

(CCC) Allotment (ACV)

Re: Allotment
Elfleda Road
Cambridge

Nomination Date:
Decision Date: 01/05/2018

For the above property which has been nominated as an Asset of Community Value I request all documents the council holds in relation to the Asset of Community Value nomination including but not limited to the following:

A copy of all the nomination submission documentation including:

- * The nomination form
- * Site boundary map
- * Evidence of the groups status (group constitution etc)
- * Any supplementary information supplied with the application

- * Information used to decide if the land is an asset of community value:
- * The delegated decision
- * A copy of the site visit report
- * A copy of any research done by the council to verify the claims on the nomination form
- * A copy of all additional evidence the panel considered when reaching its decision
- * A copy of the owners response to the nomination

If nomination was successful and the owner requested an internal review:

- * A copy of all evidence considered when reaching the decision
- * Copy of any evidence the owner submitted supporting their objection
- * Copy of the internal review decision letter to the owner

If the moratorium has been triggered:

- * A copy of the owners request to trigger the moratorium
- * A copy of the request by a community group to trigger the full moratorium period
- * All communication sent or received by the council in regarding the moratorium

First Tier Tribunal Request by owner (if applicable):

- * A copy of the owners request for the decision to be referred to the first tier tribunal
- * A copy of the full tribunal bundle appellants / respondents submissions
- * Any copy of any decisions documents

FOI Ref

9656

Response sent

24 Sept 2021

Asset of community Value compensation claim (if applicable)

- * The compensation claim letter
- * The councils decision letter
- * Any other documents the council considered in making their decision

Asset of community Value compensation claim (if applicable)

- * The compensation claim letter
- * The councils decision letter
- * Any other documents the council considered in making their decision

Response

Please find attached information considered relevant to your request, please note due to our obligations under Section 40(2) – Personal data, of the Act, redactions are applied where required.

(First Tier Tribunal Request by owner (if applicable): Not applicable

- * A copy of the owners request for the decision to be referred to the first tier tribunal
- * A copy of the full tribunal bundle appellants / respondents submissions
- * Any copy of any decisions documents

Asset of community Value compensation claim (if applicable) Not applicable

- * The compensation claim letter
- * The councils decision letter
- * Any other documents the council considered in making their decision

Further queries on this matter should be directed to foi@cambridge.gov.uk

Checklist for consideration of a nomination for inclusion in the register of assets of community value.

Case Reference:	2017-200004212297
Address:	Allotment at Elfleda Road
Panel date:	01/05/2018
Panel time:	15.00
Venue:	Guildhall Reception Meeting Room 2

SECTION A Consideration of the nomination

1. Does the main use of the asset currently contribute to ‘community value’? (See attached definition)	Yes	No	N.B. (3) This is particularly relevant where the main current use is not for community value e.g. an empty building
Evidence: 60% of members of the allotment society are local to the site with a social, ethnic and cultural diversity of members. The site contributes to social well-being and interests of the local community by: bringing members of the community together enhancing social and cultural cohesion; enabling residents to grow their own food to both address food poverty but also encourage healthy eating and a healthy lifestyle; works with other groups to support people with disabilities, mental health issues and housing issues; excess crops are delivered to a local charities such as Foodcycle and Jimmy’s Night Shelter.			
2. Has the main use of the asset in the recent past contributed to ‘community value’?	Yes	No	
Evidence: Yes, the current use has been ongoing for many years.			
3. Can this asset provide a realistic future contribution (in the next 5 years) to ‘community value’?	Yes	No	
Evidence: The Allotment Society has stated plans for the future and the allotments also have statutory protection which strongly suggests ongoing use.			
4. Is the asset accessible: a) to the whole community? Yes/No b) to the section of the community for whom the asset will provide ‘community value’?	Yes	No	

SECTION A Consideration of the nomination

Evidence:

Membership of the Society and use of a plot is available for all to apply. A waiting list operates due to the demand for plots. Other activities such as with the Papworth Trust or the annual barbeque and recipe book are not plot dependent.

5. Any other evidence that the asset would/would not be of 'community value'.

Yes

No

Evidence:

The plots are well used and in demand as demonstrated by the waiting list and they are all well maintained plots.

6. Views of individual panel members

Comments:

It is evident that the use of this site for allotments is well used, in demand and used for a variety of ongoing activities that contribute to it being an asset of community value.

Decision Record: Assets of Community Value Nomination for Listing

Name of Asset:	Allotment at Elfleda Road Site	
Name of Nominating Organisation:	Whitehill Allotment Society	
Name of Owner:	Cambridge City Council	
Decision	Nomination successful	
Reason for Decision:	<p>The nomination was from a 'qualifying body'. Whitehill Allotment Society's activities are primarily concerned with the Cambridge City area, specifically the Abbey and King's Hedges wards.</p> <p>The information accompanying the application convinced the Panel that the allotment is an asset of community value as it is currently used to improve the social well-being and interests of the local community, has done so in the past and realistically will continue to do so for the next 5 years.</p> <p>The application indicated a range of community uses connected with the allotment use that contribute to the well-being of the local community.</p>	
Decision by: (Names and titles of Panel Members)	Name:	Title
	Sharon Brown	New Neighbourhoods Development Manager
	Julie Durrant	Active Com Project Support Officer
	Dave Prinsep	Head of Property Services
Date of Decision	1/5/18	

Registration of Assets of Community Value Nomination Form

Please note that all sections of this form must be completed.

If you need assistance completing this form, please refer to the FAQs document which can be downloaded from the website www.cambridge.gov.uk/right-to-bid.

SECTION 1: About your community organisation

Name of Community Group:	Whitehill Allotment Society		
Name of Contact Person:	Title:	<input type="text"/>	First Name: <input type="text"/>
	Surname:	<input type="text"/>	
Address:	<input type="text"/>		
Telephone Number:	<input type="text"/>		
Mobile Number:	<input type="text"/>		
Email Address:	<input type="text"/>		
In this group: (Please select as appropriate) <input type="radio"/> A) An un-incorporated body Or <input type="radio"/> B) A charity <input type="radio"/> C) A company limited by guarantee <input type="radio"/> D) An industrial or provident society <input type="radio"/> E) A neighbourhood forum <input checked="" type="radio"/> F) A community interest company <input type="radio"/> G) A parish council <input type="radio"/> H) A neighbourhood parish council	Supporting Documents: (Please mark to confirm which option you have attached) If your group is an un-incorporated body please attach a list of the names and addresses of 21 members registered as local electors in Cambridge City. Or <input type="radio"/> Please provide written evidence of your status e.g. Group Constitution or charity number.		

SECTION 2: About your local connection

Please describe the nature of your local connection to the asset you are nominating.

Whitehill Allotment Society has two sites: Elfeda Road (CB5 8LZ) and Peverel Road (CB5 8RQ). The majority of members come from Abbey ward (approximately 60%) and King's Hedges (approximately 35%). Both wards have a very high level of social and economic deprivation. Our membership is very socially, culturally and ethnically diverse. As Abbey and King's Hedges wards are economically and socially deprived, the allotment site plays a very important role for Whitehill Allotment's plot holders by contributing towards the improvement of the social well-being of the community members and their families. The Society has developed a variety of projects to enhance social and cultural cohesion, thus creating a broad and inclusive community.

SECTION 3: About the asset you are nominating

Title of Asset: Whitehill Allotment Society

Address of Asset: Elfeda Road, Cambridge CB5 8LZ and Peverel Road, Cambridge CB5 8RQ

Name and contact of Occupier (if different from above):

Name:

Address:

Email:

Tel:

Name and address of Owner (if different from above):

Name: Cambridge City Council

Address:

Email: allotments@cambridge.gov.uk

Tel: 01223 457000

Name and address of those holding a freehold or leasehold interest in the asset:

Name: n/a

Address:

Email:

Tel:

Please give a description of the nominated asset and its proposed boundaries and attach a copy of a map high-lighting the area covered by the asset you are nominating.

Whitehill Allotment site is a large area bordered by Whitehill housing estate, Cambridge United Football Club, Margaret Wright Community Orchard, Coldham's Common and the RSPCA Veterinary Surgery. Please see scan attached.

☒ Please mark to confirm that boundary map is attached.

SECTION 4: Reason for Nomination

Please explain why your community group believes that the above named asset is an asset of community value and should be included on the register of assets of community value for Cambridge City.

The definition of an asset of community value can be found in the guidance document.

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

In your reply you should address the following questions:

1. Explain how the main use of the asset **currently** contributes to community value (see attached definition).
2. Has the main use of the asset in the **recent past** contributed to community value? Please explain how.
3. Explain how this asset could provide a **realistic future contribution** (in the next five years) to community value?

Text field continued on to next page.

Whitehill Allotments contributes to community value to Abbey and King's Hedges Wards in several ways. Our membership is very diverse and as the wards are socially and economically deprived individual residents who grow their own food greatly benefit from healthy eating and a healthy lifestyle. Individual involvement and communal involvement in cultivation and vegetable growing has been strongly shown to improve health and well-being of practitioners and their families. In addition, Whitehill Allotments enjoys the membership of three groups working with people with a diverse range of support needs: Papworth Trust, with members with learning and physical disabilities; Make-Do-and-Mend, whose membership experience mental health issues; and the Cyrenians, who work with rough sleepers, people in precarious housing and individuals grappling with addictions. Members also donate their excess crops, which are regularly delivered to Foodcycle (an organisation cooking meals for the Abbey Ward community) and Jimmies (the homeless shelter in East Road). The committee has been developing community projects to enhance a sense of community identity. For example, we have an annual barbeque, we produce a Whitehill Allotments Calendar and a Whitehill Allotments recipe book. The committee works hard to ensure the site is well run; we regularly monitor the condition of the plots and we keep good communication with our members through Facebook, emailing and, we are in the process of developing our website,

Reason for Nomination continued:

SECTION 5: Accessibility

Please give details of how many people or what proportion of the community, and which particular sections of the community **currently** use the asset for its main use, or, if applicable, did so in the past.

Currently the Whitehill Society has 120 members. However, if we include the members of the groups mentioned above and families of the members involved in cultivation, then the numbers are much closer to 200.

If access to the asset is currently restricted in some way e.g. has no disabled access - please provide details.

We have worked very hard at improving access to the plots and to the site so that it is wheelchair accessible. We are planning to make the compost toilet accessible to wheelchair users and we are in the process of creating a completely accessible plot for a member who has severe physical impairments. This is work-in-progress and we are being assisted by 'Woodworks', an organisation facilitating young offenders to do their community service on site.

SECTION 6: Declaration

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

Name:

[REDACTED]

Date:

28 Mar 2018

Title:

Whitehill Allotment Society Secretary

Attached:

- 1. Site boundary map ☒
- 2. Evidence of your status - Group Constitution (incorporated body) ☒

OR 2. List of names and addresses of the 21 members registered as local electors in Cambridge City (un-incorporated body) ☐

Please send your completed form to either right-to-bid@cambridge.gov.uk

Or to Community Right to Bid, Business and Information Services, Cambridge City Council, P.O. Box 700, Cambridge, CB1 0JH

Note 1

An asset of community value is defined for the purposes of this nomination process as:

A building or land can be considered an asset of community value if;

- it is currently used to improve the social well-being and interests of the local community, or a use in the last five years has done so; and
- that use is a main one not ancillary: and
- a) for land in community use it is realistic to think that there will continue to be a use that will improve the social well-being and interests of the local community; or
- b) for land in community use in the recent past it is realistic to think that there will be a community use in the next five years (in either case the community use does not have to be the exactly the same as in the present or past); and
- it is not excluded from listing.

Assets that are excluded from listing are:

- a) Residential premises including land held with the residence
- b) Land for which a site licence is required under the Caravan Sites and Control of Development Act 1960
- c) Operational land as defined in Part 11 of the Town and Country Planning Act 1990.

'Social well-being and interests' are defined as being land and buildings that are currently, have been or will be used (in particular) for cultural, recreational or sporting interests.

In addition, there should be:

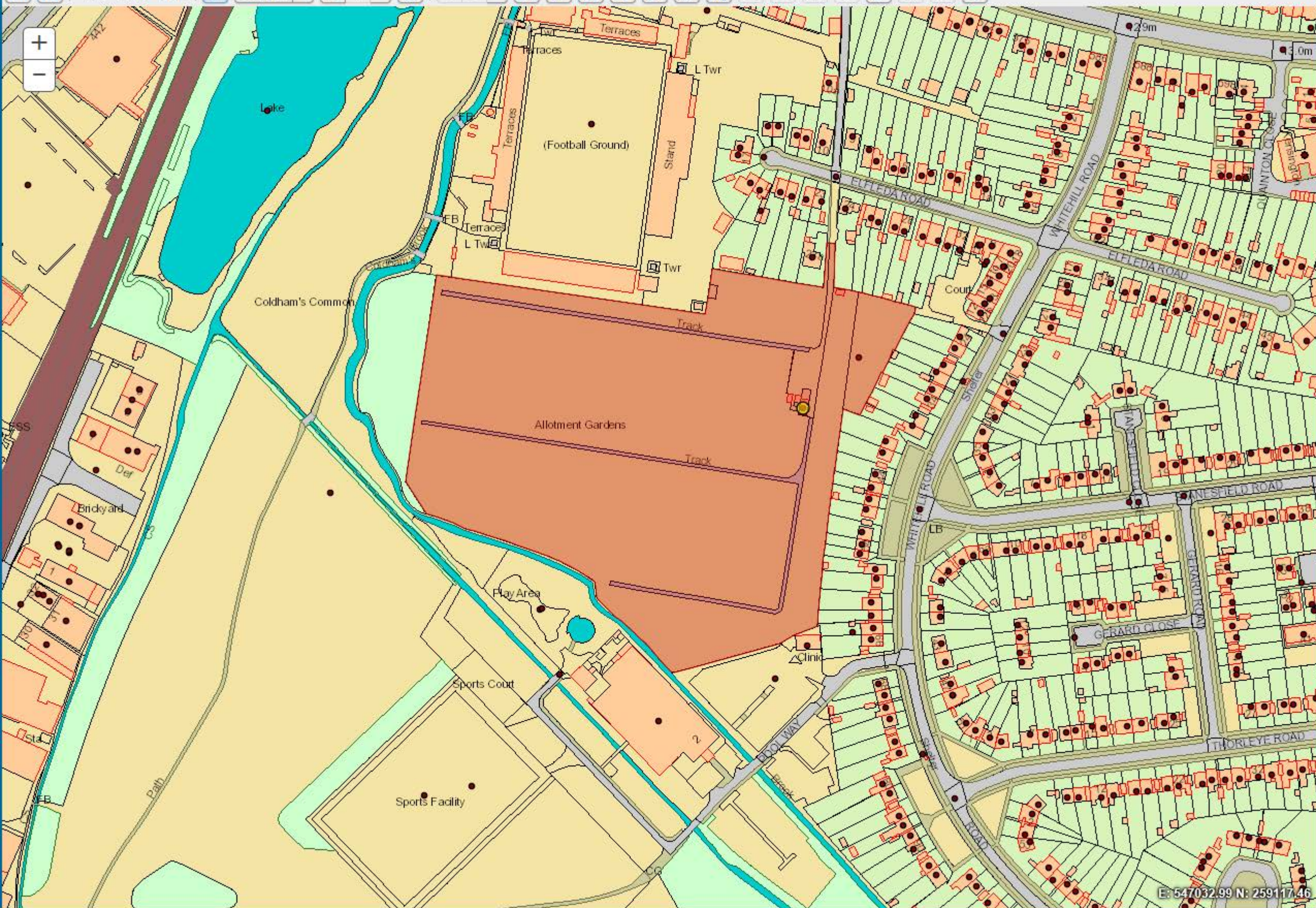
- a) Broad and inclusive use of the asset across the community, **or**
- b) Use by a section of the community that would not otherwise be provided for or is under-provided for in the locality e.g. elderly people, children, religious or cultural groups, sporting groups

Proposed usage, if different from current usage, must comply with planning regulations in force at the time.



LLC Register - View Spatial Extent

TLC Edit Help 1:2105



Whitehill Allotments Society

Constitution

NAME

The name of the organisation shall be **Whitehill Allotments Society**

AIMS

The aims of the Group shall be to manage the allotments and sites of Whitehill and Peverel Road in accordance with rules of lease from Cambridge City Council.

POWERS

To further these aims the committee shall have power to:

- (a) Obtain, collect and receive money or funds by way of contributions, donations, grants and any other lawful method towards the aims of the Group.
- (b) Associate local authorities, voluntary organisations and the residents of Cambridge in a common effort to carry out the aims of the Group.
- (c) Do all such lawful things as will further the aims of the Group.

MEMBERSHIP

- (a) Voting membership shall be open to all allotments plot holders on the Whitehill and Peverel Rd Allotments society sites
- (b) The Management Committee shall have the power to approve or reject applications for membership or to terminate the membership of any member provided that the member shall have the right to be heard by the committee before a final decision is made.

MANAGEMENT

- (a) A Management Committee elected annually at the Annual General Meeting (AGM) shall manage the Group.
- (b) The committee shall consist of a chair, secretary, treasurer, and other voting members.
- (c) The committee may co-opt up to a further 6 voting members who shall resign at the next Annual General Meeting.

- (d) The committee shall meet at least 4 times each year.
- (e) At least 3 committee members must be present at a committee meeting to be able to make decisions.
- (f) A proper record of all transactions and meetings shall be kept.

GENERAL MEETINGS

- (a) An Annual General Meeting shall be held within 12 months of the date of the adoption of this constitution and each year thereafter.
- (b) Notices of the AGM shall be published three weeks beforehand and a report on the Group's financial position for the previous year will be made available at the same time
- (c) A Special General Meeting may be called at any time at the request of the committee, or not less than one quarter of the membership. A notice explaining the place, date, time and reason shall be sent to all members three weeks beforehand.
- (d) One third of membership or four members being present, whichever is the greater, shall enable a General Meeting to take place.
- (e) Proposals to change the constitution must be given in writing to the secretary at least 28 days before a general meeting and approved by a two thirds majority of those present and voting.

ACCOUNTS

- (a) The funds of the group including all donations, contributions and bequests, shall be paid into an account operated by the management committee. All cheques drawn on the account must be signed by at least two members of the Management Committee.
- (b) The funds belonging to the group shall be applied only to further the aims of the group.
- (c) A current record of all income, funding and expenditure will be kept and comply with the Friendly Society Act.

DISSOLUTION

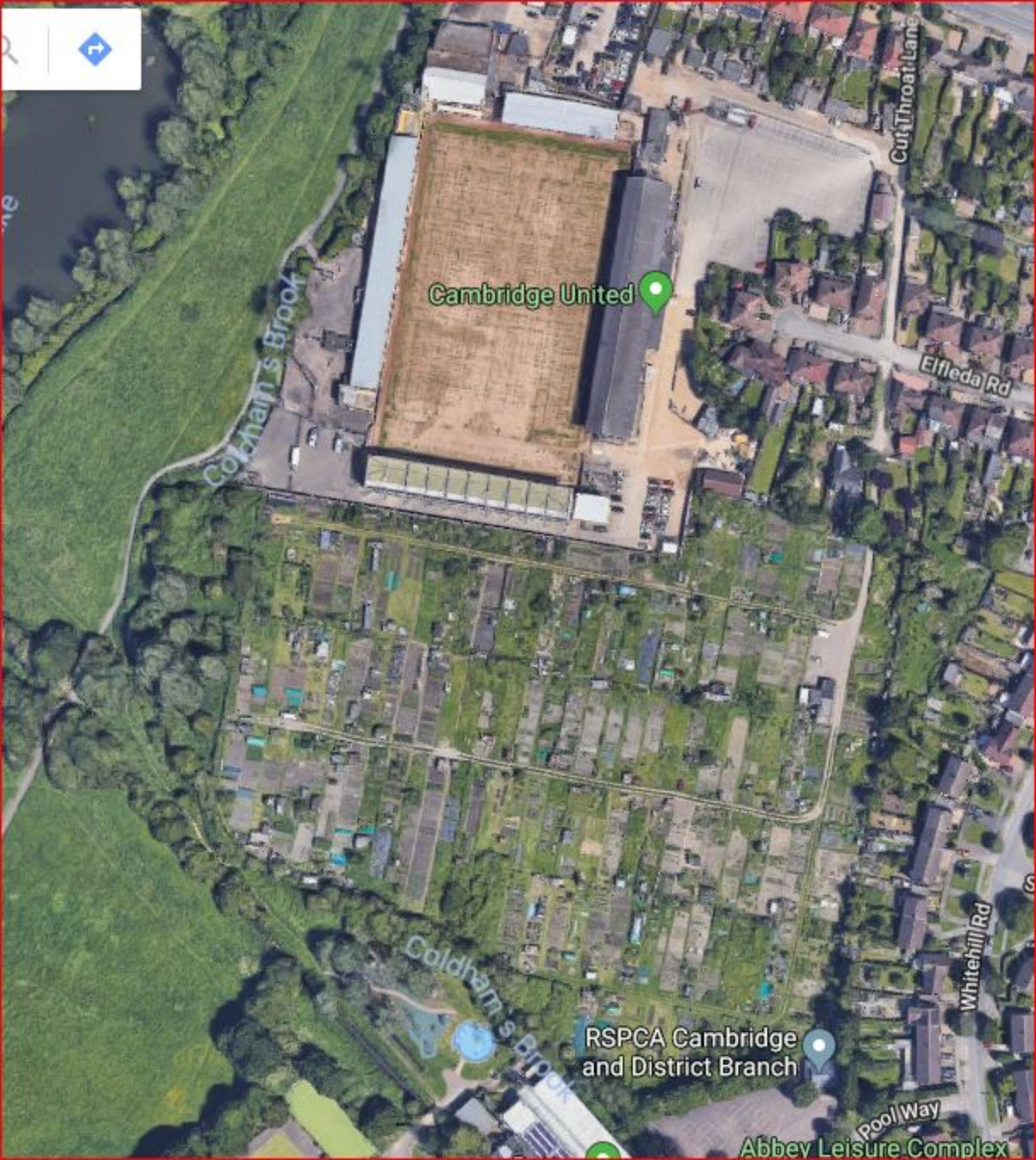
- (a) The Group may be dissolved by a resolution passed by a simple two-thirds majority of those present and voting at a Special General Meeting.
- (b) If confirmed, the committee shall distribute any assets remaining after the payment of all bills to other charitable group(s) or organisation(s) having aims similar to Whitehill

Allotments or some other charitable purpose(s) as the Group may decide.

(c) Signed by Chair. [REDACTED] Date 7/1/2017

Signed by Secre [REDACTED] ... Date 07/01/2017

Signed by Treasure [REDACTED] Date 7/1/2017



Cambridge United

RSPCA Cambridge
and District Branch

Abbey Leisure Complex