



# Aylesbury Vale District Council

## Community nomination in respect of

Bedgrove Community Centre & Park, Ambleside, Aylesbury HP21 9TT

### Notice under section 91 of the Localism Act 2011

#### 1. The Nomination

On 15 September 2014 Aylesbury Vale District Council received a nomination under section 89 of the Localism Act 2011 ('the Act') to list the Bedgrove Community Centre & Park, Ambleside, Aylesbury Buckinghamshire HP21 9TT as an asset of community value. The nomination was made by Aylesbury Town Council following a resolution of the Council dated 10 April 2014. A copy of the nomination is attached at Appendix 1 and the plan showing the boundaries of the nominated land is attached at Appendix 2.

A summary of the nomination is set out below:

- (a) the property and land is located at Ambleside, Aylesbury Buckinghamshire HP21 9TT and is a Green Flag Award winning park.
- (b) it comprises a Community Centre, Car Park, Access roads and Amenity land which comprises of woodland ,a wild flower meadow ,play areas and multi – purpose games areas.
- (c) There is a free to use standalone synthetic surface for football and basketball.
- (d) There are tennis, netball and football pitches for hire and
- (e) a copy of the freehold registered title BM329364 indicates that the land is owned by Aylesbury Vale District Council.
- (f) The property provides the local community with various programmes for cultural, recreational, educational and social interests.
- (g) The property is a meeting place for engaging in social interaction for your activities, a place of worship, exercise classes, adult learning and keep-fit. It is also a meeting place for residents to initiate talks and involvement in local issues.

#### 2. The Law and Statutory Guidance

Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council's opinion 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.

Under section 89 the Council can only include land in its list of assets of community value in response to a community nomination or where permitted by regulations. A

community nomination in England can only be made by either a parish council in respect of land within its area or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made the Council must consider it and must accept the nomination if the land is within its area and is of community value

### 3. Decision and Reasons

The Council **does not accept** the nomination by Aylesbury Town Council to include the **Bedgrove Community Centre & Park, Ambleside, Aylesbury HP21 9TT**

in its list of assets of community value.

The reasons for this decision are as follows:

- (a) The land and building comprising the nominated land lies with the administrative area of Aylesbury Vale District and within the parish of Aylesbury Town.
- (b) Aylesbury Town Council are eligible under section 89(2) b) (i) to make a community nomination in respect of the Bedgrove Community Centre & Park, Ambleside, Aylesbury HP21 9TT. The community nomination made by Aylesbury Town Council includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012
- (c) The land and building does however fall within a description of land **which may not** be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations). This is land which is legally defined as not being land of community value and therefore may not be listed. A residence together with land "connected" with a residence cannot be listed under Schedule 1 if: " The land and residence are owned by a single owner; and every part of the land can be reached from the residence without having to cross land which is not owned by that single owner".
- (d) The land the subject of the nomination includes the Caretakers Cottage which is a separate residential dwelling and the park surrounding (is "connected") can be reached from that residence without having to cross land in other ownership.
- (e) Land which falls within Schedule 1 sub paragraph (1) may be listed if the residence is a building only partly used as a residence but as this is not the case this discretion does not arise.

### 4. Next Steps

Bedgrove Community Centre & Park, Ambleside, Aylesbury HP21 9TT will not be included in the list of assets of community value maintained by the Council under section 87 of the Act. However , the land will be shown on the List of Unsuccessful Nominations maintained by the Council under section 93 of the Act.

In accordance with section 91 of the Act the Council will send this notice to:-

- (a) the owner of the land
- (b) the occupier of the land if the occupier is not the owner
- (c) Aylesbury Town Council as the nominee body

**5. Additional Help**

Further information about assets of community value is available from the website <http://mycommunityrights.org.uk/community-right-to-bid/> If you need any additional support you are advised to seek independent legal advice.

*Mania Mersli*

Signed .....

Head of Legal Services and Estates Services

Dated 11 November 2014

Community Right to Bid  
**NOMINATION FORM**



Please use this form to nominate an asset of community value.

The form is split into three sections to enable you to give details about: (a) who you are; (b) the asset you wish to nominate and (c) what community value you believe the asset has. We ask for this specific information to help assess whether your nomination meets the requirements of the legislation relating to this community right.

**Guidance notes are provided at the end of the form to explain in more detail what is required and we encourage you to read these either before or as you work through this submission.**

Your nomination will be considered and responded to 8 weeks from the date that it is received and acknowledged.

Please submit your completed nomination form to the following address:

**Community Right to Bid  
Legal and Estates Services  
Aylesbury Vale District Council  
The Gateway  
Gatehouse Road  
Aylesbury, Bucks  
HP19 8FF**

or alternatively email it to:

**[righttobid@aylesburyvaledc.gov.uk](mailto:righttobid@aylesburyvaledc.gov.uk)**

## Section 1 ABOUT YOUR COMMUNITY ORGANISATION

### Q1 Name and address of your organisation

<b>Organisation name:</b>	Aylesbury Town Council
<b>Address and postcode:</b>	Town Hall 5 Church Street Aylesbury Buckinghamshire, HP20 2QP
<b>Registration number</b> (if you are a charity, company, CIC or social enterprise)	

### Q2 Please specify what type of organisation you are

Category	Tick ✓
Parish/Town Council	✓
<b>Unconstituted / unincorporated Community Group</b> whose members include at least 21 individuals who appear on the electoral roll	
<b>Neighbourhood Forum</b> designated as pursuant to section 61F of the Town & Country Planning Act 1990	
<b>Industrial &amp; Provident Society</b> which does not distribute any surplus it makes to its members	
<b>Company Limited by Guarantee</b> which does not distribute any surplus it makes to its members	
<b>Community Interest Company</b> which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
Charity	

### Q3 Who should we contact to discuss this nomination?

<b>Name:</b>	Town Clerk
<b>Address and postcode:</b>	As above
<b>Telephone number</b>	01296 425678
<b>Email address</b>	keithgray@aylesburytowncouncil.gov.uk

## **Section 2 ABOUT THE PROPERTY TO BE NOMINATED**

### **Q4 Which asset do you wish to nominate?**

<b>Name of property:</b>	Bedgrove Community Centre & Bedgrove Park
<b>Address and postcode:</b>	Ambleside. Aylesbury. Bucks HP21 9TT.
<b>Name of property owner</b>	Aylesbury Vale District Council
<b>Address and postcode:</b>	The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF
<b>Telephone number</b>	01296 585858
<b>Email address (if known)</b>	<a href="mailto:bedgrovecc@aylesburyvaledc.gov.uk">bedgrovecc@aylesburyvaledc.gov.uk</a>
<b>Current occupier's name (if different from property owner)</b>	
<b>Details of occupier's interest in property</b>	

## **Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET**

### **Q5 Why do you feel the property is an asset of community value?**

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance document.

**Note:** Any information entered into this section only may be copied and passed onto the owner of the property you are nominating.

- 1. Bedgrove Community Centre** - Provides local community with various programmes for cultural, recreational, educational and social interests as well as being a meeting place for engaging in social interaction for youth activities, a place of worship, exercise classes, adult learning, and keep fit. They provide a meeting place for residents to initiate talks and involvement in local issues.

<http://www.aylesburyvaledc.gov.uk/community-living/community-centres/avdc-managed-community-centres/bedgrove-park-community-centre/>

## **Q5 Why do you feel the property is an asset of community value?**

- 2. Bedgrove Park** - For sports and recreational uses which encourages exercise and walking for members of the community keeping people fit and healthy.

Green Flag award winning park which includes:

- Woodland spinney, and wild flower meadow.
- An Ideal site for picnics, informal games and walking.
- A large fenced play space designed for ages 2-12 offering a range of play experiences accessible to all. The play space has interesting landscaped areas with hills low level mounding and long grass areas creating a strong connection to the natural environment.
- Multi use games area, free to use standalone synthetic surface for football and basketball located behind the community centre facilities.
- Teenage play items located next to multi-use games area including a large roundabout, large tractor tyre swing and double hammock.
- Tennis and netball courts which are available for hire.
- Adult grass football pitches which are available for hire.
- Public with disabled toilets facilities are available on site
- Car parking is available adjacent to the Community Centre with disabled parking bays.

<http://www.aylesburyvaledc.gov.uk/leisure-culture/parks-and-open-spaces/aylesbury/bedgrove-park/>

## **Q6 What do you consider to be the boundary of the property?**

Please give as much detail as you can and include a plan if possible.

Owned by Aylesbury Vale District Council which would have the site boundaries of the property through their Planning Department.

### **Attachment checklist**

- Copy of group constitution (if applicable)

- Names and home addresses of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)
- Evidence of current community use e.g. activity programmes, website links etc

**Declaration**

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate

**Signed:** .....

**Print Name:** ... Keith Gray .....

**Position in Organisation:** ... Town Clerk .....

**Date:** ..... 12/9/14 .....

**FOR OFFICE USE ONLY**

**Date received:**

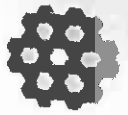
**Decision deadline:**



Land Registry  
Current title plan

Appendix 2

Title number **BM329364**  
Ordnance Survey map reference **SP8412SW**  
Scale **1:2500 reduced from 1:1250**  
Administrative area **Buckinghamshire :**  
**Aylesbury Vale**



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This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 26 June 2013 at 11:43:18. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Leicester Office.