



# Cohousing Berkshire

## Membership Structure

Seventh Draft 13/9/09 (Amended)

For the *Association* called “Cohousing Berkshire”:

- **Members**

For the *Company* or *Companies* that arise from the Association, and which are dedicated to a particular project:

- **Prospective Members**
- **Full Members**
- **Associate Members**

We are looking for developments with around 30% Affordable Housing, so it will be possible to rent (or part buy) into the project, as well as buy outright.

## The Association

### Members

This is membership of the Association. Please see the Cohousing Berkshire Association Constitution document.

The first step for households who are interested in living in the development, whether buying or renting. Households join by filling in an application form and paying a £35 annual membership fee. Members are all equally responsible for running the group.

### Members

- Are on the list for a dwelling in the next cohousing project when a Company is formed, and retain their place in the queue (see below)
- Make all the decisions together
- Run, and are welcome at all meetings and events.

- Have access to all the information shared by the group
- Have access to the website Members' pages, and receive members' emails

When a Company is formed, the Association continues (given enough people to continue it) as a focal point for cohousing and a base for future projects.

## **The Company or Companies**

At a certain point, a Company is formed with a view to making a particular cohousing project. This company has the aim of buying the freehold of a site and selling leaseholds of individual units to its members.

Prospective Membership of the Company becomes available to people in order of their place on the Association membership list (until such list is exhausted, when the Company can seek members elsewhere). However, when 75% of the projected number of places have been filled, the Company reserves the right to select the remaining places from the list (or outside) with a view to achieving a good balance of house size and intergenerational mix, instead of inviting them purely in order of application.

The company identifies possible sites for the project. When three or more sites are identified, the company produces a Pre-Sale Agreement in relation to these sites. From a certain specified date, this form goes 'live' for people to sign up to, and the category of **Full Member** becomes available for buyers. (Renters and part buyers remain as Prospective Members at this stage.) Members of the Association are invited in order of their position on the list, to become Prospective or Full Members.

### **Prospective Members**

For those who may be interested in joining as Full Members, and if there is a waiting list for Full Membership, and for renters and part buyers.

Prospective Members:

- Can join in most meetings and events
- Have access to the business plan and budget and other documents
- Can be on the Prospective Member email group
- Are eligible to become Full Members

### **Full Members**

For buyers making a firm commitment to the project

Prospective Members become Full Members by:

1. Signing the Pre-Sale Agreement form in relation to the specified sites. (They can opt out of any of the listed sites on the form.)
2. Providing an interest-free loan to the Company of £5000 (or thereabouts)
3. Committing to supply 30% of the cost of their target dwelling within 28 days of request.
4. Signing the "Handbook form", agreeing and committing to all the policies and terms in the

**Full Members:**

- Are fully and equally responsible for the project relating to the sites identified on the Pre-Sale Agreement, and are the decision makers.
- Are on the list for a dwelling in the site, and retain their place in the queue
- Have access to all the information relating to the project
- Are on the Full Members' email group

**Associate Members**

Renters and part buyers can become Associate Members at some stage after site purchase (when it is clear how much affordable housing there will be), by making a deposit of 1 or 1.5 months rent to the Cohousing Company and by Signing the "Handbook form", agreeing and committing to all the policies and terms in the Residents' Handbook.

Associate Members have similar managerial rights as Full Members to do with the running of the community, but not to do with ownership, or matters affecting the financial status of the development.

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