

**Calder Valley Community Land Trust Ltd  
Annual General Meeting, held on Saturday 27 June 2020 at 10.30am, using  
Zoom technology**

Present: Barbara Abbott, John Berry, Andrew Bibby, Brenda Botten, Jim Botten, Jane Braithwaite, Simon Brearley (chair), Melvin Coleman, Marc Collett, Chris Dale, Eleanor Dale, Carol Hayward, Richard Henderson, Ed Jeffreys, Barbara Jones, Karin Lawson, Mo Ludlam, Jane Morris, Hannah Nadim, Cllr Scott Patient (observer), Catherine Putz, Jane Rendle, Cllr Jane Scullion, Jenny Slaughter, Maggie Smallwood, Pam Warhurst, Cathy Wheatcroft, Kala Wild.

Apologies: Peter Ehrhardt, Joyce Catterick, Michael Taylor, Ruth Coleman-Taylor, Diana Monahan, Paul Monahan, Cllr Silvia Dacre, Alan Betteridge, Mary Betteridge

1. The chair welcomed all those attending and introduced the agenda.
2. The minutes of the 2019 AGM were approved as circulated. There were no matters arising.

3. Secretary's report.

Andrew Bibby gave an overview of the year, which he said had been book-ended between February 2019 – when the CLT had the great disappointment of seeing the Hebden Bridge proposal rejected at planning committee - and February this year, when there was an altogether much more pleasant event to enjoy: the formal opening of the Walsden bungalows.

Walsden occupied a lot of trustees' time and energies during much of 2019, he said. Perhaps inevitably the build took longer than the builders had expected, and the total build did come in over budget, although fortunately not much over budget.

During 2019, the board also had to develop a whole set of policies and procedures to meet the CLT's new responsibilities as a landlord, work undertaken by the small sub-committee of trustees chaired by John Berry. They also led on the allocations process, which the CLT was determined to ensure was fully open and transparent.

Just as the Walsden build was a joint venture with local almshouse John Eastwood, so the board had resolved that the CLT's future developments, particularly the potentially big ones like High Street and Rose Street, should also be undertaken on a partnership basis, so that the risks could be shared. The board was currently talking to a supportive local housing association at the moment.

As regards the board's strategic thinking for the future of the CLT, Andrew said that as soon as possible the aim was to move to a position of financial sustainability, where income from rentals met revenue expenditure. The aim was to be able to employ a member of staff as soon as that was financially possible. At the moment, the board of trustees was both a strategic and

operational board. In due course, the intention was to move to the position where the trustees simply played a strategic role.

This process would not be easy to achieve, he said, and the board was anticipating a period of transition probably until 2023 and 2024. Ways to increase revenue were actively being exploring, including a three-year funding bid to Big Lottery. The CLT had some income now being generated from Walsden, and the project to acquire the houses next to Fielden Hall (as well as, to a lesser extent, to preserve Hebden Bridge signal box) could mean further sources of revenue income. Because the CLT was a Registered Provider of social housing, we could also explore other avenues and the board had been in discussions with a local care home which was wanting to find an RP to become the landlord of a shared home for adults with disabilities.

We had also begun very early discussions considering the opportunities to develop a local housing management service, probably in conjunction with other local community-led housing groups and smaller housing associations.

The CLT was a key partner in 2019 and early 2020 in a Calderdale Community-led Housing promotional project, where we were able to work together with Calderdale council to support potential bottom-up not-for-profit housing initiatives and potential co-housing groups. This was funded with £20,000 from the government's Community Housing Fund. Andrew expressed the organisation's thanks to Marc Collett for his work on this project. Andrew also thanked Helen Woods and Mark Scott who had stepped down as trustees for personal and family reasons since our last AGM.

The CLT started 2019 with 94 members. We now had 167 members, Andrew said, sixteen of whom had also become investors through the pioneer community share issue last year.

#### 4. Treasurer's report.

Karin Lowson (treasurer) gave a comprehensive report of the financial position of the organisation, and explained the way that the 2019 independently examined accounts had been prepared, using the Housing Statement of Recommended Practice. She expressed the view that the CLT had had a good year financially in 2019.

She used slides to give details of the sources of income for the Walsden build, and how the funds were spent. She presented a summarised income and expenditure account and also a balance sheet.

After her presentation, the 2019 accounts were put to the vote and approved nem con.

#### 5. Project reports

a. Walsden.

Kala Wild reported on the ways that the CLT was aiming to keep in contact with its tenants in the Walsden development.

b. Fielden Hall houses.

Maggie Smallwood reported on the CLT's plans to acquire the two end houses attached to the Fielden Hall, Todmorden, which were expected to come on the market shortly.

To enable us to raise part of the capital for the purchase, a community share issue would be launched in the Autumn. We had matched funding from the Community Shares Booster Programme available, which would mean a £ for £ additional investment up to £100,000.

c. High Street.

Richard Henderson explained the steps the CLT had followed, in the light of the 2019 AGM discussion and motion. We had, he said, made slow, but steady progress in a difficult year. We had successfully applied for a Homes England (Government) grant to fund redesign work and further surveys and Planning, commissioned an air quality survey at the level of the proposed scheme (currently on hold due to the reduced traffic through lock down) and worked on feasible options for the site with Bauman Lyons Architects, simplifying construction and increasing income. We had decided at Board that we need a partner organisation to help us develop the site, and subsequently we had started discussions with an experienced local Housing Association.

The architects had developed a programme that would get a revised scheme planning ready by Easter 2021. Once we understood the options we would hold further member and public consultations.

d. Rose Street.

Simon Brearley explained that Calderdale Council owned land at Bramsche Square and Rose Street in central Todmorden, which it was looking to develop. The CLT had been identified in the Cabinet paper in March 2020 as a potential partner for the residential part of the development. We were looking forward to working closely with the council as their plans developed.

e. Hebden Bridge Signal Box.

Karin Lawson reported that the CLT was in discussions with Network Rail about a leasehold asset transfer of the signal Box (a listed building) to the CLT. Thanks to a grant from Hebden Royd Town Council, an architect had been commissioned to work on possible designs for quirky overnight accommodation, and these proposals had now been costed. The project depended on finding grant funding for the capital works, and the National Lottery Heritage Fund were aware that we would be making a bid once covid-19 lockdown was passed.

## 6. Trustee elections

*(Simon Brearley stepped down from the chair for this item. The chair was taken by Melvin Coleman.)*

The following were elected by show of hands (nem con): Andrew Bibby, Simon Brearley, Maggie Smallwood, Cathy Wheatcroft

*(Following the election Simon Brearley resumed the role of chair)*

## 7. Appointment of independent auditor.

Karin Lawson spoke to the proposal that Third Sector Accountancy be re-appointed as our independent examiner and that no audit be required for the 2020 financial year. Members voted by show of hands on these propositions which were carried nem con.

## 8. Questions and discussion

a. Membership. Andrew Bibby responded to a question about membership. We had received welcome membership boosts both after the February 2019 planning decision and again following the open day event at Walsden.

b. Barbara Jones expressed concern that working in partnership with a housing association could mean that the CLT's principles (especially in relation to low carbon design, use of natural materials and space for residents) could be diluted. Responding, Richard Henderson said that the CLT board recognised these risks and would choose any partner organisation very carefully, to ensure that the CLT's principles could be maintained.

c. Hannah Nadim asked whether the High Street planning application resubmission, if one is considered appropriate, would have to be before the end of March 2021 for funding reasons. Richard Henderson responded by saying that the grant from Homes England did need to be spent by then, but that the requirement was for the design to be planning ready, not necessarily submitted for planning.

d. Ed Jeffreys asked what the CLT's policy was regarding sustainability and the environment. Replying Richard Henderson described the CLT's desire to follow the Bioregional's 10 Principles of One Planet Living.

There being no other business the meeting closed at 11.43am.