

# Community Ownership of Assets

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## Content

- A brief introduction to community ownership
- The new Community Right to Bid for Assets of Community Value
- Using the right tool for the job
- Mapping assets valued by the community

## Community ownership Wiltshire Council Where everybody matters

Community ownership isn't a new idea. It has a number of benefits:

- Control over space and facilities for ongoing community use
- Potential to generate income and create jobs through the letting of space and broader enterprise
- A recognised position in the neighbourhood
- Preserving iconic local buildings for community access and use
- Collateral for loan finance for development
- Tried and tested and has government support

## Community Right to Bid Wiltshire Council Where everybody matters

- 'Stops the clock' on the sale of listed Assets of Community Value
- Eligible Nominators
  - Parish councils (or neighbouring Parish Councils)
  - Incorporated voluntary group with a local connection (Charity, CIC, non-profit IPS or Ltd co)
  - Unincorporated voluntary group with the names of 21 registered local electors (non-profit)

- Eligible Assets

Public or privately owned land/ buildings where:

- Its primary use furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community AND
- It has this use presently AND it is realistic to think this could continue (whether or not in the same way as before) in the near future; OR
- It has this use in the recent past AND it is realistic to think it could again (whether or not in the same way as before) within the next 5 years








- Exemptions to listing an asset

- Residential property (if this is its primary use)
- Caravan sites
- Operational land used by statutory undertakers e.g. transport networks (road, rail, canal)
- Owner successful after internal review or on appeal (can also claim compensation)

- Decision will be made within 8 weeks of nomination and listed on council website

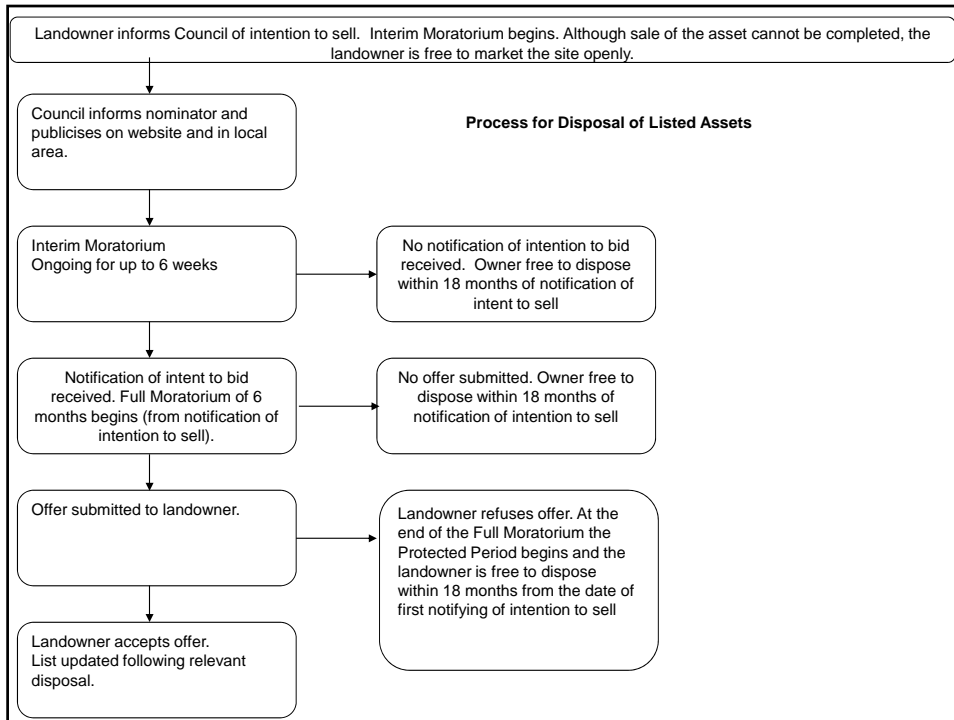
## Community Right to Bid Wiltshire Council Where everybody matters

So... Is this an Asset of Community Value?

- Hotel in Salisbury 
- The last shop in Dinton 
- Wetherspoons in Salisbury 
- Inn / Guest house in Tisbury 
- Pub including a residence in Mere 
- A derelict mill in Wilton 
- An unused ammunition range, previously used by dog walkers 

## Community Right to Bid Wiltshire Council Where everybody matters

- When a listed asset comes up for sale / long term lease (25 years or more):
  - Parish councils or incorporated voluntary groups have 6 weeks to say if they would like to be treated as a potential bidder
  - If so, they have a total of 6 months to raise the funds to put in a bid
  - If no bid is accepted, the landowner is free to dispose of the asset with no further moratoria, within 18 months of notification of sale.



**Community Right to Bid** **Wiltshire Council**  
*Where everybody matters*

### Exemptions to sale moratoria being applied

- **Sale to a Community Interest Group**
- Gift
- **Family transfers:** Inheritance or Part of administering a will; sale to family member
- Part-listed disposal
- **Sold as a going concern**
- Under Trust
- Owner in new partnership / or leaves
- A court or tribunal order
- A separation agreement between spouses
- Incapacity
- **Under a s106 agreement**
- A pre-existing option to buy / nomination right / right of pre-emption, or right of first refusal;
- A situation covered by the "Crichel Down Rules" (i.e. it was originally bought under compulsion and if no longer needed for public use must be offered back to their original owner or their descendants)
- A power of sale held by a lender or **insolvency**
- Compulsory purchase
- Tenancy of the land under Part 4 of the Agricultural Holdings Act 1986
- Transfer between related companies
- A closed Church of England church
- Continuing Health Service provision or for Educational use (state school or 16-19 academy)



## Tools for the job **Wiltshire Council** Where everybody matters

### Wiltshire's Community Ownership of Assets Toolkit

- Community Right to Bid (for Assets of Community Value)
- Community Asset Transfer (council owned land)
- Service Delegation (of council services)
- Community Right to Challenge (triggering a procurement exercise for council services)
- Meanwhile Use and Pop-up Shops (temporary use of empty buildings)
- Community Right to Reclaim Land (council and other publicly owned land)
- Community Right to Build (Neighbourhood Planning & sites)
- Compulsory Purchase Order

## Key messages for communities **Wiltshire Council** Where everybody matters

- Agree together on the community assets that are important to your community (whoever owns them)
- If an asset is not in community ownership, consider the potential for and implications of taking it on
- If community ownership is the right goal, consider what tool or tools are most appropriate to achieve it

# Mapping valued assets

## Sources of information:

- Parish plan
- Community plan
- Neighbourhood plan
- The Rural Facilities Survey, including numbers of [pubs](#) and [shops](#). (Information from parishes)
- Wiltshire Council's Asset Management Strategy (and if you have one, your COB)
- The DCLG website map showing a snapshot of [publicly owned assets](#).

