COMMUNITIES
HEAD OF SERVICE: PHIL BARKER

South Oxfordshire District Council
Listening Learning Leading

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S ACV/61

03 December 2024

Dear Tina

Assets of Community Value (ACV) decision to list - The Perch and Pike Public House and land.

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 nominating group has outlined and evidenced how community groups use the Perch and Pike for its services, the importance of the asset as a community hub, along with the various events that take place there.

Example groups include South Stoke 300 club, South Stoke primary school, Thursday club, South Stoke bell ringers, South Stoke Zumba & Men's Pilates and BeeBuzz. Who use the asset as a venue to hold their weekly or monthly meetings and value the asset as their hub within the community. This is reflected in the successful fundraising campaigns, one group has fundraised over £30,000 for local community projects

including the recreational ground and village hall within south Stoke. This actively supports social and mental wellbeing within the community

The asset is seen integral to the various events which are held for the community. Such as, Stoke May fayre, Queens Jubilee, Kings Coronation, classic car gatherings and as a venue for quiz nights. Along with more traditional events including live music, birthdays, weddings, and funerals.

Various evidence within the nomination included images, reviews, a supporting statement and various website links which show the assets events. Evidence also included links to National Trail, Rambling Man and Visit Thames which highlighted the asset in their walking routes for their customers.

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 nominating group has shown clear direction and understanding of how they will look to purchase the asset, should it come up for sale. They have considered its future management, business model and how in turn, it will continue to further the social wellbeing for residents.

Expressing it is likely a Community Interest Company (CIC) or Community Benefit Society (CBS) will be formed, along with establishing a project team and management group, in addition to developing a business plan and five-year financial forecast.

The nominating group has presented supporting evidence which demonstrate successful fundraising campaigns within the local community. Grants such as the Community Ownership Fund, the Plunkett Foundation and National Lottery Heritage Fund will be sought after.

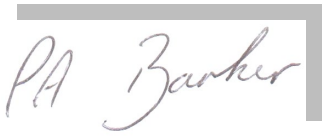
The nomination passed this test.

We have therefore, added the The Perch and Pike Public House and land to our public ACV register, where it will remain listed for five years, until 03 December 2029.

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



Phil Barker
Head of Communities
South Oxfordshire District Council