

Assets of Community Value - Nomination Form

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Background – The Localism Act 2011 and the Community Right to Bid

The Localism Act 2011 has created the Assets of Community Value provision that gives eligible organisations (including Town and Parish Councils and certain community groups) the opportunity to nominate buildings or land to be listed as assets of community value.

The listing of assets of community value is intended to give communities a greater chance to take control of buildings and land important to them. The Community Right to Bid for assets of community value does this through regulating that when a listed asset comes up for sale there is a delay in the sale process. This delay has been introduced to improve the chance for the local community to prepare and buy the asset when it comes onto the market.

The Council's website includes guidance on the Community Right to Bid at: <http://www.cotswold.gov.uk/residents/communities/community-right-to-bid/>. These guidance notes and the guidance in the nomination form are intended to explain the Community Right to Bid and assist you in writing an asset of community value nomination.

This form is designed to provide the Council with the information required to assess an asset of community value nomination. The form seeks information on:

- The details about your organisation
- The asset being nominated
- Evidence as to why the asset furthers the social wellbeing of your community.

Section 1 – Instructions for completing the form

Please print and complete the form and return it with any supporting evidence to the address given at the end. Alternatively, if you would prefer, a Word version of this form can be completed and submitted by email. Please contact leisureandcommunities@cotswold.gov.uk or telephone 01285 623146 to obtain a copy of this version.

Section 2 - About your community organisation

Organisation's Name and address
Name of organisation: Fairford Town Council
Address including postcode: Community Centre, High Street, Fairford, Glos, GL7 4AF
Contact Details
Name: Roz Morton
Position in organisation: Deputy Town Clerk
Address including postcode: Community Centre, High Street, Fairford, Glos, GL7 4AF
Daytime telephone number: 01285 712344
Email: clerks@fairfordtowncouncil.gov.uk

Organisation type (please tick which applies and include supporting evidence as appropriate)	
Parish/ Town Council	yes
A Neighbourhood Forum	☐
Unincorporated body (with a membership of at least 21 local people who are registered to vote locally; and it must not distribute any surplus it makes to its members.)*	☐
Charity*	☐
Company limited by guarantee* (Which does not distribute any surplus it makes to its members.)	☐
Community Benefit Society (former Industrial and Provident society)* (Which does not distribute any surplus it makes to its members.)	☐
Community interest company*	☐

Supporting evidence*

Please provide a copy of the following as relevant to your organisation and tick documents provided:

Registration number _____

Memorandum of Association ☐

Articles of Association ☐

Companies House Return ☐

Trust Deed ☐

Constitution/ Terms of reference/ Standing Orders ☐

Interest Statement for Community Interest Company ☐

In the case of an unincorporated body, at least 21 of its members must be registered to vote locally. If relevant, please confirm the number of such members. If they are registered to vote in the area of a neighbouring local authority, rather than in Cotswold District, please confirm which area that is.

Number _____ List of names and home addresses attached ☐ (use sheet at end of form)

Local connection
Your organisation must have a local connection, which means that its activities are wholly or partly concerned with Cotswold District or a neighbouring local authority. In some cases the local connection will be obvious (as in the case of a Town or Parish Council). If your local connection is not obvious, please give an explanation.
Distribution of surplus funds
For groups other than town and parish councils, please confirm and provide evidence that any surplus made by the group is wholly or partly applied for the benefit of the area covered by Cotswold District Council or a neighbouring local authority area.

Section 3 – Details of the community asset you are nominating

What is the asset? For example - shop, pub, community facility. Please provide details of the use of the asset over the past 5 years. Please state if any part of the asset is used as a residence.
Cotswold Water Park Lakes 101 and 101a (Horcott) and surrounding footpaths, Scout HQ and green space. The land is owned by Hanson. Fairford Town Council lease the footpath Contact: Fairford Town Council Community Centre High Street Fairford GL7 4BE 01285 712344 email: clerks@fairfordtowncouncil.gov.uk Horcott Lakes Fishing Club lease the fishing rights for the lake Contact: Horcott Angling, Mr Lee Pollard and Mr Ian Sheldon Mr Ian Sheldon 42 John Tame Close Fairford Gloucestershire GL7 4NP The Scout Association lease land and a lake for the local First Fairford Scout Group. Their HQ building stands on this land. Contact: Mr Mark Bridges (Group Scout Leader) 01285 712204 The land was originally quarried for gravel. This has now been exhausted, and it has been turned over for recreational use on various leases.
Address or location of the asset Where relevant, please describe the nominated land and its proposed boundaries. Give as much detail as possible and attach a sketch plan or map if this helps.
See attached maps. Horcott Lakes Totterdown lane Fairford Gloucestershire GL7 4BX
Name of current occupant of the land or building (eg perhaps a licensee)

What is the asset? For example - shop, pub, community facility. Please provide details of the use of the asset over the past 5 years. Please state if any part of the asset is used as a residence.	
See above	
Telephone:	Email:
Name and address of any party with a leasehold interest in the land or building	
See above	
Telephone:	Email:
Name and address of the owner of the freehold of the land or building	
Hanson Aggregates	
Telephone:	Email: Iain.Macpherson@hanson.biz

Section 4 – Supporting evidence for the nomination

Please read these notes before answering the questions in this section. These guidance notes and the introduction to each question are provided to help you complete your asset of community value nomination form.

The Council will only list a nominated asset if it satisfies the relevant test in the Localism Act 2011. This defines an asset of community value as being a building or other land in the authority's area where **in the opinion of the authority it satisfies either test 1 or 2 below:**

Test 1 – Used where the land and/ or building has current community value:

- an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
- it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Test 2 – Used where the land and/ or building had community value in the recent past:

- there was a time in the recent past when an actual use (not an ancillary use) of the building or other land furthered the social wellbeing or interests of the local community, and
- it is realistic to think that there is a time in the next five years when there could be non-

In forming your nomination case, please consider which of the above tests is applicable to the land and/or building that you are nominating.

The Localism Act defines social interests to include (in particular) – cultural interests; recreational interests; and sporting interests. Beyond that, there is no national guidance as to what the key terms in the definitions mean.

It is for the nominating organisation to argue why it considers the nominated land and/ or building is an asset of community value and satisfies the relevant test. The nomination form sets out further guidance on the types of points the District Council would wish to see considered. Please use the sections below to explain why you believe that the nominated asset should be listed as an asset of community value. Use the sections to explain how the asset furthers the social wellbeing or social interests (including cultural, recreational, sporting interests) of the local community.

It is important that you answer as fully as possible as the nomination may be challenged by the property owner. This may be through an initial response to a notification regarding the nomination or through a subsequent review request should the Council decide to add the asset to its List of Assets of Community Value.

Please note that the information may be sent to the property owner.

Determining whether the use furthers social wellbeing or social interests

Please answer **either 4.1 or 4.2** depending on which is relevant to your nomination.

Answer 4.1 if the asset is now open/ accessible to the local community.

4.1 What is the current main (non-ancillary) use of the land and/ or building and how does this further the social wellbeing or social interests of the local community?

The land is used as a recreation space for walkers, fisherman and Scout/cub/beaver groups.
It is fished by members of the Horcott Fishing Group.
Scout HQ is used by First Fairford Scout Group, Beavers, Cubs, Scouts.
All of the Scouting activities listed in C1. Scouting are based upon the following programme zones:

Beliefs & attitude
Communities
Fit for life
Creative expression
Global
Outdoor & adventure

Methods of delivering the programme are:

Activities outdoors
Games
Design & creativity
Visits & visitors
Service
Technology & new skills
Team building activities
Activities with others
Themes
Prayer, worship & reflection

Non Scouting activities listed give all of those taking part in their respective activities the opportunity to interact socially during their chosen activity, except for the usage by Fairford Fire & Rescue Service which is emergency service continuation training.

Scouts - Our young people have all chosen to be members of the UK's largest mixed youth organisation. The Scout experience changes lives by offering fun and challenging activities, unique experiences, everyday adventure and the chance to help others so that we can have a positive impact within our community. Scouting helps our young people reach their full potential, developing skills including teamwork, time management, leadership, initiative, planning, communication, self-motivation, cultural awareness and commitment. We can help young people to get jobs, save lives and even change the world.

Horcott Fishing - As a Professional angling coach I use the water regularly for my lessons with children and adults, to get them into angling or to learn more about the sport and wildlife in the outdoors. We also work with Fairford youth group a few times during the summer to get the children into angling.

We believe that it's very important to bring newcomers into the sport and will be offering taster days throughout the summer months for Fairford and the surrounding communities.

4.3 Please give as much information as possible about why the nominated land and/ or building is of community value. Continue on a separate sheet if necessary. The types of information listed below are examples and you should use the prompts to develop and support your nomination:

- What are your main reasons for the nomination?
- What services or social benefits has the facility made possible for the community?
- What groups use the facility currently or in the recent past?
- The level or scale of use of the facility – the numbers of users/members/customers.
- Details of actual use (include for example calendar/ session rotas for use by local groups).
- Testimonials from community activity supported.
- Involvement by the local community in running or managing the facility.
- The impact of its loss (or potential loss).

The Council and other users have been told by Hanson that *"Hanson's fundamental intention is to sell the property, as it always has been..."*

Fishing Group memberships last year in 2018 were 350 members, this seasons memberships are still being sold but are over 200.

The lakes are used 24 hours a day, 7 days a week throughout April- November then roughly half the time for the rest of the season until March.

Our water bailiffs' volunteer their services on a daily basis to keep everything in order. Lee Pollard, Ian Sheldon and Larry Smith are regularly on site throughout the week, trimming the trees, mowing and strimming, litter picking etc.

Horcott Fishing has done a lot of work on the lakes, repairing collapsed fishing spots, constant up-keep of the site. Restocking of all the lakes and investing several thousand pounds into new fish to generate new and old members, along with a yearly re-stocking program to improve the angling and giving the members something back. Keeping the lakes free from litter to help protect the wildlife that lives at Horcott. Over the course of this year each fishing spot is being revamped, with the trees trimmed, each swim chipped barked and made safe and user friendly.

Our lease is yearly at present, which gives us no stability, which makes it difficult for us to know where we stand, i.e. re-stocking, work to be done etc.

Timetable of Scout Hut use:

Monday 1900-2100 Scouts

Tuesday, 1730 - 1845 Cubs

Wednesday, 1730-1830 Beavers

Wednesday 1845-2000 Cubs

The various uses include:

Scout HQ and surrounding lake areas are used for wide games throughout the year.

Cubs, Scouts & Explorers also use the Scout lake regularly during their normal meetings for rafting, kayaking and canoeing activities

Weekend Scout camps take place during the summer months.

First Fairford Scouts and Various Cotswold District Scout leadership training sessions take place in the HQ.

Various Cotswold District Scout Executive committee meetings are held throughout the year in the HQ.

Annual weekend Scout camp by a visiting Scout Troop from numerous visiting Scout Groups throughout the year

Various visiting County and surrounding County Scout Groups use the Scout lake for water-based activities.

Fairford Fire & Rescue Service use the Scout lake for water rescue drills as and when required.

The local community is very supportive of The Scouting organisation, with a variety of chances to volunteer and engage with the group.

There are a variety of clubs and groups that use the land and/or building, all of which are open to the local community to participate and join in.

Testimonials from members of the fishing club:

Mr Mark Wilson "It's such a great place to be, the fishing is outstanding due to the restock, and Horcott lakes always has such a friendly atmosphere".

Mr Paul Davidson "Access is spot on, it has something for everyone here! Great fishing, well-kept site, keep up the good work".

Members of the First Fairford Scout Group include:

Number of Beavers: 20 aged between 6 – 8

Number of Cubs: 48 aged between 8 – 10

Number of Scouts: 16 aged between 10 – 14

The Group is supported by a leadership team of 22 adults and 7 young leaders who all live local to Fairford

Further users include:

Scout County Water Activities Assessor who regularly assesses individual leaders and issues permits for water based activities for respective Scout Groups across the County.

Cotswold District Scout Executive committee

Local Model Boat Club

Fairford Karate Club

Fairford Fire & Rescue Service

Members of the Fishing Group (current membership 200+)

Residents of Fairford and the surrounding villages.

There is no other alternative site for these activities in Fairford. The loss of this as a community asset would have a devastating effect on the activities on offer. There isn't a venue in Fairford available for the Scouts, cubs and beavers to meet in.

Realism of future use

Please answer either 4.4 or 4.5 depending on which is relevant to your nomination.

Answer 4.4 if the asset is currently open/ accessible to the local community.

Or

Answer 4.5 if the asset is currently closed/ not accessible to the local community, but where there was a time in the recent past when it supported social wellbeing or social interests.

4.4 Please indicate why you consider that the nominated land and/ or property will continue to further the social wellbeing or social interests of the local community in the future. Please provide any supporting information that is relevant. For example, have you:

- Discussed the nomination with the asset owner?
- Assessed the viability of the proposed use (through considering purchase and running costs)?
- Considered how purchase of the asset could be funded?
- Considered how the facility could be run for the benefit of the community?

The fishing club manage the lakes they use and are willing to continue to do so – this is self-funding through membership.

Section 5 – Submitting this nomination

Signature:	Date:
Name of person authorised to sign: (please print)	
Rosamund Morton	
Position in community organisation:	
Deputy Town Clerk	

Please send the completed form to:

Leisure and Communities, Cotswold District Council, trinity Road, Cirencester, Gloucestershire. G17 1PX

Email: leisureandcommunities@cotswold.gov.uk

Fair Processing Statement

We will process the information provided in accordance with the General Data Protection Regulations 2018 and the Data Protection Act 2018 for the purposes of administering the Community Right to Bid procedure established under the Localism Act 2011. Name and contact details provided will be shared with the owner of the asset in the event that the nominating organisation subsequently submits an intention to bid.

Any information provided to the Council may be subject to disclosure under the Freedom of Information Act 2000 and/or The Environmental Information Regulations 2004 unless an exemption applies as provided for in the legislation.

Cotswold District Council - office use only

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Date received: _____

Date nomination accepted (validation complete): _____

Reference Number: _____