

A package of advice and information sheets produced by the Community Council for Somerset

Community Right to bid for Assets of Community Value and Community Asset Transfer

The Community Right to Bid gives community groups a fairer chance to save assets that are important to them.

Assets able to be nominated could be land or buildings where current or recent past use promote the social wellbeing of a local community through cultural, recreational and sporting interests. If the criteria are met then the Local Authority keeps a list of nominated assets of Community Value. Examples could be:

- village shop
- pub
- community centre
- children's centre
- allotment
- library
- cinema
- recreation ground

If owners then want to sell a nominated asset they must first inform the Local Authority. Legislation sets out appeals process for land-owners, timescales and compensation available to the owners.

The 'moratorium period':

The sale of a nominated asset triggers the Right to Bid. This creates a moratorium period in two parts; 'Interim' and 'Full'.

The '**interim**' provides a period of six weeks in which a decision to proceed or not must be made. If a decision to proceed is made, then the '**full**' moratorium period of up to six months is allowed for a bid to be prepared and the raising of funds so as to compete to buy the asset.

During the moratorium period the owner of the asset cannot sell it but it does not provide a **right of first refusal** to the community.

Community Asset Transfer: This is different from 'Assets of Community Value'. Community Asset Transfer is the transfer of management and/or ownership of land or buildings to a community-based organisation from a public body. The transfer has to be at less than market value and in order to promote social, economic or environmental well-being.

Community Right to Bid for Assets of Community Value - FUNDING

The Social Investment Business has £10m in grants as part of the Community assets and services grants programme to help community based organisations with pre-feasibility capacity building tasks and feasibility studies. Grants are available to those using the Community Right to Bid and pursuing Community Asset Transfer.

Pre-feasibility grants These are grants of £5,000 to £10,000 which are designed to help organisations build their internal capacity to take on ownership of buildings and land. Some of the ways organisations might use these grants include:

- To undertake work to assess and address the capacity of the organisation
- Improve governance and leadership
- Coaching and mentoring for existing staff to build their skills for asset management

Feasibility Grants These grants of up to £100,000 are to help organisations carry out detailed feasibility work and developing project and business plans for asset development and ownership. This might include:

- Development of comprehensive business plans
- Professional fees related to building related activities, e.g. architects, drawings, ground/building surveys, planning

Community Right to Challenge – SUPPORT and ADVICE:

In addition to the local council, the following organisations are able to offer general help and advice; some with funding, social enterprise structures and business and project planning and case studies. Community Council for Somerset www.somersetccc.org.uk: tel – 01823 331222

- Locality: <http://locality.org.uk/about/> 0845 345 4564 between 09.30 – 12.30 week days
- My Community Rights: <http://mycommunityrights.org.uk/community-right-tochallenge/>
- Social Enterprise Coalition Co-operatives: <http://www.socialenterprise.org.uk/>
- UK Voluntary Sector Partnership, Somerset - <http://www.vspsomerset.org.uk>
- Social Enterprise Works - <http://www.socialenterpriseworks.org> Tel – 0117 204 7511
- Urban forum - <http://www.urbanforum.org.uk/community-right-tochallenge/community-right-to-challenge>

- Community Matters:
<http://www.communitymatters.org.uk/content/561/CommunityRight-to-Bid-Support-Programme> and <http://www.communitymatters.org.uk/content/363/Community-Asset-Transfer> : Tel - 0845 847 4253
- Can Do Communities: <http://candocommunities.co.uk/>

CCS Support

CCS can support you with tailored information and advice, as well as supporting your community or group with business planning, surveys and delivering community engagement. If you would like to know more, please contact us on 01823 331222 jane@somersetccc.org.uk or clare@somersetccc.org.uk