



## 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)
<p><b>Parish Councils</b></p> <p>This may be for an asset in its own area, or in the neighbouring Parish Council area</p>		
<p><b>Neighbouring Parish Councils</b></p> <p>If the Parish Council borders an un-parished area, then they may nominate an asset within the neighbouring District Council or Unitary Council.</p>		
<p><b>Un-incorporated groups</b></p> <p>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.</p> <p><b>Please complete additional form in Appendix 1 if this applies to you.</b></p>		
<p><b>Neighbourhood Forums</b></p> <p>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.</p> <p><b>Please complete additional form in Appendix 1 if this applies to you.</b></p>		
<p><b>Community interest groups with a local connection</b></p> <p>These must have one or more of the following structures:</p> <ul style="list-style-type: none"> <li>● A charity</li> <li>● A community interest company</li> <li>● A company limited by guarantee that is non-profit distributing</li> <li>● An Industrial and Provident Society that is non-profit distributing/Community Benefit Society</li> </ul>	x	Community Benefit Society - number: 8143

<b>Organisation Type</b>	<b>X</b>	<b>Registration number of charity/company (if applicable)</b>
<b>Please complete additional form in Appendix 1 if this applies to you.</b>		

### 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.

<b>Details regarding local connection</b>
<p>Fadmoor Community Pub Limited is a Community Benefit Society which was established in September 2019.</p> <p>Our aim is to gain community ownership of The Plough Inn located in Fadmoor North Yorkshire and run it as a profitable community village pub business, offering a wide range of services to meet the needs identified by our community through wide-ranging consultations.</p> <p>The society has always been locally rooted, originally being formed from the Fadmoor Parish Meeting, which is the representative body of the community and maintains contact with all those on the local electoral register.</p> <p>The Chairman of the Parish Meeting is vice chairman of the CBS and the Members are part of both organisations so either could be the nominating body.</p> <p>We can confirm that the majority of support for our organisation is from local people which is wholly concerned with the administrative area of North Yorkshire.</p> <p>We have attached a link below to our community engagement &amp; support report which provides key information on how we have engaged with the local and wider community throughout our project initiation activities, and we can confirm this will continue.</p> <p><a href="#">Fadmoor Community Pub Limited - Community Engagement &amp; Support Report</a></p>

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.

<b>Type of document</b>	X
Memorandum and Articles of Association (for a company)	
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	X <a href="#">Link to society rules</a>
Other	

## Section 2: About the asset

### Section 2A: Basic details

Please provide basic details about the asset

<b>Type of land/building (for example, pub, shop)</b>	Pub and restaurant with outbuildings, land and attached caravan site
<b>Name of the premises</b>	The Plough Inn
<b>Address of the premises</b>	Boonhill Road, Fadmoor, York, North Yorkshire, YO62 7HY

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

<b>Name of the owner</b>	Holf Leisure
<b>Address of the owner</b>	[REDACTED] [REDACTED]
<b>Contact details for the owner</b>	[REDACTED])
<b>Name of any other occupier</b>	N/A - currently vacant
<b>Name of any other person with an interest in the premises</b>	N/A
<b>Address of any other person with an interest in the premises</b>	N/A
<b>Contact details for any other person with an interest in the premises</b>	N/A

## 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?

The Plough, a small rural pub in Fadmoor, North Yorkshire dates back to 1782 and was always well-known as a fantastic village pub and restaurant.

The Plough has always been at the heart of the village offering a place for locals and visitors to meet and socialise in a warm, welcoming, and friendly atmosphere. Furthermore, it represents many happy memories of life in our rural community for many residents and guests alike.

The pub enjoyed such a great reputation that meant it received visitors from across the country and beyond. It supported the local economy by attracting visitors to the village who would use other facilities such as campsites, the local organic farm etc. and enhanced the local community's well-being.

The pub was a popular place for all the community, family, and friends. Since its closure, we feel that the heart has been torn away from the village and the community has become more isolated and disengaged. Additionally, it has decreased opportunities for employment, social interaction and community cohesion and we have seen an increase of loneliness across all members of the community.

The village once benefited from having a local post office, a shop, and a pub. But all these services have now been closed leaving the village hall as the only community facility.

In 2011 the pub was closed and placed on the market as a freehold business opportunity.

Later that year, a formal offer was made by the Fadmoor Parish Meeting to purchase the pub, which at that time was rejected by the owner. After some time, the pub was then withdrawn from the market and then used by the owner for other business purposes.

Several planning applications submitted by the owner for change of use were unsuccessful mainly due to strong objections from the local community, the last of which went to appeal and the appeal was dismissed so once again, The Plough was placed back on the market.

With the possibility that the pub could be lost forever like other valued assets such as the community shop and post office situated near the pub, The Plough was registered as an Asset of Community Value in 2013 and again in 2019.

**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?**

Throughout this time, our community group has worked tirelessly to save the Plough with strong support from the local and wider community, many local businesses, key organisations, councillors, and our local MP.

Fadmoor Community Pub Limited was formed by four key members of the local community and is a Community Benefit Society specifically established to bring The Plough into community ownership.

We developed our business plan and share offer prospectus, and we initiated our share offer to seek expressions of interest to buy shares in The Plough. In 2021, both our business plan and share offer prospectus received the Community Shares Standard Mark and in December 2023, we renewed this award against our latest revised documents. To date we have received expressions of interest from 161 investors totalling £253,400.

In July 2022, the society made a revised offer for the pub which was accepted and is now in the process of being formalised through the selling agent.

As the current Asset of Community Value registration expires on 24th May 2024, we feel it is important to re-register the Plough in order to retain its status of an Asset of Community value which will further support our project as completion is forecast to be after current ACV expiry. The Plough under community control will be "More than a Pub". It will be a pub in the twenty-first century to be enjoyed by the whole community and offer a Yorkshire welcome to locals and visitors.

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.

**Our Project focuses on delivering community priorities identified through wide ranging consultation.**

Following the purchase and renovation phase and based on the outputs we gained from community engagement and consultation, we will be looking to prioritise and phase in the delivery of community services to enhance the social interests and social well-being of the local community as follows.

#### **Year 1 deliverables**

- We plan to open the Pub following renovation in 2024 and aim to establish the Bar and Café that will operate at selected times between 9am and 9pm These facilities will provide the following services as prioritised through recent community engagement. Further details can be found in the sales plan (Section 7.2.2) and the community engagement output summary (Appendix 7)
- We will reopen the main bar area and kitchen to provide food and drink including all day breakfasts, bar meals, light snacks and refreshments (teas/coffees/hot chocolate etc.)
- Complete the first phase refurbishment of the dining rooms of the pub to create a meeting place for all ages within the pub, and establish a hub for the community.
- As part of the refurbishment work, we will develop the beer garden for outdoor seating and food, and prepare the camping area for tents initially.
- We will introduce an events programme to include pub games and quiz nights, coffee mornings and other formalised meetings for community groups such as ladies' days, well-being Wednesdays and fish & chip Fridays
- We will establish links with walking, cycling, classic car and other groups to create a diary of events hosted at the pub
- Accessibility will be improved to make sure that services are accessible to all including disabled and dog friendly facilities, and providing free Wi-Fi.

#### **Year 2 deliverables**

- In Year 2 we will further grow all facilities introduced in Year 1, including extending opening hours as required to provide a full service for the community.
- Introduce different menus for lunchtime and evening to include an evening 3 course menu, Sunday lunches gourmet theme nights, pizzas, burgers, take away offerings and all-day breakfast and refreshments for coach visits
- Additionally, we will expand the campsite to cater for caravans and introduce a small community shop for essential goods. A safe parcel drop off/pick up point will be provided and a tourist information table setup.
- We will begin to introduce events for younger people including open mic nights and live music.
- We will look at the possibility of setting up the two upper floor bedrooms for B&B accommodation.

#### **Year 3 deliverables**

- Extend and grow the facilities introduced in Year 1 and 2 plus.
- Revise and revisit the daytime Café offering to ensure that it meets community needs and provides a commercial return for the business.
- Continue with regular themed nights identifying the most popular and highest attended events.
- Extend the take-away menu to villages in a 5-mile radius of Fadmoor and villages along the A170.
- Conclude the refurbishment of all existing trade rooms and ensure maximum use of the extensive floor space inside The Plough.

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.

- Continue with drinks themed nights using these nights to support local initiatives and charities.
- Facilitate workshop events including local craft events and IT training.
- Develop outside leisure area to facilitate growth. Introduce a Safe Play area. Install electric hook-ups for the camping field and charging points for electric cars. Develop the outbuildings to incorporate a meeting room/workshop/letting facility/Toilet and shower block for campers.
- Improve range within the Community Shop - Assess whether the floor space within the shop needs to be increased - This can be provided by one of the other trade rooms in the pub or an outbuilding.

#### Year 4 deliverables

- Growth of all facilities introduced in Year 1 to 3 plus.
- Review and consolidate areas of operation and potential. Looking at introducing some of the other popular services identified through our community engagement questionnaire.
- Look into establishing a Bakery or Micro Brewery/Distillery or other business in the outbuildings.

#### Year 5 onwards

- Growth of all facilities introduced in Year 1 to 4 plus.
- Maintain and expand all community support activities.
- Continually review income areas and action as appropriate.
- Review all operations, investment and payments.
- Continue to build and develop the property and land so that it achieves its full potential.

Finally, once the pub is established, it will be used to create a hub for further fundraising activities for local causes e.g. supporting other local initiatives raising finance for our Village Hall and Church and Playing Field located in Gillamoor.

Running The Plough as a community hub will have many benefits including:

- Safeguarding the building for a range of community uses.
- Greater control over the pub's offering and its management in the interest of villagers.
- Providing a welcoming meeting place.
- Building upon our community spirit and reducing social isolation.
- Utilising the site to provide other needed services.
- Creating employment and training, for staff, volunteers and students on placement.
- Being a public meeting place and place of recreation and companionship.
- Providing employment and volunteer opportunities for the community.
- Being a college placement provider for students and apprentices in the hospitality trade.
- Hosting lunches for various disadvantaged and/or isolated community groups.

**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.**

- Being a local venue where people of the village and nearby will be able to visit on foot without the worry of driving home.
- Adding to the increasing local awareness for local action on the global climate emergency by adopting good environmental practice and supporting new and existing net zero targeted initiatives.
- Potentially helping to attract new residents to the area.

As we phase in and prioritise the delivery of additional community services through the first five years of operation, there will be a requirement to generate further capital to cover the costs of some of these services. Such as the refurbishment of the outbuildings and further environmental improvements such as solar panel installation across the south facing roofing space. We will look at further grant applications and if required a further share issue to generate the capital required to cover this investment.

Our vision for The Plough is exciting and we know that our offering will bring with it originality and attract regular visitors both locally and from afar. Our parish is a beautiful place, and we are extremely grateful to live in a place where we can welcome new visitors to the area and our wonderful National Park.

**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?**

We now have a clear business plan to bring the pub and attached site into community ownership and deliver the key services prioritised through community engagement and consultation to enhance the social interests and social well-being of the local community. Following application to the Government Community Ownership Fund we were awarded grant funding close to £350,000 (capital and revenue) in December 2023 and in recent days the owners have offered to engage solicitors and provide a Memorandum of Sale, but as the completion is likely to be after expiry of the current ACV we wish to relist it.

Relisting is supported by our MP, Authorities, Councillors, the Parish Meeting, Local Community, Plunkett UK, and CAMRA.

The premises comprises two Titles to be outlined on the plan as below:

[NYK196273](#) Main premises and [NYK208785](#) Access Title which should have been included on 2019 ACV.

So we would like the new ACV listing to include both titles as listed above.

### 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	X
A clear plan defining the land/premises being nominated	X - See links above

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	██████████
Signature	

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	<a href="mailto:AssetsofCommunityValue.Harrogate@northyorks.gov.uk">AssetsofCommunityValue.Harrogate@northyorks.gov.uk</a>
Craven Area	<a href="mailto:AssetsofcommunityValue.Craven@northyorks.gov.uk">AssetsofcommunityValue.Craven@northyorks.gov.uk</a>
Scarborough Area	<a href="mailto:LegalServices.sca@northyorks.gov.uk">LegalServices.sca@northyorks.gov.uk</a>
Ryedale Area	<a href="mailto:Localplan.rye@northyorks.gov.uk">Localplan.rye@northyorks.gov.uk</a>
Richmondshire Area	<a href="mailto:AssetsofCommunityValue.Richmondshire@northyorks.gov.uk">AssetsofCommunityValue.Richmondshire@northyorks.gov.uk</a>
Hambleton Area	<a href="mailto:Communities.ham@northyorks.gov.uk">Communities.ham@northyorks.gov.uk</a>
Selby Area	<a href="mailto:AssetsofCommunityValue.Selby@northyorks.gov.uk">AssetsofCommunityValue.Selby@northyorks.gov.uk</a>

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](mailto: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 1. For unincorporated groups and community interest groups

Please skip this section if you are a Parish Council

In the case of an unincorporated body, at least 21 of its individual members must be registered to vote locally in order to make an ACV nomination. Please confirm the names and addresses of these members with a signature. If they are registered to vote in the area of a neighbouring local authority, rather than in North Yorkshire, please confirm which area that is.