



ASSETS OF COMMUNITY VALUE

TOWN COUNCIL MEETING

REPORT 82/13

14 OCTOBER 2013

The purpose of this report is to ask Members to consider making further nominations as Assets of Community Value under the Localism Act's Community Right to Bid.

No. DETAIL

1) BACKGROUND

- a) As Members are aware, the Localism Act of 2011 introduced the Community Right to Bid that allows 'relevant organisations', including Town and Parish Councils, to nominate buildings as Assets of Community Value.
- b) If such nominations are accepted by the buildings' owners, they are then listed formally by the Isle of Wight Council and any proposed sale of them can be delayed for up to six months to give the relevant organisations time to develop an effective bid to retain them.
- c) Under the Isle of Wight Council's policy for implementing the Community Right to Bid, only two nominations are on the list: the Old Library Building at Brighstone and the Dingy Park at Pier Road, Seaview.
- d) One other, the Sandown Bay Holiday Centre Club House had been accepted onto the list but was subsequently removed following an appeal by the owner.
- e) The two other unsuccessful nominations to date are the Isle of Wight Airport at Sandown and Ventnor's Coastal Centre.

2) COMMUNITY RIGHT TO BID

- a) The right to nominate buildings or land as Assets of Community value applies irrespective of the ownership of the Asset: to private as well as publically owned assets that can be shown to have had community value in the recent past and as being likely to have community value in the future.
- b) Nominating an Asset in line with Isle of Wight Council's policy for implementing the Community does not commit the nominating organisation to endeavouring to purchase it should it be proposed for sale.
- c) Its value to the community is that once a nomination is accepted and put on the list of Assets of Community Value the Isle of Wight Council is required by law to maintain, should its owner decide to sell it, notice must be given to the Town or Parish Council within which it sits and the opportunity is open to the nominating body and any other qualifying organisation to indicate an interest in entering the market for it.
- d) If within six weeks that indication is given, then the sale has to be postponed for a further 20 weeks to give any qualifying organisation time to raise the funds to compete in the market place.
- e) There is, however, no requirement on the owner of the Asset to then sell to the nominating body or any community organisation.
- f) The Town Council had previously agreed to nominate a number of other buildings,

3) TOWN COUNCIL NOMINATIONS

- a) The Town Council had previously agreed to nominate a number of other buildings as Assets of Community Value and others were suggested by an informal meeting of community groups held in December 2012.
- b) Following the response to the nomination of the Coastal Centre, it was decided to put action in respect of these on hold.
- c) The matter was raised on the Agenda of the Public Buildings Working Group on Thursday 10

October when it was agreed to propose to the Town Council meeting that:

- nominations be submitted for the following buildings for which documentation has already been prepared: St Boniface School, the Youth Club and the Library; and
 - the Town Clerk be asked to prepare nomination documentation for both the Children's Centre and Springhill Gardens.
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4) **RECOMMENDATIONS**

The Town Council is recommended to resolve that:

- i) nominations as Assets of Community Value be submitted to the Isle of Wight Council for St Boniface School, the Youth Club and the Library; and
 - ii) nominations as Assets of Community Value be prepared and submitted for the Children's Centre and Springhill Gardens.
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