



The first project of Salcombe Community Land Trust (Salcombe CLT or the CLT) is to provide affordable housing for people with a genuine local connection to the parish.

Salcombe CLT is a Community Land Trust. 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 Salcombe 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.

To join a CLT and become a member, you must buy a Membership Share. 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.

We are asking for those who want to support our initial goal of providing affordable housing for local people to invest £1 in a share and join us.

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

Salcombe Community Land Trust: 6 Knowle Road, Salcombe TQ8 8EQ  
FCA registered No. 7860  
HMRC exempt charity reference: ZD00806



### Membership Application Form

I \_\_\_\_\_ (full name) support the objectives of Salcombe Community Land Trust and wish to apply to become a member.

I understand that:

- Persons under 18 may not be members
- Members each have one vote at general meetings.
- A share will never be worth more than I pay for it and could even reduce in value and there will be no dividend payable to shareholders.
- By acquiring 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 and the Board will consider whether my share money can be returned. The CLT cannot guarantee it will have enough 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.
- *By signing this form, I consent to Salcombe CLT holding and processing my personal data for the business purposes in accordance with current Data Protection legislation.*

I have filled in the information box on the reverse and submit this application for one share with my payment of £1.00.

I consent to Salcombe CLT sending me information on my membership and the activities of the CLT.

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



Salcombe Community Land Trust: 6 Knowle Road, Salcombe TQ8 8EQ  
FCA registered No. 7860  
HMRC exempt charity reference: ZD00806



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

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

Members' personal information will be held in accordance with the General Data Protection Regulation 2018 and all members will have access to a copy of the CLT's privacy policy.

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



**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. 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. The CLT will enter into a long-term lease with a Housing Association and have an influence over important things like layout, design and allocations.

**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.

**Financial viability.** The CLT will obtain 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 affordable housing – using the current housing needs survey to establish number and mix. However, the scope of the Trust provides a vehicle for Salcombe CLT to own, develop and protect other property and land, in the future.

**Democratic.** The Trust is a democratic organisation

[www.salcombeclt.com](http://www.salcombeclt.com)