

**ASSETS OF COMMUNITY VALUE (ACV1)
Nomination Form
2012-2013**

For office use only		UPRN?	
Application reference number		Received date	
Assigned to		Date	
Confirmed application receipt		Applicant advised of assignee referral	

Please complete the form legibly and return to the address below. Please mark as 'Community Asset Right to Bid Nomination Form, Confidential' to:

Nick Howbridge City Property and Assets Manager Myton Centre William Street Hull HU1 2SP	Tel: 01482 383108 E-mail: nick.howbridge@hullcc.gov.uk
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1. Who you are:

(a) Applicant details – please provide the following details about your organisation

Full name of applicant organisation: [City Till We Die \(CTWD\)](#)

Address: [CTWD, c/o Hemingway Bailey Ltd](#)

[37A North Bar Within](#)

[Beverley](#)

Postcode [HU17 8DB](#)

Website: <http://www.citytillwedie.com/>

Details of person to contact about this application:

Name: [Andy Mills](#)

Position in organisation: [Committee member](#)

Telephone number: [0113 2597153](#)

Mobile number [n/a](#)

E-mail address: andypmills@yahoo.com

To assist with the initial processing of this application within Hull City Council please attach proof to this application of the legal status of your organisation and that there has been formal agreement to make this application. Formal proof may be copies of signed minutes of meetings where the matter was discussed.

(b) What kind of organisation are you? Please tick the appropriate box to indicate the kind of organisation you are to confirm your eligibility to make the nomination.

<p>(i) Parish Councils This may be for an asset in its own area, or in the neighbouring Parish Council.</p>	
<p>(ii) Neighbouring Parish Councils If the Parish Council borders an un-parished area, then they may nominate an asset within the neighbouring District Council or Unitary Council.</p>	
<p>(iii) Un-incorporated groups Nominations can be accepted from any un-incorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority. This will for instance enable nomination by a local group formed to try to save an asset, but which has not yet reached the stage of acquiring a formal charitable or corporate structure</p>	✓
<p>(iv) Neighbourhood Forums There can only be one neighbourhood forum for an area and the way they are set up is clearly defined by the Council as a planning authority. The procedure for becoming a neighbourhood forum is set out in Section 61F of the Town and Country Planning Act 1990.</p>	
<p>(v) Community interest groups with a local connection These must have one or more of the following structures:</p> <p>(a) A charity</p> <p>(b) A community interest company</p> <p>(c) A company limited by guarantee that is non profit distributing</p> <p>(d) An industrial and provident society that is non- profit distributing (these groups will be renamed as community benefit societies by the Co-operative and Community Benefit Societies and Credit Unions Act 2010 when it comes into force) eg Co-operative Societies. NB most organisations seeking to nominate an asset are likely to fall into this category</p>	

(c) Local Connection – please describe how your organisation has a local connection to the site in question, for example, do you live in the area or are you a user of the property already. The Council may seek evidence to support your statement.

City Till We Die is a grassroots organisation formed by supporters of Hull City AFC; **most of its members live in the local area and regularly attend matches at the KC Stadium.** It was established in September 2013 for the purpose of opposing the proposed name-change of the club to Hull Tigers. CTWD's arguments against the proposal were successful and the name-change was rejected at the Football Association's Council meeting in April 2014.

It was clear that the 1,800 members of CTWD – Hull City's largest fan group – did not want the organisation to wind-up and that there was an appetite for it to develop. At CTWD's first general meeting in April the organisation was formally constituted and a committee was elected. Members also expressed a wish to explore a merger with the Tigers Co-operative to enable the new organisation to become the approved Supporters' Trust for Hull City AFC. Subsequently the memberships of both organisations were balloted and both approved the merger. This is progressing with the help and guidance of the Supporters Direct, a national body that helps fans to set up democratic cooperatives (supporters' trusts) to gain influence in the running and ownership of their clubs. The merger will be completed by the end of 2014. Members of both CTWD and the Tigers Co-operative are currently voting on the trading (public) name for the merged body. For the present, Tigers Co-operative will remain the trust's registered name with the FCA.

CTWD's vision is to have a real and significant influence, on behalf of all Hull City AFC supporters (locally, nationally and globally), over the running of our club.

We aim to achieve this vision by:

- (a) Acquiring a stake in Hull City AFC and attain representation on its board in order to exert real supporter influence on the governance of the club
- (b) Preserving, protecting and developing the identity and community of Hull City AFC, embodying ambition with tradition
- (c) Being the voice of supporters as an independent, democratic, community-based, grassroots organisation and being a key representative in any Hull City consultative arrangements
- (d) Being at the heart of partnership working with Hull City AFC, Hull City Council and other stakeholders
- (e) Promoting the development of the club through supporter involvement, initiating and leading supporter-based social and community initiatives that engender that involvement
- (f) Actively campaigning at local and national levels on issues that impact on our membership and the wider supporter base

(g) Adhering to our core values of integrity, behaving ethically and supporting local businesses, organisations and communities

In order to achieve this we have set ourselves some objectives that will guide our work in the short-and long-term. These are:

Short-term objectives - to establish our independent offer

(a) Becoming an independent supporters' trust

In June 2014 we received overwhelming support from our members for starting the process of becoming a fully fledged supporters' trust for Hull City AFC fans. We will fulfil this objective through the merger of CTWD with the Tigers Co-operative by the end of 2014

(b) Influencing the direction of Hull City

Supporters' Trusts across the UK (including those for Premier League clubs) have a role in influencing the decisions made by the club that most affect supporters. We don't necessarily want a say in every inner working of the club – but where key decisions affect supporters, we think it is right that supporters are heard

(c) Broadening our appeal

We want to broaden our offer to encompass Tigers fans' wider interests: events, travel, merchandise and wider campaigns. We are proud to have begun as a campaign group that successfully defended the historic name of Hull City. And that commitment to oppose a name change will not change.

(d) Exploring the opportunities that being a Trust gives us

Becoming a supporters' trust opens up options for funding, ownership and employment that City fans don't currently have. We won't rush into anything, we will explore things carefully and determine in consultation with our members which of our long-term objectives below can really be achievable

Long-term objectives - to reflect that Hull City is part of a community, not just a business

(e) Giving supporters a voice on the Board

We don't imagine that the current owners are interested in giving CTWD an official seat on the Board, but in football things can change fast and we need to be ready. This isn't about grabbing power for the sake of it, this is about ensuring that fans become positively involved with the club and exert influence at the highest level

(f) *Bringing benefits to community assets*

Hull City is more than a football club, it is part of the community. It is part of the city's soul, and in the KC Stadium it is part of the city's infrastructure. We want to explore how we can ensure supporters get a say in how these community assets are managed and developed in the future. The Supporters' Trust gives us the ability to run companies, employ people, make a difference

(g) *Developing productive relationships with other supporter groups*

CTWD does not exist in isolation – it is but one of a number of vibrant Hull City supporter groups. And the issues and challenges we face are largely common to fans throughout the country. We will develop our burgeoning relationships with Supporters' Direct and the Football Supporters' Federation and lend our voice to help influence the wider football family

As can be seen from the above vision, aims and objectives, **we believe that supporters should have a key role to play in the KC Stadium**, an asset that was explicitly developed for the benefit of the local community yet currently has no community engagement in its management or operation.

Please confirm the following about your organisation and note that the Council macarry out background checks into your organisation:

2. Details of your organisation's governance structure:

Neighbourhood Forum Registration

.....

Company registration number:

.....

CIC registration number:

Charity registration number:

.....

Friendly Society registration number:

.....

Other: Tigers Co-operative is a registered society under the Co-operative and Community Benefit Societies Act 2014 (registration no 29021 R)

Please note the details above may be shared with other parts of the Council, third sector organisations and other community partners for the purposes of processing your application.

3. Where is the land or building that you wish to see listed as an asset of community benefit?

This is to assist in the initial processing of your enquiry. Please attach a plan or map to this application – Google maps are useful for this purpose - showing the boundary of the asset to be listed indicating where possible if it has more than one owner. This is to assist with identifying the asset to be considered for listing and the freehold or leasehold ownership(s) for each part of it.

Address The Circle, Walton Street, Anlaby Road, Hull

Postcode HU3 6HU

4. Who owns the asset in question?

(a) Is the Council the owner of the asset? If yes, please proceed to Q6.

Yes

This may be confirmed by contacting :

Nick Howbridge
City Property and Assets Manager
Hull City Council
Kingston House
Bond Street
Hull
HU1 3EN
Tel: 01653 612627
Fax:
E Mail : nick.howbridge@hullcc.gov.uk

(b) Is the asset privately owned? If yes, please supply proof in the form of copy Title documents and plan: this information is required if the asset is listed and it would be helpful if these details could be supplied to assist the Council in contacting

the owners in respect to the nomination for listing. Information may be obtained online from: www.landregistry.gov.uk/

Owner 1 – Name and Address

.....
.....

Leaseholder Yes / No

Freeholder Yes / No

Owner 2 – name and address

.....
.....

Leaseholder Yes / No

Freeholder Yes / No

If there are more than two freehold or leasehold owners please give their details on a separate sheet to accompany this application.

5. Who are the current occupiers of the asset?

Please supply proof: this information is required if the asset is listed and it would be helpful to assist the Council in contacting the occupiers in respect to the application for listing. Information may be available from HM Land Registry at their address above.

Occupier 1 – Name and Address

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.....

Occupier 2 – Name and Address

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.....
Occupier 3 – Name and Address
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.....

Please add the details of any other occupier of the asset on a separate sheet to accompany this application.

6. What reasons do you have for nominating the asset, why do you think it is of community benefit?

This is to assist the Council in deciding whether or not the asset meets the criteria for listing.

CTWD is nominating the KC Stadium as an Asset of Community Value. The stadium complex consists of the KC Stadium itself along with a sports arena, two multi-use all-weather pitches, a skate park, a community learning zone, a health & fitness suite, a cyber cafe, the stadium forecourt and car parks.

The reasons we believe the KC Stadium should be an Asset of Community Value are as follows:

Current occupancy and ownership of the KC Stadium

The KC Stadium is currently occupied by Hull City AFC and Hull FC.

It is owned by Hull City Council and operated, on a fifty-year lease, by the Stadium Management Company.

Current use of the KC Stadium

Hull City Council provided £42 million of funding – derived from the sale of a portion of its shareholding in Kingston Communications – for the construction of the community stadium, which was opened in December 2002. Set within Hull's West

Park, the stadium is the first in England to be built in a parkland setting. The stadium complex also includes a 1,500 seat sports arena, a skate park, two multi-use all-weather pitches, a community learning zone complete with classrooms, a health & fitness suite and a cyber cafe. The KC Stadium has received several honours. It was named the chief new development in Yorkshire at the Royal Institution of Chartered Surveyors Pro-Yorkshire Awards. It was also on the shortlist for the Prime Minister's Award for Better Public Building and received a high commendation in the British Construction Industry Awards in the Best Value category. In a 2005 poll that was carried out by Drivers Jonas and decided by football fans from across the country, the KC Stadium was rated highest in comfort, services and view among all grounds in the Football League.

Apart from home matches for Hull City and Hull FC, the ground has also hosted events such as international football and rugby ties and pop concerts.

The major tenant is Hull City AFC. The stadium replaced Boothferry Park as home to the Tigers and was the catalyst, along with a new, dynamic chairman, for the club's climb through the English Football League. It first hosted the club's home games during the second half of the 2002–03 season. City attracted an average attendance of almost 17,000 in their first full season at the KC Stadium, 2003–04; this figure was more than three times the average Third Division attendance for that season, and was only matched or exceeded by clubs in the Premier League and the First Division. In that season Hull won promotion as Third Division runners-up, securing their place in the newly-named League One (previously the Second Division). A second successive promotion to the Championship followed in 2004–05, with promotion to the Premier League – Hull City's first taste of top-flight football – being achieved in 2007-8 (following a relegation, another promotion was secured in 2012-13). Following the club's first appearance in an FA Cup Final in 2014, City fans in the KC Stadium experienced the club's first European competitive matches. After enduring almost a century of "almost unrelenting mediocrity" (as one football encyclopedia put it), the KC Stadium has led to Hull's footballing public witnessing success after success.

Attendances for Hull City's league games at the KC Stadium have averaged above 16,000 in each full season they have played there with the average last season (2013-14) being 24,116.

Hull Football Club also play their home games at the KC stadium, having relocated from the Boulevard. Attendances average around 14,000 (in 2013 the figure was 11,640) but are well above that figure when the club hosts the derby match against Hull Kingston Rovers.

In addition to its prime use as a sporting and events venue, the stadium complex is used for conferences, exhibitions, weddings, dining – 140 "off-field" events are held every month – as well as education (through courses run by Hull College) and fitness and health activities.

Community value

Hull City AFC delivers both social value and community benefit to Hull, and East Yorkshire more broadly, as the club is an integral part of the local area. The club's history in Hull goes back to its founding in 1904. Its principal activity is the furtherance of local sporting interest, listed by the Localism Act 2011 as a social interest that a Community Asset should further. Hull City AFC:

- **Promotes the enjoyment of sport and exercise to local people** throughout the community, particularly young people, both through its own matches (concessionary match day tickets are available for under-23s and season tickets for under-11s can cost only £23) and through activities the club undertakes through the Tigers Sport and Education Trust (see below)
- **Serves as a focus for community pride**, providing the citizens of Hull with a shared history and heritage through the achievements of the club and the many celebrated players from its history, and regularly celebrating the contribution that the club's non-player employees, volunteers, and supporters make to the club's success
- **Helps build a sense of community identity**, bringing together diverse elements of Hull and East Yorkshire, across a range of ages and social and economic backgrounds, on a regular basis for a shared purpose
- **Provides local people with an inclusive social environment** open to all members of the community which the club works to foster, for example through its regular support of such initiatives as the 'Kick it Out' campaign (an equality and inclusion campaign for football and the wider community)
- **Engages fans in the support of local charitable causes**, with the Teenage Cancer Trust being Hull City's "charity partner" for the 2014-15 season. The Teenage Cancer Trust will receive donations such as signed shirts, signed boots, receipts from bucket collections, matchday tickets and a string of 'Money Can't Buy Experience' packages which will all be auctioned off to raise valuable funds for the charity; club captain Curtis Davies will act as an ambassador for Teenage Cancer Trust during the relationship. The club aims to raise £50,000 for the charity throughout the season. Previously support has been given to the RNLI, the Royal British Legion, Macmillan, Hull and East Riding Institute for the Blind, the MS Society, Dove House Hospice, schoolchildren in Africa and numerous smaller local charities and community groups
- **Provides economic benefits to local businesses** such as increasing trade for nearby and associated pubs and restaurants on match days, as well as working to bring together a network of local businesses to develop commercially sustainable and mutually beneficial commercial relationships

- **Is the subject of considerable local interest**, as attested to by the consequent significant coverage in the local media, as well as regular coverage in the national media
- **Represents the city and area nationally**, with a worldwide audience due to its participation in the Premier League. Hull City's appearance in the 2014 FA Cup Final was watched by an estimated television audience of half a billion people
- **A rite of passage for generations of young people.** Going to your first football match with your Dad, Mum, older brother etc is a rite of passage for a lot of people. Since 1904 a variety of grounds have served generations that way. For many of today's younger spectators, the KC Stadium has always been the home of Hull City. It is important to preserve these legacies and to allow them to continue to be created for future generations

As well as acting as a focus for the people of Hull and East Yorkshire. Hull City AFC also works within the local community, operating a range of sporting, social and educational initiatives under the aegis of its own charity – the Tigers Sport and Education Trust. The Trust operates from a number of venues, including the KC Stadium.

The KC Stadium is crucial in enabling Hull City to deliver this social value and community benefit through sporting and community activities, in that the club needs a suitable home to host its football matches. Listing the KC Stadium as an Asset of Community Value would mean that in any circumstance where Hull City Council, the stadium's current owner, were to look to dispose of it, the community would have the opportunity to secure the football club's future. This step would:

- Reduce the chance that, without prior notice to the community, Hull City AFC could move to another location outside Hull and that the stadium be sold for redevelopment as many other football clubs have done
- Protect the stadium's viable use as venue for Hull City AFC for current and future generations
- Ensure it continues as a site for delivering social benefit and community value, both through the continued hosting of Hull City's games, and through the associated community activities the club undertakes.
- Help ensure a sustainable future for Hull City within the community, with the community owning a stake in the stadium.
- Provide the opportunity to use the non-football revenues generated by the KC Stadium to support Hull City and its sporting and community activities.

- Ensure that Hull, most especially the businesses near to the stadium, continues to receive the economic benefits associated with match days
- Ensure Hull continues to benefit from the value derived by providing the home to a global brand
- By continuing to be host to Hull City, the KC Stadium would preserve the sense of civic pride for the residents of Hull and the East Riding

Across the country there are now 29 sports stadia registered as Assets of Community Value (see <http://www.pinterest.com/suppdirect/our-home-protected-football-and-sports-grounds/>), from Leamington FC's New Windmill Ground to Manchester United's Old Trafford.

7. What reasons do you have for nominating the asset, why do you think it is of community benefit?

This must be signed by the appropriate authorised officer in your organisation.

The Council would like to receive as much information as possible. Please confirm that:

- the information contained within this application is correct and complete
- the required supporting documents referred to in this application (site plan; proofs of ownership and occupation; proof as to the legal status of your organisation and proof that it has been formally agreed to make the application) are attached.

Full Name: Mike Scott

Signature: Date:14/12/14

Position in organisation: Secretarial Officer

E-mail: mike.scott@citytillwedie.com

Telephone: 07967 274170

Nomination by post: Applications and supporting documents must be clearly marked as 'Community Asset - Right to Bid Expression of Interest, Confidential' to the address given above.

Applications by electronic mail will be accepted. All supporting documents must be included as e-mail attachments with the nomination, otherwise it will not be considered. Nominations should be e-mailed to the address above.

NB please retain a copy of this form for your records and should your circumstances or contact details change then please let the appropriate contact officer know.

This information will be held in accordance with the Data Protection Act 1998 and information contained herein shared with officers and elected Members from Hull City Council and retained for 5 years.