

Hebden Bridge Community Association Ltd

Annual report 2010



Bringing new life to Hebden Bridge's landmark Town Hall

Hebden Bridge's late nineteenth century Town Hall is one of the finest buildings in our town, and we're pleased to have secured it for future generations. But what is really important is not only the building itself but what happens inside the building.

In the nine months since the Community Association took over the Town Hall, we have worked hard to breathe new life into the building.

We're delighted at the range of local groups who have used our Waterfront Hall, the Greenwood Room and the Council Chamber itself. These include *Hebden Bridge Partnership*, *Calder Civic Trust*, *Hebden Bridge Arts Festival*, *Calderdale Home Safety Forum*, *Hebden Bridge International Group* (town twinning events), *Pennine Prospects*, *Calderdale Cultural Partnership*, *Cantorelli* (choir), *Creative Calderdale* and *Step 2* (youth dance). Craig Whittaker MP runs regular surgeries in the building.

We're pleased that our rooms are also being used for regional and national events. During 2010 we've welcomed, among

others, *Oxfam*, *Development Trusts Association*, *Walkers are Welcome Towns Network*, *The Prince's Trust*, *Yorkshire Wildlife Trust*, *Friends of Palestine*, and many other organisations and charities.

One of our first acts was to obtain a licence for weddings and civil partnerships, the first time that civil ceremonies have been possible in Hebden Bridge. The Chamber provided a wonderful venue for a number of ceremonies in 2010.

We welcome Calderdale Council's continued use of the building for their Home Care and Children's services, and we are pleased too to be the base for *Hebden Royd Town Council*, and *Blackshaw*, *Erringden*, *Heptonstall* and *Wadsworth Parish Councils*. The local *Light Opera* and *Youth Theatre* societies have continued to rent their rehearsal space and club room, and we congratulate them on their productions during 2010.

We have been pleased to welcome *Gay and Lesbian Youth in Calderdale* (GALYIC) and *World on Your Doorstep* (community music festival) as new tenants. *The Space Bar* mail order business remains a welcome tenant on our top floor.



Working to ensure we are democratic, accountable and well governed

Hebden Bridge Community Association is pioneering a new, community-based, way of maintaining public buildings in public ownership. Our concept of public ownership looks back to earlier mutual and cooperative examples as well as forward towards new twenty-first century models.

A broad membership base is vital in order to be democratic and accountable. As of December 2010, 550 individuals and local organisations had signed up as Friends of the Town Hall. (All adult Friends are automatically Association members. We also welcome children and young people as Friends).

The 2009-2010 board of trustees took office in October 2009, following an election at which 139 members voted. The 2010-2011 board was elected at the AGM in November 2010.

The board of trustees meets on a regular monthly basis. As part of the Association's commitment to transparency of information, approved minutes are posted on the Association's website, www.hebdenbridgetownhall.org.uk.

The board operates through committees, which also normally meet monthly and cover the following areas: Finance, Stakeholders and Communications, Capital build, Governance, and Building Management.

The Association is an active member of the Development Trusts Association and Community Matters, and trustees have spoken at both DTA and Community Matters conferences. The Association is also a member of Co-operatives UK and of Social Enterprise Yorkshire and the Humber.

The Association employs a part-time project officer Kate Rae and a part-time cleaner/caretaker Bev Wood.

Hebden Bridge Community Association is a company limited by guarantee and a registered charity. The trustees are elected by the Association's members. (There are also limited provisions for coptions.)





(l to r) Mike Troke, Sue Day, Jerry Smith, Peter Hirst, Gwen Goddard, Malcolm Rogers, Sarah Moss, Andrew Bibby

The Trustees

Asset transfer of important public buildings such as Hebden Bridge Town Hall to community-based trusts is successful only if there are sufficient people within the community prepared to give the voluntary time and effort needed to meet what can be quite challenging responsibilities.

Hebden Bridge is fortunate that local people have come forward to serve as trustees. We remain of the opinion, however, that voluntary work is not necessarily the right solution in every situation to the present financial restraints being felt by local councils. Hebden Bridge Community Association trustees, together with other volunteers, have put in many hundreds of hours of work during 2010, which if converted into financial terms would be worth tens of thousands of pounds.

Trustees are required as company directors to meet company law, and to abide by the Association's Memorandum and Articles of Association. They are also required to meet the obligations on them as charity trustees.

The trustees during the 2010 calendar year were as follows: Janet Battye (until July 22 2010), Andrew Bibby (company secretary), Sue Day**, Robin Dixon*, Sue Fenton*, Gwen Goddard**, Peter Hirst (chair), Karen Houghton*, Sarah Moss, Derrick Palmer (until Feb 28 2010), Linda Patterson*, Sarah Robinson*, Malcolm Rogers**, Jerry Smith**, Mike Smith (coopted April 22 2010)*, Mike Troke (coopted Dec 16 2010).

*served until AGM on Nov 25 **served from AGM on Nov 25

Town Hall timeline: December 2009 to December 2010



April 1

Our spoof press release ('casino to open in Town Hall') appears to take in some council staff. But only briefly...

April 15

Trustees report to members at Special General Meeting

April 16

Recycling of paper and card commences at the Town Hall

June 21

Dame Pauline Green renames the committee room the Greenwood Room, after 19th century co-op pioneer Joseph Greenwood

June 28

Wedding and civil partnership licence obtained

July 16

Development plans submitted for planning permission

October 25

Calderdale extends leasehold ownership period from 40 to 125 years

October 26

Planning permission obtained

November 25

Our second AGM

December 29

Site work begins on the development land

Building to create new facilities fit for the 21st century

The trustees have been able to progress the plans to extend the present Town Hall buildings on to the undeveloped land at the side and rear of the site. Building work is currently anticipated to commence in Spring 2011, and be completed in 2012.

The development aims to create new community and enterprise facilities in the heart of Hebden Bridge. It will also improve the fabric of the existing Town Hall and make it compliant with the Disability Discrimination Act. The new facilities will enable the Town Hall complex to be a real 'community hub', fit for the twenty-first century.

A key aspect of the design is the creation of a new public courtyard beside the river Hebden. A new entrance foyer is also included in the plans.



The Community Association's charitable aim of strengthening the local economy will be addressed by the creation of Hebden Bridge Creative Quarter. This comprises purpose build units suitable for start-ups and developing small businesses in the creative and digital sectors, as well as business conference, seminar and training facilities. Plans for the Creative Quarter have been drawn up following a series of market research studies, looking into the likely demand for the facilities being offered. The Association's trustees are also very conscious of the recent study of Yorkshire market towns undertaken for Yorkshire Forward, which identified Hebden Bridge as one of the towns with the most need for small enterprise units.

The new buildings represent one of the most ambitious developments in recent years in Hebden Bridge. The design for the development took shape in numerous discussions between the trustees and the appointed architects Bauman Lyons, following public consultations in September 2009, February 2010 and May 2010. The eventual plans were presented to the town at another public event in July 2010, when the planning application was submitted. Planning permission and listed building consent was granted in October 2010.

The buildings have been designed to be highly efficient in terms of energy usage, and the plans include energy generation features. The new build is also designed to complement the existing late Victorian building.



The endorsement by Calderdale's conservation officer that "The proposals are well crafted in architectural terms... The proposals enhance the experience of the town and add to its views and public experience" is a welcome testimony of the efforts taken by the architects.

Funding for the development is anticipated from the Communitybuilders Fund and from the European Regional Development Fund.

Financial review

The 2009-2010 accounting period for the Association, from Sep 2009 to Aug 2010, covers seven months when the Association was preparing to take over control of the Town Hall, and five months from April of operation of the Town Hall. As part of the asset transfer agreement, Calderdale Council remains the primary user of the building, and pays rent to the Association. The Association is also pleased to provide office accommodation for a number of community organisations. The Association also receives income from users of three meeting rooms.

Grant funding received during the year has been primarily for the pre-planning design work for the new development. A £75,000 grant was obtained from Communitybuilders and a £10,000 grant from the ERDF Access Fund. Adventure Capital Fund and Calderdale Business Trust have also supported the pre-planning design work. Grant funding for the work of the Association has also been received from the Rotary Club of Hebden Bridge, the Bernard Sunley Trust and the Sir George Martin Trust.



Statement of financial activities

for the year ended 31 August 2010

Incoming resources

	Unrestricted funds	Restricted funds	Total	Total year end August 2009
Donations and grants	66,587	105,288	171,875	39,714
Bank interest	438		438	
Rental income	21,225		21,225	
Misc income	100		100	
TOTAL	88,350	105,288	193,638	39,714

Resources expended

Charitable activities	45,597	85,973	131,570	9,888
Governance	1,025		1,025	1,152
TOTAL	46,622	85,973	132,595	11,041
Net incoming resources	41,728	19,315	61,043	28,673
Funds brought forward	5,683	22,990	28,673	
Funds carried forward	47,411	42,305	89,716	28,673

Full approved accounts can be consulted on the Charity Commission website, www.charitycommission.gov.uk or on the website of Hebden Bridge Community Association, www.hebdenbridgetownhall.org.uk

Hebden Bridge Community Association is a democratically run community-based charity, which has taken over responsibility for maintaining and managing the local Town Hall under an asset transfer agreement with our local council, Calderdale MBC.

www.hebdenbridgetownhall.org.uk

The asset transfer, which gives the Association 125-year leasehold ownership of the building and land, came into effect on 1st April 2010. Hebden Bridge is one of the first communities in Britain to own its Town Hall in this way.



The Town Hall
Hebden Bridge