

# **Sherford Community Land Trust: Membership and More**



**Sherford  
Community  
Land Trust**



# Welcome to Sherford Community Land Trust

**We're delighted to welcome you to the Sherford Community Land Trust (SCLT).**

SCLT exists to support the communities of Sherford by bringing people together, stewarding community assets, and enabling collective action that creates social, economic, and environmental well-being—now and for generations to come. The Trust is already working to help shape a town where everyone feels a sense of belonging, opportunity, and pride.

As Sherford grows, so does our community—and the Trust is here to help it thrive.

This guide has been created to introduce you to what the Trust is, how it works, what it means for residents, and the ways you can get involved. Whether it's volunteering on our Community Panel, joining a Working Group, applying for small grants, attending events, or simply becoming a member—there's a space and place for everyone.

We hope this booklet gives you a useful and inspiring introduction to our work. If you have any questions or ideas, we'd love to hear from you.

Together, let's build a Sherford that works for everyone.

—The Sherford Community  
Land Trust Team

[www.sherfordtrust.org.uk](http://www.sherfordtrust.org.uk)  
[info@sherfordtrust.org.uk](mailto:info@sherfordtrust.org.uk)



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From the earliest days of the Stone Age and Iron Age, through Roman Britain to the Victorian and modern eras, Sherford has always been a place where people, animals, and nature thrive — even a mammoth, woolly rhinoceros, and Ice Age wolves!



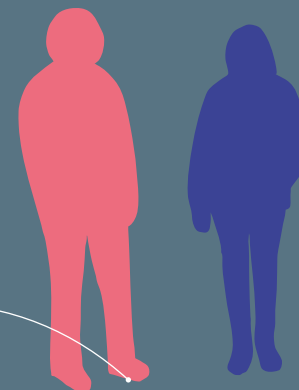


**Sherford isn't just a New  
Town, it's a cohesive,  
vibrant community where  
people are its foundation.**

Prem – Resident



# Who's who in Sherford: stakeholders and partners



## Local Councils

Brixton Parish Council  
(BPC)

Devon County Council  
(DCC)

South Hams District Council  
(SHDC)

Plymouth City Council  
(PCC)



## Sherford Community Land Trust (SCLT), Community Panel & Working Groups

SCLT is a social enterprise, set up to support the economic, social, and environmental development of Sherford, creating community benefit for all.

At the heart of the Trust is the Community Panel, a group of resident volunteers who are shaping its development and supporting activity through working groups.

The Trust's board of directors is initially made up of representatives from the four local councils and two housing developers. Later in 2025 the Trust will elect its first two Community Directors.

SCLT has four working groups: Communications, Shops, Amenities & Events, Youth, and Environment & Heritage. It also supports a range of other activities, groups and projects around Sherford.

## Sherford Consortium

Taylor Wimpey. Vistry Group  
(Linden Homes, Bovis Homes  
and Countryside Homes)

The Sherford Consortium is a partnership between award-winning national housebuilders, Taylor Wimpey & Vistry Group, which includes Countryside Homes, Linden Homes and Bovis Homes. For more information or queries about the development:  
Email - [info@sherford.uk](mailto:info@sherford.uk)  
Visit - [www.sherford.uk](http://www.sherford.uk)

## Estate Management Companies

Different management companies look after different elements of Sherford. FirstPort is responsible for the completed communal estate areas. These are in the process of being handed over now, and this process will continue over time as Sherford progresses.

Residential areas are split into parcels, each with a dedicated management company of either FirstPort, Gateway or Trinity. These parcel-specific management companies are responsible for the upkeep of the shared spaces within that residential parcel.

All residents get information about their management company when buying their home. Charges are dependent on the type of property and there are different payments for different purposes, including parcel specific charges, and community facilities charges.

# What Are Community Land Trusts?

Community Land Trusts (CLTs) are non-profit organisations that acquire and manage land to ensure long-term community benefit, such as affordable housing, supporting local businesses, creating vibrant highstreets, and protecting green spaces.

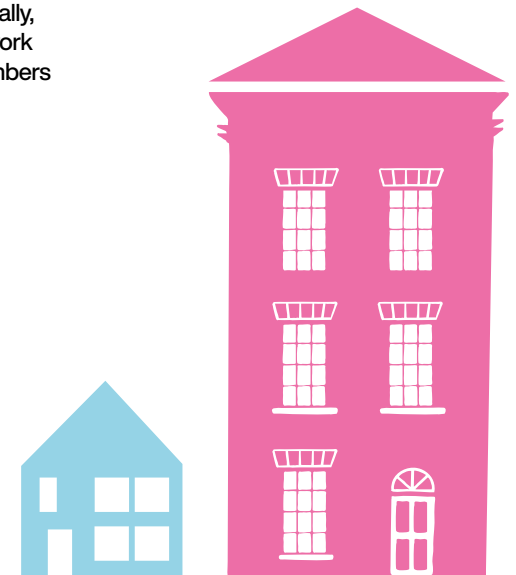
The idea behind CLTs comes from past models of community ownership, such as Garden Cities: Initiated in the late 19th and early 20th centuries, these were planned communities designed to combine the benefits of both urban and rural living, emphasising communal land ownership and management.

The modern CLT model, inspired by work in Denmark, was first developed in the United States in the late 1960s, where civil rights activists and Black farmers in the southern states sought a new form of land tenure that gave African American communities more control over their future. This led to the establishment of New Communities, Inc. in Georgia in 1969, the first CLT in the U.S.

Since then, CLTs have spread to many countries, including Australia, Belgium, France, and the United Kingdom, adapting to different community needs.

In the U.K., the Housing and Regeneration Act 2008 provides a statutory definition for Community Land Trusts (CLTs). This legal recognition has helped them grow across the country. CLTs exist to further the social, economic, and environmental interests of a local community by managing land and buildings in a way that benefits local people. This means land cannot be sold or developed unless it aligns with the community's interests, any profits they make are reinvested locally, and the people who live or work in the area can become members of the trust, helping to make decisions about how it is run.

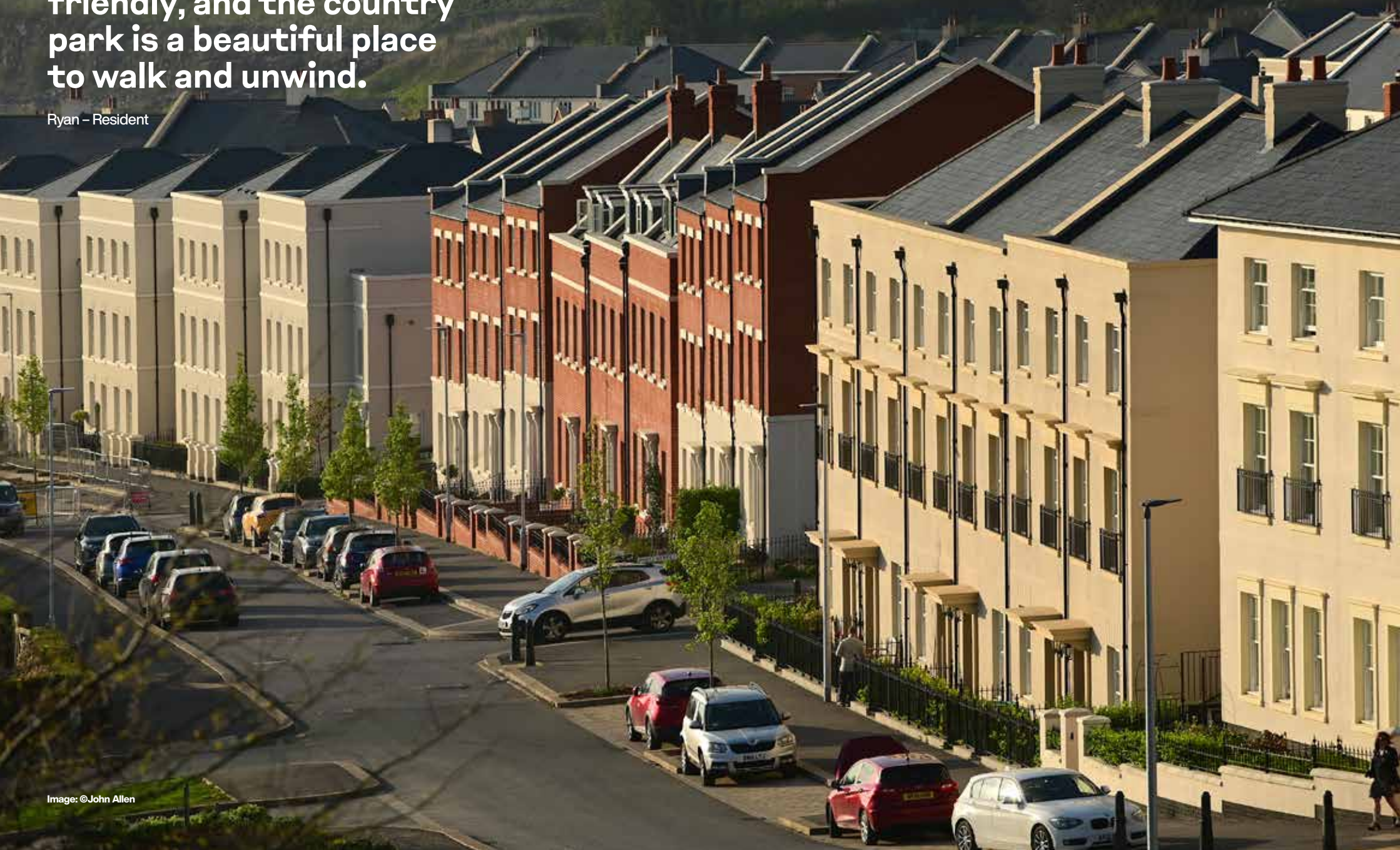
For more information on CLTs, please see the Community Land Trust Network ([www.communitylandtrusts.org.uk](http://www.communitylandtrusts.org.uk)), of which Sherford Community Land Trust (SCLT) is a member.





**Living in Sherford is peaceful - everyone's so friendly, and the country park is a beautiful place to walk and unwind.**

Ryan - Resident





# Sherford Community Land Trust

Sherford Community Land Trust (SCLT) is Sherford's CLT, established to support and be owned by the local community.

Set up and initially seed-funded by the Consortium as part of their Section 106 obligations, the Trust's board of directors currently includes representatives from the four councils and the two housing developers. The Trust's work has continued to gather momentum in line with the growth and development of the neighbourhood.

At the heart of the Trust is the Community Panel – a group of resident volunteers shaping the Trust's development and supporting its activities through a number of working groups. In late 2025, the Trust will begin the process of electing its first two Community Directors. Eventually, once all the neighbourhoods are complete, the board will include eight Community Directors, meaning principal control will lie with the people who live and work in Sherford.

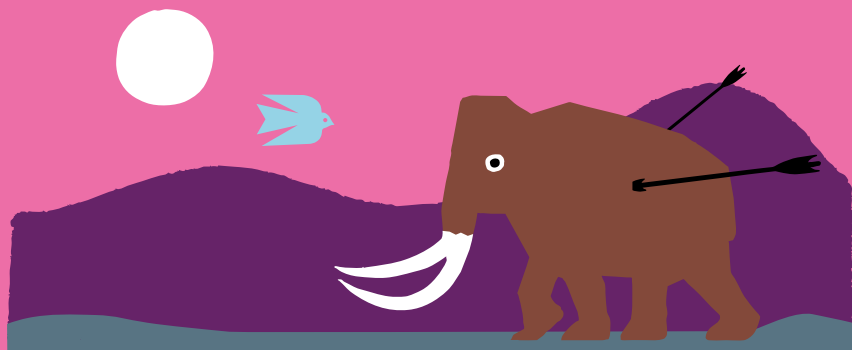


Image: ©Dom Moore

SCLT currently employs one staff member, Coordinator Judy Talbot, who is supported by the Real Ideas Organisation. Real Ideas are working with the Trust to set-up, establish and help get the organisation going.

As a social enterprise, the purpose of SCLT is to work for the common good, supporting Sherford's economic, social, and environmental development while creating long-term community benefit.

The Trust's mission is **to support the communities of Sherford by bringing people together, stewarding community assets, and enabling inclusive activities that create social, economic, and environmental well-being now and for generations to come.**



To achieve this, the Trust is working towards six aims:

**1. Champion Community Well-being**

Strengthen social connections and enhance quality of life by supporting local initiatives activities, and inclusive spaces.

**2. Promote Sustainable Living**

Support environmentally responsible practices, green spaces, and renewable and efficient energy solutions promoting a healthy, wealthy Sherford.

**3. To Represent the Community**

Listen and act in a fair, accountable and inclusive way.

**4. Steward Land & Assets for Common Good**

Protect, manage, and develop community assets to ensure long-term benefits for all residents.

**5. Foster Economic & Social Growth**

Support local enterprises, social initiatives, and economic opportunities that benefit the wider community.

**6. Ensure Long-term Financial Sustainability**

Secure funding and generate income to maintain the Trust and its impact for future generations.



Image: ©Jay Stone

## SCLTs Vision for Sherford

**A thriving, prosperous Sherford;  
where people shape their future,  
land and buildings are protected  
for common good, and everyone  
benefits from shared opportunity  
and a strong sense of belonging.**



**One and a half years living  
in beautiful and peaceful  
Sherford surrounded  
by lovely neighbours and  
amazing green parks,  
it feels safe and homely.**

Bel – Resident





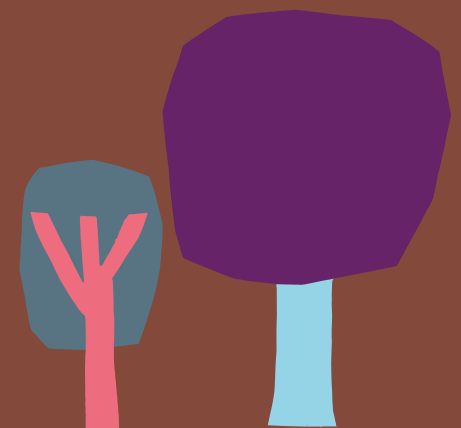
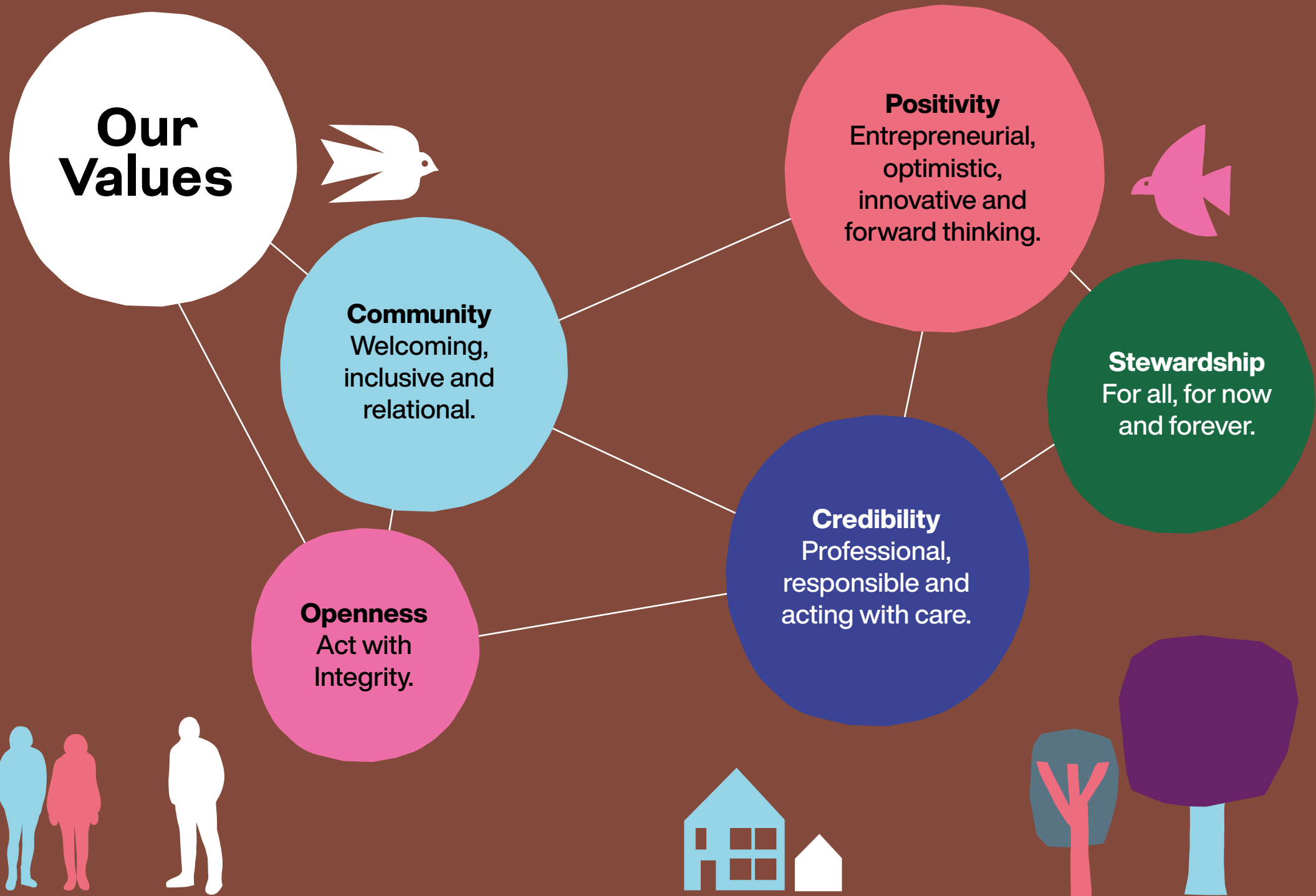




Image: ©Roy Riley



Image: ©Dom Moore



Image: ©Jay Stone



Image: ©Roy Riley



Image: ©Roy Riley



Image: ©John Allen



Image: ©Dom Moore

## Impact

### Making a difference in Sherford

The easiest way to understand SCLT is to look at some of our work. The Trust is already making a difference in Sherford, and we're just getting going! Here is some of our impacts to date.





# Membership of the Trust – how it works

Sherford Community Land Trust (SCLT) is a **not-for-profit, asset-locked company**, meaning that any income it generates is **reinvested into the community** rather than distributed to private individuals.

SCLT is also a **membership organisation**, made up of four membership groups—**A, B, C, and D Members**—each representing key stakeholders in Sherford's future. Every group either appoints or elects representatives to the **Board of Directors**, which oversees the governance and operations of the Trust, and sets its strategic direction, mission, and vision.

## The Membership Groups:

- **A Members** are the two housing developers.
- **B Members** are the four local councils.

These institutional members currently include: Taylor Wimpey and Vistry (A Members) and Brixton Parish Council, Devon County Council, South Hams District Council, and Plymouth City Council (B Members). Each institutional member appoints one director, giving SCLT's current board a composition of **two A Member directors** and **four B Member directors**.

- **C Members** are home and property owners.
- **D Members** are individuals who are otherwise part of Sherford's community.

C and D Membership is designed to give a **voice to the people who live and work in Sherford**. Both C and D Members have **equal rights**, including the right to vote and to stand for election to the board as **Community Directors**, representing the neighbourhood in which they live or work.



Once complete, Sherford will comprise **three neighbourhoods**: West, East, and Central.

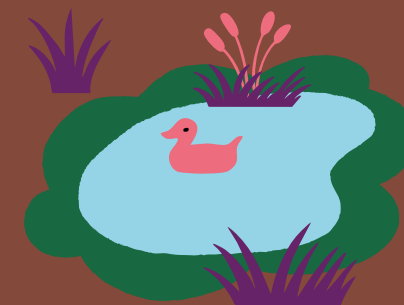
- The **West** and **East** neighbourhoods will each elect two **Community Directors**.
- **Central**, being twice the size, will elect **four Community Directors**.

Neighbourhoods can only elect Community Directors once **50% of their development is complete**. Now that the West neighbourhood has reached this milestone, it can **elect its first two Community Directors**.

Ultimately, once Sherford is fully developed, the board will consist of:

- **Eight Community Directors (C or D Members)**
- **Four B Directors (local councils)**

At this point, the **A Directors** representing the housing developers will step down, resulting in a **maximum board size of 12 directors**, giving **principal control to the community**.





### C Members

If you have purchased and own a house or business premises in Sherford, you are automatically eligible to become a **C Member** of the Trust through your **TP1 agreement**. Your C Membership ceases upon the **sale of the property**.

For homeowners, membership applies to the **household**, not to individual residents. This means that everyone living at the same address collectively constitutes **one member**, with **one vote**. Similarly, for business premises—regardless of how many partners own the business—the property collectively constitutes **one C Member**, with **one vote**.

Each C Member is entitled to **stand for election** to the Board of Directors and to **vote at the Annual General Meeting (AGM)**.

C Members are also **contractually required** to pay the annual **CLT Fee**—£40 per year (linked to the **Retail Price Index**)—to support the Trust's long-term sustainability and community benefit.

If a C Member's CLT Fee account is **not up to date before the AGM**, they will be **unable to vote or stand for election**.

### D Members

**D Membership** provides an opportunity for more people in Sherford's community to have a say in the future of the Trust. This includes—but is not limited to—those who:

- Work in Sherford
- Rent their homes (social or private)
- Own their homes through a shared ownership scheme.

Unlike C Members, D Members have not automatically applied membership, as they do not have a TP1 agreement. Instead, they must apply to become members. Once accepted, D Members have the **same rights as C Members**, including the right to vote and stand for election to the Board.

D Members are **not required to pay the CLT Fee** (it is effectively paid for them by the property owner).

Technically, both C and D Members are required to pay an annual membership fee; however, this has been set at **£0.00** by the Board.

For more information about SCLT membership or to apply to become a D Member, please see our membership policy and application process—just follow the QR code.



If you have any questions about Trust membership, please refer to our **FAQs** or get in touch using the contact details below.

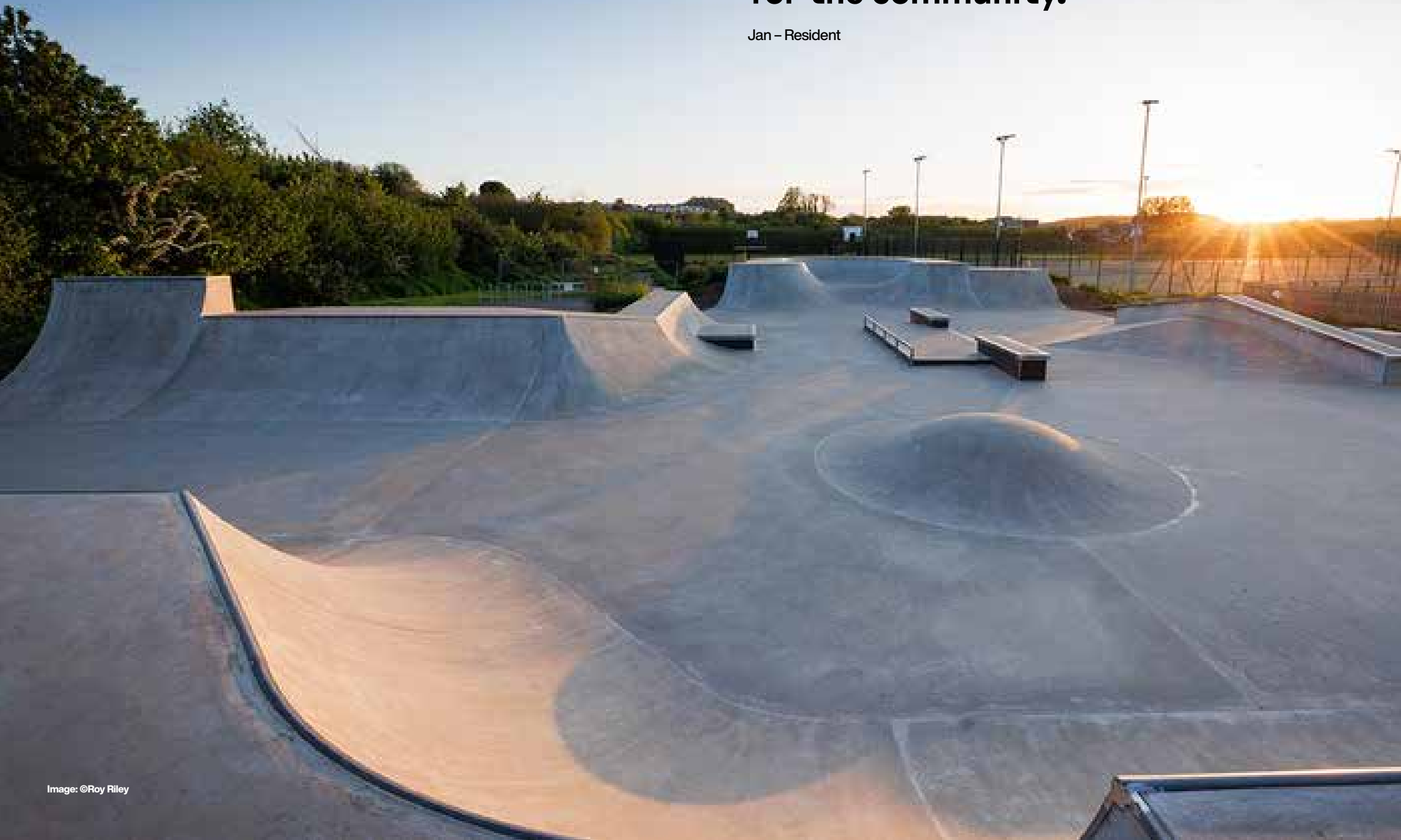
**SCLT is Sherford's Community Land Trust. We believe in the importance of relationships and look forward to getting to know all the members of our growing community.**

[Info@sherfordtrust.org.uk](mailto:Info@sherfordtrust.org.uk)



**It's good to know we  
have the Trust working  
for the community.**

Jan – Resident





# Frequently Asked Questions (FAQs).

## **Q: What is a Community Land Trust?**

A: A Community Land Trust (CLT) is a not-for-profit membership organisation that among other activities primarily acquires and manages land or property for the benefit of a local community, supporting sustainable development and the wider common good.

## **Q: What is Sherford Community Land Trust?**

A: Sherford Community Land Trust (SCLT) is Sherford's CLT. It was set up to support the development of the town and its growing communities.

## **Q: Who does SCLT work for?**

A: SCLT works for the people and stakeholders of Sherford. It is accountable to its board of directors, which currently includes representatives from the two housing developers and the four local councils.

In late 2025, we aim to hold our first Annual General Meeting (AGM), where SCLT will elect its first two Community Directors from the West neighbourhood. Once Sherford is fully developed, the board will consist of eight Community Directors and four local authority Directors.

## **Q: Who are different members groups in SCLT?**

A: Like many CLTs, SCLT has a number of different membership groups. These reflect the various stakeholders involved in making Sherford a success. There are two A Members, the two housing developers, Taylor Wimpy and Vistry; there are four B Members, the four local councils, Brixham Parish Council, South Hams District Council, Devon County Council and Plymouth City Council; there are C members, property owners in Sherford; and D Members, people who otherwise live and work in Sherford and have stake in it future.

## **Q: How do I become a member of SCLT?**

A: If you own a home or property in Sherford, you have automatically applied to the membership. Your TP1 agreement is treated as your application and will become a C Member once your membership is accepted and processed by the Board.

If you otherwise work or live in Sherford (through renting or shared ownership), you can apply to become a D Member. Just follow the QR code to view our membership policy and application form.



## **Q: How is SCLT funded?**

A: SCLT is an independent social enterprise. It is initially funded under the Section 106 agreement, through an obligation that requires the Sherford Consortium to invest in the start-up of the Trust. In the longer term, the Trust will be funded through the CLT Fee and seek to generate income from community assets and buildings, grants and contracts and other services. All income is reinvested to support the Trust's work in Sherford.

## **Q: What are all the charges and fees in Sherford that residents may be liable to pay?**

A: Broadly, there are three types of charges residents may encounter: the CLT Fee – explained below and the CLT Membership Fee – currently set at £0.00. There is also the Estate Management Charges – these are separate from the CLT and are collected by the estate management companies (Mancos), via their managing agents (e.g. FirstPort, Gateway, Trinity, etc.).

**Q: What is the CLT fee?**

**A:** The CLT Fee is an annual charge of £40 (linked to the Retail Price Index), which C Members—property owners of homes and businesses—are required to pay as part of their TP1 contractual agreement. The amount is given in full a to SCLT to support long-term sustainability and deliver community benefit.

**Q: Do I have to pay the CLT fee?**

**A:** Only C Members (property owners) are required to pay the CLT Fee. While D Members—as individuals or households—do not pay the CLT Fee directly, it is paid on their behalf by their social or private landlord, shared ownership partner, or employer/business.

*Note: We are aware that a small number of properties built before 2021 contain errors in their TP1 documentation. This is not the fault of SCLT or the property owner. If you believe you are affected, we encourage you to contact the Trust on the contact details below. SCLT and/or the Consortium will seek to contact you in the near future to discuss your particular situation. Where it is found, in some cases, that these errors cannot be rectified, the current position of the Trust is to offer these households the choice to contribute to the CLT and become voting members.*

**Q: How is the CLT Fee collected?**

**A:** It is the responsibility of the Consortium to collect the CLT Fee and pass 100% of it to SCLT, without any deductions. For the moment, the Consortium has instructed their managing agent, FirstPort, to collect the CLT Fee on their behalf.

**Q: Why hasn't the CLT Fee been charged until now?**

**A:** Property owners have been contractually required to pay the CLT Fee annually from the point of ownership. However, as SCLT was still being established—and only now is in a position to admit members and elect Community Directors—it was decided, in line with our aims and values, not to begin charging the annual CLT Fee until members were provided with greater levels of representation.

**Q: What is the CLT Membership Fee?**

**A:** Many CLTs charge a small nominal fee for membership. SCLT has chosen to set this fee at £0.00 for both C and D Members. This means there is currently no membership fee to pay.

**Q: What is the Estate Management Charge?**

**A:** The estate management charge is not connected to SCLT. It is collected on behalf of estate management companies and is administered by the national management agents FirstPort, Gateway and Trinity.

**Q: What rights do C and D members have?**

**A:** C and D Members have the right to attend and vote at general meetings, and to stand for election as a Community Director for their respective neighbourhood.

To vote or stand for election, members must have paid any applicable fees at least 14 days before the meeting. For C Members, this includes the CLT Fee; for both C and D Members, the membership fee must also be paid (though this is currently set at £0.00).

**Q: Can I stop being a member of SCLT?**

**A:** If you are a D Member, yes—you may withdraw your membership at any time. If you are a C Member, your membership is linked to ownership of your property. You will only cease to be a member if you sell your property in Sherford, or in similar such circumstances.

**Q: What if I am a tenant of a housing association?**

**A:** Your housing association, as the property owner, will be the C Member. However, you are eligible to become a D Member, and SCLT encourages you to do so.

**Q: What if I part own my house via a shared ownership scheme?**

**A:** Your shared ownership partner or housing association, as the part-owner, will be the C Member. You are eligible to become a D Member, and SCLT encourages you to apply. Once you become the 100% owner, you automatically become eligible to be a C Member.

**Q: How do I find out more about SCLT?**

**A:** Most of what you need to know is included in this leaflet. You can also: attend one of our events (see the attached event programme), enquire about joining our monthly Community Panel meetings, visit our website: [www.sherfordtrust.org.uk](http://www.sherfordtrust.org.uk)

Sign up for our community newsletter: Subscribe here [www.sherfordtrust.org.uk/subscribe.php](http://www.sherfordtrust.org.uk/subscribe.php)

We're also launching a new website soon! We always welcome the opportunity to connect with members of our community.

**Q: How can SCLT support me?**

**A:** In a variety of ways. SCLT works for the community as a whole—and that includes you. If there are shared opportunities or challenges in Sherford that relate to the aims of the Trust, we'd love to hear about them. We want to work together to explore what's possible.

SCLT also supports a growing number of activities, groups, and community-led projects. We'd encourage you to get involved and share your ideas—we're always keen to understand what more we can do together.

**Q: How can I get more involved with SCLT?**

**A:** As a community membership organisation, we'd love for everyone in Sherford to get involved—as much or as little as you like.

Here are just a few ways to take part: attend one of our events, join the Community Panel, come along to the Annual General Meeting (AGM) and stand for election to the Board of Directors.

Whatever level of involvement works for you, we'd love to hear from you. Please do get in touch!

**Q: How do I contact the SCLT?**

**A:** You can send us a message via the website or email us at [info@sherfordtrust.org.uk](mailto:info@sherfordtrust.org.uk). We look forward to hearing from you!

**For me what sold Sherford over any other new development in Plymouth was the community spirit from the beginning, and that sense of togetherness is still strong.**

Karen – Resident







# SCLT's Small Grant Scheme

The Trust has set up a Small Grant Scheme to support residents in developing and delivering their own community projects. Sherford residents can apply for funding between £50 and £1,000, and we encourage you to get involved. To be successful, a grant application should:

- Benefit residents generally, with broad community support (i.e. not just benefit one person);
- Show how the project meets one or more of the Trust's objectives, particularly around sustainability;
- Demonstrate commitment from residents, either in cash or in-kind contributions.

The Trust Grant Application Form can be accessed [here] and will be emailed directly to the Trust directors.

To find out more, please follow the QR code or visit – [www.sherfordtrust.org.uk/grants.php](http://www.sherfordtrust.org.uk/grants.php)

## Version 1.0 – June 2025

Sherford continues to grow and evolve. The information contained in this document is based on the best available knowledge at the time of writing. SCLT will seek to update this information as and when it becomes applicable.



Sherford Community  
Land Trust: Membership  
and More



Sherford  
Community  
Land Trust