

These notes are taken from various documents, AND ARE NOT YET COMPLETE.

FROM: <http://mycommunity.org.uk/programme/community-asset-ownership//>

Land and buildings that you care about in your neighbourhood, such as your local park, your town hall, local pub or shop can be managed and even owned by you and your community using the community rights.

Assets of Community Value & the Community Right to Bid

The Community Right to Bid allows communities and parish councils to nominate buildings or land for listing by the local authority as an Asset of Community Value. An asset can be listed if its main use currently benefits the community (or it did so in the recent past).

Listed assets remain on the list for up to five years. If a listed asset is sold during this time, a moratorium (pause) on the sale process (of up to six months) may be invoked, providing local community groups with a window of time to raise the finance to make a bid to buy the asset on the open market.

ASSETS OF COMMUNITY VALUE

For land or buildings to be listed an Asset of Community Value (ACV), their current (or recent past) use must further local social wellbeing or social interests, and they could continue do so in the future. Social interests include sporting, cultural or recreational uses. There are some limited situations where land or buildings are exempt from being listed as an Asset of Community Value, including residential property.

>> Read stories about [successful nominations of assets of community value here](#)

HOW DO I NOMINATE AN ASSET OF COMMUNITY VALUE?

You can nominate land or buildings to be listed as Asset of Community Value through your local authority.

>> Find out more about [how to nominate an asset here](#)

THE MORATORIUM PERIOD

If the owner of the listed asset decides to sell they must inform the local authority of their intention to do so. The community then have up to six weeks to express an interest in becoming potential bidders to buy the asset.

Once an expression of interest has been received, a further 4.5 month pause in the sale process is triggered. This gives potential bidders a total of six months to raise the funds required to purchase the asset.

>> Read more about the [Moratorium period here](#)

KITS

- [Asset of Community Value \(ACV\) Kit](#)
- [Community Right to Bid Kit](#)

Legislation changes for pubs as assets of community value

Author: DCLG <http://mycommunity.org.uk/resources/legislation-changes-for-pubs-as-assets-of-community-value/>

Community Asset Ownership

The changes laid before Parliament on 12 March 2015 came into force on 6 April 2015 and can be summarised as follows:

- Pubs listed as ACVs will require planning permission to change their use or be demolished for the period of their listing. This includes pubs already listed as ACVs.
- In addition to this planning permission will be required to change the use or demolish a pub from the point of nomination. CAMRA requested this to be included in the amendments and the Government obliged.
- As part of the changes, pub owners and developers will be required to ascertain whether pubs not on the asset list have actually been nominated. This must be done formally in writing to the host Council.
- The local authority has 56 days to confirm whether the pub is listed or nominated. This means that the owner cannot change use or demolish a pub lawfully within the prescribed 56 day period.

The legislative changes are available in full at the link below.

http://www.legislation.gov.uk/ukxi/2015/659/pdfs/ukxi_20150659_en.pdf

Pub Loan Fund

Author: DCLG <http://mycommunity.org.uk/resources/pub-loan-fund/>

Community Asset Ownership



Department for Communities and Local Government

'Pub Loan Fund' is a new £1.5 million fund launched on 11 September 2015 by Community Pubs Minister, Marcus Jones. It is hoped that the fund will help local people take control of pubs at risk of closure.

The fund is there to help community groups take over the running of their much-loved local, by providing small loans to start feasibility work, pay for lawyers' fees or get materials for refurbishment.

This new fund builds on a number of measures introduced by the government to help support the Great British Pub.