

The Trust

The Newsletter of the Bradwell Community Land Trust

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Like most of the village, not to mention the rest of the world, the CLT's activities have been restricted and slowed by the lockdown. We've sadly had to cancel the events that raise funds and our profile in the village, such as Comedy Night and Open Gardens. But there has been some progress with our core activity of providing affordable rented housing.

Bradwell Head Road

Eleven of the twelve houses are currently occupied and refurbishing of the twelfth is half completed.

Bradwell Springs

Members will have noticed that work has continued on the site, though the timetable has inevitably slipped. Camstead have produced a brochure for the open-market homes, which can be viewed on their website <https://camstead.co.uk/developments/exclusive-development-bradwell-peak-district-2/>.

They plan to open the show house in the first week of August and the footings for the affordable houses will start towards the end of June. However, realistically it will be next spring before we take receipt of the first four houses.



Photo taken 29 May 2020

Newburgh Hall

As we reported in our last Newsletter, we have again joined forces with Peak District Rural Housing Association in making a successful bid for the Hall. As with the houses in Bradwell Head and Springfield Roads, the agreement is for us to own the freehold, and lease the building to PDHRA. Completion of the project is dependent on planning permission and funding from Homes England. We have made a joint application, with PDHRA, for the Hall to be converted to four two-storey one-bedroom dwellings.

In the application we point out that there is an established need for one-bedroom dwellings in Bradwell: according to Derbyshire Dales District Council's Home Options data there are currently sixteen households registered. Given the location of the Hall, with splendid views of the surrounding countryside from the upper floor but restricted views from the ground floor, we think the most attractive arrangement is for all the dwellings to have a first-floor living room. It is likely that at least some of the potential tenants will be elderly, and with this in mind there will be toilet facilities on both floors and the stairs will be wide enough to install a stair lift. In a village like Bradwell, where many houses are on steep streets, the location of the Hall, at the centre of the village with easy and level access to all essential facilities, should be a big attraction.

Members may have read, not long ago in Bradwell News, Chris Furness's article about the history of the Newburgh site. Chris recalled the days when the site was owned by the Liberal Club, who built the Hall in 1925, and it became a hub of social activity in the village. It had a ballroom and a billiards room as well as several meeting rooms and equipment for showing movies. It offered courses and facilities for further education, social improvement, reading, drama and indoor games. When the Liberal Club folded in the late thirties, due to competition from Earles' Cement Works' club, Isaac Middleton bought the site for his works and the upper room became the Newburgh Social Club. The sorry state of this building, which has been such a lively centre of activity in the past, has been a sad feature of the face of Bradwell in recent years, and its restoration will be a boon to the whole village as well as to its new residents.

Annual General Meeting

We are planning to hold the AGM as usual in the Memorial Hall on Wednesday 23 September. Obviously this is dependent on events beyond our control but we think it's best to plan positively at this stage.