



Membership Policy

Approved 05/04/2021

Purpose;

To provide a document which reflects the membership requirements for our long-lasting, ecological, senior cohousing company.

Vision and Values

A cohousing community represents a living arrangement whereby, every home is private yet all are encouraged towards social interaction, keeping a friendly, supportive eye out for your neighbour, and being willing to compromise/work out differences and agreements.

Our values are aimed at sustainability and it is everyone's responsibility to examine their personal impact on the environment. We will strive to be respectful and non-judgemental yet encouraging and supportive when it comes to shared facilities.

Members eligibility

No person may be nominated to Membership of the Company who is under fifty-five years of age, (unless in a partnership with someone who is over fifty-five years of age), who is an undischarged bankrupt, who has business or social associations with persons engaging in criminal activities, or who is otherwise prohibited by law from serving as the director of a company.

Procedure for becoming a member

We ask that you look at the Vision, Values, policies, and agreements we have made and ensure you understand and can abide by them.

Take the time to get to know us and we to know you. Share a short biography of yourself. Attend at least two functions such as a social event, work day, or meeting, (meetings and socials are being held online at present).

Complete a membership form and contribute the annual membership fee.

Check to see if the flat or house you are interested in is available.

Explore what kind of service team you would like to join in order to fill your commitment of maintaining Halton Senior Cohousing. These are:-

- () IST Internet/communication;
- () FAST Finance;
- () LAST Landscaping/gardening;
- () MAST Membership;
- () CAST Common Areas;
- () BUST Buildings and Maintenance;
- () SUST Sustainability Ethics () TST Travel/transport

You will have a Welcome interview with two members who will do a report. Your full membership application and the report will be submitted to a General Meeting. Once you are accepted, you may make financial arrangements as to the purchase/rent of the home you have agreed upon.

You will sign the lease or tenants agreement, which will include the covenant of agreements.

The work begins. There will always be much to do to maintain the site, to work towards consensual agreement, and further our aspirations.

Key Commitments and Responsibilities:

Agree to abide by the Vision, Values, Policies, and Agreements.

Agree to abide by the lease or tenants agreement.

Agree to make every effort to live in harmony, being willing to compromise, to be respectful, to be non-judgmental, to strive towards consensual agreement, and to be a Good Neighbour.

Agree to ensure that all visitors/guests and tenants if you let your property for a time, agree to follow all the same guidelines that are expected of you as a member.

Agree to pay all maintenance charges and fees, utility bills, and any other agreed expenses in a prompt manner. If you have rented your property, then you are responsible for ensuring the tenant complies in the same manner.

Agree to pay any costs if you are in the car club or food club.

Agree not to make any alterations that would affect the thermal performance of the Passivhaus construction. All structural work must be approved.

Agree not to do anything that would compromise the insurance policy. Personal contents are not covered in the communal policy. Agree to maintain the property in good repair.

Agree to commit to the agreed work supporting the maintenance of the community as mentioned above in one of the committee/work teams.

Agree to participate in shared activities from time to time as health permits.

Agree not to be a nuisance in any manner whether noise, inconveniencing others, being inconsiderate or rude.

Agree to treat all communal shared property with respect.

Agree that you are not entitled to a personal car parking space. There are only 8 spaces and some will need to be for car club and visitors. You must follow parking restrictions on the road.

Other factors affecting membership

1. Until such time as the Company is in possession of property which is ready and available for occupation, Members of the Company shall be the subscribers (all who agree with) to the Memorandum of Association, and have been accepted as members. The Management Committee (Steering Group) may at its discretion admit as Provisional Members those who have applied to be Full Members and hope to be residents of the Company's property.

2. From the time that the Company is in possession of property which is ready and available for occupation, the Membership of the Company shall be made up as follows, and any person no longer qualifying for Membership shall cease to be a Member:

a) persons holding a lease for or renting property owned by the Company or who have signed an agreement to hold a lease for property owned by the Company shall be Members of Halton Senior Cohousing;

b) persons not holding a lease for or renting property owned by the Company but being resident in property owned by the Company (long term visitors), should have gone through the Full Membership application

process before being resident. Once a long term visitor has become a member then they may fully participate in meetings and they will have a vote.

c) persons who are residents of property owned by the Company must be Full Members of Halton Senior Cohousing.

3. All Members shall be entitled to receive notice of, attend and speak at all General Meetings of the Company. Full members shall be entitled to one vote each.

4. Membership entitles the member and guests access to shared facilities.

Register of Members

The Company shall maintain a Register of Members in which shall be recorded the name and address of every Member, and the dates on which they became a Member and on which they ceased to be a Member. Every Member shall either sign a written consent to become a Member, (a completed application form to become a member will be taken to provide this), or sign the Register of Members on becoming a Member. All Members shall be entitled to receive a copy of the Memorandum & Articles of Association of the Company on request and at no charge.

Cessation of Membership

The rights and privileges of a Member shall not be transferable, nor transmissible, and all such rights and privileges shall cease upon the Member ceasing to be such.

A Member shall cease to be a Member immediately that s/he:

- a) resigns in writing to the Secretary; or
- b) ceases to meet any of the qualifications for Membership specified in Eligibility criteria above;
- c) dies; or
- d) if guilty of such conduct as in the opinion of the General Meeting of the Company shall be at variance with the objects and principles of the Company, be prejudicial to its interests, or be in breach of the Company's Rules and Bye-laws - in which case s/he can be expelled

from the Membership by a General Meeting of the Company by a vote of not less than 66% [sixty six per cent] of the Membership, provided that any Member whose expulsion is to be considered shall have the right to make a representation to the meeting at which the question is to be decided and that the notices calling the meeting specify that the question of such expulsion is to be raised.

- e) if a person is expelled from the company they have to sell or rent their property to a person who meets the eligibility criteria.
- f) ceases to be eligible to serve as the director of a company by reason of bankruptcy, prohibition order or otherwise.