

CREATING AFFORDABLE HOMES  
BY DIRECT COMMUNITY ENDEAVOUR

# ANNUAL REVIEW



2022-2023



CALDER VALLEY  
COMMUNITY  
LAND TRUST

QUALITY HOMES OWNED BY THE COMMUNITY

# HOW CALDER VALLEY CLT WORKS

553



local people requesting our newsletters

As at 31/12/21

255



members

11



volunteer trustees

13



trustee meetings held during 2021 + one strategy 'awayday'

We're incorporated as a Community Benefit Society, a kind of community co-operative. We have exclusively charitable objects and have charity status from HMRC.

We're democratic: one member one vote. Membership is open to all who support the CLT's goals. Members elect the board of trustees. We aim to have a large and broad membership, to ensure we continue to represent all parts of our community.

The trustees take on the responsibility of managing the CLT in line with our charitable

objectives. As well as monthly trustee meetings, trustees also serve on task groups.

We are developing an Advisory Group of members and supporters with skills we can call on when we need specific expertise.

Become a CVCLT member with a £1 share. Go to the Get Involved section of our website or scan the QR code on the back cover.

## WORKING IN PARTNERSHIP

The spirit of self-help and self-reliance is strong in our part of the Pennines and we see our own endeavours in the Community Land Trust as part of this tradition.

We feel that we can meet our charitable objectives more effectively by working in close partnership with other organisations.

These include the local authority, Calderdale Council, who we commend for its understanding of the role of community-led housing. We welcome the interest in our work shown by Homes England and its officers. CVCLT also welcomes the support of our two town councils, Todmorden Town Council and Hebden Royd Town Council.

We work very closely with the Fielden Centre Association, the local charity charged with the responsibility of managing Fielden Hall, and the local almshouse trust John Eastwood Homes. Our links with Connect Housing are particularly important to us.

Our office is in Hebden Bridge Town Hall (run by Hebden Bridge Community Association, a members' trust) and is shared with two other local organisations, Calderdale Friends of Dorothy (a group concerned with the housing and health needs of local lesbian women) and the Fox and Goose Co-operative.

## OUR STRATEGIC PRIORITIES

### OUR TRUSTEES

regularly discuss the strategic direction of the CVCLT. Members have endorsed our approach most recently at the 2021 Annual General Meeting.

### OUR MISSION

is to work with the people of the Calder Valley to hold property and create sustainable and affordable homes in vibrant communities.

### OUR VISION

is to be widely recognised for innovative, vibrant, community-led developments that meet local housing and social needs. The homes and community buildings owned by the CLT will be affordable, accessible and demonstrate best practice in both sustainable building and respect for local heritage.

## OUR PRIORITIES UNTIL 2026 HAVE BEEN AGREED BY THE TRUSTEES

- ▶ To provide sustainable and affordable homes in the Upper Calder Valley for those in housing need
- ▶ To hold assets on behalf of the community
- ▶ To show innovation
- ▶ To strengthen local communities
- ▶ To be financially stable and resilient

# INVESTMENT BY THE COMMUNITY FOR THE COMMUNITY

Community shares represent, in a very literal sense, 'buy in' by people in our community to our vision and our work.

As a community benefit society, we provide opportunities for individuals and organisations to make direct ethical investments in the form of community shares. 136 individual investors and Todmorden Town Council have invested £360,000 in community share capital to create homes at affordable rents.



## THE BUNGALOWS AT BIRKS COURT

Community shares helped create 6 independent-living bungalows for older people who live in Todmorden. Residents at Birks Court have been great supporters of our work taking part in photo shoots and welcoming the Mayor of West Yorkshire Tracy Brabin into their homes.

## LOOKING AFTER A HISTORIC BUILDING

We are legal custodians for the Fielden Hall in Todmorden, a beautiful grade II listed former school now used as a community centre. We work in partnership with local charity, the Fielden Centre Association, who operate the building on a day-to-day basis.



# SIGNAL BOX PROJECT SET TO GET GREEN LIGHT

The Hebden Bridge community expressed concerns that this important grade II listed decommissioned building would fall into disrepair. The CLT is taking on 25 year lease from Network Rail that has enabled us to secure grants the National Lottery Heritage Fund and the Railway Heritage Trust. We will care for the building, create a heritage centre and quirky holiday accommodation!



## REVIVING EMPTY PROPERTIES

We have agreed with Calderdale Council that we will become the landlords of three of their properties, all currently empty. They will be let to tenants in housing need, at affordable rents.

Two are above shops in the centre of Hebden Bridge and the third is a former warden's cottage at the beautiful Jerusalem Farm countryside centre.

We will be retrofitting the Hebden Bridge houses to make them as energy efficient and environmentally sustainable as we can. (Thank you to the new Calderdale Carbon Zero Fund for a grant towards these costs).



# OUR JOURNEY SO FAR



Informal meetings lead to launch events in Todmorden & Hebden Bridge  
 .....  
 24 members sign up and we incorporate as a Community Benefit Society

**2014**

**2015**



CLT is gifted the Grade II listed Fielden Hall community centre  
 .....  
 Exempt charity status granted

Public consultations help shape our Walsden bungalows plan  
 .....  
 Calderdale Council agrees free asset transfer of the Walsden site to the CLT  
 .....  
 First public consultations on proposed Hebden Bridge development



**2016**

**2017**

Walsden bungalows receive planning permission  
 .....  
 First approach to CLT from Friends of Hebden Bridge Station to help preserve the signal box  
 .....  
 CLT membership grows to 79 local people



We become a Registered Provider of social housing!  
 Funding package secured for Walsden bungalows  
 .....  
 Five well-attended public meetings held on the theme Housing: It's an Issue  
 .....  
 Our first Hebden Bridge planning application for 20 homes is submitted



**2018**

**2019**



Building work commences at Walsden  
 .....  
 CLT launches the Calderdale Community-led Housing project, to support other CLH ventures in our borough (in partnership with Calderdale council)  
 .....  
 Membership reaches 147 at end of year

Covid-19... but still...  
 .....  
 Our first tenants move into our finished bungalows in Walsden  
 .....  
 Award winners - we are Social Investment winner at Social Enterprise Yorkshire & Humber Awards Ceremony



**2020**

**2021**

120+ local people invest £270,000 community shares in our Fielden Acre project to buy houses and land next to Fielden Hall  
 .....  
 Our Executive Manager appointed  
 .....  
 Signal box grants received  
 .....  
 More consultations and a revised planning application planned for 2022 on our proposed 20 home Hebden Bridge development



# WE'RE A LANDLORD

Good governance underpins our desire for the CLT to benefit current and future generations.

We are rare among the 300+ Community Land Trusts in Britain in having met the rigorous financial and regulatory standards required to obtain Registered Provider (RP) of social housing. We are working to the same standard as much larger housing associations.

We are pleased to partner with the West Yorkshire-based housing association Connect Housing. They have the resources to undertake work on our behalf that ensures our properties are safe and well-maintained.

## PAUL BRANNIGAN

Our Executive Manager comes to our organisation with considerable experience at a senior level of working in the voluntary sector. In establishing the CLT, our board of trustees have been both strategic and operational in their work. We are now in a period of transition which is enabling the board to move incrementally away from direct operational responsibilities, shifting their focus towards CLT's strategic development.



The Mayor of West Yorkshire, Tracy Brabin, visiting Birks Court

## ALLOCATING OUR HOMES

Our allocation policy, when we have empty properties to let, is based on ensuring fairness, accountability and transparency.

We use the Keychoice bidding system to assess housing need. Keychoice is used by other locally-based social housing providers.

The independent living bungalows in Walsden were allocated using three criteria:

- ▶ housing need
- ▶ age requirement (at least one partner over 65)
- ▶ local connection to Todmorden

# FINANCE

Our aim is to be fully financially sustainable in terms of our operational costs by the mid-2020s, when we hope to have an adequate income stream from rental income.

To bridge the gap until then, we are delighted to have received an £85,000 grant over three years from The National Lottery Community Fund. This grant has enabled us, for the first time, to employ a staff member. Paul Brannigan was

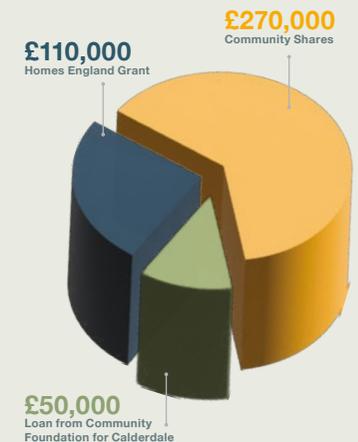
appointed to the position of Executive Manager in Autumn 2021. We thank The National Lottery Community Fund for the support and confidence they are showing in our work.

## OUR 2 PROJECTS TO DATE AND HOW WE FUNDED THEM

### BIRKS COURT, WALSDEN



### FIELDEN ACRE PURCHASE & REFURBISHMENT



Please go to our website for our full accounts.

# BUILDING SUSTAINABLY FOR THE FUTURE

Our planet faces a climate crisis.

Our valley has suffered serious flooding, in 2012, 2015 and 2020. Our CLT will play its part in reducing global warming by building for an environmentally sustainable future.

We have adopted three principles:

- ▶ **Reducing our carbon footprint. We aim to reduce the amount of energy (including embodied energy) in the homes we develop and manage**
- ▶ **Using resources effectively. Through careful procurement and robust recycling, we aim to consume fewer resources and produce less waste**
- ▶ **Promoting sustainable behaviour. We aim to encourage our tenants and the users of our community builders to reduce fuel costs and consume fewer resources**

We have agreed with the local community benefit society Pennine Community Power to work together to create energy generation opportunities.

Our plans to create both new homes and to retrofit existing empty properties in the very heart of Hebden Bridge will help bring life to the town centre and encourage the use of public transport.

# SO WHAT'S NEXT?

The housing crisis is a reality, both nationally and locally.

## YOU CAN HELP

us to help those waiting for an affordable home by sharing with us opportunities:

- ▶ to bring empty properties back into use
- ▶ for plots of land suitable for building affordable homes
- ▶ to donate land or property to be used for affordable homes

**9707**

households on the housing waiting list

*Data from March 2022*

**33**

months average waiting time



You can join our advisory panel if you have skills and experience related to our work.

Our immediate plans are to:

- ▶ Continue our work with Connect Housing to secure planning permission for 20 affordable rented homes at High Street, Hebden Bridge
- ▶ Continue discussions with Calderdale Council and Todmorden Town Board around the possibilities for affordable housing on a central site in Todmorden
- ▶ Bring more empty properties back into use
- ▶ Bring to life the Signal Box in Hebden Bridge



Long may the spirit of self-help and self-reliance that is so strong in our valley fuel the creation of new homes and secure buildings for community use.

# YOU CAN BE PART OF THE CREATION OF AFFORDABLE SUSTAINABLE HOUSING IN THE VALLEY



## BECOME A MEMBER

by visiting [caldervalleyclt.org.uk/get-involved](http://caldervalleyclt.org.uk/get-involved)



Scan To Join



## RECEIVE OUR NEWSLETTER

by visiting [caldervalleyclt.org.uk/our-news-and-events](http://caldervalleyclt.org.uk/our-news-and-events)



## VOLUNTEER WITH US

- ▶ Our volunteers gave 289 hours per month equating to £69,000 of donated time in 2021.
- ▶ Join our advisory panel and contribute a specific skill when needed.
- ▶ Help implement our strategy for creating affordable homes as a Trustee.

## CONTACT OUR MANAGER

Paul Brannigan if you want to be part of our development.

[manager@caldervalleyclt.org.uk](mailto:manager@caldervalleyclt.org.uk)  
07942 361205

## VISIT OUR WEBSITE & FOLLOW US

[caldervalleyclt.org.uk](http://caldervalleyclt.org.uk)



CVCLT1



**CALDER VALLEY  
COMMUNITY  
LAND TRUST**

QUALITY HOMES OWNED BY THE COMMUNITY

Cover photos clockwise from top left: Birks Court Walsden,  
Fielden Hall Todmorden, Jerusalem Farm and High Street Hebden Bridge.