

## **Part 1 – Name and Registered Office**

1. The name of the Society shall be **Stratford Regeneration CBS Limited**.
  2. The registered office of the Society shall be situated at:  
c/o James M Brookes, 8 Barley Fields, Long Marston, Stratford-upon-Avon,  
Warwickshire, CV37 8SN
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## **Part 2 – Objects**

The objects of the Society shall be to carry on any business for the benefit of the community by acquiring, regenerating and managing land and property in Stratford-upon-Avon for affordable housing, workspace and community use, reinvesting surpluses for the long-term social, economic and environmental wellbeing of the town.

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## **Part 3 – Powers**

The Society shall have the power to do all things necessary or expedient for the attainment of its objects, including the power to acquire, hold, manage, develop and dispose of land and property, borrow or raise money, and issue withdrawable shares to members in accordance with these Rules.

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## **Part 4 – Membership**

Membership shall be open to any person aged 16 or over, and to any organisation or company, that supports the Society's objects and agrees to hold at least one share in the Society. Each member shall have one vote regardless of the number of shares held.

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## **Part 5 – Meetings and Governance**

An Annual General Meeting shall be held within six months of the end of each financial year. Special General Meetings may be called by the Board or by members in accordance with the Rules. A quorum shall be three members or 10% of the membership, whichever is greater.  
Each member shall have one vote. Decisions shall normally be made by simple majority, except where otherwise required by the Rules.

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## Part 6 – Board of Directors

The affairs of the Society shall be managed by a Board of Directors elected by the members. The Board shall consist of not fewer than three and not more than twelve directors. One-third of the directors shall retire each year and may stand for re-election.

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## Part 7 – Application of Profits

The profits and surpluses of the Society shall be applied in furtherance of its objects and for the benefit of the community. Specifically, profits shall be used to maintain prudent reserves, reinvest in regeneration and community projects, and pay limited interest on share capital at a rate sufficient only to attract and retain the capital required. No surplus shall be distributed to members other than limited interest on share capital.

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## Part 8 – Asset Lock

The Society's assets are protected by an asset lock. In the event of dissolution, any residual assets shall be transferred to another charity, community benefit society, or similar organisation with an asset lock and compatible community purposes.

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## Part 9 – Signatures

We, the undersigned, agree to become members and to abide by the Rules of Stratford Regeneration CBS Limited.

**Member 1 Name:** James Maxwell Brookes

**Signature:** 

**Date:** 13/10/2025

**Member 2 Name:** Claudine Helene Pearson

**Signature:**   
Claudine Helene Pearson (Oct 14, 2025 15:36:00 GMT+1)


**Date:** 14/10/25

**Member 3 Name:** Michael John Lane

**Signature:**   
Michael John Lane (Oct 13, 2025 22:21:29 GMT+1)

**Date:** 13/10/25

**Secretary (may be one of the above):** James Maxwell Brookes

**Signature:** 

**Date:** 13.10.2025









# Stratford Cbs Model Rules

Final Audit Report

2025-10-14

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