

Nottingham City Council's Assets of Community Value
Evaluation Criteria

Evaluation Criteria for the consideration of Assets of Community Value – to be considered only when all the relevant information has been received from the nominator and other interested parties.

Assets of Community Value Nomination-Assessment			
DATE OF SUBMISSION		DATE DECISION TO BE MADE BY:	
NOMINATED ASSET			
NOMINATION SUBMITTED BY:			

When a nomination for an asset of community value is received, Nottingham City Council will consider the nomination using a staged process.

Stage 1

Part A and B criteria for assessing whether an asset is of community value is in accordance with that set out in the Assets of Community Value (England) Regulations 2012. Each section contains a reference to the relevant legislation but please refer to the guidance notes accompanying this document when assessing the nomination. The paragraph numbering (e.g. A1 etc.) links between this assessment form and the guidance notes.

PART A-CRITERIA SPECIFIED IN THE ASSET OF COMMUNITY VALUE REGULATIONS 2012	CHECKLIST
A1. Is the nominating organisation an eligible body to nominate? (Section 5 of the Regulations)	Pass/Fail
A2. Does the nominating body have a local connection to the asset nominated? (Section 4 of the Regulations)	Pass/Fail
<p>A3. Does the nomination include the required information about the asset?</p> <p>This is set out in Regulation 6 of the Assets of Community Value (England) Regulations 2012 as follows:</p> <p>(a) a description of the nominated land including its proposed boundaries;</p> <p>(b) a statement of all the information which the nominator has of—</p> <p style="margin-left: 20px;">(i) the names of current occupants of the land, and</p> <p style="margin-left: 20px;">(ii) the names and current or last-known addresses of all those holding a freehold or leasehold estate in the land</p> <p>And;</p> <p>(c) a clear map showing the location of the property with an indication of</p>	Pass/Fail

the extend of the land included in the nomination	
A4. Is the nominated asset outside of one of the categories that cannot be assets of community value? (Schedule 1 of the Regulations)	Pass/Fail
IF ‘YES’ TO ALL OF PART A, MOVE TO PART B IF “NO” TO ONE OR MORE OF PART A, INFORM NOMINATOR THAT NOMINATION IS INELIGIBLE. PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS.	
PART B -ESTABLISHING THE CURRENT OR RECENT NON-ANCILLARY (PRIMARY) USE THAT THE APPLICATION IS BASED ON	CHECKLIST
B1. Is the current or recent use which is the subject of the nomination an actual and non-ancillary use? NOTE 1: A working definition of “recent past” is “within the past three years” NOTE 2: A working definition of “non-ancillary” is that the use is not providing necessary support (e.g. cleaning) to the primary activities carried out in the asset, but is itself a primary, additional or complementary use.	Pass/Fail
IF YES, GO TO STEP 2. IF NO, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS	

Stage 2

Part C and D criteria for assessing whether an asset is of community value has been developed by Nottingham City Council based on Part 5, Chapter 3, Section 88 of the Localism Act 2011.

Section 88 of the Localism Act states that the asset will be considered to be one of community value if:

- a) its actual current use furthers the social wellbeing and interests of the local community, or a use in the recent past has done so. *(the legislation does not provide for a specific period, but as a general rule use in the past three years is considered to be relevant)*
- b) that use is not an ancillary one; and
- c) for land in current community use it is realistic to think that there will continue to be a use which furthers social wellbeing and interests, or for land that has been in community use in the recent past, it is realistic to think that there will be community use within the next five years (in either case, whether or not that use is exactly the same as the present or past); and
- d) it does not fall within one of the exemptions.

PART C

CRITERIA FOR DETERMINING WHETHER THE USAGE CURRENTLY OR IN THE RECENT PAST FURTHERS SOCIAL WELLBEING AND INTERESTS OF THE LOCAL COMMUNITY			
	Evidence	Commentary	
<ul style="list-style-type: none"> • What is the current/recent use of the building/property/land? 			
<ul style="list-style-type: none"> • How well is/was the 			

<p>building/property/land used?</p> <ul style="list-style-type: none"> • What will the impact be if the usage ceases? If usage has ceased already, what has the impact been? • Does it/did it meet the social interests of the different parts of the community? (please give examples of such a use by community groups or sporting clubs) • How strongly does the local community feel about the usage as furthering their social interest? 			
			PASS/FAIL

IF THE NOMINATION PASSES PART C, GO TO PART D.

IF THE NOMINATION FAILS PART C, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS (PROCESS TO BE CONFIRMED)

PART D: Is it realistic to think (for “current” uses) there will continue to be social use of the building or other land or (for “recent” uses) that it is realistic to think that there will be community use again within the next five years?

Criteria	Evidence		
1. What is the proposed future use of the asset? <i>(types of activities)</i>			
2. Will it meet the social interests of the different parts of the community? <i>(please give examples of such a use by community groups or sporting clubs)</i>			
			PASS/FAIL
<p>IF THE NOMINATION PASSES PART D, FOLLOW PROCESS FOR ELIGIBLE NOMINATIONS IF THE NOMINATION FAILS PART D, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS</p>			

PART E. Realism of future usage

Criteria	Evidence		
1. Has the building/land-take/space/legal requirement for this usage changed significantly since its initial use so that the asset is not fit for purpose?			
2. Could the asset be made fit for purpose practically and within reasonable resource requirements and within timescales?			
			PASS/FAIL
IF THE NOMINATION PASSES PART E, FOLLOW PROCESS FOR ELIGIBLE NOMINATIONS IF THE NOMINATION FAILS PART E, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS			

RECOMMENDATION	
REASON FOR DECISION	
DECISION TAKEN BY	
DATE	

