

Assets of Community Value Summary Note & Nomination Form

Under the Localism Act 2011 local community groups have been given the right to nominate an area of land or a building for listing by South Ribble Borough Council as “an Asset of Community Value”. Subject to certain conditions this will give an opportunity for “Community Interest Groups” to purchase the asset if the owner decides to sell it.

Full details of the conditions, nominating and bidding process are found on the advice note prepared by the Department for Communities and Local Government (which can be downloaded in pdf format) and are summarised below.

A Community Asset is defined as land or buildings where the principal use furthers the community’s wellbeing or social, cultural, sporting and recreational interests. The Asset can be owned by anyone including the Council and the Crown.

Nominating a Community Asset can only be done by a –

- Parish Council
- Neighbourhood Forum (for further information of Neighbourhood Forums see elsewhere on our web site).
- Unincorporated Group of 21 or more local people appearing on the electoral roll
- Community Interest Group with a local connection such as a charity, community interest company, non profit making limited company and non profit making industrial & provident society.

Details required for the purpose of nomination are included at the end of this note.

The Council considers the nomination to ensure it meets the criteria and, if so, includes it on a public list of successful nominations in the form shown below. This is completed within 8 weeks of the nomination and the result notified to the nominating organisation, owner and occupier of the property.

The Owner is entitled to appeal against the listing, initially for review within the Council and then by Independent Tribunal. If the appeal is successful the asset is removed from the list in the preceding paragraph and added to the list in the following paragraph

Unsuccessful Nominations which do not meet the criteria are included on a “List of Assets Nominated by Unsuccessful Community Nomination” which outlines the reasons why it has not been accepted for inclusion on the “List of Community Assets”. Again this is publicised in the form shown below.

Inclusion on the List of Community Assets means that the owner is not able to sell the property without first notifying the Council. On receipt of notification the Council publishes the owner’s proposal and amends the list to identify “Interim Moratorium” and “Full Moratorium” periods which limit the owner’s ability to sell the asset.

The Interim Moratorium lasts for 6 weeks during which “Community Interest Groups” have an opportunity to lodge a written request with the Council to be treated as a potential bidder for the asset. The end date is added to the list and the owner notified of the request.

The Full Moratorium is triggered by receipt of a request to be treated as a bidder and extends the period during which the owner cannot dispose of the property to 6 months from the notification date of a proposed sale. Again the end date is added to the list.

The Outcome depends on the success of negotiations between the Owner and Community Interest Group during the Full Moratorium period. There is no obligation on the owner to sell to the Community Interest Group and, at the end of the Full Moratorium the Owner is free to sell the property without further restriction, at which point the Asset is removed from the List.

Details for Nomination are set out below in a format which can be used for submission to the Council.



Nomination for listing as an Asset of Community Value

For Office Use
Only

Date received:		
Reference:		
Decision Date:		

1. Your contact details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

Your details	
Title	
Name	
Position	
Your relationship to Nominating Organisation	
Address	
Town	
County	
Postcode	
Telephone	
Email address	

2. About the Organisation Making the Nomination

Please provide the details of the land or property as below. Please complete all of the relevant sections.

Name of Organisation	
Address	

Town				
Postcode				
Please tick any that apply:	<i>Unincorporated Body</i>	<input type="radio"/>	<i>Charity</i>	<input type="radio"/>
	<i>Parish Council</i>	<input type="radio"/>	<i>Community Interest Group</i>	<input type="radio"/>
	<i>Other: Please specify</i>	_____		
Please explain more about your organisation and that it has a local connection to the proposed nomination (i.e. that everybody concerned lives locally).				

3. The Nominated Land or Property

Name of Asset:	
Address and Post Code of Asset:	
Description of what Should be listed:	
Land Registry Title No: (please include plan and office copies if available)	

4. Ownership of the Asset

Please record the asset ownership details (if known). Please also provide details of known leaseholders or current occupants.

Do you know who owns the site? If so, please provide details below:	Yes <input type="radio"/>	No <input type="radio"/>	
	<i>Owner</i>	<i>Leaseholders</i>	<i>Current Occupier</i>
Title			
Name			
Address			
Town			
County			
Postcode			
Telephone			
Email address			

5. Reasons for Nomination

Please tell us why you wish to nominate this land or property as an Asset of Community Value (including current and potential community uses). (Please continue on a separate sheet if required).

I confirm that all information provided is accurate and complete

Name: _____

Signature: _____

Date: _____