

## **Calder Valley Community Land Trust January 2018 newsletter**

### **An invitation: CLT social on Mon 5<sup>th</sup> Feb**

We're inviting our members and supporters to an informal social event on Monday February 5<sup>th</sup>, at 6pm in the Hebden Bridge Town Hall café/bar. Light refreshments will be available.

The event is designed to give you an update on the CLT's progress and in particular to let you see our new Community Shares 'pledge' leaflet (<http://www.caldervalleyclt.org.uk/Shares>).

We are putting in place all the things that need to be done in order to be ready to launch a £500,000 community shares issue in the summer, to help provide investment capital for our proposed High Street development in Hebden Bridge. The 'pledge' leaflet is the first in a series of steps we will be taking in the period up to then. More info at the event.

### **Wanted: 'ambassadors' for the CLT**

We'll be saying more on Feb 5<sup>th</sup> about this, but we are keen to know from CLT members/friends if they would consider becoming an 'ambassador' for the share issue – mentioning it to friends, for example, and taking small stocks of the leaflet. (Actually we're not sure whether 'ambassadors' or 'champions' is the better term to use, but you get the general idea). Before the summer we want as many people locally to know of our plans, and we're looking to widen the network of people who already know what the CLT is trying to achieve.

### **Our homework over the Christmas period...**

... was to complete massive quantities of paperwork from Homes England (previously Homes & Communities Agency) to enable us to apply for 'Registered Provider' status and to draw down government grant funding which is delivered through Homes England for new affordable housing. We got there: the form (plus business plan, 5 year financial projections etc etc) is submitted and we wait for the (lengthy) period of assessment.

The good news is that we have already successfully jumped through other hoops and are now recognised by Homes England as an 'Investment Partner'.

### **Allocation policy**

The trustees met for an 'awayday' on the first Sunday in January, and among other things discussed the CLT's approach to allocations – not an immediate issue at the moment, but one which will obviously be really important when we have our first homes built and ready for their occupants.

The detailed allocation policy is being worked on (and we welcome input). We have agreed however that we will be aiming to prioritise people most in housing need, and who have a local connection. We will be seeking to develop mixed communities in CVCLT's properties, for people from all walks of life. We want our eventual policy to be fair, transparent, simple, scalable (as we grow) and of course legally watertight.

**Thank you, town council**

We very gratefully acknowledge a £4500 grant from Hebden Royd Town Council, which we will be putting towards the expenses of promoting the community share issue. The interest which councillors have shown in what we're doing is really appreciated.

**And thank you, new members**

We continue to recruit new members, including one new member who gave us a particularly generous donation (and they ticked the Gift Aid box too!). We are a member-controlled society and charity, and we think this is important not only in terms of accountability and democracy but also in ensuring that what the CLT is proposing is in line with community desires and aspirations.