

## Introducing Haslemere Community Land Trust

In the Community, For the Community, By the Community

Haslemere Community Land Trust Limited aims to provide affordable housing for people with a strong local connection to the town and its vicinity. Additional projects could involve providing or enhancing other assets important to the community.



There is a legal definition of a Community Land Trust (CLT). It must be-

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

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

To ensure our CLT meets these criteria, Haslemere Community Land Trust Limited has been registered as a Community Benefit Society and it needs members to join and help it achieve great things. Each member will have one, equal vote at general meetings (regardless of the number of shares purchased), be able to put themselves forward as a board member and elect the board.

Members join a Community Benefit Society by owning shares in it. Unlike a share in a company (like, say, British Gas) 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.

As a Community Benefit Society, in addition to guaranteeing democracy and ensuring its assets are protected, Haslemere Community Land Trust Limited will one day be able to fund projects by raising large amounts of money through issuing community shares. These community shares will have different terms and may pay interest. For now, we are asking those who want to support our Community Land Trust to invest at least £1 in shares and become a member. Of course, any additional donation or extra shares you can buy at this time would be greatly appreciated. We would suggest purchases of one or more blocks of 10 shares if you are able, but of course any amount will be gratefully received and will guarantee your membership.

## Community Land Trusts - A New Way of Doing Things

Community Land Trusts (CLTs) are being set up across the country to help provide affordable homes and services for local people. The CLT owns the land and, with partners, can lead housing projects and generate a long-term income while sharing 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 new way of doing things are:

**Land ownership.** The CLT's aim is to secure the housing site in perpetuity for the community and enter into long-term lease arrangements with self-builders, Housing Associations or occupiers and have a strong influence over important things like layout, design and occupancy.

**Affordable homes for local people.** Those with a strong local connection – through living or working in the area, or having family here – have priority for the housing. Each housing project will have its own set of criteria which will be agreed and published when the project is initiated.

**Access to grant funding.** The creation of the CLT enables government and other grants to be obtained for community-led housing schemes.

**Financial viability.** Once up and running the CLT aims to obtain an income from ground rents and leases sufficient to cover the Trust's running costs and provide a small income for other projects. In the meantime, it is funded by the National Community Land Trust Network, Council and other grants as well as by members. The Trust is therefore financially sustainable.

**Potential for other projects.** The priority is land for affordable housing. However, the scope of the Trust provides a vehicle for Haslemere Community Land Trust Ltd to own, develop and protect other property and land, particularly where there is a gap between public and private provision.

**Democracy.** The Trust is a non-political democratic organisation - with membership open to anyone supporting its objectives.

## Membership Application Form

I \_\_\_\_\_ (full name) support the objectives of the Haslemere Community Land Trust Ltd and hereby 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 shareholders.
- By acquiring at least one share, I am signing up to the governing documents of the CLT. (Refer to the rules at [haslemereclt.org.uk/about/important-notice/](http://haslemereclt.org.uk/about/important-notice/))
- 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 at the Registered Office and the Board will 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.
- Share certificates will be issued via email, unless otherwise requested.

I have filled in the information box and submit this application for ..... shares with my payment of £....., being £1.00 per share.

I also enclose a donation of £.....

(Make cheques payable to 'Haslemere Community Land Trust Ltd', or send bank transfers to Haslemere Community Land Trust Ltd, sort code 60-10-14, account 87807416 and please use your surname as payment reference).

Signed \_\_\_\_\_ Date \_\_\_\_\_

Please post the application form with your payment to: Haslemere Community Land Trust Limited, c/o Haslemere Educational Museum, 78 High Street, Haslemere, GU27 2LA or via email to our membership secretary Diana Vartan ([dvartan@haslemere.com](mailto:dvartan@haslemere.com))

## Membership of Haslemere Community Land Trust Limited

Title	
Surname	
First Names(s)	
Postal address (including postcode)	
E-mail address (E-mail is our preferred method of communication by providing your email address you consent to receiving formal notices by email rather than by post)	
Telephone number	
I would like to help Haslemere Community Land Trust. (Please list skills, areas of expertise or interest if you are able to volunteer or knowledge of land or funding we could investigate. )	

Please inform the CLT's secretary ([dvartan@haslemere.com](mailto:dvartan@haslemere.com)) of any changes to your personal details, which will be kept in strict confidence and not be shared with any other organisation.