

The Trust

The Newsletter of the Bradwell Community Land Trust No.7

January 2023

National Recognition for our Beautiful Homes

Our Bradwell Springs houses have won a national award for Beautiful Community-Led Homes. We subscribe to the CLT Network, which supports CLTs all over the country and which announced the award at its on-line AGM in November. We were up against competition from housing developments in London, Hastings and Bridport, and we triumphed with our project because it was felt that the project:

“Balanced the needs of the community with the heritage of the surroundings. In the middle of a National Park and as part of the redevelopment of an old engineering works, this project has been able to bring about much needed housing that has been designed to blend seamlessly with existing houses. The project has brought new life to an old industrial site.”

We’re sure our members will agree with this. We’re very proud of our achievement, but in accepting the award, board member Andy Johnston emphasized that it has been a collaborative project, and acknowledged the contribution of the landowner Vince Middleton, the developer, National Park authority and above all the people of Bradwell whose support made the achievement possible. Thanks also to Derbyshire Dales District Council and Peak District Rural Housing Association, who have been invaluable partners in this project.

We expect the final six houses to be completed in March 2023.



2022 AGM Chair's Report

For those of you who were unable to attend our AGM in September, here is the Chair's report.

Welcome to the Bradwell CLT AGM. Thank you for coming – It's been a mixed year as we have still been experiencing Covid but life is returning to a kind of normality. I am going to talk about what has happened in the past year and then a little about what could happen next before taking any questions.

Last year, the AGM agreed to extend the board size to 12. We did this so that we could retain the experience gained by the current directors but also provide some space for new members. This was an essential move. As much as we would like to deny it the average age of the board increases every year and we need to start bringing in new people to ensure there are people who can take the CLT forward for the future. I'm pleased to say we found one person, Ruaridh Stewart, to join. Ruaridh, brings a new dimension to the board and has already taken a key role in driving the commissioning group. The commissioning group is responsible for ensuring the Bradwell Springs houses are completed and occupied. We are still looking for people to join the board so if you know of anyone who is interested please come and talk to me later.

The first six houses were completed and occupied last August. Feedback from the tenants has been very positive and they love their new houses. I have to say the houses are very nice and we have delivered a better specification than most affordable houses. There are

still a few outstanding snagging issues that we are working with Camstead to rectify but they do not impact the usage of the houses.

We engaged Peak District Rural Housing Association to be the managing agents. They manage the lettings, rent collection and any ongoing problems. This is working well and there have only been a small number of reported problems. This is reassuring and also what you would expect with new build houses.

We expected to receive the next four houses in August of this year, but they are still in construction. The delay has been caused by the shortage of parts and labour but is also due to technicalities around the completion of the footbridge to Softwater Lane. We believe the last bridge hurdle will be overcome shortly. Because of the delays in finishing the next four houses and changes in scheduling for the builds we are now expecting to receive all six remaining houses in December.*

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. We are pleased to say that the HNS has now been completed and it shows a demand for 13 houses consisting of:

- 6 x 1 bed roomed 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

Now that we are starting to have an income stream we are looking at the best way to utilise it. Ideally, we would like to build more houses, so we are planning to have a public meeting to share the results of the housing needs survey and to start to investigate potential sites and support from the village. We will include details in a copy of "The Trust" shortly.

We have only undertaken two fundraising events this year, the first was the bar in the field and once again we managed to sell all the beer, even though we had bought more than last year. Thanks to Andy and Alison Johnson and their family without whom it would not have taken place.

We also restarted Comedy night and despite a dodgy start from the first comedian the next two and Dave the returning compere were brilliant. Sean Heydon's card tricks were stunning and I loved the cloak of invisibility. If you want to see it though you will need to come next year and hope he comes back.

I'd also like to thank Claire and John from the Bakehouse for providing an excellent choice of pies and Andy and Alison for again managing the bar.

*As mentioned above, the expected date for the final six houses is now March 2023, owing to delays in the developers' building schedule.