

## Planning approved in Hebden Bridge

We are delighted to announce that, after eight years of research and planning, our plans for 20 comfortable, low energy, permanently affordable homes for rent by local people were unanimously approved by Calderdale Planning Committee on 14th March 2023.

These revised plans addressed the more significant objections to our original plans. However, the delay means we face a new challenge due to the increases in interest rates and construction costs. We are working with our partner, Connect Housing, to find a sensible way of financing the build.

There are many people to thank, but we certainly would not have got this far without the support of:

- CMBC who asset transferred the land.
- Department for Levelling Up, Housing and Communities (DLUHC) who created the Community Housing Fund enabling us to pay the fees to get this far.
- Connect Housing who have shared their knowledge and experience.

We wonder if those who originally built homes on the site in Victorian times had the same challenges!

## 300 strong

We reached our 2023 goal of 300 members. Thank you to existing members for encouraging people to join and welcome to the 22 people who joined this year.

A strong membership demonstrates to funders and partners that we are a good community investment.

Please continue to encourage more people to join. You can do this by sharing the link or the QR code below. Or arrange to meet with our manager Paul to join in person.

[Click](#) or scan to help create affordable homes by becoming a member.



## **From Todmorden to Hebden Bridge**

We have completed the retrofit specification for a terraced house in Hebden Bridge and are getting quotes for the work and will be applying to Homes England next week for a grant to help us create an affordable rented energy efficient home.

As a community enterprise we have worked with our newly qualified Retrofit Coordinator, the School of Natural Building and Todmorden's Climate Challenge College to create the specification.

We want to share this project with you later this year via 3 open days (1 before we start work, 1 during the work and 1 after the work). We hope to work with the Climate Challenge College to provide work experience opportunities for their students.

Thank you to Hebden Royd Town Council who awarded us a grant to help progress this project.

## **Retrofit for Fielden Hall in Todmorden**

Our focus is to secure match funding for the Todmorden Town Deal grant we have been awarded. While that grant would insulate the walls and floor, insulating the roof would have the most impact on climate change. That will take another £250k.

## **Refugee homes in Hebden Bridge**

We are partnering with CMBC, who were successful in securing money from the LA Housing Fund to create homes for refugees, and when that need dissipates the homes will become available to meet the local housing need.

We plan to retrofit those homes and have open days for you to come along and see retrofitting in action.

## **Todmorden enterprise centre and homes**

Our business case was approved by DLUHC, and we have been awarded £3.8m to create an enterprise centre in Todmorden that will be a home for 20 businesses. To place affordable rented homes above the enterprise centre requires us to find a development partner, which we are currently working on.

## **Architect, construction, planning skills?**

We welcome Dave Collins to CVCLT who is using his considerable accountancy skills to support our treasurer...many hands make lighter work!

CVCLT's advisory panel members offer their skills and experience when needed. Thank you to Keith Lomax for helping on some legal matters recently.

Could you offer any skills related to housing design, construction or planning? If you can, then please drop our chair Simon Brearley an email at [simon.brearley@caldervalleyclt.org.uk](mailto:simon.brearley@caldervalleyclt.org.uk) or give our manager Paul a call on 07942 361205.

## **Signal Box**

The lawyers are inching forward on the lease agreement. Come on lawyers, you can do it! Our Signal Box Heritage group are itching to get started and bring Hebden Bridge's signal box to life for the community.

*We are looking for someone to take on a 6-month paid role to deliver the heritage aspect of the Signal Box. If you have previous experience on similar projects, please get in touch.*

## **Jerusalem Farm Cottage**

Jerusalem Farm Cottage has a whole host of challenges in one beautiful location, but our ambition for an energy efficient home that meets the Decent Homes standard drives this work forward. It might take a crowd funder and/or an interest free loan to make it happen. If you have any thoughts to support a fundraising drive let us know.

We have had a number of enquiries about disabled access, but the cottage we plan to retrofit is not the one on the site that is fully accessible for people with disabilities that has been used for holidays.

## **Are you in your 20s?**

If you are in your 20s and are facing challenges in finding somewhere affordable to live, we would love to hear from you. We have an idea for a public meeting on that very topic under our series *Housing – It's an Issue!* Email Paul at [manager@caldervalleyclt.org.uk](mailto:manager@caldervalleyclt.org.uk).

## **Thank you**

Thank you to CMBC for an award from their Small Grant Fund.

## **Data controller, data protection experience sought**

The commitment is likely to be an initial couple of hours then some occasional monitoring.

## **And finally...**

There are lots of community land trusts worldwide. Learn all about them in 90 seconds.

<https://www.youtube.com/watch?v=7GvdjlrPtDk>