

It Takes a City Community Land Trust

Associated with It Takes a City – a Cambridge Homelessness Partnership



Membership Policy

It Takes a City Community Land Trust is a charitable Community Benefit Society registered with the Financial Conduct Authority and recognised by HMRC as a charity. Its objectives are to further, in a sustainable manner, the social, economic and / or environmental benefits of people who live and/or work in Greater Cambridge, by:

- Acquiring, developing and stewarding land and other assets
- Developing and managing housing schemes for those who are, or who are at risk of being, homeless
- Supporting tenants of the housing schemes to continue on a sustained housing journey away from the street
- Promoting community-led initiatives including:
 - Community facilities
 - Recreation and workspaces
 - Employment and training opportunities
- Carrying out any other activity that furthers the social, economic and environmental interests of the community in the area of benefit relating to the stewardship of land and other assets, including the promotion of renewable energy and sustainable land management projects

What is a Community Land Trust (CLT)

CLTs are non-profit, community-based organisations run by volunteers to address the needs of their local area.

The key criteria for CLTs are defined by statute in Section 79 of the Housing and Regeneration Act 2008 which states that:

- A CLT must be established as a not-for-profit organisation with a membership that is open to all who live and work in a community
- The members must own and control the organisation
- A CLT must be established for the express purpose of furthering the social, economic and environmental interests of a local community
- The land and property assets of a CLT must be used to provide a benefit to a local community and must be protected in the long-term by a legal asset-lock.

What does the It Takes a City CLT do

The It Takes a City Community Land Trust (the CLT) was set up to provide housing for people experiencing homelessness, funded and supported by the community, a place where people can flourish – not just a house but somewhere to call home. Working in partnership with local homelessness organisations and local authorities the CLT will provide rented accommodation at social housing rates, with full wrap-around support flexed to suit the need from time to time,



It Takes a City Community Land Trust

Associated with It Takes a City – a Cambridge Homelessness Partnership



allocated to rough sleepers and other homeless people who will benefit from a small self-contained home.



There are many great organisations in Cambridge that work with rough sleepers and provide short-term accommodation, and a growing number of more permanent housing schemes. Our work with rough sleepers, and many surveys, show that many rough sleepers want somewhere to call home, without pre-conditions, their own front door. But this is very hard to achieve in Cambridge.

We are therefore focusing on the development of small housing schemes using modular construction on land that might not be usable for traditional housing, or not yet. These are single person homes – one's own front door, full equipped, and readily affordable.

But a home is much more than a front door key. We know from experience that rough sleepers, just like anyone else, need support that meets their needs, not the needs of a service or housing provider, that helps them thrive, not just survive. We don't ask rough sleepers to get "ready" for their own home – their own home is the first thing they need, and we aim to make available all the support that they might need to make a go of it.

We are not aiming to build a big organisation. Founded by It Takes a City, which works to bring organisations together to address homelessness, the CLT adopts a collaborative approach – engaging organisations and volunteers from across the community to work together to achieve the aims.

One of our early Members was New Meaning Foundation (NMF). NMF builds our homes off-site in a training environment for disadvantaged young people: often those that have experience of homelessness themselves, providing a route back into full employment. The homes are relocatable, giving rapid access to land that otherwise might not be available. These homes are safe, secure, modern, high-tech, sustainable and inexpensive to run.



Some homes will be installed on larger "hub" sites including training, employment and community facilities, others on smaller "satellite" sites. We aim to install 20 or more homes a year.

We are grateful to the many local organisations, especially in the property sector, providing support and encouragement to us.

Becoming a member

Members act as guardians of the Objects of the CLT, own shares in the CLT and act in the interests of the CLT and for the benefit of the community.

Anyone living in or near Cambridge, or any partner organisation located in or near Cambridge, who shares the above values and is keen to see homelessness reduced is most welcome to join as a

It Takes a City Community Land Trust

Associated with It Takes a City – a Cambridge Homelessness Partnership



Member. Membership, and all other CLT matters, are governed by a formal set of publicly available Rules, which can be found here: <https://mutuals.fca.org.uk/Search/Society/30705>.

It Takes a City CLT welcomes applications from anyone over 18 who supports our work irrespective of gender, sexuality, disability, race, religion or political affiliation.

Please apply using the application form which you can access at this link <https://forms.office.com/r/JUuG3nL9FM>. The form includes details on how to make the payment of £1 for your Membership Share. Applicants become Members subject to approval by the Board. The payment is returned if the Board declines the application but is otherwise not repayable.

Benefits of membership

As a Member of the CLT you will receive regular newsletters, have a vote at the Annual General Meeting and regular general meetings, can stand for election to the Board and can vote in the election of Directors to the Board.

You are also most welcome to get involved by volunteering to support the work of the CLT.

Share Schemes

The CLT Board will publish Share Schemes from time to time and all Members will receive details of each offer. Share Schemes allow Members to buy additional shares in the CLT, which is one way that we raise the funds we need to develop housing schemes.

Share Schemes will also be published widely to attract social investors and other supporters who are not already Members: the first £1 of any such subscription becomes the Membership Share and the investor, subject again to the Board approving their subscription, becomes a Member of the CLT.

Details of the terms of each Share Scheme will accompany each offer.

Donations

It Takes a City CLT can also accept Gift Aid donations – the Gift Aid form is [here](#).

Ceasing Membership

Members can terminate at any time by informing the Secretary. The £1 share cannot however be returned.

Communication

Please send all documents either by email to membership@itacclt.org.uk or to the address on the footer below.