

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
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. Acceptance date: 29/08/2019 Interim moratorium expires: 10/10/2019 Full moratorium expires: 29/02/2020 Protected period expires: 01/03/2021</p> <p>Owner has submitted notice of intent to sell 136 Grosvenor Road (1st Floor property). Acceptance date: 01/07/2022 Interim moratorium expires: 12/08/2022</p> <p>Owner has submitted notice of intent to sell. Acceptance date: 02/01/2024 Interim moratorium expires: 13/02/2024 Full moratorium expires: 02/07/2024 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) 26/07/2020	11/09/2020	10/09/2025	

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
21-01	Giant Goram PH Barrowmead Drive, Lawrence Weston	Ambition Lawrence Weston	09/04/2021	09/04/2026	Owner has submitted notice of intent to sell. Acceptance date: 28/01/2022 Interim moratorium expires: 11/03/2022 Full moratorium expires: 28/07/2022 Protected period expires: 28/07/2023
21-03	6 West Street, Old Market, Bristol BS2 0BH	Outhubs CIC	02/06/2021	01/06/2026	Owner has submitted notice of intent to sell. Acceptance date: 09/06/2021 Interim moratorium expires: 21/07/2021 Full moratorium expires: 09/12/2021 Protected period expires: 08/12/2022
21-02	The Cross Hands PH, 1 Bridgewater Road, Bedminster Down, BS13 7AQ	Save The Cross Hands	28/06/2021	27/06/2026	
21-04	Adam & Eve PH, 7 Hope Chapel Hill, BS8 4ND	The Friends of the Adam & Eve	09/07/2021	08/07/2026	
21-05	Bristol Zoo and Gar- dens	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
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	02/11/22	01/11/2027	Listing review notice received from owner 28/12/2022
22-03	Eden Grove Methodist Church and Hall Eden Grove, Bristol BS7	Upper Horfield Community Trust. Nomination date 30/09/2022	25/11/22	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
23-06	Eastville Park Methodist Church, 119-121 Fishponds Road, Eastville Bristol, BS5 9PN	Pakistan Association Bristol Ltd Nomination Date 17/07/2023	11/09/2023	10/09/2028	Owner has submitted notice of intent to sell. Acceptance date: 11/01/2024 Interim moratorium expires: 22/02/2024 Full moratorium expires: 11/07/2024 Protected period expires: 11/07/2524
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	

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
23-09	Horfield Library	Ebetrust (K/A Ebenezer Church) Nomination Date 18/08/2023	13/10/2023	12/10/2028	

Unsuccessful nominations

Table 2: unsuccessful nominations for assets of community value

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
18-15	Hamilton House, 80 Stokes Croft, Bristol, BS2 6TT	Hamilton House Association of Tenants (HHAT) Nomination date 28/01/2019 Decision date 24/04/2019 Expiry date 28/01/2024	Listing review notice received from owner 27/02/2019 Listing review decision date 24/04/2019 (Listing overturned). The restrictions in section 95(1) of the Localism Act (2011) no longer apply to the property..
19-01	Former Public Toilets, Avonmouth Road, Bristol	Avonmouth Community Centre Association Nomination date 01/07/2019 Decision date 23/07/2019 Expiry date 23/07/2024	The length of time the asset has been a void building exceeds 10 years which is outside of the authority's qualifying period for recent past.
19 -04	Motion Nightclub 74-78 Avon Street BS2 0PX	Supporters of Nightlife and Motion Nomination date 21/10/2019 Decision Date 13/11/2019 Expiry date 13/11/2024	The Nomination was submitted as an Unincorporated group but there was no the required 21 names that are listed on the electoral register
19-06	The Cameron Centre, Cameron Walk, Lockleaze, BS7 9XB	Nomination date 13/12/2019 Decision Date 07/02/2020 Expiry date 07/02/2025	No plan was submitted with the 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
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 reference	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	<p>Bristol Childrens and Adult Centre</p> <p>Nomination date 01/11/21</p> <p>Decision Date 16/12/2021</p> <p>Expiry date 15/12/2026</p>	<p>Listed on 16/12/2021</p> <p>Listing review notice received from owner 09/02/2022.</p> <p>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</p> <p>Listing review decision date 22/04/2022 (Listing overturned).</p> <p>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.</p>

CRtB reference	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	<p>We <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>

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.

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
23-10	St Christopher's School, Westbury Park, Bristol BS6 7JE	SEND Alliance for St Christophers School Nomination date 11/12/2023	05/02/2024