

## Community Right to Bid – Nomination for building or land to be listed as an asset of community value

The Community Right to Bid allows local community interest groups and parish councils to nominate buildings or land for listing by the local authority as assets of community value. An asset can be listed if a non-ancillary use furthers, or has recently furthered, the community's social well-being or social interests (which includes cultural, sporting or recreational interests) and is likely to do so in the future.

When a listed asset comes up for sale a moratorium (stop) on the sale of that asset may apply, providing certain local community groups with a chance to raise finance, develop a business plan and to make a bid to buy the asset on the open market.

For more information on the Right to Bid see the Department of Communities and Local Government (DCLG) website.

The owner will be given an opportunity to comment on your nomination.

In this nomination form all references to "land" included buildings or land.

### 1. Your organisation

Name of your organisation:

Address of your organisation:

e-mail and /or telephone contact details (obligatory):

Only certain organisations may nominate land for listing as an asset of community value. Please tick in the second column below the description which relates to your organisation, and submit with your application any evidence required by the third column.

Description of organisation	Tick	Evidence which must accompany your application
The parish council in whose area the land is situated **		n/a
A parish council sharing a boundary with the parish in whose area the land is situated		n/a
A parish council in the South Holland District Council's area (this only applies if there is no parish council for the land)		n/a
A parish council sharing a boundary with the South Holland District Council (this only applies if there is no parish council for the land)		n/a

A neighbourhood forum under section 61F of the Town and Country Planning Act 1990		That your activities are wholly or partly concerned with the South Holland District Council's area, or with a neighbouring authority's area. Please submit your articles or constitution.
An unincorporated body		Your activities are wholly or partly concerned with the South Holland District Council's area, or with a neighbouring authority's area. Please submit your articles or constitution.
		You do not distribute any surplus which you make to your members.
		That you have at least 21 members who are on the electoral register in the South Holland District Council's area, or in a neighbouring authority's area.
		Any surplus which you make is wholly or partly applied for the benefit of the South Holland District Council's area, or for the benefit of a neighbouring authority's area.
A charity **		Your activities are wholly or partly concerned with the South Holland District Council's area, or with a neighbouring authority's area. Please submit your articles or constitution.
A company limited by guarantee **		Your activities are wholly or partly concerned with the South Holland District Council's area, or with a neighbouring authority's area. Please submit your articles or constitution.
		You do not distribute any surplus which you make to your members.
		Any surplus which you make is wholly or partly applied for the benefit of the South Holland District Council's area, or for the benefit of a neighbouring authority's area.
A co-operative or community benefit society **		Your activities are wholly or partly concerned with the South Holland District Council's area, or with a neighbouring authority's area. Please submit your articles or constitution.
		You do not distribute any surplus which you make to your members.
		Any surplus which you make is wholly or partly applied for the benefit of the South Holland District Council's area, or for the benefit of a neighbouring authority's area.
A community interest company **		Your activities are wholly or partly concerned with the South Holland District Council's area, or with a neighbouring authority's area. Please submit your articles or constitution.

## 2. Land which you are nominating for listing

Please provide below a full description of the building and/or land which you are nominating.

You must make clear where the boundaries of the land are otherwise your nomination will be invalid. A plan clearly showing the land should be included.

## 3. Occupiers and owners

Please provide as much information as you can about the occupiers and owners of the land. You should contact the Land Registry to find out whether the land is registered and, if so, provide copies of freehold and any leasehold titles. Find out how to do this on the Land Registry's website [landregistry.gov.uk](http://landregistry.gov.uk)

Occupiers:

Freehold owners:

Leasehold owners:

## 4. Reasons for thinking that the Council should conclude that the land is of community value

Before land can be listed, one of the following tests must be met.

**Test 1 – the present and future test** – that an actual current use that is not an ancillary use (ie not a minor use) furthers the social wellbeing or social interests of the local community **AND** it is realistic to think that there can continue to be non-ancillary use which will further (whether or not in the same way) the social well-being or social interests of the local community

**OR** (where the present and future test is not met eg where a pub is not currently being used)

**Test 2 – the past and future test** - there is a time in the recent past when an actual use that was not an ancillary use (ie not a minor use) furthered the social well-being or interests of the local community **AND** it is realistic to think that there is a time in the next five years when there could be a non-ancillary use that would further (whether or not in the same way as before) the social well-being or social interests of the local community.

“Social interests” includes cultural, recreational and sporting interests.

Which test do you consider applies?

**Test 1** present and future test -    yes            no            (if yes, please complete A and C below)

**Test 2** past and future test -    yes            no            (if yes, please complete B and C below)

Is the land currently for sale?    yes            no

If yes, please provide sale particulars if available.

If no, what has made you decide to submit the nomination?

A.    **CURRENT USE:** The current non-ancillary use is \_\_\_\_\_  
and it furthers the social wellbeing or social interest of the local community because

please continue on a separate sheet if necessary. To show that the asset furthers the social wellbeing/interest of the local community useful information to provide includes frequency, type and volume of use by the local community. A poorly used pub, for example, is not likely to meet this test.

B.    **PAST USE:** The past non-ancillary use was \_\_\_\_\_  
the last time the land was used for this purpose was \_\_\_\_\_  
the land is no longer being used for this purpose because \_\_\_\_\_  
and it furthered the social wellbeing or social interest of the local community because

please continue on a separate sheet if necessary. To show that the asset furthered the social wellbeing/interest of the local community useful information to provide includes frequency, type and volume of use by the local community. A poorly used pub, for example, is not likely to meet this test.

C. **FUTURE:** The future use or uses could be \_\_\_\_\_  
These uses could be carried out by (see notes below\*)

and this will further (whether or not in the same way) the social well-being or social interests of the local community because

please continue on a separate sheet if necessary.

\*Please note that only those organisations marked \*\* in box 1 above may bid to purchase a community asset if it is listed. Bearing this in mind, if you consider that the community could **realistically** provide a future use for the asset please explain how in practice this would work. It is not necessary to provide a business plan, but you should explain, for example: Which group do you consider could buy the asset? How would the group fund the purchase? If the asset came up for sale next month, or next year, is it realistic that the group would be able to buy the asset and use it as a community asset? Please provide as much evidence as possible.

Please submit this application form to:

Emily Holmes at South Holland District Council, Council Offices, Priory Road,  
SPALDING, Lincs PE11 2XE

If you have any questions about this nomination form please contact:

[community@sholland.gov.uk](mailto:community@sholland.gov.uk) or call 01775 761161.

For official use only	
Date received	
Date validated	

This nomination form will be submitted to the owner for comment as part of the nomination process, and will be available for public inspection.