

BIGGIN PARISH COUNCIL

Biggin, Sherburn in Elmet, North Yorkshire, LS25 6HJ

Minutes of the Ordinary Council Meeting of Biggin Parish Council held at The Old Girls' School, Kirkgate, Sherburn in Elmet held on
Monday 3rd November 2025.

The meeting opened at 6.32pm

Present: Cllr R Anderson (Chairman), Cllr V Earle, Cllr N Kaiper-Holmes, Cllr J Lamb and Georgina Ashton, Clerk to the Council. 35 members of the public present.

Minutes of Meeting

Meeting opened at 6.20pm

26/31 To receive Apologies for absence
None received

26/32 To receive any Declarations of Interest from Members
Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by Biggin Parish Council for Members and by the Localism Act 2011.
None received

26/33 Public Participation Period

Resident 1 – a resident raised a point that fireworks had been let off outside the Blacksmiths Arms on Friday evening (31st October), either on the car park or just inside the green. No one in the room was aware or could add to the comments.

Resident 2 – 2 written statements given to the Chairman

Resident on Little Lane – lived near the pub for 25 yrs, there has always been consideration for those people who live nearby. If the village buys the pub, I think this is will be in the best interests of the village. However, worried about the impact of the 2am license and the impact that a purchaser who does not have the best interests of the village at heart is a huge cause for concern.

2nd resident living close to the pub – takes comfort knowing that it currently represents stability and safety, sense of belonging and reassurance. For those who live nearby, that sense of stability and care is vital to ensure that residents feel safe. Concerns over who would purchase the pub and their intentions/negative impact on local residents.

26/34 To approve the Minutes of the last meeting held on Monday 29th September 2025.

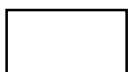
Resolution: to approve the minutes of the last meeting held on Monday 29th September 2025 as a true and accurate record. Unanimous.

26/35 RFO Finance Report

a) Financial update from the Clerk, balance at bank – to 15 October 2025
Balance at bank was £5,909.27 on 14 October 2025.

b) To approve the Bank Reconciliation and any payments including loan repayments to residents.
£404.61 payment to Arthur J Gallagher Insurance Brokers Ltd for the annual insurance premium.

26/36 Planning



- a. To consider any live planning applications in the Parish.
None

- b. Enforcement Notice and Appeal to the Planning Inspectorate on the Commercial use and workshop - Bridge House, Biggin update

Date of issue: 05 October 2025 (notified by NYC on 16 October 2025)

NYC Appeal Reference: 2025/0085/MWCU

Appeal reference on NYC portal: AP/2025/0053/ENF (on Selby Planning Portal)

You will need this ref to access the documents on the normal Selby planning portal (check you are looking for appeals and not applications in the search tab)

PINs Appeal Reference: APP/U2750/C/25/3374035 (on PINs Portal) You will need this ref to lodge your comments.

Planning Inspector: Mr R Merrett (same as Appeal in July 25)

Case worker: Ben White

Deadline for public comments Monday 17th November 2025

The details of the Enforcement Notice (steps 1-5) which the appellant is appealing against is as follows:

1. Cease the commercial use of all parts of the buildings and associated hardstanding for the repair and maintenance of vehicles, caravans and campers/camper vans.
2. Cease the use of the Land for commercial repair and maintenance of the vehicles, caravans and campers/camper vans and for commercial ancillary storage or related activity.
3. Permanently remove from the Land (including Buildings) all tools, equipment, machinery, vehicles, parts, and other items associated with the unauthorised commercial use.
4. Demolish and remove the unauthorised extensions to the buildings shown hatched in red on the plan (PLAN A).
5. Remove from the Land all materials and debris arising from compliance with the above req's (steps 1 – 4 incl)

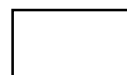
NYC Notice of Decision 07 MAY 2025, the application for a Certificate of Lawful Use was refused by NYC for the following reason:

1. On the basis of the information submitted, and having regard to all other available evidence, it is concluded that the use of the two workshops for the repair and maintenance of vehicles, caravans, and campers, together with ancillary storage, as identified on the Location Plan (Drawing No. DNBO 016), has not been demonstrated, on the balance of probability, to have been carried out continuously for a period exceeding 10 years by the relevant date of 12th March 2015. Accordingly, the use is not considered lawful.

INFORMATIVE: The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 39 of the NPPF.

On this application there were 32 OBJECTIONS and 0 comments of support/indifference.

The Officers' Report is a useful read and in conclusion states that:



1. In determining this application for a Lawful Development Certificate, the burden of proof rests with the applicant to demonstrate, on the balance of probability, that the use of the two workshops for the repair and maintenance of vehicles, caravans, and campers, along with ancillary storage, has been carried out continuously and without material interruption for a period exceeding 10 years prior to the date of the application, that is, since on or before 12th March 2015.
2. Having assessed the information submitted in support of the application, alongside all other available evidence, it is considered that there is insufficient substantive evidence to demonstrate that the use has been continuous and lawful for the requisite 10-year period. While some evidence of vehicle and caravan repairs has been provided, this has been occasional and intermittent and it falls short of proving, on the balance of probability, that the use has been carried out without significant interruption as a business, at the scale and intensity claimed, throughout the relevant period.
3. The evidence suggest that the workshops have not been in continuous use, by virtue of the length of a registered business at the site for Yorkshire Classic Campers, which ran between 2016 and 2023; the lack of any accounting records in relation to the previous and existing business; lack of any registered business with the Council's taxation department; lack of sworn declarations from the previous owner and customers to substantiate the use and operation of the business; and that workshop 1 has been extended, most recently between 2022 and 2023, since its initial construction as an agricultural building in 2016 which would mean that workshop 1, as built, could not have been in continuous use or would be lawful in respect of being immune from enforcement action. The campervan repairs seem to have been occasional, intermittent and don't amount to the use of the premises as continuous business for these purposes.

Parish Council response:

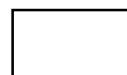
Proposal: Lawful development certificate for existing established lawful use of the 2 Workshops on site for the repair and maintenance of Vehicles/Caravans/Campers and ancillary storage (B2 and B8)

Objection: In determining this application for retrospective commercial development, the Parish Council wish to ask the local planning authority "If this proposed change of use had occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?" The Parish Council believe that the answer would be categorically, no. This is a retrospective application as the unauthorised development and commercial use of the site has already taken place. The plethora of comments received by Environmental Health and Planning Enforcement demonstrate the material harm that this overdeveloped and unauthorised commercial and industrial development is having on residential amenity.

Biggin Parish Council are writing to you to state their OBJECTION and comments on the following grounds:

It seems exceptionally unjust that the applicant has made this application due to a loophole in planning law. Obviously, lawful development can only take place where no enforcement notice is in force. As the Enforcement Notice is currently for determination by the Planning Inspectorate, therefore the EN is not "currently in force" which affords the applicant a window of opportunity to submit this lawful development application. This isn't a reason in itself for approval. The only reason that no-one has contested the previous hobby occupation of Mr Maltas (previous landowner), is because it was purely that. A small-scale hobby enthusiast who had classic vehicles for his own enjoyment. All immediate neighbours will testify to this effect.

The applicant has not provided any of the following information which would be relevant to support his claim and to demonstrate that there has been operations / commercial business of the current size and scope situated on the land for a continuous 10 years:

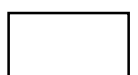


- statutory declarations from applicants, former owners and neighbours; - Mr Stevenson has not and cannot provide this. The former owner and neighbours are not able to provide evidence as it does not exist
- council tax or electoral records; - The rates department of NYC will prove that the previous or current owners have not paid business / commercial rates at the property
- any relevant invoices or receipts for services relating to the use of the land or the operations carried out; - An invoice dated from 2011 for some roofing materials does not provide longevity of an ongoing commercial business operating from the site
- photographic evidence which is clearly dated; and/or – there is no dated, photographic evidence provided
- any other factual information and evidence that supports the application. – Comments made by Bev from Barnsley in no way provide factual information or evidence to support the application. Notwithstanding this, if this were taken as evidence it does NOT cover a 10 year period of an operational business as quotes 6-7 years from 2017.
- Electoral roll evidence; not provided
- Council tax bills; not provided
- Tenancy agreements; not provided – a gentleman’s agreement as suggested on page of the Planning Statement is not evidence if only provided by “one” of the gentlemen.
- Vehicle registration documents; not provided
- Dated photographs (showing the development before or during development); - not provided
- Utility bills; - not provided
- Sworn affidavits, signed in the presence of a solicitor; not provided
- Published accounts and financial information – no evidence of 1 years’ worth of financial accounts, never mind 10 years.
- Invoices from when the work took place – one invoice of steel delivery does not provide evidence on the balance of probability existed. It purely demonstrates that a delivery of steel took place. The invoice addressee (company in Leeds) is not the same as the delivery address so perhaps the then landowner was taking delivery of steel for someone else? Notwithstanding this, the delivery note is dated much later than when the lawful development of an “agricultural building” was allowed by Selby Planning Dept in 2006.

All of the above go to demonstrate that there is not reasonable probability that this development meets the necessary time scales for an application of this type and therefore cannot be used as proof during the application. It is clear that this strict legal criterion cannot be satisfied and therefore the local planning authority should refuse this application. This application, only goes to demonstrate that there is in fact, no lawful use.

The grant of a certificate applies only to the lawfulness of development in accordance with planning legislation. It does not remove the need to comply with any other legal requirements such as the building regulations or other licensing or permitting schemes. The applicant does not have any licenses to operate, nor has the site ever been issued with a license. Similarly, the applicant has demonstrated over the past 11 months that he is not prepared to comply with any planning conditions or legal requirements.

In the Planning Statement, page 7 (6.3) the agent states that “A business known as Yorkshire Classic Campers was set up by the previous owner Martyn Maltas. This business was registered at Companies House on 10th March 2016 and specialised mainly in the renovation of caravans/campers from this site”. On page 8 (6.5), the agent states that “The company was dissolved in August 2023”. Rudimentary maths can demonstrate that 2016-2023 does not cover a period of 10 years. In fact, the applicant’s own planning agent in these 2 statements, only affirms that any potential business has NOT been operating for a continuous period of 10 years. Nonetheless, according to Companies House, Mr Maltas effectively stopped trading on 31 March 2022 and went into liquidation on 27 October 2022 with a debt owed of £8,849.00 and at this point the “company” had no fixed assets. The registered address for the company then changed to Clark Business Recovery Ltd based in West Yorkshire. This evidence is available in the public domain and goes to demonstrate that Mr



Maltas carried out a very small-scale hobby business (low turnover) over a period of 6 years where in reality, at least 18 months of this time, the company was severely impacted by Covid-19 global pandemic.

In the Planning Statement, the agent submitted evidence on page 4 and 5 of this document to suggest that the 2 identified workshops have been in situ since 2014. What is interesting on these 3 images, is that the rooves of both workshops look exactly the same in all 3 pictures (2014, 2017 and 2020). The aerial images change after the applicant takes ownership – clearly demonstrating that he has rebuilt workshop no 2 and extended workshop no1 – both without planning consent.

Notwithstanding this, this application should not be considered by the local planning authority until after the intrinsically linked Enforcement Notice and retrospective application, ZG2024/1067/FULM (Change of use of land to a mixed use, transit traveller site and ancillary tourism – no47 pitches and 2 static caravans) has been determined by the Planning Inspectorate. The original consent for change of use 2020/1205/COU was for a small-scale tourism caravan site, closed for part of the year and therefore would not require this retrospective application to run a large-scale commercial business.

The appellant (Mr Matt Stevenson) is making an appeal on the following grounds:

Ground (a) – that planning permission should be granted for what is alleged in the notice.

Ground (d) – that, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

Making comments on the PINs appeal portal: You can make representation on the PINs Planning Portal, you can do so online at <https://acp.planninginspectorate.gov.uk>

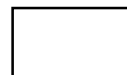
Alternatively, If you do not have access to the internet, you can send your comments to **and must use the PINs** reference **APP/U2750/C/25/3374035:**

Ben White,
The Planning Inspectorate,
Room 3B Eagle Wing,
Temple Quay House,
2 The Square,
Bristol. BS1 6PN

- c. To finalise S106 expenditure and quotation for village gateway signage. – have been delivered to Cllr Kaiper-Holmes house for storage
Invoice will be forwarded to the Clerk in due course.
- d. To confirm the notification of intent to NYC to exercise the community right to bid on The Blacksmiths Arms, Biggin.
The Clerk has submitted the intention to exercise the Parish Council's community right to bid which has triggered the *Full Mortarium Period to 04 March 2026*.

26/37 To note and consider any updates in terms of Community Safety and village projects (Defibrillator and Grass Cutting)

- a) Grass Cutting update, 2 resident volunteers – from the junction of Little Fenton Lane to West Winds (with Cllr Hartley doing the grass cutting from West Winds to the phone box)
Little Fenton Defibrillator – awaiting confirmation of electrical supply
- b) Biggin Defibrillator – up to date, working correctly (April 2027 expiry date on defibs)



26/38 To consider the research and recommendations from the Working Group with regard to any potential purchase of The Blacksmiths Arms, Biggin.

Presentation: A copy of the presentation is on the website at:

[Microsoft PowerPoint - Sale of the blacksmiths arms Biggin - presentation to PC 03 November 2025 GA V2.0.pptx](#)

A presentation was prepared and delivered by the Clerk, supported by the Chairman and an in-depth discussion followed. The various options for purchase were explored as well as the discussion and decisions to take.

The Chairman took a show of hands from those present in the room to gauge the feeling of local parishioners to take out a PWLB with The Treasury for the full purchase price plus on costs with a 100% precept approach. 34 residents raised their hands in favour of this approach in principle (1 against). A copy of the presentation is detailed at the end of the minutes.

Resolution: to prepare the documentation for an application to The Treasury for a Public Works Loan Board application via the Local County Association (YLCA) for £550,000 over 50 years (actual figure to draw down and term to be determined).

Resolution: to a conduct a general public consultation to understand the appetite for a community project of this size in Biggin. Clerk has created a simple survey to distribute to residents in the meeting, via leaflet drop and on the website.

Resolution: to conduct a precept increase public consultation with residents on the electoral roll to establish the level of interest and support to increasing the precept to cover the loan repayments.

Resolution: to make a community business membership of the Plunkett Foundation for £225.00 + VAT. (supported with the public consultation collated results)

Resolution: to instruct Ray Vilka, Sidney Phillips (Leeds office) to conduct a market valuation of the property including survey and scrutiny of 3 years of audited accounts at a cost of £1,666.70 + VAT.

26/39 To note correspondence received not discussed on this agenda

The Clerk has received numerous correspondence from one resident and wishes for the Parish Council to consider the communications as vexatious. A Vexatious Communication Policy will be drafted and presented to the next meeting for approval. The Clerk has also contacted the Police and lodged her concerns with them regarding this complainant. In addition, the Parish Council has received a complaint from a resident regarding the Community Pub Project. This single complaint will be handled separately. The response will be drafted by the Clerk and circulated to members for review before reply.

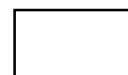
26/40 To note the date of the next meeting

Wednesday 19th November 2025

The meeting closed at 7.54pm

Chairman's Signature: _____

Date: _____



SALE OF THE BLACKSMITHS ARMS, BIGGIN



COMMUNITY RIGHT TO BID

BIGGIN PARISH COUNCIL

WEBLINK:

[UPCOMING EVENTS | BIGGIN PARISH COUNCIL](#)

03 NOVEMBER 2025

The Blacksmiths
BY BIGGIN



SALE OF THE BLACKSMITHS ARMS, BIGGIN

ACV - Asset Of Community Value History and Background

Pub sold 12 October 2017 to
Brian Holden for £370,000

ACV renewed in June 2024

ACV Expires - June 2029

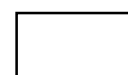


Application for ACV to former SDC (NYC)

05 September 2025 - notification of
intent to dispose of the asset

- ☐ Pub last sold on 12 Oct 2017 for £370,000
- ☐ The PC made an application/nomination in 2018 to secure as an ACV
- ☐ Renewed in June 2024 for 5 years to June 2029
- ☐ main purpose of the ACV "window of opportunity" to secure funding and bid for the property before it goes on the open market. **However**, the owner is not obliged to accept a bid
- ☐ Jan 2025 - pub closed for 3 weeks for refurbishment
- ☐ 05 September 2025 - benefactor notifies NYC of intention to dispose of the asset
- ☐ 15 October 2025 - Parish Council notify NYC of their intention to execute their "Community Right to Bid"
- ☐ to May 2029, the ACV could be considered as a "material consideration" for any future planning application

The Blacksmiths



SALE OF THE BLACKSMITHS ARMS, BIGGIN

Title Deeds and Plan – 2 deeds

HM Land Registry
Current title plan

Title number NYK231476
Ordinance Survey map reference 555434NW
Scale 1:5250 enlarged from 1:2500
Administrative area North Yorkshire



The Blacksmiths



SALE OF THE BLACKSMITHS ARMS, BIGGIN

NO decisions made to date – purely fact finding

- ☐ Open and transparent process
- ☐ Full involvement from local residents
- ☐ Transferable skills required – legal, accountancy, conveyancing, business acumen
- ☐ Time – support through attendance at meetings, delegating tasks, working together
- ☐ This will be a herculean effort for a small hamlet to purchase a community pub

The Blacksmiths

YOUR VILLAGE NEEDS YOU **The Blacksmiths Arms, Biggin, LS25 6HJ**

ASSET 01
ACT - BOOST IN COMMUNITY VALUE

02
NORTH YORKSHIRE COUNCIL

03
PARISH COUNCIL MEETING

04
FULL MORATORIUM PERIOD

05
DURING THE 6 MONTH PERIOD

06
JOIN THE WORKING GROUP

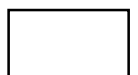
07
WHAT NEXT?

INTERIM MORATORIUM PERIOD

FULL MORATORIUM PERIOD

JOIN THE WORKING GROUP

WHAT NEXT?



SALE OF THE BLACKSMITHS ARMS, BIGGIN

Asset Of Community Value History and Background

During the **Full Moratorium period**, a "community interest group" may be put forward as a potential bidder

The group **must have one or more of the following structures under The Localism Act (2011):**

1. A Parish Council (if any of the ACV is in the parish)
2. A charity
3. A community interest company
4. A co-operative or Community Benefit Society – a registered society within the meaning given by the Co-operative and Community Benefit Societies Act 2014 (but not a society registered as a credit union).
5. A company limited by guarantee that is non-profit distributing
6. An industrial and provident society that is non-profit distributing (these groups will be renamed as community benefit societies by the Co-operative and Community Benefit Societies and Credit Unions Act 2010 when the relevant provisions come into force)

The Blacksmiths
BIGGIN

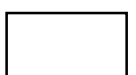
NO other
type of sale
is permitted
to 04 March
2026

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Current Situation

- current owner, Sam Anderson, inherited the pub from her late father, Brian Holden
- wishes to sell the pub and "sever ties" to Biggin ASAP
- prepared to sell to the village within the full moratorium period (6 months)
- had an offer to purchase from other parties of £500,000
- current asking price is £500,000 for the pub and the land (2x title deeds and plans)
- full moratorium period runs until midnight on 4th March 2026
- Parish Council and Working Group have examined various structures and funding methods to buy

The Blacksmiths
BIGGIN



SALE OF THE BLACKSMITHS ARMS, BIGGIN Research to date

1. Quotations for market valuation

- a. **SIDNEY PHILLIPS - £1,686,70 + VAT** – recommended by Plunketts as a partner for offering market valuations on community pub projects [Businesses and Pubs for Sale in the UK](#)
- b. FLEURETS - £2,250 + VAT
- c. SAVILLS - £2,500 + VAT
- d. BRAMLEY'S - **£1,150 + VAT**
- 2. Community Business Membership of Plunketts - **£225 + VAT** [Become a member - Plunketts Foundation](#)
- 3. Legal Entity – CBS is potentially the most suitable (as Church Fenton have successfully done), creating the Of Community Hub which is a CBS) Register with FCA **£40 + VAT** and registration as a CBS circa **£570 + VAT**
- 4. Conveyancing fees for purchase - **£5,000 + VAT** (Jonathan Sharp, Hartley & Worsanholme, Pontefract) [Hartley & Worsanholme](#)
- 5. Stamp duty @ 5% - **£14,500.00**
- 6. Asset purchase price circa **£500,000** – **is this including VAT?**
- 7. Rateable value for the property – current rateable value on 2023 Rating list is **£7,000 per annum** [Summary valuations - Valuation Office Agency - GOV.UK](#)
- 8. Rental income – anything from £24,000 p.a. to £36,000 p.a. **(£2,000 p.a. to £3,000 p.a.)** [Businesses and Pubs for Sale in the UK](#)
[Pubs to Let | Star Pubs | HEINEKEN UK](#)

The Blacksmiths
BIGGIN

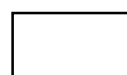
SALE OF THE BLACKSMITHS ARMS, BIGGIN

Options to proceed - limited due to legislation during to the 'community right to bid' phase to 04 March 2026

- Option 1:** A Community Benefit Society (CBS**) is formed and purchases the pub
(combination of pledges from villagers and PC loan - PWLB)
- Option 2:** PC purchases the pub with a combination of pledges and PC loan (PWLB*)
- Option 3:** PC take out a full loan from The Treasury (PWLB*) and buys the pub
- Option 4:** A different type of "community interest group", on advice from Plunketts, purchases the pub
(pledges and PC loan - PWLB)
- Option 5:** Pub goes on the open market to all potential buyers after the 4th March 2026

The Blacksmiths
BIGGIN

*PWLB - Public Works Loan Board
** For the sake of this presentation, a CBS has been presented as the "Community Interest Group" option, there are 6 others presented on the slide 3.



SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 1: A Community Benefit Society (CBS) is formed and purchases the pub (combination of pledges from villagers and PC loan)

- Assumes £300k from pledges and £250k PC Loan (PWLb)
- CBS – one member, one vote (whether you put in £100 or £100k, you get one vote)
- Legal form of organisation – not-for-profit basis for purposes that “benefit” the community as a whole
- Most popular vehicle for rural community businesses to set up
- Community share issue – democratic model that works well for social economy organisations
- Elected committee – manage the enterprise on behalf of members
- Committee – voted by the members
- Statutory Asset lock – surplus assets cannot be transferred to another organisation
- FCA approved and registered with Companies House
- Regulated and registered with the FCA* – annual return submitted to FCA
- Withdrawable share capital – if the business is sustainable without the capital

The Blacksmiths
BIGGIN

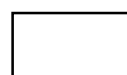
*Financial Conduct Authority

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 2: PC purchases the pub with a combination of pledges and PC loan (PWLb*)

- Assumes £300k from pledges, £250k from PC loan (PWLb)
- PC are not VAT registered but in legislation can claim the VAT back on purchases for non-business activities (VAT Act 1994, s33). The PC wouldn't be able to claim VAT back on the purchase. However, they could reclaim VAT on any works, legal and professional fees etc which are incurred.
- ONLY the Parish Council can apply for Parish Borrowing to The Treasury for a PWLB – Public Works Loan Board
- What the PC need to do to make a loan application:
 - Resolution to borrow at a PC meeting
 - Budget information
 - Evidence of Loan affordability
 - Evidence of Report to the Parish Council / Business case presented
 - General public consultation – to residents on the electoral register
 - Precept increase consultation (if applicable)

The Blacksmiths
BIGGIN



SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 3: PC take out a full loan from The Treasury (PWL^B*) and buys the pub

- £500,000 selling price
- circa. £15,000+ legal and stamp duty fees
- £25,000 "float" for improvements
- Lease the pub to a Tenant on an FRI (insure and maintain) lease
- Rent the pub initially at a favourable rate to encourage Tenants and success
- Offset the rent against the PWLB payments to reduce them to between approximately £140 and £370 per year depending on Council Tax banding (A-G)
- Increase rent after a period (2, 3 years) to further reduce the PWLB payments
- PC can look at setting up another legal entity to manage the pub once purchased, ie a CBS
- PC could purchase and sell at a later date – it is not "tied in" to keeping in perpetuity

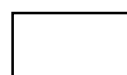
The Blacksmiths
BY BIGGIN

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 4: A different type of "community interest group", on advice from Plunketts, purchases the pub (pledges and PC loan - PWLB)

- Assumes £300k from pledges and £250k PC Loan (PWL^B)
- Although the CBS is the legal entity of choice for rural community business set up, there are a number of other options including:
 1. A charity
 2. A community interest company
 3. A co-operative
 4. A company limited by guarantee that is non-profit distributing
- One of these other community interest group options could provide opportunity for grant and alternative funding streams
- Community business membership of the Plunkett Foundation will provide sound advice and legal steer

The Blacksmiths
BY BIGGIN



SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 5: Pub goes on the open market to all potential buyers after the 4th March 2026

- could be sold to anyone, used for any number of purposes which may not be favourable to village life
- 2am license: depending on ownership/use - could pose a high impact threat to village life
- large plot which could be used to store anything or be overdeveloped
- dominant position in the village and its appearance and culture has a direct effect on the village and our homes
- Research completed by Mortar Research in 2024 (available online) found that:
 - 24% of home buyers factored in their local pub when deciding whether to buy
 - 42% of all home buyers said that the quality of the local pub was an important element in their home buying decision
 - 38% would not even consider offering on a home that was too far from a good local pub (1 mile appeared to be the 'staggering' limit)
 - 36% also said they would visit the local pub before making an offer on a home
 - 53% said they had made the decision to purchase a home whilst actually at the local pub
 - 44% had actually made the offer to buy a home from the local pub
 - Of those that visited the pub 76% said they did so because they felt the local pub reflected the local community

The Blacksmiths

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Discussion

Costs to the Parish of a Public Works loan bond

Biggin Parish Council
(Figures based on 52 rated properties)

Parish Borrowing as at 05 November 2025

52 properties

£550k

£275k

Option	Amount of loan PWLB	Loan term	% interest rate	12 yearly annuity	Total cost of loan	Annual loan repayment	monthly loan repayment	*Avg per household interest increase	Potential rental income annually at £2,000/prop	New average per household precept increase offset by rental income
1	£ 550,000.00	10 years	8.14%	£ 17,723.31	£ 1,772,331.00	£ 35,446.62	£ 2,953.89	£ 644.48	£ 24,000.00	£ 226.13
2	£ 550,000.00	15 years	8.34%	£ 26,308.92	£ 815,576.52	£ 52,617.84	£ 4,384.82	£ 956.89	£ 24,000.00	£ 550.04
3	£ 550,000.00	20 years	8.14%	£ 17,878.83	£ 1,707,883.00	£ 34,157.66	£ 2,846.47	£ 621.06	£ 24,000.00	£ 185.34
4	£ 500,000.00	15 years	8.34%	£ 25,352.23	£ 785,918.13	£ 50,704.46	£ 4,225.37	£ 921.80	£ 24,000.00	£ 513.55
5	£ 450,000.00	20 years	8.13%	£ 14,505.89	£ 1,450,089.00	£ 29,001.78	£ 2,416.82	£ 527.31	£ 24,000.00	£ 95.19
6	£ 450,000.00	15 years	8.34%	£ 21,525.48	£ 667,289.88	£ 43,050.96	£ 3,587.58	£ 782.74	£ 24,000.00	£ 364.36
7	£ 400,000.00	20 years	8.13%	£ 12,888.68	£ 1,288,968.00	£ 25,779.36	£ 2,148.28	£ 488.72	£ 24,000.00	£ 34.22
8	£ 400,000.00	15 years	8.34%	£ 19,113.78	£ 593,168.58	£ 38,227.52	£ 3,185.63	£ 685.06	£ 24,000.00	£ 273.61
9	£ 275,000.00	20 years	8.13%	£ 8,881.68	£ 886,186.00	£ 17,723.32	£ 1,476.94	£ 322.24	£ 24,000.00	£ 120.71
10	£ 275,000.00	15 years	8.34%	£ 13,154.46	£ 407,788.26	£ 26,308.92	£ 2,192.41	£ 479.34	£ 24,000.00	£ 44.40

*Note: Average per household precept increase is based on 52 properties in Biggin

- The average Band D council tax for only those local councils which raised a precept in 2025-26 (£95.18) an increase of £5.14 (£7.44 or 5.1%).
- The average Band D council tax for precepting local councils in areas with a unitary authority (including metropolitan boroughs) is £101.61 (£95.18), an increase of £6.46 or 6.79% (£5.37 or 5.62%).
- The highest Band D Council tax in 2025-26 in Yorkshire is South Kirkby and Moortown (£127.50).

parish precept and Council Tax amounts 2025 to 2026 | North Yorkshire Council

Parish Precept and Council tax amounts 2025-2026

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
BIGGIN	£ 1,632.78	£ 1,858.90	£ 2,177.33	£ 2,449.15	£ 2,993.40	£ 3,537.65	£ 4,081.90	£ 4,626.15

Across our wards
Band A - £140
Band G - £370

Highest Band D in Yorkshire

The Blacksmiths

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Way forward and decisions to take:

1. **Do we instruct a valuer** to establish a market valuation – 3 quotations received, Sidney Phillips – cost of **£1687 + VAT**
2. **General public consultation** – survey to residents and survey method to illicit the level of interest in the community (from those on the electoral roll) for a community project of this size
3. **Discuss the options available** and propose the best way forward to secure this asset, central to the parish
4. **Precept increase consultation** – survey to residents
5. **Membership of the Plunkett Foundation** - **£225 + VAT** (advice and support on the Community Right to bid process).
6. **Creation of a legal entity** – based on the 6 possibilities and advice / legal steer from Plunketts
7. **Application to The Treasury** for a PWLB (Public Works Loan Board)
8. **Instruction of a conveyancing solicitor and accountant** with experience of dealing with licensed properties **£5,000 + VAT**

The Blacksmiths
BIGGIN

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Questions / discussion from the floor

For any questions / queries or further information, please contact the Clerk on: georginaashton@outlook.com

Further information can be found at the following links:

The website and noticeboard in the parish will be kept up to date during this informative period.

[Upcoming Events | Biggin Parish Council](#)

ACV listing at North Yorkshire Council - ACV [Decision - Assessment of Assets of Community Value Nomination The Blacksmith Arms Oxmoor Lane Biggin, Sherburn in Elmet NYC/ACV00042 | North Yorkshire Council](#)

Community Right to Bid – statutory advice [Community Right to Bid - Non-statutory advice note for local authorities.pdf](#)

Full Moratorium Period confirmation from NYC - [15-OCT-2025-Letter-to-Nominating-Group-notifying-of-full-moratorium.pdf](#)

The Blacksmiths
BIGGIN

