

From the EHC website

What is the Community Right to Bid?

The Community Right to Bid was introduced under the Localism Act 2011. It gives eligible organisations such as Town and Parish Councils and defined community groups the opportunity to nominate asset/s (building or land) they believe to be important for their community wellbeing, to be listed by the local authority as an Asset of Community Value.

When a listed asset comes up for sale, the Community Right to Bid for Assets of Community Value provides a delay in the sale process, called a moratorium. The moratorium allows community groups to prepare and make a bid for the asset of the open market. This aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life where possible.

If the owner of the land or building listed as an ACV wishes to sell, they must contact the Council who will notify the community group which nominated the asset. The community group then has six weeks to register its interest as a potential bidder. If the community group wishes to buy, it is then allowed six months to prepare a proposal and raise funds to bid to buy it. During this time (the moratorium period), the owner of the asset cannot agree a sale. However, the owner of the ACV is under no obligation to sell to a community group, and after the moratorium period the owner of the ACV can sell to whomever they choose. After a moratorium period has ended, another moratorium period cannot begin for a further 12 months.

Further information on the legal basis of the Community Right to Bid and Assets of Community Value can be found at:

[**The Localism Act, Part 5, Chapter 3**](#)

[**Assets of Community Value \(England\) Regulations 2012**](#)