



Chorlton Community Land Trust

Membership Policy

This policy sets out the procedures for individuals and bodies to become members of the Chorlton Community Land Trust (Registered Society No. 8102), the procedures of the Board for deciding applications for membership, the obligations placed upon members and the processes involved in terminating membership.

In relation to the admission of members, the CLT's Rules state:

"The Board shall set, review and publish its policies and objectives for admitting new members. The Board shall only admit new members in accordance with such policies.

An applicant for any share shall apply in writing to the CLT's registered office setting out their reasons for applying in accordance with the CLT's policies and pay the sum required to purchase a share or shares (which shall be returned to them if the application is not approved).

Every application shall be considered by the Board in accordance with [the Membership Policy] including where the applicant is responding to an invitation to purchase shares following the issue of an offer document by the Board as part of a share offer. The Board has the power in its absolute discretion to accept or reject the application. If the application is approved, the name of the applicant and the other necessary particulars shall be entered in the Register of Members and certificate(s) shall be issued to the applicant."

This Membership Policy has accordingly been prepared to satisfy the Board's obligations as set out in The CLT's Rules.

This policy is divided into two sections, namely:

- Admission of Members
- Ending Membership



Chorlton Community Land Trust

Membership Policy

1. Admission of Members

1.1 Who can be a member?

Chorlton CLT encourages all members of its community to become members of the CLT and to play an active part in its work. This is subject to the facts that it will not always be possible to reconcile differing views in the community, or to work with those whose interests do not align with the ethos, aims or objectives of the CLT.

Chorlton CLT welcomes applications from anyone over 18 who supports our work irrespective of sex, gender, sexuality, disability, race or religion.

1.2 The Objects of the CLT

The Chorlton CLT is formed for the benefit of the community to operate as a Community Land Trust in Chorlton, Manchester with the express purpose of furthering the social, economic and environmental interests of the community, through:

- the business of providing and managing housing (including social housing) and providing assistance to help house people and associated facilities, amenities and services;
- the promotion of regeneration schemes for the community's benefit by any means that the Board considers reasonable and will be of benefit, including all or any of the following means:
 - the provision of workspace, buildings and/or land for use on such terms as the CLT shall determine;
 - the provision and/or maintenance of a community-based shop, cafe or post office;
 - the provision of such other community resources and activities in the area of benefit as the Board shall determine from time to time for the benefit of the community;
 - the provision, supply and maintenance of renewable or community energy systems.

1.3 Obligations of Members

All members agree to be bound by the obligations on them as set out in the CLT's rules. When acting as members they shall act, at all times, in the interests of the CLT and for the benefit of the community, as guardians of the objects of the CLT.



Chorlton Community Land Trust

Membership Policy

1.4 Nature of Members

A member of the CLT is a person or body whose name and address are entered in the Register of Members and individually or jointly holds a minimum of one share.

An application should be made on the corresponding membership application form, including contact details and indicating the motivation for membership. Successful applicants become members on the payment of a single one-pound share.

The following cannot be members:

- a minor (anyone under 18 years of age);
- a person who has been expelled as a member, unless authorised by special resolution at a General Meeting;
- a person who has been previously removed from the Board;
- a person in respect of whom a registered medical practitioner who is treating that person gives written opinion to the CLT stating that the person has become physically or mentally incapable of exercising their rights as a shareholder and may remain so for more than three months;
- a personal representative on the death of a member save for the ability to vest or realise the shareholding on behalf of the deceased's beneficiary, except that such a personal representative may become a member in their personal capacity;
- a trustee in bankruptcy or insolvency practitioner save for the ability to deal with any shareholding, except that such a trustee in bankruptcy may become a member in their personal capacity.

A member can be the nominee of an unincorporated body. In such cases the register shall contain the name and address of the member and shall designate the member as the nominee of a named unincorporated body. The address of the unincorporated body shall also be entered in the register if it differs from the address of the member nominee.

A corporate body can be a member. It can appoint an individual to exercise its rights at General Meetings. Any such appointment shall be in writing and given to the secretary.

All members (including joint members) shall have one vote irrespective of the number or nature of their shareholding. This means that joint members have one vote between them.

The CLT does not trade for profit and any profits shall only be applied for the purpose of furthering the CLT's objects and/or in accordance with the CLT's rules. Therefore, nothing shall be paid or transferred by way of profit to members of the CLT.



Chorlton Community Land Trust

Membership Policy

Members of the CLT can:

- Vote at the AGM and regular general meetings
- Stand for election to the Board
- Vote in the election of Directors to the Board
- Get involved by volunteering to support the work of the CLT

Members will be kept regularly informed of the work of the CLT such as through regular newsletters and social media postings.

1.5 Supporting the Aims of the CLT

All applicants for membership must confirm in writing their support for the aims of the CLT, which are as follows:

- provide a variety of housing types and tenures to meet the needs of the diverse local population, including cohousing.
- prioritise the delivery of affordable homes with an allocations policy that gives priority to local people affected by rising house prices.
- create shared community spaces to foster increased neighbourliness, personal wellbeing and environmental awareness.
- invest in low and zero carbon technologies and building efficiency to reduce impacts on climate change and build in climate resilience.
- protect and enhance the natural environment through the protection and creation of diverse habitats, wildlife corridors and provision of sustainable drainage features.
- promote the use of car free areas, car sharing initiatives, electric vehicle charging points and cycle infrastructure to reduce traffic congestion and improve air quality.
- seek opportunities to engage with other community organisations and the wider community for mutual benefit.
- ensure age-friendly design and management principles are implemented.
- retain land and property in permanent community ownership through a Community Land Trust (CLT).
- operate as a not-for-profit Community Land Trust which is accountable to its membership.



Chorlton Community Land Trust

Membership Policy

1.6 Conduct

The Board seeks to uphold the highest standards of respectful conduct amongst its members and in all of its activities. The Board reserves the right, in its absolute discretion, to refuse an application for membership if evidence is presented to the Board that demonstrates a history of inappropriate conduct or behaviour that does not accord with the CLT's Members Code Of Conduct and/or which the Board considers could undermine the reputation and good standing of the CLT. This may include, but is not limited to, the use of abusive, threatening, intimidating, bullying, discriminatory or defamatory language or actions against the CLT as a whole, individual members or groups, whether in person, in CLT meetings, on social or any other form of media.

1.7 CLT Procedures Upon Receipt of an Application for Membership

Applications are submitted to and processed by the Membership Secretary.

Upon receipt of an application for membership, the Membership Secretary will confirm receipt of the application to the applicant by email.

The Board will ensure that reasonable steps are taken to assess whether the applicant meets the requirements of this Membership Policy. Applicants may be contacted where it is deemed that further information or points of clarification are required to determine whether applicants satisfy the terms of this policy. If, following a request for clarification or further information, an applicant does not respond within 28 days, the application will be deemed to have been withdrawn.

The Board will consider whether to accept or reject membership applications at its monthly Board Meeting as a minimum and more frequently if availability of Board Members allows. The Board may decide that further information or points of clarification are required before making a final decision.

Successful applicants will be informed in writing of the Board's decision. Successful applicants will be issued with a Share Certificate of Membership and their details placed on the Register of Members. If an application is refused the applicant will be informed in writing of the reasons for the Board's decision, with reference to this Policy, and any membership share payments returned.



Chorlton Community Land Trust

Membership Policy

2. Ending Membership

2.1 Conditions for Ending Membership

A member shall immediately cease to be a member if any of the following occur:

- they die; or
- they are expelled; or
- they withdraw from the CLT by giving notice to the Secretary which shall be effective on receipt unless they are one of the last three remaining members, in which case they must provide at least one month's written notice of the withdrawal to the secretary; or
- they do not participate in, nor deliver written apologies in advance for, two consecutive annual General Meetings of the CLT; or
- in the case of a body corporate it ceases to be a body corporate;
- in the case of the nominee of an unincorporated body, they transfer their share to another nominee of that body; or
- they cease to be eligible to be a member; or
- having been a Board Member of the CLT they cease to be a Board Member (unless the Board in its absolute discretion resolves that they shall remain as a member);
- they are a resident of the CLT and are subject to a possession order or are in breach of a suspended possession order, or are subject to any of the following types of court order: anti-social behaviour order, anti-social behaviour injunction, demoted tenancy, or closure order; or
- the CLT has obtained an order of a competent court or tribunal against them for recovery of monies due from them to the CLT provided that if the order is suspended or is an order for payment in instalments they shall only cease to be a member upon failing to meet the terms of the order; or
- they are a resident of the CLT and, in the opinion of the Board, are in material or serious breach of their tenancy agreement or lease.



Chorlton Community Land Trust

Membership Policy

2.2 Expulsion

A member may only be expelled by three fourths of the votes cast at a special General Meeting called by the Board.

The Board must give the member at least one month's notice in writing of the General Meeting. The notice to the members must set out the particulars of the complaint of conduct detrimental to the CLT and must request the member to attend the meeting to answer the complaint.

At the General Meeting called for this purpose the members shall consider the evidence presented by the Board and by the member (if any). The meeting may take place without the attendance of the member.

If the resolution to expel the member is passed in accordance with this rule, the member shall immediately cease to be a member.

2.3 Treatment of Shares on Cessation of Membership or Expulsion

When a member ceases to be a member or is expelled from the CLT, his or her Membership Share shall be cancelled. The amount paid up on that share shall become the property of the CLT.

A member with shares issued through a share issue who is expelled from the CLT shall be paid the nominal value of shares held by them at the time of the expulsion unless the right to withdraw shares has been suspended. In these circumstances the nominal value of their share capital shall be converted into loan stock upon such terms as may be agreed between the Board and expelled member, or their personal representative, or trustee in bankruptcy provided that such agreement shall require the repayment of the loan within a period not exceeding three years. The Membership Share shall be cancelled in accordance with the preceding paragraph.

Agreed by Board on	23 July 2019
Chair	
Secretary	
Previous Versions	None
Next review	July 2020