

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	The, Hive Silsden
Address or location of the asset	53-55 Elliott Street, Silsden, BD20 0DE
Description of the asset and its boundaries	Formerly Silsden Youth Club and Silsden Daisy Chain Centre, sits between Silsden fire station and Taylor Avenue. The building, surrounding land, and Multi Use Games Area are all currently managed by The Hive Silsden CIO.

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	The Hive Silsden CIO	
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.

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.

We manage the former youth club and children's services building, and continue to host midwife services, breastfeeding advice, and stay and play groups for local families with pre school children. We have recently negotiated a restart of sessions for younger youth groups as a result of initiative taken by our management committee to hold an open day for 11 – 16s. We are about to start a group for 8-10 year olds also.

The Hive is hired out almost every weekend for local children's birthday parties. We provide space in our building for groups of all ages and abilities to run local activities based on sport, films, 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

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, Bumblebotts, 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	The Hive Silsden CIO (Tenancy at will) 53-55 Elliott Street, Silsden BD200JY
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	
<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> 	

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 Hive building is used by family services for 8 hours per week.

Youth workers hold a youth session weekly. This now caters for two age groups, one older teenagers, and one 11-16 year old group. We are negotiating a startup of a group for 8-10 year olds.

The building is used for children's parties, for sports activities, for recreational and arts activities, and for film viewings.

The Hive building and the MUGA are used every week for activities of cultural, recreational and sporting interests.

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 already have a stage 1 CAT transfer in place, and will be submitting our stage 2 CAT transfer in the coming months. We intend to negotiate a long term lease with Bradford Council to manage the building and the MUGA, with the surrounding land.

We will continue to run the venue to further or benefit the residents of Silsden, West Yorkshire and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents. (from our constitution).

Section 6
Submitting your nomination

What to include

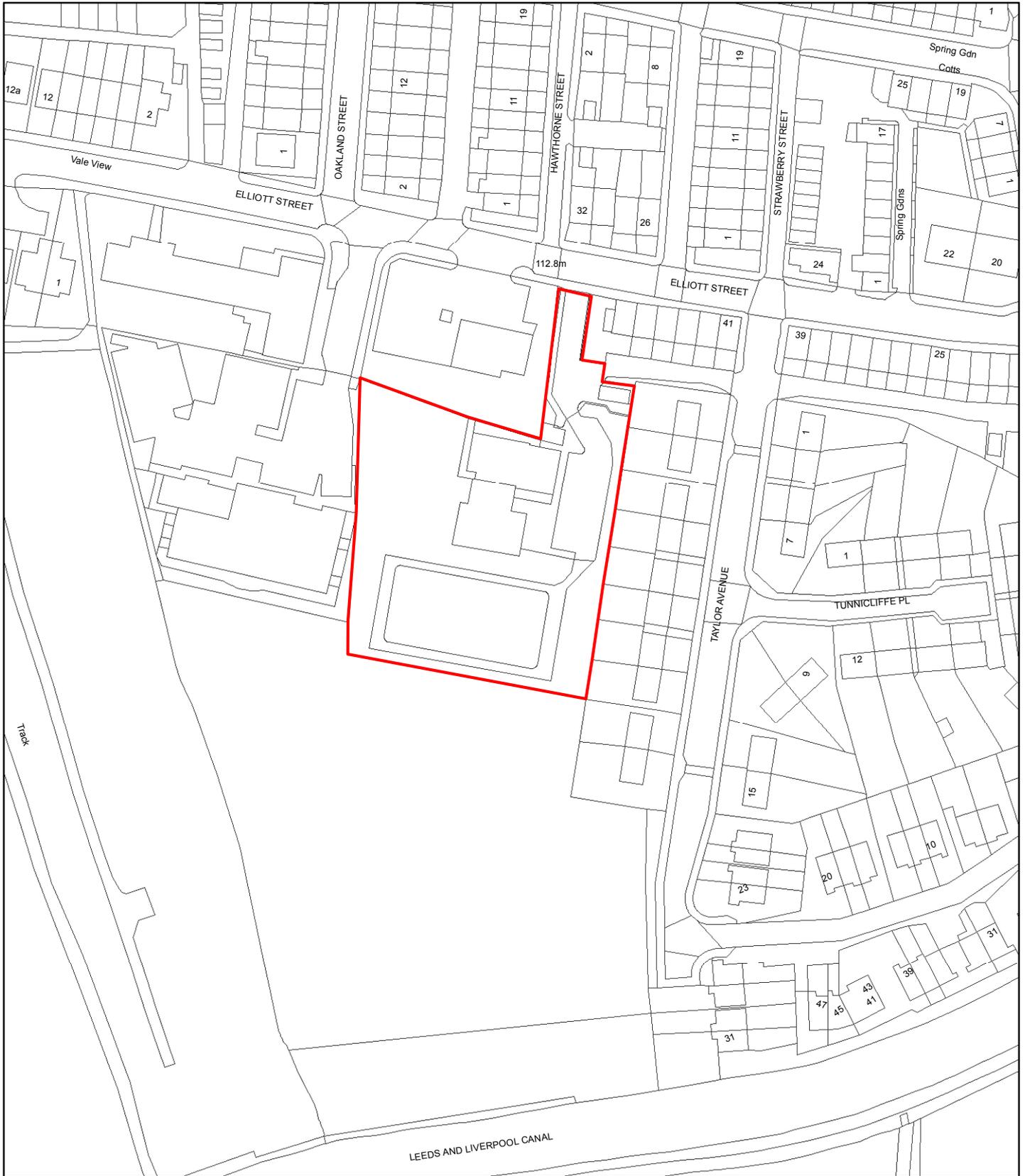
- Your organisation's constitution, Articles of Association or Trust Deed
- Your location plan of the asset that you are nominating

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 March 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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0100019304 SE0346

Scale
1/1250@A4

Date
02-07-2019

Plan No.
DCB E-032-016 NSG

