

AVG054

The Localism Act 2011 Community Right to Bid

Application to Nominate Assets of Community value

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 <small>Please refer to the relevant section of the Localism Act 2011 for further information.</small>

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

Section 1: About You
Title
First Name
Surname
Address
Postcode
Telephone number
Email address
Your relationship to the nominating organisation

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	Bingley Town 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>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>Bingley Town Council is one of 19 town, parish or community councils within City of Bradford Metropolitan District.</p>		
<p>2.6 Distribution of surplus funds (<i>applicable to certain types of organisations only</i>) 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>2.7 More about your organisation What are the main aims and activities of your organisation?</p> <p>To represent the residents of the parish of Bingley, which includes Bingley, Cottingley, Crossflatts, Eldwick, Gilstead and Micklethwaite and work to benefit the community.</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>		
<p>3. Details of the land or building(s) that you are nominating.</p>		

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	Bingley Town Hall
Address or location of the asset	Myrtle Park, Bingley, BD16 2LQ
Description of the asset and its boundaries	Bingley Town Hall is a traditional, stone building comprising a central two storey block with added side wings and pitched and parapet roofs. It also has external ornamental stone features. It dates from the 19 th century and was formerly known as Myrtle Grove. It was bought by Bingley Urban District Council in 1908, along with Myrtle Park and Myrtle Place. In the 1920s it became the base for BUDC and was then known as the Town Hall. In the 1970s, as part of local government re-organisation, Bingley Town Hall became the property of City of Bradford Metropolitan District Council and it is today used as premises for council staff. Internally, the building has many rooms. The hall houses a fine, wood panelled meeting chamber, original Victorian flooring and other original features. The Town Hall sits within Myrtle Park so, although it is approached by a narrow road and has a tarmac car park at its front, it is surrounded by trees or parkland on all sides. (Myrtle Park is subject of a separate application for it to become and asset of community value.)

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)	City of Bradford Metropolitan District Council Bradford City Park, City Hall, Centenary Square, Bradford BD1 1HY
Current leaseholder(s) name and address	

Names and addresses of all current occupants of the land	Employees of CBMDC

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.*

Bingley Town Hall is a beautiful and historic building situated in park land. It was bought by Bingley Urban District Council in 1908 and, as a base for BUDC and later CBMDC employees, it has served the local community for over 100 years. Therefore, both in the past and at present, its primary use has been and continues to be the furthering of the social wellbeing and social interests of the local community. Although CBMDC has expressed a wish, in the past two years, to sell the building, it is reasonable to believe that its continued purpose is to further the social wellbeing or social interests of the community. Therefore, this building falls within the definition of an asset of community value as explained on the CBMDC website:
<https://www.bradford.gov.uk/your-community/community-assets/assets-of-community-value-further-explanation>

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.*

The asset is currently used by CBMDC’s Adult Services department which furthers the social wellbeing and interests of the local community. Prior to this, the building housed the main offices for Bingley Urban District Council which also had a remit, as a local authority, to further the social wellbeing and interests of the local community.

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.

There are a variety of different funding models that could be investigated, depending on the type of organisation which might bid for the asset and the legal governance structure which is put in place to fund any purchase. Possible funding models include donations from benefactors, loans, fund-raising and crowd-funding. In addition, the building itself could be used to generate funding to repay any capital costs and finance ongoing running and maintenance costs.

The Town Hall could serve a variety of purposes: offices for Bingley Town Council, offices for commercial businesses/business hub, community centre and space, a school or other educational establishment, possible conversion of part of the building into accommodation for local residents.

6. Submitting your nomination

6.1 What to include

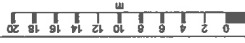
- Your organisation's constitution, Articles of Association or Trust Deed (section 2.7)
- Your sketch plan of the asset that you are nominating (section 3). (OS map from Blackwell's mapping services attached.)

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.....



OS MasterMap 1250/2500/10000 scale
06 October 2016, ID: BW1-00566212
www.blackwellmapping.co.uk
1:500 scale print at A3, Centre: 410643 E, 438957 N
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