

LAUNTON PARISH COUNCIL

Assets of Community Value

Before the Parish Council can consider putting forward a nomination for an Asset of Community Value (ACV), a number of points must be considered.

Background:

A number of voluntary or community bodies are able to apply to the District Council to nominate an Asset of Community Value. Among them:

- Parish / Town Councils
- Neighbourhood Forum
- Unincorporated body (with a membership of at least 21 local people who are registered to vote locally)
- Charity
- Company limited by guarantee
- Community Benefit Society
- Community Interest Company

Evidence of what sort of organisation is applying is needed.

For Parish Councils, this will be a record of the minute / decision to nominate the ACV.

Information needed:

The Parish Council will need the following information – in full – to be able to consider the proposal at the meeting.

1. Details of the Community Asset for nomination:

- a. What is the asset? For example - shop, pub, community facility. (The name and main use(s) of the asset over the past 5 years.)

If any part of the asset is used as a residence (if residential is the main –as opposed to ancillary- use of the property, it will not be able to qualify as an Asset of Community Value).

2. Address or location of the asset:

- a. Where relevant, please describe the nominated land and its proposed boundaries. Give as much detail as possible.
- b. Land Registry Documents:

To ensure that you submit a valid and accurate nomination we recommend that you obtain Land Registry documents for the property. Please attach copies. You can search the Land registry via <https://www.gov.uk/search-property-information-land-registry>

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c. Boundary Plan:

In all cases a plan must be submitted which accurately shows the nominated asset and its immediate locality.

d. Name of current occupant of the land or building

e. Name and address of any party with a leasehold interest in the land or building (if known)

f. Name and address of the owner of the freehold of the land or building (if known).

Supporting evidence for the nomination

Please read these notes.

CDC can only list a nominated asset if it satisfies the relevant test in the Localism Act 2011. This defines an asset of community value as being a building or other land in the authority's area where in the opinion of the authority it satisfies either test 1 or 2 below:

Test 1 – Used where the land and/or building has current community value:

- 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.

Test 2 – Used where the land and/or building had community value in the recent past:

- there was a time in the recent past when an actual use (not an ancillary use) of the building or other land 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 there could be non-ancillary use of the building or other land that would further (whether or not in the same way) the social wellbeing or social interests of the local community.

The sections below must be used to explain how the asset furthers the social wellbeing or social interests (including cultural, recreational and sporting interests) of the local community.

3. If the asset is currently open / accessible to the local community:

a. What is the current main use of the land and / or building?

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- b. What other (ancillary) uses take place on or at the land and / or building?
- 4. If the asset is currently closed / not accessible to the local community, but there was a time in the recent past when it supported social wellbeing or social interests:
 - a. If the main use of the land and/ or building does not currently further the social wellbeing or social interests of the local community, please explain why not.
 - b. When did the land and/ or building last further the social wellbeing or social interests of the local community? Give details of the history of use.
- 5. Explain and evidence the community value of the nominated land and/ or building:
 - a. What are the main reasons for the nomination?
 - b. How likely is it that community use might cease within the next five years?
 - c. What services or social benefits has the facility made possible for the community?
 - d. What groups use the facility currently or in the recent past?
 - e. The level or scale of use of the facility – the numbers of users/members/customers.
 - f. Details of actual use (include for example calendar/ session rotas).
 - g. Testimonials from community activity supported.
 - h. Involvement by the local community in running or managing the facility.
 - i. The impact of its loss (or potential loss).
- 6. Prospects of future use:
 - a. Please indicate why you consider that the nominated land and/ or property can continue to further the social wellbeing or social interests of the local community in the future.
 - b. Please provide any supporting information that is relevant.
- 7. If the nominated land and/ or property is not currently available to the local community, please demonstrate why it is realistic to think that there could be a time in the next five years when the main use of the nominated land/ and or property could further the social wellbeing or social interests of the local community. Please provide any information as to how the nominating organisation proposes to start, or reinstate, a use which supports the community.

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Additionally

Listed below are examples you can use as prompts, to develop and support your case:

Have you:

- Discussed the nomination with the asset owner?
- Considered how purchase of the asset could be funded?
- Considered how the facility could be run, to the benefit of the community?
- Assessed the viability of the proposed use(s)?