

# **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](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  
7<sup>th</sup> 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.



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	Addingham Academy	
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		
Charity		
Community interest company		
Unincorporated body	X	
Company limited by guarantee		



Industrial and provident society

**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.

The Academy is registered as a Community Amateur Sports Club

<https://www.gov.uk/register-a-community-amateur-sports-club>

Should the Council require –we will provide evidence of support from the number of resident members stated

**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.

“This initiative is part of the work of the group of individuals, parents, groups, schools and clubs committed to increasing participation, encouraging new initiatives, improving cooperation , sharing resources , developing infrastructure and opportunities for sport in the village and the local area. To learn more or to offer help ——email [AddinghamAcademy@mail.com](mailto:AddinghamAcademy@mail.com)

email [AddinghamAcademy@mail.com](mailto:AddinghamAcademy@mail.com) “

**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.

Copy of the Constitution attached

## 2.7 More about your organisation

What are the main aims and activities of your organisation?

See attached

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.

## 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>

<b>Name of the asset</b>	<b>Addingham Scout and Football Pavilion</b>
<b>Address or location of the asset</b>	<b>Stockinger Lane Addingham</b>
<b>Description of the asset and its boundaries</b>	<p>Sections of a larger building redeveloped by the Parish Council and the Scout Group in 2012/3 and extended in 2017. under Planning Applications Ref. No: 11/05240/FUL   No: 11/05240/NMA01  Ref. No: 11/05240/SUB01   Ref. No: 15/07792/FUL  </p> <p>The Applications display location and layouts</p> <p>The Parish Council used public funds for part of the works – the Scout Group contributed considerable sums to the project linked to the facilities developed for the Group's purposes.</p> <p>This application is confined to the section of the building excluded by the lease to the scout group and includes the shared facilities as designed</p>

#### 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.

Addingham Parish Council are the owners of this community asset

Addingham Football Club are seasonal users of the changing facilities and use various parts for casual storage of materials

Addingham Academy has used safe sections of the building for Academy programmes and storage year round

“Shared” facilities are used accordingly

**Current owner’s name and address (if known)**

Addingham Parish Council

**Current leaseholder(s) name and address**

None as far as we are aware for this part of the building

**Names and addresses of all current occupants of the land**

Seasonal use and part occupation by “Addingham Football Club” --No address obtainable

Historic use of parts of the building by Addingham Academy for a variety of sports, year round.

#### 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.*

The Parish Plan, adopted 2008, identified the need for development of sports facilities in the village. The Local Plan adopted 2017 identifies broader inclusive communal needs.

The building is associated with the community owned recreation ground, other open space.

Including play areas, a skate park, the MUGA (Multi Use Games Area) constructed jointly and separately by various groups and alliances in the village in recent years.

Other undeveloped community owned open space/recreation areas do not have changing/pavilion facilities

Amongst day to day and annually programmed community uses, the recreation ground is used as a lower league soccer pitch during the soccer season.

The recreation ground has significant and restrictive drainage problems. FA standards restrict the scope for league soccer, because of the dimensions of the recreation ground.

The pavilion design does not comply with Sport England/HSE standards, including standards and requirements for disabled and mixed-use activities.

However --the ground, and other space, combined with a redeveloped Pavilion -- has significant potential for development and investment in a wide future range of community sport facilities and activities.

Over the Local Plan period, The village will receive considerable funding from the Community Infrastructure Levy, and substantial income from sales of parish owned housing land, arising from planned developments.

This funding would facilitate a capital programme to meet community needs.

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## 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.*

The Addingham Academy was formed with the purposes declared in the Constitution, as a natural follow-up to the investment which the community made in recreational facilities, including the Pavilion refurbishment.

The Academy was established initially as a CASC for convenience during the early years. The longer term vision developed by the founding members was guided by Bradford CVS and several sports organising bodies. The advice received was that, as the Academy matured – it should be re-established as a charitable incorporated organisation, CIO.

Substantial external funding was obtained for several of the capital projects. Funding for the Play Area project £70,000 and the MUGA project, £130,000 was raised by the Civic Society. The ex-trustees of the Civic Society who managed the project, now work with the Academy and would lead a similar fund raising project.

We request that this Application is given urgent attention and the highest priority since the Parish Council has recorded its intention to dispose of the building by means of a 99 year lease to be granted to the Addingham Football Club at a peppercorn rent. <http://www.addingham-pc.gov.uk/wp-content/uploads/2012/07/1705-Annual-Council-Meeting-May-2017-1.pdf>

The grant of the lease would exclude the community, children, minorities and other users. The lease would frustrate the future development of sport in the community.

The proposed action would be against the public interest, and may be in breach of the requirements of

1-section 123 of the Local Government Act 1972.

2-statutory guidance

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/418505/Revised\\_Best\\_Value\\_Statutory\\_Guidance\\_final.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418505/Revised_Best_Value_Statutory_Guidance_final.pdf)

3 - Section 3(2) of the Local Government Act 1999

## 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).
- [https://planning.bradford.gov.uk/online-applications/files/4DD6BB9B1EF8ACC31218335FDE44B271/pdf/11\\_05240\\_FUL-APPROVED\\_FLOOR\\_PLAN-3458230.pdf](https://planning.bradford.gov.uk/online-applications/files/4DD6BB9B1EF8ACC31218335FDE44B271/pdf/11_05240_FUL-APPROVED_FLOOR_PLAN-3458230.pdf)



- [https://planning.bradford.gov.uk/online-applications/files/52EB3D20A794A0E65B81E7DF1BB41E46/pdf/11\\_05240\\_FUL-LOCATION\\_PLAN-1263302.pdf](https://planning.bradford.gov.uk/online-applications/files/52EB3D20A794A0E65B81E7DF1BB41E46/pdf/11_05240_FUL-LOCATION_PLAN-1263302.pdf)
- [https://planning.bradford.gov.uk/online-applications/files/C455E4D5ACE353C30B09180B5FCD62AB/pdf/15\\_07792\\_FUL-APPROVED\\_-\\_PROPOSED\\_PLAN\\_AND\\_ELEVATIONS-4527596.pdf](https://planning.bradford.gov.uk/online-applications/files/C455E4D5ACE353C30B09180B5FCD62AB/pdf/15_07792_FUL-APPROVED_-_PROPOSED_PLAN_AND_ELEVATIONS-4527596.pdf)

## 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.....**

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**Date.....14.09.2017.....**