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Chair of Civic Voice





NEW COMMUNITY RIGHTS

Community Right to Bid	Community Right to Challenge
Neighbourhood Planning	Community Right to Build





COMMUNITY RIGHT TO BID

(Asset of Community Value)

*To give communities a fair chance to
make a bid to buy local assets on the
open market*





COMMUNITY RIGHT TO BID

- Introduced in the Localism Act 2011
- Implementation 20/09/2012
- These Assets might currently be owned by:
 - your local authority
 - another public body
 - a private company
 - an individual.

village shops

Swimming pools

Pubs

Former schools

Open spaces



WHAT IS AN ASSET?





Otherwise known as:

Assets of Community Value

Designed to give communities the opportunity to buy buildings or land that has value to the community

But it is not a

Community Right to Buy



“aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life



DID YOU KNOW?

Already over 900 Assets of Community Value have been listed in England - that's 900 times local people have protected what's important to them.

People are protecting lots of different community assets...



17
car parks



11
public toilets



27
libraries



28
shops & post
offices

WHAT ARE YOU LISTING?

February 2014



DEFINITION

The definition to which each local authority operating the scheme will refer:

to further the social well-being and interests of the local community



WHAT DO PROVISIONS DO?

- Provisions give **voluntary and community groups** a right to nominate a building or other land to be listed as an asset of community value by the local authority.
- If the owner decides to sell the asset, then the **community will have an interim period** in which to submit a written notification of their intention to bid for the asset.
- A full window (moratorium) will be triggered giving a community group a longer period of time within which to raise funds to bid to buy the asset.
- At the end of the moratorium, the asset owner will be free to sell to **whomever they choose** to on the open market.



WHAT DON'T THE PROVISIONS DO?

- Restrict who the owner of a listed asset sells to
- Restrict the price the owner wish to sell at
- Restrict how the owner chooses to develop his property once listed



WHAT CAN YOU DO?

- Local authority is required to maintain a list of assets of community value
- Check if your local authority is planning to.... Not every local authority has so far!
- It will be left to local authorities to decide on the content of the list
- Check who is responsible in your authority for managing the list



21 IS THE MAGIC NUMBER

- Nominations must include:
- A description of the nominated asset including its boundaries
- The names of current occupants of the asset and anyone having a freehold or leasehold estate in the land
- Your reasons for thinking that the asset is of community value and
- Evidence that you are eligible to make a community nomination



Community Organisation

Neighbourhood Planning Forum

Parish Council

Identify Land or Building of Community Value

Local Authority asks owner for comment

Local Authority decides to list asset

Local Authority decides not to list asset

Owner's objection successful

No objection from owner

Owners objection unsuccessful

Added to list of Community Value

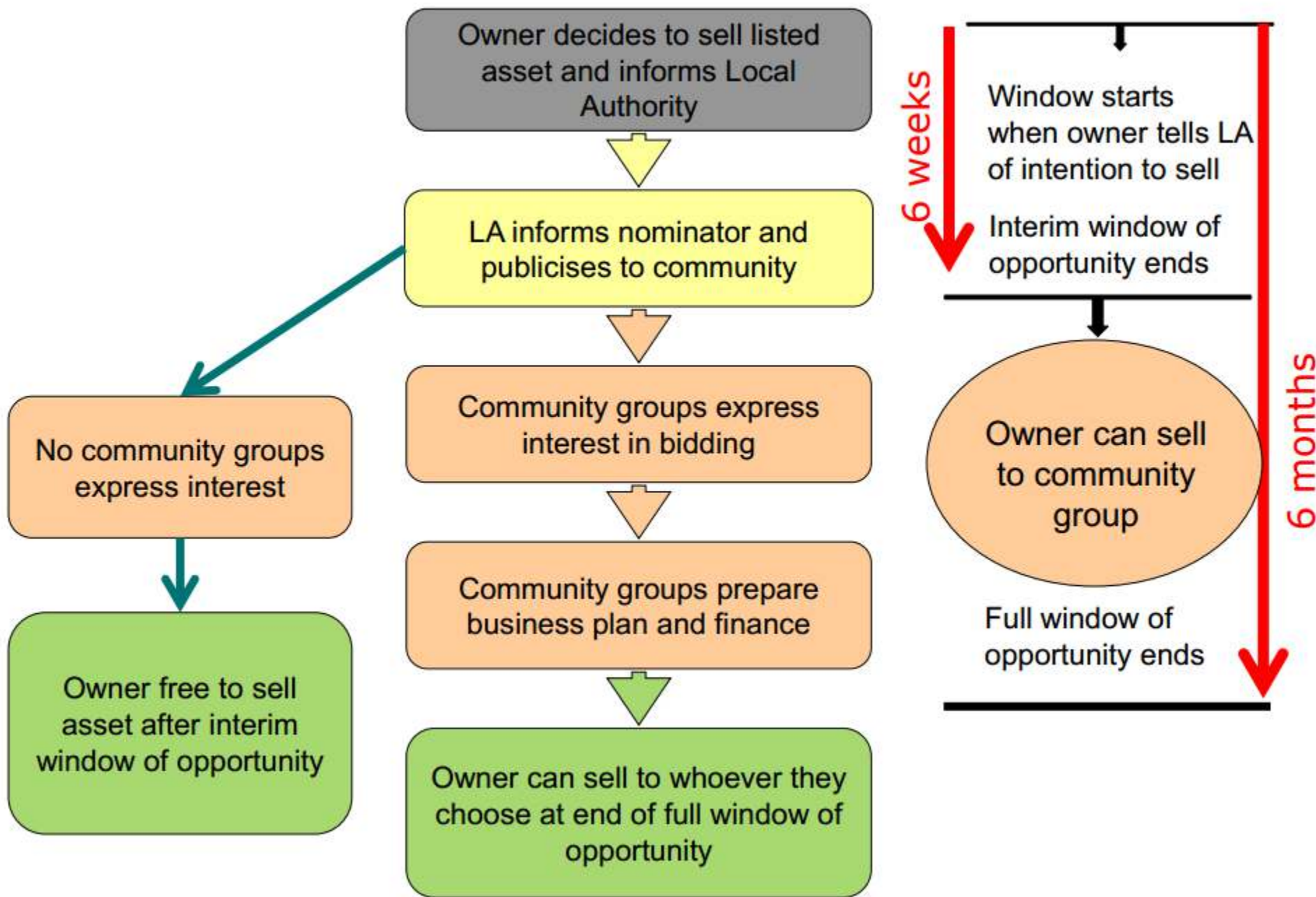
Local Authority publicises and maintains list

List of land nominated by unsuccessful community nominations

List of Assets of Community Value

- a.. The asset will now be placed on the list of Assets of Community Value and will remain on the register for 5 years (we should make a diary note to go through whatever the process is for renewal in five years from now)
- b.. The Council is required to apply to the Land Registry for a restriction to be added to the registered title that "no transfer or lease is to be registered without a certificate signed by a conveyance that the transfer or the lease did not contravene the Localism Act"
- c.. The owner has the right to appeal against the listing but must do so within 8 weeks
- d.. The owner has to notify the Council if they wish to dispose of the asset. This then triggers a moratorium period.





NOT JUST PUBS

Melbourne Society



Civic Society was anxious to secure the future of the historic site and believed this was only possible if it was in the ownership of a body or organisation committed to its preservation.

The Society successfully applied to South Derbyshire County Council for it to be listed as an Asset of Community Value under the Localism Act.

CHALLENGES

- 6 months (development time is usually 2-3 years)
- 'Right to' may create conflict in communities
- The owner doesn't have to sell to you
- It is only for 5 years. Need to relist!



LEADERSHIP

*UTTLESFORD DISTRICT COUNCIL HAS
172 ASSETS OF COMMUNITY VALUE
ALREADY LISTED*



WHAT YOU CAN DO

- Find out if your local authority has started a list?
- Speak with colleagues about sites you think are suitable..... and
- Start listing!

