

## SHOULD CRUDWELL HAVE ASSETS OF COMMUNITY VALUE?

### What is an Asset of Community Value?

In England, an Asset of Community Value (ACV) is land or property (not private residences) of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate an asset to be included on their local authority's register of such assets. If an ACV comes up for sale, the community has an opportunity to bid for it, with certain provisos. *At present Crudwell has no ACVs on Wiltshire Council's register.....*

### What makes something an asset of community value?

The asset is of community value if Wiltshire Council judges that:

- Current use of the building or land furthers the social well-being or social interests of the local community, or such use has existed within the recent past (within five years)
- Community use has been the main use rather than an ancillary one
- It is realistic to think that the building or land could continue to be used in a way which will further the social well-being and social interests \* of the community within the next five years
- It is not an exempted building or piece of land
- It meets the evaluation criteria set out in "Assets of Community Value - Evaluation Procedure".

(\* The Localism Act defines "social interest" as including cultural, recreational and sporting interests).



### Key things to note

- The regulations apply only when sale of the ACV would lead to a change of use, not to a sale made as a going concern (e.g they would not apply to a pub sold to continue trading as a pub but would if it was to be converted to a house).
- The right for a community to bid for an ACV is NOT a right to buy: a six-month full moratorium is intended to allow a Community group time to secure funding etc. to try and put them on a level with other bidders. *The Community group is not a preferred bidder; they will have to compete with other interested parties and the choice of eventual purchaser is down to the current owner.*
- Some of the above assets may have sufficient safeguards already. This would need to be determined before an application for ACV status was made.