

why are community assets a thing?



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the idea of 'Localism'



NIMBY and BANANA

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the community response...

Wait a minute!

We do that stuff...
But we could do with a little help....

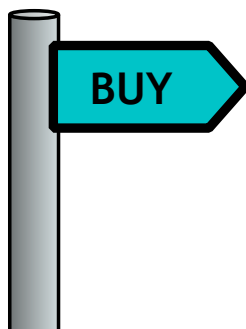
- ... influencing the decisions that affect the places we live
- ... acquiring buildings and land for the community
- ... delivering services for local people
- ... building our assets, community housing and new facilities

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Community Right to Bid



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Right to Buy?

Land Reform (Scotland) Act 2003

- stimulated a series of community land buy-outs
- more than half the Western Isles now in community ownership



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Community Right to Bid



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Right to Bid (Assets of Community Value)

“aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life”



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Assets of Community Value



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list of assets of community value





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assembling an assets list

- Nominated by Parish Council, community council, or a locally connected voluntary or community body
- LAs keep list of ACVs
- Public, private, and VCS owned
- LA must inform owner and nominee
- Right of appeal for landowner



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What is Community Value?

- Must further the social well-being or cultural, recreational or sporting interests of the local community ✓
- This must be its principal use ✓
- Must continue to further the social well-being or interests of the local community ✓



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how does right to bid work...

- Moratorium triggers when owner decides to sell
- During which the owner cannot conclude sale
- 6 weeks for community group to notify LA they wish to bid
- 6 months to raise capital to purchase or make the case for transfer
- Followed by a protected period
 - 18 months: to protect owner from repeated attempts to block sale



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exemptions

- Residential property
- If disposal is a gift
- Disposal between members of family
- If part of bigger estate
- If a going concern business is operating (providing that sale will result in the business continuing)



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community trusts as vehicles for asset ownership



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Locality is the leading nationwide network of settlements, development trusts, social action centres and community enterprises.



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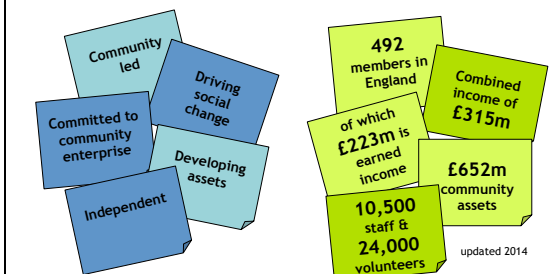


Locality was formed through the merger of bassac and the Development Trusts Association, two leading networks of community owned and led organisations.

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Locality members



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Locality members

grant funding

assets

enterprise



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Asset development

Types of assets....

Managed workspace, industrial buildings, visitor centres, marina, sports facilities, training facilities, shops, cafes, cinema, housing, green space, car parks, community centres, live/work space, health centres, nursery, transport (buses), wind farm, arts centre....

...and an abattoir!

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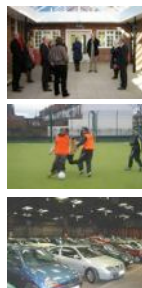
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Mull & Iona Community Trust



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Coin Street Community Builders



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All Saints Action Network (ASAN)



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Moseley Community Development Trust



community assets - the opportunity

Review potential assets and put them into priority order for:

- 1** Submitting them to the local authority as Assets of Community Value
- 2** Including them as designated sites as part of the Neighbourhood Plan
- 3** Considering taking them into community ownership

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criteria

risk of loss	availability
location	level of repair or adaptation
can satisfy a local need	level of community support

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site visits

Follow the [leader](#) and stick together
 Visit all the sites on your list
 Take a few minutes to discuss its location, condition, availability and potential
 Take [notes](#) and [photographs](#)
 Make sure you get to the Jack Hobbs Centre for lunch at 1 o'clock

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