

The Marshwood CLTs' initial aim is to provide affordable housing for people with a strong local connection to our village.

It is a Community Land Trust, CLT. There is a legal definition of a CLT. It 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 achieves this, Marshwood CLT has been registered as a Community Benefit Society and it needs members to join and help achieve great things. Each member will have one, equal vote at general meetings, be 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 (such as 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, as well as guaranteeing democracy and ensuring its assets are protected, Marshwood CLT will be able to raise large amounts of money through issuing additional shares. Currently, we just want membership.

We are asking for those who want to support our initial goal of providing affordable housing for local people to invest £1 in shares and join us. There will also be an annual subscription to cover the membership administration, this will be £1.

Please retain this part of the form and return the application form with your payment to the address below.

Marshwood CLT is an Industrial and Provident Society for the benefit of the community
Registration No. 31719 R

Address; 7 Marshalsea, Marshwood, Bridport, Dorset, DT6 5QE
Website: www.marshwoodclt.org.uk

A New Way of Doing Things

Community Land Trusts (CLTs) are being set up across the country to help provide affordable homes for local people. By forming a partnership with a Housing Association, the 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 new way of doing things are:

- **Land ownership.** The 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 CLT will enter into a long term lease with the Housing Association and have an 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 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 Community Land Trust.
- **Access to grant funding.** The creation of the CLT enables government grants to be obtained for community led housing schemes. Otherwise, there is little prospect of obtaining grant for at least another four years.
- **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 priority is land for housing (rental and shared ownership) – using the current housing needs survey to establish number and mix. However, the scope of the Trust provides a vehicle for Marshwood CLT to own, develop and protect other property and land.
- **Democratic.** The Trust is a democratic organisation - **with membership open to anyone supporting its objectives.**



**Membership of Marshwood Community Land Trust
'Sustaining our Community'**

Membership Application Form

I _____(full name) support the objectives of the Marshwood CLT 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 at the Registered Office. The Board will consider whether my share money can be returned and the CLT cannot guarantee it will have sufficient funds to do so.
- If I do not pay my annual subscription then my £1 share money will be used as an admin fee to end my membership and I will no longer remain a member of the CLT.
- 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; if not accepted, my money will be returned.

I have filled in the information box opposite and submit this application form with my payment of £2 (cheques payable to 'Marshwood CLT')

Signed _____ Date _____

Surname	
First Name(s)	
Title	
Postal address	
Post Code	
E-mail address	
Email is our preferred method of transmitting communications	
Telephone number	

Please ensure that the CLT's secretary is informed of any changes to your personal details.