

COMMUNITIES

HEAD OF SERVICE: PHIL BARKER



Listening Learning Leading

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S ACV/108

29 September 2025

Dear [REDACTED]

Assets of Community Value (ACV) decision to list - The Red Lion Public House Brightwell-cum-Sotwell

For the council to consider ACV nominations, it needs to see strong evidence to support claims of social and community value, whether that is current use or in the recent past.

I have considered this application on its own merits and the evidence submitted, not based on any previous decisions or informal advice expressed by the Council. Having reviewed the submitted documents and evidence, the decision of the Council is to list, the reasons for which are set out below.

Validity of application

I conclude that the application was validly made under the prescribed requirements of section 89(1) of the 2011 Act. The application provided sufficient basis upon which to base an assessment.

Assessment under section 88(1) of the 2011 Act

- **a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and**

The asset comprises of a courtyard, carpark, two outside storages, living quarters, two front gardens and an entrance.

With the asset currently in use with tenanted occupiers, the nominating group has set out how various groups, whether informal or formal, utilise the asset as well as community events taken place. Examples of the types of groups which use the asset are (but not limited to), the community association, the allotment holders club, red phone box gallery talks and Brightwell cricket club.

Other groups use the asset for charitable purposes and funding is raised for local charities and groups.

Evidence in the form of supporting statements, images, diary bookings and parish council documents have been included in this nomination.

The first parish council document, '*community led parish plan*' (dated 2014 – 2024) define the asset as a '*core parish service*' and the second document, '*neighbourhood plan*' (dated 2011 – 2035) as '*an essential community facility*'.

With the nomination and evidence, the nominating group demonstrated how the asset furthers social wellbeing and social interests in the local community.

The nomination passed this test.

- **b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.**

The nominator has stated that the asset function will remain the same and therefore continue to further the social wellbeing and interest of the local community.

In the prospect of the asset being available on the open market, the nominator has set out a timeline of how they will look to achieve the purchase of the asset. A community interest group will be formed with parish council involvement, alongside a realistic management and financial plan.

The nominating group has used previous examples within the village where residents have come together, forming a management committee of volunteers to create local amenities such as, a village shop and post office. Funding has also been raised to assist with restoration of the village church which consisted of a meeting room, toilets, church tower and restoration of its bells.

Although there is no relatable evidence included in the nomination pack, the nominator has demonstrated their knowledge in this key area.

The nomination passed this test.

We have therefore, added the The Red Lion Public House Brightwell-cum-Sotwell to our public ACV register, where it will remain listed for five years, until 29 September 2030.

Under Section 92 of the Localism Act 2011 the owner has the right to request a review of this decision and we will notify you if we receive such a request.

For further information please refer to the Assets of Community Value web page at <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/assets-of-community-value/>

Yours sincerely

A handwritten signature in cursive script that reads "PA Barker".

Phil Barker
Head of Communities
South Oxfordshire District Council