

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	Ilkley Town Hall, Library, King's Hall and Winter Garden (renewal of ACV no 32)
Address or location of the asset	Station Rd Ilkley
Description of the asset and its boundaries	All four inter-related buildings and their curtilage, including the canopy at the Winter Garden and the flower beds and Edwardian-style street lights outside the town hall.



Section 3
About your Organisation

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

Name of organisation	Ilkley Civic 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	X	1092549
Community interest company		
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

Ilkley Civic Society has been active, taking the initiative in local issues in Ilkley since 1966.

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.

N/A



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.

To promote high standards of planning and architecture in Ilkley including Ben Rhydding and Middleton.

To educate the public in the geography, history, natural history and architecture.

To secure the preservation, protection, development and improvement of features of historic or public interest.

Section 4

Owners and others with an interest in the building or land

Current owner(s)'s name and address	Bradford Council
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Current leaseholder(s) name and address	
Names and addresses of all current occupants of the land	Bradford Council, Ilkley Town Council, Ilkley BID

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.*

These four inter-related buildings are at the centre of Ilkley life and vital to its cultural and commercial wellbeing.

The Kings Hall and Winter Garden provide space for a wide range of activities from exhibitions, shows and fairs, concerts, films and plays to weddings, social events and civic functions.

The Library is very well used. It additionally provides IT facilities, has a sizeable local history collection and puts on events for children. It also provides space and facilities for the Ilkley Visitor Information Centre, which has a vital role in promoting tourism in the area.

The Town Hall is occupied by the Ilkley Town Council (whose responsibilities and staff numbers have expanded in the last two years) the Visitor Information Centre, Ilkley BID and there is informal work space for Bradford council staff. The council chamber is particularly important, containing the original panelling, the original furniture made by Gillows and the original carpets. On display are a war memorial, a record of all the council chairmen and several works of art. The Town Hall has a number of offices vacated by the district council which could be used for other activities, in order to produce an income – we know that BMDC are investigating options in this respect. This income could be used to maintain the building.

All four buildings are over 100 years old, are listed Grade II and are important in Ilkley's history and in the street scene.



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.

We wish to see the buildings continuing in public ownership to offer the current full range of services. If, following re organisation BMDC do not need offices in the town hall alternative activities might be housed. This could include the provision of meeting rooms for community organisations, more space for art exhibitions, office facilities for community interest groups.

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

Signature and name here (if submitting by post) or typing it (if submitting by email) you

Ikley Library, Town Hall, King's Hall & White Saxon outlined in red.

