

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
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 Full moratorium expires: 26/08/2020 Protected period expires: 26/08/2021 Owner has submitted notice of intent to sell. Acceptance date: 27/08/2021 Interim moratorium expires: 08/10/2021 If bids received Full moratorium expires: 27/02/2022 Protected period expires: 27/02/2023

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
18-03	The Oldbury Court Tavern, Gill Avenue, Bristol BS16 2PY	Peoples Republic of Oldbury Court	12/06/2018	11/06/2023	
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	

CRtB refer-ence	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	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 Owner has submitted notice of intent to sell 136 Grosvenor Road (1 st Floor property). Acceptance date: 01/07/2022 Interim moratorium expires: 12/08/2022
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	
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	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

CRtB reference	Asset name and address	Nominated by nomination date	Effective listing date	Date listing expires	Current status Assets listed for community value
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: 01/07/2022 Interim moratorium expires: 12/08/2022 Full moratorium expires: 01/01/2023 Protected period expires: 01/01/2024
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	

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
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

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
18-01	Totterdown Centre 138-144 Wells Road, Bristol, BS4 2AG - Titles AV159551, AV711194,AV71193	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

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
18-07	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

CRtB reference	Asset name and address	Nominated by nomination date decision date	Reason for not listing the asset Assets not listed for community value
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
21-09	Redfield Cinema/ St George's Hall, 203 Church Road, Redfield, BS5 9HL	Save Redfield Cinema Campaign Nomination date 03/10/21 Decision Date 28/11/2021 Expiry date 27/11/2026	Listed on 28/11/2021 Listing review notice received from owner 21/01/2022. Listing review decision date 17/03/2022 (List- ing overturned). 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

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	We <3 The Rhubarb Tavern Nomination date 12/11/21 Decision Date 07/01/2022 Expiry date 06/01/2027	Listed on 07/01/2022 Listing review notice received from owner 16/02/2022. Listing review decision date 13/05/2022 (Listing overturned). 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.

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
22 - 01	St Christopher's School, Westbury Park, Bristol BS6 7JE	St Christopher's Action Network	Application Acceptance date :- 23/06/2022 Expiry date for decision:- 18/08/2022

