

Calder Valley Community Land Trust Ltd

Minutes of AGM held on Saturday June 18th 2022 at 11am in the Fielden Hall

Present: Simon Brearley (chair), Andrew Bibby, Anne Sutcliffe, Susan Pooley, Paul Brannigan, John Wilson, Helen Trussell, Lesley Hale, John Berry, Sally Hinton, Richard Henderson, Douglas Simpson, Cathy Wheatcroft, Margaret Whiteley, Jenny Slaughter, Abigail Gregory, Dai Lerner, Karin Lowson, Kala Wild, Maggie Smallwood. Guest: Denis Healy.

Apologies: Hannah Nadim, Melvin Coleman, Barbara Abbott, Robin Pennie, Sarah Pennie, Dian Wilson, Lesley MacKay, James Botten, Brenda Botten, Joyce Catterick, Nina Smith, Finn Jensen, Tony Greenwood, Jenny Coleman.

1. Chair's introduction

Simon Brearley welcomed members to the 2022 AGM. It was a special occasion, as the meeting was being held face to face after the pandemic and was also being held in the Fielden Centre, part of the Fielden Acre, now owned by the Calder Valley Community Land Trust.

2. Minutes of 2021 AGM

These were approved as circulated. There were no matters arising.

3. The Projects

3.1 Secretary's report

Andrew Bibby spoke via a Zoom link (due to having contracted Covid). This was his last AGM as he was stepping down as Secretary and from the Board.

Andrew outlined that the Trustees' Report for the past year was the front half of the 2021 accounts document. This report is deliberately quite detailed, as it reports on what the CLT board of trustees have focused on over the past twelve months. The detail shows that elected trustees are properly accountable to the membership with information on spending time and the charities resources.

This year an Annual Review has been produced. This is more of a marketing tool to communicate the CVCLT achievements to the wider world, such as the successful completion of the Fielden Acre project and that the CLT was also able to recruit and employ its first member of staff after being run entirely by volunteers in its first seven years.

The Chair thanked Andrew Bibby for his commitment to the CVCLT, for building up the organisation and for his determination in taking the CLT forward to considerable success.

3.2 High Street Hebden Bridge

Richard Henderson showed a visual of the most recent planned elevations of High Street and Back High Street and informed members that the project would shortly be submitted for planning approval. The revised scheme addresses the objections to the first scheme and we must thank the Community Housing Fund for the grant that enabled us to prepare the revised plan and commission surveys.) It was hoped that planning permission would be granted. However, due to the recent rapid increase in building prices, it is unlikely that the project will start on site immediately. The plan was for twenty units and around half of these would be owned by the Trust's development partner, Connect Housing.

3.3 Empty Properties

Sally Hinton spoke about progress on bringing the rural, empty, Jerusalem Farm Cottage back into use and it was hoped that a lease would be agreed and work would commence this year.

Dai Lerner outlined how two maisonettes in Crown Street Hebden Bridge had been offered on lease to CVCLT by Calderdale Council and how work was progressing to plan significant improvements to these homes, especially in terms of their energy efficiency.

3.4 The Todmorden Enterprise Centre

Paul Brannigan outlined how CVCLT had agreed to sponsor this project because we could incorporate some housing. A business case was being prepared and would be submitted to the Council in July. If approved further development and consultation work would be carried out.

3.5 Hebden Bridge Signal Box

Karin Lowson gave the good news that the lease from Network Rail had now been received and the signal box project was moving forward. This would safeguard this historic building as a heritage attraction and would also provide holiday accommodation. We are grateful to the Railway Heritage Trust and the National Lottery Heritage Fund for grants enabling the project to proceed.

3.6 Housing management

John Berry outlined how the CVCLT had commissioned Connect Housing, a larger Registered Provider, to deliver a professional and high-quality management and repair service to the our tenants. In the longer run, the CLT needed to develop the number of housing units under management to increase its income base and become less grant dependent. Once around 50 units are in management, there will be options for the CLT to provide its own services to tenants.

There were no questions from the members on the project reports.

4. Treasurer's report

Karin Lowson gave a comprehensive review of the 2021 Accounts. A full external audit has been held resulting in an unqualified set of accounts. This means that the auditors had assured themselves that the organisation was properly run with good systems in place. As the organisation's finances were growing in complexity, this was welcomed.

There was a lot of information in the annual accounts and they reflected 2 sets of accounting standards and practise (SORP). Although the accounts showed a loss, Karin explained that this was a notional figure due to the way that grant income and depreciation was treated. She showed members more information about the income and expenditure of the organisation, to demonstrate that the finances were sound and that there were increasing reserves building up, including funds being put aside for future repairs and maintenance.

5. Approval of accounts

The Trustee Report and Accounts were approved by the meeting.

6. To disapply the requirement for a full audit for the 2022 accounts

Karin Lowson explained that a full audit was not required in 2022 and that instead the accounts would be subject to independent examination. This was approved by the meeting.

7. To approve the reappointment of Third Sector Accounting as independent examiners for the 2022 accounts

Karin Lowson proposed that we continue to use Third Sector Accounting for the 2022 accounting period. This was approved by the meeting.

8. Election of trustees

The chair proposed individual votes for the following candidates for election or re-election to the board and this was agreed. The votes were taken, by show of hands, and the following people were overwhelmingly elected: John Berry, Melvin Coleman, Richard Henderson and Kala Wild.

9. Any Other Business

Jenny Slaughter asked if the CVCLT would buy agricultural and or brownfield land to make available for peri-urban horticulture, she was invited to send in some more details.

Douglas Simpson asked if the CVCLT could contact Calderdale Council regarding the currently unused resource of the holiday cottage at Jerusalem Farm. A member of his family had used this in the past and as it was fully accessible, it was ideal for their needs. However, the cottage had not been available for booking since the Covid pandemic. It was agreed that CVCLT would contact Calderdale Council regarding this.

The meeting closed at 12.05pm.