

## **Brentwood Borough Council**

### **Assets of community value**

#### **Nomination form**

#### **For including land on the List of Assets of Community Value**

Community Right to Bid - Assets of Community Value Regulations 2012

Please ensure that you provide adequate and accurate information to enable Brentwood Borough Council to make a decision on your nomination. You may attach photos, maps, plans and other documents to help us correctly identify the asset and to support your nomination. For information and guidance about how Brent Council considers nominations for assets of community value, please visit WEB PAGE link

Completed forms should be sent either via email to [localism@brentwood.gov.uk](mailto:localism@brentwood.gov.uk) or by post to:

Community Assets Register  
Brentwood Borough Council  
Town Hall  
Ingrave Road  
Brentwood  
Essex  
CM15 8AY

## 1. About your Organisation

### a) Contact Details

Name of your organisation:	<input type="text" value="Ingatestone and Fryerning Parish Council"/>
Address:	<input type="text" value=""/>
Name of Contact Person:	<input type="text" value=""/>
Phone:	<input type="text" value=""/>
Email:	<input type="text" value=""/>

### b) Eligibility for applying

To be eligible to nominate a community asset for listing, you must be a voluntary or community body:

- A neighbourhood forum
- An unincorporated body whose members include at least 21 members and does not distribute any surplus it makes to its members
- A charity
- A company limited by guarantee which does not distribute surplus to members
- An industrial and provident society which does not distribute surplus to members
- A community interest company.

Also please demonstrate how a 'local connection' exists namely how your organisation's activities are wholly or partly concerned with the local authority's area or with a neighbouring borough's area.

In the case of an unincorporated body, company limited by guarantee and an industrial and provident society, these have a 'local connection' if any surplus generated is applied for the benefit of the borough, or a neighbouring borough.

In the case of an unincorporated body it has a local connection if the body has 21 local members, namely persons who are on the register of local government elections for Brent, or a neighbouring borough.

1. If you are an incorporated organisation please describe the legal form of your organisation including registration number(s) where applicable (e.g. company limited by guarantee, charitable organisation, community interest company etc.)

Organisation Type:	n/a
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Registration Number(s):	n/a
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2. If your organisation carries out activities for profit please describe below how you use the surplus that is generated.

<b>n/a</b>
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3. If you are an unincorporated organisation please describe below what provisions are made for community benefit in your constitution:

**n/a**

4. Please describe how your organisation has a local connection to the area where the asset has been identified:

Ingatestone and Fryerning Parish Council is the Tier 1 local authority for the area. The 15 councillors are elected members of the council and is made up of volunteer Councillors, all of whom reside in the parish.

## 2. About the Asset

- a) Please give your reasons why Brentwood Borough Council should include the land on its List of Assets of Community Value

In order to list land or buildings the Council must be of the opinion that:

1. An actual current use of the building or other land (which is not ancillary use) furthers the social wellbeing or social interests of the local community and
2. 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.

**Or**

3. There is a time in the recent past when an actual use of the building or other land (that was not an ancillary use of the building or other land) furthered the social wellbeing or social interests of the local community and
4. It is realistic to think there is a time in the next five years (where there could be non-ancillary use of the building or other land) that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community

Please provide information below which supports your nomination having regard to the test set out above.

Ingatestone Library is the only council led asset in the parish and provides the traditional library service as well as meeting space for community associations, neighbourhood watch and health-based groups. It also accommodates all meetings of the parish council as well as over 10 book clubs and toddler reading groups

Prior to the service being provided in its current location, Ingatestone Library was in a room in the front part of the community club.

A recent parish council organised meeting of residents led to an attendance of over 100 people, all concerned about the closure of the library with the wish for the parish council to lead the campaign to keep the building available as a library.

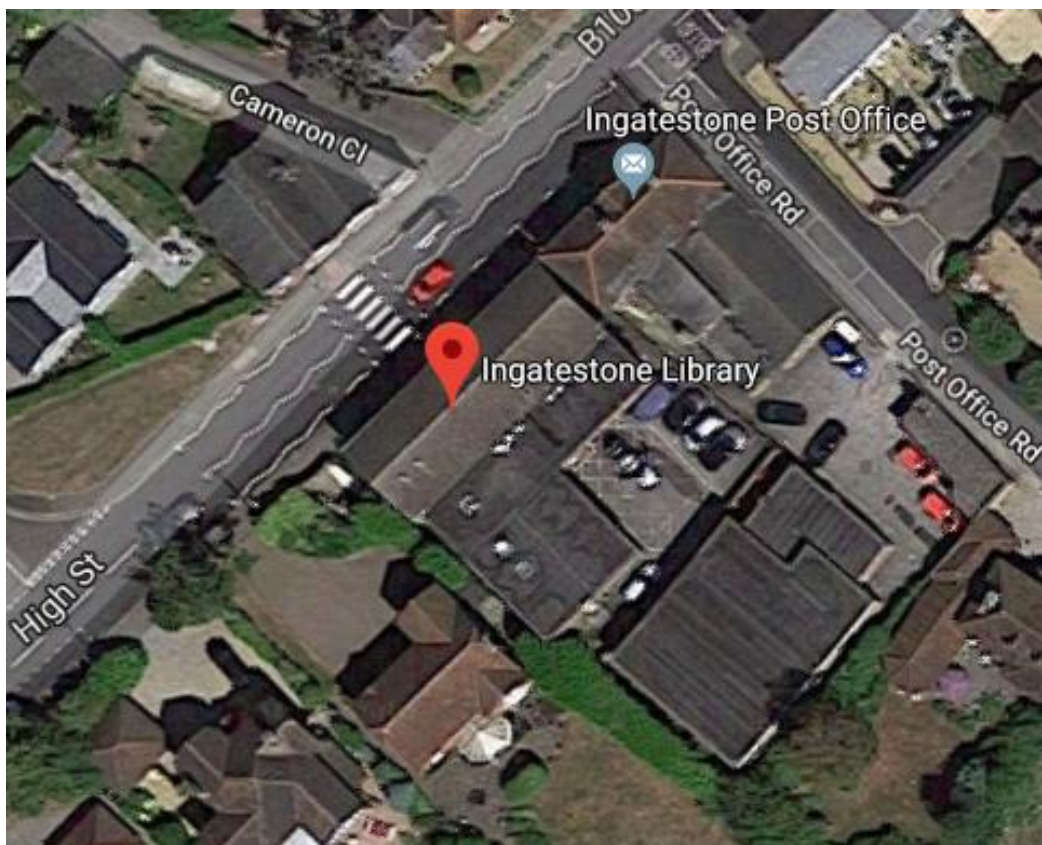
The parish council have already registered an expression of interest during the recent ECC library consultation to start formulating a future plan for the service and building and wish to protect the building further by having it registered as an asset of community value.

b) Description of the nominated land including its proposed boundaries

The current library site was previously a school – this was replaced in 1969 by the current infant school in Fryerning Lane and C of E junior school in The Furlongs. The current library was opened in/around 1974.

The site was acquired for £5,000 from “the parish” in 1963 for the purpose of providing a library. The new schools were constructed between around 1965 and 1969 after which the former school building was demolished, and the current library constructed.

Before its current location, Ingatestone Library was in a room in the front (old) part of the community club.



c) Names of current occupants of land

ECC own the freehold title to the building and the car park to the rear.

The architect's firm (Mansfield Monk) who are located on the first floor of the building hold the remainder of a 99-yr lease originally granted in 1974 so have 45 years unexpired, having taken an assignment in 2001. The lease includes the use of 8 parking spaces to the rear of the library.

d) Names and addresses (or last known address) of all those holding a freehold or leasehold interest in the land

**Please see the comments in the box above – Essex County Council own the building and the architects residing on the first floor of the building have been in residence since 1974.**