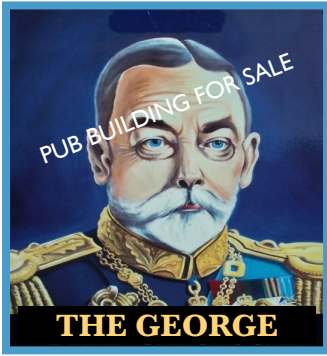


ARE YOU KEEN TO HELP PURCHASE 5 SANDFORD ROAD : THE GEORGE INN?



PLEASE NOTE: The building, ie The George Inn, 5 Sandford Road, is up for sale. The business is separate.

The building and the lease are owned and/or managed by members of the same family.

The business lease is due for renewal in July. The family member responsible for the

lease hopes that the sale of the building will create funds to re-invest in the business.

Summary

In May 2020, worried for the future of the Pub after the owner sold off the gardens and much of the car park to a developer, the Parish Council registered The George Inn an Asset of Community Value (ACV). The owner has now notified the City Council of the intention to sell the building (not the business). Because the building is a registered CVA, Community Interest Groups have time to make a bid for it before it goes on to the open market.

Within days of the announcement, Littlemore Parish Council had taken legal advice, and started to collect information about the sale. They are happy to share this information to those who might be interested in forming an independent Community Interest Group in order to raise funds & make a bid. **If more than one community interest group is interested in purchasing the property, they would be wise to work together. LPC will enable people to get together.**

*Littlemore Parish Council point of contact is Jan Pullen jan.pullen@littlemoreparishcouncil.gov.uk.

What is an Asset of Community Value?

A building is deemed to have community value if:

- the use of the building furthers the social well-being or cultural, recreational or sporting interests of the local community
- the use of the building must not be deemed 'ancillary', ie of secondary purpose.

What is The Community right to Bid?

The Community Right to Bid gives people the chance to bid to buy assets that are of value to the local community.

If a landowner wants to sell, they must tell the council.

If a community group wants to buy the asset, they have 6 weeks to trigger a 6 month moratorium to give them time to prepare a bid for it, develop a proposal, and raise the required capital. During this period, the owner cannot sell their property on the open market. At the end of the 6-month period, the owner is free to sell the asset to whomever they wish and at any price.

Who can bid?

Only Community Interest Groups that meet the Government's criteria can trigger the moratorium and/or make a bid.

Did anyone trigger the moratorium?

Yes: because Littlemore Parish Council is an established Community Interest group, it had a head start, so LPC triggered the moratorium in order to help others who have not yet come together.

Could I form a Community Interest Group?

Community Interest Groups should have a local connection with the asset and be one or more of the following:

- a registered charity,
- a community interest company (a group of local residents can form such a company),
- a company, or an industrial and provident society limited by guarantee that is non-profit distributing
- a parish council

Full details of the eligibility criteria can be found in the Localism Act 2011, and Regulations at

- www.legislation.gov.uk/ukpga/2011/20/part/5/chapter/3/enacted
- www.legislation.gov.uk/uksi/2012/2421/contents/made

When does the 6 months end?

We don't officially know from the City Council, but the six-week window for triggering the moratorium ended Friday 3 June, so it probably started on Friday 22 May. Six months from 22 May is 22 November.

What else is the Parish Council doing?

LPC is happy to act as a point of contact to enable people to get together.

Will the Parish Council head up a fundraising committee?

No: it has other statutory obligations which it is trying to fulfil with only half the number of councillors necessary for a community of this size. However some Parish Councillors are independently interested in supporting this cause.

How much is the building worth?

LPC has not had an independent valuation, but the owner bought the building, which then had had extensive grounds, for between 6 & 7 hundred thousand pounds

SUPPORT AVAILABLE

Government Legislation: Localism Act 2011

- https://www.legislation.gov.uk/ukpga/2011/20/pdfs/ukpga_20110020_en.pdf

My Community Rights Website

Locality is a network for community-led organisations. They have created a web site called My Community Rights.

- <https://mycommunity.org.uk/understanding-community-asset-transfer>

HM Government's webpage on community right to bid

- <https://www.gov.uk/government/publications/2010-to-2015-government-policy-localism/2010-to-2015-government-policy-localism#appendix-2-community-right-to-bid>
- <https://www.gov.uk/government/publications/community-right-to-bid-non-statutory-advice-note-for-local-authorities>

SEE ALSO

Though the business is not up for sale, see also: https://camra.org.uk/campaign_resources/saving-your-local-pub/