

A photograph of a family of three sitting on a porch. A woman with long brown hair, wearing a rust-colored sweater and blue jeans, is sitting on the left, smiling. A man with a beard and mustache, wearing a green sweater and light-colored pants, is sitting in the middle, looking up and smiling. A young girl with blonde hair, wearing a denim jacket, is sitting on the man's shoulders, also smiling. The background shows a brick wall and a window.

Membership Handbook

Inspiring Housing Community Land Trust

18 June 2025

Introduction

Welcome to the Inspiring Housing CLT Membership Handbook

This handbook is designed to serve as your guide to everything you need to know about being a member of Inspiring Housing CLT.

You will find important information about our mission, values, benefits of membership, expectations, and the many ways you can get involved and make the most of your experience.

Whether you are thinking about becoming a member, have registered as a new member or are a long-standing member, this handbook will help you navigate our programs, events, and resources with ease.

We encourage you to read it thoroughly and refer back to it whenever you have questions.

Thank you for being a part of our community.

Together, we can achieve great things.

Kind Regards

A handwritten signature in black ink, appearing to read 'Mike Duddy', with a stylized flourish at the end.

Mike Duddy
Chair
Inspiring Housing CLT

Who we are

Inspiring Housing Community Land Trust (IHCLT) is a Registered Social Landlord that advocates for doing things differently, enabling people to live well in their own communities.

Inspiring Communities Together serves as the **parent organisation**. Its mission is focused on **community development, empowerment, and social inclusion**. As a charity, it can access **grant funding and donations**, and it operates with a clear charitable purpose—reducing inequality, improving wellbeing, and enabling local voices to shape services and spaces.

Inspiring Housing CLT is a **community-led housing organisation** focused on creating and managing affordable homes. As a Community Benefit Society, we operate for the **benefit of the community**, but without charitable status, enabling more flexibility in commercial activities (e.g., property development, rental income).

What is community-led housing?

Community led housing has five main features:

- Small scale.
- Set up and run by local people in their own communities.
- Provide genuinely affordable homes for rent, shared ownership or sale.
- Meet long term housing needs .
- Not for profit.
- Involving considerable voluntary effort.

What is a community benefit society?

A community benefit society is an organisation that operates on a not-for-profit basis for purposes that benefit the community as a whole.

Our Approach: A Beacon of Good Practice

We believe that collaborative working is key to achieving lasting impact. By joining forces, we can deliver:

- High-quality homes that enhance local neighbourhoods
- Strong, resilient communities, built in partnership with Inspiring Communities Together
- Innovative solutions that balance excellence with cost-effectiveness.

Our Model: Building positive neighbourhoods through partnership

Our delivery model is rooted in partnership and community enabling us to:

- **Identify** and develop land opportunities for community-led housing
- **Act** as an enabler for other organisations and groups pursuing similar goals
- **Reclaim** empty properties bringing them back into use and support retrofit initiatives
- **Facilitate** access to housing through shared site development and collaborative planning



Why become a member?

As a member of Inspiring Housing CLT, you'll be part of a movement that puts **people before profit**. Your membership helps us:

- **Create and manage affordable homes** that are owned and run by the community.
- **Empower local residents** to have a real say in housing decisions.
- **Promote sustainable living** and environmentally conscious building practices.
- **Support new housing projects** that reflect the needs and values of our members.

Benefits of becoming a member

- **Voting rights** on key decisions and project developments
- **Connection to a supportive network** of like-minded individuals
- **Opportunities to volunteer** and shape the future of our communities

Membership Options

- **Tenant Membership** - If you live in one of our homes, you're not just a tenant – you're also a member of IHCLT.
- **Individual Membership** – £25/year
- **Concession Membership** – £10/year (students, low-income, unwaged)
- **Organisational Membership** – £50/year (for groups and partners)

*Frequently asked questions can be found in the following pages.
All fees go directly toward supporting our mission and projects.*

Ready to Join?

Follow the link: <https://forms.office.com/e/u1uqSxMF99>

Scan the QR code:



Question: Who can apply to become a member

Answer: We define our membership as open to individuals and groups as set out in the table below:

Joining as an individual	<ul style="list-style-type: none"> • Anyone who supports our aims and objectives as set out in this handbook can apply to become a member.
Representing a Group or Company	<ul style="list-style-type: none"> • A person can join on behalf of a group (like a club or society). Their name and the group's name and address will be recorded. • A company can also be a member. It must choose one person to vote and speak for it at meetings. This must be written down and given to the secretary
<p><i>The Board will review all applications and has the power to accept or reject any application.</i></p>	

Question: Who cannot be a member

Answer: To keep our membership fair and in line with our rules, some people are not permitted to become members.

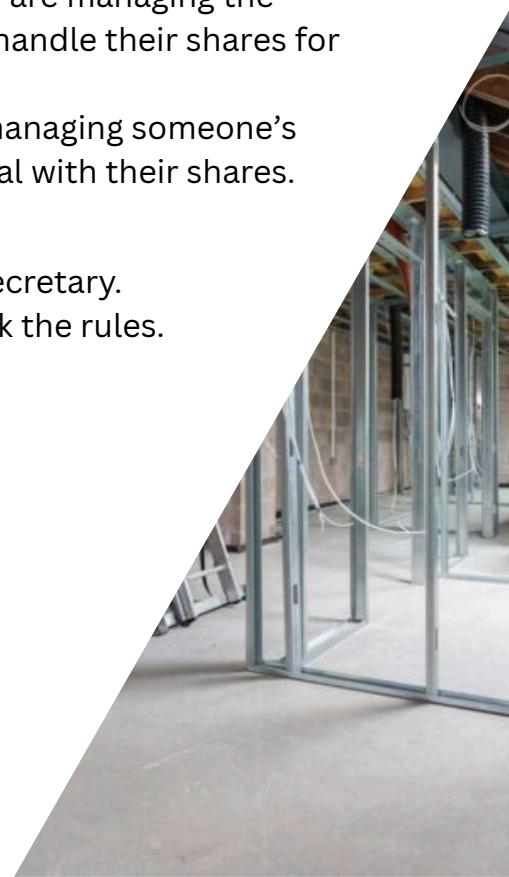
These include:

- **Minors** - Anyone under the age of 18 cannot become a member.
- **Previously Expelled Members** - If you were removed as a member in the past, you cannot rejoin unless a special vote at a General Meeting allows it.
- **Removed by the Board** - If the Board removed you under rule D9, you cannot become a member again.
- **Health-Related Inability** - If a doctor writes to us saying you are unable to manage your rights as a member due to physical or mental health—and this is likely to last more than three months—you cannot be a member.
- **Personal Representatives of Deceased Members** - If you are managing the affairs of a member who has passed away: You can only handle their shares for the person who inherits them.
- **Bankruptcy or Insolvency Representatives** - If you are managing someone's affairs due to bankruptcy or insolvency: You can only deal with their shares.

Question: Leaving Inspiring Housing CLT membership

Answer: A member can leave at any time by writing to the secretary. The Board can also end someone's membership if they break the rules.

Code of Conduct
<p>All members are expected to:</p> <ul style="list-style-type: none"> • Treat others with respect and dignity. • Promote inclusivity and diversity. • Avoid conflicts of interest. • Maintain confidentiality where appropriate.



Membership Roles and Responsibilities

Members should:

- Follow the rules of Inspiring Housing CLT.
- Treat others with respect.
- Take part in meetings and activities when possible.
- When acting as members act in the interests of the CLT and for the benefit of the community.

Member shares

- All members (individual or joint) will hold one membership share. Each share has the nominal value of one pound but has no right to be paid a dividend or bonus.
- Every member is permitted to have one vote, no matter how many shares they have. If two or more people share a membership (joint members), they still only get one vote between them.
- From time to time the Board may determine to issue shares for the purpose of raising funds. Applicants for such shares shall become members of the CLT and one share shall be designated as the Membership Share and is non-withdrawable.

Rights of members	Responsibilities of members
<ul style="list-style-type: none">• Attend and vote at General Meetings.• Receive regular updates and invitations to events.• Participate in shaping housing projects and policies.	<ul style="list-style-type: none">• Support the aims and values of the organisation.• Pay membership fees annually.• Respect the decisions made democratically by the membership.• Act in the best interests of the organisation and its community.

Termination of Membership

Membership may be terminated if:

- A member resigns in writing.
- Fees remain unpaid for more than 3 months.
- A member acts against the values or interests of the organisation (subject to a fair process).

Decision-Making

- Major decisions are made at Annual or Extraordinary General Meetings.
- Each member (individual or joint) has one vote.
- Decisions are made by majority vote unless otherwise stated in the constitution.

Changes to Rules

The Board can suggest changes to the rules. Members will vote on any changes at a general meeting.

Special Thanks to our Board Members



Mike Duddy
Chair



James Kariuki
Director



Ruth Potts
Secretary



Charles Butterwick
Director



Andrew Clark
Director



Mark Hammond
Director



Antony Jones
Director



Bernadette Elder
Exec Director



Contact Details

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