

Calder Valley Community Land Trust Ltd

Minutes of AGM held on Saturday June 22nd 2024 at 11am in Hebden Bridge Town Hall

Present: Simon Brearley (chair), Andrew Bibby, Paul Brannigan, Adele Buckley, Eleanor Dale, Tim Edmondson, Lesley Hale, Mo Ludlam, Hannah Nadim, Nigel Sagar, Jenny Slaughter, John Wilson, John Hall (guest), Janine Redwood, Dai Lerner, Kala Wild, Oliver Chan, Richard Henderson, Karin Lowson, John Berry, Judith Appleton, Sally Hinton, Derren Naylor, Cathy Wheatcroft, Sarah Rae, Anne Sutcliffe, Jan Hinder, Tom Griffiths.

Apologies: Paul Monahan, Diana Monahan, Finn Jensen, Jane Scullion, Alison Reaston, Adrian Ashton, Robin Pennie, Sarah Pennie, Barbara Abbott, Melvin Coleman, Jan Melloy, Chris Dale, Caroline Pinder, Abigail Gregory.

1. Chair's introduction

Simon Brearley welcomed members to the 2024 AGM.

2. Minutes of 2023 AGM

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

3. Core functions

3.1 Secretary's report

Kala Wild spoke about highlights of the year:

- Public meetings
- Energy efficiency work
- Partnerships and relationships
- Creation of Communications and Marketing task group widen the reach and range of our audience.

3.2 Treasurer's report

Karin Lowson gave a comprehensive review of the 2023 accounts and informed the meeting:

- About our governance framework
- The creation of CVCLT Enterprise Limited (CVCLTE) for our non-housing activities. The separation protects our housing assets, as required of all Registered Providers of Social Housing. CVCLTE receives the £3.8m grant payments from DLUHC for the enterprise centre.
- Of our sources of funding

Karin shared information about the income and expenditure:

- CVCLT made a small surplus
- CVCLTE has spent around 6% of the total budget on getting to planning.

Karin shared information about the balance sheet:

- The accounting value of our housing has reduced due to depreciation, but the actual value has increased.

Karin highlighted the social value of our core work:

- Trustee hours donated is 3,552 hour per year equating to 2.5 full time employees.
- At £40 per hours this has an imputed value of £142k
- Our custodianship of Fielden Hall enables other activities worth £35k to happen.

Simon Brearley answered a question about the relationship between CVCLT and CVCLTE. Operational surplus from CVCLTE will be donated to CVCLT.

3.3 Housing management

John Berry spoke about:

- Our current stock of 6 houses with others coming on board later this year and planning granted for 19 to be built in 2025.
- Our day to day housing management for tenants is outsourced to Connect Housing, another Registered Provider.
- Our participation in a RoSH pilot Tenant Satisfaction Survey and presented the very positive results of the survey. We met with tenants and talked through some of the lower scoring aspects.

3.4 Communications and marketing

Oliver Chan described our marketing and communications work:

- Update of our branding
- Coordinating website update
- Engaging with our stakeholders about how we talk about our work
- One public meeting in February with another pencilled in for September
- Our membership, subscribers and social media followers continue to grow

Our key priorities are:

- Growing our profile and reputation through our comms and marketing strategy.
- Encouraging more people to get involved, including supporters, volunteers and donors.
- Increasing unrestricted income so we can invest in new staff and projects.

4. Projects

4.1 Brunswick

Paul Brannigan described:

- Our partnership with a member to acquire their house and secure it as a community asset.
- A combination of grants, private mortgage at 0% interest, a discounted price and community shares enable this to happen.

4.2 EC

Sally Hinton described:

- The 19 one and two bed houses and cottage flats we are building in partnership with Connect Housing, and our aim for energy efficient Passivhaus housing.
- The enterprise centre containing 23 offices. The centre will be built to BREEAM energy efficiency standards.

Sally answered a question about accessibility. The houses are designed to M4(2) standard and the enterprise centre is fully accessible.

4.3 Fielden

Paul Brannigan described:

- Our partnership with our tenant, the Fielden Centre Association
- The £400k funding secured to improve its energy efficiency by at least 35%.

Paul answered questions about our aims for solar PV and our aim to share the experience and knowledge gained through the process of retrofitting a traditional building with other building owners.

4.4 High Street

Richard Henderson informed the meeting:

- Planning achieved in March 2023
- Completing the Section 106 will cost us £5,000, which is a significant amount to the land trust
- Scheme costs have increased by around 65%
- We have engaged Efficiency North, through Connect Housing, to find a contractor who could bring it within a viable build cost.
- If we get a non-viable figure that is close to viable, we will complete the Section 106 with a view to making it viable in the 3-year window planning validity window.

Richard answered questions about funding options, one of which was the potential for specific funding related to housing suitability for those with disabilities.

4.5 The Signal Box

Karin Lowson informed the meeting that it is extremely difficult making progress on the lease with Network Rail. Northern Powergrid electrical work is the current hold-up.

4.6 Crown Street

Dai Larner informed the meeting:

- There are 2 properties above One Stop that we are taking a 21-year lease on from CMBC.
- Their energy efficiency will be improved.
- The funding is secured, but we are waiting for a lease from CMBC.

A question was raised about fire safety and Dai said this would form part of the planned work.

4.5 Jerusalem Farm

Sally Hinton informed the meeting:

- It's 'out in the sticks' location requires care in finding the right tenant.
- A funding package is now in place that includes a mix of grants and loans (including 2 loans from members).
- We are awaiting a lease from CMBC.

5. Approval of accounts

The Trustee Report and Accounts were approved by the meeting.

6. To approve the reappointment of Third Sector Accounting as independent examiners for the 2024 accounts

Karin Lowson proposed that we continue to use Third Sector Accounting for the 2024 accounting period. This was approved by the meeting.

7. Election of trustees

The Chair thanked Kala Wild and Abigail Gregory for their contributions to the land trust, they are retiring. Karin Lowson, Dai Larner and Melvin Coleman are at the end of their terms and are standing for re-election. Hannah Nadim and Derren Naylor are standing for election. 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: Karin Lowson, Dai Larner, Melvin Coleman, Hannah Nadim and Derren Naylor.

8. Any Other Business

- There was no AOB

The meeting closed at 12.40pm.