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| **Assets of Community Value Lists**  **Publication date: - Wednesday, 17 July, 2013**  potential |  |

**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 buy the asset on the open market.

**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 of expression to be considered as a 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 REGISTER - Nominations currently under consideration

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| CRtB reference | Asset name and address  under consideration | Nominated by | Nomination  Date | Acceptance Date | 8-week decision expiry date |
| MPL025863 | Twydall & District Community Association - Twydall Community Centre  125A Beechings Way, Twydall, Gillingham, Kent ME8 6PZ | Mr R Joyce  Trusteee & Treasurer | 14/02/2024 | 04/03/2024 | 22/04/2024 |

# ASSETS OF COMMUNITY VALUE REGISTER – Successful Nominations

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| CRtB reference | Asset type, name and address | Nominated by | Reason for Listing | Date of decision to list | Notice from owner of disposal (S95(2)) Date received | Interim moratorium End date(6 weeks) | Date intention to bid received | Full moratorium triggeredYes / NoEnd date(6 months) | Community Group interested in buying asset | Date of expiry of listing |
| 11/1/19 | The Angel PH Rainham Kent | Friends of The Angel | The council considered that the application and supporting evidence demonstrates that the use of The Angel PH Rainham furthers the social wellbeing and social interest of the local community. | 6th March 2019 |  |  |  |  |  |  |

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| 18/01 | Town Hall Gardens off  Whiffens Avenue/Rope Walk, Chatham | Arches Local  (Big Local Group) | The Council considered that the application and supporting evidence demonstrates that the use of Town Hall Gardens furthers the social wellbeing and social interest of the local community current use of the remainder of the land is not an ancillary use. The evidence shows that the area plays a role in the community, providing an area for recreation. Accordingly the group has demonstrated that the land furthers the social well being and social interests of the local community. | 31st May 2018 |  |  |  |  |  |  |

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| **CRtB referee** | Asset type, name and address | Nominated by | Reason for Listing | Date of decision to list | Notice from owner of disposal (S95(2)) Date received | Interim moratorium End date(6 weeks) | Date intention to bid received | Full moratorium triggeredYes / NoEnd date(6 months) | Community Group interested in buying asset | Date of expiry of listing |
| 18/02 | Deangate Ridge Golf & Sports Complex,  Duxcourt Road, Hoo, Rochester  Deangate Ridge Gold & Sports Complex Duxcourt Road Hoo Rochester | Deangate Community Partnership (DCP)    Deangate Community Partnership | The Council considered that the application and supporting evidence demonstrates that the use of Deangate Ridge Golf and Sports Complex furthers the social wellbeing and social interest of the local community current use of the remainder of the land is not an ancillary use. The evidence shows that the area plays a role in the community, providing an area for recreation. Accordingly the group has demonstrated that the land furthers the social wellbeing and social interests of the local community.  Listing was renewal on 6th April 2023 – for a further 5 Years | 5th June 2018  6th April 2023 |  |  |  |  |  |  |

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|  | APCM, Station Road Cliffe | Cliffe and Cliffe Woods Residents Development Group | The Council considered that the application and supporting evidence demonstrates that the use of APCM Cliffe furthers the social wellbeing and social interest of the local community current use of the remainder of the land is not an ancillary use. The evidence shows that the area plays a role in the community, providing an area for recreation. Accordingly the group has demonstrated that the land furthers the social well being and social interests of the local community. | 9th June 2022 |  |  |  |  |  |  |

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| **CRtB referee** | Asset type, name and address | Nominated by | Reason for Listing | Date of decision to list | Notice from owner of disposal (S95(2)) Date received | Interim moratorium End date(6 weeks) | Date intention to bid received | Full moratorium triggeredYes / NoEnd date(6 months) | Community Group interested in buying asset | Date of expiry of listing |
| MPL/0022440 | Segas Sailing Club Strand Approach Road Gillingham Kent | Segas Sailing Club | The Council considered that the application and supporting evidence demonstrates that the use of Segas Sailing Club furthers the social wellbeing and social interest of the local community, and it was realistic to think that it could continue to do so within the next five years. The Council reached that conclusion on balance because the application showed that the club current use furthers the social interest or social wellbeing to the local community albeit that it is largely limited to those who become members of the club there is also community use of the facilities on organised event days and overall, the application met the criteria as set out in S88 (1) of the Localism Act 2011. Accordingly the group has demonstrated that the land furthers the social wellbeing and social interests of the local community. | 20th April 2023 |  |  |  |  |  |  |

# ASSETS OF COMMUNITY VALUE REGISTER – Unsuccessful Nominations

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| **CRtB referee** | **Asset name and address** | **Nominated by** | **Application**  **Acceptance Date** | **Decision date to reject application** | Reason for Rejection **of listing** |
| MPL019126 | **UCA Rochester Kent** | Halpern Charitable Foundation | 3rd March 2022 | 29th March 2022 | The Council reached their conclusion because the application did not demonstrate that there was aby community use of the facilities save for attendance at the annual degree show and whilst the application focused on the benefits of having a higher education facility in the area these were only open to registered student rather than being a true community use when considered against the criteria as et out in S88 (1) of the Localism Act 2011. |
| 18/04 | **Luton Shoppers Car Park Magpie Hall**  **Road Chatham** | Arches Big Local Group | 17/08/2018 | 10/10/2018 | The Council does not consider that the application and supporting evidence demonstrates that the use of Luton Road Shoppers Car Park furthers the social wellbeing and social interest of the local community. This is because although the car park is used by the community its use is not considered to be a social or wellbeing use. Although it is used by those accessing community facilities such as a Doctors surgery this is not its primary use. The primary use is as a shoppers car park and although the future aspirations of the group to hold events in the space was noted these were only aspirations and therefore not sufficient to indicate that the primary use would change from its current one. |
| 18252 | Chatham Docks Chatham Kent | Association of Chatham Docks Commercial Operators (ACDCO) | 12/01/2022 | 08/03/2022 | The Council considered that the application and supporting evidence did not demonstrate that the use of Chatham Docks until recently furthered the social wellbeing and social interest of the local community and it was not realistic to think that it could do so within the next five years.  The Council reached that Conclusion because the application did not demonstrate that there was any community use of the facilities at all, the land is not accessible to the public with access being through a security gate and whilst the application focused on economic factors it did not engage with the criteria as set out in S88 (1) of the Localism Act 2011 | |

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| MPL019126 | UCA Rochester Campus Rochester Kent | The Halpern Charitable Foundation | 03/03/2022 | 03/05/2022 | The Council considered that the application and supporting evidence did not demonstrate that the use of the University of Creative Arts until recently furthered the social wellbeing and social interest of the local community and it was not realistic to think that it could do so within the next five years.  The Council reached that conclusion because the application did not demonstrate that there was any community use of the facilities save for attendance at the annual degree show and whilst the application focused on the benefits of having a higher education facility in the area these were only open to registered students rather than being a true community use when considered against the criteria as set out in S88 (1) of the Localism Act 2011  The potential future use may have included other community uses but this was not further particularised within the nomination and was just a generic suggestion rather than a realistic prospect. |