

CAMRA Guide to Nominating Pubs as Assets of Community Value



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www.camra.org.uk/listyourlocal

Through the Localism Act, the Government has introduced new powers for communities in England to nominate valued facilities such as pubs as “assets of community value”. Where pubs are listed this enables communities to “stop the clock” for up to six months if they’re put up for sale to consider options for saving the pub.

With 18 pubs closing every week we need CAMRA members and branches to get involved in listing pubs before more of them are lost.

Why list my local?

Listing a pub can be hugely beneficial and acts as a marker that the pub is important to the local community. The fact that the community have rallied together to nominate a pub; and the local authority have agreed to list it adds a further level of protection as the listed status of a pub can be used by a local authority as a material consideration in a relevant planning application, such as if a pub is threatened with conversion to residential use. Getting a pub listed could therefore help put off property developers who want to avoid a contentious planning application.

More importantly, if the owner decides to sell the pub off, if it is listed this will trigger a moratorium on the sale for up to six months, giving the community valuable time to get together a suitable bid for the pub.

Since the scheme began in 2012, these new powers have already been used to stop the clock on sales of pubs and March 2013 saw the first community takeover of a pub using the scheme.

How do I list a pub?

To list your local as an asset of community value, all you need to do is follow these simple steps:

- Go to your local authority website and look up the section on Assets of Community Value or Right to Bid
- Download a nomination form (or if there isn't one available you can download CAMRA's template form from our website)
- Fill in the form with as much detail as you can on why the pub should be classified as a community asset
- Demonstrate that at least 21 people from the local community support the listing of the pub
- Check your local council website to see where the nomination needs to be submitted. Many councils have produced guidance explaining how they are accepting nominations.

For advice and support, see www.camra.org.uk/listyourlocal

Getting 21 people together – that sounds difficult!

Getting 21 people together to support the listing of a pub as an asset of community value is easier than you might think! See CAMRA's website for a template form that you can use to collect supporters' details.

Here are a few ideas on getting to that magic number of 21:

- Visit the pub you hope to list and ask the regulars to add their name
- Visit a branch beer festival
- Ask CAMRA members at your local branch meeting to add their name
- Ask your family and friends



What happens if a listed pub is put up for sale?

Listing stops the sale of pubs behind the back of communities. If the owner of a listed pub wishes to sell it, they must let the Council know. At this point a six-week interim moratorium period kicks in and the Council will tell you.

If during the six-week interim period your local community group decides it would like to consider bidding to take the pub on, you can trigger a full moratorium period of six months – time to raise finance, develop a business plan and to make a bid to buy the asset on the open market.

To be eligible to bid for the pub, your organisation will need to be a community interest group: i.e. a legally constituted organisation such as a charity, community interest company, non-profit limited company, an industrial or provident society or a parish council.

Your group of 21 people who made the original nomination therefore now has two options:

- Work with an existing constituted organisation which meets one of the above criteria
- Set up a Not for Profit Company Limited by Guarantee. Completing the forms on-line takes just a couple of hours

During the moratorium, other local businesses and community groups can also put a bid in to buy the pub but it cannot be sold until after the moratorium is completed.

It's important to stress that if you put your name to listing a pub, **you will be under absolutely no obligation** to bid to buy the pub in the future.

Where can I go for more advice and support?

Government Funded
“**My Community Rights**”
service provided by Locality
www.mycommunityrights.org.uk/
community-right-to-bid/
Helpline: 0845 345 4564

Pub is the Hub:
www.pubisthehub.org.uk/

The Plunkett Foundation:
[www.plunkett.co.uk/whatwedo/
Co-operativePubs.cfm](http://www.plunkett.co.uk/whatwedo/Co-operativePubs.cfm)
Advice Line: 01993 810730

CAMRA:
www.camra.org.uk/listyourlocal

Information on grants available to support you:
[http://mycommunityrights.org.uk/
community-right-to-bid/grants/](http://mycommunityrights.org.uk/community-right-to-bid/grants/)

For other queries contact CAMRA's Campaigns Team –
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