



CALDER VALLEY COMMUNITY LAND TRUST

Quality Homes Owned By Our Community

“We work with the people of the Calder valley to hold property and create sustainable and affordable homes in vibrant communities.”

Brunswick Street Retrofit and Refurb

Paul Brannigan - September 2024



Who are
we?



Focus on community-led affordable housing initiatives

We also hold land and buildings for the community

Incorporated as a Community Benefit Society

Charitable status with HMRC (exempt charity)

Registered Provider of Social Housing

Member controlled: 330 local people as members.

13 trustees, 1 employee, 12 advisory panel members

The catalyst

“When I decided to sell my house, I was told by the estate agents that it would likely become an Airbnb. I didn't want that to happen. There are so few affordable rented homes in Hebden, and I'd been aware of the CLT's work so got in touch with them to discuss what might be possible.

I believe that we as a society will all be better off if more of our assets are owned by the community. Selling this house to the CLT is one small step in that direction that was within my power to take.”



Funding

- Homes England grant £83k
- Hebden Royd Town Council grant £5k
- Community shares £15k.
- Sold at cost
- 21-year interest free private mortgage.



Before

- Large area of single glazes sash windows
- Wooden front door
- Large area of external wall
- No insulation
- Some issues with roof, chimney, guttering, pointing
- Gas boiler



Fabric First

- Scaffolding required – maximise that investment.



Fabric First

- Make good the roof and chimney
- New guttering



Fabric First

- Considered external wall insulation, but we are in a conservation area.
- Time for approval and potential for upsetting the community led us away.
- Point using lime mortar for breathability because stone is permeable.
- Breathability, in the case of moisture, is the ability for moisture (vapour) to disperse into the atmosphere and not condense into water droplets and hence not become trapped in the fabric.



Doors & Windows

- uPVC double glazed windows
- uPVC door
- Sash look as a compromise on aesthetics
- Improved insulation
- Large area



Insulation - Roof

Roof construction meant we insulated above the rafters



Insulation - attic

- Internal insulation applied to both external walls
- Twine to hold insulation in place
- Construct internal frame



Insulation - attic

- Rock Wool
- Twine not string



Insulation - attic



Insulation - attic



Insulation - attic



Insulation – External Wall Ventilation



Insulation – External Walls

- Used the same internal frame
- With Rock Wool
- Avoided Glass Wool as not moisture resistant
- Avoided Kingspan
 - Not breathable
 - Oil based
 - U value deteriorates





Insulation - Basement

- Insulated ceiling of basement
- Insulated external wall
- New external door
- Work to be done on internal door insulation



Ventilation

- Keep warm air in, let moisture out
- The house is much better sealed
- Moisture needs to be managed
- Fans in kitchen and bathroom
- Humidistat ventilation planned for basement (automatic)
- Air bricks
- Materials that breathe

Energy

- Renewed gas boiler due to cost
- Fabric sorted.
- Potential for
 - Air Source Heat Pump potential now
 - Mechanical and Ventilation Heat Recovery
 - Solar PV

Other

- New kitchen
- Partial renewal of bathroom
- As an RP we are required to:
 - Appoint a professional for overseeing the project
 - Appoint a professional for health and safety

Budget

- £60k