

	Suitability	Charitable status	Tax efficiency	Voting	Financial security	Paperwork	Cost	Example
Company limited by guarantee	Resident owned or community owned (with charitable status)	Yes, if a registered charity	Subject to Corporation Tax unless also a charity	Different classes of membership e.g., 1 vote per household	Recognised financial institution	Companies House OSCR if charity SHR if social landlord HMRC	Legal advice plus registration fees Companies House and OSCR	Cromarty Hall
Community Interest Company	Community owned / asset locked	No – but still eligible for some trust funding etc.	Subject to Corporation Tax unless mutual trading agreed or registered social landlord etc.	It appears possible to have one director per household	Recognised financial institution	Companies House CIC Regulator SHR if social landlord HMRC Annual com. Int. statement	Legal advice on changes to constitution etc. Cost of registering with SHR etc.?	Hope Cohousing
Cooperative Society	Resident owned or Tenant Management Organization	No	Liable to pay Corporation tax, VAT, Capital Gains tax, Stamp Duty tax	All members have a vote – works for members benefit not community	+ community shares - limits access to other funding	FCA HMRC		Chapelton Cohousing [owns land, rented properties + % of owner occs]
Community benefit society	Resident owned or community owned with asset lock etc.	Yes, if a registered social landlord or similar	Exempt charity status is granted to orgs that have a rigorous regulator	All members have a vote but acts for benefit of community	+ community shares - limits access to other funding	FCA SHR if social landlord HMRC	Upto £1500? plus legal advice Cost of registering with SHR etc.?	Some housing associations + tenant managed coops
Scottish Charitable Incorporated Organisation	Small to medium community owned bodies with charitable purposes	Yes	Charities do not pay tax on most income and gains if it is used for charitable purposes	Single (trustees) or tiered (trustees + members) structure. Vote per household looks possible	Lenders may be cautious about lending to SCIOs as no public register of charges	OSCR Companies House (Simpler requirements but listed on index) SHR if social landlord	Can't find registration fee Legal advice needed on constitution.	Papay Development Trust Mind-On Stromness Baptists

xxx = requires professional advice