

The Neighbourhood Plan includes the following proposal:

To take advantage of the Community Right to Bid legislation and to protect the assets of the village to meet some of the aspirations of the Neighbourhood Plan, the Parish Council to set up a group to consider the value of registering some or all of the assets listed in Appendix X within six months.

What is ‘Community Right to Bid’?

(also known as Assets of Community Value scheme)

The purpose of Community Right to Bid legislation is to give communities a right to **identify a property/asset that is believed to be of value to their social interests or social wellbeing** and gives them **a fair chance to make a bid to buy the property/asset in the open market** if the property/asset owner decides to sell.

A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future.

Once a nomination has been received, the Council has 8 weeks in which to consider it and reach a decision on whether or not it is valid and a listing should be made. The Council will tell the owners and occupiers of the property when they receive a nomination.

Asset owners and those nominating assets can follow an appeals process if they are unhappy with a decision made by the Council. There is a compensation scheme for private property owners.

What happens when the listed asset comes up for sale?

If the asset has been accepted as listed, then Wiltshire Council will write to the community group who listed the asset to inform them that it is coming up for sale. Relevant community interest groups then have 6 weeks in which to express an interest in buying the asset. If no expressions of interest are received, the asset owner can go ahead with selling it. If an expression of interest is received, the owner must wait until 6 months has elapsed (from the moment s/he gave notice that s/he intended to sell) before selling the asset. During this time, the community group should prepare and submit its bid for the asset.

NB The above description uses mostly Suffolk Coastal Council’s wording as this describes the legislation clearly

Does Downton have assets of Community Value?

A list of suggested assets is displayed and we would **welcome your comments**.

Important – it is emphasised that, at this stage the proposal is only to consider which assets to register and this does NOT mean that there is any stated intention to bid for these assets.