

Community Right to Bid

Nomination for listing as an Asset of Community Value

1. Nominated Building or Land

<p>Area to be covered</p> <p>Please describe the nominated building or land including its proposed boundaries and exact location, address, postcode and a map attachment if possible.</p>	
<p>Ownership</p> <p>Please state all the information you have on:</p> <ul style="list-style-type: none">(i) the names of current occupants of the building or land, and(ii) the names and current or last-known addresses of all those holding a freehold or leasehold estate in the building or land; <p>Please include a copy of the land registry entry where possible.</p>	

<p>Community Value</p> <p>Your reasons for thinking that Rutland County Council should conclude that the building or land is of 'community value', having regard to the definition in the Localism Act</p>	
<p>Eligibility to Nominate</p> <p>Please provide evidence that you meet the definition of a community nominator as set out in the regulations (i.e. a Parish Council or voluntary or community body with a local connection).</p> <p>If an unincorporated group please provide a list of 21 names on the local electoral register.</p>	

2. Your details

Parish	
Community Area	
Your Organisation	
Contact name	
Position held	
Address	
Postcode	
Telephone	
Email	

I hereby confirm that all information provided is accurate and complete

Name	
Signature	
Date	

Please return to: enquiries@rutland.gov.uk (scanned attachments can be accepted) or via post to **Director for Places (Environment, Planning & Transport), Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP**. If you require any assistance, please contact Customer Services on 01572 722577 or visit the Council's website at www.rutland.gov.uk

Guidance on the Community Right to Bid

Who can do what?

This new right means communities can ask Rutland County Council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the right gives communities that want it 6 months to put together a bid to buy it.

This gives communities an increased chance to save much loved shops, pubs or other local facilities. Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of being an Asset of Community Value (ACV).

A building or land in a local authority's area will be listed as an ACV if in the opinion of Rutland County Council its primary use, or use in the recent past, furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community and it is realistic to think that this could continue in the next five years (whether or not in the same way as before).

Owners of listed assets cannot sell them without letting Rutland County Council know that they intend to sell the asset or grant a lease of more than 25 years. Rutland County Council then allows six weeks for a Community Interest Group (CIG) to ask to be treated as a potential bidder.

If a request is received, a full moratorium totalling six months is placed on the sale, allowing time for the community group to raise funds and put in a bid. The owner does not have to sell the asset to the community group at the end of the six months.

The Process

A decision will be made within eight weeks of the receipt of nomination on whether to list the asset. The asset will then be placed on a list of successful or unsuccessful nominations on the Rutland County Council website for a period of five years.

A list of nominations currently being considered is also available online. Some land is exempt from being listed (such as premises which are primarily residential). Landowners can also appeal decisions to list assets. If a listed asset comes up for sale, Rutland County Council will notify a wide range of people, including the original nominator and local Town or Parish Council.

There are some exemptions to the process being applied – including when landowners die, go bankrupt or if a business is being sold as a going concern. These are set out in more detail in [regulations](#) made by government and an [explanatory note](#).

Who to contact in the Council

This nomination form should be returned to the Council as per the contact information on page 3.

Support Available & Other Considerations

Support on the use of this right is available from [Locality](#), including £16m of grants to support feasibility studies and provide capital. [Community Shares](#) are also worth exploring as a source of finance.

Where the owner of a listed asset, such as a pub, applies for “change of use” then the fact the asset is listed as an asset of community value may be a material consideration in making a decision on whether to grant change of use.

In addition, Neighbourhood Plans can formally allocate assets for community use in a site allocation proposals map, if there is good evidence to support the case (including for sites which may not meet the definition of an Asset of Community Value). This would give it additional weight in decision making and could inform, and be informed by, the lists of nominated assets.

Rutland’s Local Plan seeks to promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Rutland County Council will take into account the importance of these facilities to the local community when considering planning applications.