# Community Right to Bid

# Q. What is the Community Right to Bid?

The Community Right to Bid (CRtB) is an opportunity which was introduced under the Localism Act to help communities looking to take over and run an asset (land or buildings) in their local area.

### Q. How does it work?

The CRtB is an opportunity for community groups (either a parish / town council or other local community / voluntary organisation) to nominate local assets considered to be of community value, to be listed on a register that will be held and published by Teignbridge District Council. These assets could be owned by a public body, private company, or an individual.

Examples of land and building assets include:

- Parks and play spaces
- Village / community halls
- Local pub or shop
- Museums
- Sports centre
- Swimming pool

The Council will consider whether or not the asset is or will be of 'community value' and decide whether it should be listed. If an asset is listed and at some point in the future the owner decides to dispose of it, the community is notified and has a six week period in which to decide whether to submit a bid to purchase and run the asset.

If the community decides not to submit a bid, the asset owner is free to dispose of it on the open market. If the community group confirms that it does wish to submit a bid, it then has a six month period in which to

develop its bid to buy. The asset can only be transferred to the community group during this period.

If a bid is not received or accepted in this 6 month period, the asset owner is free to dispose of it on the open market for a further 12 months, at the end of which time (if no sale has been achieved) the whole process begins again.

### Q. How do I make a nomination?

Complete the nomination form available on our website or on request via one of the methods listed on the back page. Please read the guidelines to make sure you are eligible to apply and provide as much information as possible.

### Q. When can I make a nomination?

You can make a nomination at any time.

### Q. What kind of asset can I nominate?

An asset in this case is a building or piece of land within or immediately adjacent to the Teignbridge District. The asset could be owned by a public body, a private company or an individual.

Q. How long does a successfully asset remain on the register?

A successfully listed asset remains on the register for 5 years before it is automatically removed.









# Contacts

# **Address**

Local Land Charges, Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX

### **Phone**

### **Email**

01626 215 124

land.chargesg@teignbridge.gov.uk

## Web

www.teignbridge.gov.uk/righttobid

### **Further information**

www.locality.org.uk www.mycommunityrights.org.uk



# Community Right to Bid Teignbridge

# Community Right to Bid

Nomination  Nomination to list an asset can be provided in any written format (letter, email, e-form). Contact det where to submit a nomination and an e-form are available at: www.teignbridge.gov.uk/rightobid nomination against a set of agreed criteria in order to reach a decision.  Pecision  The Council will be notified of asset nomination and invited to comment. The Council will consider the nomination against a set of agreed criteria in order to reach a decision.  The Council will write to the nominating organisation and owner of the asset outlining their decision.  The Council will list all successful and unsuccessful bids (including explanation for why a bid was unsuccessful) on their website. If successful the Council will place the asset on the local Land Char Register and, if the land is registered, apply for a restriction on the Land Register. The listed asset on the register for 5 years before being removed.  The asset (i.e. land or building) owner can send a request to lodge a review of the Council's listing decis 8 weeks of the written notification of listing. This request should be sent to: forwardplanning@teignbridge.gov.uk  The asset listing review will be conducted by a senior officer who was not involved in the original decise the Owner has the option to take their appeal to First Tier Tribunal.  Interim Moratorium  Period  Owners of listed assets will need to contact the Council's Spatial Planning and Delivery Service to advintend to sell the asset by completing the Section 95 Notice form available at www.teignbridge.gov.uk/righttobid.  This triggers an Interim Moratorium Period that tasts for a period of 6 weeks. The Council will contact to nominee in writing and also publish the owner's intention to dispose of the asset on its website so that community interest groups can consider whether they would like to place a bid for the asset.  Full Moratorium Period is launched, enabling a group to develop an offer to purchase. This lasts for a period of 6 me (including the 6 week Interim Moratorium					
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If the owner is unhappy with the Council's decision they can opt to take it to a First Tier Tribunal to request

within 28 days of receiving the Council' decision.

compensation and reasonable legal costs. An appeal to Tribunal must be made by the owner or former owner

**First Tier** 

**Tribunal** 

www.teignbridge.gov.uk/righttobid

