

## Asset of Community Value Evaluation Criteria



We set out below the decision-making steps that will be used to determine a nomination.

STEP A - APPLY NON-DISCRETIONARY CRITERIA – (derived from the Act and regulations)	Score / Notes
<p>A1. Is the nominating organisation an eligible body to nominate?</p> <p>The types of organisations eligible for making a nomination are currently defined in Regulation 5 of the Assets of Community Value (England) Regulations 2012 as below:</p> <ul style="list-style-type: none"> <li>(a) a body designated as a neighbourhood forum pursuant to section 61F of the Town and Country Planning Act 1990;</li> <li>(b) a parish council;</li> <li>(c) an unincorporated body — <ul style="list-style-type: none"> <li>(i) whose members include at least 21 individuals, and</li> <li>(ii) which does not distribute any surplus it makes to its members;</li> </ul> </li> <li>(d) a charity;</li> <li>(e) a company limited by guarantee which does not distribute any surplus it makes to its members;</li> <li>(f) an industrial and provident society which does not distribute any surplus it makes to its members; or</li> <li>(g) a community interest company</li> </ul>	<p><b>Yes / No</b></p> <p>If No Why?</p>

<p>A2. Does the nominating body have a local connection to the asset nominated?</p> <p>A local connection means that the body’s activities are wholly or predominantly concerned with the Borough or a neighbouring authority’s area and that any surplus it makes is wholly or partly applied for the benefit of the Borough or a neighbouring authority’s area</p> <p>“Local Connection” is defined in detail in Regulation 4 of the Assets of Community Value (England) Regulations 2012.</p> <p>The Borough will validate eligibility of all applicants</p>	<p><b>Yes / No</b></p> <p>If No why?</p>
<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> <ul style="list-style-type: none"> <li>(a) a description of the nominated land including its proposed boundaries;</li> <li>(b) a statement of all the information which the nominator has with regard to— <ul style="list-style-type: none"> <li>(i) the names of current occupants of the land, and</li> <li>(ii) the names and current or last-known addresses of all those holding a freehold or leasehold estate in the land</li> </ul> </li> </ul>	<p><b>Yes / No</b></p> <p>If No What is required, and can this be provided?</p>
<p>A4. Is the nominated asset outside of one of the categories that cannot be assets of community value as set out in Schedule 1 of the assets of Community Value (England) Regulations 2012, as summarised below?:</p>	<p><b>Yes / No</b></p> <p>If No please indicate which category this is deemed (1-3)</p>

<ol style="list-style-type: none"> <li>1. A residence together with land connected with that residence</li> <li>2. Land in respect of which a site licence is required under Part 1 of the Caravan Sites and Control of Development Act 1960</li> <li>3. Operational land as defined in section 263 of the Town and Country Planning Act 1990.</li> </ol>	
<p><b>IF “YES” TO ALL OF PART A MOVE TO STEP B</b></p> <p><b>IF “NO” TO ONE OR MORE OF PART A, INFORM NOMINATOR THAT NOMINATION IS INELIGIBLE. PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS.</b></p>	<p><b>If no to any of part A the nomination is ineligible. Date Nominator informed of ineligibility / placed on List of Unsuccessful Nominations –</b></p>
<p><b>STEP B - ESTABLISHING THE NON-ANCILLARY USE THAT THE APPLICATION IS BASED ON</b></p>	
<p>B1. Is the current or recent usage which is the subject of the nomination an <b>actual and non-ancillary usage</b>?</p> <p>NOTE 1: A working definition of “recent past” is “within the past three years”</p> <p>NOTE 2: A working definition of “non-ancillary” is that the usage 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.</p>	<p><b>Yes / No</b></p> <p>If No Why?</p>

<p><b>If the current or recent usage that is the subject of the nomination is actual and non-ancillary, go to STEP C</b></p> <p><b>If not, PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS</b></p>		<p><b>If No to Part B - Date placed on List of Unsuccessful Nominations -</b></p>
<p><b>STEP C – Determining whether the usage furthers social wellbeing or social interests</b></p>		
<p><b>Criteria</b></p>	<p><b>Weighting</b></p>	<p><b>Score and Notes. The score is based on the completeness and quality of the information and evidence provided.</b></p>
<p><b>C1. Who</b> benefits from the use?</p> <p>Does it meet the social interests of the community as and not simply the users/customers of the specific service?</p> <p>Who will lose if the usage ceases other than just the patrons?</p>	<p>40%</p>	
<p><b>C2. Why</b> is the usage seen as having social value in the context of the community on whose behalf the application is being made?</p>	<p>40%</p>	
<p><b>C3. How</b> strongly does the local community feel about the usage as furthering their social interests?</p> <p>Consider, amongst others, supporting documents attached to the submission.</p>	<p>20%</p>	

<p><b>If the above meets a minimum scoring of 55%, go to Step D</b></p>	<p><b>Total:</b></p>
<p><b>STEP D – Realism of future usage</b></p>	
<p><b>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?</b></p>	<p><b>Yes / No</b></p>
<p>D1. 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?</p>	<p><b>Yes / No</b></p>
<p><b>IF NO to D1 above, PLACE ON REGISTER OF ASSETS OF COMMUNITY VALUE</b></p>	
<p><b>IF YES to D1 above, go to D2</b></p>	
<p>D2. Could the asset be made fit for purpose practically and within reasonable resource requirements and within timescales? Can the use be reinstated within the next five years?</p>	<p><b>Yes / No</b> If No Why?</p>
<p><b>IF YES to D2 above, PLACE ON REGISTER OF ASSETS OF COMMUNITY VALUE</b></p>	

	<b>Date placed on the Register of Assets of Community Value –</b>
<b>IF NO to D2 above, PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS</b>	<b>Date placed on the List of Unsuccessful Nominations –</b>