

AFFORDABLE
LOW ENERGY HOUSING
FOR THE HOLME VALLEY



**Building Affordable Homes
For Our Community.**



EcoHolmes
Community Land Trust

AFFORDABLE LOW ENERGY HOUSING
FOR THE HOLME VALLEY

How does Holme Valley Community Land Trust Work?



290

Subscribers



110

Members



7

Volunteer
Trustee
Directors



7

Trustee
meetings
per year

Who do we serve?

We serve everyone in the Holme Valley from Holmfirth to Honley with their 14 village centres.



We're incorporated as a Community Benefit Society, a kind of community co-operative.

We have exclusively charitable objectives and have charity status from HMRC.

We're democratic; one member one vote.

Membership is open to all who support the CLT's goals. We aim to have a large and broad membership to ensure we continue to represent all parts of our community.

Members elect the board of Trustee Directors who take on the responsibility of managing the CLT in line with our charitable objectives.

"The spirit of self help and self reliance is alive and well in the Holme Valley"



Our Mission

Set up by local people in late 2019 as a 'not-for-profit' charitable community organisation, EcoHolmes' mission is to acquire land or existing buildings and then build or renovate into affordable low-energy homes using eco-building methods.

For local people with local connections the housing will be homes fit for the future, that are affordable to rent or buy. They will be energy efficient, cheap to run, and can be used as climate emergency exemplars for low-carbon living.

Delivery of more affordable housing, which are also low energy, will bring significant social, environmental and economic benefits to the Holme Valley.

This is recognised in our community; during the 2017 public consultation on the Holme Valley Neighbourhood Plan the overwhelming message was that residents wished to see affordable housing, with over 72% of responses supporting this.

Quotes indicated that residents wanted to see 'houses that first-time buyers can afford, and old people are able to remain living in' and 'sensibly sized and placed developments' and 'some small and affordable housing'.

Our housing business model is based on acquiring housing, land or property at less than market value. From either Councils, Charities or philanthropic owners.

The Community Land Trust has a management board of Trustee Directors and a membership of shareholders and investors with one vote per member. We currently have 110 members, 95% of whom live in the HD9 area. This gives us strong community links within the Holme Valley centered around Holmfirth and Honley.

The current UK Government housing policy, the Kirklees Local Plan and the Holme Valley Neighbourhood Plan all support building more affordable homes.

Our journey so far

2019



Set up in late 2019 as a community benefit society.

2020



With the onset of covid we moved our activities onto Zoom. We had 12 online workshops with over a hundred local people to ask and find out "what do you want."

2021



Social Media awareness via Facebook Ads. Membership reaches 100!



Holme Valley Land Charity offers EcoHOLMEs the Chippings quarry site, Scholes. June consultation on the site.

2022



Development of the Chippings Plan.



17th March, Chippings consultation event at Scholes cricket club.

2023



Honley Village Drop-in session.



Planning committee approval of 10 homes at Chippings site, Scholes.

2024



What does the future hold ?

Former Holmfirth Urban District Council Offices in Holmfirth centre - a future "brownfield" retrofit housing project perhaps?

Our First Project - Chippings, Scholes

EcoHolmes will provide 10 new affordable, low-energy homes for rent on the Chippings Site, an ex-quarry on the edge of Scholes Village in the Holme Valley in partnership with the local Land Charity, the site owners.

Planning consent was granted in March 2023 and we are working with Connect Housing Association, a Registered Housing Provider to finance, build and manage the properties and tenancies.

The Scheme

The housings scheme consists 2 and 3-bedroom terraced dwellings. The design follows the principles of 'fabric first energy-efficient design for reducing heat loss and saving energy - as well as being designed for well-being and for lifetime needs for all ages.

Set in an attractive environment, the homes will be exemplars of affordable low-energy homes fit for the future.



2020

2021

2022

Locate
The Site

Land Charity
Agreement

Local
Consultation

Planning
Application
Submitted



The Team

In addition to the drive and imagination provided by the voluntary EcoHolmes trustees, we have assembled a professional team with the necessary expertise in social and energy efficient housing led by GWA Architects.

We are partnered with Connect, a Housing Association well-established in West Yorkshire who will raise the funding through Government Grant and borrowing to develop and then manage the scheme in accordance with the principles established.

HVLC

Connect
housing

GWA

EcoHolmes
Community Land Trust
affordable low energy housing
for the Holme Valley

2023

2024

2025

Further
Consultation

Planning
Approved

Building
Work
Commences

First
Tenants
Move In

Our First Project - Chippings, Scholes



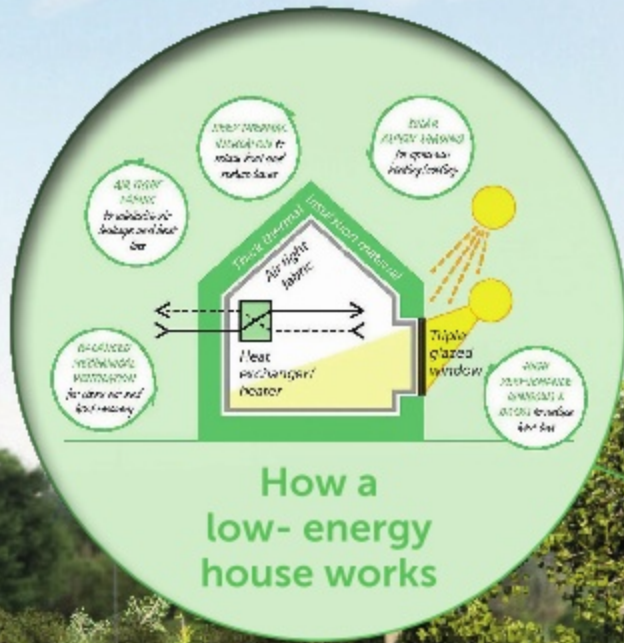
Homes for local people



Affordable Rent



People in need of housing



Future Projects

Holmfirth Old Council Offices

EcoHOLMEs have recently secured some grant funding from The Bright Green Community Trust towards carrying out a feasibility study into converting the upper two floors of the offices into affordable low-energy homes, plus some workshops, office rooms and retail units on the ground floor. The building appears suitable for repurposing into up to 7 affordable one and two bedroom flats.



Funding

- Kirklees Metropolitan Council (KMC) plan to dispose of this redundant building during 2024.
- EcoHOLMEs are seeking investment funding to enable this historic landmark building to be acquired and repurposed and brought back into use for the community.
- EcoHOLMEs already have pledges of £150,000 short term loans until more permanent finance can be arranged.

Can you help us raise more?

What's next?

The housing crisis is a reality both nationally and locally!

BUT YOU CAN HELP!

By sharing with us opportunities you may know of you can help those waiting for affordable homes.

- **Help** bring empty properties back into use
- **Help** find plots of land suitable for building affordable homes
- **Help** by donating land or property that may be suitable.



We will help by:

- Continuing to work with our local council to release buildings and land.
- Partnering with philanthropic land owners to develop small schemes - typically 10-20 homes.

You can be part of the creation of affordable sustainable housing in the Holme Valley.

BECOME A MEMBER



Become a member by
visiting ecoholmes.org.uk
or scan this QR

VOLUNTEER WITH US

- Help us raise money. We received grants of over £100,000 towards planning permissions and development work.
- Donate a regular amount each month to help us continue our work in developing future schemes, gift aid applies.
- Help implement our mission for creating local affordable homes by becoming a trustee or helper month towards future schemes
- You don't need to be a specialist, any skills you have will help us.

Email us at:
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Telephone us on:
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Visit our website at:
www.ecoholmes.org.uk

With thanks for help and generosity from our friends at Calder Valley CLT
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Holme Valley Community Land Trust Limited, trading as EcoHolmes, at registered address, Overbrook House, Holt Lane, Holmfirth, West Yorkshire HD9 3BW, and incorporated as a charitable Community Benefit Society registered with the FCA in England No: 8289 and registered with HMRC as a charity for tax purposes reference ZD08556