

North Yorkshire Council

8 July 2025

Assessment of Asset of Community Value Nomination *NYCACV0060 The Black Horse, Hellifield, BD23 4HT*

Report to the Head of Localities

1. PURPOSE OF REPORT

1.1 To determine whether The Black Horse, Hellifield, BD23 4HT should be placed on the Council's List of Assets of Community Value (ACVs) under the Localism Act 2011, following a nomination from Hellifield Community Pub, a qualifying nominator, validated on 14 May 2025.

2. SUMMARY

2.1 The nomination is for The Black Horse, Hellifield. The recommendation is that the Head of Localities:

- (i) Determines that the nomination for The Black Horse, Hellifield (NYCACV0060) 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

3. 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.

3.2 When a listed asset comes up for sale, an ACV is subject to a protected period (moratorium) during which a community interest group bid for the asset. 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 at the end of the moratorium period.

3.3 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.

3.4 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.

3.5 This report ensures that the Council considers the nomination for The Black Horse, Hellifield, BD23 4HT as required by the Act.

4. NOMINATION CONSIDERATION

a) Description of asset

4.1 The parish of Hellifield is a small village located in North Yorkshire, according to the area profile for Hellifield on the Office for National Statistics website, it has a population of around 1,500 people with 670 households. The village is situated on the A65 road, which is a main road that connects Leeds and Kendal. Hellifield is a picturesque village surrounded by countryside including the Yorkshire Dales National Park, which attracts tourists throughout the year.

4.2 The nomination is for The Black Horse, a large public house, which sits on the main road of the A65. Information available indicated that the nominated site has seven ensuite bedrooms for guests, a large patio for outside seating, a function room, a large barn and a good size carpark.

4.3 The Black Horse is not currently open for business and is vacant. The pub is on the market with a to let sign on the building however an online listing is advertising the freehold.

4.4 It was confirmed through business rates information that the pub has been closed since 30 January 2024. There have been no previous closures in the past 10 years.

b) Nomination and Validation

4.5 The nomination to list The Black Horse, Hellifield as an Asset of Community Value was received on 12 May 2025 and validated on 14 May 2025. A copy of the nomination form is attached at **APPENDIX A** and in accordance with the Assets of Community Value (England) Regulations 2012 a decision is required by 8 July 2025.

4.6 The nomination on behalf of Hellifield Community Pub was accepted on the basis of the nominating group qualifying as an unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority, under Section 89 (2)(b) of the Localism Act 2011.

4.7 It was established that the property was owned by The Poor's Land Trust, Gargrave. This was confirmed through a Land Registry search (Title Number NYK197453).

4.8 Due to the pub being vacant there was no information about current occupiers or management.

c) Site Visit

4.9 A site visit was undertaken on 27 May 2025, with the following observations made:

- The public house building is notably large but appears to be in a state of disrepair, particularly with the deteriorating window frames and instances of broken glass in some doors.
- A “To Let” sign is prominently displayed on the property.
- The building has three separate entrances, all of which are accessible from the adjacent car park.
- The car park is spacious, however, access has been obstructed by vehicles with flat tyres positioned to block entry.
- The nominated site sits on a busy main road (A65) and there is a bus stop located opposite the pub.
- Directly opposite the pub is Hellifield House which is a Social Club. This club is open to members and non-members. There is a function room available for hire and at the time of the visit, was undergoing some building improvements. The Hellifield House Social Club offers hot snacks in the evenings. There is an active Facebook page linked to Hellifield House.
- Next door to The Black Horse there is a Village Institute, the building is well-maintained, in good condition and appears to be actively used by the community.
- A notice board indicated that additional community events and activities are held at the Wesley Chapel suggesting it also serves as a local venue.
- Other services and facilities within the village include:
 - (i) A large free public car park
 - (ii) Train station featuring a café and a shop selling railway memorabilia
 - (iii) Primary School
 - (iv) Clothing shop
 - (v) Doctors surgery
 - (vi) Post office
 - (vii) Village shop
 - (viii) Café
 - (ix) Vehicle repair workshop
- There are no public conveniences available in the village, a sign indicated the nearest facilities are located approximately five miles away in Gargrave
- A Community Speed Watch initiative was observed in operation involving three local participants.
- A village notice board identified many community activities that are being held at various venues in the area such as:
 - (i) Family fun day – Hellifield House
 - (ii) Hellifield Parish Council annual meeting – The institute, Hellifield
 - (iii) Neighbourhood Policing Team meeting – Hellifield Village Hall

- (iv) Hellicraft – Hellifield Village Hall
- (v) North Craven Flower Club – Hellifield Village Hall
- (vi) Hellifield Beer festival – Hellifield Institute
- (vii) Hellifield Wellbeing Café – Hellifield Chapel
- (viii) Social gathering – Wesley Centre on Haw Grove

d) Community Value Consideration

4.10 In terms of making a decision on this matter, the nomination, together with any additional information received within the agreed timescale, has been used to assess if the property/land nominated meets the definition of community value as detailed in the Localism Act 2011 (Section 88).

4.11 Section 88(1):

“A building or other land in a local authority’s area is land of community value if in the opinion of the authority-

- a) an actual current use of the building or 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 land which will further the social wellbeing or social interests of the local community, although the use does not have to be the same.”

4.12 Section 88(2):

“A building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority—

- a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and
- b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

4.13 There are many examples of pubs having community use and assets have been listed on this basis by local authorities. Each nomination is, however, assessed individually and it is for local authorities to determine whether each one meets the definition of community value as detailed in the Localism Act 2011.

4.14 There is no current actual use of the nominated land/property as it has been closed for a period of over one year. The assessment process will therefore focus on whether the two conditions in Section 88(2) have been met.

5 CONSULTATION UNDERTAKEN AND RESPONSES

5.1 The following consultees were notified of the nomination:

- NYC Planning
- Local Land Charges
- NYC Environmental Protection
- NYC Community Safety and CCTV
- NYC Food, Farming and Health & Safety
- NYC Licensing
- NYC Localities (Communities Team)
- Local Councillor

NORTH YORKSHIRE COUNCIL PLANNING

5.2 The North Yorkshire Council Planning Service were consulted and made the following comments:

- **Planning History**

A search of the Council's records indicates the following relevant planning applications relating to the site:

42/73/A Erection of 4no public house identification signs illuminated by means of spotlights, approved.

42/73/B Erection of 2 no. externally illuminated signs, approved.

42/173/T Crown lift 4.no sycamore trees, approved

42/2004/4945 Fell 2no.sycamore trees, refused.

42/2005/5046 Fell 2.no sycamore trees, approved.

42/2005/5243 Shorten/Remove branches over village hall and hotel car park, remove dead wood and crown thin by 15% to 2no. sycamores and remove ivy from 1.no pine, granted.

- **Planning Constraints to Site**

- Designated rural area
- Situated within a flood risk zone 3
- Suspected contaminated land (likely historical)
- Tree Preservation Order 995-80-1993 lies to the northern boundary of the site

- **Current Use and Evidence of Community Value**

At the time of writing, the authorised use of the site remains a public house and would be Sui Generis under the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) as no other planning history indicates otherwise and there is no current planning application seeking change of use or redevelopment of the site that have been submitted to the Local Planning Authority at the time of writing.

- **Potential Future Use**

From a planning perspective, the lawful use of the premises as a public house (or drinking establishment) remains in place. A formal planning application would be required for any material change from the established use.

- **Conclusion**

The planning records support the understanding that the premises has historically operated as a public house for several years. The designation of the site as an Asset of Community Value would not affect the planning status but may become a material consideration in any future planning application affecting the use or redevelopment of the site.

LOCAL LAND CHARGES

5.3 A search for Local Land Charges was undertaken and the following information was obtained:

- There were eight local land charges relating to historic planning applications and Tree preservation orders at The Black Horse.
- Additionally there was one recent local land charge relating to planning identifying work to trees subject to a Tree Preservation Order.

NYC ENVIRONMENTAL PROTECTION

5.4 The Environmental Protection service were consulted and no comments were received.

NYC COMMUNITY SAFETY AND CCTV

5.5 The Community Safety and CCTV service were consulted and no comments were received.

NYC FOOD, FARMING AND HEALTH & SAFETY

5.6 The Food, Farming and Health & Safety service were consulted, and no comments were received.

NYC LICENSING

5.7 The Licensing service were consulted and made the following comments:

- Confirmed there was a premise licence in place.
- The licence holder was currently Gargrave Poor's Land Charity further details of the licence could be found online: [Register](#)
- To utilise this licence, they would need permission from the existing premise licence holder or consent to transfer the licence to them. Alternatively they can apply for a new premise licence. Licensing understand that the current DPS is no longer associated with the premises. To sell alcohol, it is mandatory to have an appointed Designated Premises.
- Supervisor (DPS) who holds a personal licence.

- The premise has the privilege of the following licensable activities (permissible times of operation for these were also provided):
 - Live Music
 - Provision of facilities for dancing
 - Recorded Music
 - Retail Sale of Alcohol

NYC LOCALITIES (COMMUNITIES) TEAM

5.8 The Localities service were consulted and had the following feedback about the nomination:

- I can confirm that the Black Horse is the only pub in the village although there is Hellifield House Social Club which is situated very near the pub and is currently open.
- The pub is on the main thoroughfare in Hellifield and I am aware of the aspirations of the village to buy and reopen the pub which has been closed for some time.
- There is an active community in place and it would provide another focal point for the village.

LOCAL COUNCILLOR

5.9 The Local Councillor was consulted, and no comments were received.

6 ASSESSMENT INFORMATION

6.1 In assessing the community value of The Black Horse, Hellifield all information received has been considered. Consideration is based on the criteria listed at paragraphs 4.11 and 4.12. There is no current actual use of the nominated property as it has been closed for a period of over one year. The assessment process is therefore to determine if the two conditions in Section 88(2) have been met.

CONDITION ONE Section 88(2) - There is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community

(i) Recent Past

6.2 In order to be listed the nomination must demonstrate that there is a time in the recent past when an actual use of the nominated asset furthered the social wellbeing or interests of the local community. There is no statutory definition or guidance regarding the term 'recent past' and it is deliberately loose regarding the specific five-year timescale in the second condition. The official guidance is that 'if there have been uses of the land for purposes such as use by the Ministry of Defence for live ammunition practice the period could be ten to twenty years.

Some authorities have set their own timescales including three- or five-year periods preceding nominations. It seems clear that there is no specific period beyond which it is definite that it is not included in the 'recent past' and again it is for each authority to determine.

6.3 It seems clear, however, that there is no specific period beyond which it is definite that it is not included in the recent past and this will be dependent on the circumstances in each nomination.

6.4 North Yorkshire Council has not determined a specific timescale to apply when considering the recent past and each nomination is assessed individually. As stated previously there is no agreed criteria for 'recent past' determination, however, there are a number of relevant factors that could be taken into account when determining what constitutes the recent past and these are listed below. Assessments of these factors is appropriate for the nomination for The Black Horse, Hellifield so that the facts can be established:

1. The length of the period of community use of the nominated asset in the past
2. The type of asset involved
3. The nature of the community use of the nominated asset
4. The degree of connection between the asset and the community
5. Whether the asset has been out of use for a period prior to the nomination.

1. The length of the period of community use of the nominated asset in the past

6.5 The is indication from the nomination identifies The Black Horse as being a central part of community life in Hellifield. "It is a 17th century coaching inn largely rebuilt in 1901 and has been serving generations of residents and visitors alike ever since."

6.6 It was also noted in the nomination that some of the events identified in the nomination were running for over six years.

6.7 The planning history demonstrates that there were planning applications associated with its use as a public house dating back to 1982.

6.8 As noted in paragraph 4.4, the venue closed on 30 January 2024 and prior to closure there were no other closure periods for over 10 years.

6.9 Although there is a statement in the nomination that the pub has been open for three centuries there was no information or evidence that supported this.

2. The type of asset involved – Public House

6.10 The nominated asset is a public house as confirmed by comments from Planning "the authorised use of the site remains a public house and would be

Sui Generis under the provisions of The Town and Country Planning Order 1987”.

- 6.11 The nominating group identify The Black Horse as a public house. The fact that a nominated asset is a public house does not in itself satisfy the community use criteria. In order to be listed as an ACV, the property must be actually used, or have been used in the recent past, for an activity furthering the social wellbeing or interests of the local community. There is a view that pubs are social settings in themselves and are places where people go to drink and socialise, conversely there are issues around the detrimental health and social impacts of alcohol. These factors are considered in the context of each individual pub nomination, and it is the consideration of a number of factors identified in the report that fulfil the assessment of community use.

3. The nature of the community use of the nominated asset

- 6.12 This assessment takes into account the uses identified in the nomination as community use, these are also considered in section 2 regarding ancillary use. The nomination states The Black Horse has a “spacious function room and bedrooms allowing use for meetings, visiting family, performers and pop-up activities”
- 6.13 The nomination also identifies that historically the pub has hosted various activities including:
- **Music Jamming Session - c. 50-60 attendees**
Led by local musicians, the Jamming sessions were held monthly, open to all. They ran for over six years, only ending when the pub closed. Local music groups performed and anyone was welcome to join in or put on a performance. This event was truly intergenerational, with people from 18 to 85+ getting involved and spending regular time together.
 - **Tea, Coffee and Chat - c.10 attendees**
Run by a local resident, these weekly sessions were open for any resident to call in, have a drink and know that there would be someone there to talk to, in an informal, low-pressure environment. It tackled social isolation, encouraging people living on their own to come out and meet other local people, potentially opening doors to other village activities.
 - **Stanfest - c.250 attendees**
Held in memory of a much-loved local resident, ‘The Singing Postman’ Stan Gray, Stanfest brings local musicians together for a day of sharing music. This was held in the pub for its first years, utilising the indoor and outdoor space, raising money for local and national charities. These events have always attracted a wide demographic from the village - including young families through to the older generations.
 - **THUMP - The Hellifield Ukulele Musical Players - c. 10 people**

The Ukulele group met weekly in the pub on a Tuesday - taking advantage of the side room for practicing, before unleashing their talents on the wider pub!

- **Chess Club - c. 5 people**
The chess club was hosted on a weekly basis at the pub, open to anyone with an interest
- **Pub Quiz - c.40-50 attendees**
The pub quiz was held fortnightly and encouraged residents and those from further afield to put a team together. The proceeds from the quiz would be donated to local charities, including the Air Ambulance and Hellifield First Responders.
- **Craven Pothole Club**
The Pothole club held their monthly meeting and supper at the pub
- **Hellisingers Christmas Carols**
A number of local groups reported using the pub for their Christmas meal and celebrations, but the Hellisingers would take it one step further and sing for their supper! They put on an evening of carols and Christmas songs, at which the pub would be packed out with families and individuals, enjoying (and joining in with!) the music before enjoying a meal
- **Others**
The Book Club used the pub for their monthly meetings and St Aidan's Church used the pub as the meeting point for its Winter Walks. Others have also mentioned barbecues, discos and the New Year's Eve parties that were hosted by the pub, giving everyone in the village a place to be.

6.14 As identified in the nomination The Black Horse "also offers employment opportunities for local people in a rural area where these are limited".

6.15 The nomination identified a great range of community uses, events and activities that have been hosted at The Black Horse over the years.

4. The degree of connection between the asset and the community

6.16 The "The Black Horse has long been a central part of community life in Hellifield. It is a 17th century coaching inn largely rebuilt in 1901 and has been service generations of residents and visitors alike ever since."

6.17 The nomination also notes "The pub is widely recognised by residents as a key reason for moving to or remaining in the village, due to the social and practical benefits of having a local gathering space. Without it, the village risks losing an important thread of its social fabric." As noted at paragraph 6.13 local people were employed at the pub.

6.18 The nomination included statements and feedback about the importance of The Black Horse from the local community which is summarised below:

- Warm welcome and social integration
- Community hub

- Cultural and musical significance
- Accessibility and convenience
- Emotional and social value
- Visitor appeal

6.19 The nomination states “There is strong local demand for the pub to reopen. Our community survey has attracted 233 responses to date, 98% in favour of reopening the pub. We held a community meeting which attracted 120+ attendees and the vast majority voted in favour of trying to re-open the pub”

5. Whether the asset has been out of use for a period prior to nomination

6.20 The nomination and additional information provided by the nominator identifies that the pub has been closed since January 2024 and vacant since September 2024. As the nomination was received in May 2025 the pub had been closed for a period of around 17months.

6.21 The property has been, and still is, advertised to let.

Recent past conclusion

6.22 The information available indicates that the pub was active until January 2024. The pub had been a coaching inn since the 17th century largely rebuilt in 1901 and has been serving generations of residents and visitors alike ever since. There is evidence in the nomination which demonstrates that when The Black Horse was open there was a high level of community use and the nomination provided detailed information about social events and community activities held over the previous years. The nomination included statements, feedback and survey data which identified a strong local connection between the asset and the community. The pub had been closed for a period of around 17months at the time of the nomination, considering the lack of a statutory definition for “recent past”, the timeframe is justifiably within what is commonly accepted by local authorities.

6.23 **There is sufficient information provided to demonstrate significant actual use in the recent past, therefore this criteria is met.**

(ii) Actual use that is not ancillary use

6.24 The term “ancillary use” is not defined in the Act, and it is left to each local authority to determine. In the context of assessment, the frequency, regularity and whether uses are still in place have been identified as factors for consideration. It was thought that this condition meant that the community use had to be the primary use of the asset, but this was dispelled by Judge Warren in **Firoka (Oxford United Stadium) Limited v Oxford City Council**, and the test is whether the use is significant, but does not require it to be the predominant use.

6.25 Evidence of actual use is detailed at paragraph 6.12. This evidence included references to uses that were varied and over a number of years. Evidence of frequency of use, number and demographics of attendees have been provided. These included:

- Regular quiz nights
- Jamming sessions and live music
- Community functions and private celebrations
- A beer festival
- Exercise classes in the function room
- Informal gatherings for walkers, cyclists, and visitors

6.26 Included in the nomination were comments from the local community who have attended past events or activities that were held at The Black Horse prior to closure in January 2024.

6.27 The information provided showed actual uses that were not ancillary to that of use as a public house including detail of frequency of use, numbers and demographics of attendees. ***There is sufficient information provided to demonstrate actual use that is non-ancillary and therefore this criteria is met.***

(iii) Furthering social wellbeing or social interests

6.28 There are no clear definitions provided in the legislation as to what constitutes 'social wellbeing/interests' except that social interests can include 'cultural, recreational and sporting interests'. The nomination identifies uses that further social wellbeing or social interests as detailed in previous sections (paragraphs 6.11-6.17).

6.29 In order to be listed as an ACV, the property must be actually used, or used in the recent past, for an activity furthering the social wellbeing or interests of the local community. There is a view that pubs are social settings in themselves and are places where people go to drink and socialise, conversely there are issues around the detrimental health and social impacts of alcohol. These factors are considered in the context of each individual pub nomination.

6.30 The nomination provides the following information linked to of furthering the social wellbeing and interests of the local community, including:

- "The pub is widely recognised by residents as a key reason for moving to or remaining in the village due to the social and practical benefits of having a local gathering place."
- "It's spacious function room and bedrooms offer potential for flexible community use, including meetings, accommodation for visiting family or performers, and pop-up activities."
- "The pub's previous success as a hub for music nights, events and classes also demonstrates it's potential"

- “it was one of the last remaining hospitality venues in the village and the only place to sit down for an evening meal within walking distance”

6.31 Previous events held at The Black Horse include:

- Regular quiz nights
- Jamming sessions and live music
- Community functions and private celebrations
- A beer festival
- Exercise classes in the function room
- Informal gatherings for walkers, cyclists, and visitors

More detail relating to these events is available in paragraph 6.13

6.32 The nomination stated that regular meetings for Tea, Coffee and Chat, Craven Pothole Club, The book club were held at The Black Horse. These uses are valid examples of recreational and cultural activities, and frequency ranges from weekly to monthly with attendance unclear for some activities the Tea, Coffee and Chat had approx. 10 attendees weekly.

6.33 Further Cultural and recreational uses have also been identified in the nomination such as Music Jamming sessions, Stanfest, THUMP, Chess club, pub quiz, Hellingingers Christmas Carols. There was limited evidence available to demonstrate the regularity or attendance of these activities, however it is suggested attendee numbers ranged from 5-250 with regularity being weekly-monthly or annual.

6.34 The nomination included quotes from local residents:

- “The Black Horse has been a hub of the village and a place for the community to come together, socialise and be a place where people can enjoy themselves”
- “I was a member of THUMP and we used to meet weekly and practice in the dining room.”
- I am also a member of the reading group (HelliReaders) and the walking group (HelliWalkers) and both groups held their annual Christmas meal at The Black Horse.
- “There were also seasonal visits from the church choir and the Hellingingers choir. These occasions were always very well attended, and the added benefit was that it was a time when we could meet different people”
- “Always someone to chat to and very much at the heart of the community”
- “The music nights created a vibrant atmosphere, a great mix of people , singing along and enjoying each other’s company”
- “It was nice to have somewhere in walking distance of home. Such a lot of different groups and events going on”

6.35 There was some indication in the nomination as to how many people use the site and demographics of people using it. For example, the Music Jamming Session has attendance from people ranging 18-85+, the Stanfest attracted

young families through to the other generations, Hellisingers Christmas Carols is busy with families and individuals. This demonstrates a range of demographics for the varying events.

- 6.36 It is recognised in the ACV regime that “social interests” includes, in particular, cultural, recreational and sporting interests. Whilst the site visit undertaken showed other venues available within the village that could also further the social wellbeing or social interests of the local community, the nomination presented a large range of social interest and social wellbeing uses that took place at The Black Horse. **The uses detailed are therefore considered to further the social wellbeing or social interests of the local community and this criteria is therefore met.**

(iv) Local Community

- 6.33 There is no definition or guidance as to what constitutes the ‘local community’. The judgement in Pullan v Leeds City Council (25 April 2016) was that, in relation to the Old Cock public house, the entire town of Otley was considered to be the local community.
- 6.34 The group who submitted the nomination for The Black Horse intends to work towards purchasing the building in order to, “secure The Black Horse’s future as a locally owned not-for-profit community asset, ensure that it remains accessible and beneficial to the residents of Hellifield and surrounding areas”.
- 6.35 The nominating group had sent out a survey which received 233 responses overall. Another poll was sent out by the group and 63% of 71 respondents said that “having a pub in the village was a factor in their decision to move to Hellifield”.
- 6.36 In terms of local community there are some references in the nomination including:
- “There is a strong local demand for the pub to re-open”
 - The Black Horse “offers potential for flexible community use, including meetings, accommodation for visiting family or performers, and pop-up activities”
 - “The pub is widely recognised by residents as a key reason for moving to or remaining in the village, due to the social and practical benefits of having a local gathering space. Without it the village risks losing an important thread of its social fabric”
 - “Is a vital asset in the village fostering community spirit”
 - “There is clear local demand for this kind of space: Hellifield has no other evening meal venue, and the pub’s closure negatively impacts social cohesion”
- 6.37 The Black Horse was used by a number of local groups:
- Music Jamming session – an intergenerational event led by local musicians

- Tea, Coffee and Chat – ran by a local resident with the event tackling social isolation and meet other local people.
- Stanfest – built up around a local person raising money for local charities.
- THUMP – Attended by local Hellifield Ukulele players
- Pub Quiz – Encouraging residents and wider community to put a team together and raise money for local charities.
- Hellisingers – Local group
- Local jamming group – local musicians

6.38 The nomination makes some references to uses by ‘visitors’ such as “informal gatherings for walkers, cyclists and visitors”. These uses do not relate to the local community cannot be taken into account in the assessment of an Asset of Community Value nomination.

6.39 ***It is therefore reasonable to determine that the identification of the local community required by the legislation is the village and community of Hellifield and this criteria is therefore met.***

Section 88(2) Condition One - CONCLUSION

6.40 Condition One requires that there is a time in the recent past when an actual use of the building or land, that was not ancillary, furthered the social wellbeing or interests of the local community. Based on the assessment of each component of this condition.

6.41 The asset was in active use until January 2024 and the nomination was submitted May 2025. The information available indicates that the pub was active until January 2024. The nomination provides limited evidence regarding the timing of the most recent social or wellbeing activities held at the pub, merely indicating that such events have occurred in the past. However the detailed information about social events that occurred over previous years and the pub's longstanding function as a public house, this element is considered to be met.

6.42 The nomination provided evidence of uses beyond general pub functions such as those in paragraph 6.12. There was detail around clubs/organisations, frequency, length of time events ran, attendance and attendee demographics that demonstrate a significant non-ancillary use. Therefore, this element is met.

6.43 Evidence that the nominated site furthers the social interests, wellbeing of the local community of Hellifield was very included. The nomination identified examples of social interest uses, including a book club, informal catch up's, large music events, quizzes, clubs and seasonal events. Frequency of events range from weekly, monthly and seasonal. The nomination provided great detail about number of attendees which ranged from 5-250 people all of which covered a great demographic. The nomination noted community responses about the Black Horse which were mostly positive and highlighted some of the

evidence of cultural, recreational or sporting activities. Therefore, this element is met.

6.44 The nomination clearly identifies the local community as the village of Hellifield. The nomination showed that many of the events and activities that have been held at The Black Horse were offered by local groups and attended by the local community. The survey sent out by the nominating group showed that “the community group is confident, based on early support and successful models elsewhere, that the asset could be brought back into viable and valued use”. Therefore, this element is met.

6.45 Overall, the nomination satisfies the criteria relating to recent past, non-ancillary use, furthering social wellbeing or interest of the community and identifies local community. **Based on the information available it is therefore reasonable to determine that there is an actual current use of the building or land that is not an ancillary use that furthers the social wellbeing or social interests of the local community. Therefore, Condition One is met.**

b) **Section 88(2) Condition Two - It is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.**

6.46 The test does not require the likely future use of the relevant building to be determined but rather to determine whether future community use is one of a number of realistic options for the building (**Patel v London Borough of Hackney and Worthy Developments v Forest of Dean DC**).

6.47 The test is also not whether such future use is wholly unrealistic but whether it is realistic to think that there could be a relevant non-ancillary use in the next five years (Judge Lane at Para. 26 in **General Conference of the New Church v Bristol CC** supra. 12 February 2015). In addition, “what is realistic may admit a number of possibilities none of which needs to be the most likely outcome” (**Evenden Estates v Brighton and Hove City Council**). It is common for nominations not to have a business plan put forward by those supporting the listing and judges have not regarded this as significant when considering whether future community use in the next five years is a realistic prospect.

6.48 It has been established that the threshold to satisfy the “realistic to think” test is low. The First Tier Tribunal in **King v Chiltern District Council** commented that “the test is not a demanding one. “Parliament has chosen to set the bar low”.

6.49 In terms of future community use being one of a number of realistic options for the building, the following information has been considered:

- The building is currently for sale/to let

- The Hellifield Community Pub group have begun working towards a community purchase of the building.
- The nomination highlights “there is a strong local demand for the pub to reopen” with a significant amount of community work taking place to gather past and present community views about The Black Horse.
- The consultation with NYC Communities indicated that there is an active community in place.

6.50 The tenure of freehold continues to be advertised. At the time of preparing this report the sale of the pub is £495,000. The successful operation of the pub by a new tenant, whether a community enterprise or a private leaseholder, is not dependent on the ACV status.

6.51 The nomination noted “The pub’s previous success as a hub for music nights, events and classes also demonstrates potential” with examples of how the group believe the pub can be used in a way that furthers local social wellbeing including:

- Reopening as a pub and food venue
- Hosting social events and interest groups
- Providing meeting and activity space for local organisations
- Supporting community enterprise and tourism.

6.52 The Black Horse has been closed for over 1 year and some of the community groups may have relocated. There are other viable options in the local community, the following information has been considered:

- Hellifield House Social Club is directly over the road from The Black Horse. The Social club has a good social offering with a function room, social clubs such as pool and darts, home of the village football/rounders teams and also serves hot snacks in evenings. The highly active Facebook page also identifies other activities such as quizzes, bingo, family disco’s. It is however worth highlighting that Hellifield House Social Club’s opening times are only for evenings meaning it is not available during the day.
- During the site visit other establishments in the local area were identified, some of which are currently proceeding with a variety of community events (see paragraph 4.9).

6.53 The National Planning Policy Framework (NPPF), Section 6 Building a strong, competitive economy, Paragraph 88. “Planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

6.54 The NPPF was revised by the Government in December 2024, it sets out that planning policies and decisions should enable the retention of public houses such as The Black Swan.

- 6.55 Planning have confirmed there has been no change of use application, the pub is being marketed with the sign on the building saying 'to let' and the online listing advertising the freehold.
- 6.56 The Hellifield Community Pub group feel the building needs some work, 'it remains structurally sound and retains the features necessary for it to function as a pub and community value including a bar area, kitchen, function room and guest accommodation'. The scale and flexibility could create commercial opportunities that would make social enterprise.
- 6.57 The nomination also highlighted "if appropriate and in consultation with the local community, this could include selling or repurposing non-essential parts of the site – such as outbuildings or land not integral to the core function of the pub". Any proposed disposal of part of a listed asset is treated in the same manner as the disposal of the entire asset. Consequently, the owner is legally required to notify the local authority of the sale of part of the listed asset, thereby triggering the moratorium process, which provides community interest groups with the opportunity to express an intention to bid.

Section 88(1) Condition Two - CONCLUSION

- 6.58 Assessment of condition one determined that there was enough detail and evidence provided to show that community use was a non-ancillary use of the nominated site. When thinking about whether future community use as one of a number of realistic options for the building, the application suggested community ownership could re-open and evolve the community asset. Planning information confirmed its lawful use was a public house with no historic or current change of use applications submitted. The nomination also noted that "it is realistic and highly likely that it could be brought back into active community use within five years."
- 6.59 It is reasonable to believe that there could be future community use at The Black Horse, a number of past uses that furthered the social wellbeing or social interests of the local community was evidenced relating to condition one. This report has allowed for consideration of potential future use, including potential community ownership, it is possible to determine that with the high level of support from the local community, the uses described in the nomination could materialise in the future five years.
- 6.60 In summary, the evidence given in condition one showed a high level of past uses, along with a high level of support from the local community, it is realistic to think that some of the uses can be brought back in the future. **Based on the information it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community and this condition is met.**

c) Conclusion

- 6.61 The aim of Part 5 Chapter 3 of the Localism Act and the Assets of Community Value Regulations is to encourage community-focused, local-led action to save and take over assets which are significant to them. The scheme is intended to give communities the opportunity to identify assets of community value and have them listed and, when they are put up for sale, have more time to raise finance and prepare a bid for them. These assets could include the village shop, community centre or pub but assessment is based on the evidence submitted and it is for the local authority to determine each nomination
- 6.62 A valid nomination to register The Black Horse, Hellifield as an Asset of Community Value was received for assessment. The assessment is whether the details within the nomination, together with any additional information received, satisfy the two criteria as detailed in the Localism Act 2011 Section 88 (1) and Section 88 (2) see below:
- 6.63 Section 88(2): “A building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority—
- a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and **(Condition One – see paragraphs 6.1 – 6.45)**
 - b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community. **(Condition Two – see paragraphs 6.46 – 6.60)**

Condition One

- 6.64 Overall, the nomination satisfies the criteria relating to the recent past and the identification of the local community, it also provides sufficient evidence to demonstrate that the asset was used in a non-ancillary way and that it furthered the social wellbeing or interests of the local community of Hellifield village. ***Based on the information available it is therefore reasonable to determine that there is time in the recent past when an actual use of the building or other land that was not an ancillary use that furthered the social wellbeing or interests of the local community. Therefore, Condition One is met.***

Condition Two

- 6.65 Overall, the nomination satisfies the criteria relating to future use. It provides sufficient evidence to demonstrate that the asset can be used in a way that furthers local social wellbeing in multiple ways. ***It is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building that would further the social wellbeing or social interests of the local community. Therefore Condition Two is met.***

6.66 The evidence demonstrates that the nomination meets the definition of community value as detailed in the Localism Act 2011. It is therefore recommended that The Black Horse, Hellifield is listed as an Asset of Community Value and it is placed on the North Yorkshire Council List of Successful Nominations.

7. ALTERNATIVE OPTIONS CONSIDERED

7.1 None. In considering the nomination for The Black Horse, Hellifield, the Council's responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012, are discharged.

8. IMPACT ON OTHER SERVICES/ORGANISATIONS

8.1 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.

9. FINANCIAL APPLICATIONS

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

10. LEGAL IMPLICATIONS

10.1 Following the decision, all parties will be advised of the outcome of the decision, and the council's reasoning for it.

10.2 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.

10.3 If the property/land is listed and the owner/leaseholder wishes to dispose of it, they 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).

- 10.4 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).
- 10.5 Where a nomination is unsuccessful, the nominated asset will be placed on the North Yorkshire Council Assets of Community Value List of Unsuccessful Nominations for a period of at least 5 years, together with reasons for not including the land in the authority's list of assets of community value.

11. EQUALITIES IMPLICATIONS

- 11.1 There are no equalities implications.

12. CLIMATE CHANGE IMPLICATIONS

- 12.1 There are no climate change implications.

13. CONCLUSIONS

- 13.1 The owner and other parties will be informed of the decision.

14. REASONS FOR RECOMMENDATIONS

- 14.1 The evidence demonstrates that the nomination for The Black Horse, Hellifield meets the definition of community value as detailed in the Localism Act 2011.

15. ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 15.1 None. In considering the nomination for The Black Horse, Hellifield (NYCACV0060), the Council's responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012, are discharged.

16. RECOMMENDATIONS

It is recommended that the Head of Localities:

- (i) Determines that the nomination for The Black Horse, Hellifield (NYCACV0060) 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, additional information provided by the nominating group and site plan

BACKGROUND DOCUMENTS:

Localism Act 2011

The Assets of Community Value Regulations (England) 2012

Community Right to Bid: Non-statutory advice note for local authorities

Head of Localities

County Hall

Northallerton

8 July 2025

Report Author – Claire Wilson & Charlotte Large

Presenter of Report – Claire Wilson & Charlotte Large

Website/references:

<https://www.legislation.gov.uk/ukpga/2011/20/contents>

<https://www.legislation.gov.uk/uksi/2012/2421/regulation/5/made>

<https://www.ons.gov.uk/visualisations/customprofiles/build/>

<https://www.fleurets.com/properties/n-426122/freehold-pubs-development-for-sale/black-horse-skipton-north-yorkshire>

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 organisation	Hellifield Community Pub
Organisation postal address	[REDACTED]
Organisation website	N/A
Named contact for the organisation	[REDACTED]
Position of named contact within the organisation	Chair
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>		
<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>	x	
<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>		

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
<p>Hellifield Community Pub is an unincorporated group formed by residents of Hellifield, which is located within the administrative area of North Yorkshire.</p> <p>The group was established specifically to explore the purchase and protection of The Black Horse pub for community benefit. The vast majority of members live in Hellifield, while others have strong ties to the village, such as regular visitors, family connections, or second homes. All activities of the group are focused on the future of the pub and the wellbeing of the local community in Hellifield and surrounding areas.</p> <p>As such, the group's activities are wholly concerned with a location within North Yorkshire.</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.

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)	Public House
Name of the premises	The Black Horse
Address of the premises	Main Road, Hellifield, North Yorkshire, BD23 4HT

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	The Poor's Lands Trust, Gargrave
Address of the owner	33 Skipton Road Gargrave SKIPTON North Yorkshire BD23 3SA
Contact details for the owner	
Name of any other occupier	N/A
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 Black Horse has long been a central part of community life in Hellifield. It is a 17th century coaching inn largely rebuilt in 1901 and has been serving generations of residents and visitors alike ever since. It is one of the last remaining hospitality venues in the village and the only place to sit down for an evening meal within walking distance.

The pub is widely recognised by residents as a key reason for moving to or remaining in the village, due to the social and practical benefits of having a local gathering place. Without it, the village risks losing an important thread of its social fabric.

Historically, the pub has hosted a wide variety of activities that demonstrate its significant community value, including:

- Regular quiz nights
- Jamming sessions and live music
- Community functions and private celebrations
- A beer festival
- Exercise classes in the function room
- Informal gatherings for walkers, cyclists, and visitors

Its spacious function room and bedrooms also offer potential for flexible community use, including meetings, accommodation for visiting family or performers, and pop-up activities.

The reopening of the pub prevents social isolation in a rural area. It also offers employment opportunities for local people in a rural area where these are limited.

There is strong local demand for the pub to reopen. Our community survey has attracted 233 responses to date, 98% in favour of reopening the pub. We held a community meeting which attracted 120+ attendees (we also had people standing outside due to the capacity limitations of the venue) and the vast majority voted in favour of trying to re-open the pub).

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 group submitting this nomination — Hellifield Community Pub — intends to work towards purchasing the building under a Community Benefit Society model. This would secure The Black Horse's future as a locally owned, not-for-profit community asset, ensuring that it remains accessible and beneficial to the residents of Hellifield and surrounding areas.

Community ownership would allow The Black Horse to not only remain a pub, but also evolve into a multifunctional hub — potentially hosting local services, social clubs, events, and enterprise initiatives. Listing the asset as an ACV will give the community vital time and opportunity to bring forward this vision and prevent the loss of the pub to unsympathetic redevelopment or private residential conversion.

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?

Yes. Although The Black Horse is currently not operating as a public house, it is realistic and highly likely that it could be brought back into active community use within five years.

The Hellifield Community Pub group has already begun working towards a community purchase of the building under a Community Benefit Society model. Whilst it does need some work to bring it up to standard, the building remains structurally sound and retains the features necessary for it to function as a pub and community venue, including a bar area, kitchen, function room, and guest accommodation. The layout and condition mean it could be reactivated with minimal structural work.

Community ownership would ensure that the building is used in a way that furthers local social wellbeing, including:

- Reopening as a pub and food venue
- Hosting social events and interest groups
- Providing meeting and activity space for local organisations
- Supporting community enterprise and tourism

There is clear local demand for this kind of space: Hellifield has no other evening meal venue, and the pub's closure negatively impacts social cohesion. The pub's previous success as a hub for music nights, events, and classes also demonstrates its potential. The community group is confident, based on early support and successful models elsewhere, that the asset could be brought back into viable and valued use well within the five-year window.

NOTE: Hellifield Community Pub recognises the importance of securing The Black Horse as a long-term community asset. While the group's primary aim is to reopen the building as a pub and social hub under community ownership, it may be necessary to review how different parts of the site are used in future to ensure long-term financial sustainability.

If appropriate and in consultation with the local community, this could include selling or repurposing non-essential parts of the site — such as outbuildings or land not integral to the core function of the pub — to help fund refurbishment and reopening.

Any such decisions would be made transparently and in line with the objective of preserving and enhancing the social value of the main building for the residents of Hellifield and surrounding areas.

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	X
A scanned copy of the signatures of 21 members	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	[REDACTED]
Signature	[REDACTED]

Please return this form and any accompanying materials to the appropriate e-mail address below:

AssetsofCommunityValue.NYC@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.

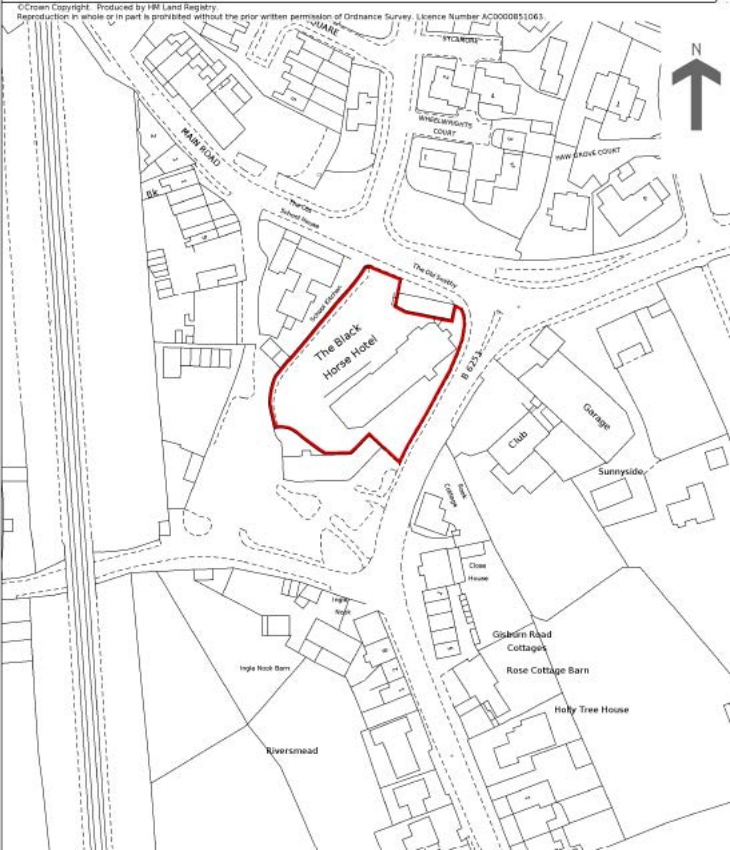
This information will be held in accordance with NYC Privacy Notices.

Appendix 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.

Member name	Member address	Signature



ACV application supporting information

The importance of a pub to the village

Hellifield is a very sociable village, and for many residents, that creates a meaningful social safety net. People are able to lead fulfilling lives here whether they live with family or on their own — and we do have a significant number of people living alone, whether never married, divorced, or widowed.

Through regular social activities, friendships and connections are formed across generations, meaning people have others to turn to when they need support.

Assets like the Institute have long played — and will continue to play — a key role in this. But it's easy to overlook the contribution of the pub. Not only did The Black Horse host its own social events, it was also a major reason why many people chose to move to the village in the first place. In fact, we asked this question via our Facebook group, and 63% of 71 respondents told us that the presence of a pub had played a part in their decision to move to Hellifield in the first place.

Today, without a pub, we no longer have anywhere in the village to enjoy an evening meal or a Sunday roast. Looking ahead, as older residents pass on, we are concerned that socially-minded people may be discouraged from moving to Hellifield — instead choosing one of the many Craven villages that still benefit from a thriving pub (or several).

We've included a statement from a local estate agent in support of this concern.

Dear [REDACTED],

I've recently seen that you're part of a local group working to reopen The Black Horse Pub in Hellifield as a community-owned pub. In my professional opinion, this is a fantastic idea for the village and community. From years of working in estate agency and in the area, it is always evident to see the negative effect that the lack of a pub has on the saleability of property in the villages.

In recent years we have seen pubs open and close in villages within the area on a regular basis which creates an uncertainty with buyers and that does therefore impact the market. A thriving community pub would, without doubt, have a positive impact for the housing market of Hellifield and surrounding areas.


Hellifield is seen as a slightly more affordable village in our area, therefore does manage to attract buyers of all age groups which means a pub is more important than ever to the community.

Kind regards
[REDACTED]

SURVEY INFORMATION

Total of 233 responses to date. 98% responded Yes to 'Do you think the Black Horse should reopen as a pub?'

63% of 71 respondents on a separate Facebook survey said that having a pub in the village was a factor in their decision to move to Hellifield.



The image shows a screenshot of a Facebook post containing a poll. The post is from an 'Admin' who is a 'Rising contributor', dated '5 June at 19:35'. The text of the post asks if having a pub in the village was a factor in the decision to move to Hellifield. The poll results show that 63% of respondents answered 'Yes' and 37% answered 'No'. There is an option to 'Add poll option...'. At the bottom, there is a link to 'View insights' and a metric for '479 post reach'.

Admin ★ Rising contributor · 5 June at 19:35 · 🌐

We keep hearing from people that having a pub within walking distance was a factor in their decision to move to Hellifield - it would be very interesting to know if this is true for you.

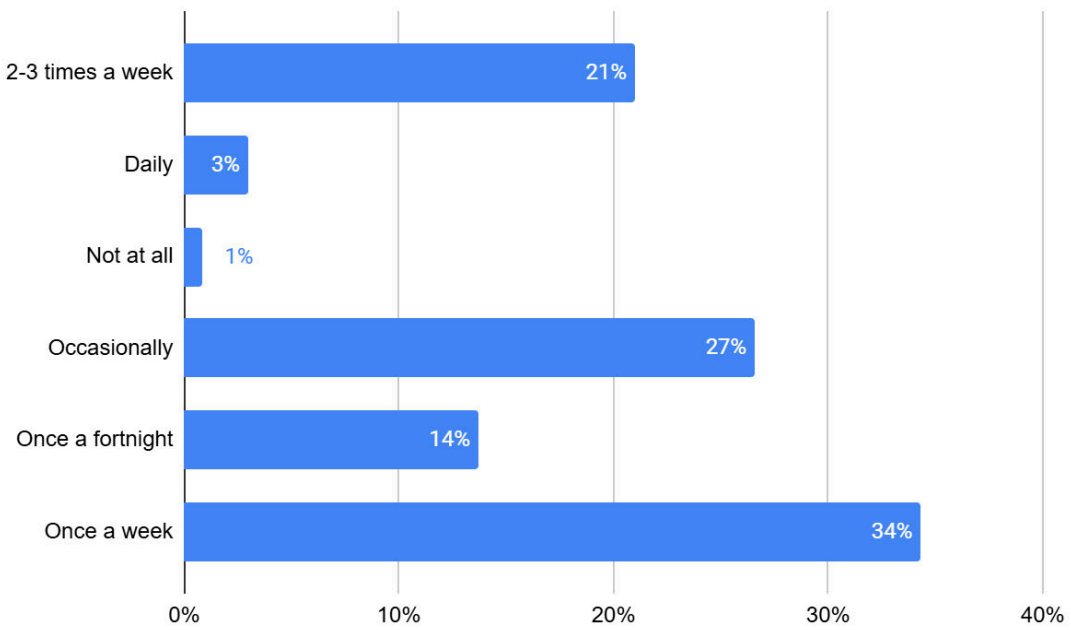
Did having a pub in the village play a part in your decision to move to Hellifield?

Response	Percentage
<input type="checkbox"/> Yes	63% >
<input type="checkbox"/> No	37% >

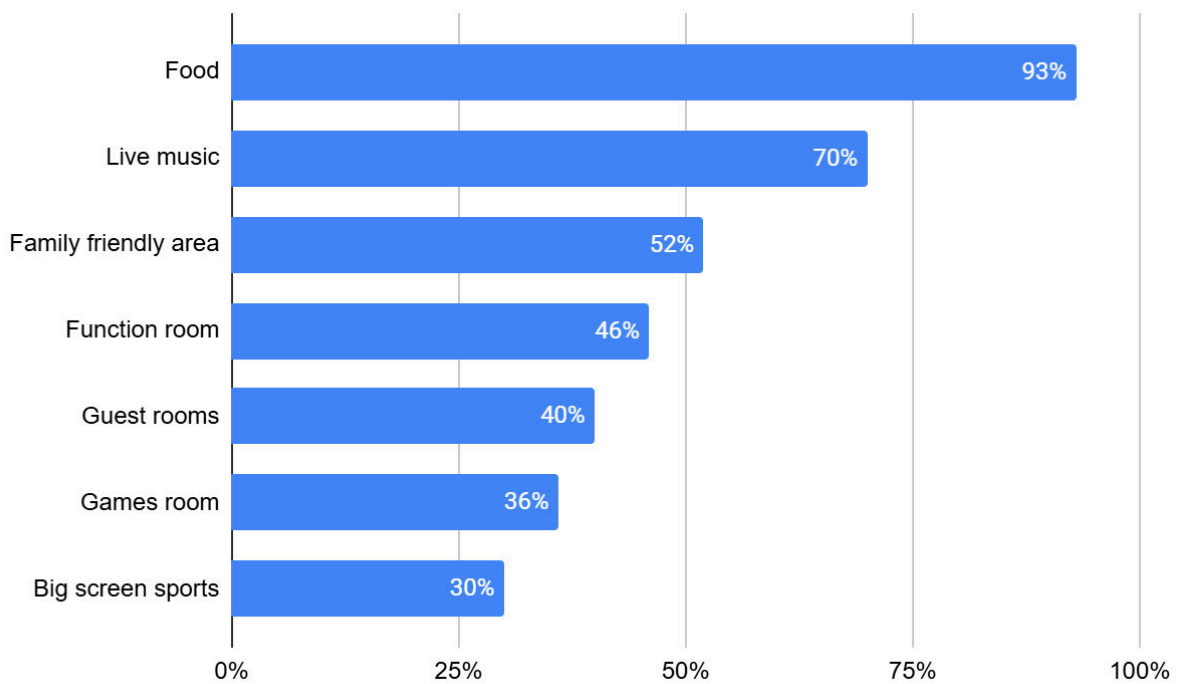
Add poll option...

[View insights](#) 479 post reach >

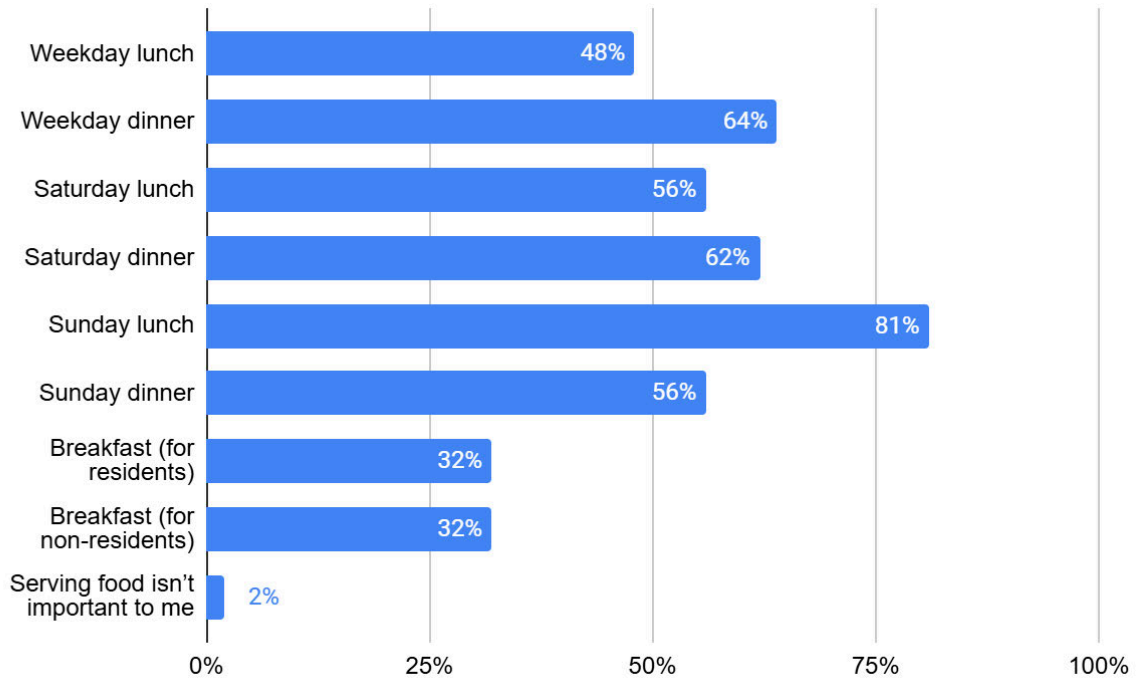
How often would you visit the pub if it was open?



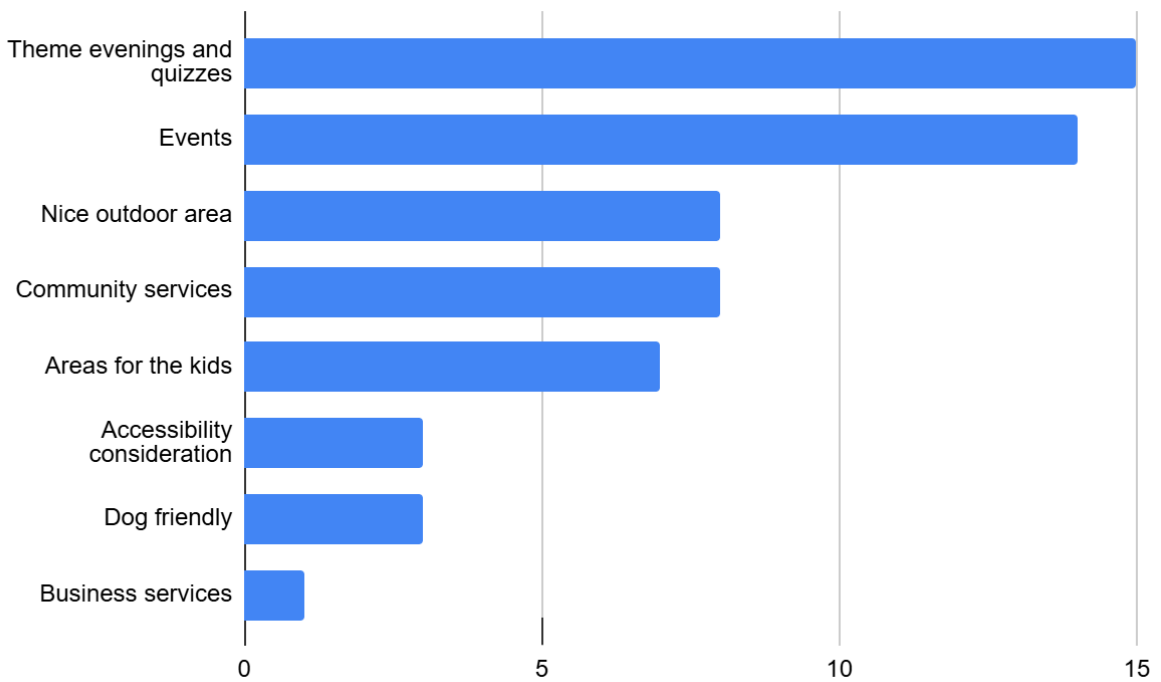
What additional services would you most like to see the pub offer? (4 left blank)



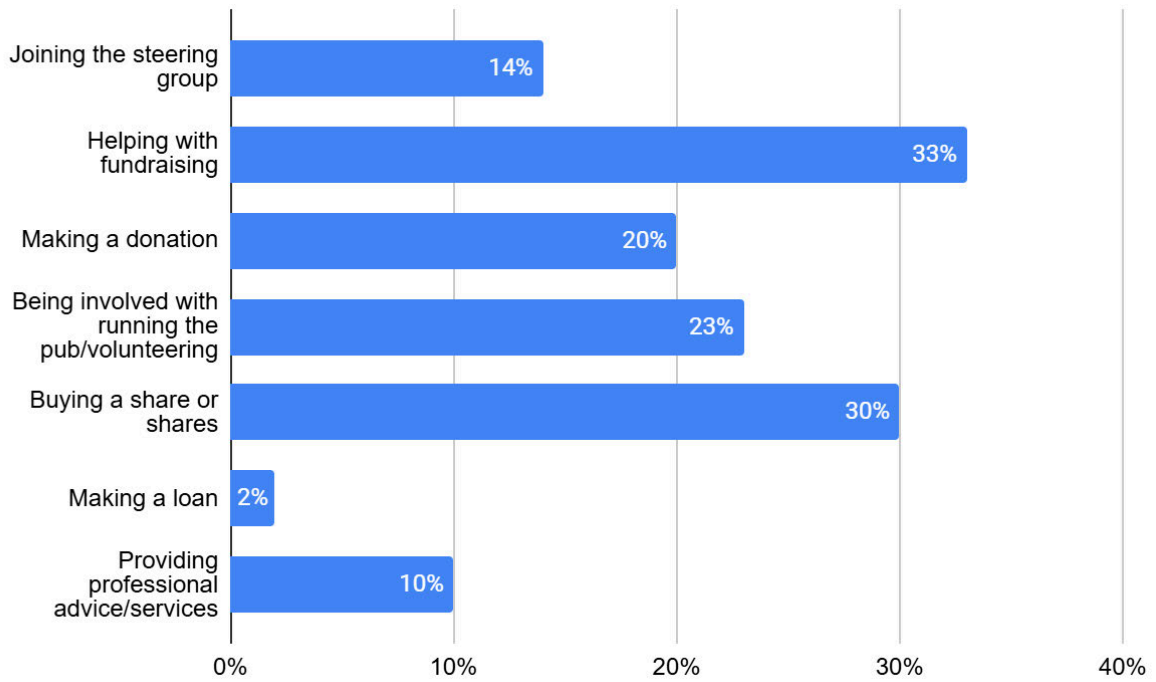
What kind of catering would you like to see at the pub? (3 left blank)



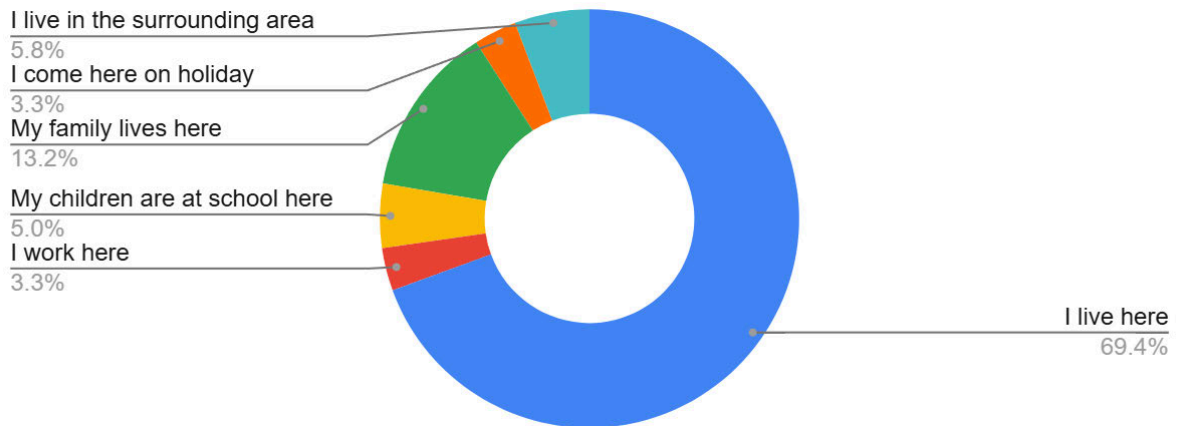
Are there any other facilities or services not listed above that you would like to see? (free text)



Would you, or anyone in your household, be interested in helping with a co-operative pub project in any of the following ways? (77 blank BUT counted in % below)



What is your connection to Hellifield?



EVENTS

Music Jamming Session - c. 50-60 attendees

Led by local musicians, the Jamming sessions were held monthly, open to all. They ran for over six years, only ending when the pub closed. Local music groups performed and anyone was welcome to join in or put on a performance. This event was truly intergenerational, with people from 18 to 85+ getting involved and spending regular time together.

Tea, Coffee and Chat - c.10 attendees

Run by a local resident, these weekly sessions were open for any resident to call in, have a drink and know that there would be someone there to talk to, in an informal, low-pressure environment. It tackled social isolation, encouraging people living on their own to come out and meet other local people, potentially opening doors to other village activities.

Stanfest - c.250 attendees

Held in memory of a much-loved local resident, 'The Singing Postman' Stan Gray, Stanfest brings local musicians together for a day of sharing music. This was held in the pub for its first years, utilising the indoor and outdoor space, raising money for local and national charities. These events have always attracted a wide demographic from the village - including young families through to the older generations.

THUMP - The Hellifield Ukulele Musical Players - c. 10 people

The Ukulele group met weekly in the pub on a Tuesday - taking advantage of the side room for practicing, before unleashing their talents on the wider pub!

Chess Club - c. 5 people

The chess club was hosted on a weekly basis at the pub, open to anyone with an interest

Pub Quiz - c.40-50 attendees

The pub quiz was held fortnightly and encouraged residents and those from further afield to put a team together. The proceeds from the quiz would be donated to local charities, including the Air Ambulance and Hellifield First Responders.

Craven Pothole Club

The Pothole club held their monthly meeting and supper at the pub

Hellisingers Christmas Carols

A number of local groups reported using the pub for their Christmas meal and celebrations, but the Hellisingers would take it one step further and sing for their supper! They put on an evening of carols and Christmas songs, at which the pub would be packed out with families and individuals, enjoying (and joining in with!) the music before enjoying a meal

Others

The Book Club used the pub for their monthly meetings and St Aidan's Church used the pub as the meeting point for its Winter Walks. Others have also mentioned barbecues, discos and the New Year's Eve parties that were hosted by the pub, giving everyone in the village a place to be.

"The pub was an important part of my life in Hellifield because..."

██████████: When I moved to Hellifield I stayed a couple of nights at the Black Horse. It was warm and welcoming and after moving in I went along to the jamming night and met lovely people, made friends. Went on to join a quiz team, and when I had friends and family visiting they stayed their too, the meals in the evening was another joy and their carvery on Sundays. Being on my own at that time it was invaluable for meeting friends. For me a vital part of Hellifield's community.

██████████: It was the first place we went to with our neighbours when we moved into Hellifield. We walked into the pub not knowing anyone and left having made friends. We found a sense of belonging and knew this was a place we could call home.

██████████: When we moved here 6 years ago it was great to walk to the pub on an afternoon and chat to all the locals. A great way to meet people. Had many lovely meals in there and enjoyed the music nights. The reason we chose Hellifield was because you could walk to the pub. Really miss it

██████████: We were made welcome in The Black Horse when we moved here 7 years ago and made many friends. There was the ukulele group that we attended every week which was great fun. It was also nice to have a meal there without having to drive. The jam nights that Frank got off the ground were fab and we invited fellow musicians from Scotland to come and play and they had Bed and Breakfast in the pub. They were desperate to come back. When the pub closed it felt like the heart had been ripped out of the community.

██████████: The pub is central and hub of the village. We moved from Scotland after visiting Hellifield and the Black Horse. The pub, full of musical instruments and very friendly made us sure this was the village to move to. As musicians we started the jam sessions and will re-start them when the community pub opens.

██████████: It was a great meeting place both with a few friends, and for organised events, such as music nights and carol-singing, which brought together people in the village who otherwise wouldn't know each other

██████████: We made the decision to move to Hellifield and having a village pub was part of the reason. Our first experience was a lovely Saturday evening with villagers playing instruments and singing. The atmosphere was lively and very welcoming. We knew this was the right community for us. We had a great night and made some new friends. Hellifield rocks!

██████████: When we moved to the village we heard of the end of month music nights at the Black Horse and decided to try it out with our new neighbours. The place was packed and had a good atmosphere - we had a lovely time and met half the village

██████████: It was a great place to meet, eat, enjoy music and generally catch up with friends and neighbours

██████████: The music nights created a vibrant atmosphere, a great mix of people, singing along and enjoying each other's company.

██████████: It was a great place to meet friends and neighbours, have a meal and a drink. Lovely not to have to drive out of the village. The quiz and music nights were always good fun

██████████: Loved the jam nights

██████████: It used to be the chosen venue for local wedding receptions and many other special occasions. It would be great to see people turning back to the village for these instead of travelling afar.

██████████: We have a caravan at Gallaber park and one of the selling points was a lovely pub in the village that we could take dog to and they did lovely food and had lovely relaxed vibe really miss it !!!

██████████: Yes it would be great to get this pub back we on Gallaber

██████████: It was nice to have somewhere in walking distance of home. Such a lot of different groups and events going on. A great place to meet up with friends

STATEMENTS

As indicated in my survey response, I feel deeply that the Black Horse has been a hub of the village and a place for the community to come together, socialise and be a place where people can enjoy themselves, without having to use transport. There is also the historical aspect, which would be sacrilege to lose.

As well as using it as a pub to enjoy a pint with friends, I was a member of THUMP (The Hellifield Ukulele Musical Players) and we used to meet weekly and practice in the dining room. We did this for about four years, only stopping when Covid forced us into doing so. There were 8/10 of us in the group at varying times and holding our practices here was invaluable as it provided adequate space and somewhere away from the evening pub users which spared them having to listen to our 'mistakes'. At the same time we could enjoy a drink and socialise with others in the pub at the end of our rehearsal. Many of THUMP members went on to join in with the 'entertainment' when the monthly Friday Night Music Nights started, which became very popular, well attended evenings.

I am also a member of the reading group (HelliReaders) and the walking group (HelliWalkers) and both groups held their annual Christmas meal at The Black Horse, which as well as being able to enjoy excellent food and drink, meant none of us had to travel (apart from [REDACTED] who comes from Ingleton and [REDACTED] who come from Barnoldswick). The pub was also invaluable to me when I had my 65th birthday party, as somewhere my friends from far away could stay and due to advance booking were able to take over every room.

I must say that when I first came to live in Hellifield in 2013, one of the criteria for choosing Hellifield was that it had a pub, along with a post office and a shop. I would not have come if this had not been the case. I was devastated when I finally moved to find the pub was shut down. Thankfully, this was short-lived as it opened again about four months later. I have many visitors who come to stay with me from different parts of the country and the world, and there is nothing nicer than to take them to our local for a pub meal and drinks, which I am no longer able to do.

Many thanks for your efforts to keep 'our' pub at the centre of our village life for so many people.

[REDACTED] - Hellifield resident, Parish Councillor and Co-chair of the Hellifield Institute board of Trustees

I moved to Hellifield after retiring from the Health Service in Scotland. Hellifield ticked all my retirement boxes especially the Black Horse in the village. I have been a musician all my life and when visiting the pub full of musical instruments and talking to the landlord/ lady realised this was a musical hub I could contribute to. We moved in October 2018 and commenced monthly music sessions with 4-5 regular players plus visiting musicians (the mocking birds, time bandits, my musician friends from Scotland. All musicians, singers and

entertainers of all ages were made welcome. Sessions continued for 6.5 years until the hotel unfortunately closed. The sessions filled the hotel with locals, holiday makers, walkers and hikers visiting the national park. Many requests were made for more frequent music events. When the pub reopens as a community run asset music sessions will be re-established by me and my like minded musicians. Keep Music Live.

██████████ . Proud Hellifield resident

I have lived in Hellifield for nearly ten years. On moving back up North from Hertfordshire ten years ago I searched for a new place to live and specifically had in mind I would not move to a village without a pub. The choice of Hellifield came after . the Black Horse and then, only then, the fact that a suitable house was available nearby. Now the pub has closed I am seriously considering a move. At the time It was a move I have never regretted. The pub and its customers were very welcoming and within two weeks I was welcomed into a group of fellow drinkers who were to become very good friends. I cannot stress enough how many people I got to know well through the pub, some from the village and quite a few from the nearby Gallaber Park lodges. Being able to meet people to chat and relax over a pint makes all the difference from the alternative occasional passing on the street with a brief greeting etc. Quite a few of my friends I met at the Black Horse were called John, like myself, and our usual place in the pub became known as Johns' Corner. During the time the pub was open I was a regular attendee at nearly all the pub events. I quickly learnt that Hellifield is blessed with some great talents. The local bands, such as the Time Bandits, were outstanding and would play to packed audiences. The music scene was also encouraged with a monthly folk/jam session led by Frank. Frank was joined by other local musicians and singers as well as friends from his old village on the Scottish borders, a folk band (violins, guitars etc.). Also memorable on one of these occasions was the playing of the George Formby Ukelele Orchestra, who I believe visited from Blackpool. Quiz nights once a month were also a popular event, as were the curry nights. There were also seasonal visits from the church choir and the Hellisingers choir. These occasions were always very well attended, and the added benefit was that it was a time when we could meet different people, who perhaps were not regular attendees otherwise at the pub. Also very notable was the Annual charity event in August, called the "Stanfest", in honour of ██████████ father. A covered trailer was positioned in the car park as a stage and during the day and evening very many acts, musicians, bands, singers, choirs, comedy were performed. There were tents and gazebos for several medical charities to promote awareness and collect for the good causes. Food stalls and a pizza oven were run by the pub and attendance was magnificent. The whole of the car park was given over to seating/tables etc. and the pub had a real buzz, it would have been impossible to count numbers over the course of the day, but nearly all the village must have attended; a real family occasion. The Black Horse is an old coaching inn and has accommodation. This provided the opportunity to meet visitors, some who were fairly regular visitors and we got to know quite well. During summer it was a common sight to see the groups of Three Peaks walkers hobbling round the pub and I recall many a chat about their experiences. On one evening I remember seeing the famous and brilliant cyclist, Chris Boardman and film crew, who were staying at the pub; they were apparently filming a well known cycle route in the Dales for some TV show. As a keen cycle follower, I was more than miffed to learn that the very famous French cyclist, Bernard Hinault (known as the Badger), stopped outside the pub with the publicity cavalcade for the Tour de

Yorkshire (2016) and after chatting to roadside supporters had a drink brought out from the pub. I was miffed because I had decided to go into Settle, where the race was due to finish and so missed the chance to meet him. The accommodation and guests are an important contribution to the pub and in no way detracted from the sense of community, quite the reverse. As a member of CAMRA, the real ale selection at the Black Horse was also notable, with four hand pumps of rotating beers, very many of these from local breweries: Settle Brewery, Wharfedale Brewery, Kirkby Lonsdale Brewery, Bowland Brewery, to name a few. For four years before its closure, the pub was in the CAMRA Good Beer Guide. It was also a regular location for the Keighley and Craven CAMRA group to meet for committee meetings as well as often visited on one of their pub tours into West Craven. The sense of camaraderie and friendship and benefit to the community that an open Black Horse provided cannot be over emphasised in my mind. I strongly believe it needs to reopen as a pub for the sake of the village and for that sense of community to continue.

██████████, Hellifield resident

We had our Christmas meal for the WI in the Dining Room at the Black Horse one year and had a brilliant spread. The music nights were well attended with lots of musicians and people enjoying the music and atmosphere. These took place on Friday nights once a month. It's great place to meet up with friends, enjoy a meal, drink and chat. Always someone to chat to and very much at the heart of the community. Great service and atmosphere. We had a group meeting there for chat and a cuppa once a month on a Tuesday afternoon which I attended. Really hope that we can get enough support to have it at the heart of the community once more.

██████████, Hellifield resident