



BRADWELL

COMMUNITY LAND TRUST



The Trust

**The Newsletter of the Bradwell Community Land Trust No.8
December 2023**

We wish a very merry Christmas to all our members, and this year we have two great pieces of news to add to our Christmas cheer. We have reached important landmarks in two of our biggest projects so far.

House for Ukrainian Refugees



Chairman: Andy Nash. Secretary: Andy Johnston. Treasurer: Jaak Ojari.

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Community Benefit Society, Company No. RS007157



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On 18 December we completed our purchase of 2 Brook House. This is the house that we have bought with a generous grant from Derbyshire Dales District Council, initially to house Ukrainian refugees. It is a beautifully positioned, well-proportioned three-bedroomed house close to the Town Bottom playing field. It was important to us that there were no other bidders, so we weren't competing with local people. As it happens, most of the dwellings in Brook Buildings are holiday lets, so we have saved this one for local tenants when eventually, we hope, the Ukrainian tenants are able to go home. It turned out, somewhat to our surprise, that the purchase price included the Brook Buildings car park, and we plan to manage this for the benefit of all the residents.

The grant covers refurbishment as well as purchase. This will mainly involve raising its energy rating from D to C or even B. Our original plan was to supplement the grant with a mortgage, but this proved time-consuming and we were in danger of missing the deadline to qualify for the grant, so some board members have stepped in with temporary loans. We plan in the near future to secure the finance on a longer-term basis by issuing community shares, which we hope some of you will see as a good investment.

There is still work to do, as we have to complete the work on the house by the end of March, but we are very happy to have got this far, and are looking forward to welcoming a Ukrainian family to the village in the spring.

Peter Higgs

Our long-serving and dedicated secretary Peter Higgs resigned his post this year, on leaving Bradwell to move to Berkshire. Nobody has served the CLT better than Peter, or been more devoted to the provision of affordable housing for local people. In recognition of his service we are renaming 2 Brook Buildings as **Higgs House**.

Bradwell Springs

As members will know, the CLT was originally formed to take possession of the twelve affordable houses at Bradwell Springs. The first six of these were occupied two years ago, and we welcomed our twelfth tenant in October. We

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have been very happy with our tenants' response to the houses, and with the way Bradwell Springs as a whole is working as a mixed-occupation development. Some of you came to look over our 'show house' last summer, and in the spring we are planning a celebration event, to thank our members and partners for helping us to bring this important project to a successful conclusion. Few things at the moment are more important than affordable housing, and it's a privilege to be involved in this wonderful project.

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