

## Assets of Community Value Assessment Criteria

Assessment Criteria	Pass/Fail	Information Requirements	Comments
Is the correct information provided?		<p>A community nomination must include:</p> <ul style="list-style-type: none"> <li>• A description of the of the land and proposed boundaries</li> <li>• Details of the current occupants and anyone holding a freehold or leasehold estate in the land</li> <li>• Reasons why the land is of community value</li> <li>• Evidence that the nominator is eligible under the Act</li> </ul>	Haringey has produced a nomination form to ensure that all of this information is collected however there is no requirement to use the Council form
Status of the relevant body		<p>A voluntary or community body is defined as:</p> <ul style="list-style-type: none"> <li>• A neighbourhood forum</li> <li>• An (not for profit) unincorporated body with 21 local members</li> <li>• A charity</li> <li>• A (not for profit) company limited by guarantee, an industrial and provident society or community interest company.</li> </ul>	Only relevant bodies can nominate. Local authorities cannot list land on their own initiative
Does the relevant body have a local connection?		<p>A local connection is defined as:</p> <ul style="list-style-type: none"> <li>• The body's activity is wholly or partly connected to the local authority's area or a neighbouring authority's area</li> <li>• Any surplus is applied for the benefit of the local authority's area or neighbouring authority's area</li> <li>• The body has at least 21 local members (registered at an address in to the local authority's area or a neighbouring authority's area)</li> </ul>	Nominations must be made by a body with a local connection
Is the land/building subject to nomination under the Act?		<p>The asset must be a building or land.</p> <p>The asset must be in the local authority's area.</p> <p>Exemptions are listed in Schedule 1 of the</p>	

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		<p>regulations and you should refer to this for detail. Assets exempt from listing are:</p> <ul style="list-style-type: none"> <li>i. A residence together with land connected to that residence, and the land has a single owner</li> <li>ii. Sites covered by the Caravan Sites Act</li> <li>iii. Land used by public utilities as defined in s263 Town &amp; Country Planning Act 1990</li> </ul>	
<p>Either of the following must be met:</p> <ul style="list-style-type: none"> <li>i. The actual current (non-ancillary) use of the land or building furthers the social well-being or social interests of the local community AND It is realistic to think that this can continue into the near future</li> <li>ii. Use of the land or building has furthered the social well-being or social interests of the local community in the recent past AND it is realistic to consider that it will do so again during the next five years.</li> </ul>		<p>Social interests and social well-being could include the following:</p> <ul style="list-style-type: none"> <li>- Education and training</li> <li>- Employment and social enterprise</li> <li>- Sport, recreation and health</li> <li>- Environmental activity</li> <li>- Advocacy services</li> <li>- Arts, craft and culture</li> <li>- Faith and worship</li> <li>- Socialisation</li> </ul> <p>Definitions of social value should apply to the purpose for which the building or land is used, rather than the nature of the asset itself, i.e. not in terms of any historical or architectural merit or location.</p> <p>Nominations will be assessed in their appropriate context in line with the Council's key priorities and policies, and taking account of planning and regeneration proposals and land use intentions.</p> <p>The proposed community asset should provide benefits which are not ancillary or insubstantial to the main uses of the nominated building or land.</p>	<p>While it must be realistic to think that the use of the building or land could continue to further the social well-being or social interests of the local community, the type of social use or benefit can change.</p> <p>The guidance note below will be used when assessing the social value of the nominated asset.</p>

## Defining Social Value

### **Which uses might “further the social well-being or social interests of the local community”?**

These notes provide guidance when determining nominations and do not constitute binding definitions assets that have social well-being and social interest. Nominations will be assessed on a case by case basis taking account of their appropriate context, while ensuring they meet the legal requirements.

In Haringey ‘Community Use’ entails maximising the use of community buildings and spaces to strengthen the capacity of local communities by providing mixed and multipurpose services to predominantly Haringey residents. Community Use involves providing services, which are inclusive, accessible and affordable, and promote equality of opportunity to meet the needs of the borough’s diverse population; supporting community cohesion, care and support. Community Use encourages independence and empowerment, stimulating innovation, partnership and social empowerment, stimulating innovation, partnership and social well-being; in order to inspire local people to share in the vitality of their community.

The Localism Act notes that “social interests” include “cultural, recreational and sporting interests”, but “social well-being” could apply to a much broader set of activities. This is not an exhaustive list, but examples of assets of community value might include:

<p><b>Education, health and well-being or community safety – for example:</b></p> <ul style="list-style-type: none"><li>• Nurseries and schools</li><li>• Children’s centres</li><li>• Health centres, surgeries and hospitals</li><li>• Day care centres, residential care homes</li></ul> <p><u>NOTE:</u> There are exemptions in the areas of nurseries, schools, health centres, surgeries and hospitals.</p>	<p><b>Community services – for example:</b></p> <ul style="list-style-type: none"><li>• Community centres</li><li>• Youth centres</li></ul>
<p><b>Sports, recreation and culture – for example:</b></p> <ul style="list-style-type: none"><li>• Woodlands, parks and open green spaces</li><li>• Sports and leisure centres</li><li>• Swimming pools/lidos</li><li>• Libraries</li></ul>	<p><b>Local democracy – for example:</b></p> <ul style="list-style-type: none"><li>• Town, civic and guild halls</li></ul>

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| <ul style="list-style-type: none"> <li>• Theatres</li> <li>• Museums, heritage sites</li> <li>• Cinemas</li> </ul>  |  |
| <p>Any economic use which also provides an important local social benefit – in these cases, it is the social value of the business that counts, not just the nature of the business – this could include:</p> |  |
| <ul style="list-style-type: none"> <li>• Village shops</li> <li>• Pubs</li> <li>• Markets</li> </ul>  |  |

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- Village shops
- Pubs
- Markets

In line with the Council's definition of community use, designated community assets should aim to:

- Provide services and facilities that are open and accessible to everyone and engage with a wide section of the community;
- Support the development of more cohesive, empowered and active communities by effectively utilising existing space and buildings to create community hubs;
- Provide multiple services and facilities that stimulate community involvement, action and activity that benefit the whole community;
- Strengthen local partnerships and encouraging the building of partnerships between community enterprises
- Support entrepreneurial, innovative and sustainable local organisations;
- Promote sustainability and innovation, which challenges the community to think beyond traditional boundaries;
- Bring local people together, be responsive to local needs and increase empowerment and engagement;
- Deliver social impact and outcomes to achieve a positive and profound change in the community;
- Support respect and diversity;
- Be flexible and adaptable;
- Facilitate economic growth and
- Support mixed and multi-purpose uses that maintain community vitality.