

Economy and Skills Overview and Scrutiny Committee – City Council Owned Assets Inquiry

Assets of Community Value and Community Asset Transfer

Karen Cheney

Head of Service -Neighbourhood Development and Support Unit
(NDSU)



Assets of Community Value (ACV)

- Part of Localism Act 2011- **Community Right to Bid** and more recently BCC's "Working Together in Birmingham's Neighbourhoods" and localisation priority
- Right for voluntary or community body to request that a local asset (land or building) should be listed as an, "Asset of Community Value"
- Covers both **public and private assets** e.g. local pubs, libraries, community centres, playing fields, shops, co-operative ventures– even football clubs!
- Statutory duty and responsibility for L.A. to keep list of ACVs, scheme operation and regulation and payment of compensation
- Who can nominate – Parishes and community organisations **with a local connection**
- **Information Link** on BCC Website
https://www.birmingham.gov.uk/info/20146/consultation_and_engagement/240/the_right_to_bid_for_buildings_and_facilities_for_your_local_community

ACV contd.

- **Steps**

- Nomination Form and admin – ndsu@birmingham.gov.uk Since October 2019
- BCC Officer Panel - independent cross –service decision making panel
- Consultation with Local Councillors and Leader
- Sign off under Delegated authority by Strategic Director – Neighbourhoods
- Agreed – LA notify owner and place asset on ACV list and on local land charges register. (attached)

- **5 Year Listing**

- Not agreed – place asset on a **list of assets nominated but not listed**
- Listed ACV – If owner of asset decides to dispose of it – 6 week interim period – full **6 month moratorium** BUT not give the right of first refusal – ability to buy the asset on the open market
- There have been approx. **50** ACV applications since 2013. Currently 9 live approved ACVs on the register with a number currently going through the process. Some removed as past 5 yr. listing .
Unsuccessful nominations listed 15

Community Asset Transfer Protocol and New Way of Working

- **Localism Act 2011** – and more recently link into BCC’s “Working Together in Birmingham’s Neighbourhoods” and localisation priority (But not a community right)
- A revised **Protocol** and New Ways of Working approved by Cabinet in March 2011 with a roll out phase during 2011/12 . **Corporate, Consistent and Transparent pathway**
- Currently 23 successfully Completed and Pipeline CATs (attached)
- **CAT in Birmingham**
 - CAT is not an automatic right but based on an individual business case BUT Council must be clear about which buildings are available and which are not
 - Includes **buildings and/or land**
 - **Leasehold** not freehold – generally a fully repairing lease (up to 25yrs)
 - **Economic rent offset by Valuing Worth** not “peppercorn”
 - **To bona fide “not for profit” community organisations** – defined as one which uses its surplus revenues to realise its social goals rather than distributing them as profit or dividends plus “asset lock” and clearly stated social goals/ focus on community benefit

CAT – Contd.

▪ Process

- City asset registers regularly reviewed – **Property and Assets Board** – Officer/ Member decision whether property/land available for CAT
- Advertised in appropriate places – seeking **Expression of Interest** and outline business case (Info on building sent out)
- Often an open morning info session/ site viewing
- Assessment and shortlist of Expressions of Interest
- Interview of shortlisted organisations (* **Priority interview if tenant**)
- Selection of “**preferred community partner**”
- Will be a **Lead Contact Officer** to manage project through – generally from the appropriate service portfolio
- **Heads of Term of CAT Lease** offered subject to **Final Business Case**, **Valuing Worth** and Report sign off
- Heads of Terms accepted – Legal Services instructed. Further references taken up if required and due diligence undertaken

CAT contd. – Valuing Worth

■ Valuing Worth

- Development of BCC bespoke toolkit to measure the social value of organisation and impact of asset transfer
- Social Value Tool – values and measures activities of the organisation which previously were not valued or undervalued against current Council priorities etc. – gives a final £ figure
- Offsets economic rent
- Qualitative process
- Undertaken by organisation but guided by BCC Contact Officer – need to provide evidence of what put down
- Tool by no means perfect BUT emphasises the need to take account of the contribution/ value of organisations and their tangible worth in the delivery of desired outcomes in neighbourhoods

Benefit to community organisations – use with external funders and feel valued by the Council – examples of VW Norton Hall £317k, Brandwood £70k, Warstock £136k

Summary

- Both Assets of Community Value and Community Asset Transfer are useful tools for BCC as a way of empowering local organisations and place and can be an important catalyst for
 - Community ownership/ management of assets enhancing neighbourhood identity, cohesion, resilience and sustainability
 - Maximising social value to a place and for the City Council
 - Encouraging Social Enterprise and co-operative working
 - Job creation and employment support
 - Local Community Wealth building
 - Community powered local inclusive growth recovery (particularly relevant post-Covid)
 - Think Local

[birmingham.gov.uk/futurecouncil](https://www.birmingham.gov.uk/futurecouncil)



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COMMUNITY ASSET TRANSFERS TO DATE

Name of Asset	Type	Directorate	Advert	Interview	Preferred Community Partner / Current Position	Lease Completion Date (25 year unless stated)
Norton Hall	Community Centre	Neighbourhoods (District)	Pre CAT Protocol		Norton Hall Children & Family Centre	2010 - review due in 2015
Perry Common Community Centre	Community Centre	Neighbourhoods (District)	Pre CAT Protocol		Witton Lodge CA	2010 - review due in 2015
Holford Drive	Sports Hub	Education & Skills (Education)	Sports Hub test CAT		Holford Drive Community Sports Hub Ltd	November 2013
Billesley CC (The Ark)	Community Centre	Neighbourhoods (District)	Y	Y	Malachi	Short lease completed July 2011; long lease completed 2012
Deelands CC	Community Centre	Neighbourhoods (District)	Y	Y	Trident Reach the People Charity	19th August 2013
Moorfield Hall	Community Centre	Neighbourhoods (District)	Y	Y	Age Concern Birmingham	31st January 2014
Castle Vale Stadium & Sports Pitches	Sport & Comm	Neighbourhoods (District)	Y	Y	Castle Vale Community Housing Association	27th January 2014
Bells Farm CC	Community Centre	Neighbourhoods (District)	Priority to current tenant	Y	Spearhead Trust at Bells Farm	16th April 2014 - 4 year lease. Lease renewal with Legal Services
Hawkesley Community Centre	Community Facility	Neighbourhoods (District)	Y	Y	Age Concern Birmingham	31st July 2014
Stockland Green LC	Sport	Neighbourhood (Sport)	Y	Y	Action Indoor Sport Birmingham CIC	26th September 2014
Highcroft CC	Sport & Comm	Neighbourhoods (District)	Priority to current tenant	Y	Highcroft Community Centre	8th January 2015
Land at Witton Lakes	Former depot & cottage	Neighbourhoods (Parks)	Y	Y	Witton Lodge CA	21st April 2015
Castle Vale Pool	Sport & Comm	Neighbourhood (Sport)	Y	Y	Castle Pool Community Partnership CIO	15th January 2015
Laurel Road	Sport & Comm	Neighbourhoods (District)	Y	Y	Olive Branch 2 CIC	16th January 2015
Hutton Hall	Community Facility	Neighbourhoods (District)	Y	Y	Our Community	1st CAT did not work - premises returned to BCC. Relet- restricted to community use.
Malcolm Locker	Youth & Community	Neighbourhoods (District)	Y	Y	Malachi	9th May 2017
Highfield Hall	Community Facility	Neighbourhoods (District)	Y	30.10.2014	Highfield Hall Community Club	1st August 2017
Womens Enterprise Centre	Employment	Inclusive Growth	Y	Y	iSE	4th March 2020

Name of Asset	Type	Directorate	Advert	Interview	Preferred Community Partner / Current Position	Lease Completion Date (25 year unless stated)
Ecopark. Land r/o 268-294 Hobmoor Road, Bordesley Green	Education	Education & Skills (Youth)	Priority to current tenant	Y	Wildlife Trust for Birmingham & Black Country Limited	10th January 2020
St James Scouts Hut, Mere Green	Youth & Community	Education & Skills (Youth)	Priority to current tenant	Y	St James Scout Group	In progress
Brandwood Community Centre	Community Facility	Neighbourhoods (District)	Priority to current tenant	Y	Brandwood Centre Community Association	In progress
TS Dolphin, Ward End Park	Community Facility	Neighbourhoods (Street Services & Parks)	Priority to current tenant	Y	Norton Hall Children & Family Centre	In progress
Warstock Community Centre	Community Facility	Neighbourhoods (District)	Priority to current tenant	Y	Trustees of Warstock Community Centre	In progress
The POD, Oliver Street, Nechells	Community Facility	Education & Skills (Youth)	Priority to current tenant	TBA	SHINE	In progress
land at Cowley Road Recreation Ground, Greet	Youth & Community Facility	Neighbourhoods (Street Services & Parks)	Priority to current tenant	TBA	24th Birmingham Scout Group	Requested
303 Icknield Street, Hockley (former school)	Community Facility/religious group	Education & Skills (Youth)	Priority to current tenant	TBA	Bhagwan Valmiki Sabha (Birmingham) Cultural & Community Development Centre	Requested

(B)

CAT PROCESS

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ADVERT TO LEASE.

AGREE – PROPERTY IDENTIFIED

Place advertisement in appropriate place including Find it in Birmingham

+ LOCAL NEWSLETTERS



Circulate invite letter seeking Expression of Interest and business plan with clear date for submission
Send Expression of Interest Form



Organise an open morning information session / site viewing



Assessment and shortlist of Expressions of Interest



Interview of organisation(s)
(Interview panel to include pertinent officers + third sector where possible)



Decision – “preferred community partner”
+
Feedback/references taken up



Project Group
Officers and Com Partner to work together on the Lease



Heads of Terms offered subject to
Final Business Case and Cabinet Committee Report
Further references if required



Heads of Terms accepted: Legal Services instructed

(16/1/2020 UPDATE SESSION).

①

Invitation to Apply for Community Asset Transfer

**641 Bristol Road, Selly Oak
Birmingham B29 6AE**



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- Leasehold (up to 25 years)
- Available to not for profit organisations only
- Use: Community Purposes
- Size: Approx. 1000 sq ft (94 sq m) office/activity space
- Grade II Listed

• Further Enquiries

Jane Edwards
Birmingham Property Services
T: 0121 303 3523
E: jane.edwards@birmingham.gov.uk

Description of Property

The property is on the Bristol Road in Selly Oak, next to Bournbrook Recreation Ground. The building comprises a large lounge area, small kitchen, additional room and WC downstairs. Upstairs are two further rooms currently used as a music room and IT suite. Refurbishment is required to the external fabric of the building, particularly the roof. The building is Grade II listed which means listed planning consent would be required for any changes to the building.

The current costs for the building in terms of utilities and rates is circa £4,500 per annum with the majority of this being the rates of £3141.60

Services to be Provided

The building is currently used as a youth service provision for local young people and the successful applicant is required to continue to focus on this provision in the future.

Term and Tenure

The Community Asset Transfer lease will be for up to 25 years and will be contracted out of sections 25-28 (inclusive) of the Landlord & Tenant Act 1954 which means that the Tenant will not automatically have the right to a new Lease when the one to be granted comes to an end.

Rent

The property will be let at its open market value rent for community use: £4,600 per annum exclusive. The opportunity will exist for the rent to be offset by way of a 'Valuing Worth' exercise (see below).

Rent Review

The lease will provide for a Rent Review to take place every fifth year, and the review will be in an upward only direction with the basis being for the first three reviews linked to the RPI and the fourth review being the higher of the RPI index linked figure or the open market rental value of the property. The rental value of the property at the commencement of the Lease and also at each review will be used as part of the 'Valuing Worth' exercise (see below).

Valuing Worth

The Tenant will be required to complete a Valuing Worth Document (support is available from Council officers) in order to demonstrate the social value which their organisation will generate as a result of the Community Asset Transfer. The Tenant should demonstrate, for instance: what funding it is able to access

from external sources; whether new jobs will be created; what contribution will be made to the neighbourhood, how community participation will be increased, and what cost savings could be made by the Council as result of the Transfer.

The proposed rent for the property will be for it to be offset in direct proportion to the value of the activities and / or services delivered by the Tenant. However, the Tenant will be liable for any difference between the rent payable under the terms of the Lease and their "worth".

Use

The property will be used for Community Use. The applicant will provide a Business Plan which outlines the Objectives to be delivered over the term of the lease. These will be incorporated into the lease as they will set the basis for the valuing worth exercise referred to above.

Alienation

The Tenant will not be permitted to assign or sub-let part or whole of the property.

The Tenant will be permitted to share occupation with third parties (by hire or similar arrangement) for purposes consistent with the permitted use provided that no relationship of Landlord and Tenant is created.

Utility Services

Prospective tenants are advised to make their own enquiries of the relevant statutory providers as to the position and availability of mains services on, in, or adjacent to the site. The Council will supply as much information as possible but sometimes records are limited.

Insurance

The Tenant is to indemnify and keep indemnified the Landlord against all third party claims arising from the use of the property or any part and / or the activities of the Tenant. The Tenant will also be responsible for insuring all of the buildings against the usual perils and must have Public Liability insurance. Insurance policies must be jointly named with the Tenant and the Council.

Repairs and Maintenance

The Tenant will take the property (including any buildings and / or structures upon it) in the condition existing at that time and will be responsible thereafter to keep it (to include the interior and exterior of any buildings and / or structures upon it) in good and substantial repair and condition. BCC will undertake a photographic record immediately prior to the

start of the lease. If the Tenant requires a formal photographic condition survey to be undertaken it will bear the Council's costs.

Alterations

The Tenant will not be permitted to make any structural, external additions or internal (non-structural) additions or alterations to the property without the Landlord's prior written consent.

Outgoings

The tenant is to be responsible for the payment of all outgoing assessed upon the property, including services, water and business rates and any other charges that are in the nature of an occupier's liability.

Stamp Duty Land Tax

The Tenant should seek its own legal advice in relation to its liability for Stamp Duty Land Tax. However, the lease will include wording to differentiate between the initial market rent and the discounted rent which is available to the Tenant on satisfaction of the valuing worth protocol.

Application to Lease Property

Applications are sought from 'not for profit' organisations only. Prospective tenants are invited to submit Expressions of Interest on the Expression of Interest Form which can be found on the Community Asset Transfer website <http://communityassettransfer.com/> by 5pm on Friday 10th October. Interviews of shortlisted applicants will be held on 30th October.

The Expressions of Interest Pack should include:

1. Business Plan including financial plan for current and next year
2. Financial Statements for the last full 3 years (profit and loss, balance sheet)
3. Details of charitable constitution / incorporation of company and what the objects of the organisation are. Prospective tenants will be expected to be able to demonstrate that they are a bona fide third sector organisation
4. Details of Charitable Trustees or Company Directors

Documentation

The transfer will be documented by a formal Lease that will be prepared by the Legal Services department of Birmingham City Council.

Costs and Payments

On completion of the lease the tenant will pay both the Council's legal fees (these are charged on an hourly basis and should be in the region of £3,500) and the Council's surveyor and administration fees of £500. The Council reserves the right to charge fees on a pro rata basis dependant on what work has been completed if the transfer is made abortive by the applicant.

Condition of Sale

If the applicant is successful the transaction must be completed within six months of acceptance by the Council.

All offers and any subsequent negotiations are subject to contract and the acceptance of any offer will be subject to formal approval by the appropriate Council Authority.

Viewings

The property will be open for viewings on Friday 19th September 10.30am-12.00.

Further Enquiries

Community Asset Transfer website:
<http://communityassettransfer.com/>

Karen Cheney – Integrated Services Head
Selly Oak District Office
T: 0121 675 8519
E: karen_cheney@birmingham.gov.uk

Jane Edwards - Birmingham Property Services
T: 0121 303 3523
E: jane.edwards@birmingham.gov.uk

Misrepresentations Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars

FOR IDENTIFICATION PURPOSES ONLY

DRAWING NO. 13234



AREA EDGED RED

212

SQ. METRES APPROX.

254

SQ. YARDS APPROX.



641 Bristol Road
Selly Oak



Peter Jones BSc, MRICS
Director of Property
Birmingham Property Services
PO Box 16255
Birmingham, B2 2WT

SCALE

1:1250

DRAWN

MI

DATE

10/09/2014

O.S.Ref. SP0482NW

(PROPERTY NAME) **EXPRESSION of INTEREST** **Community Asset Transfer**

PART A – APPLICANT DETAILS

Please provide the following details about your organisation

Name of Organisation.....

Address:

Postcode..... Website:

If this application is from a consortium, please list all other organisations in the consortium:

.....

Details of person to contact about this application:

First name:

Surname:

Position in organisation:

Telephone number: Mobile number:

E-mail address:

What is the legal status of your organisation? Please tick all that are applicable

- | | | | |
|--|--------------------------|---------------------|--------------------------|
| ❖ Charitable Incorporated Organisation | <input type="checkbox"/> | Trust | <input type="checkbox"/> |
| ❖ Community Interest Company | <input type="checkbox"/> | Registered Charity | <input type="checkbox"/> |
| ❖ Company Limited by Guarantee | <input type="checkbox"/> | Social Enterprise | <input type="checkbox"/> |
| ❖ Registered Social Landlord | <input type="checkbox"/> | Unincorporated Body | <input type="checkbox"/> |
| ❖ Other (please describe below) | <input type="checkbox"/> | | |

.....

Company Registration Number:

Charity Registration Number:

Other Registration Number:

Please provide details of (i) any other property leases that your organisation holds with Birmingham City Council and (ii) any other property leases held with Birmingham City Council by other organisations in which any of your directors or trustees are also either directors or trustees.

.....

.....

.....

PART B: WHAT IS IT YOU WANT TO DO

Please indicate the main client group(s) you will be working with (tick all that are appropriate) :

- ❖ Wider local community/residents ☐
- ❖ Pre-school children ☐
- ❖ School aged children (aged 11-16) ☐
- ❖ Young people (aged 16 to 25) ☐
- ❖ Adults ☐

❖ Specific target client groups

Bearing in mind that the City Council generally requires organisations to be inclusive, do you seek to provide services for any particular target group which may have a specific need, for example, adults with dementia, ex-offenders, victims of domestic violence, people who are unemployed; or who have a common sporting, cultural or recreational interest

Please describe the group(s)

.....

.....

.....

Please outline the main kind of activity or service you wish to undertake at the property you are bidding for. Please specify who will be able to access the service or activities at the property; and whether access will be free or will be charged for.

Please set out what outcomes you hope to achieve and how these will contribute to the City Council's priorities of Children; Housing; Jobs & Skills; and Health (you may wish to view the Council's Vision & Priorities Statement on the web-site – www.birmingham.gov.uk).

PART C – FINANCE

Please explain how you will pay for the running costs of the building including, for example, utilities, routine repair and maintenance.

Please explain how you will secure the funding to pay for long term investment in the property including any required repairs, modernisation, renovation and improvement.

Please provide signed and approved Year End Accounts for the last 3 years including, where appropriate, relevant Income and Expenditure Reports and Cash Flow Reports

PART D – SELF-ASSESSMENT CHECKLIST

Please note that this evidence will need to be supplied when requested.

Does your organisation have the following :

- ❖ A Written Constitution ☐
- ❖ Memorandum and Articles of Association ☐
- ❖ A Bank Account(s) ☐
- ❖ A Business Plan ☐
- ❖ A fully constituted Management Committee or Board of Directors that has representation from the local community, as appropriate ☐

Written Policies and Procedures in respect of :

- ❖ Finance ☐
- ❖ Equal Opportunities ☐
- ❖ Health and Safety ☐
- ❖ Complaints ☐
- ❖ Quality Assurance System (VISIBLE or PQASSO or similar) ☐
- ❖ Child Protection* ☐
- ❖ Protection of vulnerable adults* ☐
- ❖ Safeguarding* ☐

*If relevant for your organisation.

PART E – DECLARATION

This must be signed by the appropriate authorised officer in your organisation (or on behalf of the consortium). This means either the Chair of your Management Committee, your Managing Director or Chief Executive or, if relevant, your Company Secretary.

I confirm that:

- ❖ the information contained within this application is correct and complete
- ❖ any required supporting documents referred to in this application can be made available if requested

Name:

Signature: Date:

Position in organisation:

E-mail: Telephone:

Please note the information in the form may be shared with other parts of the Council, third sector organisations and partners for the purposes of progressing your application. The information may be held in written and electronic form by the Council for up to five years, or for the term of any lease that may be granted, whichever is longer.

As part of the due diligence process, the City Council may apply for a credit rating on the applicant organisation and/or request a bank reference and/or request personal/ trade references.

Please complete the form legibly and return by post or e-mail to the address below, and mark as **'Property Application Expression of Interest, Confidential'** to:

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③

EXAMPLE OF CAT INTERVIEW QUESTIONS

ORGANISATION Brandwood CA

Panel Member

Q1 – (a) Please introduce yourselves and tell us what roles you play in your organisation? (b) Tell us more about your organisation – what are its governance arrangements? (c) Are you affiliated to any other organisation?			
Model Answer	Applicants Answer	Max Score	Actual Score
(a) Info about who are the decision-makers & powers, e.g. Trust Board members		5	
(b) Charity, CIC, Ltd Company, Constitution/membership		5	
(c) For information Only			
Other Comments			

(16/1/2020 UPDATE SESSION)

ORGANISATION**Panel Member**

Q2 – The next couple of questions are all about your priorities and plans for Brandwood Centre , if you were to be invited to take on the management & operation of the site, and we suggest looking with you at these initially over the first 6 months and then over the medium to longer term.

- a) So, focusing initially on the “first 6 months” of management and operation of this site, what would be your plans and priorities?
- b) How will all this be financed?

Model Answer	Applicants Answer	Max Score	Actual Score
a)First 6 months <ul style="list-style-type: none"> • Consult & engage Community, • Management & staffing, • H & S • Equipment • Develop programme • Best use of space/ adaptions to property 		10	
c) Financed by- <ul style="list-style-type: none"> • Running costs • Pump prime or phased approach • Income generation 		10	
Other Comments			

ORGANISATION**Panel Member**

Q3 – On the same theme but looking further ahead (a) what would be your plans and priorities in the medium to long term?
(b) How will all this be financed?

Model Answer	Applicants Answer	Max Score	Actual Score
a) Medium / long term <ul style="list-style-type: none"> • Business Plan over 5 yrs • Detailed action plan • Innovation / enterprise • Sustainability • Investment • Community benefit 		10	
d) Financed <ul style="list-style-type: none"> • Fund core aims • Income generation • Grants • Investment capital 		10	
Other Comments			

ORGANISATION**Panel Member**

Q4 – So taking all that into account what would a typical day look like at this site in the future?				
Model Answer	Applicants Answer	Max Score	Actual Score	
<ul style="list-style-type: none"> • Opening Hours • Business support programme • Staffing • Diversity / Equality • Partnerships • Tenant Management • Facilities Management • Marketing • Funding 		10		
Other Comments				

ORGANISATION**Panel Member**

Q5 - (a) How do you think your running of the Brandwood Centre can add value to the current City Council's Priorities.
What other key factors do you need to take account of when running a community facility

Model Answer	Applicants Answer	Max Score	Actual Score
(a) Key Factors <ul style="list-style-type: none"> • H&S Duty Holder • DBS/Safeguarding • Risk Assessments • Staffing – day to day • Security of Site • Opening Hours • Links with BCC services • Complement BCC Priorities 		10	
(b) Experience outlined and evidenced		10	
Other Comments			

ORGANISATION**Panel Member**

**Q6 – (a) Who do you see as the main stakeholders/partners if you take over this site?
 (b) There has been significant political & community interest in this project. How would you manage those political relationships and those with community groups?**

Model Answer	Applicants Answer	Max Score	Actual Score
Main stakeholders <ul style="list-style-type: none"> • Council/District • Elected Members • Existing User groups • Business Professional Bodies • Business and Community Support • Training Providers • Nat. Governing Bodies • Police/Fire • Other (e.g. Schools) 		10	
Politics / community <ul style="list-style-type: none"> • Meet Elected Members • Being Apolitical • Meeting Community Groups/Activists • Discretion/Confidentiality 		10	
Other Comments			

ORGANISATION**Panel Member**

Q7 – The Council need the successful organisation to have progressed through all the necessary formalities and be ready to take occupation and manage this site asap.

Are you confident you can work to this timetable?

a) What formalities are there that will need to be undertaken?

Model Answer	Applicants Answer	Max Score	Actual Score
<p>a) YES</p> <p>b) Formalities</p> <ul style="list-style-type: none"> • Approvals/Board • Independent & Legal Advice • Condition Survey • Finances linked to full business plan 		10	
Other Comments			

ORGANISATION**Panel Member****Q8 – Do you have any questions for us?**

Model Answer	Applicants Answer	Max Score	Actual Score
Other Comments			

Actual Score
Maximum Score 110

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4

ASSET TRANSFER SOCIAL VALUE TOOL- V13

Based on tool originally developed by Devon CC, not to be reproduced without permission of Birmingham City Council

NB It is not expected that all sections will apply and only those that are relevant should be completed

PROPERTY/LAND TRANSFER OPPORTUNITY:	(Enter building name/land & area location):
NAME OF APPLICANT/COMMUNITY GROUP:	Brief summary of current use:
NAME AND DIRECTORATE OF COUNCIL SPONSOR:	Brief summary of proposed use:
DATE OF COMPLETION:	

FINANCIAL AND VIABILITY ASSESSMENT

A. CAPITAL INVESTMENT LEVERAGED	
% of total project capital costs <u>secured</u> (please include brief description of what these are)	
% of total project capital cost to be or already <u>applied for</u> (please include brief description of what these are)	
100% of investment achieved	20
75% of investment achieved; or decision expected on 75% or more within 3 months	15
50% of investment achieved; awaiting decisions on remaining finance within 6 months	10
25% of investment achieved; further funding sources to be identified within 12 months+	5
Less than 25% of total project cost funding in place	0
SUB-TOTAL: /20	
B. CONFIRMED REVENUE INVESTMENT LEVERAGED	
Investment leveraged (Assessment of the amount of funding that the group is able to access to invest in the project. This can include the value of pro bono professional fees that the group has managed to negotiate)	
0-5%	0
6-15%	5
16-29%	10
30-50%	15
51-75%	20
76-100%+	25
SUB-TOTAL: /25	

C.VIABILITY OF BUSINESS PLAN	
Sustainability of future revenue income stream for the building (assessment of the strength of the business plan for future use of the building)	
No evidence of 3 yr projected revenue stream provided	0
Limited evidence of 3 yr projected revenue stream provided with on-going costs partially covered	5
Some evidence of 3 yr projected revenue stream provided and income exceeds on-going costs	10
Good evidence of 3 yr projected revenue stream provided and income exceeds on-going costs	20
Sub-TOTAL: /20	
TOTAL (out of 65)	=
Total finance score (A, B & C, out of 65)	

STRATEGIC ADDED VALUE:

	Potential Score	Assessment Score
D. LOCATION BY COUNCIL PRIORITY STATUS (SELECT ONE)		
Situated in top 5% of as referred to in the Index of Multiple Deprivation (IMD areas)	10	
Situated in top 10% of deprived IMD areas	5	
Located outside priority Neighbourhood	0	
	Sub-total (out of 10)=	
E. CONTRIBUTION TO THE COUNCIL'S PLAN 2018-22 (Oct 19) evidence will be required of how these are met. <i>Scoring: 0 = little or no potential achievement; 1= low potential achievement; 3= medium potential achievement; 5= high potential achievement</i>		
6 Key Priorities	Potential score	
1 Entrepreneurial City – Learn, Work, Invest	5	
2 Aspirational city to grow up in	5	
3 Fulfilling City to age well in	5	
4 Great City to live in		
5 Residents gain the most from the hosting of the Commonwealth Games		
6 Tackling Climate Change		

SUB-TOTAL: /30**Strategic points sub-total (out of 40) =**

WARD ADDED VALUE:

F. CONTRIBUTION TO WARD PLAN & PRIORITIES 2018-22 (DESCRIBE AND SCORE AGAINST EACH OF THE TOP FIVE) Evidence will be required of how these are met.		
<i>Scoring: 0 = little or no potential achievement; 3 = low potential achievement; 5 = medium potential achievement; 10 = high potential achievement</i>		
Priority 1		
Priority 2		
Priority 3		
Priority 4		
Priority 5		
	Sub-total =	/50
	Maximum points score, D, E & F =	/90
	TOTAL A – F =	/155

PROPOSED ACTIVITIES & USE ASSESSMENT:

G. COMMUNITY PARTICIPATION – evidence will be required.		Nos of people participating	No of hours/week, weeks per year	Multiplier/ Proxy	Basis of ascribed value:	£ Value¹
1) Ascribed value for community users of the transferred building				£5.00 pp, p/hr		
Sample:		10	40	£5	40 weeks	40x5x40 = £8500
Breakdown of user groups by age:						
Pre-school 0-5 years						
Young people 6-10 years						
Young people 11 – 16 years						
Young Adults 17 - 25 years						
Adults 26 – 50 years						

¹ Value = total figure includes calculation over 12 month period

Adults 51 - 65								
Older Adults 65+								
2) Of those listed above ascribe the breakdown of people by:								
Sample	20			Do not complete this column			Do not complete this column	20x5 =£100
Lone Parents								
Ethnic minorities								
Learning Disabilities/physical disabilities								
People with health problems								
People out of work								
3) Describe the activities/facilities at the premises to be transferred (add to these examples if needs be)								
Cultural activities								
Adult learning courses								
Adults sports activities								
General advice sessions								
Other (please list as needs be)								
Community Volunteering (e.g. time volunteered to undertake building management, premises maintenance, committee meetings, organisation of classes, activities, catering)					£11.50 ²			
H. EMPLOYMENT & ENTERPRISE – the added value of enterprising activities								
Activities for Learners:								
Sample	5	5	£5.73					5x5x£5.73 = £143.25

² WM region average wage quoted but would need to be made regionally specific. Source is the 2007 Annual Survey of Hours and Earnings, National Statistics: <http://www.statistics.gov.uk/bdfdir/ashe1107.pdf>

ICT non accredited			£5.73/hr			
ICT accredited courses						
Basic Skills (Literacy, numeracy)			£5.73			
Skills to help get a job/prepare for employment			£5.73			
Business management/creation skills			£5.73			
Job creation/ safeguarding:	No of jobs		Proxy is av salary for region =£22,360³		No of jobs x Av salary /job created/safeguarded	
Number of jobs directly created through asset transfer:					Dependent on mix & range of activities undertaken	
Number of jobs directly safeguarded through asset transfer					}	
	Number		Value = EU VFM figure £6000/enterprise⁴		No of new enterprises set up x £6K	
Number of new enterprise start-ups based at centre			X x£6kenterprise			
Number of social enterprises to be supported by the Centre			X x £6k enterprise			
I. AGENCY SERVICE USAGE:	Number of Groups participating	period			£5 per group x hour	
Health services					£5 per group x hour	
Third sector/voluntary groups					£5 per group x hour	
Local Authority/Agency use e.g. Council services, Police, Probation, PCT, YOT,					£5 per group x hour	
Private sector use e.g. private room hire					£5 per group x hour	
						£

³ Source is the 2007 Annual Survey of Hours and Earnings, National Statistics: <http://www.statistics.gov.uk/pdffdir/ashe1107.pdf>. Figure quoted is the average annual salary for WM region

⁴ The figure of £6k per enterprise is taken from Government Office for Yorkshire and Humberside proxy per enterprise created through EU funding. This does not include any value for jobs created as a result of the enterprise which are recorded separately.

SOCIAL VALUE OF USAGE TOTAL:						
J. VALUE OF USE OF OPEN LAND ⁵ –(if applicable)	No of units/area of land in m2	No of users/ visitors to be captured in G above	Cost of reinstatement to be captured in A above	£ value repeated from A and G above		
Environmental preservation/habitat creation						
Public open space						
Play spaces						
• Skateboard park						
• Children's play area (under 5)						
• Children's play area (6-12)						
Sports fields						
• Grass pitch						
• Synthetic pitch						
• Golf course						
• Other (e.g. go-cart, roller blade project, etc.)						
Food production						
Biofuel and energy production						
Recycling facilities						
Ancillary buildings (e.g. changing rooms, toilets, storage, etc.)						
Unique features, e.g. sculptures or monuments						
No of volunteers involved in project formation x no of hours		No of volunteer hours x £11.50				
No of volunteers to be involved in implementation x no of hours		No of volunteer hours x£11.50				

⁵ Based on methods suggested in CABE Space 'Making the invisible visible: the real value of park assets' (2009)

No of paid staff	X£22,360k	£
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K. IMPACT ON ADJOINING SITES OR PROJECTS		Financial proxy	Value
Change in capital value of adjoining sites as a result of removal of eyesore derelict building		Change in financial value of adjoining site	
Change in rental value of adjoining properties due to removal of eyesore		Change in rental income levels	
Change in usage of adjoining sites due to change in condition of the site and increase in footfall		Change in numbers of users of adjoining site over 12 month period (£5 per user)	
Investment generated by the group as a 'community dividend' to fund other local projects		Amount of community dividend generated in £s	
			£
L.SAVINGS TO THE LOCAL AUTHORITY (not all will be relevant)			
Calculation of current costs per annum to the Council for maintaining building which would be saved through transfer (NB not all may be relevant)		Financial proxy to be used/explanation	Amount in £s for 12 month period
Maintenance costs (internal)		£s per m2	
Maintenance costs (external)		£s per m2	
Security costs		Value of security contract	
Energy costs		£s per m2	
Officer time (currently spent on managing Council building)		Value of officer time per hr x no of hours per week	
Business rates		Annual business rate level for building	
Graffiti removal costs		Annual cost of removing graffiti from external walls of building	
Demolition costs		Cost of demolishing any structure on the site	
Eviction costs		Cost of taking action to evict occupiers on the site	

Litigation costs		Cost of taking action	£

SOCIAL VALUE CALCULATION

A. Financial resources		
B. Investment leveraged		
C. Viability of future business plan		
D. Location by Council priority area status		
E. Contribution towards Sustainable Community Strategy Objectives		
F. Contribution towards neighbourhood priorities		
Total points score as % of possible points (155 possible)		%
G. Community participation		£
H. Employment and enterprise		£
I. Agency service usage		£
J. Value of use of open land		£ referred to in A and G above
K. Impact on adjoining sites		£
		TOTAL OF G-K IN £s:
		ADJUST FOR % SCORE
		ADJUSTED SUB VALUE TOTAL
		£
L. Add saving to the Council value		£
TOTAL SOCIAL VALUE SCORE		£

Working out the social value- stages: Summarise the points scored in sections A-F; Represent points scored as percentage of possible points e.g. 125 out of possible 155 = 80.6% so the shortfall is 19.4%

Summarise financial value, (sections G-K) say £100,000. Deduct shortfall in points percentage (19.4%) from social value (100,000 – 19.4% = £80,600)

Add the Savings to the Council (Section M, say £10,000)

Total social value = £90,600

This form has been completed by (name of authorised person) and is a true reflection of the information known to them, supported and verified by (name of appropriate BCC contact officer)

Signatures from

Community Organisation..... Dated.....
(Insert name)

BCC Officer..... Dated.....
(Insert name)

5



TOOL TO MEASURE THE SOCIAL VALUE OF ASSET TRANSFER

Explanation of sections in the tool

Purpose

To allow a calculation of the social value generated by the community asset transfer of land and or property in order that Birmingham City Council can take this into account in calculating a rent rebate for leases agreed under the Council's Community Asset Transfer Protocol. The initial document agreed by both parties will be appended to the lease and will be the marker for the five yearly reviews.

NB. The Valuing Worth Document should be completed by the Community Organisation involved in the CAT, supported by the relevant BCC Officer.

It is not expected that you need to fill in every category, only those that are relevant to your organisation and its proposed activity from the proposed CAT site/ building. It should be noted that evidence may well be required for each category.

Categories

The tool is broken down into the following categories:

A. Financial Resources

This aims to establish what percentage of the total project capital costs (if any) have been **secured or applied for** by the applicant. Applicants will need to prove that this is the case by providing application forms, letters from grant making bodies etc.

B. Investment Leveraged

This aims to determine the amount of revenue investment leveraged through the transfer and may include new jobs created. This is an assessment of the amount of funding that the group is able to access from external sources to invest in the project and does not refer to the revenue that is required simply to run the project. It can include the value of pro bono professional fees that the group has managed to negotiate.

C. Viability of Business Plan

This is an assessment of the viability of future cash-flow. Most applicants will have submitted a business plan for their CAT application. Some will be complete whilst others will be in draft but whatever the status they will be sure that they can pay all outgoings associated with running the building by this point.

STRATEGIC ADDED VALUE

D. Location by Priority Status

This section aims to take into account whether the asset is located either the top 5% or 10% of deprived wards according to the Index of Multiple Deprivation. The score given to the proposal reflects this.

E. Contribution to the Council's Business Plan and Budget 2013+

The applicant will be asked to produce evidence of this outcome.

NEIGHBOURHOOD ADDED VALUE

F. Contribution to the Council's District priorities (these are available from the relevant District office)

The applicant will be asked to produce evidence of this outcome.

PROPOSED ACTIVITIES AND USE ASSESSMENT

G. Community participation

This section of the tool aims to calculate the 'social value' of participation by the community in activities at the building. It uses a financial proxy of the hourly minimum wage rate and also measures the value of volunteering through use of the average regional wage levels. The figures in section 1 should tally with those in sections 2 and 3. The applicant will be asked to produce evidence of this outcome.

H. Employment and Enterprise

This section measures the specific use of the building for training or to generate jobs or new businesses using the financial proxy of minimum wages levels for training places and average regional salary per job created and a proxy from EU grant programmes for new businesses created.

I. Agency Service Usage

This section is intended to measure use of the building by other agencies such as the PCT, local authority, other third sector groups, etc. It uses a flat rate of £10 for every m2 of space rented by the agency in question.

J. Value of open land

This section is included to take into account the uses applicable to the transfer of open land and includes play and sports spaces, habitat areas, flood alleviation, car parking etc. It uses the cost of reinstatement as a financial proxy.

K. Impact on adjoining sites

This section aims to present an assessment of the impact of the proposal on adjoining sites e.g. in terms of uplift in rental or other value

L. Savings on costs to the local authority

This section aims to take into account the cost savings to the Council as a result of the building being passed to the third sector. The cost savings covered include security, energy and maintenance.

Working out the social value - stages:

1. Summarise the points scored in sections A-F;
2. Represent points scored as percentage of possible points e.g. 125 out of possible 155 is 80.6% so the shortfall is 19.4%
3. Summarise financial value, (sections G-K) say £100,000. Deduct shortfall in points percentage (19.4%) from social value ($100,000 - 19.4\% = £80,600$)
4. Add the Savings to the Council (Section M, say £10,000)
5. **Total social value = £90,600**



ASSETS OF COMMUNITY VALUE (ACV1) Nomination Form

Application reference number		Received date	
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Please complete the form legibly and return to the address below. Please mark as 'Asset of Community Value Nomination Form, Confidential' to:

ACV Nomination Application Stirchley Baths Community Hub 2-4 Bournville Lane Stirchley B30 2JT	Tel: 0121 464 9072 Email: NDSU@birmingham.gov.uk
---	---

1) Who you are.

a) Applicant details – please provide the following details about your organisation

Full name of applicant organisation:

Address:

.....

.....
 Postcode.....Website:

Details of person to contact about this application:

Name:

Position in organisation:

Telephone number:

Mobile number.....

E-mail address:

To assist with the initial processing of this application within Birmingham City Council please attach a copy of your organisation's articles of association, memorandum, trust deed or constitution (as appropriate)

b) What kind of organisation are you? Please tick the appropriate box to indicate the kind of organisation you are to confirm your eligibility to make the nomination. **Please note that the Council may request further information regarding your eligibility before accepting this nomination**

<p>i) Parish Councils. This may be for an asset in its own area, or in the neighbouring parish council. NB there is currently only one Parish Council in Birmingham, at Frankley.</p>	
<p>ii) Neighbouring Parish Councils. If the parish council borders an un-parished area, then they may nominate an asset within the neighbouring district council or unitary council.</p>	
<p>iii) Unincorporated groups. Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority. This will for instance enable nomination by a local group formed to try to save an asset, but which has not yet reached the stage of acquiring a formal charitable or corporate structure</p>	
<p>iv) Neighbourhood forums. There can only be one neighbourhood forum for an area and the way they are set up is clearly defined by the Council as a planning authority. The procedure for becoming a neighbourhood forum is set out in Section 61F of the Town and Country Planning Act 1990. NB in Birmingham most Neighbourhood Forums do not meet this definition and would fall into the category of being a community interest group.</p>	
<p>v) Community interest groups with a local connection. These must have one or more of the following structures</p> <p>a) A charity</p> <p>b) A community interest company</p> <p>c) A company limited by guarantee that is non profit distributing</p> <p>d) An industrial and provident society that is non- profit distributing (these groups will be renamed as community benefit societies by the Co-operative and Community Benefit Societies and Credit Unions Act 2010 when it comes into force) e.g. co operative societies.</p> <p>NB most organisations seeking to nominate an asset are likely to fall into this category. Non profit distributing means that any surplus of the organisation is not distributed to its members but is wholly or partly applied to Birmingham or a neighbouring authority.</p>	

c) Local Connection – please describe how your organisation has a local connection to Birmingham or a neighbouring authority. The Council may seek evidence to support your statement.

2) Details of your organisation's governance structure

Neighbourhood Forum Registration **NB remember that in Birmingham most Neighbourhood Forums do not meet this definition and would fall into the category of being a community interest group.**

.....

Company registration number:

.....

CIC registration number:

.....

Charity registration number:

.....

Friendly Society registration number:

.....

Other:

Please note the details above may be shared with other parts of the Council, third sector organisations and other community partners for the purposes of processing your application.

3) Where is the land or building that you wish to see listed as an asset of community value?

This is to assist in the initial processing of your enquiry. Please attach a plan or map to this application – Google maps are useful for this purpose - showing the boundary of the asset to be listed indicating where possible if it has is more than one owner. This is to assist with identifying the asset to be considered for listing and the freehold or leasehold ownership(s) for each part of it.

Description of the land and its boundaries:

Address.....

.....Postcode.....

4) Who owns the asset in question?

a) Is the Council the owner of the asset? If yes, please proceed to Q6.

Yes / No – please delete as appropriate

This may be confirmed by contacting the Council's Property Records team based at: 10 Woodcock Street, Birmingham B7 4BL, telephone number 0121 303 3940 or email askpropertyrecords@birmingham.gov.org

b) Is the asset privately owned? If yes, please supply proof in the form of copy Title documents and plan: this is information is required if the asset is listed and it would be helpful if these details could be supplied to assist the Council in contacting the owners in respect to the nomination for listing. Information may be obtained online from: www.landregistry.gov.uk/

**HM Land Registry,
Leigh Court,
Torrington Avenue,
Coventry, CV4 9XZ,
Tel: 0844 892 1111**

Owner 1 – name and address

.....

Leaseholder Yes/no

Freeholder Yes/no

Owner 2 – name and address

.....

Leaseholder Yes/no

Freeholder Yes/no

If there are more than two freehold or leasehold owners please give their details on a separate sheet to accompany this application.

5) Who are the current occupiers of the asset?

Please supply proof: this information is required if the asset is listed and it would be helpful to assist the Council in contacting the occupiers in respect to the application for listing. Information may be available from HM Land Registry at their address above.

Occupier 1 – name and address

.....

Occupier 2 – name and address

.....

Occupier 3 – name and address

.....

Please add the details of any other occupier of the asset on a separate sheet to accompany this application.

6) What reasons do you have for nominating the asset, why do you think it is of community value?

This is to assist the Council in deciding whether or not the asset meets the criteria for listing. (See attached guidance on 'Definition of an asset of community value')

7) Declaration

This must be signed by the appropriate authorised officer in your organisation.

The Council would like to receive as much information as possible. Please confirm that:

- ❖ the information contained within this application is correct and complete
- ❖ the required supporting documents referred to in this application are attached:
 - Site Plan
 - Proof of ownership and occupation
 - Copy of Articles of Association/Trust Deed/Constitution As appropriate

Full Name:

.....

Signature: Date:

Position in organisation:

E-mail:

Telephone:

Nomination by post: Applications and supporting documents must be clearly marked as 'Asset of Community Value Nomination Form, Confidential' to the address given above.

Applications by electronic mail will be accepted. All supporting documents must be included as e-mail attachments with the nomination, otherwise it will not be considered. Nominations should be e-mailed to the address above.

NB please retain a copy of this form for your records and should your circumstances or contact details change then please let the appropriate contact officer know.

This information will be held in accordance with the Data Protection Act 1998 and information contained herein shared with officers and elected Members from Birmingham City Council and retained for 5 years.

Guidance

Definition of an Asset of Community Value

Section 88 (1) of the Localism Act 2011 defines an asset of community value as:

A building or other land in a local authority's area is land of community value if in the opinion of the authority—

- (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and;
- (b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Social interests includes (in particular) cultural, recreational or sporting interests

Section 88(2) of the Act extends this definition to land which has furthered social wellbeing or interests in the recent past, and which it is realistic to consider will do so again during the next five years.. There is no definition as to what constitutes the recent past and this is left to the Council to determine.

Exclusions

There are some categories of assets that are excluded from listing. The principal one is residential property. This includes gardens, outbuildings and other associated land, including land that it is reasonable to consider as part of the land with the residence where it is separated from it only by a road, railway line, river or canal where they are in the same ownership as the associated residence. Details of this are set out in paragraphs 1 and 2 of Schedule 1 to the Assets of Community Value Regulations 2012

There is an exception to this general exclusion of residential property from listing; where an asset which could otherwise be listed contains integral residential quarters, such as an accommodation as part of a pub or a care taker's flat, the asset will not on that ground be excluded from listing.

There are two further categories of assets excluded from listing:

- a) Land licensed for use as a residential caravan site (and some types of residential caravan site which do not need a licence), in paragraph 3 of Schedule 1
- b) Operational land of statutory undertakers as defined in s 263 of the Town and Country Planning Act 1990, in paragraph 4 of Schedule 1 (e.g. land owned by utility companies, the civil aviation authority, the post office etc), which is organisations like the Post Office, Civil Aviation Authority, Transport providers, utilities, etc.

Community Right to Bid
**List of Assets of Community Value and
 List of Land Nominated by Unsuccessful Community Nominations**

Part 1

8 weeks' time frame for completion

List of Assets of Community Value (ACV)

Date Application Received	Description/Address of ACV	Date Listed and ACV Reference Number	Removal Date
16/01/2014	Moseley Road Baths, Moseley Road, Balsall Heath B12 9BX	24/04/2014 (ACV10)	24/04/2019 (ACV10)
15/04/2014	395-397 Coventry Road, Small Heath, Birmingham, B10 0SP	17/07/2014 (ACV11)	17/07/2019 (ACV11)
11/08/2014	King George V Bowling Club, behind Emerald Cantonese Restaurant, Bristol Road South, Northfield, Birmingham B31 2SP	30/10/2014 (ACV14)	30/11/2019 (ACV14)
20/03/2015	82-89 St Paul's Road, Balsall Heath, Birmingham, B12 8LS	22/05/2015 (ACV16)	22/05/2020 (ACV16)
01/11/2016	The Drum, 144 Potters Lane, Newtown, Birmingham	25/09/2017 (ACV32)	25/09/2022 (ACV32)

Date Application Received	Description/Address of ACV	Date Listed and ACV Reference Number	Removal Date
18/05/2016	Aston Villa FC, Trinity Road, Birmingham (as to the Stadium only)	25/09/2017 (ACV28)	25/09/2022 (ACV28)
13/08/2016	Birmingham Co-op Sports and Social Club, Barrows Lane, Yardley	25/09/2017 (ACV29)	25/09/2022 (ACV29)
09/04/2017	Billesley Lane Allotments, Moseley	06/03/2018 (ACV33)	06/03/2023 (ACV33)
05/02/2019	St Andrews Trillion Trophy Stadium, Cattell Road, Birmingham	25/07/2019 (ACV38)	25/07/2024 (ACV38)
06/12/2019	St Nicholas Place, Kings Norton	16/04/20 (ACV 44)	16/04/25
10/12/2019	St Columbas Church, Moseley	16/04/20 (ACV 40)	16/04/25
29/01/20	The Boathouse, Handsworth Park	05/6/20 (ACV 49)	05/06/25 (ACV 49)
29/01/20	Sons of Rest, Handsworth Park	07/08/20 (ACV 50)	07/08/25 (ACV 50)

Part 2

List of Land Nominated by Unsuccessful Community Nominations

Date Application Received	Description/Address of Property	Date of decision not to list and reasons
02/11/2012	Aston Arena, 8 Aston Hall Road, Aston, Birmingham, B6 7LB (ACV04)	19/02/2013 Reasons for not listing: <ul style="list-style-type: none"> • The community facility is soon to be demolished • Policy exists for the land designating it as a Regional Investment Site and the continued use of the Aston Arena is not compliant with the approved policy. The site is one of six Economic Zones launched by the City and has been designated as the City's Advanced Manufacturing Hub. The site is being marketed for manufacturing uses. • Birmingham City Council has resolved to make a Compulsory Purchase Order which covers the site of the Aston Arena to facilitate the RIS / Advanced Manufacturing Hub. • Given the above, it is not realistic to think that the land can be used for community use again in the next 5 years.
11/04/2013	Forward 4 Work, 6 Inkerman Street, Nechells, Birmingham, B7 4SB	28/08/2013 Reasons for not listing: <ul style="list-style-type: none"> • The nomination appears to be aimed at protecting the service not the building • The building is used for the Forward 4 Work service which is a Council service provided for Birmingham generally, and not a local community service • The service from the building is subject to re-design and while there appear to be no plans to re-locate the service, if it were to be re-located, the service is capable of being delivered from alternative premises within Birmingham generally • Bearing in mind the above, the current use of the building and its geographical location, the building is not considered to be in a local community use.
12/06/2013	Waste land rear Soho Road, Handsworth	28/08/2013 Reasons for not listing:

Date Application Received	Description/Address of Property	Date of decision not to list and reasons
		There is no evidence that the land is currently in community use or has been in the recent past therefore the land does not meet the test in Section 88 of the Localism Act 2011
16/08/2013	New Stonehouse, Stonehouse Lane, Quinton, Birmingham, B32 3DU	02/2014 Reasons for not listing: In the Council's opinion the reason for not listing is that, giving the condition of the building and the evidence supplied as a whole, it is not considered realistic that the land can be brought back into community use in the next five years. Accordingly, the definition in Section 88 of the Localism Act 2011 is not met.
18/10/2015	Navigation Inn, 1 Wharf Road, Kings Norton, Birmingham , B30 3LS and adjacent car parks on the corner of Pershore Road South and Wharf Road	25/09/2017 Reasons for not listing: There is insufficient evidence that the public house furthers the social wellbeing or social interests of the local community. The nomination is too generic. Accordingly the definition in Section 88 of the Localism Act 2011 is not met.
19/03/2016	The Prince of Wales, Moseley	06/09/2017 Reasons for not listing: In the Council's opinion the property does not meet the statutory requirement, in that no specific supporting evidence as to the purported community use and benefit that furthers the social wellbeing or social interests of the local community was submitted. Accordingly the definition in Section 88 of the Localism Act 2011 is not met.
17/03/2016	The Duke Inn, Sutton Coldfield	06/09/2017 Reasons for not listing: In the Council's opinion the property does not meet the statutory requirement, in that insufficient supporting evidence as to the purported community use and benefit that furthers the social wellbeing or social interests of the local community was submitted. Accordingly the definition in Section 88 of the Localism Act 2011 is not met.
26/04/2017	Hare & Hounds, Marsh Hill, Erdington	25/09/2017 Reasons for not listing:

Date Application Received	Description/Address of Property	Date of decision not to list and reasons
		In the Council's opinion the property does not meet the statutory requirement, in that, whilst it is acknowledged that there is support for the continuation of the site as a leisure venue, much of the testimonial evidence suggested that the site was enjoyed principally as a generic public house. It was considered that the site is close to the Stockland Green local centre and that community support could be found locally at St Barnabas' Church and at Highcroft Community Centre, so that the property is not vital to the local community as envisaged by the ACV legislation.
18/05/2017	Aston Villa FC, Trinity Road, Birmingham	25/09/2017 Reasons for not listing: The car park, Administrative building, Academy and The Holte End Public House are ancillary to the Stadium and do not satisfy the statutory test.
07/09/2017	2 York Road, Kings Heath	06/09/2017 Reasons for not listing: There has been no use of the site in the recent past that satisfies the statutory test. The site is currently vacant.
23/03/19	Stechford Cascades	Following closure of the former Leisure Centre in January 2018 it has been replaced with a new modern Leisure Centre developed on the adjoining land providing better and improved facilities for community use, identified ancillary use only, no evidence to think that the Asset can be made fit for the Nominator's proposals practically and within reasonable resource requirements which will continue to further the social wellbeing and interests of the community within the next 5 years. The nomination makes reference to provision of offices and retail space. This is currently provided on a nearby site up the road
29/10/2019	Harborne Royalty Cinema	There has been no use of the site in the recent past and it is considered that there was no evidence to think that the Asset can be made fit for the Nominator's proposals practically and within reasonable resource requirements (the costs of the development would be very high given the size, age and construction style of the subject premises), which will continue to further the social wellbeing and interests of the community within the next 5 years
08/11/2019	Montgomery Street Business Centre	There was insufficient evidence to support the nomination of the Centre supported the social well-being or the interests of the local community

Date Application Received	Description/Address of Property	Date of decision not to list and reasons
03/12/2019	Clifton Road Youth Centre	The nomination failed to evidence that the nominated property would continue to be an asset of community value and as such failed the statutory test.
31/12/2019	Eden Bar	The nomination failed on a legal technicality

Part 3 (i)

Notice of Intention to make Relevant Disposal of an Asset of Community Value

ACV Name/Address/RN	Date of Notice of Intention to Dispose	Interim Moratorium Period (IMP) (6 weeks)	Full Moratorium Period (FMP) (6 months)	Protected Period (18 months)	Request to be treated as potential bidder made (Y/N) - if so Part 3 (ii) applies
395-397 Coventry Road, Small Heath, Birmingham, B10 0SP (AVC11)	8 March 2016	19 April 2016	8 September 2016	8 September 2017	Yes
Hall Green Stadium (ACV27)	19 January 2017	2 March 2017	19 July 2017	19 July 2018	Yes
King George V Bowling Club	19 October 2017	30 November 2017	19 April 2018	19 April 2018	
Drum	29 November 2017	10 January 2018	29 May 2018	29 May 2019	Yes
BAES	30 October 2017	11 December 2017	23 April 2018	23 April 2019	Yes
Birmingham Co-op Sports and Social Club, Barrows Lane,	1 November 2019	19 December 2019	6 May 2020	6 May 2021	Yes

ACV Name/Address/RN	Date of Notice of Intention to Dispose	Interim Moratorium Period (IMP) (6 weeks)	Full Moratorium Period (FMP) (6 months)	Protected Period (18 months)	Request to be treated as potential bidder made (Y/N) - if so Part 3 (ii) applies
Yardley, Birmingham B26 1SA (ACV29)					

Notes to Part 3(i)

A relevant disposal means a non exempt sale of an ACV, or grant/assignment of a 25 year lease of an ACV, with vacant possession

For exemptions see Localism Act 2011 and Assets of Community Value (England) Regulations 2012

Part 3 (ii)

Restrictions on Disposal where Request to be Treated as potential Bidder made

ACV Name/Address/RN	Name of bidding Community Interest Group				
395-397 Coventry Road, Small Heath, Birmingham, B10 0SP (AVC11)	Bethal Health & Healing Network				
Hall Green Stadium (ACV27)	Friends of Hall Green Stadium Ltd				
The Drum	Drum Unincorporated Group				
Boldmere Adult Education Centre	Boldmere Futures Partnership				

Notes to Part 3(ii)

A request to be treated as a potential bidder can only be made by a Community Interest Group with a local connection during the IMP

If a request is made during the IMP received then the FMP applies

During the FMP (if applicable), the owner may only dispose of the asset to the bidding Community Interest Group

At the end of the FMP, the owner may dispose to anybody, provided disposal takes place within the Protected Period