

Project Consultation & Precept Increase Survey

BIGGIN PARISH COUNCIL

The Blacksmiths Arms - Community Owned Pub in Biggin

Dear Villagers,

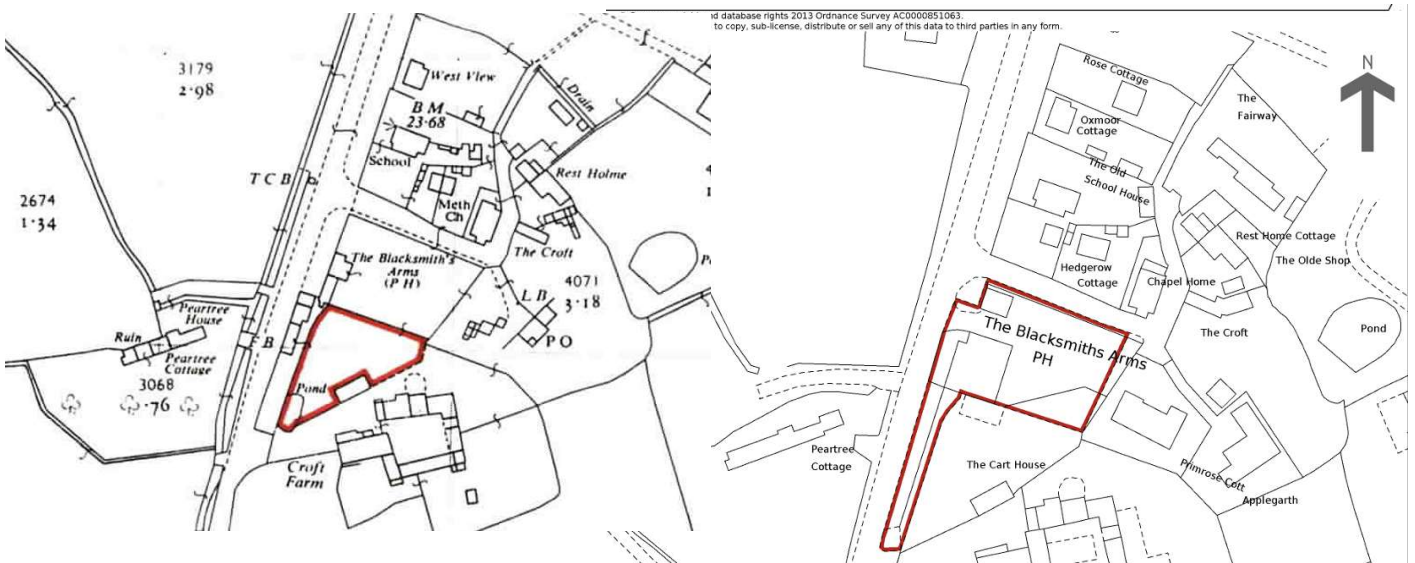
At a recent meeting of Biggin Parish Council on 3rd November 2025 it was unanimously agreed to explore a community project idea to purchase The Blacksmiths Arms in Biggin. The principal purpose of this project is to protect the community asset, The Blacksmiths Arms in perpetuity for all residents creating a real heart and centre to our hamlet. This survey is specifically focused on the purchase of the Blacksmith's Arms, Biggin, by the community.

Potential purchase of a Community Pub

- ✓ Asking price is **£500,000**
- ✓ PC would look to fund this through a **Public Works Loan Board with The Treasury**
- ✓ **EIP loan repayments** (means that the repayment charge will not increase with inflation or over time).
- ✓ increase on the precept for all households
- ✓ **Estimated £25,000** of legal and stamp duty costs
- ✓ **Further £25,000** contingency fund

The proposal is to purchase the pub, the current asking price for which is £500,000, for the village and fund this purchase via the Public Works Loan Board from The Treasury. This kind of loan is only available to Parish and Town Council and is designed to provide an EIP (equal instalment payments – same loan repayment every 6 months for 50 years [this will not increase with inflation or over time]) method of repayment over an extended period (ie 50 years). This would likely mean an increase in precept for all households.

It is estimated that there are £25,000 of legal and stamp duty costs and it is widely deemed prudent to include a further £25,000 contingency for any unforeseen costs and to support short term cashflow. The 2 maps below show the red line boundary of the Public House and the pub garden within the context of the parish.



A loan of £550,000 over 50 years from the PWLB would require an **annual repayment of £35,446.62** (based on the % interest on 03 Nov 25). The proposal is to offset this loan repayment with the rental income generated by leasing the pub to a suitable tenant.

Based on market research we would aim to achieve a rent of circa £36,000 per annum which could be discounted to £24,000 for the first 3 years in order to give the Tenant time to implement their business, establish it and ensure a solid foundation for its long-term success. Commercial lets are reviewed regularly which could allow the rent to be increased further over time in line with the market (but also in such a way as to ensure the business remains viable). The rents suggested are competitive, a statement of the village's desire to see a successful community pub. Typical rents for public houses can be seen at <https://www.starpubs.co.uk/>. It is worth noting that Pub Leases are on an FRI (Fully Repairing & Insuring) basis. This means the Tenant is responsible for repairs and maintenance.

Grant funding will be applied for to support the community asset. These monies are not included in the figures highlighted above. The objective is to not burden the village with ongoing running costs.

In order to secure the loan, we need to find out how many people in our Parish support the proposal, so please can you read and submit the attached voting form (it's a very simple form to complete) – either to the Old School House post box or by email/post to the Clerk of the Council at the address on the voting form.

We thank you for your support.

Cllr R Anderson

Cllr R Anderson, Chairman of Biggin Parish Council

1. Are you in FAVOUR of the Parish Council going ahead with the purchase of The Blacksmith's Arms? **YES / NO**

2. Are you in FAVOUR of the Parish Council going ahead with the purchase of the Blacksmiths Arms if it includes a council tax precept increase which (net of the potential initial rental income of £24,000 per annum) will initially cost each property an average of approximately **£220.13 per annum** (equivalent to approximately **£140 per year on a Band A** property and approximately **£370 per year on a Band G property**) for the purpose of the loan repayments? **YES / NO**

Name	
Address	
Signed	
Date	

Please return this questionnaire to Councillor Chris Hartley at The Old School House, Oxmoor Lane, Biggin by **Monday 17th of November 2025.**

The results of this survey will be published on the Parish Council website.

You may HAND DELIVER your form to the Old School House postbox.

Alternatively, email a scanned copy/ photograph of the form to: georginaashton@outlook.com OR by post to:

Georgina Ashton,
Clerk to Biggin Parish Council
Granstable House,
Biggin Lane,
Little Fenton,
Sherburn in Elmet,
North Yorkshire, LS25 6HQ