

CVCLT news September 2024

It is all go at the land trust, and apologies for the bigger gaps between newsletters, but there's lots of doing and it is squeezing out sharing time. Of course, you can always contact Paul, our Executive Manager, on manager@caldervalleyclt.org.uk to ask for an update.

Open day for our retrofitted home in Hebden

Thursday 26th September 4pm to 7pm at 17 Brunswick Street HX7 6AJ.

Turn up when you feel and allow 20-30 mins to find out how we have cut energy bills, added warmth and reduced CO2 emissions in our first Hebden home.

This affordable rented home was created through a wonderful partnership approach between the former owner, the land trust, Homes England and Hebden Royd Town Council. It has ensured Hebden has an affordable rented home rather than another holiday let.

We had 97 applicants and have allocated the house to 2 local people who can plan for a future founded on a secure affordable tenancy. The allocations process ensures we do not know the identity of applicants until after we have made our selection.

New members of our Board and advisory panel

Thank you to Kala and Abigail who retired as trustees at our 2024 AGM.

Welcome to new trustees Hannah Nadim, Adele Buckley and Derren Naylor. It is testament to the professional way the land trust is run that we can attract trustees with their fantastic skill sets and experience.

Welcome to Jim Mould and George Paterson who have joined our Advisory Panel, where we can call on their specific skills and experience when the need arises.

We have formed a Sustainability Group within the land trust and invite members to join that group with the aiming of further embedding sustainable principles into every aspect of our work.

Housing: It's an Issue public meeting – Rentier Valley

Our series of public meetings under the heading Housing: It's An Issue continues with Rentier Valley.

Isaac Rose, a Manchester-based tenant organiser who grew up in Hebden Bridge, released his book *The Rentier City: Manchester and the Making of the Neoliberal Metropolis* earlier this year – the inspiration for our latest public meeting.

"This is a gripping, un-put-down-able story of the UK's most shocking city. Stripping bare the relationship between capital, property and the organisation of space, it never loses its focus on the power of resistance as well as the pain of defeat."

Our speakers include Dan Whittall from the Trades Union Council alongside Isaac. This evening will tell the story of Manchester housing from industrial slums to council housing and the more recent model characterised by luxury developments and buy to let housing, as well as the role of housing activism and alternatives like community land trusts in fighting back. Pam Warhurst, our Chair for the evening will host a discussion on the lessons applicable to the Calder Valley that could support the creation of more secure affordable tenancies in the valley.

Todmorden's own Imaginary Wines will be running a wine and beer pop up stall throughout the evening.

14th November 7pm to 9pm at Fielden Hall, Ewood Lane, Todmorden.

From 6pm to 7pm you are welcome to come and talk to Paul and Dai from the land trust about the current retrofit project of the Hall, which is forecast to reduce energy bills by 41% and CO2 emissions by 87%.

Tickets: <https://www.eventbrite.com/e/rentier-valley-tickets-1026765692827>

Jerusalem Farm Cottage

Work has begun on the former warden's cottage, which has been empty for over 6 years and has fallen into disrepair creating mould and damp problems.

We offered to bring it back into use, and through a partnership with Calderdale Council (providing a lease and interest free loan), Homes England (grant), the Community Foundation for Calderdale (grant) and local people providing interest free loans this 3-bedroom house in a lovely rural setting will be ready to let later this year.

The property is not live on <https://keychoice.housingapplications.co.uk/property-search/> yet, but you can register there and set up an alert for when the advert goes live.

Having read this far, if you are inspired, please become a member of your local land trust for £1. Each membership helps us obtain funding. [Join here.](#)

41% reduction in energy bills and 87% reduction in CO2 forecast!

We are about to submit a planning application for the works planned for our grade II listed Fielden Hall in Todmorden.

It is imperative we reduce energy use at Fielden from both financial and environmental sustainability viewpoints.

The next step is to prepare the tender documentation that will lead to securing a contractor for the works.

UK government funding from the Towns Fund and the Community Ownership Fund along with National Lottery Funding have enabled us to bring this project to life.

Have a [listen](#) to Vocal Highs choir who rehearse at [Fielden Hall](#) every Tuesday.

Ferney Lee enterprise centre and housing secures £1.9m

In partnership with [Connect Housing](#) we have secured £1.9m in grant funding from [Homes England](#) towards the creation of 19 affordable rented homes at Ferney Lee. *The land trust will have to raise around another £1m to pay for their share of the homes, so if you know any benefactors who would like to donate or lend money to make this happen, please put them in touch.*

The Enterprise Centre project is funded by UK government's Town Deal investment programme and is led by Todmorden Town Deal Board. For more information, visit: www.todmordentowndeal.co.uk

Patient Capital

If you're in a position to be patient about getting a quick return or even no return on your money, and you want to put that money to work in the community then Patient Capital could be for you.

Patient Capital can take the following forms:

- Low interest loans
- 0% loans
- Purchase of Calder Valley Community Land Trust community shares
- Donations

Contact [Paul](#), our Executive Manager, if you would like to explore helping to create affordable homes in this way.

Refugee homes in Hebden Bridge

The 2 empty properties above One Stop in Hebden Bridge have funding to bring back into as affordable rented homes for refugees. We are waiting for the lease and grant agreement from Calderdale Council to enable us to proceed with the renovation and retrofit.

Should they cease to be needed to house people with refugee status, these homes will become available to house other local residents.

Advisory Panel

If you have experience of applying for grants and/or fundraising and would like to give something back to the upper valley community please drop our Chair Simon Brearley an line at simon.brearley@caldervalleyclt.org.uk or give our manager Paul a call on 07942 361205.

Any other skills and experience are most welcome.

Signal Box

We are inching our way through a definitive to do list from Network Rail that, once complete, will enable a lease to be signed.

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.

Thank you

Thank you to all of the local people, inspired by our achievements, and in particular the success of Brunswick Street, who have approached us wanting to bring their property into community ownership by donating or discounting their homes.

And finally...

...write one letter to your MP and that just might tip the balance and bring back the Community Housing Fund, a fund that enabled us to secure planning permission for 20 affordable rented homes in Hebden Bridge. Tips on what to write are [here](#) and we recommend [listening](#) to Tom Chance explaining how your letter will make a difference.

Thank you for reading, each reader inspires us to do more.

Every new member makes a difference. To take the next step from newsletter reader to member please [Click](#) or scan.

