



HEREFORD CLT

Statement of Values and Objectives

Adopted 1st November 2016

As a Community Land Trust, Hereford CLT will be owned by its members and work for the benefit of the community of Hereford.

Objectives

The central aim of Hereford CLT will be to help address the city's well-established need for affordable and intermediate-level housing within a sustainable approach providing high levels of social, economic and environmental benefit. Target tenants (or purchasers) would be those who can prove they are in need of local housing and are local people or employed locally.

It is a central objective that the homes once built are truly affordable, not just to rent or to purchase but also to live in: providing low-energy, low-cost dwellings appropriate for a range of different ages and types of people. These homes will promote high levels of wellbeing, enable sustainable lifestyles and prove to be a long-term asset to the Herefordshire community.

The aim is also to help strengthen and regenerate the local economy, the city's social and natural environments and to respect and build upon local vernacular architecture.

Depending on the financial model to be developed, additional dwellings (of similar aesthetics and environmental value) may also be built for sale at market rates to ensure any scheme is financially viable.

Operational Values

Whilst our legal structure means we have to have a Board with a Chair and Secretary, and that the Board is the body that must take all decisions (and for which it will have the associated responsibility), the intention is to hold the vast majority of meetings open to the wider membership so that decisions are taken after an opportunity has been given for all views to be heard. The Board may, however, choose to hold some meetings comprised only of Board members as when, for example (and this list is not intended to be definitive, purely indicative), it needs to plan how best to put certain agreed actions into operation; draft up policies before they are put to wider consultation, needs to consider the details of any contract the CLT may be about to enter into; or where a tight timetable necessitates additional meetings at short notice so as to hit certain deadlines. Minutes of all such meetings will also be made available to all members.

Anyone attending a Board or another meeting is expected to show courtesy to everyone present, to make their contribution to the point and as briefly as possible, and to show commitment to equal opportunities for all. If, in the Chair's view, anyone consistently fails to uphold these standards they will be asked to either remain quiet for the rest of the meeting, or to leave the meeting if their presence is disruptive.

This Statement of Values and Objectives was formally agreed at an open meeting on 1st November 2016. It is due to be updated by November 2019, subject to any amendments being approved at an AGM.