COMMUNITY RIGHT TO BID
PANEL GUIDANCE NOTE

The Localism Act is silent regarding the definition of social interests (other than stating that these include cultural, recreational, and sporting interests) and is silent on whether there can be a minimum or maximum number of certain types of asset that can be of community value (can all the pubs in the village be successfully nominated or is this only applicable when there is a single remaining pub?) In order to ensure a robust, understandable and consistent approach to determining whether a property fulfils the social well-being test the Isle of Wight Council has decided to clarify guidance for the relevant panel of officers

In determining whether a nomination for an asset of community value will be successful the Isle of Wight Council will consider each nomination on its merits, rather than accepting all nominations as qualifying or only accepting the last such property within a community (eg the last pub). In doing so, and to ensure consistency, the Council will deem the following types of property as being of social/community well-being (thus any other type of property, such as offices or business premises, will not be deemed as providing social well-being)

- Public house or licenced premises
- Post Office/convenience store/grocers (but not other shops unless the last retail unit within the community and it meets the criteria for listing)
- Meeting places including community buildings, village halls, day centres, cultural buildings and places of worship
- Schools, other educational premises and libraries
- Hospital facilities, health centres, GP surgeries, dentists
- Childcare premises
- Indoor and outdoor recreational and sports facilities (including sports pitches/recreation grounds)
- Public open space

In addition the Council will consider:
- Is the nominated asset publicly/freely accessible (not members only)
- Whether the community use is the main use, or is ancillary to the main use (the latter will not qualify)

The community group nominating the asset will also need to:
- Identify the community to which the nomination applies