



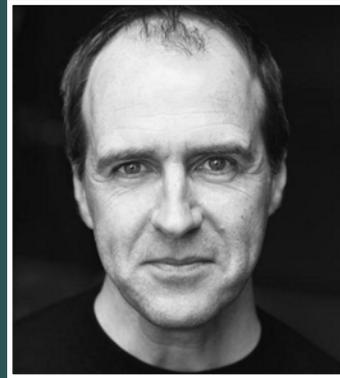
The space around the Hall is around an acre.

## ABOUT CALDER VALLEY CLT

Calder Valley Community Land Trust is a member led community benefit society and charity, established to help address and meet housing needs in our part of Calderdale. Our mission is to “Work with the people of the Calder valley to hold property and create sustainable and affordable homes in vibrant communities“.

We are part of the fast-growing community-led housing network, where local people play a leading role in solving local housing problems, creating genuinely affordable homes and stronger communities in ways that are difficult through current mainstream housing.

We are proud winners of this year’s Social Investment award from Social Enterprise Yorkshire & Humber.



“This share offer will help keep our heritage and ensures affordable places to live. That’s why I’m delighted to support this investment in our community.”

- Kevin Doyle  
Actor, Downton Abbey

# FIELDEN ACRE COMMUNITY SHARE OFFER



Tessa Kerr, Two Islands Photography

## YOUR CHANCE TO INVEST IN OUR COMMUNITY

Calder Valley Community Land Trust believes that community-led efforts can help achieve the affordable homes and community facilities we need in the Calder Valley. We believe there are people within our own community who are able and willing to invest for social as well as financial return as well as ethical investors from further afield.

finance raised will be part of a fund to purchase two residential properties for use as affordable housing, a meeting room and land with potential for new community facilities.

Through bringing the whole Fielden site into community ownership we aim to secure the Fielden Hall’s future as a thriving community asset and prevent unsympathetic private development on the land.

We invite you to invest in the Calder Valley through the Fielden Acre Community Share Offer. The

## AFFORDABLE PLACES TO LIVE SAFEGUARDING OUR HERITAGE

Fielden Hall, which is managed by the Fielden Centre Association as a thriving community venue, was gifted to Calder Valley CLT in 2015 to protect its future as a community asset. Now the houses that bookend the hall have come up for sale. The CLT buying these houses will mean they stay as affordable housing in the long term. It means we can make sure the whole hall and land stays in community hands as a community resource for this generation and the next,

stopping possible future private development on the land. Raising this money will also pay for upgrading the Fielden buildings.

But it’s more than that - Community ownership of the whole plot of land brings us possibility. We will secure for the community a beautiful and historic building, protect a community future for Fielden Hall itself and maybe better connect the Hall to Centre Vale Park.



Calder Valley Community Land Trust Ltd is a Community Benefit Society (Reg. No.7038) and registered with HMRC as a charitable organisation.

**Registered address:** Unit 23, The Town Hall, St Georges Street, Hebden Bridge, West Yorkshire, HX7 7BY

Details about the society and our work can be found on our website at [www.caldervalleyclt.org.uk](http://www.caldervalleyclt.org.uk)

[www.caldervalleyclt.org.uk/fieldenacre](http://www.caldervalleyclt.org.uk/fieldenacre)

[@CVCLT](https://twitter.com/CVCLT) #FieldenAcre



# INVESTING IN OUR COMMUNITY

## COMMUNITY



“ We wholeheartedly support the Fielden Acre Community share offer. Bringing the houses and land into community ownership will ensure that the houses stay at affordable rents and help secure the future of our beautiful Fielden Hall as a thriving community centre for all the people of Todmorden.

- Bill Griffiths,  
on behalf of the Fielden Centre Association



## AFFORDABLE HOMES



By buying the two houses, the Masters House and The Old School, that bookend the historic Fielden Hall, the CLT will ensure that they stay as affordable homes for the long term and prevent unsympathetic development on the land

## HERITAGE



Sarah Fielden

Pioneering philanthropist and educator Sarah Fielden helped make Todmorden the town it is today when she established a school on the site back in 1871. In the 2020s, we now have the chance to use community shares investment for a very modern kind of philanthropy, making our contribution to the town's future.



# INVESTING IN THE FIELDEN ACRE

## INVESTING IS EASY!

go to the Ethex website:  
[www.ethex.org.uk/caldervalleyclt](http://www.ethex.org.uk/caldervalleyclt)

Anyone can now invest in the Fielden Acre Project. Shares worth £1 can be bought in multiples of £250 up to a maximum of £20,000. The shares will have a target maximum interest of 2% with the first payments made available in early 2023\*.

The community shares booster programme will invest a £50,000 when we achieve £150,000 of community investment, making the money you invest worth a lot more.

The share offer will open on 31st October and stay open until 22nd Jan. We hope to purchase the land and buildings in early 2021.

The Fielden Acre Project is supported by a robust business plan that has achieved the Community Shares Standard of good practice. The CVCLT considers the Fielden Acre a relatively low risk investment.

The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. These standards ensure that:

- The offer document and application form are easy to understand
- You are provided with all the facts you need to make an informed decision
- The facts are supported by the annual accounts and/or business plan for the society
- Nothing in the documents is purposefully incorrect, confusing or misleading

Societies are asked to sign a Code of Practice requiring them, among other things, to give the public a right of complaint to the Community Shares Unit.

For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to:  
[communityshares.org.uk](http://communityshares.org.uk)



## WHAT ARE COMMUNITY SHARES?

Community Shares are a way for local communities – and other supporters – to invest in your community for the long term, achieving your social as well as financial goals. You become a member of a community enterprise, with a democratic say in its social aims and future success.

Community shares cannot be 'traded'; you cannot sell your shareholding on to someone else. The value of Community Shares cannot increase, but can go down. Community shares are withdrawable but at no more than their original value. Shares cannot be withdrawn on this offer before early 2024.

## GET THE FULL SHARE OFFER DETAILS

The Fielden Acre Share Offer Document has all the details of the share offer. Exactly what we will do, how much it will cost, where the rest of the money is coming from and how we will manage the investment.

Download a copy on the Ethex website:  
[www.ethex.org.uk/caldervalleyclt](http://www.ethex.org.uk/caldervalleyclt)

## WHAT IS ETHEX?

Our share offer is run through Ethex, a not-for-profit, online ethical investment platform that allows people to buy community shares and other ethical investments. Ethex acts as the receiving agent for investments, carries out all necessary investor checks and deals with queries



**Capital at Risk Warning:** You could lose some or all of the money you invest in this share offer, without recourse to the Financial Services Compensation Scheme or the Financial Ombudsman Service.

\*please see terms and conditions for interest payment and withdrawal of shares in the Fielden Acre Community Share Offer document at [www.ethex.org.uk/caldervalleyclt](http://www.ethex.org.uk/caldervalleyclt)