



Ringmer Area Community Land Trust.

Ringmer Area CLT,
c/o Shelleys
60 Springett Avenue
Ringmer, East Sussex
BN8 5QX.

What is a CLT

There is a legal definition of a Community Land Trust (CLT) which is defined by statute in Section 79 of the Housing and Regeneration Act 2008. In summary, it states that a CLT must be-

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

Ringmer Area Community Land Trust

Ringmer Area Community Land Trust is a Community Benefit Society, registered with the Financial Conduct Authority, to sustainably further the social, economic and/or environmental interests of people who live and/or work, and/or have a substantial connection to the "Ringmer Area". In this case the "Ringmer Area" covers the civil parishes of Ringmer, Glynde, Beddingham and Firle.

It is important to understand that Community Land Trusts (CLTs):

- are locally driven, controlled and democratically accountable.
- can meet local housing need even in areas with very high house prices.
- set the criteria for the residents they rent properties to
- by retaining an equity share in each property, provide housing that is permanently affordable, benefitting many generations of residents.
- give the community assets for the future.
- genuinely empower local communities, where communities are part of the vision and solution for their local area that could help shape their local area
- can provide, own and administer other initiatives that include providing work spaces, recreational spaces, energy initiatives for the benefit of the community in general.

The Ringmer Area Community Land Trusts' (RACLT) intends to become involved in all of the above and has the initial aim of:

- Providing affordable housing for people with a strong local connection to the villages in our area.
- Acquiring, developing and stewarding land and other assets
- Promoting community-led initiatives, such as housing, community facilities, workspaces, renewable energy and sustainable land management projects

In short, Ringmer Area CLT is adopting an approach that combines participatory community engagement to create and sustain an environment for community-led initiatives.

As a Community Benefit Society, RASCLT 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 buying and owning shares in it. Unlike acquiring shares in an incorporated company (such as Vodafone) you will not 'own' part of the CLT and will not receive any payment from profits. The shares in a CLT cannot rise in value but may lose value. You cannot sell the shares. The organisation is solely for the benefit of the community it encompasses both now and in the future.

As a Community Benefit Society, as well as guaranteeing democracy and ensuring its assets are protected, Ringmer Area CLT will be able to raise large amounts of money through issuing additional shares.

Currently, we want membership and we are asking for those who want to support our initial goal of providing affordable housing for local people to invest a minimum of £5 in shares and join us. There will also be an annual subscription to cover the membership administration, this will be £5.

Benefits of Membership

As a Full Individual Member of RACLT you can:

- Receive regular newsletters, updates and information by email
- Attend and vote at the AGM on the direction of RACLT
- Can 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

Ringmer Area CLT Membership Scheme

Ringmer Area CLT has three main classes of Membership, however only an Individual Member has the right to vote. The cost for 2019 are:

Category	Cost/Minimum Donation
Full supporting member – Annual Contribution Open to private companies, statutory organisations and individuals This is a minimum annual contribution.	£1000
Affiliate membership - Annual Contribution Open to statutory organisations and private companies Third sector organisations (voluntary & community groups, registered charities and community interest companies) This is a minimum annual contribution.	£100 £50
Individual Membership for 1 share	£5
Annual Subscription (Administration) Charge	£5

Becoming a member

RACLT welcomes applications from anyone over 18 who supports our work to become a member, however, to become a “Full Individual Member” you need to have a demonstrable connection to the at least one of the civil parishes that make up the RACLT by:

- living in the RACLT area for the previous 12 months
- working full time in the RACLT area for the previous 12 months
- has a significant close family tie in the RACLT area as accepted by the Board.

An application should be made on the attached form, including contact details and indicating the motivation for membership, with justification for the class of membership being applied for. Successful applicants to become “Full Supporting Members” and “Affiliate Members” become members on the payment of the minimum donation. Individual (voting) Members become full members on the payment of £5 for one share and the subscription fees agreed by the board.

Applicants need to be aware that:

- That the applicant commits to supporting our approach, values and principles related to the Public Life principles
- That the applicant correctly and completely fills in and submits the application form
- Applicants will be required to indicate acceptance of the conditions of membership
- Persons under 17 may not be members.
- Members each have one vote at general meetings regardless of how many shares they hold.
- Shares will never be worth more than what is paid for them, and could even reduce in value and there will be no dividend payable to subscribers.

- By acquiring at least one share, members are signing up to the governing documents of the CLT and any Standing Orders in force.
- This is not a savings scheme and members may not get any or all of their money back should they ever ask for this in the future.
- If a member wishes to leave the CLT, they must apply in writing to the Secretary at the Registered Office. The Board will consider whether any share money can be returned and the CLT cannot guarantee it will have sufficient funds to do so.
- If a Member does not pay their annual subscription then their £5 share money will be used as an admin fee to end their membership and they will no longer remain a member of the RACLT.
- The shares are not backed by any compensation scheme or ombudsman.
- If a Member acts in a way that is considered by the Board to be inappropriate, offensive, anti-social and or not in accordance the RACLT's values and or rules then their membership may be terminated by the Board without prejudice and compensation. A Member can appeal to the Board to review their decision with 14 days, however the Boards decision id final.
- In order to be a beneficiary of housing provided by the RACLT you will need to be a RACLT Individual Member, however being an Individual Member does not guarantee that the RACLT will provide accommodation for that Member.

Refusal

The Board may refuse an application for membership if, acting reasonably and properly, they consider it to be in the best interests of the RACLT to refuse the application. The Board will inform the applicant in writing of the reasons for the refusal within twenty-one days of the decision. The Board will consider any written representations the applicant may make about the decision. The Boards decision following any written representations must be notified to the applicant in writing but shall be final (i.e. there is no further right of appeal).

Possible reasons for refusal of membership:

- Applicants not willing to sign up to support our approach, values and principles. If these are struck out on a paper copy of the form, membership will be refused.
- Applicants who do not live or work in RACLT area may be refused
- Applicants that refuse to pay the minimum donation or subscription fees

The Company Secretary is delegated to accept all new members that meet the criteria and correctly completes the form. Any application that may be contentious will be reported to the board.

Termination of Membership

Unless someone dies, the Member leaves the RACLT area or the Member resigns, membership continues indefinitely. The only exception is for non-payment of any money due to the RACLT including non-payment of the minimum donation and or subscription fees.

The board may decide to terminate membership if they deem it to be in the best interests of the RACLT, by passing a resolution. The will be given 21 days' notice in writing that it is proposing to terminate membership, the reason why, and the date of the meeting at which this will be resolved. The Member or Member's representative will be given the right to make representations to this meeting. Once the resolution to terminate membership has been passed there is no right of appeal.

Any Member behaving in a way that is likely to damage the reputation of the RACLT could reasonably expect to have membership terminated. (i.e. seeking adverse publicity about the activities of the Trust)

Document approved by the Board of Directors of Ringmer Area Community Land Trust on 9th January 2019.



Ringmer Area Community Land Trust. Individual Membership Application Form

Ringmer Area CLT,
c/o Shelleys
60 Springett Avenue
Ringmer, East Sussex
BN8 5QX.

I _____ (full name) support the objectives and Conditions of Membership of the Ringmer Area Community Land Trust (RACLT) and wish to apply to become a Member.

I understand that to become an "Individual Member" of the Ringmer Area Community Land Trust (RACLT) I can demonstrate a connection to the at least one of the civil parishes that make up the RACLT by:

- living in the RACLT area for the previous 12 months continuously
- working full time (more than 30 hours per week on average) in the RACLT area for the previous 12 months continuously
- having a significant close family tie in the RACLT area as accepted by the Board.

I also understand and agree that:

- Members commit to supporting RACLT approach, values, principles and the Public Life principles
- Persons under 17 years old may not be members.
- Full Members each have one vote at general meetings regardless of how many shares they hold.
- Shares will never be worth more than what is paid for them, and could even reduce in value and there will be no dividend payable to subscribers.
- By acquiring at least one share, as a Member I am signing up to the governing documents of the RACLT and any Standing Orders in force.
- This is not a savings scheme and members may not get any or all of their money back should they ever ask for it.
- If a member wishes to leave the RACLT, they must apply in writing to the Secretary at the Registered Office. The Board will consider whether any share money can be returned and the RACLT cannot guarantee it will do so.
- If a Member does not pay their annual subscription then their £5 share money will be used as an admin fee to end their membership and they will no longer remain a member of the RACLT.
- The shares are not backed by any compensation scheme or ombudsman.
- If a Member acts in a way that is considered by the Board to be inappropriate, offensive, anti-social and or not in accordance the RACLT's values and or rules than their membership may be terminated without prejudice and compensation.
- In order to be a beneficiary of housing provided by the RACLT you will need to be a RACLT Individual Member, however being an Individual Member does not guarantee that the RACLT will provide accommodation for that Member.
- This application will be considered by the Board and may not be accepted; if not accepted, my money will be returned.

I confirm that I have correctly and accurately filled in the information boxes, agree and understand the above and submit this application form with my payment of £10 (cheques payable to 'Ringmer Area CLT). I give the RACLT permission to check any information provided on my application form as they see as appropriate including contacting my employer and or taking up personal references. *Please return this form with your cheque to Ringmer Area CLT, c/o Shelleys, 60 Springett Avenue, Ringmer, West Sussex, BN8 5QX.*

Signed _____ Date _____

Surname		I qualify to be an Individual Member of the RACLT because: <i>Please provide details here</i>
First Name/s		
Title		
Postal Address		
Email		
Telephone		