



Bristol Community Land Trust

Members Handbook

January 2026

**This handbook will be reviewed annually, and amendments will be made where necessary.
If you would like to suggest any changes or improvements to this booklet, please contact
Bristol CLT**

Welcome

Welcome to the Bristol CLT Membership Handbook.

This handbook is designed to serve as your guide to everything you need to know about being a member of Bristol 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 to it whenever you have questions.

Thank you for being a part of our community.

Bernadette Elder
Chair
Bristol CLT



Who we are

Bristol Community Land Trust (BCLT) develops inclusive community-led projects with a focus on housing, where everyone has access to safe, affordable, and comfortable homes, and where communities are rooted, resilient, and thriving.

We do this by acquiring and developing land ourselves, but also by working in partnership with other groups and organisations to bring land into community ownership.

Our mission is to establish diverse and supported communities by protecting community assets ensuring they're used, developed, and reinvested in ways that benefit everyone, now and for generations to come

Bristol CLT is 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?	What is a community benefit society?
<p>Community led housing has five main features:</p> <ul style="list-style-type: none">- 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.	<p>A community benefit society is an organisation that operates on a not-for-profit basis for purposes that benefit the community as a whole.</p>

You can see more about our objectives and 3-year strategic plan on [our website – click here](#)

Aims and Objectives

Core to Bristol CLTs mission is our Aims and Objectives

Aims - Retain asset value for the benefit of the local community

- Ensure that the viable assets are not sold or developed except in a manner which the Society's members thinks benefits the local community
- Maximise asset value for the benefit of the local community
- Recycle any gains made in dealing with the assets for the benefit of the local community

Objectives - Securing the maintenance, improvement and creation of amenities for the local community and the wellbeing of those who live and work, or want to live and work, in the local community and, to enable people to build thriving, inclusive communities through the democratic ownership and stewardship of land and other assets. The board have defined this work through four strategic objectives:

1. **Champion the role of community led housing** – work towards becoming leaders in the Southwest and beyond for community led housing
2. **Community-Led Housing Development** - enable the development of sustainable homes and places
3. **Organisational Excellence** - Ensure the organisation is compliant and operating at the highest level including financial, legal and governance
4. **Community Engagement and membership growth** - To build a strong, inclusive, and engaged membership base that reflects the diversity of the local community and actively participates in the democratic governance, decision-making, and stewardship of community assets.



Why become a member?

As a member of Bristol 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** at the AGM and other Special general meetings.
- **Connection to a supportive network** of like-minded individuals
- **Opportunities to volunteer** and shape the future of our communities
- **Invites to events** throughout the year
- **Quarterly Newsletter** with news from BCCLT and local and national CLH news.

Membership Options

FREE	Residents' membership	This is for current residents of BCCLT homes. Residents will automatically be signed up to this tier allowing a vote at the AGM and other membership benefits for all residents.
£1	Membership £1	A nominal amount for members unable to afford the standard tier.
£10	Membership £10	This is our standard tier.
£30	Membership £30	Same as the standard tier but with a larger financial support to the CLT.
£50	Organisational Membership	For groups and organisations - please email us to discuss.

Ready to join link:



F.A.Q.

Membership FAQ

Question: Who can apply to become a member?

Answer: Our membership is open to individuals and groups as set out below:

Joining as an individual	Anyone who supports our aims and objectives as set out in this handbook can apply to become a member.
Representing an organisation	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.

The Board will review all applications and has the power to accept or reject any application.

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.
- **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 Bristol 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

All members are expected to:

- 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 Bristol CLT.
- Treat others with respect.
- Take part in meetings and activities when possible.
- When acting as members act in the interests of the CLT.

Member shares

- All members 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 nonwithdrawable.

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.	<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 organisational 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.

Thanks to our Board members

Board members

Bernadette Elder

Chair

Bethany Jolliffe

Secretary

Kieron Stephens

Projects Subcommittee Chair

Camille Straatman

Freddie Bouchier



Contact Details

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n.b. This is for part time BCLT staff so calls may not always be answered

Our website: www.bristolclt.co.uk

Facebook: Facebook.com/BristolCLT

If English is not your first or preferred language or any member of your household, has specific needs due to a hearing or visual impairment, please let us know. You may if you wish to be supported by a representative or advocate in interactions about Bristol CLT

Join via the link or the QR code below:

<https://www.bristolclt.co.uk/join>

www.membermojo.co.uk/bristolclt

