

Christow Community Land Trust
'Sustaining our Community'

The Christow Community Land Trust's initial aim was to provide affordable housing for people with a strong local connection to our village. This was achieved with the completion of Stafford Close in 2017. It is now seeking to develop and support further projects, large or small, that will benefit the community in and around Christow.

Legally, a Community Land Trust must be

- Owned by the Community
- Run by the Community
- For the benefit of that geographical Community
- Not for personal profit

(Housing and Regeneration Act 2008 Part 2, Chapter 1, Clause 79)

To ensure the CLT could achieve this, The Christow CLT was registered as an Industrial and Provident Society (now known as a Community Benefit Society) and it needs members to join and help achieve great things. Each member has one, equal vote at general meetings, and is able to put themselves forward as a board member and elect the board.

A Community Benefit Society is joined by members owning shares in it. Unlike a share in a company you will not 'own' part of the CLT and will not receive any payment from profits. The shares cannot rise in value but may lose value. You cannot sell them. CCLT shares cost £1. Each member owns just one share.

As a Community Benefit Society, as well as guaranteeing democracy and ensuring its assets are protected, the CCLT is potentially able to raise money through issuing further shares. Currently, we just want membership. We are therefore asking those who want to support our goals to invest £1 in a share and join us.

Please retain this half of the form and return the application form opposite with your payment to the Membership Secretary at the address given.

The Christow CLT Limited is an Industrial and Provident Society for the benefit of the community
Registration No. 31683R. Registered Office: Hillcrest Cottage, Christow, EX67NN

Link to our web page on <http://www.christowparishcouncil.gov.uk>

Membership Application Form

I _____ (full name) support the objectives of the Christow CLT Limited and wish to apply to become a member.

I understand that:

- Persons under 16 may not be members.
- Members each have one vote at general meetings regardless of how many £1 shares they hold.
- Shares will never be worth more than I pay for them, and could even reduce in value and there will be no dividend payable to subscribers.
- By acquiring at least one share, I am signing up to the governing documents of the CLT and any Standing Orders in force.
- This is not a savings scheme and I may not get any or all of my money back should I ever ask for this in the future.
- If I wish to leave the CLT, I must apply in writing to the Secretary so that the Board can consider whether my share money can be returned. The CLT cannot guarantee it will have sufficient funds.
- The shares are not backed by any compensation scheme or ombudsman.
- This application will be considered by the elected Board and may not be accepted.

I have filled in the information on the reverse and submit this application with my payment of £1 to the Membership Secretary, Andy Cook, Little Clampitt, Dry Lane, Christow, EX6 7PH.

Cheques are payable to 'The Christow CLT Ltd'; BACS payments to Christow Community Land Trust, The Co-operative Bank, sort code 089299, account number 65587584.

Signed _____

Date _____



About Community Land Trusts

Community Land Trusts (CLTs) have been set up across the country to help provide affordable homes for local people. By forming a partnership with a Housing Association, a CLT can lead the housing project and generate a long-term income whilst being protected from the risks involved. The community then has a financially viable trust able to take on future projects for the benefit of that community. The main features about this way of doing things are:

- **Land ownership.** A CLT can secure the housing site **in perpetuity** for the community (with an option to take on full ownership of the properties from the Housing Association should the CLT ever wish to do so). The Christow CLT has entered into a long-term lease with Teign Housing Association.
- **Affordable Homes for Local People.** Those with a strong local connection – through living or working in the parish or having family there – have priority for the housing. This is enshrined in a legally binding agreement between the Council, the Housing Association and the Christow Community Land Trust (CCLT).
- **Access to grant funding.** The creation of the CCLT makes us eligible to apply for government grants and other funding sources to finance community led housing schemes and other projects in Christow.
- **Financial viability.** The CLT obtains an income from ground rents sufficient to cover the Trust's running costs and provide a small income for other projects. The Trust is therefore financially sustainable.
- **Potential for other projects.** The initial priority for The CCLT was land for housing at Stafford Close (rental and shared ownership) – using a housing needs survey to establish number and mix. However, the objects (aims) of the Trust allow for the CCLT to own, develop and protect other property and land and lead other schemes of benefit to the parish and its environs. Following the successful completion of Stafford Close, this is now our focus.
- **Democratic.** The Trust is a democratic organisation - **with membership open to anyone supporting its objectives.**

Membership of The Christow CLT Ltd.

| | |
|------------------|--|
| Surname | |
| First Name(s) | |
| Title | |
| Postal address | |
| Post Code | |
| E-mail address | |
| Telephone number | |

Data protection and privacy notice

We keep a record of your name and contact details so we can:

- Maintain a register of members
- Inform you of the time, date and location of the Annual General Meeting and any other meetings which you are entitled to attend
- Inform you of any developments concerning the business of the Trust

We will take all reasonable precautions to keep your data secure, and we will never pass your data on to third parties. If you leave the Christow CLT, we will keep your data for no longer than 12 months. You have a right to ask for a copy of the information we hold on you, or to amend your personal and contact details, at any time. Contact the CCLT Membership Secretary to do this: andy@redlandbuilders.com

We would also like to send you our electronic newsletter (about four times a year) and occasional emails with updates on the aims and activity of the CCLT.

Please tick this box to indicate that you consent to receiving the CCLT newsletter and other CCLT information by email.

If you change your mind, you can opt out of receiving the newsletter at any time by contacting coronyedwards@gmail.com Telephone 01647 253059.