

News, June 2021

Recruiting our Executive Manager

A reminder of some important news: we are currently seeking applications for our first member of staff, our Executive Manager. The closing date for applications is June 28 (only a few days away!).

All the details are at www.caldervalleyclt.org.uk/execmanager/.

Please do try to publicise this vacancy for us as widely as possible.

Minutes of our AGM

Thanks to all our members who participated in our 2021 AGM on June 5. The draft minutes (draft, because they need to be formally approved at the 2022 AGM) are now available on our website [here](#)

Our 2020 Trustee Report and Accounts are on the website [here](#).

Some questions raised at the AGM

Q: Are the CLT's loans taken out for capital development met from revenue income or is loan repayment dependent on future grants? Answer: most definitely the former! We only progress developments where the rental income can meet capital servicing costs.

Q: The balance sheet shows creditors of £521,000. What is this sum? Answer: £166,000 from Unity Trust bank is a mortgage loan on Birks Court, £21,000 is an interest-free Quaker Housing Trust loan. The rest (£334,000) are grants rather than loans. Grants we receive are treated by our accountants as deferred (and therefore show up as 'creditors' on the balance sheet) until they are actually spent on the projects for which they have been given. (There is a lot of detail in the notes to the accounts which provide a breakdown and explanation for the headline figures.)

Q: How has covid-19 affected the CLT and have any grants had been received? Answer: We've coped OK, and it's great that our Birks Court tenants were in their homes just before the first lockdown. The CLT successfully obtained the £10,000 covid grant for business interruption, and a further £11,000 grant from Power to Change.

Project news

For both our proposed new developments (in Rose St, Todmorden, and High St, Hebden Bridge) we are waiting for news to come through of funding applications. We expect more news in a matter of weeks.

What's up at Fielden?

Since we took ownership of the whole of the Fielden Acre site in Todmorden, we have been working hard with a local architect to identify all the maintenance works that need to be done to this 140 year old listed building (the whole building, including the Fielden Hall itself and the two houses abutting).

We've now got a detailed list of works and will shortly be going out to tender.

It's a significant heritage building and these works will, we hope, make it fit for Pennine weather for very many years to come.

Signal box grant application is in

It's been a lot of hard work, but we have now submitted a grant application to the National Lottery Heritage Fund for the HB signal box project. The funds we're seeking will go towards the restoration and refurb work on the (grade II listed) building, and will enable us to run a heritage outreach project locally. Our fingers are crossed. We should hear by August.

Meanwhile, the listed building consent application we have made is now 'validated' and in the planning system. The place to go for details is the council [planning portal](#).

Welcome to Dai

We are delighted to welcome on to the Board of Trustees Dai Lerner, who was elected at the AGM. Dai has lived in Mytholmroyd for 27 years, and until this year has served as a trustee of Hebden Bridge Community Association (the Town Hall trust). He has a background in housing, as a former Executive Director of two local authorities, and as director of Ascent Housing (social housing in Staffordshire). He says that he is a passionate advocate of good quality housing, and of the work of community-led housing bodies like CVCLT.

Also voted back on to the CVCLT board of trustees at the AGM were our treasurer Karin Lawson, Abigail Gregory, Sally Hinton and Anne Sutcliffe.

Details of all our trustees are on our website at <https://caldervalleyclt.org.uk/who-we-are> and we are voluntarily publish on the same page any other trusteeships or directorships held by trustees.