

Calder Valley Community Land Trust  
December 2017

***Season's Greetings to all the CLT members and supporters!***

### **Planning permission granted for Walsden development**

We are delighted to be able to let you know that we have just heard from Calderdale council that we have been successful in receiving planning permission for the CLT's first development – six bungalows designed for independent living for older people in Birks Lane, Walsden, which will be made available at levels of rent which are affordable.

Three years after the CLT was first discussed and established, we're now at last on our way!

### **And a thank you to the Quakers too**

We have also very recently had some good news from the Quaker Housing Trust, who have awarded us a £20,000 grant towards the Walsden development. There has been great interest in the CLT from Quakers locally, and we appreciate their help in enabling us to make the Walsden development a reality.

### **Contracts will be tendered in early 2018**

We have applied to the government's Homes and Communities Agency for grant support for Walsden, under the Affordable Homes Programme, and have heard that we will receive a total grant of £240,000. We do, however, have to fill in an application form (with 81 questions!) in order to become certified as an HCA 'Registered Provider' before we can access the funding. As you can imagine, we're working very hard on this at the moment. We hope to be in a position to start the tendering work for the Walsden development in the Spring, and we hope people will be living in our first homes by the end of 2018.

### **And meanwhile in Hebden Bridge...**

We are continuing with the feasibility work necessary on the site in Hebden Bridge (the street known as High Street or Stoney Lane, off the Heptonstall Road) where we hope to build around 24 one-, two- and three-bedroomed flats for rent. This development is geared particularly towards local young people trying to find somewhere to live. Detailed surveys of the ground conditions are being undertaken, and we have also commissioned (among other things) the necessary drainage and ecological surveys. And, worst luck, we've found that there's a Japanese Knotweed plant in one corner of the site that we'll have to remove.

More news soon. Our aim is to progress our plans sufficiently to be able to put in for planning permission in the Spring.

### **Looking for somewhere to invest some savings?**

Our long-planned Community Shares issue is scheduled for launch in June next year. In the meantime, we will be asking friends and supporters just as soon as Christmas is over to tell us if they are likely to be in a position when we *do* launch to make an investment. There will be no legal commitment at this stage, but it will help us to know what amounts are likely to be pledged.

### **Public meetings on housing in Hebden Bridge**

As part of the work we're undertaking to prepare for the Community Shares issue, we are planning a series of public meetings in Hebden Bridge in the Spring, looking at the housing crisis nationally and locally, and what communities like ours can do about it. More details soon.

### **Todmorden's Fielden Hall improvements**

We applaud the work being undertaken by the Fielden Centre Association (the charity which manages the Fielden Hall in Todmorden) to improve the storage arrangements in the main hall. As the Fielden Hall's legal custodian, we work closely with the FCA to ensure that this wonderful community facility is used to its fullest capacity.

### **Membership update**

Thank you to people who have joined as members of the CLT recently. We now have 78 members. (If you're not a member, the application form is on our website).

### **What will 2018 bring?**

The CLT's ten volunteer trustees meet monthly to progress our work, and are also holding an 'awayday' strategy meeting very early in the New Year. We're pleased at what we've begun to manage to achieve locally. Our big aim is to get our two initial developments well under way before 2018 is too old – and then we'll be looking around to try to decide what our third development should be. Anyone have some suitable land in, say, Mytholmroyd or Sowerby Bridge?

### **The government seems to like us**

... not us personally, you understand, but the network of community land trusts and community development trusts working hard to bring about the housing which local neighbourhoods needs. Community-led housing is the current buzzword – and we're pleased that the government has finally announced plans to help fund the movement. The money involved isn't enormous, but it is a start.

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