



Plymouth Community Homes
SHAREHOLDER
RECRUITMENT PACK

May 2023



Thank you

We are so pleased you've decided to find out more about becoming a Shareholder at Plymouth Community Homes (PCH).

This pack will help you understand what being a shareholder involves.

Being a PCH Shareholder

As a PCH Shareholder you will have a role to play in helping to shape the key strategies and policies that directly affect you, our residents. Shareholding membership is open to all tenants, shared owners and leaseholders.

We know how important it is to have people with lived experience of PCH services and communities involved in our decision-making process, and as part of our commitment to the Together with Tenants charter and our adopted Code of Governance we continue to be committed to ensuring that our residents are involved in our governance arrangements. This includes:

- ring-fenced seats on our Customer Focus Committee
- ring-fenced seats on our Board
- resident shareholders

One of your responsibilities as a Shareholder is to attend the Annual General Meeting (AGM) every September. Shareholders will receive communications on key issues, and be included in consultations as appropriate for any decisions that need to be made such as, making changes to the PCH's rules.



The practicalities

Shareholders are invited to attend an Annual General Meeting (AGM) once a year which takes place in the Conference Suite at Plumer House every September where you will meet staff and Board Members.

The AGM is an important event for PCH as it is an opportunity to reflect on our work over the year and gives shareholders the right to vote on any issues raised.

You will also be invited to additional meetings other than AGM, such as Special General Meetings when urgent decisions may need to be made.

As a Shareholder of a Community Benefits Society shares are limited to one per person and cost a nominal £1 each. This share will not increase in value or generate any dividends.

An annual review of all shareholding members is carried out to ensure that everyone remains active and committed. So, it is really important that you respond to us when you receive this review so that we know you want to remain a Shareholder. Shareholders are able step down from their commitment at any time providing that formal notice is given.

About Plymouth Community Homes

We are Plymouth's largest social housing landlord with over 16,000 properties providing affordable homes to over 35,000 people in Plymouth – in a nutshell – people are at the heart of everything we do!

As well as affordable rent, we also offer shared ownership homes and are part of some of the largest housing regeneration projects in the South West, including the North Prospect regeneration programme.

We don't just own homes, we are also a commercial landlord with over 170 shops across the city with our head office at Plumer House serving as a business hub for long term business tenants.

In addition, we own and manage a regeneration company and energy company, contributing to the wider offer we can make to our customers.

We've got big plans with ambitions to develop 1,000 more homes by 2025 within Plymouth and the wider travel to work area.

We have a 650 strong workforce to help achieve our ambitions. In 2021 we were delighted to have our Gold Accreditation for Investors in People re-confirmed as we continue to be an employer of choice. We were praised for creating sustainable successes with decisions being made with a clear understanding of the impact on the external environment. Additionally, we were highlighted for having a workforce who always live PCH's values and behaviours.

We were also shortlisted for 'Landlord of the Year' in the national social housing awards and were 'highly commended' for our commitment to communities and residents.

The Regulator of Social Housing reviews our strategic approach each year and we received G1/V2 for Governance and Financial Viability.

By achieving our ambitions, we can make a real difference to the lives and communities of Plymouth



Our PCH values



Strategic Business Plan

2023 - 2028



Becoming a Shareholder

Becoming a Shareholding Member is easy, you just need to tell us you want to be a Shareholder, and we will collect some details from you for our records. One share costs a nominal value of £1 which should be sent with your application form. Your application will be reported to the PCH Board for approval and if approved a share certificate and Welcome Pack will be issued to you.

Exclusions to Shareholding Membership are:

- A person who is under the age of 18
- A person previously expelled from being a shareholding member unless authorised by special resolution
- A member of staff (of PCH or its subsidiaries).
- A local authority person if the admission would mean that shareholding members who are local authority persons would be able to exercise more than one-third of the total votes available to shareholding members.
- A person who has been removed as a board member
- A Board member nominated by Plymouth City Council
- A person who in the written opinion of a medical practitioner is physically or mentally incapable of exercising their rights as a shareholder and may remain so for more than 3 months
- A person who has been convicted of an indictable offence which is not spent
- A person who has been convicted of any other offence which in the opinion of the Board either brings PCH into disrepute or is incompatible with the role of shareholder
- A person who is the subject of any composition made with that persons creditors
- A resident who is in breach of their tenancy agreement or lease and who fails to rectify the breach within a reasonable timeframe



Membership regulations

- No shareholder shall hold more than one share and each share shall carry only one vote.
- A shareholding member cannot belong to more than one category of membership
- The share has a nominal value of £1. It does not convey any rights to interest, dividend or bonus. At the ending of the shareholding membership by whatever means the sum of £1 will be retained by the organisation.
- In the event of death a person will cease to be a shareholder and their share will be cancelled. It cannot be transferred to another person.



Our primary objectives to improve lives and communities, as well as delivering our strategic business plan to look after our homes, to build new homes in Plymouth and beyond, and to grow our business.

Chief Executive, John Clark

If you are interested in becoming a Shareholder, please call the Governance Team on [0808 230 6500](tel:08082306500) for an application form.

Thank you for your consideration