

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 organization	BIGGIN PARISH COUNCIL
Organisation postal address	[REDACTED]
Organisation website	https://www.bigginvillage.net/
Named contact for the organisation	[REDACTED]
Position of named contact within the organisation	CLERK & RESPONSIBLE FINANCE OFFICER
Telephone number for named contact	[REDACTED]
Email address for named contact	[REDACTED]

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>Parish Councils</p> <p>This may be for an asset in its own area, or in the neighbouring Parish Council area</p>	X	
<p>Neighbouring Parish Councils</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>Un-incorporated groups</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>Please complete additional form in Appendix 1 if this applies to you.</p>		
<p>Neighbourhood Forums</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>Please complete additional form in Appendix 1 if this applies to you.</p>		
<p>Community interest groups with a local connection</p> <p>These must have one or more of the following structures:</p> <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 <p>Please complete additional form in Appendix 1 if this applies to you.</p>		

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 Blacksmiths Arms, public house is situated in the centre of the parish of Biggin. As a local community and constituted Parish Council, there is no community space within the boundary of the parish. We have no village hall, recreational open space or playground. Our asset register is limited to a noticeboard, a defibrillator housed in the old Red Telephone Box and a bench. Our Parish Council meetings are regularly held in The Blacksmiths Arms public house as the only community space inside the parish. Our annual meetings are held in a local village hall outside of the parish boundary.

Our electoral roll is static around 100 residents. We have approximately 45 homes and are a very rural parish in the Selby District. There are a few small businesses in the community such as a campsite and several farmers. However, there is no community group that offers any social well-being activities as there are no base for such a facility. That said, we do have a "Village social committee" who organise events such as quiz nights and a Christmas meal at The Blacksmiths Arms.

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)	X
Other	

Section 2: About the asset

Section 2A: Basic details

Please provide basic details about the asset

Type of land/building (e.g. pub, shop)	Public House
Name of the premises	The Blacksmiths Arms
Address of the premises	Oxmoor Lane, Biggin, Sherburn in Elmet, North Yorkshire, LS25 6HJ

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	██████████
Address of the owner	The Blacksmiths Arms, Oxmoor Lane, Biggin, Sherburn in Elmet, North Yorkshire, LS25 6HJ
Contact details for the owner	██
Name of any other occupier	██ ████████████████
Name of any other person with an interest in the premises	n/a
Address of any other person with an interest in the premises	n/a
Contact details for any other person with an interest in the premises	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 Blacksmiths Arms, public house dates back to 1896 on this site. It is on the east side of Oxmoor Lane, the main thoroughfare, through the village of Biggin, near Sherburn in Elmet. As well as the main building, which we believe seats 80 covers, there is a small tap room, bar area, toilets and kitchen. Upstairs there is a 2 bedroomed flat. The pub is set in grounds with an outbuilding, garden area and both front and rear car parking space. When open, the pub is often a very busy and vibrant village local, as well as serving customers in the restaurant from across Yorkshire.

The Blacksmiths Arms is the only community focal point in the village, with no village hall, playground or other community space; The Blacksmiths Arms is not only the last pub in the village, it is the heart of the village. It has been a thriving part of village life for many years and on the sporadic, short instances where the pub has been closed due to changes in tenancy/ownership it is a huge loss to village life. By protecting the public house with as an asset of community value, we are trying to protect it in perpetuity for all the local community and support a feeling of social well-being.

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.

The Parish Councillors of Biggin wish to make this nomination for The Blacksmiths Arms at Biggin at this particular time, due to the fact that the pub has had periods of vacant possession over the last decade. However, the new owners (since Nov 2017) re-opened in the summer of 2018 and have remained a going concern post-covid. When open, the pub is often a very busy and vibrant village local, as well as serving customers in the restaurant from across Yorkshire. The Blacksmiths Arms in Biggin has a long history dating back to 1896 when its infamous sale transformed the building from a former dwelling to a public house. Since then the pub has grown into a well known and popular village local as well as a restaurant that brings customer from across Yorkshire.

It is first and foremost an economic entity, however it most certainly provides a heart to the centre of the village and for many, provides an opportunity of social benefit and interests of the local community. This social benefit is best demonstrated by the fact that if this amenity asset were lost, there were no longer be a public community focal point for the village. This is the only public house in the village and with no village shop or post office, and no community space eg a playpark or village hall; the only business left in the village would be a small caravan site on the main B1222 and a livery yard. If The Blacksmiths Arms were designated as an Asset 'for community use' then this would clearly demonstrate its value to the local community. Without compromise, it is the social value of this village pub to the local community that counts, not just the nature of it being a public house. The village social committee often run quiz nights, Christmas socials etc from the public house, both supporting the local business and enhancing the social well-being of neighbours and residents within the parish.

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?

It is currently a public house and open as a going concern.



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

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	

When complete, please return this form and any accompanying materials to 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.Selby@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.

