

CVCLT March 2021 news

Fielden Acre – the buildings are ours!

We're delighted to be able to report that the whole of the 'Fielden Acre' (the buildings and land next door to the Fielden Hall in Todmorden) now belong to the CLT. The purchase went through on March 1st.

This means that we also now have two more properties in our portfolio (posh word, but you know what we mean), to add to our four bungalows in Walsden. Our tenants at both the bungalows and the Fielden Acre buildings are on affordable rents, at least 80% below market rents.

Our arrangement with Connect Housing

We've faced the issue that we need to ensure that our tenants have access (if need be, 24 hours a day) to a quick and efficient call-out service, when they've got maintenance problems – but we're only a small, volunteer-led organisation at the moment.

Our answer has been to partner with a locally based housing association, Connect Housing, who took over the management work of all six properties at the start of March. We've been impressed by the commitment of Connect Housing's staff to making this partnership work well. They, like us, want our tenants to have the best possible service.

Big thank yous...

to all our amazing artistes who made our Fielden Acre celebratory social on Tues 16th so successful (well, we thought so!). Thank you to Pete Heat the magician, singer-songwriter Danny Malone, Vocal Highs choir and the children from Music for the Many. And thank you if you were one of the 50 or so members able to be there on zoom to celebrate with us.

Signal box set for planning

We've mentioned (since as long ago as 2018!) that we are in negotiations with Network Rail to take over the decommissioned HB signal box. We are now actively progressing a grant application to National Lottery Heritage Fund for this project and we hope this will go in next month.

In the meantime, we are about to seek Listed Building Consent and Change of Use consent from Calderdale's planners, using the plans drawn up (before covid) by local architect Jacquie Milham. We think that getting planning consent will help us finalise the Network Rail negotiations.

If you've already told us of your interest in the signalbox, just to let you know that we will be in touch with you soon, once the NLHF bid and planning application are in.

Hebden Bridge news

As part of our responsibility to neighbours and the environment, and as the landowner of the old High Street land near the Fox and Goose, we recently commissioned a tree survey of the site by a registered surveyor. This identified two small trees next to Heptonstall Road that the surveyor considered dangerous and

recommended should be removed. They are self-seeded goat willow. We have commissioned tree surgeons to undertake this work this week, so don't be surprised if you see them at work.

Filling properties which are empty

Some early news. We've been having preliminary discussions with Calderdale council about a small number of properties which, for various reasons, don't currently have people living in them. Two are above shops in Hebden Bridge, and we think that – if we can do them up – they'd be really sought-after homes. As everyone knows, having people living above shops helps strengthen town centres generally.

We're still in the process of discussing the formalities of how this would work with the council, but we hope to be able to bring some further news shortly.

Hebden & parishes Neighbourhood Plan

The draft Neighbourhood Plan for Hebden Royd and the hilltop parishes has been developed (over several years) by local town and parish councillors and other interested local people and is now out for first consultation. It says some nice things about the role of the CLT and some sensible things about housing provision in this part of the upper valley. The weblink is <https://www.hebdenhilltopplan.co.uk/>.