



YorSpace - Structure & Membership

Adopted by agreement of the Board and Hub on 27/03/2018

Company Structure and Governance

YorSpace is a Community Benefit Society (CBS) established to further the social, economic and environmental well-being of people who live in or have significant connection to York, by creating low-cost, environmentally sustainable, community housing.

See YorSpace Rules for details of our company Rules & Ordinances.

YorSpace membership is open to all who want to be involved in creating Community-led, not for profit housing in York. No geographic, income, experience or other types of qualifications are required to become a Member of the Society. However, there are eligibility and other criteria that apply to those wishing to become a resident of housing created by YorSpace.

Individuals pay a £2 fee to become members. Membership confers the right to vote for the Board of Directors, which occurs at the AGM. Members must support the YorSpace Vision, Mission & Aims - please see YorSpace Vision, Mission & Aims document.

Members are community shareholders. Members can buy further community shares (when they are issued) to raise capital for development but each shareholder only has one vote, regardless of shareholding.

YorSpace CBS has an asset lock in its ordinances that prevents the Society's assets from being sold for the financial benefit of the Members in the event of the Society being closed. The assets can and must either be disposed of for the benefit of the Society (e.g. to pay outstanding debts) or the community (as decided by the Members).

Our Membership

The YorSpace membership is made up of five interlocking and interactive groups:

1. The Board (of Directors)
2. The Hub
3. The Spokes (or Active members)
4. Wider Membership
5. Residents Register

1. The Board of Directors

The Board is made up of the Directors, whose role is to run the Community Benefit Society (CBS) on behalf of the membership.

The Objects of the Society are to carry on for the benefit of each cohousing community:

- the provision, construction, conversion, improvement or management of mixed tenure, community led housing;
- the provision of information, advice, assistance, training, support, facilities, amenities and services incidental to the provision and promotion of community-led housing; and
- the carrying out of any other activity that the directors consider would further the social, economic and environmental interests of the community.

The Board assists each group working on a specific community-led housing development. Each individual development has its own working group and these are called Hubs. There is currently one Hub, which is for the Lowfield Green development in York. The Board must approve proposals from the Hub and ensure the CBS meets its legal obligations.

Directors are not required to be members of any other groups within the YorSpace membership. However, it is required that at least two of the Directors on the Board are also Hub members. If there are multiple concurrent Hubs (from multiple developments) there must be representation from each Hub on the Board.

The YorSpace Board consists of a team of at least three Directors, which will include a named Secretary. The maximum number of Directors is currently set at eight, although this can increase by agreement of the existing Directors.

Requirements of Directors

- Be a Member of YorSpace (Paid £2)
- Agree to commit to helping run the Society to meet its Vision, Mission and Aims
- Support the Society in achieving its Objectives
- Take on the legal responsibilities of running the CBS by taking on named roles
- Attend one Directors meeting per month
- Attend one of the two Hub meetings that occur each month as required
- Commit to a min. of 4 hours a month in addition to meetings

Current Board of Directors

Appointed 26th January 2017 when the Society was incorporated, and subsequently by the agreement of the existing Directors:

1. Susannah Bird (Secretary)
2. James Newton
3. Philip Harding
4. Rosie Kelly
5. David Mclean
6. Lawrence McClelland (Treasurer)

Further Directors may be voted in by the Directors throughout the year and would be ratified by way of a vote of the Members at the subsequent Annual General Meeting.

2. The Hub

The Hub is a group of members who, in conjunction with the Board, help the Society meet its objectives by leading working teams of Active Members (the 'Spokes', see sections 3) that deliver a particular community-led housing development site. Different members of the Hub will take responsibility or leadership for different areas or tasks including legal, financial, membership, events, and marketing/communications etc.

Any Member can join the Hub, but typically Hub members will be representatives of the Spoke working teams. Hub members volunteer to coordinate the activities of a specific spoke. As coordinators their job is to facilitate and delegate the tasks relating to their spoke. The Hub members also take on the role of ensuring that relevant information is communicated within the Hub and if necessary to the Board. The aim is that there will be at least one representative from each Spoke at every Hub meeting.

Currently there is one Hub, working on the Lowfield Green scheme. The maximum number of Hub members is currently set at 8 although this can increase by agreement of the existing Hub members.

The Hub is run using Sociocratic principles that creates consent group decision making. Training in group decision making will be required of all Hub & Spoke members. The Board of Directors work with the Hub and both groups have equal status and power with regard to decision-making.

The Hub will become responsible for forming the Resident Mutual Home Ownership Society that moves into, manages and maintains the development. In the first instance, this will be the Lowfield Green scheme.

Requirements of Hub Members

- Be a Member of YorSpace (paid £2)
- Agree to commit to helping run the Society to meet its Vision, Mission and Aims

- Support the Society in achieving its Objectives
- Contribute £20 annually to running costs
- Attend two Hub meetings a month
- Commit to a min. of 4 hours a month in addition to meetings
- Take a leadership or joint leadership role for at least one Spoke

Current Hub (for Lowfield Green)

1. James Newton
2. Susannah Bird
3. Dave Chamberlin-Kidd
4. Camille Sainsbury
5. Philip Harding
6. Kay Watkins

The Board and the Hub are the organisational groups, while the Spokes are working groups made up of individuals who wish to volunteer their skills to help with particular activities. Individuals in these groups are considered Active Members. The groups are not mutually exclusive: some Directors on the Board will also be a Hub member; Hub members will have key roles within the Spokes.

3. Spokes (Working Teams)

The Spokes are teams of Active Members of YorSpace who contribute by volunteering their time to achieve our Vision, Mission and Aims. The Hub and Directors carry out coordinating and oversight functions. Members do not have to be on the Residents Register to be members of a Spoke. However, volunteering in a Spoke will count as “contribution to the Society” for those wishing to become Residents (See Allocation policy).

The Spokes currently in place are:

- Financial
- Legal
- Membership
- Development
- Community engagement incl. Events & Promotion

4. Wider Membership

This group contains any members who are unable, or do not want, to be involved in the Hub, Board or Spokes and therefore cannot be considered Active Members, but

nonetheless wish to support YorSpace. They may wish to provide financial or other support.

The Wider Membership may or may not choose to be listed on the Residents Register. However, it is likely that individuals who genuinely wish to be considered for a Yorspace home will become Active Members and involved in the community developing a particular scheme. By joining and contributing their time to the activities of a Spokes, members will be considered to be “contribution to the Society”. Contribution by Members is vital to the running of the Society and will be considered when allocating YorSpace properties, see Allocation Policy.

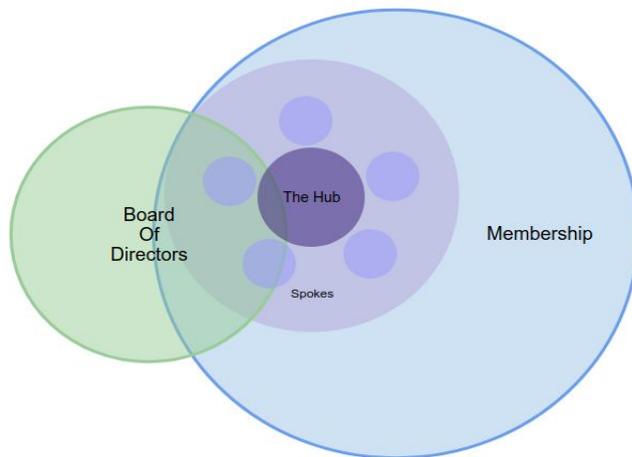
5. Residents Register

This is a register for Members who wish to live in one of the homes created by YorSpace. Members must meet certain criteria in order to qualify for inclusion on the Residents Register:

- They must be a paid up Member of YorSpace;
- Be able to pay (or working towards) the deposit for a Yorspace home;
- Be willing to undergo financial due diligence by the Society when required, i.e. provide evidence of deposit and sufficient earnings;
- Agree to helping the Society to meet its Vision, Mission and Aims; and
- Have lived or worked in York for at least the past 1 year, or be able to demonstrate a close personal connection to the city.

Members may join the Residents Register if they meet the criteria set out in above. The Residents Register is the list of all Members who have indicated that they wish to be considered for a Yorspace home. Members do not have to join the Residents Register, but the Register is only open to Members. To further their chances of attaining a Yorspace home in line with the Yorspace Property Allocation Policy, Members on the Residents Register should then actively contribute to the development by joining at least one of the Spokes (working team).

Membership Diagram



Becoming a Resident

The three basic prerequisites for a Member to become a resident on a Yorspace scheme are qualifying financial status (i.e. deposit and appropriate income), a commitment to the vision, mission and aims of the Society as set out in the appended Yorspace Vision, Mission and Aims document, and contribution to the Society. If a member has the intention of securing a home on a scheme, they should play an active role in the Society, either by becoming a member of a Spoke, or the Hub, as appropriate.

If there are more Members wishing to become resident in a particular development than there are homes available, homes will be allocated in accordance with the YorSpace Allocation Policy. Members wishing to become residents who are unable to secure a home in a particular development will be encouraged to form the Hub for a subsequent scheme.