

# **Community Right to Bid**

Andrew Green  
Community Partnership Officer  
Parish Conference  
Thursday 3 April 2014

# What is the Community Right to Bid?

- Legislation introduced by the 2011 Localism Act
- Aimsto keep valued land and buildings, such as a local pub, shop, library or football ground in community use.
- Community groups can nominate land and buildings to be part of a register of '**assets of community value**'.
- Then, if and when they come onto the market, community groups will have a chance to bid to buy them.
- If something on the register is offered for sale, community groups have up to six months to prepare a bid to buy it.
- It can apply to land & buildings owned by the council or another public body, but also to land or buildings owned by a private company or an individual.

# What is an Asset of Community Value?

The definition is set out in section 88 of the Act.

A building or other land in a local authority's area is land of community value if in the opinion of the authority:

- **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;**
- **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.**
- **Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years.**

# Who can nominate?

- **Parish Councils – or a neighbouring parish council**
- Unincorporated groups - with a membership of at least 21 people who are on the local electoral register
- Neighbourhood forums
- Community interest groups with a local connection who must be either:
  - a charity
  - a community interest company
  - a company limited by guarantee that is non profit distributing
  - or an industrial and provident society.

# How does it work?

- Bids are submitted by a '**relevant body**'
- The local authority considers the nomination &, if accepted, places on the register as an 'asset of community value' (Decision within 8 weeks)
- If or when the asset comes up for sale the owner has to inform the local authority
- There will then be a six week window for local groups to express an interest in bidding
- If a relevant group expresses interest a longer six month period comes into effect when the property can not be sold
- This is to give community groups time to prepare a bid.
- At the end of the six months the owner can sell to whoever they wish.

# A nomination must contain the following information:

- A description of the nominated land including its proposed boundaries.
- Any information the nominator has about the freeholders, leaseholders and current occupants of the site.
- The reasons for nominating the asset, explaining why the nominator believes the asset meets the definition in the Act.
- The nominator's eligibility to make the nomination.

# Where can you find out more?

- There are full details, including the Council's policy and procedure and a nomination form on the Council's web site at [http://www.rbwm.gov.uk/web/community\\_right\\_bid.htm](http://www.rbwm.gov.uk/web/community_right_bid.htm).
- You can e mail the Community Right to Bid team on [crtb@rbwm.gov.uk](mailto:crtb@rbwm.gov.uk) or telephone 01628 796947.