

ASSET: BURLEY COMMUNITY LIBRARY



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Appendix 1

APPLICANT: BURLEY IN WHARFEDALE COMMUNITY TRUST

The Localism Act 2011 Community Right to Bid

Application to Nominate Assets of Community value

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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.



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	Burley in Wharfedale Community Trust (BWCT)	
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	X	1098871
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>NOT APPLICABLE</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>BWCT is a Community based organization registered as a Charity no 1098871 in 2003 to own lease and maintain certain community assets and to organize and fund village events during the year eg Christmas lights and Duck Race. It also helps with grants to other village organizations when these are required and suitable eg new village playground.</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>NOT APPLICABLE</p>		
<p>2.7 More about your organisation What are the main aims and activities of your organisation? The main aims of BWCT are to help maintain and improve the facilities of the village of Burley in Wharfedale for residents and visitors. The Trust owns the village pond and Scalebor sports pavilion and leases the Roundhouse, Scalebor playing fields and the Pudding tree and Jubilee gardens. It has helped restore the Fountain of life and with fundraising for the new Playground. It also erects and funds the annual Christmas lights, village duck race, provides hanging baskets and flower tubs. It also provides funds as a charity for other worthwhile village organizations eg dementia group, scouts and guides, walkers are welcome.</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.

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	BURLEY COMMUNITY LIBRARY
Address or location of the asset	GRANGE ROAD BURLEY IN WHARFEDALE LS297HD
Description of the asset and its boundaries	PUBLIC LIBRARY BUILDING NEAR TO GRANGE PARK (SEE DIAGRAM)

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)	BURLEY PARISH COUNCIL QUEENS HALL MAIN STREET BURLEY IN WHARFEDALE LS297BT
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Current leaseholder(s) name and address	NOT APPLICABLE
Names and addresses of all current occupants of the land	BURLEY PARISH COUNCIL AS ABOVE
5. Reasons for nomination ; Why you think the land or building is of community value	
<p><i>Please note that the following are not able to be assets of community value:-</i></p> <ul style="list-style-type: none"> • <i>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.</i> • <i>A caravan site.</i> • <i>Operational land. This is generally land belonging to the former utilities and other statutory operators.</i> 	
<p>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?</p> <p><i>* These could be cultural, recreational and/or sporting interests – please say which one(s) apply.</i></p> <p>Since it was opened in the mid 1970's `Burley Library has mainly provided a conventional book and video lending service to all age groups plus computer terminals and the village archives. In recent years it has also become the venue for children and adult reading groups, a knitting circle, computer and games and other village interest groups. Access to the toilet facilities is provided for the Bowls club and library users.</p> <p>Since the recent acquisition of the building by Burley Parish Council the facility has been used for village group meetings, theatre rehearsals more children's and reading activities and special events.</p> <p>The building design and layout is sufficiently flexible to lend itself to a variety of uses, in addition to maintaining the present library and related services, as has been shown by recent experience. These activities have served an incresing number of residents and a greater cross section of people with 45% being children. This trend is expected to continue. Over 50 volunteers are regularly giving their time to build up the library's position within the community.</p> <p>The library is the only space in the village which can accommodate a large number of babies in push chairs and at the same time provide space to private readers of the free newspapers or quiet work on the computers. All of this is provided at no charge with no pressure to spend any money and everyone is warmly welcomed.</p> <p>The building is in a prime location in the village, centrally located adjacent to Grange Park with on site and on road parking including disabled facilities. The building's facilities as stated could be used for many events including the growing Summer Festival. Its central location and perceived development potential are at6taracting other interest groups for social and well being activities.</p>	

group, scouts and guides, walkers are welcome.

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

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Since the recent acquisition of the building by Burley Parish Council the facility has been used for village group meetings, theatre rehearsals more children's and reading activities and special events.

The building design and layout is sufficiently flexible to lend itself to a variety of uses, in addition to maintaining the present library and related services, as has been shown by recent experience. These activities have served an increasing number of residents and a greater cross section of people with 45% being children. This trend is expected to continue. Over 50 volunteers are regularly giving their time to build up the library's position within the community.

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The building is in a prime location in the village, centrally located adjacent to Grange Park with on site and on road parking including disabled facilities. The building's facilities as stated could be used for many events including the growing Summer Festival. Its central location and perceived development potential are attracting other interest groups for social and well being activities.

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 several options that are already being explored in case the building is put up for sale. There is a very strong village support for retaining the library in this building with the possibility of charitable trust management considered to run the facility. This would help assist the possibilities of obtaining grant funding and private donations as well as reducing the cost base.

It is anticipated that the flexible layout of the building would provide a revenue source from hirers both during and outside office hours.

The ambition is that the current services would continue to be expanded and enhanced with the appropriate volunteers in support. There is already evidence of a growing demand for the Library services as the ambience of the local volunteers is proving to be a positive benefit.

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).



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Google Maps 5 Grange Rd



Image capture: Oct 2008 © 2017 Google

Burley in Wharfedale, England



Street View - Oct 2008

