

## ALDERBURY PARISH COUNCIL

### Agenda item 135.24 b.

I asked Chat GPT to summarise information about assets of community value.  
After that information is a flow chart which John would like to talk through.

### Summary from Chat GPT (checked by LH)

In the UK, an **Asset of Community Value (ACV)** is a building or land deemed important to the social well-being or interests of the local community, such as pubs, libraries, parks, or community centres. Established under the **Localism Act 2011**, the ACV designation allows communities to protect these assets if there's a risk of closure, sale, or repurposing, ensuring they have a voice in the process.

### Key Points about Assets of Community Value

1. **Community Nomination:** Local groups, such as parish councils or voluntary organizations, can nominate assets they consider essential to community life. Nominations are submitted to the relevant local authority, which reviews each case to determine if the asset meets the ACV criteria.
2. **Criteria for Designation:** To qualify as an ACV, the asset must further the community's social interests or well-being and must realistically continue to do so in the future. This includes assets used for:
  - Social interaction (e.g., community centers, pubs)
  - Cultural and recreational activities (e.g., libraries, sports grounds)
  - Health and well-being (e.g., green spaces)
3. **Listing and the Community Right to Bid:** Once designated, the ACV is added to a public list by the local authority and remains listed for five years. If the asset's owner decides to sell, the ACV status triggers a **moratorium** period, giving community groups six months to prepare a bid to purchase it. This moratorium provides time for community action but does not guarantee the asset will be sold to the community, as the owner can ultimately sell to whomever they choose.
4. **Limitations and Benefits:** ACV status does not prevent the sale or redevelopment of an asset but can delay it, enabling the community to put forward a competing offer. Although ACV status does not necessarily restrict the owner's rights over the asset, it signals the community's interest in preserving its current use, which can influence future development or sales decisions.
5. **Examples of Assets of Community Value:** Popular examples include local pubs, post offices, sports fields, community centers, and historic buildings. Many rural and urban communities have used ACV designations to protect valued local amenities from closure or change.
6. **Challenges and Limitations:** Some challenges with ACVs include:
  - Funding difficulties: Raising the necessary funds to buy an asset can be challenging within the moratorium period.
  - Limited power: The ACV designation does not legally compel owners to sell to the community, nor does it prevent them from changing the asset's use after a sale.

## How to Apply for ACV Status

Applications for ACV status typically involve:

- Describing the asset's significance to the community
- Providing evidence of community use
- Explaining how the asset's continued existence benefits community well-being

Local councils have guidelines on how to apply for ACV designation, often with dedicated teams to assist community groups in understanding the requirements.

## Significance of ACVs in the UK

The ACV mechanism empowers communities to retain control over valued local spaces and facilities, especially in areas where gentrification, commercial interests, or local authority cutbacks threaten traditional community spaces.

### Flowchart

