

SOUTH KESTEVEN DISTRICT COUNCIL

Evaluation Criteria for the consideration of Assets of Community Value - to be considered only when all the relevant information has been received from the nominator and other interested parties

PART A NON-DISCRETIONARY CRITERIA
A1. Is the nominating organisation an eligible body to nominate? The types of organisations eligible for making a nomination are currently defined in Regulation 5 of the Assets of Community Value (England) Regulations 2012 as below: (a) a body designated as a neighbourhood forum pursuant to section 61F of the Town and Country Planning Act 1990(b); (b) a parish council; (c) an unincorporated body— (i) whose members include at least 21 individuals, and (ii) which does not distribute any surplus it makes to its members; (d) a charity; (e) a company limited by guarantee which does not distribute any surplus it makes to its members; (f) an industrial and provident society which does not distribute any surplus it makes to its members; or (g) a community interest company
A2. Does the nominating body have a local connection to the asset nominated? “Local Connection” is defined in detail in Regulation 4 of the Assets of Community Value (England) Regulations 2012.
A3. Does the nomination include the required information about the asset? This is set out in Regulation 6 of the Assets of Community Value (England) Regulations 2012 as follows: (a) a description of the nominated land including its proposed boundaries; (b) a statement of all the information which the nominator has of— (i) the names of current occupants of the land, and (ii) the names and current or last-known addresses of all those holding a freehold or leasehold estate in the land And; (c) a clear map showing the location of the property with an indication of the extent of the land included in the nomination
A4. Does the asset meet the definition of asset of community value and is not

one of the categories that cannot be assets of community value as set out in Schedule 1 of the assets of Community Value(England) Regulations 2012, as summarised below: 1. A residence together with land connected with that residence 2. Land in respect of which a site licence is required under Part 1 of the Caravan Sites and Control of Development Act 1960 3. Operational land as defined in section 263 of the Town and Country Planning Act 1990.	
IF “YES” TO ALL OF PART A MOVE TO PART B IF “NO” TO ONE OR MORE OF PART A, INFORM NOMINATOR THAT NONINATION IS INELIGIBLE. PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS.	
PART B - ESTABLISHING THE NON-ANCILLARY USE THAT THE APPLICATION IS BASED ON	
B1. Is the current or recent use which is the subject of the nomination an actual and non-ancillary use? NOTE 1: A working definition of “recent past” is “within the past three years” NOTE 2: A working definition of “non-ancillary” is that the use is not providing necessary support (e.g. cleaning) to the primary activities carried out in the asset, but is itself a primary, additional or complementary use.	
If the current or recent usage that is the subject of the nomination is actual and non-ancillary, go to PART C If not, PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS	
PART C – Determining whether the use furthers social wellbeing or social interests	
Criteria	Weighting
C1. Who benefits from the use? Does it meet the social interests of the community as a whole and not simply the users/customers of the specific service? Who will lose if the use ceases?	25%
C2. Is any aspect of the use actively discouraged by the Council's Policy and Budget Framework?	25%
C3. Why is the usage seen as having social value in the context of the community on whose behalf the application is being made?	25%
C4. How strongly does the local community feel about the usage as furthering their social interests?	25%
If the above meets a minimum scoring of 55%, go to Step D	

PART D – Realism of future usage
D. Is it realistic to think (for “current” uses) there will continue to be social use of the building or other land or (for “recent” uses) that it is realistic to think that there will be community use again within the next five years?
D1. Has the building/land-take/space/legal requirement for this usage changed significantly since its initial use so that the asset is not fit for purpose?
IF NO to D1 above, PLACE ON REGISTER OF ASSETS OF COMMUNITY VALUE
IF YES to D1 above, go to D2
D2. Could the asset be made fit for purpose practically and within reasonable resource requirements and within timescales?
IF YES to D2 above, PLACE ON REGISTER OF ASSETS OF COMMUNITY VALUE
IF NO to D2 above, PLACE ON LIST OF UNSUCCESSFUL NOMINATIONS