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BRADWELL

COMMUNITY LAND TRUST

The Trust

The Newsletter of the Bradwell Community Land Trust No.5

November 2021

Dear <<First Name>>

In this latest edition of The Trust, there is an update on the Community Housing fund and our lobbying of Sarah Dines MP and the Chairs update to the AGM outlining the key activities of the past year.

Community Housing Fund

The Community Housing Fund was established by central government to award grants to eligible community organisations in England (outside of London). It is a great resource for organizations like us. We hope that the Fund would be extended in this year's government Spending Review, and were disappointed that this didn't happen. We have written to the MP for Derbyshire Dales, Sarah Dines, asking her to put pressure on Michael Gove, Secretary of State for Levelling Up, Housing and Communities:

Dear Sarah Dines

You may remember a few months ago visiting Bradwell and being shown our new affordable houses, then under construction, by District Councillor Chris Furness, who is also a director of the CLT. We are delighted to say that the first six of these houses are now occupied by local families, some of whom were in desperate need. When the development is complete there will be a total of twelve affordable homes.

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A Housing Survey conducted by the District Council shows that even when all these houses are occupied there will still be a significant local need for one-, two- and three-bedroom homes. We are now in a position where we can begin to consider other housing projects—buying, building and converting local properties to help to meet this need.

The Community Housing Fund is a great way to help finance projects like this, and we were sadly disappointed that an extended fund was not included in the Spending Review. This is an excellent way of supporting the levelling-up agenda. We strongly encourage you to speak to Michael Gove about this, as a way of championing affordable housing in Derbyshire Dales.

If you would like to find out more about our work or how the Community Housing funds can really make a difference to local communities please contact us and we would be happy to talk to you.

Chair's Annual Report

For those of you who were unable to attend our AGM in October, here is our Chair Andy Nash's report, so that you can catch up on our activities in the past year:

Welcome to the Bradwell CLT AGM. Thank you for coming - it's good to see so many of you here, especially after the last year and the lasting impacts of covid.

I'm pleased to say that, despite the limitations brought by covid, we have completed a lot of activities since we last met.

First, I'd like to talk about the makeup of our board.

At the last AGM we re-elected Jane Dalrymple, Andy Johnston, Peter Higgs and Tim Sheppard. This left us with a board of 10 people. As you can see, I was re-elected chair, Peter Higgs was elected Secretary and Jaak Ojari treasurer. We are conscious that although the board is working well, none of us is getting younger and several members are enjoying their retirement and spending less time in the village. Understandably they have less time to dedicate to the CLT but they wish to remain board members. We are keen to support this but also to introduce more diversity and some younger people to the board. To this end, you will be asked to vote on expanding the board to 12 people later in the meeting. This recommendation was made from a working group back in December along with a number of other practical ideas for management of the CLT. Extending the board is the only one that required member support and was unanimously supported by the board. I hope you will support this and if you have any suggestions for new board members please let us know or come and talk to me at the end of the meeting.

We also questioned whether we should be a Registered Provider of Housing.

new build is to become a Registered Provider. This would allow the CLT to bid for substantial grant funding from 'Homes England'. However, the board was unsure if becoming an RP was a sensible step forward. To help make the decision and to help explore other options, the Board applied to Derbyshire Dales District Council (DDDC) Housing department for a grant to fund an investigation. We received the grant and worked with a Community Housing Specialist, 'Altaire', to examine the pros and cons and to suggest other options. As a result of this work it was agreed that the requirements and overheads associated with becoming an RP outweighed the potential benefits. The board agreed not to progress becoming an RP unless we needed to raise substantial sums of money in the future, when it would be reconsidered.

To support the building of affordable houses within the village, demand needs to be supported by a Housing Needs Survey (HNS). The last survey, which justified the building of affordable housing at Bradwell Springs and supported the plans for the development of Newburgh Hall, was carried out in 2014. To identify whether there is any current demand the CLT has been working with the Parish Council and Derbyshire Dales District Council to carry out a current needs survey. The survey results are still in draft and need some more work before completion, but initial indications shows a new housing requirement of:

- 6 x 1 bedroomed units, of which 4 should accommodate the needs of older people
- 2 x 2 bed apartments
- 2 x 2 bedroomed, 4 person houses
- 2 x 3 bedroomed, 5 person houses
- 1 x 4 bedroomed, 6 person house

This potential need for further housing gives the board and members something to consider for the future. The demand does not need to be met all in one go and can be spread over multiple sites. While the board's focus for the next 12 months will be on delivering the remaining Bradwell Springs houses, we will also start to consider if any suitable sites are available and how we might raise the funds.

Newburgh Hall

Newburgh hall was purchased by East Midlands Housing with the aim of developing it and passing the freehold to the CLT and a leasehold to Peak District Rural Housing Association to manage. It has proved difficult to raise all the funding required to ensure the project can be brought to completion. We are working closely with East Midlands Housing and PDRHA to see how we can move this project forward.

Fundraising

In 2020 we halted our fundraising because of Covid-19. This year we decided that the village was probably not ready for a Comedy Night, and if we ran it with sensible covid measures we would make a loss. However, we did carry out two

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and their family who organised the bar and managed to sell 3 barrels of beer. That's one more than the last time. We also signed up a number of new members.

Many thanks to all the residents who opened their gardens for the 'Open Gardens' event and to Katrina Lancaster and Tim Sheppard for organising the day. We welcomed over 250 people to the village. A special thanks to Jane and Andrew Dalrymple who, when they discovered neither church was providing teas and coffees, opened a pop up café at their home. As this was the only place you could get a drink and cake it was non stop all day. I have no idea where all the cakes came from but thanks to all the people that donated. All the funds raised from the Café went to St Barnabas Church.

Bradwell Springs

It was back in November of 2013 when we started village consultations on the Neighbourhood Plan. There are several people here tonight who were at that meeting. That meeting started the journey to shape the direction of growth in the village. Many things were discussed on that night, but for the Newburgh site it was clear the village wanted to retain the opportunity for manufacturing, a housing estate that was sized to be integrated into the village and affordable houses owned and managed by the village. The Neighbourhood Plan led to the creation of the CLT in the summer of 2015. In the last six years the CLT has been involved in bringing the Bradwell Springs affordable houses and their retention of 12 affordable rental houses on Bradwell Head rd to fruition.

Originally the houses should have been delivered last year but labour and supply problems caused by many factors such as Covid and Brexit meant delays with building materials and labour availability, which slowed everything down. Camstead, the developers, have been very helpful along the way and we have built a good working relationship. After several slipped dates, all parties believed that the houses would be ready for occupation in May. Accordingly, we advertised in Home Options and were pleased to see that six local families were found to fill them. Further delays meant the houses were not finally available until August. As you can imagine by then all the families were anxious to get in. While there were still a few minor snagging issues the keys were handed over on 23rd August. We are pleased that you have all joined us tonight to celebrate this major milestone. It's been a long time coming and this is a fantastic achievement and the culmination of seven years' work.

We hope and expect that the first families will be living in these houses for some time. To give them the best start the CLT used funds raised by events plus some borrowing to install fitted hobs and ovens and to lay vinyl coverings on the ground floor. I am biased but these are nice houses and it will be a great place to live and for young families to grow up. I'm sure you will have all seen the Trust, our newsletter with comments from the tenants. Just in case I have picked out two of my favourites:

'We've been looking for a new home for over three years. As private rent is so expensive, we were living in a small

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made day-to-day life very hard.'

'This home really is the start of a new chapter for us. I'm looking forward to having space to enjoy family life and room for a dining table at last! It will be wonderful to be able to open the back door and let the children play outside, knowing they will be safe.'

We welcome all the new tenants and hope they will enjoy living in Bradwell Springs.

So in summary, looking forward, our main focus will be on the completion and occupation of the second set of six affordable houses on Bradwell Springs.

There have been a few snagging problems with the new houses and so there is also a short term focus on the PDRHA reporting process and the response from Camstead. We do not see any long term problems, just initial settling down.

We will also be working with Derbyshire Dales housing department to finalise the Housing Needs Survey and identify potential sites for additional houses to meet the continually growing demand.

Once again I'd like to thank you for coming, not just for the AGM but to celebrate the culmination of seven years of hard work and effort from not just the CLT but other village groups to bring Bradwell Springs together. I hope you will be able to stay after to enjoy a drink and some nibbles.



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