

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	Addingham Old First School
Address or location of the asset	Chapel Street, Addingham
Description of the asset and its boundaries	The site of the former First School (BMDC land holding 00133) and its playing field (BMDC landholding 54007). See the attached plan.

Section 2
About You

Title	The Parish Clerk
First Name	Emma
Surname	Sutcliffe
Address	The Old School, Main St, Addingham
Post Code	LS29 0NS
Telephone number	44 (0) 1943 725539
Email address	clerk@addingham-pc.gov.uk

Your relationship to the nominating organisation	Clerk to the Parish Council	
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	X	
Charity	X	1009758
Community interest company		
Unincorporated body		
Company limited by guarantee		
Industrial and provident society		
<p>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.</p> <p>Not applicable</p>		

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.

Operating within the parish, Climate Action Addingham – is run by Addingham Parish Council & Addingham Civic Society.

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.

Not applicable

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.

Climate Action Addingham (CAA) was formed by the Parish Council and Addingham Civic Society in December 2021. It is a working group of the Parish Council.

Our aim is to work together with residents, village groups (clubs, churches, societies and other organisations) and village businesses doing what we can locally to tackle the challenges of climate change and biodiversity loss.

We aim to promote sustainable living in Addingham by:

- Reducing our carbon footprints
- Minimising waste
- Managing water wisely
- Protecting nature.

More information about Climate Action Addingham's activities are on the website:
<https://www.climateactionaddingham.info/>

The Civic Society has an active Environment Group which supports and advises CAA.
For more information see the attached brochure.

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

Current owner(s)'s name and address	City of Bradford Metropolitan District Council
Current leaseholder(s) name and address	Not applicable

<p>Names and addresses of all current occupants of the land</p>	<p>City of Bradford Metropolitan District Council</p>
<p>Section 5 Reasons for nomination; why you think the land or building is of community value</p>	
<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> 	
<p>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? <i>* These could be cultural, recreational and/or sporting interests – please say which one(s) apply.</i></p> <p>Since the closure of Addingham First School, the site has rewilded and become a tranquil place, in which to enjoy nature, on the edge of the village. It is now rich in biodiversity, enjoyed and used informally by local people for recreation (as evidenced by the network of informal paths), children’s play such as den building, black berrying and informal games, as well as for observing and recording wildlife (reference Addingham Environment Group’s Bird, Bee & Butterfly recording projects).</p> <p>The site is also used for nature exploration by the Saplings (The Civic Society’s Young Environment Group), and by the adjacent Primary School for Science Week investigations and other projects.</p> <p>The Local Green Spaces assessment for the Addingham Neighbourhood Plan determined that the site met the ‘demonstrably special to a local community’ criteria for its wildlife value.</p> <p>It forms part of the Neighbourhood Plan Back Beck/Long Riddings ‘green/blue infrastructure’ corridor linking the green spaces within the village to the open countryside beyond, providing connectivity and a tranquil space for both wildlife and people.</p> <p>The relationship between the landscape and the countryside immediately around and feeding into the village, by way of its green open spaces and footpath network, gives the settlement its unique character. We know from the Neighbourhood Plan consultations that access to wildlife rich green space is highly valued by residents for health and wellbeing.</p> <p>The Parish Council, Addingham Civic Society and Addingham Environment Group’s responses to the BMDC Local Plan Site Allocations Consultation in 2021 all opposed use of this site for housing.</p> <p>It is contrary to the Addingham Neighbourhood Plan Housing Policy (ANDP 1) which supports small infill development but only on sites which are not of high environmental value.</p>	

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.

As part of Addingham's response to the climate and biodiversity emergency, the land would be managed as a community run Local Nature Reserve, with an emphasis on a place where local children, families and organised groups can enjoy and discover nature and learn about nature-based solutions for mitigating climate change, and living more sustainably

There is increasing interest within the community in engagement with nature to encourage health and wellbeing. Addingham Patient Participation Group are exploring with the Civic Society how engagement with nature can be used to encourage health and wellbeing. The site would provide a base for forest school activities for pre-school, school aged children and youth groups. The site has very high intrinsic biodiversity value. Following closure of the school in 2000, the land is rewilding, with a mosaic of habitats including the running water of the beck on two sides, woodland along the edge of Back Beck, mature boundary hedgerows with hedgerow trees, and tussocky grassland, with an extensive wet flush.

Recording has shown this to be one of the best sites for butterflies in the village both in abundance and diversity; the site also has good bumblebee populations and a wide range of birds. Chiffchaff, kingfisher, tree creepers and woodpeckers are all regularly seen along with more common songbirds. (reference Addingham Environment Group's Bird, Bee & Butterfly recording projects).

It is also an important foraging site for bats (pipistrelle, soprano pipistrelle and noctules have been recorded) and brown trout and bullheads occur in the Beck. Otter has been observed just downstream.

Linking the edge of the village to open countryside, the site is an important corridor for both wildlife and people.

Managed as a nature reserve, the land has the potential to contribute to slowing the flow and reducing downstream flooding.

Through the Civic Society and its Environment Group, other community organisations in the village and the Parish Council, the village has a strong track record in raising funds and volunteer engagement in practical tasks. It is envisaged that money could be raised by a combination of crowd funding, trust funds and grants. The Environment Group has strong links with other local environment groups in Wharfedale who have embarked on similar projects to purchase land for nature.

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.....