

Project Consultation & Precept Increase Follow up Survey

16 JANUARY 2026

BIGGIN PARISH COUNCIL **The Blacksmiths Arms - Community Owned Pub in Biggin**

Dear Villagers,

At a recent meeting of Biggin Parish Council on 14th January 2026 it was unanimously agreed to revisit the decision to continue with the community project idea to purchase The Blacksmiths Arms in Biggin. Since the last meeting of the Council on the 17th November 2025, the market valuation has been received from the instructed valuers, Sidney Phillips at rate of **£400,000 which is a “not as a going concern” valuation**. The accounts for the past 3 years demonstrate that The Blacksmiths Arms has not been a profitable business.

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**
- ✓ increase on the precept for all households
- ✓ **Estimated £32,000** of legal and stamp duty costs
- ✓ **Further £36,500** contingency fund
- ✓ **Total LOAN request of £570,000**
- ✓ **Annual repayment of £36,431.30**
- ✓ **Band D % precept increase of 599% to £571.59 from £81.73.**

Why reconsult:

1. Market **valuation of £400,000** received
2. Parish Council need to consider **mitigating the risk** should the pub not be let, either initially or in the medium term.
3. Accurate loan figures available – Loan amount of **£570,000**
4. Annual repayment of **£36,431.30 fixed for the next 50 years**

A loan of £570,000 over 50 years from the PWLB would require an **annual repayment of £36,431.30** (based on the % interest of 6.07% on 13 Jan 26). The proposal is to offset this loan repayment with the rental income generated by leasing the pub to a suitable tenant.

In order to secure the loan, we need to find out how many people in our Parish **support this REVISED proposal**, so please can you read and submit the voting form below (it's a very simple form to complete) – either to Oxmoor Lodge, Meadows Edge or preferably by email (a SIMPLE PHOTOGRAPH of this page emailed to bigginparishcouncil@gmail.com would be BEST) /or alternatively by post to the Clerk of the Council at the address on the voting form.

We thank you for your support.

Cllr N Kaiper-Holmes

Cllr N Kaiper-Holmes, Chairman of Biggin Parish Council

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CONFIDENTIAL RETURN, only total
16 JANUARY 2026
BIGGIN PARISH COUNCIL
The Blacksmiths Arms - Community Owned Pub in Biggin

1. **Are you prepared to join the Community Project Group** (supervised and working alongside with the Parish Council) in order to steer and participate in the formation of a legal entity (for example a Community Benefit Society or Registered Charity) and manage the long-term running of a management committee to secure a successful tenant and administer the legal entity in the future? **YES / NO**

*This will include working heavily with the Plunkett Foundation who require the community to demonstrate **their significant interest and commitment to the project**. If the Parish Council do not receive a substantial level of interest, then this community project cannot go ahead.*

2. **Are you prepared to support the Parish Council financially for cash flow purposes** prior to any additional precept requirement (which can only be requested annually in January, received in April). The worst-case scenario is that the Parish Council would need to request an additional precept requirement from residents to cover any re-sale which could be circa £80,000+? **YES / NO**

If the proposed purchase is to go ahead, the Parish Council will have to take out a loan amount of £570,000 from The Treasury at loan repayment of £36,431.30 per annum for the next 50 years. If the Parish Council/community legal entity cannot build relationships with a long-term tenant, then there is a real possibility that the Parish Council will need to re-sell the asset. This would incur early repayment charges from The Treasury, notwithstanding the over market value of purchase and any conveyancing/agent fees. An immediate payment could be potentially required circa £1-3,000+ per household to cover the shortfall before any precept increase is received.

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

4. **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 will initially cost each property an average of approximately **£571.59 per annum on a Band D property at 599% increase** on 2025/2026 precept (equivalent to approximately **£444.57 per year on a Band B property**) and approximately **£952.65 per year on a Band G property**) for the purpose of the loan repayments? **YES / NO**

Name		
Address		
Signed		Date

Please return this survey by the preferred option and by way of a simple photograph of this page to bigginparishcouncil@gmail.com

If this is not possible, please return to Oxmoor Lodge, Meadows Edge, Biggin by

Monday 19th of January 2026.

The results of this survey will be published (with no individual voting shared) on the Parish Council website.

Alternatively, OR by post to:

Georgina Ashton, Clerk to Biggin Parish Council . Granstable House, Biggin Lane, Little Fenton, LS25 6HQ