

Sherford Community Land Trust Membership Policy.

1. Introduction

Sherford community Land Trust (SCLT) is a community-led organisation that supports the economic, social and environmental success of the neighbourhood and manages land and assets for the benefit of the local community. This policy sets out the principles and criteria for membership in accordance with the Trust's governing documents and relevant UK laws.

2. Membership Eligibility

SCLT membership is open to four groups of stakeholders in Sherford:

- A Members (two) – Housing developers (Taylor Wimpey and Vistry Partnership).
- B Members (four) – Local Councils (Devon County Council, Plymouth City Council, South Hams District Council and Brixton Parsh Council).
- C Members – property owners/households.
- D Members – Shared owners, social and private tenants and local workers.

Where A and B Membership is prescribed to the Developers and Local Councils, membership is open to:

- Freehold or long-leasehold (businesses) property in Sherford (C Members)

AND:

- Shared owners, social and private tenants and local workers (D Members) who:
 - Support the aims and objectives of the CLT.
 - Agree to uphold the rules and values of the CLT.
 - Live in Sherford as either a shared owner of their house or a social or private tenant.

OR

- Are a local worker, who is employed under permanent contract where their significant place of work is Sherford.

3. Application Process

C Members

- For C members their TP1 document, signed on the point of purchase of their property is treated as their application. There is no further application process.
- While directors reserve the right to refuse membership, subject to directors' approval membership shall otherwise be automatic, as soon as the Trust is made aware of the C Members eligibility and their details have been processed.
- C Members cannot rescind or have their membership removed. They are members by virtue of owning their property and only cease to be members on the sale of that property, or similar such circumstances.

D Members

- Prospective D members must complete a membership [application form](#).
- Applications are reviewed for approval by the SCLT Board of Directors.
- Membership is granted upon approval by the Board and payment of a nominal membership fee (£0 unless otherwise determined).
- SCLT reserves the right to refuse membership if it is deemed not in the best interests of the organisation, with reasons provided in writing.
- D Members may be removed from the membership, if it is considered in the best interest of SCLT.

4. Rights and Responsibilities of Members

- C Members are households, meaning all individuals within a household collectively constitute one C Member. D Members are individuals, but where more than one D Member resides at the same address, they are treated as a single member for the purposes of rights and voting—similar to C Members.
- In cases where multiple individuals cohabit at an address eligible for C or D Membership, all individuals have the right to attend meetings and participate. However, only the individual first named on the TP1 or other relevant documentation may exercise the vote.
- An individual or household cannot be both a C Member and a D Member.
- C and D Members have equal rights and responsibilities under the Trust's rules.

Members have the right to:

- Vote at General Meetings, including the Annual General Meeting (AGM), (provided that C Members have paid the required CLT fee at least 14 days before the AGM).
- Stand for election to the SCLT Board of Directors as a Community Director representing the neighbourhood in which they live/work, provided that (in the case of C Members) the required CLT fee has been paid at least 14 days before the AGM.
Note: Only one director is permitted per membership/household.
- Receive reasonable updates and reports from SCLT about its activities (subject to the CLT fee being paid in the case of C Members).
- Contribute ideas and participate in discussions about the future of the Trust (subject to the CLT fee being paid in the case of C Members).
- Speak at General Meetings.

Members are expected to:

- Act in the best interests of SCLT and its community objectives.
- Abide by SCLT's constitution and policies.
- Treat fellow members, volunteers, and staff with respect and courtesy.

5. Termination of Membership

C Members

C Members membership may only be terminated on the sale of their Sherford property, or other such circumstances. (Though they will only be able to exercise any rights within SCLT if they have paid their CLT fee).

D Members

- The member resigns by providing written notice.
- The member is found to be acting against the interests of the CLT.
- The Board determines that a member is no longer eligible (e.g., no longer meeting the residency requirement).
- The member purchases a property in Sherford or gains 100% ownership under a shared ownership scheme, and they become a C Member.

6. Membership Register

- The CLT will maintain an up-to-date register of members.
- Personal data will be handled in accordance with the UK Data Protection Act 2018. You can see SCLT's Data Privacy policy here. [\[hyperlink to policy on website\]](#)

7. Approach to Fees

SCLT can levy—and in one case, set—two types of fees: the CLT Fee and a membership fee.

- The CLT Fee is established and set within property owners' TP1 documents, Sherford's Section 106 agreement, and SCLT's Articles of Association. It applies to C Members only and is currently set at £40 per annum, rising annually in line with inflation (Retail Price Index – RPI).
- The membership fee is set by the directors. It applies to all members and is currently set at £0.00.

Erroneous TP1s

In the case of erroneous TP1s for some houses built prior 2021, where in a smaller number of cases it is deemed that these errors cannot be rectified, the current position of the Trust is to offer these homeowners the choice to become CLT fee payers and voting members.

Annual Collection and Fee Period

- CLT Fees will be charged in September and are paid in advance for the year.
- If a home or property owner sells their property during the billing year, the Trust will not offer pro-rata rebates, as the charge applies to the property.

- Regarding the CLT Completion Charge (a CLT fee charged upon completion of a property sale), if completion occurs after 31st March, the property will not be charged the annual CLT Fee until the following September.

8. Review and Amendments

- This policy will be reviewed periodically and may be amended by the Board.

8. Contact Information

For any membership queries, please contact:

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