

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

ACVTeam@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	Green field land to the Hive MUGA extending to the Leeds Liverpool canal.
Address or location of the asset	53-55 Elliott Street, Silsden, BD20 0DE
Description of the asset and its boundaries	Land Registry plot WYK786607 to the extent not already registered as an asset of community value.

Section 2
About You

Title	
First Name	
Surname	
Address	
Post Code	
Telephone number	
Email address	
Your relationship to the nominating organisation	

Section 3
About your Organisation

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

Name of organisation		
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	1182526
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.

N/A

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.

Our charitable aims are to do with provision of activities for the health and wellbeing of the community of Silsden and the BD20 postal area.

We provide space in our building for preschool groups and adult groups to run local activities based on sport, music, crafts, health education, and services for young families.

Four out of five of our Trustees live in Silsden.

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.

Our Aims (from our business plan)

We aim to provide a venue for the residents of Silsden and the neighbourhood without distinction of gender, sexual orientation, race, age, or of political, religious or other opinions, to get together for a wide range of leisure, sport, and educational activities.

We aim not only to increase footfall, but to increase benefit and quality of benefit to users of the building. We will act as a distribution agent for gifts to the community, and we will invite organisations who offer advice, training, and learning opportunities to use the venue.

We hope to create good connections with local sport and leisure activity providers who may want to use our facilities.

We aim to use grants, donations, and letting income to improve and refurbish our facilities, and in the longer term, to re-arrange the layout of the interior, and to build an extension, and to manage the larger grassy area reaching from the Hive MUGA down to the Leeds Liverpool Canal. This would be used to create a football/rugby pitch, with space to one side for a wooded area and outdoor play equipment.

Activities

Every year we organise a big family Christmas Party, summer holiday activities for primary age children, and in partnership with Silsden gala committee, a large fireworks display on the grassy area for which we are expressing an interest.

Storm Rugby and Silsden Football Association hold training sessions for junior teams in the MUGA.

Bradford Family Services use our premises for 8 hours per week, and hirers run stay and play groups for toddlers three times a week.

We hire out two large rooms for birthday parties for children of pre-school age up to young teenagers.

Youth Services run an evening session once a week.

Other weekly hirers include Weight Watchers, Taikwondo, Silsden Singers, a sewing group, Bumblebats, Kinder Kalm. Our volunteers run a community café once a week on a Thursday afternoon.

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

Current owner(s)'s name and address	Bradford Metropolitan District Council Britannia House Bradford BD1 1HX
Current leaseholder(s) name and address	BDMC Education
Names and addresses of all current occupants of the land	No occupants.

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.*

The land we are nominating as a community asset has been used for school sports days and summer outdoor sport practice for our local infant and primary schools for many years. It is also open to the general public who use it for general recreational and sporting interests. However, it is underused, and could be put to much better use as an area for team sports and for tree planting in a part of town which is mostly built on, and has no green leisure spaces.

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.

Local organisations such as Silsden Football Association and Storm Rugby Association are currently hiring pitches in Keighley for practice as we do not have enough pitches in Silsden for all the junior teams. We are hoping to be able to mark out a pitch or pitches on the land to make provision for team sports, which will sit well with our Multi Use Games area which is currently used by the youngest teams for general training.

We provide activities for children of all ages during the summer holidays, and this land would provide the potential to expand these activities. We would hope to make joint funding bids with the above named organisations to develop the land to their benefit.

We are currently planning to start up a Preschool in our building, using a smaller grassy area surrounding the building to plant trees, bulbs, and other plants to enable Forest School activities. We have funding in place for this first stage to use the land for the benefit of local children. With the larger area of land we would expand this for older children, planting more trees, and potentially larger wooden play equipment and a zip wire.

Our current fundraising plans to start the Preschool involve a Business Development Plan which encompasses ideas for the development of the grassy area.

Section 6
Submitting your nomination

What to include

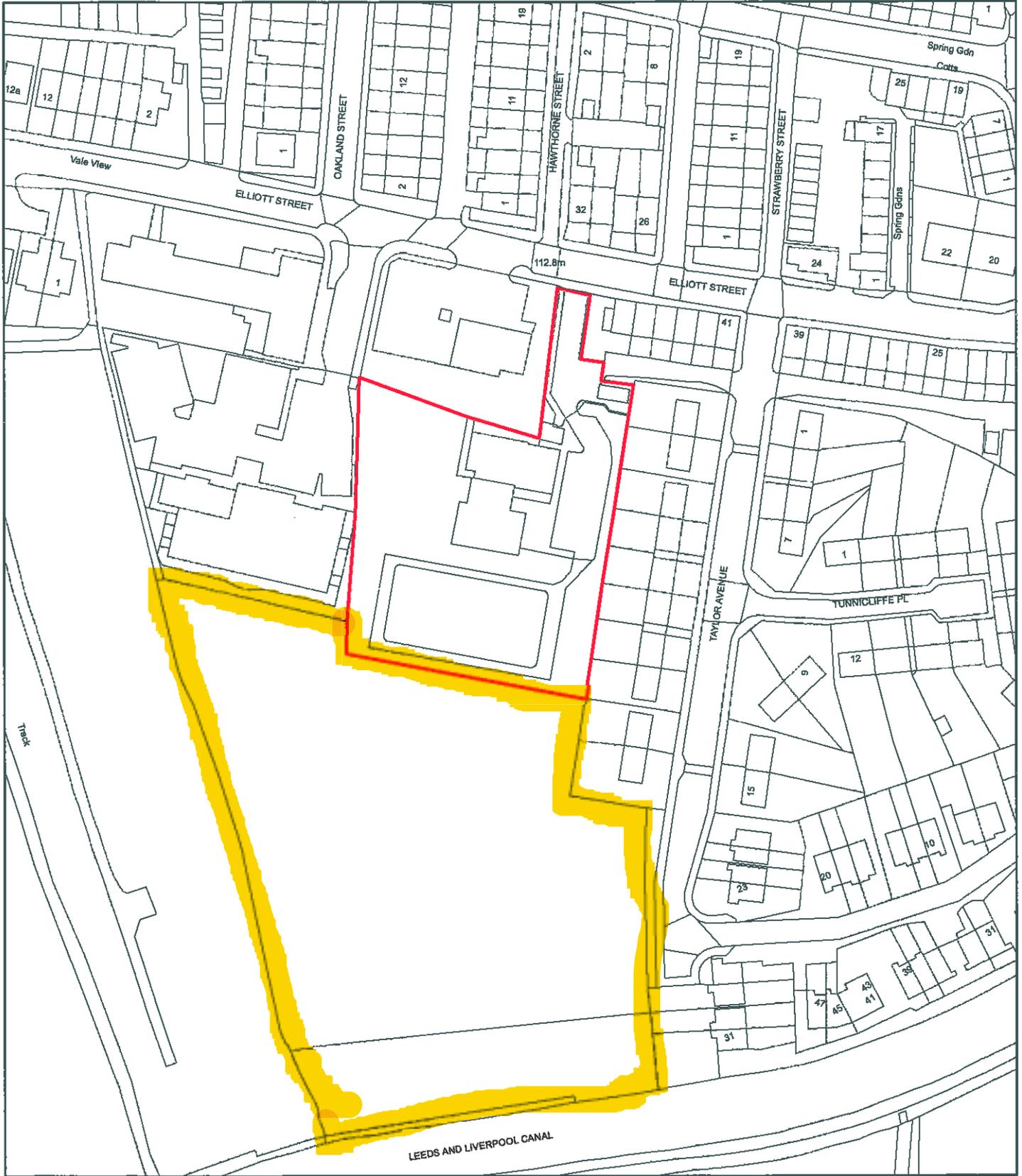
- Your organisation's constitution, Articles of Association or Trust Deed
- Your location plan of the asset that you are nominating

Signature

By 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.....

Date.....10th February 2020



City of Bradford Metropolitan District Council
ESTATES and PROPERTY

www.bradford.gov.uk

1st Floor Argus Chambers, Britannia House, Bradford, BD1 1HX

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