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Co-operative and Community Benefit Societies Act 2014

Acknowledgement of registration of a rule amendment

This document acknowledges the registration of the amendment of the attached rules under Co-operative and Community Benefit Societies Act 2014 for:

Society: Stokes Croft Land Trust

Registration number: 7004

Date: **18 December 2019**



PARTIAL AMENDMENT OF RULES OF STOKES CROFT LAND TRUST

NOVEMBER 2019

1. Replace paragraph 4 ("OBJECTS") with the following:

"The objects of the Society shall be the promotion for the public benefit of urban regeneration in areas of social and economic deprivation and in particular the Stokes Croft area of Bristol, by all or any of the following means:

- a) The advancement of community development through the promotion of urban regeneration.
- b) The relief of poverty through the fostering of a vibrant and sustainable local economy in Stokes Croft
- c) The advancement of the Arts and culture through the promotion and support of artistic activity,
- d) The advancement of education and training through the provision, improvement or maintenance of community amenities and the development of skills and resources to improve the visual amenity of Stokes Croft.
- e) The advancement of the Arts and heritage, through the protection, conservation and enhancement of the historic environment and fabric of Stokes Croft.
- f) The advancement of environmental improvement through the adoption of best practice in sustainable development and conservation of the environment.
- g) The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage, by the provision of housing and the improvement of housing in the public sector or in charitable ownership, provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing. The Trust will operate as a "community land trust" in accordance with the definition provided in the Housing and Regeneration Act 2008 including any statutory modification or re-enactment of that Act for the time being in force; and
- h) Such other means as may from time to time be determined subject to the prior written consent of the Charity Commissioners for England and Wales."

2. Add the following words at the end paragraph 5 ("POWERS"):

"In support of the Objects, the Society will in particular (but not exclusively):

- (a) provide and retain local facilities through community ownership;
- (b) provide infrastructure, workspace, or land, on favourable terms to new and existing businesses which contribute to Stokes Croft's role as a cultural quarter of the city of Bristol;
- (c) promote the creative re-use and/or improvement of buildings or sites of cultural, community, historical or architectural significance;

**PARTIAL AMENDMENT OF RULES OF STOKES CROFT LAND TRUST
NOVEMBER 2019**

(d) promote the preservation and appreciation of Stokes Croft by disseminating to the whole community educational and historical information of its social and economic importance;

(e) offer and encourage examples of alternative economy, innovation and best practice, testing new theories where appropriate to changing conditions."

3. In paragraph 39 ("Quorum") replace the number "15%" with the number "5%".

4. In paragraph 61 ("Composition of the Board"):

a. change the number 4 in sub-paragraph (a) to the number 6; and

b. in sub-paragraph (b) replace the words: "as representatives appointed by Peoples Republic of Stokes Croft CIC Registered Number 06829886 (or any body that succeeds to its function);" with the words: "nominated by the leaseholders of properties managed by Stokes Croft Land Trust and elected by the society's Members, provided that at no time the number of Leaseholder Directors elected by the Society's members comprise of more than one half (50%) of the Directors elected to serve on the Board of Directors;"

5. In the first sentence of paragraph 63 ("Co-option of Directors"), after the words "In addition" add the words "to the membership of the Board stated in paragraph 61,".

Signed:

Three Members:

..... C. J. Chalkley CHRISTOPHER CHALKLEY

..... Andy J. Burkill ANDREW JOHN BURKILL

..... Keith Cowling KEITH COWLING

Secretary:

..... Andrew Peter Baker
ANDREW PETER BAKER

Partial amendment of rules

Section 1 – About this form

Use this form to register a partial rule change for a society registered under the Co-operative and Community Benefit Societies Act 2014 (2014 Act) (except credit unions); or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (1969 Act). Partial amendments change, add to, or delete some rules from the existing registered rules. If your rule amendment involves the renumbering of rules, please apply for a complete amendment instead.

To register a partial amendment of rules we need:

- this completed form
- one signed copy of the proposed rule amendment (or two copies where not submitting electronically). The amendment should be worded as a direction to members, telling them exactly what they should do to make the necessary changes to their own copy of the rule book. Please see page 10 for an example.
- a marked up version of the rules tracking changes made to your existing rules
- a completed Statutory Declaration form.

This form, including any details provided on the form, will be made available to the public through the Mutuels Public Register <https://mutuals.fca.org.uk>.

Societies may find it helpful to read Chapter 3 of our guidance on our registration function under the 2014 Act before completing this form: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

Section 2 – About this application

Society name	Stokes Croft Land Trust
Register number	7004

2.1 Who should we contact about this application?

Name	Mr A Baker
Role	Director
Email address	Andrew.baker@fastock.co.uk
Phone number	07497 402371

Section 3– Conditions for registration.

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); **or**
- conducting business for the benefit of the community ('community benefit society').

We must maintain arrangements that are designed to enable us to determine whether a society is complying with the 2014 Act. One way we do this is by requiring societies to complete the questions at either sections 3A or 3B of this form when submitting a rule amendment.

Please only answer one set of questions:

- section 3A for bona fide co-operatives; **or**
- section 3B for societies conducting their business for the benefit of the community.

If you are not sure which of these two conditions for registration applies to you, please read chapters 4 and 5 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

Section 3A – Co-operative societies

Complete this section if your society is a bona fide co-operative society.

3A.1 What is the business of the society? For example, do you provide housing, manufacture goods, develop IT systems, etc.

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3A.2 Please describe the members' common economic, social and cultural needs and aspirations. In answering this question, please make sure it is clear what needs and aspirations members have in common.

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3A.3 How does the society's business meet those needs and aspirations?

You have described the society's business answer to question 3A.1, and in question 3A.2 you have described the common needs and aspirations of members. Please now describe how that business meets those common needs and aspirations.

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3A.4 How do members democratically control the society? For example, do the members elect a board at an annual general meeting; do all members collectively run the society.

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3A.5 What does the society do with any surplus or profit? For instance, do you pay a dividend to members (and if so, on what basis); does money get reinvested in the business; put into reserves; used for some other purpose?

3A.6 Please state any close links which any of the directors has with any society, company or authority. 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Please go to Section 4.

Section 3B – Community benefit societies

Complete this section if your society conducts its business for the benefit of the community.

3B.1 What is the business of the society? For example, do you provide social housing, run an amateur sports club etc.

The promotion for the public benefit of urban regeneration in areas of social and economic deprivation and in particular the Stokes Croft area of Bristol

3B.2 Please describe the benefits to the community? Here we are looking to see *what* the benefits to the community are. Community can be said to be the community at large. For example, do you relieve poverty or homelessness through providing social housing.

The advancement of community development through the promotion of urban regeneration.

The relief of poverty through the fostering of a vibrant and sustainable local economy in Stokes Croft

The advancement of the Arts and culture through the promotion and support of artistic activity,

The advancement of education and training through the provision, improvement or maintenance of community amenities and the development of skills and resources to improve the visual amenity of Stokes Croft.

The advancement of the Arts and heritage, through the protection, conservation and enhancement of the historic environment and fabric of Stokes Croft.

The advancement of environmental improvement through the adoption of best practice in sustainable development and conservation of the environment.

The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage, by the provision of housing and the improvement of housing in the public sector or in charitable ownership.

3B.3 Please describe how the society's business delivers these benefits? The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 3B.1) provides benefit to the community.

The Trust will deliver the above benefits by:

- providing and retaining local facilities for the purposes of urban regeneration, through community ownership;
- providing infrastructure, workspace, or land, on favourable terms to new and existing businesses which contribute to Stokes Croft's role as a cultural quarter of the City of Bristol;
- promoting the creative re-use and/or improvement of buildings or sites of cultural, community, historical or architectural significance;
- promoting the preservation and appreciation of Stokes Croft by disseminating to the whole community educational and historical information of its social and economic importance; and
- offering and encouraging examples of alternative economy, innovation and best practice, testing new theories where appropriate to changing conditions; and
- providing housing to the disadvantaged and improving housing in the public sector or in charitable ownership.

3B.4 Does the society work with a specific community, and if so, please describe it here? For instance, are the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

The trust will work particularly in the Stokes Croft area of Bristol, which is a deprived inner city area. The Rules do also allow for the Trust to work in any area of social and economic deprivation.

3B.5 What does the society do with any surplus or profit? For instance, do you donate the money; does money get reinvested in the business; put into reserves; used for some other purpose?

Surpluses or profits are reinvested in the business of the Trust.

3B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest. Please tell us how you ensure that any such conflict of interest does not prevent the society from acting for the benefit of the community.

None.

3B.7 Please state any close links which any of the directors has with any society, company or authority. 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

C Chalkley and K Cowling are directors of People's Republic of Stokes Croft CIC.

K Cowling is also a director of Community Led Housing West CIC and Wernbrake Woodland Limited.

A Burkitt is a director of Locus Hub, Living Your Life, Lylife Ltd, Felix Road Adventure Playground Association Ltd, and Ashley Community & Housing Ltd.

K Chiswell-Jones is a director Illuminarium Ltd and company manager of Artspace Lifespace CIO.

A Baker is a director of Fastock Ltd.

Please go to Section 4.

Section 4 – Completing this application

4.1 Please confirm the proposed rule amendment has been signed by 3 members and the secretary (4 signatures in total)

The rules contain the required signatures ☒

4.2 Please confirm which of the following you are submitting:

One electronic, scanned signed copy of the rules ☒

Or two signed paper copies of the rules ☐

4.3 Please confirm you have included a marked-up copy of the rules showing what changes the society is making to its existing rules.

A marked-up copy of the rules is enclosed ☒

Section 5 – Statutory Declaration


5.1 Please complete this statutory declaration

An officer of the society or credit union must complete this section:

Name	Andrew Peter Baker
Role	Director

I do solemnly and sincerely declare that the amendment of the rules of the said society or credit union, a copy of which is attached marked 'X', complies with 1969 Act/2014 Act (as applicable) and has been duly made by the society in the manner provided in its rules for the making, altering or rescinding of rules.

I make this solemn declaration conscientiously believing it to be true, and by the provisions of the Statutory Declarations Act 1835.

Signature	
Date	22 November 2019


This was declared before me, a:

Solicitor ☒

Commissioner for oaths ☐

Notary Public ☐

Justice of the Peace ☐

Name		<div>EDWARD ROMAINE SOLICITOR Lyons Bowe Solicitors 319 Wells Road Bristol BS4 2QD 0117 972 1261</div>
Declared at:		
Signature		
Date	22 / 11 / 2019	

Section 6 – Submitting this form

Please submit a signed, scanned version of your application by email to:
mutual.societies@fca.org.uk

Or please submit by post to:

Mutual Societies
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

This form is available on the **Mutuals Society Portal**:

<https://societyportal.fca.org.uk>