

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/communityassets>

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, by post or email, to:

Assets of Community Value
City of Bradford Metropolitan District Council
Strategic Asset Management
1st Floor Argus Chambers,
Britannia House,
Bradford.
BD1 1HX

Nigel.Gillatt2@bradford.gov.uk

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

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. If the nomination meets the relevant criteria and is approved by the Council, the asset will be included on the list. The listing will last for a period of five years although the local authority has the ability to remove the asset from the list before the expiry of that period.

The owner wants to sell their asset

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

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.

The point at which the asset is to be sold

The six month window of opportunity (known as 'full moratorium') is only for eligible community interest groups to put their business plans together and gather necessary funding. However, the asset owner may dispose of the property to (another) community interest group at a price agreed between the parties during the full moratorium. 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

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.
- 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>

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

Name of Asset	'JUBILEE' GARDEN AND SEAT OAKWORTH
Address or location of the asset	B6143 ROAD FROM OAKWORTH TO KEIGHLEY - ACROSS THE ROAD FROM THE END OF SLAYMAKER LANE - BETWEEN
Description of the asset and its boundaries	ASHVILLE TERRACE BD227HA AND MYRTLEVIEW BD227ET. A PAVED AREA WITH A SEAT AND A GARDEN. CHERRY BLOSSOM TREE AND SEASONAL PLANTS.

Section 2 About You

Title
First
Surname

Address

Postcode

Telephone

Email

Yours

name



Section 3
About your Organisation

Please provide evidence that you are eligible to make a nomination.

Name of organisation	OAKWORTH VILLAGE SOCIETY	
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 ^{Society} company	X	
Unincorporated body		
Company limited by guarantee		
Industrial and provident society		

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.

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.

OAKWORTH VILLAGE SOCIETY'S CORE COMMITTEE ORGANISES EVENTS AND OCCASIONS WITHIN OAKWORTH. THESE EVENTS INCLUDE ALL ORGANISATIONS WITHIN THE VILLAGE, PROVIDING FACILITIES FOR THOSE ORGANISATIONS TO RAISE FUNDS FOR THEMSELVES IF. THE GALA AND THE CHRISTMAS FAIR - THE VILLAGE SOCIETY PROVIDES AN 'UMBRELLA'. THE SOCIETY ALSO ORGANISES A REMEMBRANCE SUNDAY CEREMONY IN OAKWORTH PARK AND A MEMORIAL SERVICE TO 6 CANADIAN AIRMEN WHO WERE KILLED WHEN THEIR PLANE CRASHED IN 1944 ABOVE THE VILLAGE. MEETINGS AND AN A.C.H. ARE HELD TO WHICH EVERY RESIDENT IS ABLE TO ATTEND IF THEY WISH TO DO SO.



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.

AT THE GALA AND CHRISTMAS FAIR - A 'GROUND' RENT FROM EACH STALL HOLDER IS GIVEN TO THE VILLAGE SOCIETY IN ORDER TO COVER THE COST OF PROVIDING THE EVENT. ALL OTHER FUNDS RAISED BY STALLS IS KEPT BY THEM FOR THE USE OF THEIR ORGANISATION.

More about your organisation

What are the main aims and activities of your organisation? 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.

APART FROM THE ANNUAL EVENTS DESCRIBED EARLIER ON THIS FORM, THERE HAVE BEEN TIMES WHEN OAKWORTH VILLAGE SOCIETY HAS BEEN INSTRUMENTAL IN MAKING SURE THAT VILLAGE ASSETS HAVE BEEN MAINTAINED E.G. THE PORTICO IN OAKWORTH PARK AND THE CAVES - MADE SAFE AND KEPT AS HISTORICAL VALUE. SIR ISAAC HOLDEN'S BUST REESTABLISHED ON ITS PLINTH AT THE ENTRANCE TO THE PARK. IN 2010 WE WERE GIVEN £10,000 FROM THE SALE OF LEEDS/BRADFORD AIRPORT. FROM THIS MONEY WE HAD RECYCLED SEATS PLACED IN VARYING SUITABLE LOCATIONS THROUGH THE VILLAGE: A PATH AND WOODLAND PROJECT WAS COMPLETED IN THE PARK! OAKWORTH CRICKET CLUB WERE GIVEN PRACTISE NETS AND A SLOPED FLOWER BED WAS MADE OUTSIDE HOLDEN HALL AND THE AREA IN QUESTION WAS REFLAGGED, A BENCH REPLACED THE OLD ONE! THE GARDEN AREA WAS MADE AND A STONE PLAQUE WAS SITED ALONG WITH TWO VICTORIAN STYLE BOLLARDS - TO STOP PARKING ON THE SITE. THIS AREA WAS MADE IN ORDER TO PROVIDE A PLEASANT ENTRY TO THE VILLAGE - A PLACE WHERE PEOPLE CAN REST AND ENJOY THE VIEW.



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

Current owner(s)'s name and address	BRADFORD METROPOLITAN DISTRICT COUNCIL
Current leaseholder(s) name and address	B.M.D.C
Names and addresses of all current occupants of the land	B.M.D.C

Section 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.

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.*

THIS AREA IS OF COMMUNITY VALUE BECAUSE IT PROVIDES A PLEASANT SIGHT AS VISITORS AND RESIDENTS ALIKE ENTER OR LEAVE THE VILLAGE. IT IS A 'GREEN' OPEN SPACE. MANY TIMES RESIDENTS WILL SIT ON THE SEAT PARTICULARLY IF THEY HAVE CLIMBED THE HILL. THE STONE PLAQUE IS A REMINDER OF WORK DONE AND WHEN IT WAS DONE, THE BOLLARDS PREVENT PARKING ON THIS PLEASANT PLACE. IT PROVIDES A 'SAFE' PLACE



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.

OAKWORTH VILLAGE SOCIETY WAS GIVEN MONEY
BY BRADFORD METROPOLITAN DISTRICT COUNCIL
IN ORDER TO UPGRADE THIS AREA - BECAUSE
IT WAS A COMPLETE MESS - BEFORE WE HAD
THE WORK DONE - WE MADE IT BETTER.
ALTHOUGH SOMETIMES THE GARDEN IS A
BIT OVERGROWN, WE, AS VOLUNTEERS, DO
UNDEAVOUR TO KEEP IT LOOKING PLEASANT
AND AVAILABLE FOR ANYONE TO SIT,
REST AND ENJOY.

Section 6
Submitting your nomination

What to include

- Your organisation's constitution, ~~Articles of Association or Trust Deed~~
- Your location plan of the asset that you are nominating

Signature

By :
are

Sig

Dat

CROSS ROADS

VALLEY

