



Wildstone Capital Ltd  
Quadrant House Floor 6  
4 Thomas More Square  
London  
E1W 1YW

0003696



360/00024

**Reply to**  
**Telephone**  
**Email**  
**Your Ref**  
**Our Ref**  
**Date**

Strategic Property Team  
  
crtb@bristol.gov.uk  
  
CRtB24-05/MH/03  
26 September 2024

Dear Sir / Madam

### Assets of Community Value nomination – request for information

#### Quote reference in all correspondence - CRtB24-05

| Nomination acceptance date | Asset nominated                                      | Nominating organisation                 | Reason for nomination (summary)                                                                                                                                                       |
|----------------------------|------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26/09/2024                 | Turbo Island, 71 – 75 Stokes croft, Bristol, BS1 3QP | Peoples Republic of Stokes Croft (PRSC) | Turbo Island is used by a range of Stokes Croft communities and has been used as a central meeting place since the early 1960s. It is a part of the renowned culture of Stokes Croft. |

The Council has received a nomination to list the above property as an Asset of Community Value in accordance with the Localism Act (2011). We understand you may have a legal interest in the property and we would be obliged if you would confirm or deny this.

At the same time please inform us of the name and address of anyone else who may have a legal interest in the property such as a shared owner, leaseholder, tenant or licensee. **A form is enclosed with this letter which should be completed to provide the owner(s) information.**

Please return the completed form to us at the following address or email us on [crtb@bristol.gov.uk](mailto:crtb@bristol.gov.uk).

Property CRtB  
Bristol City Council  
City Hall  
PO Box 3399  
Bristol  
BS1 9NE

The Localism Act (2011) was introduced in November 2011. Part 5 Chapter 3 of the Act provides the statutory framework for 'Community Right to Bid'. The Right came into force 21 September 2012 and aims to give communities a right to identify a building or land that they believe to be of importance to their community's social interests or social wellbeing. The aim is then to enable eligible community groups to have a fair chance to make a bid to buy the property on the open market, if it comes up for sale or long lease during the listing period.

Once a property is nominated by an eligible group, we have to consider whether the nominated property meets the definition of 'community value' within 8 weeks of the nomination based on the facts and information available.

The nomination will be considered by the Property service of Bristol City Council and you will be notified of the outcome in due course

### **The definition of community value**

A building or land is deemed to be of community value if, in the opinion of the council:

- A current main use of the building or land furthers the social interests or social wellbeing of the local community, **and** it is realistic to think that there can continue to be a main use of the building or land which will further the social interests or social wellbeing of the local community, although not necessarily in the same way, or;
- A main use of the building or land in the recent past furthered the social interests or social wellbeing of the local community **and** it is realistic to think that within five years the building or land can brought back into use that furthers the social interest or wellbeing of the local community, whether or not in the same way as before.

### **What are the implications if the property is included in the list of assets of community value?**

The Act only comes into force if the 'owner' wants to dispose of the property. In this instance the 'owner' must first contact us to advise of their intent to dispose of the property.

#### **Localism Act Part 5 Chapter 3 section 107 "meaning of Owner"**

Owner is

(2) The owner of any land is the person in whom the freehold estate in the land is vested, but not if there is a qualifying leasehold estate in the land.

(3) If there is just one qualifying leasehold estate in any land, the owner of the land is the person in whom that leasehold estate is vested.

(4) if there are two or more qualifying leases the "owner" in the same land, the owner of the land is the person in whom is vested the qualifying leasehold estate that is more or most distant (in terms of the number of intervening leasehold estates) from the freehold estate.

(5) In this section "qualifying leasehold estate", in relation to any land, means an estate by virtue of a lease of the land for a term which, when granted, had at least 25 years to run.

#### **Team/Service Ares**

Asset Strategy CRtB, Bristol City Council,  
City Hall, PO Box 3399, Bristol BS1 9NE

#### **Workforce and Change**

#### **Website**

[www.bristol.gov.uk](http://www.bristol.gov.uk)



The 'owner' must not dispose of the freehold or grant a lease of 25 years or more without giving interested local community groups the opportunity to put a bid together. There will be a period of moratorium following receipt of any notice of intent to sell from the 'owner' during which restrictions on disposal will apply.

However, any interested community group must inform us within the six week interim moratorium period of their intention to submit a bid. If no expression of interest is submitted within that six week period, the 'owner' is free to dispose of the property however they see fit. We will let the 'owner' know whether or not such an expression of intent has been received.

If an expression of intent is received the full six month moratorium period will apply. A disposal of the freehold or granting of a lease of 25 years or more within this six month period is only permissible if the disposal is to an eligible local community organisation.

At the end of the six month period the 'owner' will be free to dispose of the property however they see fit.

Failure to adhere to this process, as set out in section 95(1) of the Localism Act (2011) can lead to any non-compliant disposal being rendered ineffective and it is suggested the 'owner' and other interested parties seek legal advice on this matter.

However, if the 'owner' does not dispose of the freehold or grant a lease of 25 years or more within 18 months of the date they served notice of intent to sell, and the asset is still listed, then the process must start again.

#### **How can I comment on the proposed listing?**

If you have comments relating to the nomination being added to the list of assets of community value then please submit your reasons on the form provided within 14 days of the date of this letter. Your comments will be helpful to us in understanding the use and occupation of the asset.

Please keep checking our website for possible developments in connection with this property  
**Bristol City Council web site - list of assets of community value**

If you require any further information or have concerns regarding the above, please do not hesitate to contact me.

Yours sincerely

CRtB Team

Enclosure: interested party response form (CRtB-3a)

# Assets of Community Value

Reply form to request for information – owners / interested parties

**Reference number: CRtB24-05**

Please return the completed form to us at the following address or email us on [crtb@bristol.gov.uk](mailto:crtb@bristol.gov.uk).

Property CRtB, Bristol City Council, City Hall, PO Box 3399, Bristol BS1 9NE

In reply to your request for information relating to the nomination for Asset of Community Value.....

**I HEREBY STATE** that the answers to the questions set out below comprise a true and correct statement of all the information required by the Notice, so far as the same is or ought reasonably to be within my knowledge.

|                                 |                                                                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| My interest in the property is: | <input type="checkbox"/> Owner as defined in the Localism Act (please also state if you are the Freeholder or qualifying leaseholder) |
|                                 | <input type="checkbox"/> Freehold                                                                                                     |
|                                 | <input type="checkbox"/> Leaseholder                                                                                                  |
|                                 | <input type="checkbox"/> Licensee                                                                                                     |
|                                 | <input type="checkbox"/> Other (Please provide details)                                                                               |
| Comments on the nomination      |                                                                                                                                       |
| Name and Address:               |                                                                                                                                       |
| Signed:                         |                                                                                                                                       |
| Date:                           |                                                                                                                                       |

**Please note:**

- When giving particulars of a name all first names should be given as well as the surname;
- When giving particulars of companies, the name of the company secretary or clerk, company number and registered office should be provided in addition to

details of any preferred alternative person and/or address for service of future correspondence;

- c. When giving particulars of a partnership or trust, please give details of all partners or trustees. If one or more partners or trustees are elected to receive future correspondence on behalf of the others, please clearly identify this person or persons;
- d. If more space is required, please provide on a separate piece of paper and attach to this Reply Form.

**Reference number: CRtB24-05**

|                                                | In occupation please state:<br><br>Yes/No                   | Is Interest in whole or part of site<br><br>(If part of site please provide plan of interest extent) | Name, address and occupier details<br><br>(For leasehold, Licensee and tenancy please provide details for term and start date) |
|------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Owner (or Freeholder):                         | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Whole<br><input type="checkbox"/> Part                                      |                                                                                                                                |
| Any Lessee or Tenant:                          | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Whole<br><input type="checkbox"/> Part                                      |                                                                                                                                |
| Sub-lessee or Sub-tenant:                      | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Whole<br><input type="checkbox"/> Part                                      |                                                                                                                                |
| Other occupiers:<br><br>Please provide details | <input type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Whole<br><input type="checkbox"/> Part                                      |                                                                                                                                |

**Please remember to:**

1. **Sign this Reply Form before returning it.**
2. **Attach any additional sheets of paper and quote the reference number above on all documents.**
3. **If occupation is for part of site provide details to clarify extent.**