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 Assets listed for community value
21-05	Bristol Zoo and Gardens	Clifton and Hotwells Improvement Soc 01/07/21	26/08/2021	25/08/2026	Owner has submitted notice of intent to sell. Acceptance date: 04/10/2023 Interim moratorium expires: 15/11/2023 Full moratorium expires: 04/04/2024 Protected period expires: 04/04/2025 Owner has submitted notice of intent to sell. Acceptance date: 05/04/2025 Interim moratorium expires: 17/05/2025 Full moratorium expires: 05/10/2025 Protected period expires: 05/10/2026
21-11	Kingsdown Sports Centre, Portland Street BS2 8HL	High Kingsdown Community Assoc. 18/11/2021	12/01/2022	11/01/2027	
21-12	The Pickle Factory, 13 All Hallows Road, BS5 0HH	Baggator	23/02/2022	22/03/2027	

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
22-02	The Rhubarb PH, Queen Ann Road, BS5 9TX	The Rhubarb Tavern Campaign Group Nomination date 25/09/2022	02/11/2022	01/11/2027	Listing review notice received from owner 28/12/2022 Listing review decision 20/09/2024 – Upheld Owner has submitted notice of intent to sell. Acceptance date: 18/10/2024 Interim moratorium expires: 29/11/2024 Full moratorium expires: 18/04/2025 Protected period expires: 18/04/2026
22-03	Eden Grove Methodist Church and Hall Eden Grove, Bristol BS7	Upper Horfield Community Trust. Nomination date 30/09/2022	25/11/2022	24/11/2027	Owner has submitted notice of intent to sell. Acceptance date: 20/01/2023 Interim moratorium expires: 02/03/2023 Full moratorium expires: 19/07/2023 Protected period expires: 19/07/2024
22 -04	Clifton Library, Princess Victoria Street, Clifton Village, BS8 4 BX	Friends of Clifton Library - FOCCAL12/12/2022	06/02/2023	05/02/2028	
23-01	Jacobs Wells Baths, Jacobs Wells Road, BS8 1DX	Trinity Community Arts And Artspace Lifespace CIO Nomination date 06/01/2023	03/03/2023	02/02/2028	Owner has submitted notice of intent to sell. Acceptance date: 14/06/2023 Interim moratorium expires: 26/07/2023 Full moratorium expires: 14/12/2023 Protected period expires: 14/12/2024

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
23-02	St Georges Hall, 203 Church Road, Redfield, Bristol BS5 9HL	Save Redfield Cinema Nomination date 17/02/2023	14/04/2023	13/04/2028	Listing review notice received from owner 08/06/2023 Listing review decision 01/12/2023 – Upheld Owner has submitted notice of intent to sell. Acceptance date: 22/01/2024 Interim moratorium expires: 04/03/2024 Full moratorium expires: 22/07/2024 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 25/05/2023
23-07	The Bank Tavern, 8 John Street, Bristol BS1 2HR	Friends of The Bank Tavern Nomination Date 25/07/2023	19/9/2023	18/09/2028	
23-08	Land East of Kings Drive, BS7 8JH	1st Bishopston Scout Group Nomination Date 31/07/2023	25/09/2023	25/08/2028	
23-09	Horfield Library	Ebetrust (K/A Ebenezer Church) Nomination Date 18/08/2023	13/10/2023	12/10/2028	
24-01	St Bartholomews Church Hall, Sommerville Road, St Andrews, BS6 5BZ	St Andrews Community Hub Nomination date 12/03/024	07/05/2024	06/05/2029	

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
24-03	The Lion Public House, 19 Church Lane, Cliftonwood, BS8 4TX	Cliftonwood Terrace Residents Association Ltd	28/05/2024	27/05/2029	
24-04	Talbot Road Allotments	Adj to 104 Talbot Road, Knowle BS4 2NA	16/10/2024	15/10/2029	
24-06	Southmead Youth Centre and Library Buildings	145 Greystoke Ave, BS10 6AS 27/09/2024	01/11/2024	01/11/2029	Owner has submitted notice of intent to sell. Acceptance date: 04/11/2024 Interim moratorium expires: 16/12/2024 Full moratorium expires: 04/05/2025 Protected period expires: 04/05/2026
24 -07	The Dugout, 65 Barton Hill Road, BS5 0AP	Lawrence Hill Neighbourhood Forum 08/11/2024	03/01/2025	02/01/2030	Owner has submitted notice of intent to sell. Acceptance date: 03/01/2025 Interim moratorium expires: 14/02/2025 Full moratorium expires: 03/07/2025 Protected period expires: 03/07/2026
25-01	Motion Nightclub and Live Music Venue	Trinity Community Arts Ltd 08/01/2025	05/03/2025	04/03/2030	Owner has submitted notice of intent to sell. Acceptance date: 05/03/2025 Interim moratorium expires: 16/04/2025 Full moratorium expires: 05/09/2025 Protected period expires: 05/09/2026 Owner has submitted notice of intent to sell. Acceptance date: 07/09/2026 Interim moratorium expires: 19/10/2026 Full moratorium expires: 07/03/2027 Protected period expires: 07/03/2028

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
25-02	Victoria Park Lodge, Victoria Park, Windmill Hill, Bristol, BS3 5AH	VPAG – Victoria Park Action Group 21/01/2025	18/03/2025	17/03/2030	
25-03	Park Street Community Space and Totterdown Community Orchard BS4 3BJ	Totterdown Residents Environmental Social Action	14/04/2025	13/04/2030	
25-04	Bethesda Methodist Church/ The Spark Space. 138a Church Road, BS5 9HH	Lamplighter Arts CIC	03/06/2025	02/06/2030	
25-05	Former Eagle House Youth Centre, Newquay Road, BS4 1EF	Eagle House Residents Group 14/05/2025	09/07/2025	08/07/2030	
25-09	Ashton Gate Stadium, Bristol BS3 2EJ	Bristol City Supporters Society Limited trading as Bristol City Supporters Club & Trust	08/12/2025	08/12/2030	
25-10	Lawrence Weston Youth Centre, Long Cross, Lawrence Weston	Lawrence Weston Planning Forum Nomination date 03/11/2025	23/12/2025	23/12/2030	

Unsuccessful nominations

Table 2: unsuccessful nominations for assets of community value

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

CRtB refer-ence	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
21 -10	Former Sikh Community Centre, Queen Ann Road, Barton Hill BS5 9TU	Bristol Childrens and Adult Centre Nomination date 01/11/21 Decision Date 16/12/2021 Expiry date 15/12/2026	Listed on 16/12/2021 Listing review notice received from owner 09/02/2022. Owner has submitted notice of intent to sell. Acceptance date: 15/02/2022 Interim moratorium expires: 29/03/2022 Full moratorium expires: 14/08/2022 Protected period expires: 13/08/2023 Listing review decision date 22/04/2022 (Listing overturned). 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 refer-ence	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
21-08	The Rhubarb PH,30 Queen Ann Road BS5 9TX	We <3 The Rhubarb Tavern Nomination date 12/11/21 Decision Date 07/01/2022 Expiry date 06/01/2027	Listed on 07/01/2022 Listing review notice received from owner 16/02/2022. Listing review decision date 13/05/2022 (Listing overturned). By reason of the nomination invalidly made by the Rhubarb Tavern Community Owner-ship Project the property should not have been included on the Assets of Community Value List.
22 - 01	St Christopher's School, Westbury Park, Bristol BS6 7JE	St Christopher's Action Network Nomination date 23/06/2022 Decision Date 18/08/22 Expiry date 17/08/2027	Any Community use in the asset considered to have been ancillary to the primary use. Previous substantive use did not provide lo-cal benefit or social wellbeing at a local lev-el.

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
23-03	St Christopher's School, Westbury Park, Bristol BS6 7JE	SEND Alliance for St Christophers School Nomination date 22/02/2023 Decision Date 28/02/2023 Expiry Date 27/02/2028	That the unincorporated body does not meet the requirements (numbers of verified electors). 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.
24-02	Sycamore Wood, East of 165-175 Gloucester Road, St Andrews	Friends of Sycamore Wood Nomination date 13/03/024 Decision Date 08/05/2024 Expiry Date 07/05/2029	This is a land locked site with not accessible to the community.
24-05	Turbo Island - Site of 71-75 Stokes Croft	People Republic of Stokes Croft (PRSC) Nomination date 26/09/2024 Decision Date 14/11/2024 Expiry Date 13/11/2029	Insufficient current/recent past use supplied, showing that the property furthers the social well-being or cultural, recreational or sporting interests of the local community.
24 -08	Motion Nightclub and Live Music Venue	Nomination date 26/11/2024	21/01/2025 – further supporting evidence not supplied – unable to access nomination

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
25-07	Whitchurch Athletics Track, Bamfield BS14 0XA	Whitchurch Athletics Track Community Health Association (WATCHA) Nomination date 16/06/2025 Decision Date 11/08/2025 Expiry Date 10/08/2030	Due to an already agreed development of the site it is not realistic to say the property could further social wellbeing in the future.
25-08	Yew Tree Farm, Bridgewater Road, Bedminster, BS13 8AJ	Friends of Bedminster Down & Yew Tree Farm SNCI Nomination date 26/06/2025 Decision Date 21/08/2025 Expiry Date 21/08/2030	Community use is minimal to the primary use of a working livestock farm.

CRtB refer-ence	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
25-06	The Bull Inn, 333 Crews Hole Road, St George, Bristol, BS5 8BQ	Friends of Troopers Hill 23/05/2025 Nomination date 23/05/2025 Decision Date 18/07/2025 Expiry Date 17/07/2030	Owner has submitted notice of intent to sell. Acceptance date: 19/08/2025 Interim moratorium expires: 30/09/2025 Full moratorium expires: 19/02/2026 Protected period expires: 19/02/2027 Listing review notice received from owner Acceptance date: 10/09/2025 Listing review decision date 24/12/2025 (Listing overturned). By reason - Insufficient current/recent evi-dence supplied showing that the property furthers the social well-being or cultural, rec-reational interests of the local community.

Nominations currently under consideration

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

CRtB reference	Asset name and address Under consideration	Nominated by Nomination date	8 week decision period expiry date