



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RE: WADDOW HALL, WADDINGTON ROAD, WADDINGTON, CLITHEROE

TAKE NOTICE that the property referred to above has been included in the list of assets of community value compiled by Ribble Valley Borough Council the Local Authority for the Waddington area.

On the 16 October 2023 the owner of the property served notice on the Local Authority stating their intention to enter into a relevant disposal.

On 13 November 2023 a community interest group namely Waddow Hall Trust requested to be treated as a potential bidder for the property.

The property will therefore be subject to the full moratorium period which will cease on the 16 April 2024 and be protected from further moratorium periods for a period of 18 months ending on 16 April 2025.

Signed
[Redacted Signature] – Head of Legal and Democratic Services

Date 15/11/23



Ribble Valley
Borough Council

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RE: WADDOW HALL, WADDINGTON ROAD, WADDINGTON, CLITHEROE

TAKE NOTICE that the property referred to above has been included in the list of assets of community value compiled by Ribble Valley Borough Council the Local Authority for the Waddington area.

On the 16 October 2023 the owner of the property served notice on the Local Authority stating their intention to enter into a relevant disposal.

Any community interest group wishing to submit a written request to be treated as a potential bidder for the community asset must do so on or before 27 November 2023.

Requests must be made in writing and should be addressed to Ribble Valley Borough Council, c/o Mair Hill, Head of Legal and Democratic Services, Legal Services Section, Council Offices, Church Walk, Clitheroe BB7 2RA.

Should any request be received, the property will then be subject to the full moratorium period which will cease on the 16 April 2024 and be protected from further moratorium periods for a period of 18 months ending on 16 April 2025.

Signed
[Redacted Signature] – Head of Legal and Democratic Services

Date 17 / 10 / 23

RIBBLE VALLEY BOROUGH COUNCIL



NOTICE UNDER SECTION 91 OF THE LOCALISM ACT 2011 IN RESPECT OF COMMUNITY NOMINATION OF WADDOW HALL, DATED: 16 OCTOBER 2023

Ribble Valley Borough Council has considered an application made by Friends of Waddow to nominate Waddow Hall, Waddington Road, Waddington, Clitheroe as an Asset of Community Value. Having considered the application, we have decided that the nomination should be accepted for the following reasons:

It is the opinion of the Ribble Valley Borough Council that the nominated asset is an Asset of Community Value as its actual current primary use namely use as recreational land and sporting interests furthers the social wellbeing or social interests of the local community.

Consequently, it meets the criteria set out in the Localism Act 2011 to be eligible for listing.

Signed:

A black rectangular redaction box covering the signature of the Head of Legal and Democratic Services.

Head of Legal and Democratic Services

Dated:

16/10/23

1. INTRODUCTION

- 1.1 On the 22 August 2023, Ribble Valley Borough Council (“the Council”) received a nomination under Section 89 of the Localism Act 2011 (“the Act”) to list Waddow Hall, Waddington Road, Waddington, Clitheroe (“the Asset”) as an Asset of Community Value (“ACV”). The Nomination was made by Friends of Waddow (“the Nominator”).
- 1.2 Under the Act, the Council is provided 8 weeks to make a judgement as to whether the Asset meets the definition set out in Section 88 of the Act. The Council is therefore required to make a decision in relation to the nomination on or before the 17 October 2023. The Council is required to accept the nomination if the land falls within the Local Authority’s area and qualifies as an ACV. In the event the nomination is successful, the Council is then required to include the list on its list of ACV, register it as a local land charge and register this against the Freehold Title to the Property.
- 1.3 This notice outlines the nomination submitted, the criteria which the Council is required to consider before making a determination, and the comments received from the owners of the Asset.

2. BACKGROUND

- 2.1 The Localism Act was enacted on the 15 November 2011 (“the Act”) and the Assets of Community Value provisions in Part 5 Chapter 3 were commenced for England at the same time as the Assets of Community Value England Regulations (“the Regulations”) made under those provisions came into force, both on 21 September 2012. The provisions give local groups a right to nominate a building or other land for listing by the Local Authority as an Asset of Community Value. It can be listed if a principal (non-ancillary) use of the asset furthers (or has recently furthered) their community’s social well-being or social interests which include cultural, sporting, or recreational interests and is likely to do so in the future.

3. THE NOMINATION

- 3.1 A copy of the nomination, including a plan showing the location of the Asset is attached at Appendix 1.
- 3.2 The Council is the appropriate decision-making authority to determine the Application.
- 3.3 The nomination is valid and does not fall within one of the exemptions stipulated in the Act.
- 3.4 The Nominator is entitled to make an application to list the Asset as an ACV pursuant to section 89(2)(b)(iii) of the Act.
- 3.5 The nomination lists the registered owner of the Asset as The Guide Association registered with the Land Registry under Title Number LAN210364. The Official Copies note that the land lying to the south of Waddow Hall is subject to a Lease dated 10.12.2015 in favour of the Environment Agency registered under Title Number LAN172916. The Leasehold Title is excluded from the nomination. The Official Copies are attached at Appendix 2.
- 3.6 The nomination stipulates that the current and main use of the Asset furthers the social well-being or cultural, recreational, or sporting interests of the local community. The

nomination lists a number of supporting documents including statements from members of the group attesting to this.

4. CONSULTATIONS

- 4.1 The Council contacted the Freeholder on the 31 August 2023 and received a response on the 2 October 2023. The Council responded to the Freeholder on 13 October 2023.
- 4.2 The Council contacted the Leaseholder on the 31 August 2023 and received a response on the 19 September 2022.
- 4.3 The Council contacted the Parish Council on the 31 August 2023. No response was received.
- 4.4 County Councillor ██████████ contacted the Council with her comments on the 31 August 2023.
- 4.5 The aforementioned communications are attached at Appendix 3.

5. THE LAW AND STATUTORY GUIDANCE

- 5.1 The Council is required to consider the nomination received and upon consideration of legislation and statutory guidance, determine whether the Asset can be included in the list of ACV.
- 5.2 The Council resolved at Policy and Finance Committee on the 29 January 2013 that the determination of applications for nomination of assets be delegated to the Head of Legal and Democratic Services (inter alia).
- 5.3 The legal criteria to make the decision are laid down in the Act and supporting Regulations. The Council must decide whether the Asset is of community value. Section 88 of the Act defines land of community value thus:
 1. *For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area is land of community value if in the opinion of the authority:*
 - (a) *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*
 - (b) *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 interest of the local community.*
 2. *For the purposes of this Chapter but subject to regulations under subsection 3, a building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority:*
 - (a) *there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the community, and*

(b) it is realistic to think that there is a time in the next five years when 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.

6. DECISION- MAKING PROCESS

6.1 In accordance with this decision the Council has now fully considered the nomination and having considered the Act and the Assets of Community Value England Regulations (the Regulations), has decided to enter the property into its lists of Assets of Community Value. This decision has been taken due to the following reasons:

- a) the application meets the criteria in that the asset lies within the administrative boundaries of the Council.
- b) Friends of Waddow is entitled to make a community nomination in accordance with the provisions of the Act.
- c) The nomination form submitted by Friends of Waddow includes the matters required under Regulation 6 of The Assets of Community Value (England) Regulations 2012 ("Regulations").
- d) The asset does not fall within the description of the land which may not be listed as specified in Schedule 1 of the Regulations.
- e) The nomination form sets out the reasons for nominating the asset, explaining why the asset meets the definition in the Act.
- f) The landowner has been served with a copy of the application and has had an opportunity to comment; those comments have been considered.
- g) In the opinion of the Council the nominated asset is an asset of community value as its actual current primary use namely use as recreational land and sporting interests furthers the social wellbeing or social interests of the local community.

7. NEXT STEPS

7.1 The Asset will now be placed on the list of Assets of Community Value which the Council is required to maintain under Section 87 of the Act. In accordance with Section 91 of the Act, the Council will send a copy of this notice to the owner of the land and Waddington Parish Council. The information about how the application has been determined will be published on the Council's website. The Asset will remain on the Council's list of ACV for a period of 5 years from the date of this notice unless removed with effect from some earlier time in accordance with the provisions of the Regulations.

7.2 The Localism Act 2011 requires that the Council draws your attention in particular to the following matters:

- (a) The consequences for the land and its owner of the land's inclusion in the list.
- (b) The right to ask for review.

8. THE CONSEQUENCES FOR THE LAND AND ITS OWNER OF THE LANDS INCLUSION IN THE LIST

- 8.1 Inclusion of assets on the list of community value is a local land charge under the Local Land Charges Act 1975. The Council is required under Schedule 4 of the Regulations to apply to the Land Registry for a restriction to be added to the registered title of the land that no transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene Section 95(1) of the Localism Act 2011. Under Section 95 of the Act an owner must notify the Council at the address shown below when they wish to enter into a relevant disposal (as defined in Section 96 of the Act) of that asset. Some types of disposal of listed assets are exempt and these are set out in full in Annex A of the Non-Statutory Advice Note issued to local authorities about the community right to bid. Annex A also identifies circumstances where, although there is no requirement in the legislation that the owner has to explain to the Local Authority that the disposal is exempt, it would be helpful for them to do so.
- 8.2 A moratorium period is triggered by notification under Section 95 to allow a community interest group to submit a written request to be treated as a potential bidder for the asset. Please note that the owner of the asset does not have to sell the asset to the community interest group. There is also a "protected period" (18 months from the time that the owner notified the Local Authority of their intention to dispose of the assets) and during this time there can be no further moratoriums on sale and the owner is free to dispose of the property as they see fit.
- 8.3 The owner is advised to refer to Part 5, Chapter 3 of the Act and the Regulations in full and to seek legal advice if they wish to dispose of the asset. A disposal of listed land which contravenes the Regulations and Act will be ineffective.

9. THE RIGHT TO ASK FOR A REVIEW

- 9.1 Pursuant to Section 95 of the Act, asset owners have the opportunity to request a review of the decision to enter an asset on the list of ACV. The request must be made in writing before the end of the period of eight weeks beginning with the day on which written notice of inclusion of the land in the list was given by the Council. The internal review process in relation to the listing will be undertaken by the Chief Executive or the Head of Legal and Democratic Services where they have not been involved in the initial decision.
- 9.2 Landowners wishing to request a review of the decision should address their request to the Head of Legal and Democratic Services within the timescale set out above setting out the grounds for review and whether or not they wish to request an oral hearing.
- 9.3 Private owners may claim compensation for loss and expense incurred through the asset being listed including a claim arising from a period of delay in entering into a binding agreement to sell which is wholly caused by the interim or full moratorium period. Regulation 14 is the regulation that contains details about applications for compensation, which must be made before the end of thirteen weeks after the loss or expense was incurred. Part 5, Chapter 3 of the Act, and the Regulations referred to above provide further detailed information.

**ASSETS OF COMMUNITY VALUE
THE COMMUNITY RIGHT TO BID
NOMINATION FORM**

Before completing this form, please read the material at:

<http://mycommunityrights.org.uk/community-right-to-bid/>

When completed the form should be sent to the local authority that covers the area in which the asset is located.

Section 1: The name of your organisation

Name of organisation <i>(full name as written in your constitution or rules(if appropriate))</i> : Friends of Waddow
Address including postcode: Waddow Hall, Waddington Road, Clitheroe. BB7 3LD

Section 2: Contact details

Name: [REDACTED]
Position in the organisation: Chairperson
Address including postcode: [REDACTED]
Daytime telephone No: [REDACTED]
Mobile telephone No: [REDACTED]
Email address: [REDACTED]
How and when best to contact you <i>(by email or phone, and days of the week and / or times your prefer)</i> : Anytime by phone or email

Section 3: Type of organisation

Description	Indicate all that apply	Registration number of charity and / or company if applicable
Neighbourhood forum		
Parish council		
Charity	✓	306016
Community interest company		
Unincorporated body		
Company limited by guarantee		
Industrial and provident society		

Section 4: Number of members registered to vote locally (unincorporated bodies only)

In the case of an unincorporated body, at least 21 members must be registered to vote locally. If they are registered to vote in the area of a neighbouring local authority, please confirm what this area is.

See attached sheet

Section 5: Local connection

In addition, your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area in which the nominated asset is located. Please explain what your organisation's local connection is.

See attached sheet

Section 6: About the land or buildings(s) you are nominating

What it is (e.g. public, local shop, recreation land): Waddow Hall estate is set in a tranquil area on the banks of the River Ribble and holds the fishing rights to a section of the river. It consists of numerous accommodation buildings and recreational land there are

Name of the premises (The Volunteer Pub, Jones stores):

Waddow Hall

Address including postcode (if know):

Waddington Road,
Clitheroe,
BB7 3LD

Section 7: Details of the land

Please include details of the boundaries of the land you are nominating.

Please see the attached Land Registry map and Title register.

The land we are nominating is the pink shaded area.

You should supply the following information, if possible. If any information is not known to you, please say so.

	Name (s)	Address (es)
Names of all current occupants of the land	Girguiding UK	17-19 Buckingham Palace Road London. SW1W 0PT
Name of current and last known addresses of all those owning freehold of the land	As above	
Names of current or last known addresses of all those having a leasehold interest in the land	[REDACTED]	[REDACTED]

Section 8: Why you think the building or land has community value?

Note that the following are not able to be assets of community value:-

- 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.
- A caravan site.
- Operational land. This is generally land belonging to the former utilities and other statutory operators.

Does it currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past and if so how?

*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.

Waddow Hall provides a safe space for community groups and people to gather to meet and enjoy the tranquil surroundings which benefits the social health and welfare of the community. We provide fundays for the public to enjoy as well as special events such as the late Queen's Diamond Jubilee and the new King's Coronation. Our Christmas Tree Festival has become an annual event which is open to the public and we provide activity evenings for local units to enjoy.

It also provides Schoolz Out in the school holidays, a programme of supervised activities for children in order to support working parents.

Ribblesdale High School uses the site for weekly out-of-school enrichment for year 9 pupils.

The public footpath through the estate is used daily by dogwalkers, ramblers and hikers.

Waddow would continue to supply all the big Guiding events such as a fun day for Rainbows, Magic and Mayhem for Brownies, a circus themed event and Wellies and Wristbands, an event for 11 year olds and above featuring pop concerts in the evening.

It would also continue to offer itself as a venue for national events, weddings, family celebrations and birthday parties.

Could it in future further the social wellbeing or social interests* of the local community? If so, how? (This could be different from its current or past use.)

*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.

As stated above, Waddow will continue with events it has already established and is always open to new ideas and requests. It is always evolving and introducing new challenges.

Plans were in the pipeline for additional area to supply further holiday accommodation and new activities but these were put on hold with the announcement of the closure. These would certainly be resurrected if Friends of Waddow acquires the property and we will continue to work with the Manager and staff team to develop events and facilities.

Section 9: Submitting this nomination

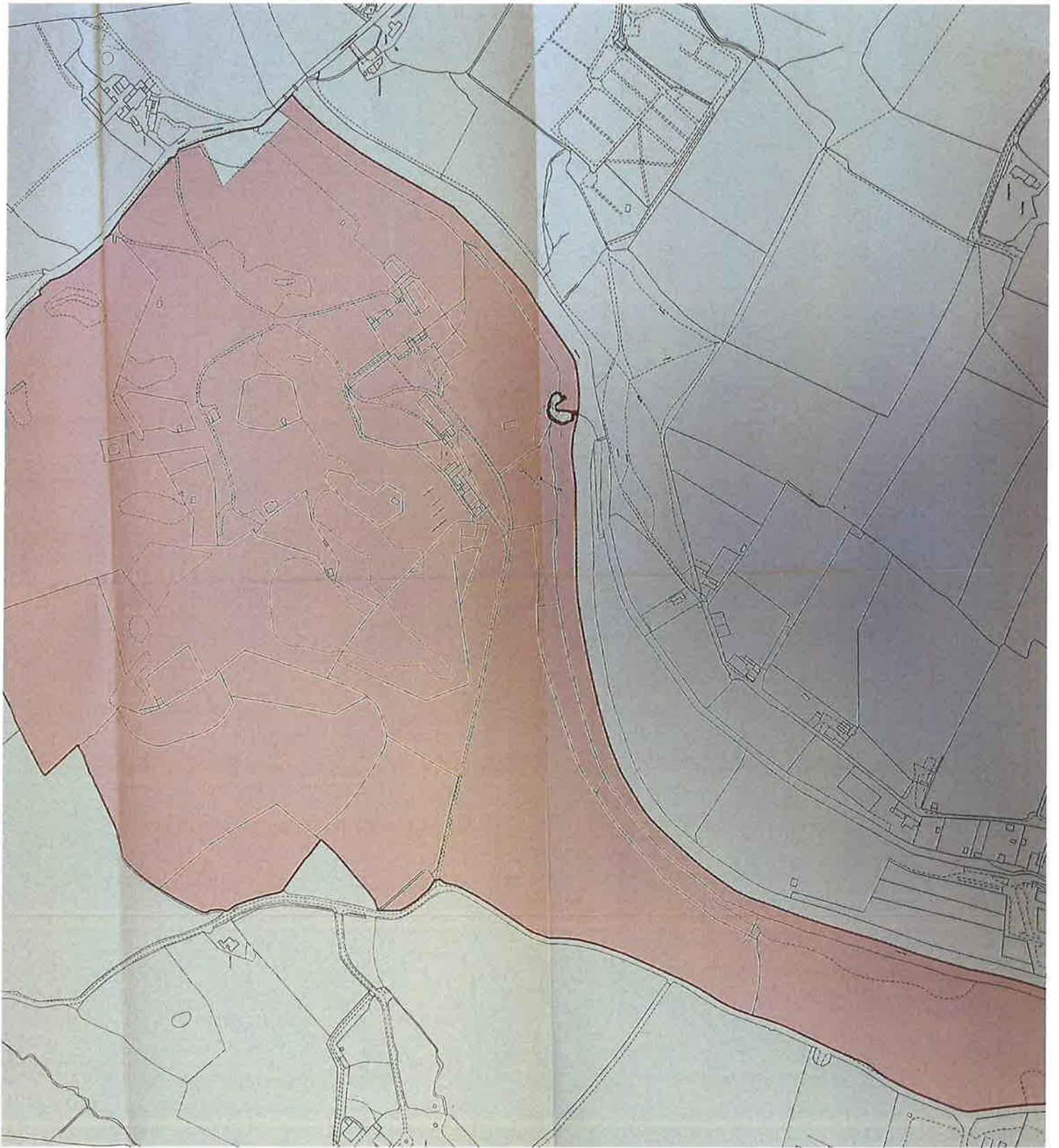
What to include

- Evidence that the nominator is eligible to make a community nomination (The rules of your organisation / constitution)
- Names & Addresses of 21 Members who are registered to vote in the local community if the organisation is an unincorporated body

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.





Official copy of register of title

Title number LAN210364 Edition date 01.07.2019

- This official copy shows the entries in the register of title on 15 June 2023 at 10:12:33.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 June 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

LANCASHIRE : RIBBLE VALLEY

- 1 (20.09.2018) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Waddow Hall, Waddington Road, Waddington, Clitheroe (BB7 3LD).
- 2 (20.09.2018) The land tinted pink on the title plan has the benefit of any legal easements granted by a Deed dated 24 February 1928 made between (1) Newstead Garrett and William Garrett (2) The Manchester and County Bank Limited (3) William Riley Smith and Caroline Garrett and (4) William Garrett.

NOTE: Copy filed.

- 3 (20.09.2018) The land tinted pink on the title plan has the benefit of the following legal easements granted by a Conveyance dated 28 September 1928 made between (1) William Garrett and (2) The Girl Guides Association but is subject to the following rights that are reserved by the said deed and affect the registered land:-

"Except and reserving unto the Vendor and his successors in title and owners for the time being of the hereditaments and premises belonging to the Vendor situate at Waddington aforesaid and known as Fields House Farm (1) The free passage and running of water through and along the three inch iron pipe recently laid from the Clitheroe water main at a point near to Brungerley Bridge to Waddow Hall aforesaid which supplie's such premises with water and through the lead or other pipe which extends such supply to or near to the point marked "A" on the plan annexed hereto and (2) the right to repair relay and maintain the existing lead or other pipe which supplie's the said Fields House Farm (which pipe is an extension of the lead or other pipe lastly referred to) from the point marked "A" on the plan annexed hereto and the approximate course of which is shown on such plan and for that purpose to enter with or without workmen horses and carts



A: Property register continued

upon the hereditaments and premises hereby conveyed occasioning as little damage as possible and making good all damage occasioned thereby.

Subject to and with the benefit of ...rights easements and restrictions mentioned in the second schedule

The Second Schedule above referred to

4 A Deed of Grant dated the 20th day of November 1925 and made between the Vendor of the 1st part Newstead Garnett of the second part and Tom Garnett the said Newstead Garnett and William Garnett of the 3rd part whereby certain rights to maintain the weir or could access the "River Ribble" shown on the plan annexed hereto and for that purpose to enter upon the hereditaments and premises hereby conveyed were granted to the said Tom Garnett Newstead Garnett and William Garnett.

5 A Deed of Grant dated the 18th day of July 1924 and made between the Vendor of the one part and the said Newstead Garnett of the other part whereby certain rights to maintain gas and water pipes and an inspection chamber under the southerly end of the hereditaments and premises hereby conveyed and for that purpose to enter upon the said land were granted to the said Newstead Garnett subject to payment of the yearly acknowledgment rent of 2s and 6d."

NOTE 1: Neither the original deed nor certified copy or examined abstract of the Deed dated 20th November 1925 referred to above was produced on first registration.

NOTE 2: *Copy Conveyance plan filed.*

NOTE 3 : *Copy Deed dated 18 July 1924 filed.*

- 4 (20.09.2018) The land has the benefit of any legal easements granted by a Deed of other land dated 4 March 2002 made between (1) Waddington Hospital and (2) The Guide Association.

NOTE: *Copy filed.*

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.09.2018) PROPRIETOR: THE GUIDE ASSOCIATION of 17-19 Buckingham Palace Road, London SW1W 0PT.
- 2 (20.09.2018) The value as at 20 September 2018 was stated to be over £1,000,000.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (20.09.2018) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

C: Charges register continued

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	21.12.2015 edged and No'd 1, 2 and 3 in blue	land lying to the south of Waddow Hall	10.12.2015 10 years from 1 November 2012	LAN172916

End of register





Official copy of register of title

Title number LAN172916

Edition date 21.02.2019

- This official copy shows the entries on the register of title on 20 JUN 2023 at 12:12:24.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 20 Jun 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

LANCASHIRE : RIBBLE VALLEY

- 1 (21.12.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the south of Waddow Hall, Waddington Road, Waddington, Clitheroe.
- 2 (21.12.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 10 December 2015
Term : 10 years from 1 November 2012
Parties : (1) The Guide Association
(2) Environment Agency
- 3 (21.12.2015) The land has the benefit of any legal easements granted by the registered lease dated 10 December 2015 referred to above.
- 4 (21.02.2019) The landlord's title is registered.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title good leasehold

- 1 (21.12.2015) PROPRIETOR: ENVIRONMENT AGENCY of [REDACTED]
- 2 (21.12.2015) RESTRICTION: No charge of the registered estate by the proprietor of the registered estate is to be completed by registration.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

[REDACTED]

From: [REDACTED]
Sent: 31 August 2023 12:51
To: [REDACTED]
Subject: Nomination Asset of Community Value: Waddow Hall, Waddington Road, Waddington, Clitheroe
Attachments: Letter to The Guide Association.doc; Friends of Waddow - Nomination.pdf; Waddow Hall Plan.jpg

Dear Sirs,

Please note that we have received an amended application in relation to appointing Waddow Hall as an asset of community value. We attach correspondence hereto for your attention.

It is our understanding that the nomination has been amended to only include Waddow Hall as per the Plan referred to in the nomination form.

We look forward to hearing from you before the deadline should you have any comments.

Kind Regards,

[REDACTED]
Solicitor
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



Ribble Valley
Borough Council

www.ribblevalley.gov.uk



Girlguiding HQ
17-19 Buckingham Palace Road
London SW1W 0PT
T: 020 7834 6242

2nd October 2023

[REDACTED]
Ribble Valley Borough Council
Legal Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

By Special Delivery and E-mail: [REDACTED]

Your ref [REDACTED]

Dear [REDACTED],

**Objection of Nomination for Asset of Community Value:
Waddow Hall, Waddington Road, Waddington, Clitheroe, BB7 3LD**

We acknowledge receipt of your letter dated 31st August 2023 together with the amended application to include the above Property as an asset of community value.

We would like to oppose the aforementioned application for the following same reasons highlighted in our previous correspondence:

1. The above property is owned by The Guide Association ("Girlguiding"). Please note that Girlguiding is a registered charity. The above property is thus a charity asset, which must be managed in accordance with the charity's governing documents and relevant charity commission guidance.
2. As the above property is a charity property, we will have to adhere to the relevant legal requirements of the Charities Act 2011 (as amended), relating to a disposal of land and property, by ensuring that we obtain and consider a report from a designated advisor and that any terms obtained are the best that can be obtained for Girlguiding as a charity.

Thus any restrictions placed on the property may negatively impact:

- the sale of the Property; and
- the market value of the Property.

E: info@girlguiding.org.uk W: girlguiding.org.uk

President: Her Royal Highness The Countess of Wessex Chief guide: Tracy Foster Chief executive: Angela Salt OBE

Girlguiding's operating name is The Guide Association. Incorporated by Royal Charter
Registered charity in England and Wales number 306016. Registered charity in Scotland number SC038436





Girlguiding HQ
17-19 Buckingham Palace Road
London SW1W 0PT
T: 020 7834 6242

We would also like to draw to your attention the following.

It was on 18th May 2023 that Girlguiding's board of trustees made the recommendation to sell Waddow Hall. Following the announcement, all affected members of staff at the activity centre entered into a consultation which has now ended. The charity has reviewed feedback received as part of the staff consultation, and, due to there being no significant new information which would otherwise change the underlying rationale for the original recommendation, the trustees have decided to proceed with the recommended disposal of Waddow Hall. This was announced on 14th August 2023.

We intend that Waddow will continue to operate up to and including 31 December 2023. We will however start the marketing process and have appointed Savills UK Limited ("Savills") as our property agent, to assist us in this process.

Notice

We are therefore writing to notify you that, from and including today's date, that, we have instructed Savills to commence and undertake the pre-marketing work and thereafter the marketing disposal process for Waddow.

If, once we hear the outcome from the Council of your determination of the nomination (which you indicate must be no later than 17 October 2023), that Waddow is listed as an asset of community value, we are writing to notify you that we would therefore deem the commencement of the six-month moratorium granted under the Localism Act to have commenced from that date of announcement of the ACV listing, unless you notify us to the contrary.own
We look forward to hearing from you with your determination.

Yours sincerely,


Head of Property
Girlguiding

E: info@girlguiding.org.uk W: girlguiding.org.uk

President: Her Royal Highness The Countess of Wessex Chief guide: Tracy Foster Chief executive: Angela Salt OBE

Girlguiding's operating name is The Guide Association, Incorporated by Royal Charter
Registered charity in England and Wales number 306016. Registered charity in Scotland number SC038436



[REDACTED]

From: [REDACTED]
Sent: 13 October 2023 11:58
To: [REDACTED]
Subject: RE: Nomination Asset of Community Value - Waddow Hall and Other, Waddington Road, Waddington, Clitheroe, BB7 3LD

Good Afternoon,

Further to your letter dated 2 October 2023, we would respond as follows:

1. The Application received is valid under the criteria laid down by the Localism Act 2011, subsequently we are required to consider the same.
2. As above.

In respect of your comments relating to the moratorium periods, we would refer you to section 95 of the Localism Act 2011 which requires the person wishing to enter into a relevant disposal to notify the local authority in writing. The moratorium provisions apply only to land that has been added to the authority's list of ACV's and not just land that has been accepted as an ACV but has not yet been listed. The interim moratorium period will therefore commence from the date the notice of disposal is received. The intention to dispose of the land cannot be applied for prior to a determination being made by the Council.

We shall be in touch with the Council's determination in due course.

Kind Regards,

[REDACTED]

Solicitor
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

From: [REDACTED]
Sent: Monday, October 2, 2023 6:48 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Nomination Asset of Community Value - Waddow Hall and Other, Waddington Road, Waddington, Clitheroe, BB7 3LD
Importance: High

⚠ External Email

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Dear [REDACTED]

We write further in regard to the above matter.

Please find attached a copy of our letter of even date.

We look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

Property Lawyer

Girlguiding

17-19 Buckingham Palace Road
London
SW1W 0PT

Tel: 020 7834 6242 Extn:2321
Mobile: 0753806048

girlguiding.org.uk
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Registered charity number: 306016 Registered address: Girlguiding, 17-19 Buckingham Palace Road, SW1W 0PT

[REDACTED]

From: [REDACTED]
Sent: 31 August 2023 12:51
To: [REDACTED]
Subject: Nomination of Asset of Community Value: Waddow Hall, Waddington Road, Waddington, Clitheroe
Attachments: Letter to Environment Agency.doc; Friends of Waddow - Nomination.pdf; Waddow Hall Plan.jpg

Dear Sirs,

We write to advise you of the amended nomination received in relation to Waddow Hall. Please find attached correspondence in this respect. It is our understanding that the area included in the nomination does not include the fish pass.

Should you have any comments you wish to make, please do not hesitate to contact me prior to the deadline.

Kind Regards,

[REDACTED]
Solicitor
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 19 September 2023 14:45
To: [REDACTED]
Subject: RE: Nomination of Asset of Community Value: Waddow Hall, Waddington Road, Waddington, Clitheroe

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Madam,

Thank you for your message below.

I note that the Friends have re-submitted their nomination, which excludes the Agency's land.

We will need to maintain access to our land for operation/maintenance of the fish pass, trap and counter. So as long as that isn't hampered by the designation then we should not have an objection.

Kind regards

[REDACTED]
Senior Estates Surveyor
Environment Agency | Richard Fairclough House, Knutsford Road, Warrington WA4 1HT

[REDACTED]
[REDACTED]
Estates | Valuation | Property | Land | Compensation

Creating a better place
for people and wildlife



From: [REDACTED]
Sent: 31 August 2023 12:51
To: [REDACTED]
Subject: Nomination of Asset of Community Value: Waddow Hall, Waddington Road, Waddington, Clitheroe

You don't often get email from [REDACTED] [learn why this is important](#)

Dear Sirs,

We write to advise you of the amended nomination received in relation to Waddow Hall. Please find attached correspondence in this respect. It is our understanding that the area included in the nomination does not include the fish pass.

Should you have any comments you wish to make, please do not hesitate to contact me prior to the deadline.

Kind Regards,

[REDACTED]
Solicitor
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
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BB7 2RA



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[REDACTED]

From: [REDACTED]
Sent: 31 August 2023 12:51
To: [REDACTED]
Subject: Nomination of Asset of Community Value: Waddow Hall, Waddington Road, Waddington, Clitheroe
Attachments: Letter to Parish Council.doc; Friends of Waddow - Nomination.pdf; Waddow Hall Plan.jpg

Dear Sirs,

We have received an amended nomination in relation to Waddow Hall being included as an Asset of Community Value.

Please see attached correspondence for your attention.

Should you wish to make any comments, please do so prior to the deadline noted.

Kind Regards,

[REDACTED]
Solicitor
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 31 August 2023 09:51
To: [REDACTED]
Subject: RE: Waddow Hall application re ACV

Dear Councillor [REDACTED]

The Council must determine the application in accordance with the statutory requirements and therefore within the 8 week time period. The Council is required to consult with the owners of the land and those with an interest in the land as part of that process. They of course have been consulted previously but must be given the opportunity to comment on this new application also. The statutory process must be followed to ensure that the decision is taken properly and lawfully. The owner does of course have a right of appeal.

Regards

[REDACTED]
Head of Legal and Democratic Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Thursday, August 31, 2023 9:27 AM
To: [REDACTED]
Subject: Waddow Hall application re ACV

 **External Email**

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Dear [REDACTED]

I write as a member of Waddow Hall Trust's Steering Committee as we are very concerned that there will apparently be another long delay in the decision making process regarding the estate becoming an Asset of Community Value.

Waddow Hall is due to come on the market via Savills in the middle of September when it will be up for grabs to the highest bidder unless it is granted the all-important status of ACV. This will offer us a six month buffer during which we hope to raise the money to purchase the estate to continue using all its long established facilities and amenities for the benefit of future generations.

We thought that the re-submission of our application, excluding Brungerley Cottages and the bit of land that the EA uses to test the river water would mean a simple rubber stamping exercise as the relevant sections within the Localism Act 2011 have already been considered by you previously?

Please could we respectfully request that you expedite this decision on behalf of tens of thousands of people who are behind what we're trying to do,

Thank you very much in anticipation,

Best wishes,



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[REDACTED]

From: [REDACTED]
Sent: 31 August 2023 10:10
To: [REDACTED]
Subject: RE: Waddow Hall application re ACV

Dear Councillor [REDACTED]

The Council will of course deal with the application as soon as possible but it must allow the owners, others with an interest in the land and the parish council the opportunity to comment on the application and take those comments into account when determining the application. If those responses are received before the end of the 8 week period or it is confirmed that none will be provided then the Council will determine at that point.

Regards

[REDACTED]
Head of Legal and Democratic Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Thursday, August 31, 2023 10:03 AM
To: [REDACTED]
Subject: RE: Waddow Hall application re ACV

 **External Email**

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Dear [REDACTED]

Thank you for your swift response. I am aware that of course the Council has up to an eight week time frame but I think what we're asking is that if you could possibly expedite the process then we would be very grateful. We have been informed that the only problem with the first application was the inclusion of the EA riverside & Brungerley Cottages. Are there others?

Best wishes,
[REDACTED]

From: [REDACTED]
Sent: 31 August 2023 09:51
To: [REDACTED]
Subject: RE: Waddow Hall application re ACV

Dear Councillor [REDACTED]

The Council must determine the application in accordance with the statutory requirements and therefore within the 8 week time period. The Council is required to consult with the owners of the land and those with an interest in the land as part of that process. They of course have been consulted previously but must be given the opportunity to comment on this new application also. The statutory process must be followed to ensure that the decision is taken properly and lawfully. The owner does of course have a right of appeal.

Regards

[REDACTED]
Head of Legal and Democratic Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Thursday, August 31, 2023 9:27 AM
To: [REDACTED]
Subject: Waddow Hall application re ACV

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Please could we respectfully request that you expedite this decision on behalf of tens of thousands of people who are behind what we're trying to do,

Thank you very much in anticipation,

Best wishes,
[REDACTED]

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