

News from Calder Valley Community Land Trust Dec 2019

Here's our latest newsletter, wishing you all the best for the festive season.

Nearly there!

Our first development, six independent-living bungalows at Walsden for letting at affordable rents, is getting closer and closer to completion. Here's a photo (taken a few weeks back) to give you a sense of the whole development. The houses (numbers 1-6 Birks Court, St Peter's Gate, Walsden) will be people's homes very soon.



Celebration

We will be inviting you to join us for a celebratory event when the bungalows are completed. The provisional date is the afternoon of Saturday February 29th. You may like to make a note of the date now.

Interested in a tenancy?

The bungalows will be advertised on the KeyChoice online system very early in the New Year and we will put out a newsletter and a press release at that time. The bungalows will be for those over 65 (at least one person over 65), in housing need, and with a local connection (ten years' residence in the Todmorden town council area or with very strong reasons for needing to live in Todmorden). We anticipate that the Allocations Panel meeting will take place in mid-Jan and our new tenants will be notified very shortly afterwards.

All signals set to go!

If you've been following the story of the decommissioned signal box at Hebden Bridge, you will know that the CLT has been in discussions with Network Rail about taking over the building on behalf of the community. Following a tendering exercise, we have now appointed Hebden Bridge architect Jacquie Milham of Architectonic Design Ltd to undertake feasibility work for us. Following her initial work, we anticipate holding a public event in the Spring. We're grateful to Hebden Royd town council for funding these initial steps.

2020 plans for Fielden Hall

The CLT has some exciting plans being developed to improve the long-term sustainability of Fielden Hall in Todmorden as a community facility for the town, by acquiring the two properties which direct abut on to the centre. It will involve us raising money and our current proposal is to launch a full-scale Community Share issue in late Spring. We expect to get a matched £100,000 share investment (from the community shares booster programme), so effectively your investment will be doubled. More news soon.

Thank you, investors

Talking of community investment, we now have £94,000 invested in the CLT in the form of community shares. The investment has been made by sixteen local individuals and by one local charity. A very big thank you to everyone who is showing their support for our work in this very practical way.

Plans for the centre of Tod

Calderdale council are developing proposals for regeneration in the heart of Todmorden, in the Rose Street and Bramsche Square area. We've been asked by the council if the CLT is potentially interested in being responsible for a significant development of affordable residential houses, as part of the whole mix which would probably include new public space, an aparthotel and new retail units. Our answer is: yes we are! This could turn into a significant project for the CLT. We'll keep you posted.

Meanwhile, what about Hebden Bridge?

The CLT trustees decided last month that we would not rush to submit a new planning application for the High Street site in Hebden Bridge. We have recently obtained feasibility funding from the government's Community Housing Fund to do

some further work on how we can bring back homes to the long-deserted High Street in a way which will meet planning and community concerns, but we don't want to rush ahead immediately. We're sorry if you're one of our supporters who has been keen to see our vision here turned into reality as quickly as possible. All we can say is, please be patient a little longer, while the feasibility work is carried out.

Legacies to the CLT

One CLT member has been talking to us recently about leaving a significant legacy (a building) to the CLT in their will. We are grateful for their generosity. If you would like to have a similar discussion with us (in confidence, of course), please email our secretary Andrew Bibby on info@caldervalleyclt.org.uk

Other community-led housing initiatives in Calderdale

Our project to support other community-led housing initiatives in Calderdale is still ongoing, with funding secured at least until March. Community-led housing means such things as co-housing schemes, self-build, housing co-ops, non-profit housing from other community organisations, and CLTs. Email our project officer Marc Collett on projects@caldervalleyclt.org.uk

Our office

We mentioned last time that we have taken a part-share in a small office (unit 23) in Hebden Bridge Town Hall, and we have moved our registered address there. We're pleased to be sharing with two other community groups, Calderdale Friends of Dorothy and the Fox & Goose Co-operative.