

List of Assets of Community Value - Recommendation Report:

Nominated Asset:

Red Lion Inn, The Level, Dittisham, Dartmouth, Devon, TQ6 0ES

Nominating Organisation:

Dittisham Parish Council

Review of nomination:

The Red Lion Inn is a public house offering food and beverages, as well as providing a community shop, Post Office, and accommodation. It provides a meeting place for village residents, as well as a range of benefits including a Post Office and banking facilities, which benefits residents with limited mobility or access to transport.

The pub is currently in operation and accordingly is being considered in the context of Section 88(1) (a) and (b) of the Localism Act 2011 where in the opinion of the Council;

- There is an actual current use of the building or other land that is not an ancillary use, that furthers the social wellbeing or social interests of the local community, and;
- It is realistic to think that there continue to be non-ancillary use of the building or other land which will further the social wellbeing or social interests of the local community.

The nominating group note that there is another pub in the village - The Ferry Boat Inn. They note that whilst The Ferry Boat Inn is a public house selling food and drink, it does not offer the range of practical services of community support as per the Red Lion Inn, and with limited size and accessibility would be unable to fulfil the same functions should the Red Lion cease operating.

A community survey undertaken by the Parish Council around the parish returned 113 responses, c.80% of which supported the application, and 70% of respondents offering some level of assistance (including helping with fundraising, making a donation, or volunteering to help run facilities).

Of note, respondents indicated the Post Office, shop and pub were the most important features of the asset (followed by coffee and tea house, restaurant and accommodation).

The Parish Council indicate that a community group would fundraise, anticipating that certain members of the community would likely invest in purchasing the pub, bringing in managers to run the pub, shop, Post Office and accommodation.

The Ward Member has noted support for the nomination reference it is an important community asset, both the pub and shop.

A letter has been received by the Council which seeks to dispute some of the information within the nomination form submitted by the Parish Council. This was an unsolicited letter from a resident of the village, and not from one of the landowners, leaseholders or tenants. These points include:

- The shop is a private business, not a community shop. The business use is the main use, from which comes a social value function.
- Any support given to the vulnerable, IT support, etc is a personal arrangement, separate from the business.
- The Ferry Boat Inn is a place facilitating social interaction.
- There was no Open Meeting held to present what registration of a business as a community asset entailed. Concern that residents did not fully understand what an Asset of Community Value entailed.

Notwithstanding that the letter received is not from a person with a qualifying interest as freeholder or leaseholder, the points raised are not considered material, nor such that they would call the recommendation into question.

It is considered that the operation of the Red Lion Inn as a pub, shop and Post Office is clearly furthering the social wellbeing and interests of the local community. It is realistic to think such use can continue.

Recommendation:

To list the Red Lion Inn as an Asset of Community Value. The building complies with the statutory definition of an Asset of Community Value, as defined at s88(1) (a) and (b) of the Localism Act 2011, as its principal current uses as a public house, shop and Post Office clearly further the social wellbeing and interests of the local community. It is realistic to consider that this established use can continue in a similar fashion.