

# Assets of Community Value Lists

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## Localism Act Part 5 Chapter 3 – Community Right to Bid

Community Right to Bid was introduced under the Localism Act 2011. The Act requires local authorities to maintain and publish the lists of assets of community value which have been nominated by the local community. The lists will be for both the successful and unsuccessful nominations and each asset will stay on the list for a period of 5 years.

### Owner notice of intent to sell

When successfully nominated assets come up for sale, the Act then gives community interest groups the time to submit a request to the local authority to be considered as a bidder, and time to develop a business case and secure funding to support the bid to put the asset on the open market.

### Moratorium period

Interim moratorium period – This is a six week period from the date the Council accepted receipt of the owner's notice of intent to dispose of the asset on the open market. During this period eligible community interest groups can express an interest in being considered as a potential bidder by sending in a written request to the Council.

Full moratorium period - This is a six month period from the date the Council accepted receipt of the owner's notice of intent to dispose of the asset on the open market. It will only apply if an eligible community interest group sends in a written request to express be considered as a potential bidder.

After the moratorium period – either the six weeks if there has been no community interest, or the full 6 months – the owner will be free to dispose of the property to whomever they choose and at whatever price, and no further moratorium will apply for an 18 month protected period. The owner does not have to sell the asset to a community group

## Assets of Community Value – registers

### Successful nominations

Table 1: successful nominations for assets of community value

| CRtB reference | Asset name and address                                  | Nominated by nomination date                                   | Effective listing date | Date listing expires | Current status<br>Assets listed for community value  |
|----------------|---|--|------------------------|----------------------|--|
| 19 - 02        | 134a-136 Grosvenor Road, St Pauls, Bristol              | St Pauls Carnival (Bristol) CIC                                | 20/08/2019             | 29/08/2024           | <p>Owner has submitted notice of intent to sell.<br/>Acceptance date: 29/08/2019<br/>Interim moratorium expires: 10/10/2019<br/>Full moratorium expires: 29/02/2020<br/>Protected period expires: 01/03/2021</p> <p>Owner has submitted notice of intent to sell<br/>136 Grosvenor Road (1<sup>st</sup> Floor property).<br/>Acceptance date: 01/07/2022<br/>Interim moratorium expires: 12/08/2022</p> <p>Owner has submitted notice of intent to sell.<br/>Acceptance date: 02/01/2024<br/>Interim moratorium expires: 13/02/2024<br/>Full moratorium expires: 02/07/2024<br/>Protected period expires: 02/07/2025</p> |
| 19 -05         | Ashton Gate Stadium                                     | Bristol City Supporters Society Ltd                            | 30/12/2019             | 29/12/2024           |  |
| 20 – 02        | The Bear PH, 261 Hotwell Road, Hotwells Bristol BS8 4SF | Hotwells and Cliftonwood Community Assoc. (HCCA)<br>26/07/2020 | 11/09/2020             | 10/09/2025           |  |

| <b>CRtB<br/>reference</b> | <b>Asset name<br/>and address</b>  | <b>Nominated by<br/>nomination date</b>                 | <b>Effective<br/>listing<br/>date</b> | <b>Date listing<br/>expires</b> | <b>Current status<br/>Assets listed for community value</b>   |
|---------------------------|--|---|---------------------------------------|---------------------------------|---|
| 21-01                     | Giant Goram PH<br>Barrowmead Drive,<br>Lawrence Weston                     | Ambition Lawrence<br>Weston                             | 09/04/2021                            | 09/04/2026                      | Owner has submitted notice of intent to sell.<br>Acceptance date: 28/01/2022<br>Interim moratorium expires: 11/03/2022<br>Full moratorium expires: 28/07/2022<br>Protected period expires: 28/07/2023 |
| 21-03                     | 6 West Street, Old<br>Market, Bristol BS2<br>0BH                           | Outhubs CIC   | 02/06/2021                            | 01/06/2026                      | Owner has submitted notice of intent to sell.<br>Acceptance date: 09/06/2021<br>Interim moratorium expires: 21/07/2021<br>Full moratorium expires: 09/12/2021<br>Protected period expires: 08/12/2022 |
| 21-02                     | The Cross Hands PH,<br>1 Bridgewater Road,<br>Bedminster Down,<br>BS13 7AQ | Save The Cross<br>Hands                                 | 28/06/2021                            | 27/06/2026                      |   |
| 21-04                     | Adam & Eve PH, 7<br>Hope Chapel Hill,<br>BS8 4ND                           | The Friends of the<br>Adam & Eve                        | 09/07/2021                            | 08/07/2026                      |   |
| 21-05                     | Bristol Zoo and Gar-<br>dens   | Clifton and Hotwells<br>Improvement Soc<br><br>01/07/21 | 26/08/2021                            | 25/08/2026                      | Owner has submitted notice of intent to sell.<br>Acceptance date: 04/10/2023<br>Interim moratorium expires: 15/11/2023<br>Full moratorium expires: 04/04/2024<br>Protected period expires: 04/04/2025 |
| 21-11                     | Kingsdown Sports<br>Centre, Portland<br>Street BS2 8HL                     | High Kingsdown<br>Community Assoc.<br><br>18/11/2021    | 12/01/2022                            | 11/01/2027                      |   |
| 21-12                     | The Pickle Factory,<br>13 All Hallows Road,<br>BS5 0HH                     | Baggator  | 23/02/2022                            | 22/03/2027                      |   |

| <b>CRtB<br/>reference</b> | <b>Asset name<br/>and address</b>   | <b>Nominated by<br/>nomination date</b>  | <b>Effective<br/>listing<br/>date</b> | <b>Date listing<br/>expires</b> | <b>Current status<br/>Assets listed for community value</b>   |
|---------------------------|---|--|---------------------------------------|---------------------------------|---|
| 22-02                     | The Rhubarb PH,<br>Queen Ann Road,<br>BS5 9TX                                   | The Rhubarb Tavern<br>Campaign Group<br><br>Nomination date<br>25/09/2022                              | 02/11/22                              | 01/11/2027                      | Listing review notice received from owner<br>28/12/2022   |
| 22-03                     | Eden Grove Method-<br>ist Church and Hall<br>Eden Grove, Bristol<br>BS7         | Upper Horfield Com-<br>munity Trust.<br><br>Nomination date<br>30/09/2022                              | 25/11/22                              | 24/11/2027                      | Owner has submitted notice of intent to sell.<br>Acceptance date: 20/01/2023<br>Interim moratorium expires: 02/03/2023<br>Full moratorium expires: 19/07/2023<br>Protected period expires: 19/07/2024 |
| 22 -04                    | Clifton Library, Prin-<br>cess Victoria Street,<br>Clifton Village, BS8 4<br>BX | Friends of Clifton Li-<br>brary -<br>FOCCAL12/12/2022  | 06/02/2023                            | 05/02/2028                      |   |
| 23-01                     | Jacobs Wells Baths,<br>Jacobs Wells Road,<br>BS8 1DX                            | Trinity Community<br>Arts<br>And<br><br>Artspace Lifespace<br>CIO<br><br>Nomination date<br>06/01/2023 | 03/03/2023                            | 02/02/2028                      | Owner has submitted notice of intent to sell.<br>Acceptance date: 14/06/2023<br>Interim moratorium expires: 26/07/2023<br>Full moratorium expires: 14/12/2023<br>Protected period expires: 14/12/2024 |

| <b>CRtB<br/>reference</b> | <b>Asset name<br/>and address</b>   | <b>Nominated by<br/>nomination date</b>                           | <b>Effective<br/>listing<br/>date</b> | <b>Date listing<br/>expires</b> | <b>Current status<br/>Assets listed for community value</b>   |
|---------------------------|---|---|---------------------------------------|---------------------------------|---|
| 23-02                     | St Georges Hall, 203 Church Road, Redfield, Bristol BS5 9HL                         | Save Redfield Cinema<br><br>Nomination date<br>17/02/2023         | 14/04/2023                            | 13/04/2028                      | Listing review notice received from owner<br>08/06/2023<br><br>Listing review decision 01/12/2023 – Upheld<br><br>Owner has submitted notice of intent to sell.<br>Acceptance date: 22/01/2024<br>Interim moratorium expires: 04/03/2024<br>Full moratorium expires: 22/07/2024<br>Protected period expires: 22/07/2025 |
| 23-05                     | Helios Medical Centre, 17 Stoke Hill, Stoke Bishop, Bristol, BS9 1JN                | Stoke Bishop Community Group.                                     | 09/05/2023                            | 08/05/2028                      | Listing review notice received from owner<br>25/05/2023   |
| 23-06                     | Eastville Park Methodist Church, 119-121 Fishponds Road, Eastville Bristol, BS5 9PN | Pakistan Association Bristol Ltd<br>Nomination Date<br>17/07/2023 | 11/09/2023                            | 10/09/2028                      | Owner has submitted notice of intent to sell.<br>Acceptance date: 11/01/2024<br>Interim moratorium expires: 22/02/2024<br>Full moratorium expires: 11/07/2024<br>Protected period expires: 11/07/2524   |
| 23-07                     | The Bank Tavern, 8 John Street, Bristol BS1 2HR                                     | Friends of The Bank Tavern<br>Nomination Date<br>25/07/2023       | 19/9/2023                             | 18/09/2028                      |   |
| 23-08                     | Land East of Kings Drive, BS7 8JH   | 1st Bishopston Scout Group<br>Nomination Date<br>31/07/2023       | 25/09/2023                            | 25/08/2028                      |   |

| <b>CRtB<br/>reference</b> | <b>Asset name<br/>and address</b>                       | <b>Nominated by<br/>nomination date</b>                                   | <b>Effective<br/>listing<br/>date</b> | <b>Date listing<br/>expires</b> | <b>Current status<br/>Assets listed for community value</b> |
|---------------------------|---|---|---------------------------------------|---------------------------------|---|
| 23-09                     | Horfield Library  | Ebetrust (K/A Ebenezer Church)<br><br>Nomination Date<br>18/08/2023       | 13/10/2023                            | 12/10/2028                      |   |
| 23-10                     | St Christopher's School, Westbury Park, Bristol BS6 7JE | SEND Alliance for St Christophers School<br>Nomination date<br>11/12/2023 | 29/02/2024                            | 28/02/2029                      |   |
|                           |   |   |                                       |                                 |   |
|                           |   |   |                                       |                                 |   |
|                           |   |   |                                       |                                 |   |
|                           |   |   |                                       |                                 |   |

## Unsuccessful nominations

Table 2: unsuccessful nominations for assets of community value

| <b>CRtB<br/>reference</b> | <b>Asset name and address</b> | <b>Nominated by<br/>nomination date<br/>decision date</b> | <b>Reason for not listing the asset<br/><br/>Assets not listed for community value</b> |
|---------------------------|-------------------------------|---|--|
|                           |                               |   |  |

| <b>CRtB<br/>reference</b> | <b>Asset name and address</b>                               | <b>Nominated by<br/>nomination date<br/>decision date</b>  | <b>Reason for not listing the asset</b><br><br><b>Assets not listed for community value</b>   |
|---------------------------|---|--|---|
| 18-15                     | Hamilton House, 80 Stokes Croft, Bristol,<br>BS2 6TT        | Hamilton House Association<br>of Tenants<br><br>(HHAT)<br><br>Nomination date 28/01/2019<br><br>Decision date 24/04/2019<br><br>Expiry date 28/01/2024 | Listing review notice received from owner<br>27/02/2019<br><br>Listing review decision date 24/04/2019<br>(Listing overturned).<br><br>The restrictions in section 95(1) of the Local-<br>ism Act (2011) no longer apply to the prop-<br>erty.. |
| 19-01                     | Former Public Toilets, Avonmouth Road,<br>Bristol           | Avonmouth Community<br>Centre Association<br><br>Nomination date 01/07/2019<br><br>Decision date 23/07/2019<br><br>Expiry date 23/07/2024              | The length of time the asset has been a void<br>building exceeds 10 years which is outside<br>of the authority's qualifying period for recent<br>past.  |
| 19 -04                    | Motion Nightclub<br><br>74-78 Avon Street BS2 0PX           | Supporters of Nightlife and<br>Motion<br><br>Nomination date 21/10/2019<br><br>Decision Date 13/11/2019<br><br>Expiry date 13/11/2024                  | The Nomination was submitted as an Unin-<br>corporated group but there was no the re-<br>quired 21 names that are listed on the elec-<br>toral register   |
| 19-06                     | The Cameron Centre,<br><br>Cameron Walk, Lockleaze, BS7 9XB | Nomination date 13/12/2019<br><br>Decision Date 07/02/2020<br><br>Expiry date 07/02/2025   | No plan was submitted with the nomination   |

| CRtB<br>refer-<br>ence | Asset name and address   | Nominated by<br>nomination date<br>decision date   | Reason for not listing the asset<br><br>Assets not listed for community value   |
|------------------------|--|--|---|
| 21-09                  | <p>Redfield Cinema/ St George's Hall, 203 Church Road, Redfield, BS5 9HL</p> <p>See CRtB ref 23-02</p> | <p>Save Redfield Cinema Campaign</p> <p>Nomination date 03/10/21</p> <p>Decision Date 28/11/2021</p> <p>Expiry date 27/11/2026</p> | <p>Listed on 28/11/2021</p> <p>Listing review notice received from owner 21/01/2022.</p> <p>Listing review decision date 17/03/2022 (Listing overturned).</p> <p>By reason of the nomination invalidly made by the Save Redfield Cinema Campaign the property should not have be included on the Assets of Community Value List</p> |

| CRtB<br>refer-<br>ence | Asset name and address  | Nominated by<br>nomination date<br>decision date   | Reason for not listing the asset<br><br>Assets not listed for community value  |
|------------------------|---|--|--|
| 21 -10                 | Former Sikh Community Centre, Queen Ann Road, Barton Hill BS5 9TU | Bristol Childrens and Adult Centre<br><br>Nomination date 01/11/21<br><br>Decision Date 16/12/2021<br><br>Expiry date 15/12/2026 | Listed on 16/12/2021<br><br>Listing review notice received from owner 09/02/2022.<br><br>Owner has submitted notice of intent to sell.<br>Acceptance date: 15/02/2022<br>Interim moratorium expires: 29/03/2022<br>Full moratorium expires: 14/08/2022<br>Protected period expires: 13/08/2023<br><br>Listing review decision date 22/04/2022<br>(Listing overturned).<br><br>By reason of the nomination invalidly made by the Bristol Childrens and Adult Centre the property should not have be included on the Assets of Community Value List. |

| CRtB<br>refer-<br>ence | Asset name and address                                  | Nominated by<br>nomination date<br>decision date   | Reason for not listing the asset<br><br>Assets not listed for community value   |
|------------------------|---|--|---|
| 21-08                  | The Rhubarb PH,30 Queen Ann Road BS5 9TX                | <p>We &lt;3 The Rhubarb Tavern</p> <p>Nomination date 12/11/21</p> <p>Decision Date 07/01/2022</p> <p>Expiry date 06/01/2027</p>     | <p>Listed on 07/01/2022</p> <p>Listing review notice received from owner 16/02/2022.</p> <p>Listing review decision date 13/05/2022 (Listing overturned).</p> <p>By reason of the nomination invalidly made by the Rhubarb Tavern Community Ownership Project the property should not have been included on the Assets of Community Value List.</p> |
| 22 - 01                | St Christopher's School, Westbury Park, Bristol BS6 7JE | <p>St Christopher's Action Network</p> <p>Nomination date 23/06/2022</p> <p>Decision Date 18/08/22</p> <p>Expiry date 17/08/2027</p> | <p>Any Community use in the asset considered to have been ancillary to the primary use. Previous substantive use did not provide local benefit or social wellbeing at a local level.</p>  |

| <b>CRtB reference</b> | <b>Asset name and address</b>                           | <b>Nominated by<br/>nomination date<br/>decision date</b>   | <b>Reason for not listing the asset</b><br><br><b>Assets not listed for community value</b>   |
|-----------------------|---|---|---|
| 23-03                 | St Christopher's School, Westbury Park, Bristol BS6 7JE | SEND Alliance for St Christopher's School<br><br>Nomination date 22/02/2023<br><br>Decision Date 28/02/2023<br><br>Expiry Date 27/02/2028 | That the unincorporated body does not meet the requirements (numbers of verified electors).<br><br>That the provided new submission does not show sufficient evidence of furthering the social wellbeing or the cultural, recreational, or sporting interests of the local community in the recent past or that this use was the primary use of the property. |
|                       |   |   |   |
|                       |   |   |   |

### **Nominations currently under consideration**

Table 3: nominations currently under consideration for assets of community value

| <b>CRtB reference</b> | <b>Asset name and address<br/>Under consideration</b>              | <b>Nominated by<br/>Nomination date</b>                   | <b>8 week decision period expiry date</b> |
|-----------------------|--|---|---|
| 24-01                 | St Bartholomews Church Hall, Sommerville Road, St Andrews, BS6 5BZ | St Andrews Community Hub<br><br>Nomination date 12/03/024 | 07/05/2024                                |
| 24-02                 | Sycamore Wood, East of 165-175 Gloucester Road, St Andrews         | Friends of Sycamore Wood<br>Nomination date 13/03/024     | 08/05/2024                                |
| 24-03                 | The Lion Public House, 19 Church Lane, Cliftonwood, BS8 4TX        | Cliftonwood Terrace Residents Association Ltd             | 28/05/2024                                |
|                       |  |   |   |