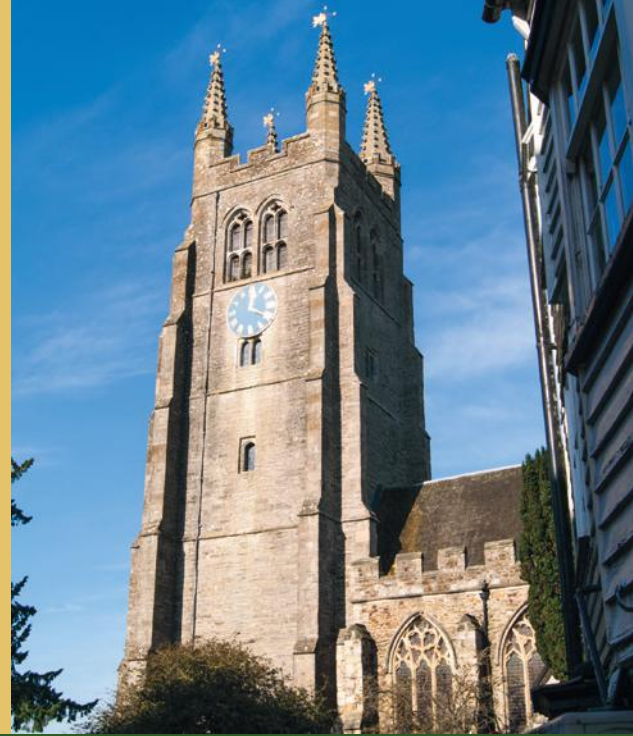


TCLT

PROVIDING GENUINELY
AFFORDABLE HOMES FOR THE
LOCAL COMMUNITY



TENTERDEN **COMMUNITY** LAND TRUST



A New Way of Doing Things

'Sustaining our Community'

Become a member of Tenterden Community Land Trust...

Community Land Trusts (CLTs) are being set up across the country to help provide affordable homes and services for local people.



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**

For general information about CLTs see www.CommunityLedHomes.co.uk

One has been established for Tenterden:

Tenterden Community Land Trust Limited.

It is a charitable Community Benefit Society run by volunteers. It gives the local community a financially viable CLT able to take on future projects for the benefit of the community.

The main features about this new way of doing things are:

Land ownership

The CLT can secure a housing site in perpetuity for the community.

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, enshrined in a legally binding planning agreement for any housing site.

Partnership working

It is likely that day-to-day management of any CLT housing will be in the hands of a housing association or other registered provider.

Access to grant funding

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

Financial viability

The CLT obtains an income from rents sufficient to cover the CLT's running costs and provide a small income for other projects. The CLT is therefore financially sustainable.

The priority

The priority is land for affordable housing – using the current housing needs survey to establish number and mix. In due course, other potential objects of the CLT could be considered.

Democratic

The CLT is a democratic organisation - with membership open to anyone supporting its objectives.

Membership – please join us

As a Community Benefit Society, Tenterden CLT 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, Tenterden CLT will be able to raise money through issuing shares, so it is not solely reliant on grant funding. Currently, however, we just want membership.

We ask those who support our goal of providing affordable housing for local people to invest at least £1 in buying shares and join us.

Please retain this form for reference and send the application form on the following page, duly completed, to the postal or email address below – or complete the form online

CONTACT TENTERDEN CLT:

tenterdencommunitylandtrust@gmail.com

www.TenterdenCLT.org

Registered Office: Bell House, Bells Lane,
Tenterden, Kent TN30 6ES

Tenterden Community Land Trust Limited is a Community Benefit Society
Registration No. 8246

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

TCLT Membership Application Form

I (full name):

do and will support the objectives of the Tenterden Community Land Trust Limited and wish to apply to become a member.

I understand/confirm that:

- I am over 18 years old
- I will have one vote at general meetings however many shares I hold
- Shares will never be worth more than I pay for them, and could reduce in value, and there will be no dividend payable to shareholders
- By taking at least one share, I am accepting the governing documents of the CLT and any Standing Orders in force
- The CLT 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
- Membership of the CLT does not guarantee a home
- This application will be considered by the elected Board and may not be accepted.

I have filled in the contact details (right) and submit this application for:

(number of shares required) shares.

I have paid in cash (or will pay by direct credit)

£ (£1 per share) to the CLT

Signed:

Date:

Surname:

First Name(s):

Title:

Address:

Post Code:

Email:

Email is our preferred method of communication

Tel:

Mob:

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

See the Tenterden CLT's personal data policy on its website and tick here to agree to it.

If you want to join the CLT's steering group, or want to help in other ways (eg, running social media) please tick here

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