

Asset Management
No. 19019
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Passed to: AH
File:



The Localism Act 2011 Community Right to Bid

Application to Nominate Assets of Community value



You will need to complete this application form if you wish to nominate an asset of community value for listing. The responses to the questions in your application will enable the Council to reach a decision about your nomination. In the event that the information you supply is insufficient to make a decision, your application will be rejected.

Before completing this application **please read** the information about the Assets of Community Value provisions available on the Council website at http://www.bradford.gov.uk/bmdc/leisure_and_culture/parks_and_open_spaces/assets_of_community_value

This information will help you to better understand whether the asset you propose to nominate meets with the definition of an 'asset of community value'. It also provides additional information about your rights to nominate and bid for assets as well as the rights of asset owners.

Your completed application should be sent to:

Assets of Community Value
The Operational Estate Manager
Estate Management
City of Bradford Metropolitan District Council
7th Floor Jacobs Well
Bradford
BD1 5RW

For information, the table below summarises the 'assets of community value' nominating and bidding process in four simple stages.

Stage one: Identify an asset for nomination

If an eligible community or voluntary group thinks that a local asset meets the definition of an 'asset of community value' they can fill in an application form and ask the Council to list the property as an 'asset of community value'. If the nomination meets the relevant criteria and is approved by the Council, the asset will be included on the list. A list will also be compiled for any unsuccessful nominations that do not meet the criteria.

Stage 2: The owner wants to sell their asset


If the owner wants to sell their asset they must notify the Council, which will then notify the community group that nominated the asset and publicise the proposed sale to the wider community. If within six weeks of informing the Council of their intention to sell their asset an eligible community interest group does not come forward, the owner is free to sell their asset for a period of eighteen months from the date that they notified the Council of their intention to sell the asset.

Step 3: A designated community group wants to bid for the asset

If an eligible community interest group *does* express an interest in bidding for the asset, this group or groups will be granted extra time to prepare a business plan and gather the finance needed to purchase the asset. All in all, the time-frame for groups to put together their bids is six months starting from the time the asset owner informs the Council of their intention to sell the asset.

Step 4: The point at which the asset is to be sold

The six month window of opportunity is only for eligible community interest groups to put their business plans together and gather necessary funding. Once the six month window has expired, the asset owner is free to sell their property to who they want. They are under no obligation to sell the asset to any eligible community interest group or groups who bid to purchase the asset.



Nomination Form

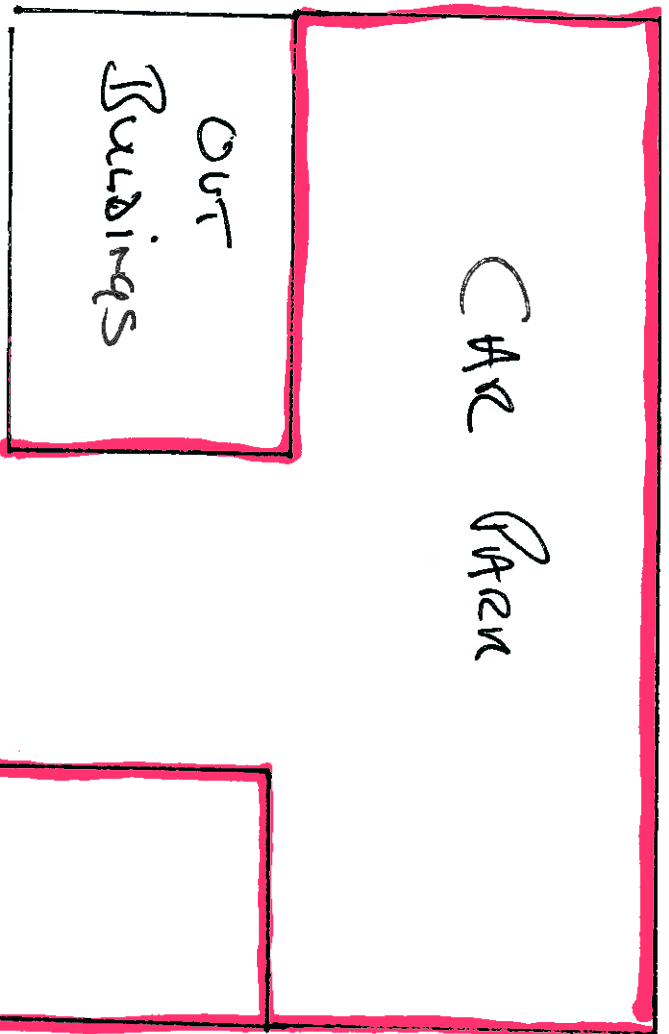
Ref.....
(for Council use)

Section 1: About You		
Title	MRS	
First Name	JANE	
Surname	MARKHAM	
Address	THE OLD SCHOOL MAIN ST ADDINGHAM	
Postcode	LS29 0NS	
Telephone number	01756 711305	
Email address	clerk@addingham-pc.gov.uk	
Your relationship to the nominating organisation	CLERK	
Section 2: About your Organisation		
Please provide evidence that you are eligible to make a nomination. See the Appendix for information about who can nominate.		
2.1 Name of organisation	ADDINGHAM PARISH COUNCIL	
2.2 Organisation type	Place a cross against all those that apply	Registration number of charity and/or company (if applicable)
Neighbourhood forum		
Parish Council	X	
Charity		
Community interest company		
Unincorporated body		

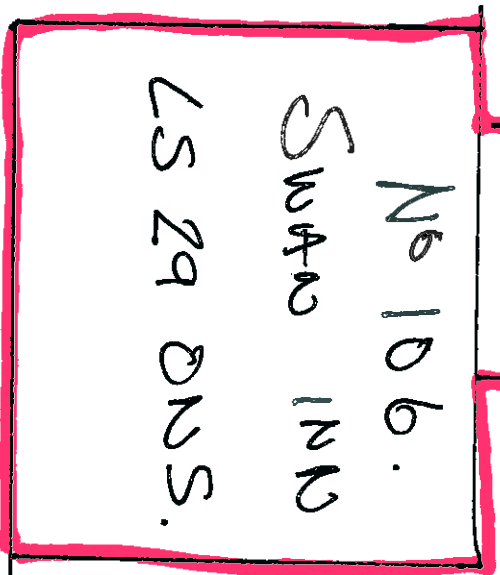


Company limited by guarantee		
Industrial and provident society		
<p>2.3 Number of members registered to vote locally (unincorporated bodies) In the case of an unincorporated body, at least 21 of its individual members must be registered to vote locally. If relevant, please confirm the number of such members and provide the names and addresses of 21 members registered to vote locally. If they are registered to vote in the area of a neighbouring local authority, rather than in Bradford District, please confirm which area that is.</p> <p style="text-align: center;">N/A</p>		
<p>2.5 Local connection Your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of Bradford Council or a neighbouring local authority. In some cases this will be obvious, e.g. an organisation whose activities are confined to the city. If it is not obvious, please explain what your organisation's local connection is.</p> <p style="text-align: center;">OBULOU S</p>		
<p>2.6 Distribution of surplus funds (applicable to certain types of organisations only) If your organisation is an unincorporated body, a company limited by guarantee, or an industrial and provident society, its rules must provide that any surplus funds are not distributed to members, but are applied wholly or partly for the benefit of the local area (i.e. within the administrative area of Bradford or a neighbouring local authority). If relevant, please confirm that this is the case, and specifically which area this applies to.</p> <p style="text-align: center;">N/A</p>		
<p>2.7 More about your organisation What are the main aims and activities of your organisation?</p> <p style="text-align: center;">LOCAL COUNCIL</p> <p>If your organisation isn't a registered charity or company please provide evidence of its status such as trust deed, Articles of Association, constitution where appropriate.</p>		

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	No 102 - 104
No 100	



B6160 Main St. ADDINGTON

3. Details of the land or building(s) that you are nominating.

Please provide information which helps to clarify the exact location and extent of the asset being nominated. This could include:

- Where the land is registered, the Land Registry Title Information document and map with boundaries clearly marked in red (less than one month old). Provision of Land Registry information is not essential but it may help us to reach a decision on the nomination more quickly.
- A written description with ordinance survey location, and explaining where the boundaries lie, the approximate size and location of any building/s on the land and details of any roads bordering the site.

If the boundary is not clearly defined you may be required to submit further evidence prior to your nomination application being accepted.

- A drawing or sketch map with boundaries clearly marked in red – websites which might help you in plotting boundaries include: <http://maps.google.co.uk>

Name of the asset	SWAN PUBLIC HOUSE
Address or location of the asset	MAIN ST ADDINGHAM
Description of the asset and its boundaries	PUB AND CAR PARK

4. Owners and others with an interest in the building or land

Please supply the following information. If any information is not known to you please say so.

Current owner's name and address (if known)	ENTERPRISE INNS 3 MONKSPATA HALL RD SOUTH HILL, WEST MIDLANDS B90 4ST
Current leaseholder(s) name and address	JONNY SAYERS + AMY KEESAN THE SWAN - 106 MAIN STREET ADDINGHAM - LS29 0NS
Names and addresses of all current occupants of the land	JONNY SAYERS + AMY KEESAN 106 MAIN STREET ADDINGHAM LS29 0NS

5. Reasons for nomination ; Why you think the land or building is of community value

Please note that the following are not able to be assets of community value:-

- A building wholly used as a residence, together with land "connected with" that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.
- A caravan site.
- Operational land. This is generally land belonging to the former utilities and other statutory operators.

5.1 Does the use of the asset currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past? If so, how?

* These could be cultural, recreational and/or sporting interests – please say which one(s) apply.

SEE ATTACHED SHEETS

5.2 How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community.

SEE ATTACHED SHEET.

Section 5.1.

Yes,

Cultural.

The Asset is a meeting place for various Groups :-

Yorkshire Churches Trust.

Addingham Drama Group.

Addingham Gala Group.

Addingham Environment Group.

Recreational and Sporting Groups:-

Various local sports supporters groups.

Bradford Octogenarian Cycle Club.

Addingham Golf Club.

Ilkley Running Club.

Swan Acoustics Group.

Various informal walking groups use the Asset as a meeting place.

Live music events are hosted weekly at the pub which brings the whole community together – which furthers people's wellbeing. This also provides a platform for local music artists and musical instrument makers and contributes to the local area's culture.

The car park is used by people from the village and surrounding area for a Christmas Market and various outdoor events throughout the year.

There are good transport links to and from the pub which enables all members of the community easy and safe access and people from the surrounding areas can easily enjoy the pub's facilities.

The pub hosts regular quiz nights and televised sporting events. This allows people in the community to come together to enjoy specific events and provides a safe place for vulnerable members of society to also enjoy the events.

The pub contributes to the local culture by allowing local sports teams to meet in the pub, and traditionally, other sports teams from Leeds/Bradford on their homeward journeys.

Section 5.1.

The pub has been included in many local tourist and local pub guides which attract more people to the pub from the surrounding areas and communities which helps to boost the local economies. It also puts the pub on the map as a pub worthy of recognition from the Council.

Several new businesses now rely on the large car park for their customer parking, which is a great asset that attracts both local people and others from local communities. The pub landlord does not charge for car parking, he believes that all local businesses should benefit from the asset.

The pub has a special value to the local heritage and culture which should be protected. The pub's heritage forms an important part of the community's historic and cultural identity. This furthers the cultural interest of the community, as traditional pubs of architectural value are becoming rarer.

Section 5.2.

Should the pub come up for sale, we would be concerned that the pub and the car park could be sold for redevelopment. We would therefore consult with the community and assess our options- including the potential for community ownership. We would seek the assistance of groups such as CAMRA and the Plunkett Foundation who have previously helped communities to look to the various means including funds and grants to purchase and run the pub ourselves.

SECTION 5.2.

6. Submitting your nomination

6.1 What to include

- Your organisation's constitution, Articles of Association or Trust Deed (section 2.7)
- Your sketch plan of the asset that you are nominating (section 3).

6.2 Signature

By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.

Signature.....

Date.....13/11/17