

North Yorkshire Council

5 January 2024

Assessment of Assets of Community Value Nomination NYCACV0028 The Horseshoe Inn, West Rounton Report to the Assistant Chief Executive for Localities

1.0 PURPOSE OF REPORT

- 1.1 To determine whether the Horseshow Inn, West Rounton, (NYCACV0028) should be placed on the Council's List of Assets of Community Value (ACVs).

2.0 SUMMARY

- 2.1 This nomination covers the Horseshoe Inn, West Rounton. The recommendation is that the site should be listed as an Asset of Community Value.

3.0 BACKGROUND

- 3.1 [The Localism Act 2011](#) requires the Council to consider all valid nominations for properties and/or land to be placed on the List of Assets of Community Value. This is also known as the 'community right to bid'. Land or property considered of community value can be nominated by a voluntary or community body that complies with [regulation 5](#).

When a listed asset comes up for sale a community interest group can trigger a delay (moratorium) in any sale process. The purpose is to create a "window of opportunity" to secure funding and bid for the property on the open market. The owner is not obliged to accept a bid from a community interest group and can sell to whomever they choose

The Assets of Community Value (England) Regulations 2012 provide a mechanism for the owner of land listed as an ACV to request an internal review and also appeal to the first-tier tribunal against the listing. Although first-tier tribunal decisions are not binding precedents any appeal decisions provide judicial guidance to the operation of the legislation. The guidance provided by these decisions is becoming increasingly useful to local authorities in the assessment of Assets of Community Value nominations

Private owners may claim compensation from the Council for loss and expenses incurred through their property being listed. More details are provided in the 2012 Regulations

This report ensures that the Council considers the nomination for The Horseshoe Inn at West Rounton as required by the Act.

4.0 CONSIDERATION OF THE NOMINATION

4.1 Description of the asset

This nomination is for the Horseshoe Inn at West Rounton. This is the only public house in the village after the loss of the Grey House in 2011.

The Horseshoe Inn draws people from the surrounding area, providing a cosy and welcoming pub which has long been a place for the community to meet up.

4.2 Nomination

The nominator, Rounton Parish Council, describe The Horseshoe Inn as the only public house in the village, which in the recent past, provided a place for people to meet up. There is no public transport operating from the village, the nearest bus stop being 5 miles away, and the pub, as a community hub, has provided an invaluable asset to both the young and ageing population alike.

As a consequence of the owner of The Horseshoe Inn submitting a planning application for change of use to a dwelling the community approached the Parish Council to ask for support to nominate The Horseshoe Inn as an Asset of Community Value as they consider it entirely practical to reopen the Horseshoe as a community hub as well as a community pub. A public meeting was held on 15 November 2023 where there was overwhelming support from those attending to retain the pub as a community asset. A Community Interest Group has since formed and is currently looking at examples of other pubs in North Yorkshire that have been successfully purchased and run as a community owned pub. It is considered that there are a number of ways to increase the pub's income and benefit to the community. Suggestions include providing a venue for social/community club meetings, a book swap service, a small shop and café, and a venue to host various charity events. The village needs facilities such as these to save it from becoming a dormitory settlement.

The group considers that buying the pub is a viable and credible solution and this avenue is being pursued with assistance from the Plunkett Foundation and a potential application to the Government's Community Ownership Fund.

4.3 Comments received

In accordance with the local nomination guidelines the local ward councillor, Councillor Annabel Wilkinson (Morton-on-Swale and Appleton Wiske Division) was consulted regarding the assessment of the nominated asset. Councillor Wilkinson has supported the Parish Council and community interest group by signposting them to the Community Right to Bid process, however, no direct support/opposition to the nomination has been presented to North Yorkshire Council.

The owner of the property has indicated their intention to occupy the building as their main residence should planning be granted for change of use to a dwelling which is currently being considered by North Yorkshire Council (see email at Appendix C). With regards the operational business of The Horseshoe Inn the owner has reported that there is a 'small handful' of people who are part of the community interest group that they would call 'regulars' (customers who call in one or two times a week). Passing trade was minimal and when previously offering food the main customers were from outside the area. The owner has also confirmed that they are willing to offer any local 'consortium' a clear and unobstructed run at purchasing the property

at the agreed price and within the agreed time frame (6 months) to continue its use as a village pub.

4.4 Assessment against Section 88 of the Localism Act 2011

When we assess whether a particular building or piece of land is of community value, we must determine whether it meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011.

A building or piece of land is deemed to be of community value if:

- a. The current main use of the building or land furthers the social interests or social wellbeing of the local community or a use in the recent past has done so, and it is realistic to think that there can continue to be a main use of the building or land which will further the social interests or social well-being of the local community, whether or not in the same way as before.
- b. The main use of the land or building in the recent past furthered the social interests of the local community and, it is realistic within five years the land or building can be brought back into a use that furthers the social interest or wellbeing of the local community, whether or not in the same way as before.

The interpretation of the definition of a community asset creates a very wide range of possible assets to be considered as suitable for nomination. It is proposed to use the following categories as part of the nomination process:

- Education, health and well-being and community safety to include, nurseries, schools, children's centres, health centres, day care centres or care homes, community centres, youth centres or public toilets.
- Sport, recreation, and culture to include, parks and public open spaces, sports and leisure centres, libraries, swimming pools and theatres
- Economic use providing an important local social benefit which would no longer be available if that use stopped - to include village shops and pubs.

4.5 Evidence

The asset is currently closed and for sale on the open market. A planning application has also been submitted for change of use to a dwelling which is currently being considered by North Yorkshire Council, which triggered the community to take action to nominate the asset as an Asset of Community Value. The owner reports that in the past, passing trade has been minimal and when previously offering food the main customers were from outside the area.

The owner of the property has indicated their intention to occupy the building as their main residence should planning be granted. The owner has also confirmed that they are willing to offer any local 'consortium' a clear and unobstructed run at purchasing the property at the agreed price and within the agreed time frame to continue its use as a Village pub, and that this agreement achieves what the Localism Act legislation was designed to achieve, however the Council does not have any evidence that this offer has been accepted by the community interest group.

Notwithstanding the owner's future intentions for the asset and the evidence they have submitted, the community's opinion is that The Horseshoe Inn could, in the next 5 years, be brought back into a use that furthers the social interest or wellbeing of the

local community, whether or not in the same way as before. The community has established The Rountons Community Interest Group and held a community meeting on 15 November 2023 where they report support (see Appendix D). They are now carrying out more research into community run pubs and speaking with others who have already succeeded in running a community pub/hub. They are also looking at applying to the Government's Ownership Community Fund for financial support as well as forming a co-operative to manage the Horseshoe Inn.

4.6 Conclusion

Having reviewed the evidence provided by Rounton Parish Council, North Yorkshire Council recommends that The Horseshoe Inn should be listed as an Asset of Community Value as it meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011.

The nomination satisfies the legislative test that this asset has in the recent past furthered the social wellbeing and interests of the local community and that, in the next five years, there could be a non-ancillary use of the building that would further (whether or not in the same way as before) the social wellbeing or social interest of the local community.

5.0 CONSULTATION UNDERTAKEN AND RESPONSES

- 5.1 Local Councillor – Cllr Annabel Wilkinson – Morton-on-Swale and Appleton Wiske Division has been consulted but has not submitted any comments/views on the nomination to register The Horseshoe Inn at West Rounton as an Asset of Community Value.

6.0 ALTERNATIVE OPTIONS CONSIDERED

- 6.1 None. Not to consider the nomination of The Horseshoe Inn at West Rounton would not fulfil the Council's responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012.

7.0 IMPACT ON OTHER SERVICES/ORGANISATIONS

- 7.1 If successful the fact that land/property is listed as an Asset of Community Value may be taken into account as a material consideration for any future planning application.

8.0 FINANCIAL IMPLICATIONS

- 8.1 If the decision is to list the property the owner can make a claim for compensation for which the Council is liable.

9.0 LEGAL IMPLICATIONS

- 9.1 If the property/land is listed the council is required to apply to the Land Registry for entry of a restriction on the Land Register. This restriction will be in a form of wording in Schedule 4 to the Rules, as Form QQ. This is "No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011". An owner of previously unregistered listed land, who applies to the Land Registry for first registration (or a mortgagee who applies for first registration on behalf of the owner), is required at the

same time to apply for a restriction against their own title. The local authority is also required to apply to the Land Registry for cancellation of the restriction when it removes an asset from its list.

9.2 If the property/land is listed and the owner/leaseholder wishes to dispose of it, he must notify the council. Once this has taken place an interim moratorium period (6 weeks) will apply where disposal of the property may not take place (except if sold to a community interest group which can take place at any time). If, before the end of the interim moratorium period the council receives a written request from a community interest group to be treated as a potential bidder then a full moratorium period applies. Disposal may then not take place within 6 months from the date the Council receives notification from the owner (except if sold to a community interest group).

9.3 When a listed asset is disposed of, and a new owner applies to the Land Registry to register change of ownership of a listed asset, they will therefore need to provide the Land Registry with a certificate from a conveyancer that the disposal (and any previous disposals if this is the first registration) did not contravene section 95(1) of the Localism Act (the moratorium requirements).

10.0 EQUALITIES IMPLICATIONS

10.1 The Horseshoe Inn, has in the recent past been an accessible asset that is available for the community of West Rounton.

11.0 CONCLUSIONS

11.1 If unsuccessful all parties will be advised of the outcome of the decision, and the Council's reasoning for it. The nominating group will be advised that there is no provision within The Regulations (The Asset of Community Value (England) Regulations 2012) for them to seek a review of the Council's decision.

12.0 REASONS FOR RECOMMENDATIONS

12.1 The evidence demonstrates that the nomination for The Horseshoe Inn at West Rounton meets the definition of community value as detailed in the Localism Act 2011.

13.0 RECOMMENDATION(S)

It is recommended that the Assistant Chief Executive for Localities:

- (i) Determines that the nomination for The Horseshoe Inn at West Rounton is successful and meets the definition of community value as detailed in the Localism Act 2011
- (ii) It should be placed on the North Yorkshire Council Assets of Community Value List of Successful Nominations

APPENDICES:

Appendix A – Nomination Form for NYCACV0029 The Horseshoe Inn at West Rounton

Appendix B – Site Plan for The Horseshoe Inn at West Rounton

Appendix C – Email from Stan Taylor, Owner of The Horseshoe Inn (01/12/23)

Appendix D – Correspondence from Rounton Parish Council (14/12/23)

BACKGROUND DOCUMENTS:

Localism Act 2011

The Assets of Community Value Regulations (England) 2012

Assistant Chief Executive for Localities

County Hall

Northallerton

05/01/2024

Report Author – Lisa Wilson – Service Manager (Communities HAM)

Presenter of Report – Lisa Wilson – Service Manager (Communities HAM)

Appendix A - Nomination Form for NYCACV0028 The Horseshoe Inn at West Rounton



Community Right to Bid: Assets of Community Value

Nomination Form

(Office use only) ACV Ref: _____

Section 1: About your organisation

1A. Contact Details

Please provide basic contact details for your organisation

Name of the <u>organisation</u>	Rountons Parish Council
<u>Organisation postal address</u>	Willow Tree Farm, West Rounton, Northallerton DL6 2LU
<u>Organisation website</u>	
<u>Named contact for the organisation</u>	<input type="text"/>
<u>Position of named contact within the organisation</u>	Parish Councilor
Telephone number for named contact	<input type="text"/>
Email address for named contact	<input type="text"/>

1B. Organisation type

Please place an 'X' in the middle column against the appropriate organisation type

Organisation Type	X	Registration number of charity/company (if applicable)
Parish Councils This may be for an asset in its own area, or in the neighbouring Parish Council area	X	
Neighbouring Parish Councils If the Parish Council borders an un-parished area, then they may nominate an asset within the neighbouring District Council or Unitary Council.		
Un-incorporated groups Nominations can be accepted from any un-incorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority. This will for instance enable nomination by a local group formed to try to save an asset, but which has not yet reached the stage of acquiring a formal charitable or corporate structure. Please complete additional form in Appendix 1 if this applies to you.		
Neighbourhood Forums There can only be one neighbourhood forum for an area and the way they are set up is clearly defined by the Council as a planning authority. The procedure for becoming a neighbourhood forum is set out in Section 61F of the Town and Country Planning Act 1990. Please complete additional form in Appendix 1 if this applies to you.		
Community interest groups with a local connection These must have one or more of the following structures: <ul style="list-style-type: none">• A charity• A community interest company• A company limited by guarantee that is non-profit distributing• An Industrial and Provident Society that is non-profit distributing/Community Benefit Society Please complete additional form in Appendix 1 if this applies to you.		

OFFICIAL Revision 1

OFFICIAL

1C. Local connection

Additionally, your organisation is required to have a local connection. This means that its activities are wholly or partly concerned with the administrative area of North Yorkshire or a neighbouring local authority. Please provide details about your organisation's local connection.

Details regarding local connection

The ~~Rountons~~ Parish Council

Finally, please provide, if available, a copy of your organisation's rules/constitution. Please indicate which documents you intend to provide below by placing an 'X' against the relevant document type.

Type of document	X
Memorandum and Articles of Association (for a company)	
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	
Other	

Section 2: About the asset

Section 2A: Basic details

Please provide basic details about the asset

Type of land/building (for example, pub, shop)	Pub, Outline of Pub attached
Name of the premises	Horseshoe Inn
Address of the premises	Horseshoe Inn, West Rounton, Northallerton

In addition to the above information, please attach a clear plan which identifies the land/buildings you wish to nominate with a line drawn around the boundary of the area you wish to nominate. This could be a Title Plan from Land Registry, or any other map which gives us enough detail to identify the site.

Section 2B: Ownership

Please provide details about the asset's ownership, if it is known to you

Name of the owner	<input type="text"/>
Address of the owner	<input type="text"/>
Contact details for the owner	As Above
Name of any other occupier	None
Name of any other person with an interest in the premises	
Address of any other person with an interest in the premises	
Contact details for any other person with an interest in the premises	

Section 2C: The premises as an Asset of Community Value

Please explain why you feel the land/premises meets the definition of an Asset of Community Value. Provide as much information as possible. Please note, it is likely that these comments will be shared with the asset owner.

ACV Definition

A building or other land in a local authority's area is considered land of community value if, in the opinion of the authority:

- (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
- (b) it is realistic to think that there can continue to be a 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.

If there is no current use:

- (c) The definition is extended to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years.

How does the current main use of the building/land – or a use in the recent past – further the social interests or social well-being of the local community?

A considerable effort has been made by the present owner and family to refurbish and run the grade 2 listed Horseshoe Inn following the retirement of the previous owner. After the loss of the Grey Horse in 2011, the Horseshoe has provided the only pub and meeting place in West Rounton.

In addition to drawing in people from the surrounding area it has provided good food and has even featured in the local press. It was a cosy and welcoming pub which has long been a great place to meet up with friends and neighbours.

The Yorkshire Post called it "Pub of the Week" on 12/11/16. *"The place may be small but buzzes with atmosphere"*. The Darlington and Stockton Times featured it as number 1 on the top 7 places to eat in and around Northallerton according to Trip Advisor on 06/12/21. *"This Northallerton pub has scored five stars in all aspects from food to atmosphere and has received glowing reviews from many visitors"*

In later years the Horseshoe Inn successfully provided a living for two tenants until COVID struck. It opened most nights of the week and served weekend meals.

For the above reasons it has proved to be a considerable community asset and its demise would be an enormous loss to the village community.

Please explain how there can continue to be a main use of the building/land which will further the social interests or social wellbeing of the local community, whether or not this is in the same way as before.

There was a well supported community meeting at East Rounton village hall on 15/11/23. The meeting was chaired by a local community interest group. The parish council were present. The Parish Council support the community group and as a result considers the premises should to be registered as an Asset of Community Value. The community interest group are actively looking at additional ways the pub could form an even more integral part of the village community.

If not currently used for the purposes listed above, is it realistic to think that within five years the building/land can be brought back into a use that furthers the social interests or wellbeing of the local community, whether or not in the same way as before?

The pub is closed at present. It has opened on a very occasional ad hoc basis. When open it is well supported. If it is converted to a dwelling it will be lost to the village.

Whilst the pub is Grade 2 listed it is difficult to see how any conversion could retain its current physical presence in the village.

The community interest group consider it entirely practical to reopen the Horseshoe as a community hub as well as a community pub. The group are looking at examples of other pubs in North Yorkshire that have been successfully taken over and ran as community pubs. It is considered that there are a number of ways to increase the pub's income and benefit to the community. Suggestions have included uses such as using it as a club meeting venue, book swap, a small shop and cafe and for various charity events.

Finally as there is no public transport in or even near the village a community hub would prove invaluable to both the young and aging population alike.

The self-contained flat is envisaged as being an attraction to any possible future tenant.

Section 3: Checklist and Declaration

In addition to the form, please confirm any attachments if provided.

Document	X
Copy of organisation's constitution/rules/other	
A clear plan defining the land/premises being nominated	Attached

Finally, in order to confirm that the information contained within this nomination form is correct and complete and that the required documents are attached, an appropriate ~~authorised~~ officer must sign the below declaration.

We can accept electronic signatures.

Full name	<input type="text"/>
Signature	<input type="text"/>

Assets of Community Value nominations are coordinated by area-based teams, when complete, please return this form and any accompanying materials to the appropriate e-mail address below:

Harrogate Area	AssetsofCommunityValue.Harrogate@northyorks.gov.uk
Craven Area	AssetsofcommunityValue.Craven@northyorks.gov.uk
Scarborough Area	LegalServices.sca@northyorks.gov.uk
Ryedale Area	Localplan.rye@northyorks.gov.uk
Richmondshire Area	AssetsofCommunityValue.Richmondshire@northyorks.gov.uk
Hambleton Area	Communities.ham@northyorks.gov.uk
Selby Area	AssetsofCommunityValue.Selby@northyorks.gov.uk

Before completing this form, please check the guidance notes at the end of the document. If you require any assistance, please contact AssetsofCommunityValue.NYC@northyorks.gov.uk

Privacy notice

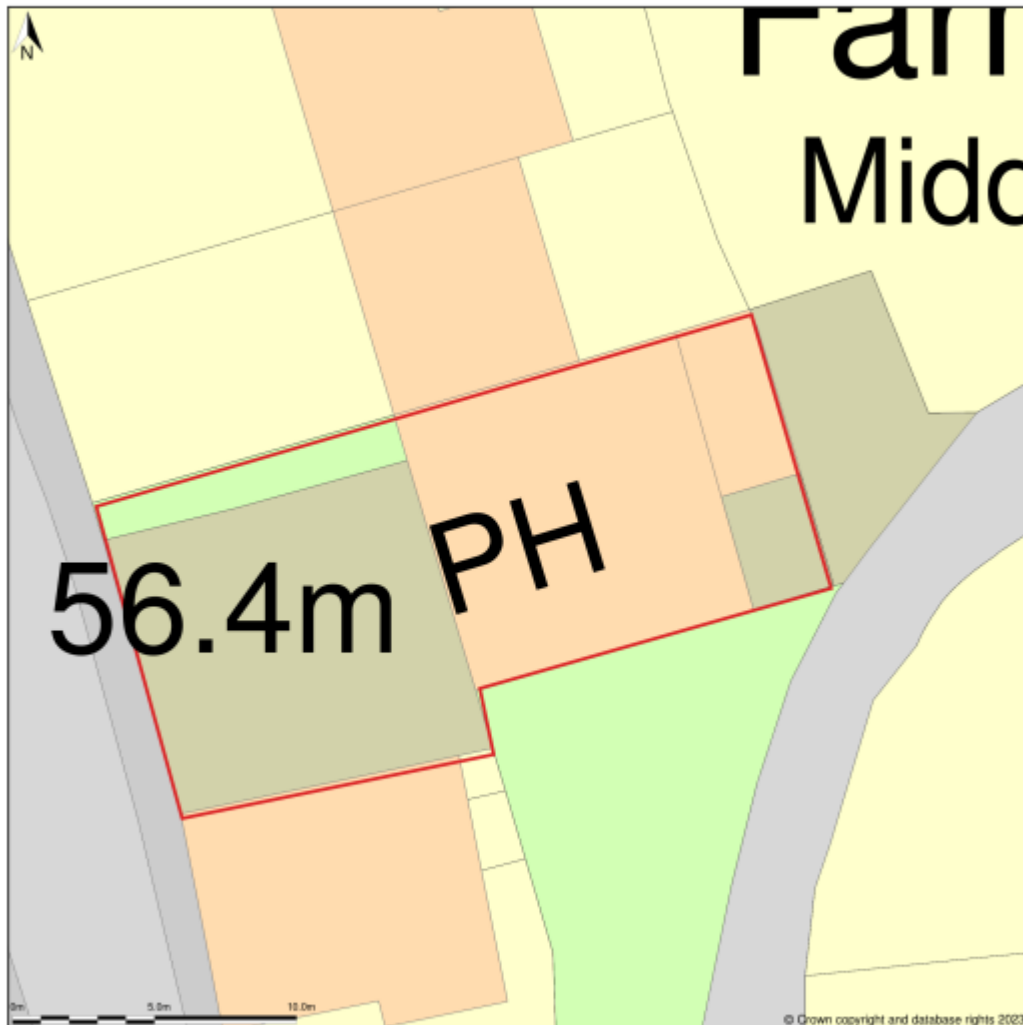
Please retain a copy of this form for your records and should your circumstances or contact details change then please let the appropriate contact officer know.

This information will be held in accordance with NYC Privacy Notices.

Appendix B – Site Plan for NYCACV0028 The Horseshoe Inn at West Rounton



Horseshoe Inn, West Rounton Low Lane To Junction For East Rounton Brickyard Plantation, West Rounton, North Yorkshire, DL6 2LL



Site Plan (also called a Block Plan) shows area bounded by: 441361.97, 503586.98 441397.97, 503622.98 (at a scale of 1:200), OSGridRef: NZ4137 360. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Appendix C – Email from Stan Taylor, Owner of The Horseshoe Inn (01/12/23)

From: [REDACTED]
Sent: 02 December 2023 10:42
To: communities <communities.ham@northyorks.gov.uk>
Subject: Re: ACV Order Horseshoe Inn.

Before any decision is made on an ACV Order in relation to the Horseshoe Inn (I understand I am allowed to object at the nomination stage) I wish to make the following comments:-

1. The Planning Application has been submitted for Change of Use to a dwelling. Should this be granted then it is **not my intention to continue with any sale either as a dwelling or Public House..** I presently reside only a very short distance from the premises - [REDACTED] which is far too large for my needs. I would, therefore - on the completion of the minimal interior work necessary - intend to occupy the building as my main residence which would be much more suitable.
2. As previously stated and covered in some depth in the Planning Applications ZB23/01932/FUL and ZB23/01933/LBC this has been brought about not by any attempt to profit from an unfortunate financial trading situation but to make the best of it and preserve the building. It actually started life as two separate dwellings!
3. The Villagers who are petitioning for this change no doubt have the best of intentions and I join them in this. They are, however, in the main 'authors of their own misfortune' There are amongst them a small handful of what could be called 'regulars'- customers who on one or two occasions a week call in - and they have always been appreciated and welcome. Others - who have signed the petition or objected to the Planning application online I have hardly, or even, never heard of. How some of the signatories - and I include members of the local Planning Committee in this number - dare add their names makes me laugh. Passing trade is minimal and when previously offering food the main customers were from outside the area. These have merely been absorbed with ease into other local Public Houses.
4. Research indicates that whilst the initial enthusiasm is high amongst groups objecting to the closure of 'their local' this is only very - very, rarely followed to the 'end game' of forming some sort of consortium leading eventually to the purchase of the property .This has only been a very small percentage of the initial ACV orders granted. In any event my research shows, that in each successful case, this has been undertaken in much, much, larger Villages and areas that West Rounton. Nor, I hasten to add, have a number these community buy-outs had a 'happy ever after' outcome!
5. Perhaps I should also add at this stage - that in the event of a success financial arrangement being reached to purchase the The Horseshoe Inn (which I remain committed to allowing them to do at the purchase price as agreed) then I should require an 'uplift' clause in any subsequent contact. This would (timeframe and

amount) have to be agreed but would cover myself in the event of any short-term business failure leading to the re-sale of the premises and profit made from possible Change of Use gained at this time. Not I consider unreasonable in the circumstances.

6. I once again make clear that I am willing to offer any local 'consortium' a clear and unobstructed run at purchasing the property at the agreed price and within the agreed time frame to continue its use as a Village pub. My own opinion -for what it counts- is that market and social conditions have changed enormously in recent years making a Pub of this nature in a small village completely unviable. **This agreement achieves exactly what the Legislation was designed to achieve and will give them the chance to prove me wrong.**
7. I wish to oppose the granting of an Asset of Community Value Order which effectively 'blights' the building for years to come. In this particular case it may eventually lead to a derelict and unused site in the village. This will not be helped by its 'Listed Building' status. This is exactly how I purchased it some thirteen or so years ago when another pub in the village 'The Grey Horse' had closed its doors for the very same reason.
8. Should you grant this order - which as I have stated is completely unnecessary and gains nothing - it is my intention to claim compensation from any forthcoming losses incurred.



Appendix D – Correspondence from Rounton Parish Council (14/12/23)

14th December 2023

[REDACTED]
Team Leader (Communities) North Yorkshire Council

Subject – ACV Nomination for Horseshoe Inn, West Rounton

The Rounton Parish Council have received copies of two communications that [REDACTED] (owner of the Horseshoe Inn) sent to you regarding the Asset of Community Value (ACV) application. One was a letter addressed to Clare Lowe but was not dated, and a second by email dated 1st December 2023. The Rounton Parish Council feels it important to bring a more balanced view to the future for the Horseshoe Inn. It hopes that our comments can be taken on board when the registration process of the ACV is being considered.

The Parish Council is in close and regular contact with the recently formed Rountons Community Interest Group. This group was formed following overwhelming support by the Rountons' villagers at a Public Meeting on the 15th November. The group was then tasked to explore ways to keep the pub open. The village community has considerable respect for the current owner who managed the pub, prior to Covid, but his enthusiasm to keep the pub going has diminished and, understandably, he does not wish to have the burden any longer.

The Horseshoe Inn was tenanted between 2013 and 2020 by a local couple, who served great food and a good selection of wines, beers, etc. It was a successfully run business bringing in many from the local community as well as people from further afield. Recent verbal discussion with the tenants confirmed the pub was profitable over this period. We therefore disagree with the owner's comments concerning the viability of the pub. Unfortunately, Covid hit us all in 2020, everywhere was in lockdown and the tenants of the Horseshoe Inn were forced to give up the lease and find other means of making a living. Since then, whilst the pub has not had a tenant, members of the owner's family have tried to keep it partially open. At present it is open one or two evenings a fortnight.

Developing the pub as a community hub would be of considerable benefit to the village. The nearest pub and shop are in Appleton Wiske almost 3 miles away and there is no public transport in West Rounton. The nearest bus stop being 5 miles away at Ellerbeck. The village needs facilities such as these to save it from becoming just a dormitory settlement.

The Parish Council, together with the Community Interest Group have the enthusiasm and desire to keep the pub alive as a Community Asset, as it could offer so much to the village. There is a surge of considerable optimism and desire within the village community to find a viable way in which to keep the pub open as a Hub. With a willing, able and enthusiastic management team together with a reliable tenant, we consider that the Horseshoe Inn could once again become the local pub and a Hub for the village and surrounding area. Proposed additional uses are to create a social gathering place i.e. a cafe selling local produce, a breakfast venue, various entertainments and charitable events etc. A questionnaire has been sent out as part of a feasibility study.

The group considers that buying the pub is a viable and credible solution and this avenue is being pursued with assistance from the Plunkett Foundation. The Plunkett Foundation is a charity that supports rural businesses and community pub buyouts.

assertion that other rural community buyouts have not had a “*very happy ever after outcome*” is incorrect. The group has researched other community buyouts and has found that they can be successful. The Plunkett foundation has supported 174 active community pubs in the UK.

The Rountons’ group has been in contact with the successfully run community pubs at Hudswell and Skeeby. It is believed that the village would financially support buying the pub, together with some grant assistance. Potential grant funding sources such as the Government Community Ownership Fund are being investigated. The purpose of this fund is to assist communities such as West Rounton to obtain support in taking ownership of assets at risk of loss. Attached is a newsletter that The Rountons Community Interest Group have circulated to all the villagers giving an update on progress.

Therefore, following the formal application made on the 17th November 2023, the Rounton Parish Council urges the North Yorkshire Council to Register the Horseshoe Inn as an Asset of Community Value.

On Behalf of Rounton Parish Council