

Community Right to Bid – Assets of Community Value Nomination Form

The Localism Act 2011 gives communities new rights to identify buildings or land they believe to be important and benefit their community. The Act requires Local Authorities (District and Unitaries) to maintain a *Register of Assets of Community Value* containing the assets nominated by the community. If the asset then comes up for sale, the community group will be given time to make a bid to buy it on the open market.

Successful nominations will result in the asset being included in the published Register of Assets of Community Value (the List); the asset will be removed from the list after 5 years (if not already removed).

Criteria

In accordance with the Localism Act (2011) and the Assets of Community Value Regulations (2012), the Council requires the following information to be furnished by groups when nominating an asset to the register of 'assets of community value' so that the appropriate assessment can be made:

- The address and location of the property
- Details of the owner and current occupants
- The extent of the site and its proposed boundaries
- Details and documents proving that the nominating group is constitutionally eligible to nominate
- Details evidencing that the nominating group has a sufficient 'local connection' to nominate
- Why it is felt the asset is of community value. This should entail:
 - How the asset currently boosts the social well-being and interests of the community?
 - If the asset is not currently used for community benefit, how was it used to sustainably further social well-being and community interests in the past?
 - How is it anticipated that the asset will sustainably further social well-being and community interests in the future?
 - Details of how the asset will benefit different sections of the community if its use is targeted at one or more community groups?
 - Evidence that the asset currently has a beneficial social impact to the community
 - Evidence that the asset currently has a beneficial economic impact to the community

Use of the asset

Localism Act Section 88 (1) - confirmation the asset is currently being used for and furthers the social wellbeing or social interest of the local community, and it is realistic to think it can continue to do so OR

Localism Act Section 88 (2) - confirmation there is a time in the recent past when an actual use of the asset furthered the social wellbeing or interests of the local community, and it is realistic to think that there is a time in the next five years when it can do so again

Assets of Community Value cannot be:

- Residential properties and associated land
- Land licensed for use as a caravan site
- Operational land used for transport and other infrastructures

Eligibility of the organisation to nominate – Regulation 5

Localism Act Section 89 and The Assets of Community Value (England) Regulations 2012 list the types of organisations and groups considered eligible to nominate. To date the guidance includes the following organisational groups:

- a body designated as a neighbourhood forum pursuant to section 61F of the Town and Country Planning Act 1990
- a parish council
- an informal body:
 - whose members include at least 21 individuals on the local electoral register
 - which does not distribute any surplus it makes to its members
- a charity
- a company limited by guarantee which does not distribute any surplus it makes to its members
- an industrial and provident society which does not distribute any surplus it makes to its members
- a community interest company

Local Connection – Regulation 4

A body must have a local connection within the definition of The Assets of Community Value (England) Regulations 2012 (4). An organisation is defined by the Assets of Community Value Regulations (2012) as having a 'local connection' with the land if:

- the body's activities are wholly or partly concerned:
 - with the local authority's area
 - with a neighbouring authority's area
- any surplus it makes is wholly or partly applied:
 - for the benefit of the local authority's area
 - for the benefit of a neighbouring authority's area
- it has at least 21 local members.
- a parish council has a local connection with land in another parish council's area if any part of the boundary of the first council's area is also part of the boundary of the other council's area. A parish council has a local connection with land that is in a local authority's area but is not in any parish council's area if:
 - the council's area is within the local authority's area
 - any part of the boundary of the council's area is also part of the boundary of the local authority's area.

Part A – About Your Organisation

1. Your contact details:

Name:	
Address:	
.....	
.....	
Post code:	
Tel No:	Email:

2. Your Organisation:

Organisation Name:	
Organisation Address:	

3. Type of Organisation:

Type	Please tick all that apply	Registration Number/Article of Association (if applicable)
Body designated under Town and Country Planning Act		
Town or Parish Council		
An unincorporated body with at least 21 members and which does not distribute any surplus to its members		
Charity		
Company limited by guarantee that does not distribute any surplus to its members		
Industrial and provident society that does not distribute any surplus to its members		
Community interest company		

Other – please detail		
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4. Clarification of Eligibility:

Please provide further details to clarify your eligibility as an organisation to nominate an asset of community value:

5. Local Connection:

Please provide evidence that the group is wholly or partly concerned with the area covered by Cheshire East Council or a neighbouring local authority area:

6. Membership of Unincorporated Bodies:

For unincorporated bodies, please confirm that at least 21 members are included on Cheshire East Borough Council's register of electors, and provide their names and addresses below:

Part B – About the Asset

1. Name and address of property/land you are nominating:

Name/Number:
Address:
.....
.....
Post code:
Please enclose a map highlighting the location/outline of the building/land

2. Who owns the asset?

Name:
Address:
.....
.....
Post code:
Tel No:

3. What is the current use of the asset?

Assets of Community Value cannot be residential properties and associated land, land licensed for use as a caravan site, or operational land used for transport and other infrastructures.
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4. Is the asset used wholly or partly as a residence?

5. How does the asset currently boost social or community well-being?

Please provide evidence as to how the asset has a sustainable, beneficial social and economic impact upon the community, and how it benefits different sections of the community.

6. If the asset is not currently used for community benefit, how was it used to further social well-being and community interests in the past?

Please provide evidence as to how the asset previously had a sustainable, beneficial social and economic impact upon the community, and how it benefited different sections of the community.

7. How is it anticipated that the asset could further social well-being and community interests in the future?

Please provide evidence as to how the asset will have a sustainable, beneficial social and economic impact upon the community, and how it will benefit different sections of the community.

Please send your completed form to:

Email: communityrights@cheshireeast.gov.uk.

Post: Community Right to Bid, Resilient Communities, Westfields, Middlewich Road,
Sandbach CW11 1HZ