

# Assets of Community Value Lists

Publication date Wednesday, July 07, 2021



## 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
16-02	Barton Hill Tenants Hall, Avonvale Road Barton Hill Bristol BS5 9SR	Wellspring Healthy Living Centre  Nomination form received 17/03/2016	03/05/2016	02/05//2021	Owner has submitted notice of intent to sell. Acceptance date: 04/05/2016 Interim moratorium expires: 15/06/2016 Full moratorium expires: 04/11/2016 Protected period expires: 04/11/2017  Expression of interest to bid accepted 17/05/2016  Owner has submitted notice of intent to sell. Acceptance date: 19/11/2020 Interim moratorium expires: 31/12/2020 Listing Expires 02/05/2021
16-03	Bristol Community Dance Centre, Jacobs Wells Road, Hotwells, Bristol BS8 1DX	Bristol Community Dance Centre Limited  Nomination form received 29/03/2016	24/05/2016	23/05/2021	Owner has submitted notice of intent to sell. Acceptance date: 06/02/2017 Interim moratorium expires: 20/03/2017 Full moratorium expires: 06/08/2017 Protected period expires: 06/08/2018
16-05	All Hallows Hall, All Hallows Road Easton Bristol BS5 0HH	Baggator  Nomination form received 26/04/2016	10/06/2016	09/06/2021	

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date</b>	<b>Effective listing date</b>	<b>Date listing expires</b>	<b>Current status Assets listed for community value</b>
16-04	St Agnes Lodge, 45 Thomas Street, St Paul's, Bristol BS2 9LJ	Full Circle@Docklands  Nomination form received 18/04/2016	16/06/2016	15/06/2021	Owner has submitted notice of intent to sell. Acceptance date: 10/10/2016 Interim moratorium expires: 21/11/2016 Full moratorium expires: 10/04/2017 Protected period expires: 10/04/2018
17-01	Southmead Youth Centre Greystoke Avenue Southmead Bristol BS10 6AS	Southmead Development Trust  Nomination form received 17/02/2017	18/04/2017	17/04/2022	Owner has submitted notice of intent to sell. Acceptance date: 10/03/2021 Interim moratorium expires: 21/04/2021 Full moratorium expires: 09/09/2021 Protected period expires: 09/09/2022
17-02	Lanercost Centre Bristol Community Links North Lanercost Road Southmead Bristol BS10 6HZ	Southmead Development Trust  Nomination form received 17/02/2017	18/04/2017	17/04/2022	
17-03	The Greenway Centre Doncaster Road Southmead Bristol BS10 5PY	Southmead Development Trust  Nomination form received 17/02/2017	18/04/2017	17/04/2022	

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date</b>	<b>Effective listing date</b>	<b>Date listing expires</b>	<b>Current status Assets listed for community value</b>
17-04	Southmead Library 143 Greystoke Avenue Southmead Bristol BS10 6AR	Southmead Development Trust  Nomination form received 17/02/2017	18/04/2017	17/04/2022	Owner has submitted notice of intent to sell. Acceptance date: 10/03/2021 Interim moratorium expires: 21/04/2021 Full moratorium expires: 09/09/2021 Protected period expires: 09/09/2022
17-08	Horfield Library Filton Avenue Horfield BS7 0BD	Ebe Trust  Nomination Form Received 16/06/2017	04/08/2017	03/08/2022	
17-09	Elm Tree Public House Queens Road Bishopsworth Bristol  BS13 8LB	Bristol and District CAMRA	30/10/2017	29/10/2022	
17-11	Victoria Park Lodge Victoria Park Windmill Hill	Windmill Hill City farm	23/01/2018	22/01/2023	
18-02	Merchants Arms Public House, Bell Hill, Stapleton, Bristol BS16 1BQ	Colston Estate Community Association	14/05/2018	13/05/2023	Owner has submitted notice of intent to sell. Acceptance date: 26/02/2020 Interim moratorium expires: 08/04/2019 If bids received Full moratorium expires: 26/08/2020 Protected period expires: 26/08/2021
18-03	The Oldbury Court Tavern, Gill Avenue, Bristol BS16 2PY	Peoples Republic of Oldbury Court	12/06/2018	11/06/2023	

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date</b>	<b>Effective listing date</b>	<b>Date listing expires</b>	<b>Current status Assets listed for community value</b>
18-10	Kingdom Hall Of Jehovahs Witnesses, Deans Mead, Lawrence Weston, Bristol BS11 0PF	Ambition Lawrence Weston	19/06/2018	18/06/2023	
18-12	Lawrence Weston Social Club, Lawrence Weston Road/Atwood Drive, Lawrence Weston, Bristol BS11 0ST	Ambition Lawrence Weston	19/06/2018	18/06/2023	
18- 13	The Bank Tavern Public House, 8 John Street, Bristol BS1 2HR	Bank Tavern Community Group	12/07/2018	11/07/2023	
19 - 02	134a-136 Grosvenor Road, St Pauls, Bristol	St Pauls Carnival (Bristol) CIC	20/08/2019	29/08/2024	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
19 -05	Ashton Gate Stadium	Bristol City Supporters Society Ltd	30/12/2019	29/12/2024	

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date</b>	<b>Effective listing date</b>	<b>Date listing expires</b>	<b>Current status Assets listed for community value</b>
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	
20 - 01	Windmill PH Windmill Hill, BS3 4LU	The Windmill Hill Community Pub Ltd	08/09/2020	07/09/2025	Owner has submitted notice of intent to sell. Acceptance date: 12/01/2021 Interim moratorium expires: 23/02/2021 Full moratorium expires: 12/07/2021 Protected period expires: 12/07/2022
21-01	Giant Goram PH Barrowmead Drive, Lawrence Weston	Ambition Lawrence Weston	09/04/2021	09/04/2026	
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  Nomination date 05/05/2021	28/06/2021	27/06/2026	

## Unsuccessful nominations

Table 2: unsuccessful nominations for assets of community value

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date decision date</b>	<b>Reason for not listing the asset</b>  <b>Assets not listed for community value</b>
16-01	Speedwell Baths, Whitefield Road, Speedwell, Bristol BS5 7TJ	Bristol Civic Society  Nomination form received 29/02/2016  Decision date 12/04/2016  Expiry date 12/04/2021	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.
16-06	Totterdown Centre 138-144 Wells Road Totterdown BS4 2AG	TRESA  Nomination form received 28/11/2016  Decision date 07/02/2017  Expiry date 07/02/2022	Does not fulfil criteria in relation to parts of the property which are residential use.  Applicants may wish to re-apply but restrict their nomination to the parts of the building which are wholly for community purposes.

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset  Assets not listed for community value
17-07	Symes House Peterson Square Hartcliffe Bristol BS13 0EE	Hartcliffe & Withywood Community Partnership  Nomination Form Received 15/05/2017  Decision date 04/07/2017  Expiry date 04/07/2022	The current use of this building as Bristol City Council offices does not have an environment that furthers the social wellbeing of the local community.
17-10	Merchants Arms Public House Bell Hill Stapleton Bristol BS16 1BQ	Bristol and District CAMRA  Nomination date 04/09/2017  Decision date 30/10/2017  Expiry date 30/10/2022	Listed on 30/10/2017  Listing review notice received from owner 27/11/2014.  Listing review decision date 15/01/2018 (Listing overturned).  By reason of the invalid nomination made by the Bristol and District Branch of CAMRA the Merchant Arms PH should not be included on the Assets of Community Value List



<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date decision date</b>	<b>Reason for not listing the asset  Assets not listed for community value</b>
18-01	Totterdown Centre 138-144 Wells Road, Bristol, BS4 2AG - Titles AV159551, AV711194,AV711193	The Bristol Womens Workshop  Nomination date 22/01/2018  Expiry date 09/03/2023	Application withdrawn by nominator 09/03/2018
18-04	The Bungalow AKA Five Ways Bungalow, NSF Lawrence Weston Project, Ridingleaze, Lawrence Weston, Bristol BS11 0QE	Ambition Lawrence Weston  Nomination date 24/04/2018	Application withdrawn by nominator 12/06/2018
18-05	Lawrence Weston Clinic, Ridingleaze, Lawrence Weston, Bristol BS11 0QE	Ambition Lawrence Weston  Nomination date 24/04/2018  Expiry date 12/06/2018	Application withdrawn by nominator 12/06/2018
18-06	Doctors Surgery - House and Garden, 46 Capel Road, Lawrence Weston, Bristol BS11 0RE	Ambition Lawrence Weston  Nomination date 24/04/2018  Expiry date 24/04/23	Property Nominated Primarily Residential therefore no eligible to list

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date decision date</b>	<b>Reason for not listing the asset  Assets not listed for community value</b>
18-07	Lawrence Weston Pre-School Resource Centre. Also known as 'Freshways Resource Centre', Knovill Close, Lawrence Weston, Bristol BS11 0SA	Ambition Lawrence Weston  Nomination date 24/04/2018 Expiry date 12/06/2023	Application withdrawn by nominator 12/06/2018
18-09	Housing Office, Ridingleaze, Lawrence Weston, Bristol BS11 0QE	Ambition Lawrence Weston  Nomination date 24/04/2018  Expiry date 12/06/2023	Application withdrawn by nominator 12/06/2018
18-11	The Medical Centre, Ridingleaze, Lawrence Weston, Bristol BS11 0QE	Ambition Lawrence Weston  Nomination date 24/04/2018  Expiry date 12/06/2023	Application withdrawn by nominator 12/06/2018
18-14	Bristol North Baths  Gloucester Road, Bristol BS7 8BE	National Centre for Integrative Medicine CIC  Nomination date 5/11/2018  Decision date 26/11/2018  Expiry date 05/11/2023	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.

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 28/01/202	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

<b>CRtB reference</b>	<b>Asset name and address</b>	<b>Nominated by nomination date decision date</b>	<b>Reason for not listing the asset  Assets not listed for community value</b>
19-06	The Cameron Centre, Cameron Walk, Lockleaze, BS7 9XB	Nomination date 13/12/2019  Decision Date 07/02/2019  Expiry date 07/02/2025	No plan was submitted with the nomination

### **Nominations currently under consideration**

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

<b>CRtB reference</b>	<b>Asset name and address Under consideration</b>	<b>Nominated by Nomination date</b>	<b>8 week decision period expiry date</b>
21 - 04	Adam & Eve PH, 7 Hope Chapel Hill, BS8 4ND	The Friends of the Adam & Eve Nomination date 14/05/2021	Decision expiry date 09/07/2021