

## Calder Valley Community Land Trust Ltd

Minutes of first AGM, held on 17 October 2015 at The Fielden Centre.

Members present: Andrew Bibby, Simon Brearley, David Nugent, Graham Mynott, Hilary Chadwick, Ian Vickridge, Helen Woods, Jane Scullion, Joyce Catterick, George Kidd, Judith Appleton, Sarah Pennie, Maggie Smallwood. Others present: Gail Allaby, Sue Thornten (FCA), Shaun Murray (Todmorden Pride), Neil Anderton (JEH), Cllr Janet Battye, Cllr Robin Dixon, Barbara Ellison (FCA), Dorothy Jordan (FCA), Sarah Clement, Cllr James Fearon, Stella Peterson, Marc Collett, Gail Allaby.

Apologies: Mark Holtom.

1. Welcome. The CLT Chair Simon Brearley welcomed members and friends present. He pointed out that this was the first AGM, the CLT have been formed following the public launch meetings in September 2014.

### 2. Secretary's report

Andrew Bibby (secretary) reported that the CLT was now incorporated as a community benefit society and (as from June 2015) had charitable status recognised by HMRC. There were currently 41 members, but it was felt that there was scope to increase membership considerably, and a target of 100 had been felt to be realistic. Members were asked to return Gift Aid forms.

Trustees had held meetings during the year with, among others, Calderdale council officers, the Community Foundation for Calderdale, the HCA, Together Housing (Pennine Housing) and the HATS self-build group. Visits had been arranged to the CLT in Wooler and to LILAC co-housing in Leeds. The CLT was a member of the National CLT Network, and also in touch with local Locality staff.

### 3. Reports on initiatives

a. Graham Mynott reported on the proposed development of older people's bungalows at Walsden, in partnership with John Eastwood Homes, the local Todmorden almshouse charity. An asset transfer request had been submitted to Calderdale for the land. A business plan had been developed.

b. Ian Vickridge reported on the pre-feasibility work being undertaken currently on the High Street site, Hebden Bridge. This work suggested that future development there was promising and the CLT would be likely shortly to make an application for grant funding for feasibility work (up to planning consent).

c. Andrew Bibby reported that the Fielden Centre was being gifted by its current owners Sarah and Robin Pennie. He thanked the Pennies for saving a building which had been derelict and for turning it into such a valuable community asset. He said the CLT looked forward to a long and successful partnership with the Fielden Centre Association.

#### 4. Treasurer's report.

Helen Woods (treasurer) reported that income had been received up to the date of the AGM of £18,344.25. This consisted of initial £300 grants from both Todmorden Pride and Hebden Bridge Partnership, a £3,234.75 grant from the National CLT Network, £4,300 from the Community Foundation for Calderdale and £10,000 from Locality for High Street feasibility work. Donations and membership subscriptions comprised £209.50.

Expenditure to date was £3,411.10 showing a current balance of £14,933.15.

However, much of the Locality grant expenditure had already been committed.

#### 5. Election of trustees.

The chair reported that ten nominations had been received, from Andrew Bibby, Simon Brearley, Hilary Chadwick, Mark Holtom, George Kidd, Graham Mynott, David Nugent, Maggie Smallwood, Ian Vickridge and Helen Woods. All were elected.

#### 6. Discussion

Questions were raised on various matters including maintaining links with the town councils, possible homes for refugees, transparency in awarding contracts, the future of the former Baptist chapel at Slack Top, co-housing possibilities, the possible effect of the proposed Right to Buy legislation on CLT housing and on almshouses.

The AGM was closed, and was followed by a ceremony at the door of the Fielden Centre to mark the transfer of ownership of the building to the CLT.