



## MODEL RULES

# TAI CALON COMMUNITY HOUSING LTD RULES

*Registered under the Co-operative and Community Benefit Societies Act 2014*

**Register No.** 30950R

**Approved by Board June 2021**

**Approved at Annual General Meeting September 2021**

**Reviewed March 2024**

Grŵp  
Cartrefi  
Cymunedol  
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Community  
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Cymru  
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**PART A** \_\_\_\_\_ **NAME AND OBJECTS**

**Name**

A1 The name of the society shall be **Tai Calon Community Housing Limited** ("the ~~association~~Association").

**Objects**

A2 The ~~association~~Association is formed for the benefit of the community. Its objects shall be to carry on for the benefit of the community:

A2.1 the business of providing (and managing) housing, accommodation and providing assistance to help house people and associated facilities and amenities or services for poor people or for the relief of elderly people, people with disabilities (whether physically or mentally) or chronically sick people;

A2.2 any other charitable object that can be carried out from time to time by an association registered under the Act and registered as a social landlord with the Regulator;

A2.3 promote community involvement in the ~~Community Mutual~~Association;

A2.4 promote community development through training and the provision of information;

A2.5 enable and empower members of the community to participate in the affairs of the ~~Community Mutual~~Association and Local Groups;

A2.6 deliver strategies in partnership with the Local Authority for the well-being of the community;

A2.7 develop and respect the rights of members of the community, employees of the ~~Community Mutual~~Association and people dealing with the ~~Community Mutual~~Association as set out in the Charter of Fundamental Rights of the European Union having regard in particular to the need to provide information to ~~members~~Members and conduct the affairs of the ~~Community Mutual~~Association in accessible and appropriate ways.

**Non-profit**

A3 The ~~association~~Association shall not trade for profit.

A4 Nothing shall be paid or transferred by way of profit to Members of the ~~association~~Association.

**PART B \_\_\_\_\_ POWERS OF ASSOCIATION, BOARD, AND MEMBERS**

**Powers**

- B1 The ~~association~~Association shall have the power to do anything that a natural or corporate person can lawfully do which is necessary or expedient to achieve its objects, except where it is prevented from doing so by any relevant legislation, determination, specification or regulatory guidance, from time to time in force, or where expressly prohibited in its rules.
- B2 Without limiting its general powers the ~~association~~Association shall have power to:
- B2.1 purchase, acquire or dispose, assign, or take or grant any interest in land including any mortgage, charge or other security whatsoever, construct or carry out works to buildings;
- B2.2 help any charity or other body not trading for profit in relation to housing and related services;
- B2.3 subject to rules F12, F13, and F14, borrow money or issue bonds, notes loan stock or any other debt instrument or enter into any transaction having the commercial effect of a borrowing;
- B2.4 enter into and perform any derivative transaction on such terms as the ~~association~~Association thinks fit for the purpose of hedging or otherwise managing any treasury risk or other financial exposure of the ~~association~~Association;
- B2.5 subject to rule F15, invest the funds of the ~~association~~Association;
- B2.6 lend money on such terms as the ~~association~~Association shall think fit;
- ~~B2.7 establish a community fund for investment in community businesses, projects or activities in order to achieve the Community Mutual's purpose and objects.~~
- ~~B2.8~~B2.7 guarantee, enter into any contract of indemnity or suretyship or provide security for the borrowings or performance of the obligations of a third party on such terms as the ~~association~~Association shall think fit.
- B3 The ~~association~~Association shall not have power to receive money in any way which would require authorisation under the Financial Services and Markets Act 2000 (or any other authority required by statute) unless it has such authorisation.

**Powers of the board**

- B4 The business of the ~~association~~Association shall be directed by the board.

B5 Apart from those powers which must be exercised in general meeting:

B5.1 by statute; or

B5.2 under these rules all the powers of the ~~association~~Association may be exercised by the board for

and in the name of the ~~association~~Association.

B6 The board shall have power to delegate, in writing, subject to rules ~~D38-42~~D30-34, the exercise of any of its powers to committees, to officers and to employees of the ~~association~~Association on such terms as it determines. Such delegation may include any of the powers and discretions of the board.



### Limited powers of Members in general meeting

B7 The ~~association~~Association in general meeting can only exercise the powers of the ~~association~~Association expressly reserved to it by these rules or by statute.

### General

B8 The certificate of an officer of the ~~association~~Association that a power has been properly exercised shall be conclusive as between the ~~association~~Association and any third party acting in good faith.

B9 A person acting in good faith who does not have actual notice of these rules or the ~~association's~~Association's regulations shall not be concerned to see or enquire if the board's powers are restricted by such rules or regulations.

## PART C MEMBERS AND GENERAL MEETINGS

### Obligations of Members

- C1 All Members agree to be bound by the obligations on them as set out in these rules. When acting as Members they shall act, at all times in the interests of the ~~association~~Association and for the benefit of the community, as guardians of the objects of the ~~association~~Association.

### Nature of shares

- C2 The ~~association's~~Association's share capital shall be raised by the issue of shares. Each share ~~shall~~ have a nominal value of £1 which shall carry no right to interest, dividend or bonus, save for any permitted by paragraph 1 of Schedule 1 to the Housing Act 1996.
- C3 Only shares held by the nominee of an unincorporated body (alone or jointly with other nominees) can be withdrawn or can be transferred, and only to a new nominee of that unincorporated body (alone or jointly with other nominees). Where such a transfer is permitted by this rule, the transferring Member must execute a transfer in a form approved by the board, and deliver the same to the board. If the board approves the transfer, it will be entered in the register of Members of the Association.
- C4 When a Member ceases to be a Member or is expelled from the ~~association~~Association, his or her share shall be cancelled. The amount paid up on that share shall become the property of the ~~association~~Association.

### Nature of Members

- ~~C5.1~~ A Member of the ~~association~~Association is a person or body whose name and address is entered in the register of Members.

~~No person or body shall be entered in the register of Members if the effect of such registration would be that the number of Members who are domiciled in Wales falls below three quarters.~~

- ~~C5.2~~ The Members shall be divided into classes as follows:

- ~~• the tenant Members~~
- ~~• the independent Members~~
- ~~• the council Members~~

~~The Board shall decide, acting reasonably, into which class a Member shall be designated from time to time.~~

~~C5.3: A Member shall belong to a class and cannot belong to more than one class~~

~~C5.4: Each Board member other than the Council board members and any employee appointed pursuant to Rule D3.2 shall also become a Member of the Association, be issued with one share and entered in the register of Members. Council board members may not become Members.~~

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~~C5.5: Subject to compliance with the Association's policy on membership, the board shall admit any tenant who so wishes to membership of the Association as a tenant Member and may, in its absolute discretion, admit other persons to membership of the Association as independent Members. This is on the proviso that no person other than the Council Member may be admitted or remain as a Member if they are a local authority person and provided further that an independent Member may not be either a local authority person or a tenant.~~

~~C5.6: The Council as a corporate body shall appoint an individual to exercise its rights at general meetings and may remove and replace such individual. Such appointment, removal and replacement shall be in writing, and given to the secretary~~

C6 The following cannot be, or become, Members:

C6.1 ~~a~~ minor – as determined by the ~~Board~~board;

C6.2 ~~a~~ person who has been expelled as a Member, unless authorised by a resolution at a general meeting;

C6.3 ~~an~~ employee of the ~~association~~Association;

C6.4 ~~a person who is a Local Authority Person~~;

~~C6.5~~ a person who has been removed by the board in accordance with rule D5;

~~C6.5-6~~ a person in respect of whom a registered medical practitioner who is treating that person gives a written opinion to the effect that that person has become physically or mentally incapable of acting as a ~~board member~~Member and may remain so for more than three months;

~~C6.6 a person in respect of whom, by reason of that person's mental health, a court makes an order which wholly or partly prevents that person from personally exercising any powers or rights which that person would otherwise have; or~~

C6.7 ~~a~~ person who is disqualified from acting as a ~~Director~~director of a company for any reason, or has been convicted of an indictable offence.

C7 A Member can be the nominee of an unincorporated body. In such cases the register shall contain the name and address of the Member and shall designate the Member as the nominee of a named unincorporated body. The address of the unincorporated body shall also be entered in the register if it differs from the address of the Member nominee.

C8 A corporate body can be a Member. It can appoint an individual to exercise its rights ~~at~~ general meetings. Any such appointment shall be in writing or other forms of communication in accordance with rule G16, and given to the Secretary.

C9 No Member shall hold more than one share and each share shall carry only one vote- (excluding Council representatives who represent one vote for the Council as an entity).

C10 A share cannot be held jointly unless by nominees of an unincorporated body.

## Admission of Members

- C11 The board shall set, review and publish its membership policies and objectives for admitting new Members. The board shall only admit new Members in accordance with such policies.
- C12 An applicant for a share shall apply in writing to the ~~association's~~Association's registered office in accordance with approved membership policies as per rule C11.
- C13 The board has the power in its absolute discretion to accept or reject the application. If the application is approved, the name of the applicant and the other necessary particulars shall be entered in the register of Members. One share in the ~~association~~Association shall be issued to the applicant.

## Ending of Membership

- C14 A Member shall cease to be a Member if:
- C14.1 they die; or
- C14.2 they are expelled under rule ~~G15~~C14; or
- C14.3 they withdraw from the ~~association~~Association by giving one month's notice to the ~~secretary~~Secretary which shall be effective on receipt, unless they are one of the last three remaining Members in which case they must provide at least one month's written notice of the withdrawal to the Secretary; or
- C14.4 \_\_\_\_\_ they do not participate in, nor deliver written apologies in advance for, ~~three~~two consecutive annual general meetings of the ~~association~~Association; or
- C14.5 in the case of a body corporate it ceases to be a body corporate; or
- C14.6 in the case of the nominee of an unincorporated body, they transfer their share to ~~another nominee of that body; or~~another nominee of that body; or
- C14.7 they cease to be a Member under rule C6; or
- C14.8 \_\_\_\_\_ the ~~association serves notice on~~Association writes to the Member ~~in accordance with rule G16~~ asking them ~~to indicate (within a set 3 month period) if they wish to remain as a Member, and they fail~~the Member fails to reply within that period; that they do within the set period specified in the Association's letter (which shall be no less than three months); or
- C14.9 the ~~association~~Association has obtained an order of a competent court or tribunal against them for
- \_\_\_\_\_ recovery of monies due from them to the ~~association~~Association provided that if the order is
- \_\_\_\_\_ suspended or is an order for payment in instalments they shall only cease to be a Member upon failing to meet the terms of the order; or
- C14.10 they are a tenant and are in material or serious breach of their tenancy agreement or lease and fail to rectify the breach within a reasonable timeframe as agreed with the Association, or are subject to an outright possession order, or are subject to any of the following types of court order: criminal behaviour order, injunction pursuant to section 1 of the Anti-Social Behaviour, Crime and Policing Act 2014, demoted tenancy, or closure order or any other judicial order (however named) which has an equivalent effect; or

~~lease and fail to rectify the breach within a reasonable timeframe as agreed with the association or are in breach of a suspended possession order, or are subject to any of the following types of court order: anti-social behaviour order, anti-social behaviour injunction, demoted tenancy, or closure order; or~~

~~C14.12 they are a specifically elected or appointed tenant board Member and cease to be a resident~~

~~C14.11 having been a tenant, a Member ceases to be a tenant, unless the board in its discretion allows such person to remain a Member; or~~

~~C14.12 having been a board or committee member they cease to hold any position as a board or committee member unless the board in its discretion allows such person to remain a Member; or~~

~~C14.13 they are a tenant, or an independent Member and they become a local authority Local Authority Person; or person~~

~~C14.14 they are an independent Member who becomes a tenant of the association: Association.~~

C15 A Member may only be expelled by a resolution at a special general meeting called by the board.

C15.1 The board must give the Member at least one month's notice in writing of the general meeting. The notice to the Member must set out the particulars of the complaint of



~~conduct detrimental to the association Association and must request the Member to attend the meeting to answer the complaint.~~

C15.2 At the general meeting called for this purpose the ~~Member~~Members shall consider the evidence presented by the board and by the Member (if any). The meeting may take place without the attendance of the Member.

C15.3 If the resolution to expel the Member is passed in accordance with this rule, the Member shall immediately cease to be a Member. No person who has been expelled from membership is to be re-admitted except by a resolution carried by the votes of two-thirds of the Members present in person or by proxy and voting on a poll at an annual or special general meeting.

## Annual general meeting

C16 ~~The association~~Association shall hold a general meeting called the annual general meeting within six calendar months after the close of each of its financial years or such later date as may be permitted by law.

C17 The functions of the annual general meeting shall be:

C17.1 to receive the annual report which shall contain a summary of:

- the revenue accounts and balance sheets for the last accounting period;
- the auditor's report (if one is required by law) on those accounts and balance sheets; and
- the board's report on the affairs of the ~~association~~Association.

C17.2 subject to rules F3 and F4, to appoint the auditor (if one is required by law);

C17.3 to elect (or re-elect) board members if applicable;

C17.4 to transact any other general business of the ~~association~~Association set out in the notice

convening the meeting including any business that requires a special resolution;

C17.5 receive the Board's report on the affairs of the ~~Community Mutual~~Association including reports on:

- the progress of the strategy and programme to secure the highest possible level of community involvement in the ~~Community Mutual~~Association,
- the progress of the strategy and programme for community development, training and communication, and the identification of neighbourhoods, and
- the current assessment of the wishes and aspirations of neighbourhoods, and
- the progress of Local Groups and the delegation and transfer of powers, responsibilities and assets to or from Local Groups.

### **Special general meetings**

C18 All general meetings other than annual general meetings shall be special general meetings and shall be convened either:

C18.1 upon an order of the board; or

C18.2 upon a written requisition signed by one-tenth of the Members (to a maximum of twenty-five but not less than three) stating the business for which the meeting is to be convened; or



C18.3 if within twenty-eight days after delivery of a requisition to the ~~secretary~~Secretary, a meeting is not convened, the Members who have signed the requisition may convene a meeting.

C19 A special general meeting shall not transact any business that is not set out in the notice convening the meeting.

### Calling a general meeting

C20—~~All.1~~ Subject to rule C22, all general meetings shall be convened by at least fourteen clear ~~days'~~days' written notice served in accordance with rule G16 on every Member. The notice-:

- may be posted or delivered by hand or sent by Electronic Communication to every Member at the address or Electronic Communication address given for them in the register of Members; and
- shall state whether the meeting is an annual general meeting or special general meeting, the and provide details of any means of participation, attendance or communication by electronic facility or facilities and the time, date and place of the meeting, and the business for which it is convened.

C20.2 The Board may make whatever arrangements it considers appropriate to facilitate the attendance and participation of Members (and other attendees) at general meetings including by means of electronic facility or facilities.

C21 Any accidental failure to get any notice to any Member shall not invalidate the proceedings at that general meeting.

C22 Seventy-five per cent of Members may agree, by consenting in writing, or by other communication means approved by the board, to a general meeting being held with less notice than required by rule C20.

### Proceedings at general meetings

C23.1 Before any general meeting can start its business there must be a quorum present. ~~Twenty-five~~A minimum of six Members shall constitute a quorum. ~~At~~

C23.2 As part of the quorum at least sixtwo Members must be present in person, (the remainder. General meetings can take place in any manner and through any medium which permits those attending to hear and/or comprehend, identify speakers and comment on the proceedings. Any person who attends in this manner will be deemed to be present by proxy), and those in person at the meeting whether or not all are assembled in one place.

C23.3 If the Members present in person must include two tenant Members.at the meeting are not in the same place then the meeting shall be deemed to take place at the Association's registered office.

- C24 A meeting held as a result of a ~~Members'~~Member's requisition will be dissolved if too few Members are present half an hour after the meeting is scheduled to begin.
- C25 All other general meetings with too few Members will be adjourned to the same day, at the same time in the following week and at the same venue (or other appropriate venue notified by the secretary to all Members). If less than the number of Members set out in ~~C23~~C22 are present within half an hour of the time the adjourned meeting is scheduled to have started, those Members present shall carry out the business of the meeting.
- C26 The chair of any general meeting can:
- C26.1 take the business of the meeting in any order that the chair may decide; and
- C26.2 adjourn the meeting if the majority of the Members present in person or by proxy agree. An adjourned meeting can only deal with matters adjourned from the original meeting. An adjourned meeting is a continuation of the original meeting. The date of all resolutions passed is the date they were passed (as opposed to the date of the original meeting). There is no need to give notice of an adjournment or to give notice of the business to be transacted.



- C27 At all general meetings of the ~~association~~Association the chair of the board shall preside. If there is no such chair or if the chair is not present or is unwilling to act, the vice chair (if any) shall chair the meeting, failing which the Members present shall elect a Member to chair the meeting. The person elected shall be a member of the board if one is present and willing to act.

### Proxies

- C28 Any Member entitled to attend and vote at a general meeting may appoint another person, whether or not a Member, as their proxy to attend and vote on their behalf. A proxy can be appointed by delivering a written appointment which may be electronic, to the registered office, or such other place as may be selected by the board and stated in the meeting notice, at least two days before the date of the meeting at which the proxy is authorised to vote. It must be signed or approved and sent by the Member or a duly authorised attorney. Any proxy form delivered late shall be invalid. Any question as to the validity of a proxy shall be determined by the chair of the meeting whose decision shall be final.

### Voting

- C29 Subject to the provisions of these rules or of any statute, a resolution put to the vote at a general meeting shall, except where a ballot is demanded or directed or required by these rules, be decided upon a show of hands. On a show of hands every Member present in person and on a ballot every Member present in person or by proxy shall have one vote. In the case of an equality of votes the chair of the meeting shall have a second or casting vote.

~~In any General Meeting where a resolution, not subject to statutory voting thresholds, is put to the vote Members who are not leaseholders of the Community Mutual shall have 95% of the votes and Members who are leaseholders of the Community Mutual shall have 5% of the votes (irrespective of the numbers of leaseholders who are Members)~~

- C30 Unless a ballot is demanded (either before or immediately after the vote), a declaration by the chair that a resolution on a show of hands has been carried or lost, unanimously or by a particular majority, is conclusive. An entry made to that effect in the book containing the minutes of the proceedings of the ~~association~~Association shall be conclusive evidence of that fact.
- C31 Any question as to the acceptability of any vote whether tendered personally or by proxy, shall be determined by the chair of the meeting, whose decision shall be final.
- C32 A ballot on a resolution may be demanded by any three Members at a meeting (in person or by proxy) or directed by the chair (and such demand or direction may be

withdrawn). A ballot may be demanded or directed after a vote on the show of hands, and in that case the resolution shall be decided by the ballot.

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- C33 A ballot shall be taken at such time and in such manner as the chair shall direct. The result of such a ballot shall be deemed to be the resolution of the ~~association~~Association in general meeting.
- C34 Subject to the Act, a resolution in writing signed ~~or~~, approved or confirmed by letter, ~~fax~~ or by electronic communication by or on behalf of the requisite majority of the Members, for the time being, entitled to vote on the relevant resolution shall be as valid and effective as a resolution passed at a properly called and constituted meeting of Members provided that a copy of the proposed resolution has been delivered in accordance with these rules to all Members and the requisite majority of Members referred to in rule C35 has delivered their agreement in accordance with these rules. Such resolution when signed or approved may comprise more than one document in the same form, each signed or approved, by one or more Members.
- C35 For the purposes of rule C34 the requisite majorities are:
- in the case of an ordinary resolution, a simple majority of Members who would have been entitled to vote had the resolution been proposed at a properly called and constituted general meeting;
  - in the case of a resolution requiring a two-thirds majority of Members, at least two-thirds of the Members who would have been entitled to vote had the resolution been proposed at a properly called and constituted general meeting; or
  - in the case of a resolution requiring a three-quarters majority of Members, at least three-quarters of the Members who would have been entitled to vote had the resolution been proposed at a properly called and constituted general meeting.



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## Functions

D1 The ~~association~~Association shall have a board (in these rules referred to as “the board”) who shall

direct the affairs of the ~~association~~Association in accordance with its objects and rules and ensure that its functions are properly performed. ~~Amongst its functions shall be:~~These functions will be agreed by the board and set out separately in a code of governance, standing orders and financial regulations or otherwise in writing.

~~D1.1 defining and ensuring compliance with the organisation’s values and strategic objectives;~~

~~D1.2 establishing a framework for approving strategies, policies and plans to achieve those objectives;~~

~~D1.3 satisfying itself as to the integrity of financial information and approving annual budgets and accounts and business plans;~~

~~D1.4 establishing and monitoring a framework for delegation and systems of internal control which are reviewed periodically as determined by the board;~~

~~D1.5 establishing a framework for the identification, management and reporting of risk;~~

~~D1.6 taking decisions and agreeing policies on all matters that might create a significant financial or other risk to the organisation or that raise significant issues of principle;~~

~~D1.7 establishing mechanisms for communication and receiving feedback from the organisation’s stakeholders and Members;~~

~~D1.8 monitoring the organisation’s performance and taking timely corrective action if required;~~

~~D1.9 taking overall responsibility for self-assessment and other responsibilities as part of implementing the regulatory framework;~~

~~D1.10 ensuring that at all times that the association, if registered with the Regulator as a provider of social housing, takes account of any undertaking given by the association to the Regulator, or intervention or obligation imposed upon the association by the Regulator;~~

~~D1.11 appointing, managing and dismissing the Chief Executive, or Corporate Directors;~~

~~D1.12 satisfying itself that the organisation’s affairs are conducted lawfully and with probity;~~

~~D1.13 establishing a code of conduct for the board;~~

~~D1.14 establishing and operating induction and development programmes and performance appraisal system for the Board, Chair, Vice Chair, and individual Board members; and~~

~~D1.15 assuring the effectiveness of governance on a regular basis.~~

~~D1.16~~ In accordance with the ~~Community Mutual’s~~Association’s purpose and objects, the ~~Community Mutual~~Association will at all times have in place and operate the following:

- a strategy and programme to secure the widest possible community involvement in the ~~Community Mutual~~Association;
- a strategy and programme for community development, training and communication, and the identification of neighbourhoods; and
- a procedure for neighbourhoods to communicate their wishes and aspirations.

D1.2 If a submission is made to the Board by a neighbourhood in favour of varying the current provision or management of its housing and where the Board is satisfied (having acted reasonably and having obtained independent verification of such opinion) that such variation will not materially adversely prejudice the financial viability of the Community Mutual Association, the Board must:

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- formulate a proposal in consultation with the neighbourhood,
- communicate that proposal to all members of the neighbourhood,
- take steps as are appropriate to establish the opinion of the majority of the neighbourhood on the proposal.

D1.3 If it is established that the opinion of the majority of a neighbourhood is in favour of varying the current provision or management of its housing, the ~~Board shall~~board may, subject to the requirements of D1.4, do one or more of the following:

- facilitate the establishment of a Local Group with similar objects to the ~~Community Mutual Association~~ to represent and carry forward the interests of the neighbourhood,
- delegate to the Local Group any of its supervisory powers and responsibilities relating to that neighbourhood,
- transfer assets and delegate any of its powers or responsibilities and associated day to day management to the Local Group,
- accept back any assets, powers, or responsibilities.

D1.4 No transfer of assets or delegation of powers and responsibilities to (or back from) a Local Group shall take place except:

- with the approval (where required) of the Regulator and, if necessary, the registrar;
- in compliance with the legal obligations of the ~~Community Mutual Association~~ to third parties, and in particular (without limitation) any obligations of the ~~Community Mutual Association~~ to third party funders, lenders or security trustees, ~~and~~
- ~~until after the fifth anniversary of the Transfer.~~

## Composition of the board

D2. The board shall consist of a maximum of ~~4~~12 board members (and a maximum of three co-optees) made up as follows:

D2.1 The board membership shall be divided into classes as follows:

- tenant members;
- independent members; and
- Local Authority Persons members.

The board shall decide, acting reasonably, into which class a board member shall be designated from time to time.

D2.2 A board member can only belong to one class of board membership.

D.2.1.1 ~~not~~3 Not more than 3 board members shall be tenant board members who shall be ~~elected~~selected by the Board in accordance with ~~rule D-10a~~board membership recruitment policy adopted by the Board. Such appointment shall be for a fixed term

of up to 3 years starting at the end of the annual ~~members'~~Members' meeting at which they were appointed and expiring at the end of the third annual ~~members'~~Members' meeting following that appointment-. At the end of such term of office a board member may, subject to such eligibility criteria set out in these rules and any board member policy adopted by the board from time to time, be re-~~elected~~appointed.

~~D2.1.2 up to six~~4 Not more than 6 board members shall be independent board members who shall be selected by the Board in accordance with a board membership recruitment policy adopted by the Board. Such appointment shall be for a fixed term of up to 3 years starting at the end of the annual Member's meeting at which they were appointed and expiring at the end of the third annual Member's meeting following that appointment. At the end of such a term of office a Board Member may, subject to such eligibility criteria set out in these rules and any board member policy adopted by the Board from time to time, be re-appointed.

D2.5 Not more than 2 board members shall be Local Authority Persons who shall be selected by the Board in accordance with a board membership recruitment policy adopted by the Board. Such appointment shall be for a fixed term of up to 3 years starting at the end of the annual Member's meeting at which they were appointed and expiring at the end of the third annual Member's meeting following that appointment. At the end of such a term of office a Board Member may, subject to such eligibility criteria set out in these Rules~~rules~~ and any board member policy adopted by the Board from time to time, be re-appointed.

~~D2.1.3 not more than 2 board members (and in any~~ Any such number ~~not to of Local Authority Persons shall not~~ exceed 24% of the total number of board members) ~~shall be local authority persons.~~ Except for the ~~Local Authority~~ Board Members~~Persons members~~, no other member of the Board may be a member, officer (apart from a non-managerial or non-housing employee) or nominee of the Local Authority or any person who is a Close Relative of a member, officer (apart from a non- managerial or non – housing employee) or nominee of the Local Authority.

D2.2-6 At all times a majority of board members shall not be tenants.

D2.7 If the requirements in Rules ~~D2.43~~ D2.6 are at any point not fulfilled then subject to Rule ~~D2.38~~ the board shall use its reasonable endeavours to appoint additional board members as appropriate provided that in the event that at any time the requirements are not fulfilled the remaining board members may continue to act and exercise all powers of the board.

~~D2.3-8~~ 8 If the number of board members falls below the number necessary for a quorum, the remaining board members may continue to act as a board for a period of up to 6 months. If after 6 months, sufficient vacancies have not been filled to enable a quorum, the remaining board members shall call a general meeting of the Association and the Members at that general meeting shall appoint persons to bring the number of board members up to that required by these Rules~~rules~~. Board members appointed in this way shall hold office until the next annual general meeting.

~~D3~~ — ~~Only Members (or employees) can be board members.~~

~~D3.1~~

~~D2.9~~ Each board member other than the Local Authority Persons members appointed pursuant to Rule D3.1, shall also become a Member of the Association, be issued with one share and entered in the register of Members. Individual Local Authority Persons board members may not become Members, with only one share issued to the Council.

~~D2.10~~ Subject to compliance with the Association's policy on board membership, the board shall admit any tenant who so wishes to be a Member of the Association as a tenant Member and may, in its absolute discretion, admit other persons to membership of the Association as independent Members. This is on the provision that no person other than the Council representative may be admitted or remain as a Member if they are a Local Authority Person and provided further that an independent Member may not be either a Local Authority Person or a tenant.

~~D2.11~~ The Council as a corporate body shall appoint an individual to exercise its rights at general meetings and may remove and replace such individual. Such appointment, removal and replacement shall be in writing, and given to the Secretary.

~~D3~~ — Except for co-optees and council nominees, only Members can be board members.

~~D3.2-1~~ — The board may appoint co-optees to serve on the board on such terms as the board resolves and may remove such co-optees, but the maximum number of board members and co-optees shall not exceed 15. A co-optee may act in all respects as a board member, but they cannot take part in the deliberations nor vote on the ~~election~~selection of officers of the ~~association~~Association nor any matter directly affecting Members.

~~D3.3-2~~ — Not more than three co-optees can be appointed to the board or to any committee at any one time.

~~D3.4-3~~ — Whenever the number of board members and co-optees is less than permitted by these rules, the board may appoint a further board member in addition to the board's power to co-opt. Any board member so appointed shall retire at the next annual general meeting.

D4 For all board members and co-optees:

D4.1 The board shall make available the obligations (including the expected standards of conduct) of every board member (~~including and~~ co-optees) to the board and to the ~~association~~Association. The board shall review and may amend the obligations of board members from time to time;

~~D4.2-~~ No board member (~~including or~~ co-optees)optee may act as such until they have signed and delivered to the board a statement, confirming that they will meet their obligations (including the expected standards of conduct) to the board and to the ~~association~~Association. The board may vary the form of statement from time to time;

D4.3- Any board member (~~including or co-optees~~) optee who has not signed such statement without good cause within one month of ~~election~~ selection or appointment to the board or, if later, within one month of adoption of these rules, shall immediately cease to be a board member.

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## Cessation of board membership

- D5 No one can become or remain a board member (or a sub-committee member) if at any time if:
- D5.1 they are disqualified from acting as a director of a company, ~~as a board member of another registered association or as a charity trustee~~ for any reason; or
- D5.2 they have been convicted of an indictable offence which is not, or cannot be, spent; ~~or~~ or an offence which, in the opinion of at least two thirds of the remaining board members, brings the Association into disrepute; or
- D5.3 a composition is made with that person's creditors generally in satisfaction of that person's debts; or
- D5.4 they are not a Member (unless they are ~~a co-optee or~~ an employee of the ~~association~~Association or any other body whose accounts must be consolidated with those of the ~~association~~Association); or
- D5.5 they have absented themselves from three consecutive meetings of the board; ~~or committee (as the case may be) in one rolling twelve-month period without special leave of absence from the board; or~~
- D5.6 a registered medical practitioner who is treating that person gives a written opinion to the ~~association~~Association stating that that person has become physically or mentally incapable
- of acting as a board member, ~~co-optee or committee member~~ and may remain so for more than three months; or
- ~~D5.7 by reason of that person's mental health, a court makes an order which wholly or partly prevents that person from personally exercising any powers or rights which that person would otherwise have; or~~
- ~~D5.8-D5.7~~ they are a tenant and are in material or serious breach of their tenancy agreement or lease and fail to rectify the breach within a reasonable timeframe as agreed with the ~~association~~Association or are in breach of a suspended possession order, or are subject to any of the following types of court order: ~~anti-social~~criminal behaviour order, ~~anti-social behaviour~~ injunction pursuant to section 1 of the Anti-social Behaviour, Crime and Policing Act 2014, demoted tenancy, or closure order; ~~or any other judicial order (however named) which has an equivalent effect; or~~
- D5.8 the Association has obtained an order of a competent court or tribunal against them for recovery of monies due from them to the Association provided that if the order is suspended or is an order for payment in instalments they shall only cease to be a board member, co-optee or committee member upon failing to meet the terms of the order; or
- D5.9 they are a specifically elected or appointed tenant board member ~~or co-optee~~ and cease to be a resident; ~~unless the board at its discretion allows such person to remain a board member or co-optee; or~~

D5.10 in the case of an independent board member they are or become a tenant or ~~local authority person~~ Local Authority Person.

~~D5.11 they have been removed from the board of management of another Registered Social landlord at the instigation of the Regulator or the regulator of the registered social landlords in England or Scotland;~~

~~D5.12 they have not fulfilled the requirements of the training policy which shall be set by the Board to ensure that all board members deliver the highest possible levels of skill and competence in carrying out their duties~~

~~and any board~~ D5.11 in relation to any non-executive board member, their terms of appointment (howsoever named) with the Association are terminated in accordance with their terms and any board member, co-optee or committee member who at any time ceases to qualify under this rule shall immediately cease to be a board member, co-optee or committee member (as appropriate).

D6. A board member may be removed from the board:

D6.1 ~~by resolution~~ by at ~~at least two thirds of the Members present and voting at a~~ general meeting; or

D6.2 ~~by~~ a resolution passed by two-thirds of the board members present and voting at a ~~board meeting excluding the board member subject of the proposed removal and excluding~~ any co-optees or employees, provided the following conditions are satisfied:

- ~~••~~ •• at least fourteen days' notice of the proposed resolution has been given to all board members; and
- ~~••~~ •• the notice sets out in writing the alleged breach(es) of the board member's obligations in accordance with rule D4.1; and
- ~~••~~ •• the board is satisfied that the allegation(s) is or are true.



D7 A board member may resign by giving written notice of resignation.

## Terms of office and electionselection to the board

### **i) Appointment and removal of Council board members**

~~D8— Subject to rule D9, the Council shall have the power from time to time to appoint such number of persons as Council board members as do not exceed 24% (twenty four percent)(or such number as determined by legislation from time to time) of the total number of board members and to remove from office any such Council board member. Appointments and removals shall be made in writing, signed by an authorised officer and shall take effect upon receipt by the secretary or such later date as may be specified in the document.~~

~~D9— If the Council shall have failed within 3 months of a written request by the Association to make the appropriate appointments pursuant to Rule D8, the board may appoint a person who is willing to act to be a Council board member for each vacancy. They shall be deemed to be Council board members and shall hold office until the next annual general meeting. The Council's right to appoint Council board members pursuant to Rule D8 shall be suspended for that period in respect of any vacancy filled by the board pursuant to this Rule D9.~~

### **ii) Appointment and retirement of tenant board members**

~~D10— The tenants shall have the power to appoint up to 3 persons as tenant board members. Prior to each annual general meeting elections shall be held for the vacancies for tenant board members arising at that meeting. The board shall decide the mode and manner of such elections and may delegate the supervision and operation of such elections to a body recognized by the board from time to time as representing the tenants. In the event of a tie the election shall be decided by lot. The board may also reserve the right to approve any candidate for such election. The successful candidates shall be reported to the annual general meeting by the secretary and admitted as tenant members with immediate effect.~~

~~D11— The tenant board members to retire, provided they have served 3 years on the board following the date of transfer, at each such annual general meeting shall be those who have been longest in office since they last became tenant board members, but as between persons who became board members on the same day those to retire shall be chosen by lot, unless otherwise agreed, provided that where a tenant board member is appointed to fill a vacancy(other than by operation of this sub-paragraph) in the position of another tenant board member (the predecessor), the period of time for which the tenant board member shall have held office, will for the purposes only of this sub-paragraph be deemed to include the period since the last election or appointment of the predecessor.~~

~~D12—No one can be appointed as a tenant board member if they have served as a board member for a period of three terms of three continuous years or have served a total of nine years.~~

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~~D13— If a vacancy for a tenant board member occurs, elections shall be held for the vacancy in accordance with Rule D10. The new tenant board member will hold office for the remainder of the period of office of his predecessor. If that is impractical or there is no tenant willing or able to become a tenant board member, the board may appoint a tenant to fill the vacancy who shall hold office until the next annual general meeting. Retirement in subsequent years shall follow this rotation.~~

### **iii ) Appointment and retirement of independent board members**

~~D14— The Members shall have the power to elect 6 persons as independent board members. Prior to each annual general meeting elections shall be held for the vacancies for independent board members arising at that meeting. The board shall decide the mode and manner of such elections. In the event of a tie the election shall be decided by lot. The successful candidates shall be reported to the annual general meeting by the secretary and admitted as independent board members with immediate effect.~~

~~D15— The independent board member(s) retiring, provided they have served 3 years on the board following the date of transfer, shall be those who have been independent member(s) the longest. As between independent board members who have equal length of service, those to retire shall be chosen by lot if not agreed provided that where an independent board member is appointed to fill a vacancy ( other than by operation of this sub-paragraph) of another independent board member (the predecessor), the period of time for which the independent board member shall have held office shall, for the purposes only of this sub-paragraph be deemed to include the period since the last election or appointment of the predecessor. Retirement in subsequent years shall follow this rotation.~~

~~D16— No one can be appointed as an independent board member if they have served as a board member for a period of three terms of three continuous years or have served a total of nine years.~~

~~D17— If an independent board member retires in accordance with Rule D15 and the Association does not fill the vacancy in accordance with Rule 14, and if no ballot has been held, the retiring independent board member shall, if willing to act, be deemed to have been reappointed.~~

~~D18— The board may appoint a person (other than a local authority person or a tenant) to be an independent board member to fill a vacancy in the number of independent board members. They shall hold office until the next annual general meeting.~~

~~D19— A person standing for election as an independent board member must be recommended by the board or be proposed by a Member. The candidate must confirm their willingness to serve in writing to the secretary. If the proposer is a Member, they must give between 14 and 35 clear days written notice to the secretary~~

~~of the intention to propose that person. The secretary shall give notice to all Members of the intention to propose the person at the meeting for election as an independent board member. The notice shall state the name of the proposer and give the~~

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- ~~particulars of the person which would if they were so appointed or reappointed, be required to be included in the Association's register of board members.~~
- ~~D20 In either case the candidate may only be recommended following public advertisement. If the candidate is elected, the Board will issue a share to the elected candidate.~~
- ~~D8 In every notice for an annual general meeting the board shall state those board members continuing in office and those candidates intending to offer themselves for selection.~~
- ~~D9 Each board member selected under rule D12 shall be selected in accordance with any board membership policies adopted by the board from time to time, and shall be appointed for a fixed term of office expiring at the conclusion of an annual general meeting (each a "fixed term") not being later than the third such meeting after their appointment. No fixed term shall be set which would cause the relevant board member to serve beyond their ninth consecutive annual general meeting (unless the board determines that circumstances exist where it would be in the best interests of the Association for a board member to serve for a longer period). For the purposes of this Rule D9, time served as a co-optee on the board of the Association (or any committee of the Association) and/or time served as a board member or as a co-optee on the board or committee of another group member or on the board or committee of any predecessor of the Association or of another group member shall be counted.~~
- ~~D10 Whenever the number of board members is less than the number permitted by these rules, the board may appoint a further board member. Any board member so appointed shall retire at the next annual general meeting.~~
- ~~D11 At every annual general meeting each board member who has served their fixed term shall retire from the board. Any board member who retires from the board at an annual general meeting under this rule D11 shall be eligible for re-selection subject to any restrictions contained in these rules;~~
- ~~D11.1 Any board member retiring under rule D11 having completed nine years' continuous service (or nine years' continuous service plus any extended period agreed by the board under rule D9) on either the board of the Association and/or the board of a group member (or any predecessor) shall not be eligible for re-selection for three years.~~
- ~~D12 All board members will be selected in accordance with open and transparent selection criteria and selection procedures set and published from time to time by the board;~~
- ~~D12.1 The board shall set and publish selection criteria in relation to candidates wishing to stand for selection as board members including a statement of the~~

skills, qualities and experience required by the board amongst its members; •  
The statements of prospective candidates are to be provided to the Board for approval before they are eligible for selection as board member.

D12.2 The board, in accordance with the selection procedures set under rule D12 shall endeavour to ensure that the board possesses the quality, skills, competencies, diversity of thought and experience which the board has from time to time determined that it requires;

D12.3 If at the selection of board members, the number of candidates for selection as board members does not exceed the number of vacancies on the board the chair shall declare those candidates to have been duly selected. If the number of candidates exceeds the number of vacancies the meeting shall elect the board members by ballot in such a manner as the chair directs and in accordance with the procedures set under rule D12;

D12.4 In a selection for candidates wishing to be board members at a general meeting every Member present in person or by proxy shall have one vote for every vacancy but shall not give more than one vote to any one candidate;

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## Quorum for the board

~~D21~~D13 Subject to the provisions of rule ~~D22~~D14 half of the existing board members from time to time (rounded down to the nearest whole number) shall form a quorum. The board may determine a higher number or impose additional requirements.

~~D22~~D14 If the number and make up of board members falls below the number and make up necessary for a quorum, the remaining board members may continue to act as the board for a maximum period of six months and the provisions of ~~D21~~D13 shall be suspended for that time. At the end of that time the only power that the board may exercise shall be to bring the number and make up of board members up to that required by these rules.

~~D22.1 The Board is not quorate unless:~~

- ~~• at least one tenant board member is present in person~~
- ~~• at least one independent board member is present in person~~

## Board members' interests

~~D23~~D15 No board member, co-optee or member of a committee shall have any financial interest in any

~~contract or other transaction with the association~~Association, or be granted a benefit by the ~~association~~Association, unless such interest or benefit:

~~D23~~D15.1 is expressly permitted by these rules or is permitted by any relevant legislation,

~~determination, specification or guidance from time to time from the Regulator~~; D23;  
D15.2 would not be in breach of, and would not be inconsistent with, any

determination,

guidance, standard or code published by the Regulator or any code of conduct and/or

governance adopted by the board.

~~D24~~D16 Any board member, co-optee or member of a committee, having an interest in any arrangement between the ~~association~~Association and someone else shall disclose their interest, before the matter is discussed by the board or any committee. Such disclosure must comply with any code of conduct and/or governance adopted by the board from time to time. Unless it is expressly permitted by these rules they shall not remain present (unless requested to do so by the board or committee), and they shall not have any vote on the matter in question.

~~D25~~D17 Subject to rule ~~D26~~D18, if a question arises at a meeting of board members or of a committee of board members as to the right of a board member co-optee or member of a committee to participate in the meeting (or part of the meeting) for voting or quorum purposes, the question may, before the conclusion of the meeting, be referred to the chair or chair of the committee as may be the case,

whose ruling in relation to any board member, co-optee or committee member other than the chair is to be final and conclusive.

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~~before the conclusion of the meeting, be referred to the chair, whose ruling in relation to any board member other than the chair is to be final and conclusive.~~

~~D26D18~~ If any question as to the right to participate in the meeting (or part of the meeting) should arise in respect of the chair, the question is to be decided by a decision of the board members or committee members at that meeting, for which purpose the chair or chair of the committee is not to be counted as participating in the meeting (or that part of the meeting) for voting or quorum purposes.  
~~purposes.~~

~~D27D19~~ Any decision of the board or of a committee shall not be invalid because of the subsequent discovery of an interest which should have been declared.

~~D28D20~~ Every board member, co-optee and member of a committee shall ensure that the secretary at all times has a list of:

- D20.1 all other bodies in which they have a significant and material interest as:
  - -a director or officer; or
  - -a member of a firm; or
  - -an official or elected member of any statutory body ; or
  - the owner or controller of more than two per cent of a company, the shares in which are publicly quoted or more than ten per cent of any other company ; or
  - any property owned or managed by the ~~association~~Association which they occupy.

~~D29D21~~ Every board member, co-optee and member of a committee shall ensure that the secretary at all times also has a list of any other significant or material interest which, in each case, would or could affect any arrangement with the ~~association~~Association.

~~D30D22~~ If requested by a majority of the board or members of a committee at a meeting convened specially for the purpose, a board member, co-optee or member of a committee failing to disclose an interest as required by these rules shall vacate their office either permanently or for a period of time as the board directs.

~~D34D23~~ Notwithstanding rule ~~D23-D15~~, the ~~association~~Association may:

~~D34D23.1~~ pay properly authorised expenses to board members, co-optees and members of committees when actually incurred on the ~~association's~~Association's business;

~~D34D23.2~~ pay insurance premiums in respect of insurance taken out to insure officers and employees; and

~~D34D23.3~~ pay allowances, recompense for loss of earnings, grant benefits or remuneration and fees to board members, co-optees and members of committees provided that any

such payment or benefit is expressly permitted by (and not prohibited by) any relevant legislation, determination, specification or guidance from the Regulator-.

~~D32~~D24 A board member, co-optee or member of a committee shall not have an interest for the purpose of rules ~~D23~~D15 to ~~D29~~D21 as a board member, director or officer of a group member.

~~D33~~D25 Board members, co-optees or members of committees, who are residents of the ~~association~~Association shall be deemed not to have an interest for the purpose of rules ~~D23~~D15 to ~~D29~~D21 in any decision affecting all or a substantial group of residents of the ~~association~~Association.

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**D34D26** The grant of a tenancy, licence or lease by the ~~association~~Association at the direction of another body or on a basis which is consistent with any applicable guidance, determination, standard or code of practice of the Regulator (or any code of conduct and/or governance of the board from time to time, adopted by the board) to a board member, or member of a committee is not the grant of a benefit for the purpose of rule **D23D15**.

### Meetings of the board

**D35D27** The board shall meet at least three times every calendar year. At least seven days' written notice of the date and place of every board meeting shall be given by the secretary (or other officer in accordance with approved arrangements) to all board members ~~and co-optees~~. The board may meet on shorter notice where not less than seventy-five per cent of the board members so agree.

**D36D28** Meetings of the board may be called by the secretary, or by the chair, or by two board members who give written notice specifying the business to be carried out. The secretary shall send a written notice to all board members as soon as possible after receipt of such a request. Pursuant to the request, the secretary shall call a meeting on at least seven days' notice but not more than fourteen days' notice to discuss the specified business. If the secretary fails to call such a meeting then the chair or two board members, whichever is the case, shall call such a meeting.

### Availability of certain board statements

**D37D29** The board shall agree and make available:

- the board's statement of the values and objectives of the ~~association~~Association;
- a statement of the current obligations of board members to the board and the ~~association~~Association;
- the policy for admitting new Members.

The board may vary the form of these statements from time to time.

### Management and delegation

**D38D30** The board may delegate any powers under written terms of reference to its committees or to officers or employees. Those powers shall be exercised in accordance with any written instructions given by the board.

**D39D31** The board may reserve to itself certain significant matters that cannot be delegated to committees or employees.

**D40D32** The membership of any committee shall be determined by the board. Every committee shall include one board member to the board. The board will appoint the chair of any committee and shall specify the quorum.

**D41D33** All acts and proceedings of any committee shall be reported to the board.



**D42D34** No committee can incur expenditure on behalf of the ~~association~~Association unless at least one board member on the committee has voted in favour of the resolution and the board has previously approved a budget for the relevant expenditure.

### Miscellaneous provisions

**D43D35** All decisions taken at a board or any committee meeting in good faith shall be valid even if it is discovered subsequently that there was a defect in the calling of the meeting, or the appointment of the members at a meeting.

**D44D36** A resolution sent to all board members or all members of a committee and signed, or confirmed electronically by three-quarters of the board members or three-quarters of the members of a committee shall be as valid and effective as if it had been passed at a properly called and constituted meeting of the board or committee and may consist of documents in the same form and signed or confirmed electronically by one or more persons.

**D45D37** Meetings of the board or a committee can take place in any manner and through any medium which permits those attending to hear and or comprehend and identify speakers and comment on the proceedings. Any person who attends in this manner will be deemed to be present at the meeting and whether or not all are assembled in one place.

**D46D38** Notice may be given to board members, co-optees or members of a committee in accordance with rule G16. The accidental failure to give notice to a board member or the failure of the board member to receive such notice shall not invalidate the proceedings of the board.

**D47D39** The board may, by power of attorney or otherwise, appoint any person to be the agent of the ~~association~~Association for such purposes and on such conditions as they determine, including authority for the agent to delegate all or any of their powers.

**PART E \_\_\_\_\_ CHAIR, VICE CHAIR, CHIEF EXECUTIVE, SECRETARY  
AND OTHER OFFICERS**

**The chair**

- E1 The ~~association~~Association shall have a chair, who shall chair board meetings, and shall be elected by the board on such terms as the board determines. The ~~association~~Association may also have a vice chair who, in the chair's absence, shall act as the chair and have the chair's powers and duties and who shall be elected by the board. The arrangements for ~~election~~selection and removal of any vice chair shall be determined by the board.
- E2 The first item of business for any board meeting when there is no chair (or vice chair) or the chair (or vice chair) is not present shall be to elect a chair for the purpose of the meeting. The chair shall at all times be a Member and a board member and cannot be an employee.
- E3 In a case of an equality of votes, the chair shall have a second vote.
- E4 The chair of the ~~association~~Association may be removed at a board meeting called for that purpose provided the resolution is passed by at least two-thirds of the members of the board present and voting at the meeting.

**The chair's responsibilities**

- E5 The board shall seek to ensure that there is a written statement of the chair's responsibilities which shall be agreed with the board, and reviewed from time to time.

**The chief executive**

- E6 The ~~association~~Association may have a chief executive appointed by the board. The chief executive shall be appointed with a written and signed contract of employment, which shall include a clear statement of the duties of the chief executive.

**The secretary**

- E7 The ~~association~~Association shall have a secretary who shall be appointed by the board and who may be an employee. The board may also appoint a deputy secretary (who may also be an employee) to act as secretary in the secretary's absence. ~~The secretary shall~~ The secretary's duties will be clearly set out in writing and agreed by the board.  
~~in~~ particular:

~~E7.1 summon and attend all meetings of the association and the board and keep the minutes of those meetings;~~

~~E7.2 keep the registers and other books determined by the board;~~

~~E7.3 make any regulatory returns on behalf of the association to the Regulator and registrar;~~

~~E7.4 have charge of the seal (if any) of the association; and~~

~~E7.5 be responsible for ensuring the compliance of the association with these rules.~~

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### Other officers

- E8 The board may designate as officers such other executives, internal auditor and staff of the ~~association~~Association on such terms (including pay) as it from time to time decides.

### Miscellaneous

- E9 Every officer or employee shall be indemnified by the ~~association~~Association for any amount reasonably incurred in the discharge of their duty.
- E10 Except for the consequences of their own dishonesty or negligence no board member, officer or employee shall be liable for any losses suffered by the ~~association~~Association.

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## PART F FINANCIAL CONTROL AND AUDIT

### Auditor

- F1 The ~~association~~Association, if required by law to do so, shall appoint an auditor or firm of auditors to act in each financial year. They must be qualified as provided by Section ~~7 of the Friendly and Industrial and Provident Societies Act 1968 as amended by the Companies Act 2006~~91 of the Act.
- F2 The following cannot act as auditor:
- F2.1 ~~an officer or employee of the association~~Association;
- F2.2 ~~a person employed by or employer of, or the partner of, an officer or employee of the association~~Association.
- F3 The ~~association's~~Association's auditor may be appointed by the board or by a resolution of Members.
- F4 Where an auditor is appointed to audit the accounts for the preceding year, they shall be re-appointed to audit the current year's accounts as well unless:
- F4.1 ~~a general meeting has appointed someone else to act or has resolved that the auditor cannot act; or~~
- F4.2 ~~the auditor does not want to act and has told the association~~Association so in writing; or
- F4.3 ~~the person is not qualified or falls within rule F2 (above); or~~
- F4.4 ~~the auditor has become incapable of acting; or~~
- F4.5 ~~notice to appoint another auditor has been given.~~
- F5 ~~where~~Where an auditor is appointed:
- F5.1 ~~No~~no less than twenty-eight days' notice shall be given for a resolution to appoint another person as auditor, or to forbid a retiring auditor being re-appointed;
- F5.2 ~~the association~~Association shall send a copy of the resolution to the retiring auditor and also give notice to its Members at the same time and in the same manner, if possible;
- F5.3 ~~if not, the association~~Association shall give notice by advertising in a local newspaper at least 14 days before the proposed meeting. The retiring auditor can make representations to the ~~association~~Association which must be notified to its Members under Section 91 of the Act.

### Auditor's duties

- F6 The findings of the auditor shall be reported to the ~~association~~Association, in accordance with Section 87 of the Act.

- F7 The board shall produce the revenue account and balance sheet audited by the auditor, if required, and the auditor's report, if required, at each annual general meeting. The board shall also produce its report on the affairs of the ~~association~~Association which shall be signed by the person chairing the meeting which adopts the report.

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### Accounting requirements

- F8 The end of the accounting year must be a date allowed by the registrar.
- F9 The ~~association~~Association shall keep proper books of account detailing its transactions, its assets and its liabilities, in accordance with Sections 75 and 76 of the Act.
- F10 The ~~association~~Association shall establish and maintain satisfactory systems of control of its books of account, its cash and all its receipts and payments.

### Annual returns and balance sheets

- F11 Every year, within the time period specified by legislation, the secretary shall send the ~~association's~~Association's annual return to the registrar. The return shall be prepared in accordance with the period specified in the Act, or such other date allowed by the registrar and shall be lodged within the period required by law. The annual return shall be accompanied by the auditor's report, if required, for the period of the return and the accounts and balance sheets to which it refers.

### Borrowing

- F12 The total borrowings of the ~~association~~Association at any time shall not exceed £1000 million (one thousand million) pounds sterling or such a larger sum as the ~~association~~Association determines from time to time in general meeting. For the purpose of this rule F12, any amount of the ~~association's~~Association's borrowings in any currency other than pounds sterling (as may be permitted or not prohibited by the Regulator from time to time) shall be converted to sterling at the exchange rate or rates applicable under the related derivative transaction or transactions by which the ~~association~~Association has hedged its exposure to currency exchange rate movements in relation to the principal amount of such borrowings or, if there is no rate related derivative transaction by which the exposure is hedged, at the exchange rate prevailing at the time the borrowings were entered into.
- F13 The rate of interest payable at the time terms of borrowing are agreed on any money borrowed shall not exceed the rate of interest which, in the opinion of the board, is reasonable having regard to the terms of the loan. The board may delegate the determination of the said interest rate within specified limits to an officer, board member or a committee.
- F14

~~F14.1~~ In respect of any proposed borrowing, for the purposes of rule F12 and in relation to the amount remaining un-discharged of any deferred interest or index-linked monies or amounts on any deep discounted security previously borrowed by the ~~association~~Association, the amount of such pre-existing borrowing shall be deemed to be the amount required to repay such pre-existing borrowing in full if such pre-existing borrowing became repayable in full at the time of the proposed borrowing;

F14.21 for the purposes of rule F13 in respect of any proposed borrowing intended to be on deferred interest or index-linked terms or on any deep discounted security the amount

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of borrowing shall be deemed to be the proceeds of such proposed borrowing receivable by the ~~association~~Association at the time of the proposed borrowing; and

F14.~~32~~ no person dealing in good faith with the ~~association~~Association shall be concerned to know whether rule F12 or F13 or this rule F14 have been complied with.

### **Investment**

F15 The funds of, or monies borrowed by, the ~~association~~Association may be invested by the board in such manner as it determines and as permitted by the Act.

### **Consents/disposal of assets**

~~F16—The association needs to ensure that it complies with any relevant legislation, determination, specification or guidance from the Regulator regarding the need to obtain necessary consents from the Welsh Government.~~

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**Donations**

F16 The Association may receive from any person whether a Member or not, donations to further the purpose of the Association.

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**Registered office and name**

- G1 The ~~association's~~Association's registered office is: Solis One, Griffin Lane, Rising Sun Industrial Estate, Blaina, NP13 3JW
- G2 The ~~association's~~Association's registered name must:
- G2.1 be placed prominently outside every office or place of business; and
- G2.2 be engraved on its seal; and
- G2.3 be stated on its business letters, notices, advertisements, official publications, cheques, invoices, website and any other formal corporate communication whether electronic or otherwise.

**Disputes**

- G3 Any dispute on a matter covered by the rules shall be referred by either party to a suitably qualified independent mediator for settlement. The mediator shall be appointed by agreement between the parties or, in default of agreement, by ~~Community Housing Cymru~~the Centre for Effective Dispute Resolution (or any successor body from time to time). The mediation will be conducted in accordance with the requirements of the mediator. Both parties will be obliged to comply and co-operate with this procedure at each stage and to share equally the costs of appointment of the relevant mediator as referred to above. Costs thereafter will be borne as the mediator will determine. Where the dispute is not resolved by mediation, any claim shall be dealt with in the county court which shall have sole jurisdiction over any dispute arising under the rules.

**Minutes, seal, registers and books**

- G4 The minutes of all general meetings and all board and committee meetings shall be recorded, agreed at the relevant subsequent meeting and signed by the chair of the subsequent meeting and stored safely.
- G5 The secretary shall keep the seal. It shall not be used except under the board's authority. It must be affixed by one board member signing and the secretary countersigning or in such other way as the board resolves. The board may in the alternative authorise the execution of deeds in any other way permitted by law.
- G6 The ~~association~~Association must keep at its registered office:
- G6.1 the register of Members showing:
- the names and addresses of all the Members; and
  - a statement of all the shares held by each Member and the amount paid for them; and



- a statement of other property in the ~~association~~Association held by the Member;  
and

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- ~~□~~ the date that each Member was entered in the register of Members.
- G6.2 a duplicate register of Members showing the names and addresses of Members and the date they became Members;
- G6.3 a register of the names and addresses of the officers, their offices and the dates on which they assumed those offices as well as a duplicate;
- G6.4 a register of holders of any loan;
- G6.4-5 a register of mortgages and charges on land; and
- G6.5-6 a copy of the rules of the ~~association~~Association.
- G7 The ~~association~~Association must display a copy of its latest balance sheet and auditor's report (if one is required by law) at its registered office.
- G8 The ~~association~~Association shall give to any Members or person interested in the funds of the ~~society~~Association on request copies of its last annual return with the auditor's report (if one is required by law) on the accounts contained in the return, free of charge.
- G9 The secretary shall give a copy of the rules of the ~~association~~Association to any person on demand who pays such reasonable sum as permitted by law.

#### Statutory applications to the registrar

- G10 Ten Members can apply to the registrar to appoint an accountant to inspect the books of the ~~association~~Association, provided all ten have been Members of the ~~association~~Association for a twelve-month period immediately before their application.
- G11 The Members may apply to the registrar in order to get the affairs of the ~~association~~Association inspected or to call a special general meeting. One hundred Members, or one-tenth of the Members, whichever is the lesser, must make the application.

#### Amendment of rules

- G12
- ~~G12.1~~ The rules of the ~~association~~Association may be rescinded or amended, but not so as to stop the ~~association~~Association being a charity.
- G12.21 The rules may only be amended by a resolution put before the Members by the board and approved by at least two-thirds of the board prior to approval by the Members.
- G12.32 Rules A2; A3; A4; B1; B2; B3; C2; C3; D22; D35; G12 and G14 can only be amended or rescinded by way of a written resolution or by three fourths of the votes cast at a general meeting. Any other rule can be rescinded or amended by two thirds of the votes cast at a general meeting or by way of a written resolution.
- G12.43 Amended rules shall be registered with the registrar as soon as possible after the amendment has been agreed. An amended rule is not valid until it is registered.
- G12.4 A copy of the amended rules shall be sent to the Regulator as soon as possible after registration by the registrar.

## Dissolution

- G13 The ~~association~~Association may be dissolved by a three-fourths majority of Members who sign an instrument of dissolution in the prescribed format or by winding-up under the Act.

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## Community Housing

G14

~~G14.1~~ Any property that remains, after the ~~association~~Association is wound-up or dissolved and all debts and liabilities dealt with, the Members may resolve to give or transfer to another charitable body with objects similar to that of the ~~association~~Association;

G14.~~21~~ if no such institution exists, the property shall be transferred or given to the Housing Associations Charitable Trust;

G14.~~32~~ if the ~~association~~Association is registered as a social landlord with the Regulator any transfer or gift must be in compliance with the Housing Act 1996 (as it applies to Wales) and the Housing (Wales) Measure 2011 or any other relevant legal and regulatory provisions which exist from time to time.

### Interpretation of terms

G15 In these rules, including this rule, unless the subject matter or context is inconsistent:

G15.1 ~~\_~~ words importing the singular or plural shall include the plural and singular respectively;

G15.2 words importing gender shall include ~~the male~~ all and ~~female~~any genders;

G15.3 "amendment of rules" shall include the making of a new rule and the rescission of a rule, and "amended" in relation to rules shall be construed accordingly;

G15.4 "the ~~association~~Association" shall mean the association of which these are the registered rules;

G15.5 "board" shall mean the board appointed in accordance with Part D and "board member" or "member of the board" shall mean a member of the board for the time ~~being~~;  
being but shall not include a person co-opted to the Board;

G15.6 "chair" shall mean the person appointed as chair in accordance with rule E1 and where applicable, include the vice chair;

~~G15.7 "Community Mutual" shall mean the association as defined above "clear days" in~~  
~~G15.4~~

~~G15.8 "Regulator" in Wales refers to the Welsh Government or any statutory successor to or any assignee~~respect of any or all of their relevant functions from time to time;

~~G15.9 "registrar" means the Financial Conduct Authority or any statutory successor to or any assignee of any or all of its relevant functions from time to time;~~

~~G15.10 "officer" shall include the chair and secretary of the association and any board member~~a notice for the time being and such other persons as the board may appoint under rule E9;

~~G15.11 "property" shall include all real and personal estate (including loan stock certificates, books and papers);~~

~~G15.12 "register of Members" means the register kept in accordance with rule G6.1;~~

~~G15.13 "secretary" means the officer appointed by the board to be the secretary of the association or other person authorised by the board to act as the secretary's deputy;~~

~~G15.14 "Member" shall mean one of the persons referred to in rule G5 and means "member" as defined by the Act;~~

~~G15.15 "tenant" means a person who alone or jointly with others holds a tenancy, lease or licence to occupy the association's premises for residential use or the premises of anybody whose accounts must be consolidated with the association's or any other group member;~~

~~G15.16 "Leaseholder"~~meeting shall mean a person who alone or jointly with others holds a long lease of a residential property owned by the Community Mutual

~~G15.17 “Local Group” shall mean a committee, working group, association, company limited by guarantee, or other corporate body in a form approved by the Regulator, established in accordance with Rule D1.16~~

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- ~~G15.18 "the Transfer" shall mean the completion of the disposal of the Council's housingstock to the Community Mutual~~
- ~~G15.19 "the Act" shall mean the Co-operative and Benefit Societies Act as currently in force;~~
- ~~G15.20 "period calculated excluding but the day on which any notice or communication is deemed to be received under these rules" shall mean the registered rules of the association for the time being; G15.21 references to any provision in any Act shall include reference to such provision as and the date of the meeting; from time to time amended, varied, replaced, extended or re-enacted and to any orders or regulations made under such provision;~~
- ~~G15.22 "special resolution" means a resolution as defined by the Act~~
- ~~G15.23 "G15.8 "derivative transaction" means any transaction which is a forward, swap, future, option or other derivative on one or more rates, currencies, commodities, equity securities or other equity instruments, debt securities or other debt instruments, economic indices or measures of economic risk or value, or other benchmarks against which payments or deliveries are to be made, or any combination of these transactions.~~
- ~~G15.9 "Electronic Communication" has the meaning given to "electronic form" and "electronic means" in section 148 of the Act;~~
- ~~G15.10 "property" shall include all real and personal estate (including loan stock certificates, books and papers);~~
- ~~G15.11 "officer" shall include the chair and Secretary of the Association and any board member for the time being and such other persons as the board may appoint under rule E9;~~
- ~~G15.12 "register of Members" means the register kept in accordance with rule G6.1: 24~~
- ~~G15.13 "registrar" means the Financial Conduct Authority or any statutory successor to or any assignee of any or all of its relevant functions from time to time;~~
- ~~G15.14 "Regulator" in Wales refers to the Welsh Government or any statutory successor to or any assignee of any or all of their relevant functions from time to time;~~
- ~~G15.15 "Secretary" means the officer appointed by the board to be the secretary of the Association or other person authorised by the board to act as the secretary's deputy;~~
- ~~G15.16 "Member" shall mean a person or body whose name and address is entered in the register of Members as defined by the Act;~~
- ~~G15.17 "tenant" means a person who alone or jointly with others holds a tenancy, occupational contract, lease or licence to occupy the Association's premises for residential use or the premises of anybody whose accounts must be consolidated with the Association's or any other group member;~~
- ~~G15.18 "Leaseholder" shall mean a person who alone or jointly with others holds a long lease of a residential property owned by the Community Mutual~~
- ~~G15.19 "Local Group" shall mean a committee, working group, association, company limited by guarantee, or other corporate body in a form approved by the Regulator, established in accordance with Rule D1.1~~
- ~~G15.20 "the Transfer" shall mean the completion of the disposal of the Council's housing stock to the Community Mutual~~

G15.21 "the Act" shall mean the Co-operative and Benefit Societies Act as currently in force;

G15.22 "these rules" shall mean the registered rules of the Association for the time being; G15.21 references to any provision in any Act shall include reference to such provision as from time to time amended, varied, replaced, extended or re-enacted and to any orders or regulations made under such provision;

G15.23 "special resolution" means a resolution requiring majority approval of at least two thirds or three-quarters, as may be specified in these Rules or as defined by the Act.

G15.25 "Council" shall mean Blaenau Gwent County Borough Council or any successor

G15.25 "~~local authority person~~26 "Local Authority Person" shall mean any person (i) who is or has been an elected representative of the local authority member in the preceding four years; or (ii) who is an officer of the local authority member; or (iii) who is both an employee and either a director, manager, secretary or other similar officer of a company which is under the control of the local authority member; or (iv) who is the spouse or a close relative of any person falling within paragraphs (i) and (ii).

G16 Any notice to which this rule applies will be effectively served if delivered to a Member or board member at the address most recently provided by the Member or board member for this purpose or (as the case may be) delivered to the ~~association~~Association at its registered office for the attention of the secretary. Communications will be in writing or other forms of communication including electronic that have been approved by the board. Such notice will be deemed to have been served:

G16.1 if served by hand, on delivery;

G16.2 if served by first class post, on the business day after the day it is put in the post; or

G16.3 If served by ~~facsimile electronic mail~~Electronic Communication, on confirmation (which may be automatic) that the notice has been received, provided that it is in a legible form.