



Suggested donation to cover printing
£1



Hebden Bridge Community Association Ltd
Annual report

Looking back: 2009

Looking ahead: 2010

About Hebden Bridge Community Association

Hebden Bridge Community Association is a registered charity, which has been established to manage and operate Hebden Bridge Town Hall on behalf of the people of the town. It was incorporated on Sep 1 2008 and received registered charitable

status on 19 Jan 2009. The asset transfer of the Town Hall to the Association by Calderdale (through a forty-year leasehold ownership) was agreed by Calderdale council in December 2009.

Trustees at 1st January 2010

Janet Battye*: ward Councillor; social worker, direct experience of major Sure Start building projects.

Andrew Bibby*: freelance financial journalist, with particular interest in social enterprise. Former small business adviser.

Robin Dixon: retired teacher, town councillor; experience in marketing and in the construction industry.

Sue Fenton: counsellor; volunteer coordinator

Peter Hirst: recently retired, after a career in community development and local sustainability.

Karen Houghton*: consultant in regeneration and neighbourhood

renewal, urban design and community sustainability.

Linda Patterson OBE: consultant physician who has held executive and non-executive posts in the NHS; trustee of the Royal College of Physicians.

Sarah Moss: business experience in sales and marketing gained in both the public and private sector.

Derrick Palmer*: chartered public finance accountant, previously Director of Finance for a community housing trust.

Sara Robinson*: freelance project director and facilitator; former arts centre director; former Arts Council fellow on the Clore leadership programme.

*Janet, Andrew and Derrick: trustees since incorporation and charitable registration; Karen: trustee appointed 25 June 2009; Sara: trustee appointed 7 Sep 2009; all other trustees took up their positions after 15 Oct 2009

Registered charity 1127597

Company limited by guarantee 6685276

Registered office: 2 Hebble End, Hebden Bridge HX7 6HJ



Our objective

Hebden Bridge Community Association Ltd will maintain Hebden Bridge Town Hall in public ownership in perpetuity, as a centre of community and civic life.

What we mean by public ownership:

For much of the twentieth century, public ownership was synonymous with ownership by the national or local

state. Our concept of public ownership is a broader one, which looks back to the earlier nineteenth century models of mutuality and common interest, as well as forward towards new twenty-first century models. We are aware that these models are still in the process of being created, and that therefore we are taking on a pioneering role.

Our aims and activities

We aim to be:

Democratic – accountable, transparent, inclusive, owned by the public

Pioneering – demonstrating what is possible in civic life, trying out new ideas

Responsive to need in Hebden Bridge and surrounding areas

Catalytic – kick-starting initiatives for the good of local people

In protecting the Town Hall as a public building, our aim is for it to fulfil four major functions.

A hub for local services

Our aim is for the Town Hall to offer a warm welcoming 'one stop shop' to assist local people with a wide range of council and community issues: a civic information base for the town. We will work in partnership with Calderdale council and the town and parish councils to try to achieve this.

Quality, accessible rooms

Whatever the gathering, we hope to be able to help provide space. Hebden Bridge once enjoyed the facilities of the old Co-op Hall and the Civic Hall, both now gone: we hope to provide a new, large hall, as well as a secondary room and smaller meeting rooms.

A centre for democracy and decision-making

How do we make our community stronger? Our wood panelled Chamber is already home to the Town Council and Parish Councils. We want to build on this by encouraging other debating and decision making groups to use the Town Hall to generate ideas, argue, agree, vote and ultimately turn ideas into action.

Supporting local enterprise

We will be working for a stronger local economy. Our plan for a new Creative Quarter attached to the Town Hall aims to support local enterprise, providing business services and helping create jobs.





Friends of the Town Hall

We are a company limited by guarantee, a legal form very widely used for not-for-profit organisations.

The Association has been designed to be a member organisation, with membership open to individuals and incorporated and unincorporated organisations who wish to support our charitable aims.

Our long-planned launch of the Friends of the Town Hall, designed to build the very broad membership base to which the Association has been committed, took place on April 2nd 2009. Well over fifty people were present. As at 1st January 2010, approximately 480 people and groups had signed up as Friends.

Friends of the Town Hall are given a commemorative 'I'm a Friend' pottery mug. Among activities undertaken to encourage membership have been: a leaflet drop to all houses in the town, arrangements with twelve local shops to accept enrolments and issue certificates and mugs, a banner displayed at the crossroads in the town centre, membership enrolment stalls held in the cinema, local co-operative supermarket and at community events, and school assemblies held in four local schools.

All Friends of the Town Hall aged 18 and over are automatically members of the Association. We also welcome children and young people as Friends.



Governance

Under our company rules, the trustees of the Association are democratically elected by the membership. Until our first AGM, held on October 8th 2009, an interim board of trustees managed the charity. Since October 2009, our full board of trustees (*photo above*) has been in place. We were delighted that thirteen candidates came forward to stand for the maximum of ten places available. 139 members voted in the trustee election, with votes cast for candidates ranging from 131 to 27.

Since the Association currently has no paid staff, the trustees undertake both a strategic and operational role. Trustee meetings are held every month, and there are also six sub-committees which meet more regularly. In line with the Association's commitment to transparency of information, approved minutes of trustee meetings and other key governance documents are placed on our website, www.hebdenbridgetownhall.org.uk. A regular trustee diary ('blog') is also

on the website, giving news of developments and trustee meetings. Following the October 2009 trustee election, a formal induction programme has been instituted, in order to ensure that the full board's decision-making processes work well. The trustees take informal advice as required, including from an advisory panel made up of representatives of the five local town and parish councils.

Asset transfer

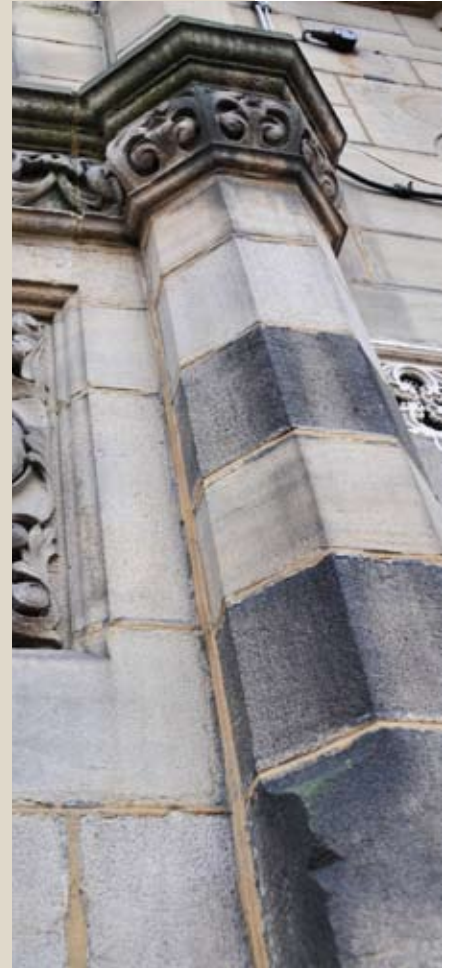
The key activity during 2009 was the ongoing work undertaken in partnership with Calderdale council, to move towards the formal asset transfer of the Town Hall into the control and management of the Association. A series of regular meetings were held with Calderdale officers, at which detailed discussions took place.

These discussions originally began (initially under the auspices of the Hebden Bridge Partnership) in Autumn 2007, following the strong advocacy of asset transfer offered nationally by the Quirk Report, *Making Assets Work*, and its endorsement by the government. A joint approach by the Town Hall project team and Calderdale was made to the Community Assets Programme for capital funding in 2007-2008. Although ultimately unsuccessful, this bid created the momentum which led to the creation of the Association and to its more recent work.

Delays in the asset transfer decision by

Calderdale during 2009 were frustrating. However, following the approval in April 2009 of the council's framework policy on asset transfer, the Association trustees presented the council in June 2009 with a detailed business plan, setting out the case for transfer of the Town Hall into the Association's control. Following scrutiny by Calderdale officers, Calderdale Cabinet took the decision to agree asset transfer on December 7th 2009 with the actual date of transfer scheduled for Spring 2010.

Under the terms of the Cabinet decision, the Town Hall buildings and land passes into the ownership of the Association under a forty-year leasehold agreement. The Association manages and maintains the building. Calderdale becomes the key tenant of the Town Hall, paying rent to the Association. The rent has been set at a level broadly equivalent to the previous costs to the council of managing and maintaining the building itself.





Building for the future of Hebden Bridge

The trustees have developed a two-track approach; in the short-term, Hebden Bridge Community Association seeks to manage the Town Hall building as it currently is, maximising public and community usage by bringing empty offices into use as meeting rooms.

At the same time, the Association is seeking major capital funding to create a new entrance foyer to the Town Hall complex, a new atrium at the rear (with lift), and new-build enterprise and community facilities. These are ambitious proposals, which will transform the role which the Town Hall can play in Hebden Bridge's civic, community and business life.

Detailed business planning has been undertaken for the capital build, estimated to be approaching £4m in total. Discussions have been held with

Yorkshire Forward and Calderdale staff, and funding applications for both the Community Builders fund and the European Regional Development Fund are well advanced. A formal selection process was initiated to select the architects to work with the Association on the feasibility study. Expressions of interest were received from eleven architects, of whom six were longlisted and three shortlisted and interviewed in early September 2009. The Leeds-based practice Bauman Lyons was selected following these interviews.

We adopted an Environmental Strategy for the building in January 2009. This may be consulted on our website.

The Association is an active member of the Development Trusts Association and of Community Matters, and has been represented at the DTA annual conference and at regional events.

Consulting on our plans

The Association's plans for the future development of the Town Hall site will create major new community and business facilities for Hebden Bridge. The trustees are committed to ensuring that the widest possible consultation takes place on the plans before any development commences.

The first of a regular series of consultation events was held on October 7th 2009. Day-time sessions were held with children from Riverside school and with young people from Calder High, who shared with architects Bauman Lyons their thoughts on how the Town Hall could be better used in the future (*photos pages 8 and 10*). Later in the day, about 200 people came for the 'Open Doors' session between 5pm-7pm, with a further fifty

people present at the first formal AGM held in the evening at 7.30pm.

The Open Door session offered a chance for the whole town hall building to be opened up, allowing visitors to see the full range of rooms available. The building was animated by music, workshops and entertainment. Among those participating were the local community choir Calder Valley Voices, bluegrass outfit Cowbaby, local artists Rachel and Anthony of Canvas/59 steps, the Hebden Bridge 500 faces project, Johnny McQuade (magician), and Fin Plumpton (classical guitar). Members of Hebden Bridge Local History Society offered a photo presentation of the Town Hall in the past.





Financial review

In our first year, our expenditure has been primarily linked directly to the feasibility work we have undertaken, in order to prepare the business case for asset transfer of the Town Hall.

The major expenditure has been the market research exercise into demand for the proposed Hebden Bridge enterprise centre, which was undertaken by Burns Collett consultants.

This work, costing £5758, was part-funded direct by a contribution from the Development Trust Association.

Other expenditure has been for preliminary architectural work, and for resources to launch the Friends of the Town Hall membership drive.

Funding for the feasibility work has come from a £15,000 business development grant from Adventure Capital Fund and from a loan from Calderdale Business Trust, together with smaller contributions from other sources. We acknowledge particularly the donations of our members and Friends, including a number of 'gold' members who contributed £100 in membership subscriptions. We also acknowledge with grateful thanks the financial support provided by the local town and parish councils.

A grant of £5000 from the Community Foundation for Calderdale has been spent on furniture for the Town Hall.

Summary of accounts

for year ended 31st August 2009

Incoming resources

Voluntary income

Donations	8,713
Grants	31,001

Total incoming resources £39,714

Resources expended

Charitable activities

Insurance	23
Postage and stationery	482
Advertising	2,573
Membership fees	57
Consultancy	5,758
Architects fees	995

9,888

Governance costs

Accountancy	750
Legal fees	403

1,153

Total resources expended £11,041

Net income £28,673

Full accounts, together with the trustees' annual report and the independent examiner's report to the trustees, can be consulted at the Association's website, www.hebdenbridgetownhall.org.uk

Become a Friend

As a Friend of Hebden Bridge Town Hall, you will:

- **help decide** the future of Hebden Bridge's fine Town Hall.
- **contribute** towards making community control of our Town Hall strong, effective and democratic.
- **participate** in a charity that aims to provide great facilities for local people and businesses.

And - You'll receive one of our lovely souvenir mugs!

More information about the Town Hall project and Hebden Bridge Community Association is available at

www.hebdenbridgetownhall.org.uk

How to join. It's easy, you can become a Friend (and pick up your mug) at the Town Council offices in the Town Hall or at the Book Case in Market Street or online at our website.

The standard membership rate for Friends is £10. If you receive means-tested benefits or are on low income, the rate is £5. Children/young people pay £2.50.

We also are looking for individuals and organisations who want to demonstrate particular support by joining as Gold Members (£100).



The Town Hall
Hebden Bridge



printed on recycled paper