

Community Right to Bid

Advice for local community groups about nominating a building or piece of land for listing as an asset of community value and bidding to buy listed assets.

About the Community Right to Bid

The Community Right to Bid gives community groups a fairer chance to ensure that buildings and facilities that are important to them stay available for the local community to use.

This could include a:

- village shop
- pub
- community centre
- children's centre
- allotment
- library

They can do this by asking to have a property or public space listed as an **asset of community value**. If this happens, when the owner wants to sell it, local community groups will have a right to make a bid and buy it on the open market.

The Community Right to Bid covers private as well as **public property**.

However, the following properties are excluded from the Community Right to Bid scheme:

- residential property including gardens, outbuildings and other associated land in the same ownership as the associated residence
- land licensed for use as a residential caravan site and
- operational land of statutory undertakers.

How it works

1. Local community groups such as parish councils, charities, voluntary organisations and social enterprises can contact Central Bedfordshire Council and nominate a building or other land for listing.
2. We will check that the property can be judged to be of community value and the nominating group fits one of the categories in the Localism Act 2011.



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3. We will inform the local parish or town council and the owner or any lawful occupant of the property or land of the nomination.
 4. **The council will give a written decision to the nominating group within eight weeks.** If we can't accept a nomination, we will say why.
 5. If we accept the nomination the property will go on the List of Community Assets published on the Central Bedfordshire Council website. The property will remain on the 'List' for at least five years.
 6. We will tell the owner that their property has been listed and explain the grounds for appeal.
 7. The council will maintain the List of Community Assets and a list of unsuccessful nominations. They will be available for anyone to inspect.
 8. An owner needs to inform the Council if they intend to sell the asset, the Council will then introduce a six-week interim moratorium period. During the six weeks, a group can ask the Council in writing to be considered as potential bidders for the asset. Once this written request is received the full six-month moratorium will start.

How does the council decide whether an asset is of community value?

Property is seen to be of community value **if currently used to further the social wellbeing or social interests of the local community (or has been in the last five years)** and it is realistic to think it will continue to do so in the future (whether or not in the same way).

The full definition for listing is contained in Section 88 of the Act, which can be accessed on the following government website: www.legislation.gov.uk (type in 'Land of community value' as keywords in the Advanced Search).

To nominate an asset and for further advice go to <http://www.centralbedfordshire.gov.uk/community-rights>

Guidance for Asset Owners

If a nomination has been made on your asset you will need to respond to the Assets Team within 28 days to let them know if you have any comments about the nomination.

What happens if my asset is listed?

Once an asset has been listed nothing further will happen unless you decide to dispose of it.

When a listed asset comes up for sale the community group that nominated the asset for listing must be informed. There is then an initial holding period that gives community groups up to six weeks to request in writing that they want to be treated as a potential bidder for the asset. If no request is received, the owner is free to sell the asset at the end of the six weeks. If a community group does make a written request during these six weeks, then the sale will need to be put on hold for the full period of six months to enable the community group to raise the money to put in a bid.

Once the asset goes on sale the owner is free to sell the asset to whomever they choose and at whatever price.

For more information

Visit <http://www.centralbedfordshire.gov.uk/community-rights>

