

**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	Sun Inn
Address or location of the asset	Bradford Old Road Cottingley BINGLEY West Yorkshire BD16 1SA
Description of the asset and its boundaries	Public house and associated car parking area located to the east side of Bradford Old Road (B6146), opposite the junction with Main Street, Cottingley. Bounded by: <ul style="list-style-type: none"> • A public highway to the west side • A public footpath to the south side • Greenbelt land (used as farmland) to the east side • Commercial property (vehicle maintenance garage and filling station) to the north side The boundaries of the site are shown on titles registered with Land Registry (WYK717197 and WYK500301) OS National Grid Reference: 411928,436950

Section 2
About You



Section 3
About your Organisation

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

Name of organisation	Save the Sun Inn	
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		

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.

24 people from the local area have signed the "Asset of Community Value – Unincorporated Body Nomination Form" for the "Save the Sun Inn" group. All are registered to vote within the boundaries of City of Bradford MDC. Details of the names and addresses are provided on a separate hand-written copy of the nomination form (as attached).

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.

The "Save the Sun Inn" group comprises residents of Cottingley and from the surrounding areas of Bingley. As such, all are local to the property and live within the boundaries of City of Bradford MDC.



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.

I confirm that any surplus funds would not be distributed to members but would be applied wholly or partly for the benefit of the local area.

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.

The organisation is, as yet, an unincorporated body and as such does not have a constitution or articles of association. If and when the ACV is agreed, it is likely that the organisation will be established on a more formal footing. You will no doubt be aware that there is no requirement within the legislation for unincorporated bodies to supply any information over and above what is set out in section 5 of the non-statutory guidance.

An example of a constitution, which could form the basis of one to be developed as required, has been included with this ACV application for information purposes.



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

Current owner(s)'s name and address	Mr M Zaidi Sun Inn Developments Ltd Trust House 5 New Augustus Street BRADFORD West Yorkshire BD1 5LL
Current leaseholder(s) name and address	None
Names and addresses of all current occupants of the land	None – the property is currently closed and empty

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.*

There has been a public house on the Sun Inn site for approximately 400 years. The current building has been present from 1928. Over this time, it has become an important part of the lives of many people who live in its vicinity.

Until July 2017, the Sun Inn was owned and operated by Mitchells and Butlers as a family-friendly food-led public house and during this time it was busy and thriving. Under subsequent ownership and management by Milton Pubs and Taverns Ltd, the standard of service and the quality of the food and drink all declined. People were deterred from going to the pub. Following its closure on 22 November 2018, the pub was sold to Sun Inn Developments Ltd, Bradford.

When it was operational, the Sun Inn formed an important community facility within Cottingley. It achieved this by way of the following:

- Providing a public place where family and friends could gather and socialise both inside the premises and outside in the large beer garden.
- Providing a public place where people from the local area and further afield could go to eat and drink. Many in the community have reported how they used to take elderly relatives there on a weekly basis for a meal and to give them a chance to get out of the house.
- Providing a public place for social events, such as, birthdays, engagements/ weddings, wakes and other special/significant occasions.
- Being welcoming to the disadvantaged and having facilities suitable for the disabled.
- Providing a place for groups to watch sport on TV.
- Providing a place to meet for local sports groups (for example, the Cottingley Dynamos)



- Fund raising activities and providing support to charities, especially, those of local interest.
- Having free parking on the premises. This also provided an informal parking area off the public road network for parents taking their children to school at the start of the day and collecting them again at the end.

In addition to the above, there have also been some unusual aspects of its existence that indicate its cultural significance. It has been reported that Mel Gibson used the pub as a place to hold informal on-site location meetings during the production of "Fairytale: A True Story" (1997) for Paramount Pictures. This film was based on the story of the Cottingley Fairies.

The pub has also been featured in the Benjamin Myers award-winning historical novel "The Gallows Pole". The novel won the Sir Walter Scott Prize in 2018 and is understood to also have been Mary Anne Hobbs' Book of the Month on BBC Radio 6 in 2018.

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 property could be purchased by one of the following means:

- Community bid for the pub supported by grant aid
- Individual wishing to buy the property with the aim of re-opening as a public house.
- Company wishing to buy the property with the aim of re-opening as a public house.

A large number of the residents of Cottingley would like to see the Sun Inn re-opened as family-friendly food-led pub. If re-opened, there is opportunity to utilise the pub for other purposes, such as, a meeting place for community groups, a display area for locally-based art and photography groups. The Sun Inn could also be used for bed and breakfast accommodation for visitors to the area. The car park could also be used as an informal short-term parking area for those taking the children to school at the start of the day and collecting them again afterwards.

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

Date.....

26 July 2019