

North Yorkshire Council

18 March 2026

Assessment of Asset of Community Value Nomination NYCACV0073 *The Golden Lion, Main Street, Helperby, York, YO61 2NT*

Report to the Head of Localities

1. PURPOSE OF REPORT

- 1.1 To determine whether The Golden Lion, Helperby, YO61 2NT should be placed on the Council's List of Assets of Community Value (ACV) under the Localism Act 2011, following a nomination from Brafferton and Helperby Parish Council, a qualifying nominator, validated on 28 January 2026.

2. SUMMARY

- 2.1 The nomination is for The Golden Lion, Helperby. The recommendation is that the Head of Localities:
- (i) Determines that the nomination for The Golden Lion, Helperby (NYCACV0073) 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 Golden Lion, Helperby as required by the Act.

4. NOMINATION CONSIDERATION

a) Description of asset

- 4.1 The Brafferton and Helperby parish has a population of 833, according to 2024 Office for National Statistics mid-year estimates. Helperby is around nine miles north-east of Boroughbridge, and is roughly between the city of York (17 miles south) and Thirsk (11 miles north). It is close to the A1(M) and the A19.
- 4.2 The nomination is for The Golden Lion, a public house, which sits in the historic centre of Helperby. The village has some key local facilities, including a primary school, a doctor's surgery, two public houses (one of these being The Golden Lion), a church, a butchers and a village hall. It has attractive housing and cobbled streets that provide an appealing setting.
- 4.3 The Golden Lion is a historic, Grade II Listed Building (List Entry Number: 1189460), located on the main street of the village, in the centre, there are cobbles to the front and side. The pub building adjoins another Listed Building (Old Fountain Stores). There is limited parking at the site, with no designated car park and limited on-street carparking. The pub is opposite an attractive, ornate fountain (Jubilee Fountain).
- 4.4 The nominated site had previously been listed on the Register of Assets of Community Value by Hambleton District Council (Reference CRB20/4). The listing expired on 26 January 2026.
- 4.5 The Golden Lion Inn is not currently open for business and is vacant. A search online indicated it was "temporarily closed". The freehold for the pub is being marketed, with a for sale sign on the building itself and an online listing.
- 4.6 It appears that the pub has been closed since September 2024. NYC Revenues confirmed that they were informed in September 2024 that the leaseholder died, and they had received no further update.

b) Nomination and Validation

- 4.7 The nomination to list The Golden Lion, Helperby as an Asset of Community Value was received on 23 January 2026 and validated on 28 January 2026.

A copy of the nomination form with additional information is attached at **APPENDIX A**. In accordance with the Assets of Community Value (England) Regulations 2012 a decision is required by 24 March 2026.

- 4.8 The nomination on behalf of Brafferton and Helperby Parish Council was accepted on the basis of the nominating group qualifying as a Parish Council under Section 89 (2)(b) of the Localism Act 2011.
- 4.9 It was established that the property was owned by Admiral Taverns Limited (Company Registration Number 5438628). This was confirmed through a Land Registry search (Title Number NYK79428).
- 4.10 There were no current occupiers or management as the pub was vacant.
- 4.11 The nomination included the entire building and all the land within the Title NYK115484, including:
- The ground floor pub bar area, toilets and kitchen
 - Cellars which extend underneath the neighbouring property
 - First floor owners/managers accommodation
 - Cobbles adjoining main street
 - Storage delivery area to the rear

c) Site Visit

- 4.12 A site visit took place on Friday 7 February 2026 at 9 am, with the following observations made:
- The pub was closed
 - There was a large to for sale sign on the front of the building
 - The building and external areas looked in good condition
 - It was not possible to assess the interior
 - There was level access and no off-street carpark
 - The village itself was quite busy with a good amount of people walking or driving through
 - Around the village there were not many services, there was a church, a primary school, doctor's surgery, butchers, a large village hall, there was another pub around five-minute walk away
 - The houses on Main Street were attractive, period properties
 - The village hall appeared well used and was well maintained, it was available for hire and held regular public classes and events, a mobile post office van visited the village hall carpark

d) Owner Comments

- 4.13 No comments on the nomination were received from, or on behalf of, Admiral Taverns.

e) Community Value Consideration

- 4.14 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).
- 4.15 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.”
- 4.16 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.
- 4.17 There are many examples of pubs having community use and assets have been listed on this basis by local authorities. However, the context of each individual pub nomination is assessed to determine whether each one meets the definition of community value as detailed in the Localism Act 2011.
- 4.18 There is no current actual use of the nominated land/property as it has been closed for a period of seventeen months. This means Section 88(1) cannot be satisfied and 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
- NYC Revenues and Benefits
- Local Councillor

NYC PLANNING

5.2 The NYC Planning service were consulted and made the following comments:

Constraints

- The site is located within the Brafferton and Helperby Conservation Area, a Green Infrastructure Corridor and an Aerodrome Safeguarded Area.
- The building is a Grade II Listed Building.

Listing description

Golden Lion Public House Old Fountain Stores

From Historic England: II Shop and public house. C18 with C19 alterations. Whitewashed brick with plinth, 1st floor band and wooden eaves cornice. Renewed pantile roof. Rebuilt end and ridge chimneys. 2 storeys. Shop, to north, is of 2 bays with a C19 wooden shopfront with pilasters, large acanthus brackets and cornice. Central entrance. Public house of 3 bays. Central entrance has C20 panelled door and oblong fanlight in an architrave. Late C19 sash windows throughout 1st floor. Dilapidated rear wing also of C18 date. Shop disused at time of resurvey.

Planning history

Below is the modern planning history for the land/building outlined in red on page 12 of the Nomination Form. Some of the planning history appears to relate to the adjoining building that is also captured in the above listing, i.e., The Old Fountain Stores. This building appears to be in residential use.

Regarding The Golden Lion, there was an application submitted in 2012 (reference 12/02098/FUL) to change the public house to a public house and post office however, this was invalid upon receipt and no further applications for this proposal were pursued. There were also applications to make alterations and extensions to the public house in 2006 (reference 06/00688/LBC and 06/00687/FUL) but these were refused.

The most recent planning applications (reference 19/01327/FUL and 19/01653/LBC) for the public house relate to the proposal for a kitchen extraction system to the pub kitchen with new ductwork, flue and cowl. However, the applications were withdrawn in 2020. The Heritage Statement for the listed building application (reference 19/01653/LBC) indicates that there has been a public house on the site since the 1700s, originally a coaching inn.

Save for the invalid application referenced above, there have been no applications in the modern history of the site to change the use of the public house.

82/0790/FUL – Layout of land and details of the construction of 10 bungalows – Approved, 24.05.1982.

84/1298/EUC – Change of use of a shop to a dwelling to include the construction of a front porch and installation of bow windows – Approved, 26.07.1984.

84/1235/LBC – Listed building consent for construction of a front porch and installation of bow windows – Approved, 26.07.1984.

01/50357/L – Application for listed building consent for the display of 2 non-illuminated signs – Withdrawn, 20.02.2024.

01/00567/LBC – Application for listed building consent for the construction of fencing with gates to form storage and oil tank compound amended by plans received by Hambleton District Council on 8th November 2001 – Refused, 19.11.2001.

01/00566/FUL – Construction of fencing with gates to form a storage and oil tank compound as amended by plans received by Hambleton District Council on 8th November 2001 – Refused, 19.11.2001.

06/00688/LBC – Application for listed building consent for alterations and single storey extension to existing public house – Refused, 23.05.2006.

06/00687/FUL – Single storey extension to existing public house – Refused, 23.05.2006.

12/02098/FUL – Change of use from public house to public house and post office – Application invalid on receipt.

18/00071/LBC – Listed building consent for internal alterations to 2 bedrooms to reinstate original 1 bedroom and construct an en-suite – Approved, 19.03.2018.

18/00253/LBC – Listed building consent for alterations to and part removal of rear utility/conservatory to form open entrance and porch canopy – Approved, 09.05.2018.

19/01327/FUL – Kitchen extraction system to pub kitchen with new ductwork, flue and cowl, amended by information received 19 February 2020 – Withdrawn, 18.03.2020.

19/01653/LBC – Proposed kitchen extraction system to pub kitchen with new ductwork, flue and cowl, amended by information received on 19 February 2020 – Withdrawn, 18.03.2020.

ZB24/00406/FUL – Proposed solar panels to roof. Proposed insulation retrofit to existing loft room – Approved, 26.04.2024.

ZB24/00340/LBC – Proposed solar panels to roof. Proposed insulation retrofit to existing loft room – Approved, 26.04.2024.

Planning policy

Policy S3 of the Hambleton Local Plan categorises Brafferton and Helperby as a Service Village in the settlement hierarchy. The settlement hierarchy and the spatial approach to planning recognises that there are greater opportunities for development in locations that have good access to a range of services and facilities. The position of a settlement within the hierarchy is based on the range and type of services and facilities available within the settlement or in its immediate vicinity and the availability of public transport services. The settlement hierarchy has informed the distribution of development. Service Villages are recognised as having a good range of services and facilities. It is considered that The Golden Lion is an important service/amenity which contributes to the villages position within the hierarchy.

Policy E5 of the Local Plan states that less than substantial harm to the significance of a designated heritage asset will only be supported where the harm is outweighed by public benefits of the proposal including, where appropriate, securing its optimum viable use. Therefore, it is likely that Officers would be supportive of the building being retained as a public house to secure its viable use.

Local Plan policy IC4 sets out how the Council will consider applications which would result in the loss of community facilities. This is regardless of whether they are registered as an asset of community value or not. Notwithstanding this, facilities that are considered to play an important role in the community should still be registered to strengthen the protection. The supporting text for IC4 indicates that community facilities play an important role in sustaining communities through the creation of healthy, vibrant and inclusive places. They often serve as the hub of local communities, providing a place to meet, socialise or exercise and are key in promoting the health and well-being of people who live and work in the district. The timely provision and upgrading of facilities is required to ensure Hambleton's future growth is sustainable. Community facilities can include community centres, village halls, places of worship, arts and cultural facilities as well as other local services such as health care facilities, libraries and schools. Some local facilities may be commercial operations such as the village shop, post office, children's nursery or public house but they are valuable to the local community, are often essential to maintaining quality of life and reducing the need to travel.

LOCAL LAND CHARGES

5.3 A search for Local Land Charges was undertaken. Some of the results appeared to relate to the adjoining site, there were five charges relating to the nominated site:

- One planning consent for a barrel store and oil tank compound in 2002
- Enforcement notices from 2005 and 2011
- The Brafferton & Helperby Conservation Area
- Listed Building
- Asset of Community Value

NYC ENVIRONMENTAL PROTECTION

5.4 The Environmental Protection service were consulted, and confirmed there were no reports or comments relating to the nominated site.

NYC COMMUNITY SAFETY AND CCTV

5.5 The Community Safety and CCTV service were consulted, and no concerns were raised.

NYC FOOD, FARMING AND HEALTH & SAFETY

5.6 The Food, Farming and Health & Safety service were consulted, and no concerns were raised.

NYC LICENSING

5.7 The Licensing service were consulted and provided a copy of the premises license; a summary is below:

Licence No: 05_PREMC_00563

Licence Holder: Admiral Taverns Ltd, 41 Lothbury, London, EC2R 7HF (Reg. No. 05438628)

Designated Premises Supervisor (DPS): Name provided has been redacted

Alcohol consumption: On and off the premises

Child access: No restrictions

Time-limited licence: No

Licensable Activities & Hours:

Indoor sports / Live music / Recorded music (Indoors)

Mon–Sun: 13:00–23:45

No seasonal or non-standard variations

Late night refreshment (Indoors)

Mon–Sun: 23:00–00:00

No seasonal variations

Sale of alcohol (On and off sales)

Mon–Thu, Sun: 09:00–00:00

Fri–Sat: 09:00–01:00

Non-standard timings:

Christmas Eve: 09:00–02:00

New Year’s Eve: 09:00–05:00

Bank Holidays: 09:00–01:00

Opening hours to the public

Mon–Thu, Sun: 09:00–00:30

Fri–Sat: 09:00–01:30

Non-standard timings:

Christmas Eve: 09:00–02:30

New Year’s Eve: 09:00–05:30

Bank Holidays: 09:00–01:30

NYC COMMUNITIES TEAM

5.8 The Localities Service (Communities Team) was consulted and provided the following feedback about the nomination:

- The Communities Team has received strong and proactive engagement from Brafferton and Helperby Parish Council throughout the Asset of Community Value (ACV) process. The emerging Community Benefit Society (CBS) has demonstrated effective organisation, clear planning, and a high level of community mobilisation. The rapid success of the share offer reflects significant local commitment and confidence in the project.
- Historically, the business operated as an important social space, offering a range of activities that supported community connectedness. A community-owned model has the potential to build on this legacy, providing substantial social, wellbeing, volunteering, employment, and wider community benefits for Helperby and neighbouring villages, many of which currently have limited local facilities. The CMS’ prospectus outlines a well-considered business and wellbeing model, positioning the facility as both a commercial and community hub.
- Based on the level of engagement, community support, and the robustness of the proposed plans, the Communities Team is supportive of the community’s approach and considers that ACV status would further enable the realisation of these aspirations.

NYC REVENUES AND BENEFITS

5.9 The business rates team advised that according to their records, they were informed in September 2024 that the leaseholder had died, and no further updates had been received.

LOCAL COUNCILLOR

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

6 ASSESSMENT INFORMATION

6.1 In assessing the community value of The Golden Lion, Helperby all information received has been considered. Consideration is based on the criteria listed at paragraph 4.16. There is no current actual use of the nominated property as it has been closed for a period of seventeen months (since September 2024). 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.*

1. 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 no fixed timeframe definitively defines the 'recent past'; it is for each authority to interpret and determine.

6.3 When considering the closure of public houses, periods of six years (River Arms in Cheeseborne), five years (the Kings Head in Diss) and five and a half years (the Cricketers Rest in Norwich) have been considered to be outside the recent past. There are also examples where the recent past has been in excess of six years, in **Hawthorn Leisure v Chiltern DC** the Kings Head in Great Missenden had been a pub since the nineteenth century and the unchallenged evidence of the publicans from 2000 to 2007 established that during that period the pub qualified as an ACV. Judge Lane held that given the long history of the Kings Head as a pub the use during that period ending in 2007 occurred in the recent past, this period ended over seven years before the nomination. It appears that what constitutes the recent past is determined based on the circumstances of each nomination.

6.4 In **Crostone v Amber Valley** Judge Lane stated that the assessment of recent past will depend on all the circumstances in a particular case and that "the expression is a relative concept". He stated that regard for the length of time the Black Swan had been a public house was relevant (the period was nearly two hundred years). This means that the longer a use has provided community benefit, the longer the period that will count as the 'recent past'.

6.5 In **Worthy Developments v Forest of Dean DC**, the judge stated that when considering 'recent past' it could not have been intended to import the five-year period from the future condition when Parliament had failed to set out a precise period for the condition.

6.6 There is also no equivalent consideration of 'recent past' in planning determination and therefore there is no appropriate comparable evidence as part of any Planning Application decisions.

6.7 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 considered when determining what constitutes the recent past and these are listed below. Assessments of these factors are appropriate for the nomination for The Golden Lion, Helperby 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

6.8 The nomination form included the following relevant information:

- The Golden Lion Inn has been a public house for over 200 years
- The pub has provided a welcoming social meeting place and hosted a range of events up until September 2024 – the nominator provided photographs of a number of well-attended community events
- It was actively used by the community up until closure, the closure was sudden and due to the death of the landlord, the owner chose not to market a new lease and instead put the premises up for sale in February 2025
- The pub made an important contribution to social resilience
- The pub has previously been designated an ACV (expired January 2026)

6.9 Consultation with NYC Planning confirmed that the Heritage Statement for the listed building application (reference 19/01653/LBC) indicated that there had been a public house on the site since the 1700s, originally a coaching inn.

6.10 Relevant case law supports reviewing information relating to the length of the period of community use, in a case-by-case assessment of nominations. The nomination provided photographs showing well attended community events

over the years. Overall, it appears that there has been long history of community use (likely around 200 years), although substantial evidence such as newspaper or archive evidence was not provided.

(2). The type of asset involved – Public House

- 6.11 The nominated asset is a public house, and consultation with NYC Planning confirms the lawful use of the building remains as a public house within the sui generis use class. No applications have been submitted to change this lawful use. This provides a clear planning basis from which to consider the nature of past and potential future community uses.
- 6.12 Although the asset is a public house, this alone does not confirm community value without evidence of recent or ongoing use that furthers social interests/wellbeing.
- 6.13 There is a view that pubs are social settings in themselves and are places where people go to 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.
- 6.14 As well as being used as a pub, the building was also used for various village events and purposes, these were identified in the nomination:
- Community Association Meetings
 - Book Clubs
 - Ladies' Choir – practices and performances
 - School PTA meetings
 - Village Pumpkin Club competition venue
 - Mum's and Dad's groups
 - Village amateur dramatic group meetings (HADDS)
 - Football and Cricket teams – AGMs and post-match celebrations/commiserations
 - Angling Club meetings and sale of local fishing permits
 - Annual family events including Halloween celebration
 - Darts and pool
 - Village shop
 - Local employer and supported local supply chains and businesses
- 6.15 The nomination included photographs that evidenced the pub that served as a versatile hub for the local community. Consultation with NYC Planning confirmed the lawful use was as a public house.

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

6.16 This assessment considers the uses identified in the nomination as community use, these are also considered in the following section regarding ancillary use. The nomination identified the following:

- Events and uses that took place supported a range of social interests that catered for a wide cross-section of the local population (specific examples are listed at paragraph 6.13)
- The pub was a social hub that brought the local rural community together
- It provided a friendly, welcoming social meeting place and held a range of events
- It's role as a social facility provided local resilience and community support
- The pub contributed to developing social relationships among residents, strengthening community cohesion and communal well-being
- The community benefitted when The Golden Lion sought to bridge the gap by selling essential items after the village post office/shop closed

6.17 The pub was previously listed as an ACV by Hambleton District Council and expired in January 2026. A previous ACV listing does not automatically influence a new nomination because each application is assessed independently based on current circumstances.

6.18 The nomination outlines general pub-related activities as well as evidencing significant community use beyond typical expectations of a pub. It is likely that it was a place for social interaction, community gatherings, and informal support networks.

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

6.19 The nomination form included the following relevant information:

- The pub brought the local rural community together, it was a meeting place for residents of Brafferton, Helperby, Myton-on-Swale, Cundall, Fawdington, Pilmoor and further afield
- The community has shown a strong desire to revive the pub, including forming a Community Benefit Society (CBS), The Golden Lion Community Pub & Hub (GLCP&H), that aims to buy and run the pub, these aims are well-developed through pledges of time/funding and detailed business planning
- The pub supported a number of local clubs and groups (para. 6.13)
- It served well-priced locally sourced food and was an employer of local people, it also supported local supply chains and other businesses

- 6.20 The pub location is in the centre of Helperby, with accessible, level access that is within walking distance for most residents living close by. Helperby is a larger village in a rural location and the nomination identified that The Golden Lion supported a vibrant social scene and was a hub for a number of smaller villages and the wider rural area. Consultation with NYC Planning confirmed that, from a planning policy perspective, Brafferton and Helperby was considered a Service Village in the settlement hierarchy. This meant that had a good range of local facilities and is suitable for development due to its level of services and accessibility. The Golden Lion was considered an important local amenity that contributes positively to the village's role within this hierarchy.
- 6.21 The nomination provided information about links with the local community. The central location of the pub in the context of the scale and rurality of the surrounding area indicate it was an important social hub for local communities beyond Brafferton and Helperby. The connection to the local community is evidenced by the significant work undertaken to establish GLCP&H, including raising funding and developing a detailed business plan.

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

- 6.22 The nomination identifies that the pub has been closed since September 2024, this was confirmed through internal consultations with NYC Revenues. The nominated asset has therefore been out of use for a period of seventeen months.
- 6.23 The property is for sale with the freehold being advertised to buy, the nomination indicates the owner put the pub on the market in February 2025. The nomination states that the closure of the pub was due to the death of the previous landlord. There was no indication or information that the business, prior to closure, was unviable.
- 6.24 The asset has been out of use since September 2024 and there has been significant work within the local community, through their CBS, to work towards reactivation. Another party contacted the council with a letter of support for the ACV nomination, the letter indicated an ambition to purchase the pub and undertake specialist restoration work to the building, with the intention of opening to the public in Summer 2026 and eventually transferring ownership to the local community.
- 6.25 The period of community use of the nominated asset in the past was considered at paragraphs 6.8 – 6.9. The period of closure of seventeen months is considered short in the context of a very long period of community use, likely since the 1700s.

Recent past conclusion

- 6.26 The Golden Lion Inn has a long-established community role as a public house has existed here since the 1700s, and it appears to have remained

actively used until its closure in September 2024. Its lawful use as a public house is unchanged, and evidence, such as the planning policy position of Helperby as a Service Village in the settlement hierarchy, shows it operated as a key hub for a wide rural geography, supporting residents of Brafferton, Helperby and surrounding villages through a broad range of groups, events, informal support networks and essential services following the closure of the village shop. The strong community connection is further demonstrated by the formation of a Community Benefit Society seeking to purchase and reopen the pub. Although the building has been closed for seventeen months, this is short in the context of its long community history and resulted from an unexpected event. **Therefore, it is reasonable to conclude that the recent past element of the criteria is met.**

2. Actual use that is not an ancillary use

- 6.27 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.
- 6.28 Information in the nomination about actual uses extended beyond eating, drinking and socialising (see paragraphs 6.13 and 6.15).
- 6.29 The nominating group provided a good number of photographs that evidence the role of the pub as central hub for the local community, hosting diverse, well-attended and vibrant community events.
- 6.30 Although the asset is a public house it has diversified over time, including providing essential items after the village shop closed. In past years the pub also sold local fishing permits.
- 6.31 The nomination suggests that The Golden Lion was used as a meeting place for local groups/societies, this is evidenced in comments from the local residents, some of these groups/societies included:
- Community Association meetings
 - Book Clubs
 - Choir
 - Local school PTA
 - Village Pumpkin Club
 - Village amateur dramatic group
 - Mum’s and Dad’s groups
 - Football and Cricket teams
 - Angling Club
 - Darts and pool teams

6.32 The nomination and supporting evidence provided proof of actual uses that were not ancillary to that of use as a public house. There was some photographic evidence relating to frequency, regularity and numbers of attendees and there was information about types of uses. ***There is sufficient information provided to demonstrate actual use that is non-ancillary and therefore this element of the criteria is met.***

3. Furthering the social wellbeing or social interests

6.33 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 identified some relevant uses as detailed in previous sections (see paragraphs 6.13, 6.15 and 6.30).

6.34 Photographs provided indicate that the pub holds significance for a diverse range of local residents including people of different ages.

6.35 The Golden Lion has historically provided a venue for a wide variety of social activities that appealed to many different sections of the community (see paragraph 6.13). It functioned as a key meeting point for the rural area, providing a welcoming and inclusive setting for residents to socialise.

6.36 The nomination makes the point that, as a social asset, it helped build local resilience and acted as an informal support system for the village. The pub fostered stronger relationships between neighbours and played a significant part in maintaining community cohesion and collective well-being.

6.37 Its importance was further demonstrated when it began supplying essential goods after the village post office and shop closed, ensuring residents did not lose access to this basic service.

6.38 The nomination references the International Journal of Contemporary Hospitality which highlighted that parishes with a pub have more community events such as sports matches, charity events and social clubs than those without or those with just sports/village halls.

6.39 Consultation with NYC's Communities Team confirmed that the nominated site operated as an important social space, offering a range of activities that supported community connectedness.

6.40 It is recognised in the ACV regime that "social interests" includes, in particular, cultural, recreational and sporting interests. The nomination identifies some examples of recognised social interest uses such as supporting clubs, societies and sports teams. The photographs provided demonstrate the pub's important role in the community, which is likely to reduce isolation and create community cohesion and can be considered to further social wellbeing. It comes across that the pub has significantly contributed to the vibrancy and resilience of village life. ***There is sufficient evidence that uses identified***

further the social wellbeing or social interests and this element of the criteria is therefore met.

4. Of the local community

6.41 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.

6.42 In terms of local community there are many references in the nomination and supporting evidence including:

- The nomination is from the local parish council
- The establishment of The Golden Lion Community Pub & Hub
- It is located in the heart of the village and acts as a hub for a wider rural geography:
 - "The Golden Lion provided a welcoming social meeting place for the residents of Brafferton and Helperby as well as the local communities of Myton-on-Swale, Cundall, Fawdington and Pilmoor and further afield"
 - "The pub was a social hub that brought the local rural community together"
- The nomination form included specific reference to local organisations who used the pub as a meeting place (paragraph 6.13)

6.43 There are several references in the nomination to the village, surrounding villages and rural area. The site visit confirmed Helperby was a fairly large, busy village with limited services. There was one other public house, but other than that there were no other permanent hospitality venues that could facilitate informal socialising, eating and drinking. There was a church and a large village hall with a children's play area. The village hall appeared to be well-maintained and well-used, it was available to hire and held regular groups and classes.

6.44 The nominating group provided a copy of GLCP&H's Business Plan, this included data from the 2021 Census, this highlighted specific needs for the local area of Helperby, including:

- In 2021 there were 352 households, of these 28% were single occupancy
- Approximately 16.5% of residents (132) were aged 70 or over, with 40 being aged 80 or more
- Approximately 46.5% of households were deprived in at least one dimension with 15% being deprived in at least three dimensions (across employment, education, health and disability)
- Many disadvantaged or elderly residents are unable to travel outside the village and are therefore socially isolated especially through the long dark winter months as they have no means to socialise outside the local area

- Approximately 35% of residents are economically inactive
- 6.45 The census data highlights a community with significant levels of older residents, single-person households, deprivation and limited mobility, indicating clear risks of social isolation and a strong local need for accessible community facilities.
- 6.46 The marketing information for the sale of The Golden Lion identified that “The Golden Lion is not currently trading but has traded as a traditional pub, serving the local community.”
- 6.47 ***It is reasonable to determine that the identification of the local community required by the legislation from the nomination and information available is the villages of Brafferton and Helperby as well as the local communities of Myton-on-Swale, Cundall, Fawdington and Pilmoor and wider rural area. There was one other pub in the village and an active village hall that supported planned classes/activities.***

Section 88(2) CONDITION ONE - CONCLUSION

- 6.48 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. The conclusion is based on the assessment of each component of this condition.
- 6.49 The Golden Lion has a long, well-established history of community use, operating as a public house for over 200 years and remaining actively used until its unexpected closure in September 2024. Although it has been closed for seventeen months, this is a short period relative to its long historic use and the closure resulted from unforeseen circumstances rather than lack of demand. The recent past element of the criteria is therefore met.
- 6.50 The nomination demonstrates that The Golden Lion was used for a range of activities that went beyond ancillary functions associated with a public house. Photographs demonstrate that it was a vibrant, community hub. It regularly hosted meetings, groups and societies, as well as diverse events attended by local residents. Its functions extended further through the provision of essential items following the closure of the village shop, and through services such as selling fishing permits. The nomination provides limited additional information and supporting evidence, however it is still possible to determine that uses were significant and meaningful, and therefore the actual non-ancillary use element of the criteria can be met.
- 6.51 The evidence shows that The Golden Lion made a meaningful contribution to the social wellbeing and social interests of the local community. It hosted a variety of cultural, recreational and social activities, provided an inclusive meeting place for residents of all ages, and supported local clubs and groups. The pub also strengthened informal support networks, reduced isolation, and demonstrated wider community value by supplying essential

goods after the village shop and post office closed. As such, the furthering the social wellbeing or social interests element of the criteria is met.

- 6.52 The evidence indicates that the relevant local community comprises Brafferton and Helperby alongside the nearby rural areas including the settlements of Myton-on-Swale, Cundall, Fawdington and Pilmoor. The parish council nomination, the creation of The Golden Lion Community Pub & Hub, and the pub's central village location all underline its role within the local community. Census data indicates a population with heightened risks of isolation and deprivation, underscoring the need for accessible local community facilities. References to regular use by local groups, together with the limited availability of alternative venues, confirm that The Golden Lion served as an important social hub for the surrounding community. The local community element of the criteria is therefore met.
- 6.53 Overall, based on the evidence presented, Condition One is met. The nomination demonstrates that the pub was used in the recent past for non-ancillary activities that furthered the social wellbeing and interests of the local community. Photographic evidence appears to confirm its role as a valued and vibrant social hub. Despite its closure, strong community attachment and engagement remains, as reflected in the community's proactive efforts to support the potential reopening of the pub. **It is therefore reasonable to determine that 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, Condition One is met.**

CONDITION TWO Section 88(2) - 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.

- 6.54 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**).
- 6.55 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.
- 6.56 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”.

6.57 This condition requires the realistic assessment whether in the next five years there can be non-ancillary use of the building or land which will further (whether or not in the same way) the social wellbeing or social interests of the local community. In terms of making this assessment, the following information has been considered:

- The community responded to the sudden closure of The Golden Lion by forming the Community Benefit Society (GLCP&H) in April 2025, recognising the pub’s vital role in supporting local social interests and wellbeing and demonstrating a strong collective commitment to reopening and managing it so these benefits could be restored
- GLCP&H have conducted community engagement through a survey and raised capital through shareholder funding
- The nomination outlined the democratic nature of a Community Benefit Society whereby members have control over the business through the annual election of a management committee and voting rights on significant issues
- The nominating group provided a copy of GLCP&H’s Share Prospectus and their comprehensive Business Plan and noted they were registered with the Financial Conduct Authority (Registration Number 9527)
- The freehold property is currently for sale and being marketed, the information available indicates freehold offers in the region of £295k
- An interested party contacted the council with a letter of support for the ACV nomination, the letter indicated an ambition to purchase the pub, undertake specialist restoration work to the building, with the intention of opening to the public in Summer 2026 and eventually to transfer ownership to the local community
- The consultation with NYC Planning confirmed:
 - the lawful use of the building remains unchanged as a public house within the sui generis use class
 - there have been no applications in the modern history of the site to change the use of the public house
 - relevant local planning policy supports its retention as a public house
- The consultation with NYC Communities noted the high the level of engagement, community support, and the robustness of the proposed plans
- Census data (paragraph 6.43) demonstrates challenges and opportunities

6.58 There is significant evidence demonstrating strong local support to reopen the pub. This includes practical offers from groups and individuals (e.g., time/skills and financial). The high level of engagement and support also points to continuing community use that would benefit social interests, and social wellbeing should it reopen.

6.59 To inform their business plan, GLCP&H conducted a survey of 140 people, results are below:

- Of the 140 people surveyed, 110 stated they would support the pub as regular customers
- A total of 89 respondents stated they would donate time
- 69 offered to provide finance
- 27 offered professional expertise

6.60 The nomination references the business plan, and that “The Golden Lion would act as a social focus for the village” and “will be a space that works for more of the local community and will also provide a hub for daytime activities, such as a café”.

6.61 NYC Planning also confirmed that the lawful use of the building remains unchanged as a public house within the sui generis use class, and no applications have been submitted in recent years seeking to alter this use. This, alongside protections afforded by planning policy, supports the view that continued or reinstated community use as a public house is realistic within the next five years.

6.62 The freehold has been available for around a year and continues to be advertised. At the time of preparing the report the key information was:

- Freehold
- Offers in the region of £295,00 (plus VAT)
- Closed village pub in a sought-after location with a bar, catering kitchen, external area and three bedroom living accommodation
- Property is being ‘sold as seen’
- The vendor has no historical information relating to trading/commercial performance

6.63 It is noted that in the nomination that the pub closed suddenly due to the death of the landlord. The sales brochure notes there is no commercial performance information available. Commercial viability is influenced by many factors and, importantly for this assessment, does not determine whether the community values the asset or could make use of it in other ways. The ACV test under Section 88(2) is forward-looking and considers realistic potential for community use, not just past commercial performance.

6.64 From the nomination it came across that, the community views the pub as having strong potential due to the support of residents to set-up the GLCP&H and develop a comprehensive, community-focussed Business Plan that appears to be realistic and sustainable. The Business Plan noted that “The tenant will derive revenue from a café operation during daytime trading, traditional pub food and drink offering and additional revenue from live entertainment and social functions.”

6.65 The nomination notes there is an intention that the site will be primarily run as a community pub, but it would also become a “more diverse venue with the

potential to provide daytime activities”. Other than a café, the nomination did not provide many detailed examples about the types of daytime activities.

- 6.66 The nomination references data from the Plunkett Foundation, stating that community owned pubs have a 99% survival rate.
- 6.67 The demographic profile provided through Census data not only highlights vulnerability to isolation but also indicates potential community capacity, as older and economically inactive residents may have more flexible time to attend and contribute to local initiatives, provided suitable and accessible community spaces exist.
- 6.68 The successful operation of the pub by a new tenant or owner, whether a community enterprise or a private leaseholder, is not dependent on ACV status.
- 6.69 From the nomination it came across that, the community views the pub as having strong potential due to the support of residents to set-up the GLCP&H and develop a comprehensive, community-focussed Business Plan that appears to be realistic and sustainable. The Business Plan noted that “The tenant will derive revenue from a café operation during daytime trading, traditional pub food and drink offering and additional revenue from live entertainment and social functions.”

Section 88(2) Condition Two - CONCLUSION

- 6.70 Condition One was satisfied due to sufficient evidence of non-ancillary community use that furthered social wellbeing or social interests in the recent past. The evidence demonstrates a strong and well-organised foundation for future community use, meeting the low threshold of the “realistic to think” test under Section 88(2). The formation of the Community Benefit Society, the production of a detailed business plan, active fundraising, and high levels of resident engagement all indicate a credible and realistic prospect that the building could be returned to non-ancillary community use within the next five years. Additional interest from an external party willing to restore and reopen the pub further strengthens the range of realistic future scenarios in which the asset could once again support local social wellbeing and social interests.
- 6.71 Practical considerations also support this conclusion. The building retains its lawful use as a public house, is currently being marketed as such, and no change-of-use applications have been submitted. The demographic profile indicates both need and potential capacity for local involvement, and community survey results demonstrate clear willingness to support and sustain future activities. Taken together, these factors provide sufficient evidence that future community use, whether through community ownership, a tenant, or a private operator, is a realistic prospect.
- 6.72 Case law provides assurances that the test is whether future community use is one of a number of realistic options. Case law also confirms nominating groups are not required to submit detailed business plans or financial

information in order to satisfy this criteria, although this has been provided as part of this nomination.

- 6.73 In reviewing the information available, the statutory criteria under Section 88(2)(b) were met. 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, therefore Condition Two is met.
- 6.74 Although the recommendation of this report is designate the pub as an ACV, this does not guarantee that the pub will reopen and/or that it will operate in a way that furthers social wellbeing or social interests for local residents.

Conclusion

- 6.75 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, pub or something else, assessment is based on the evidence submitted and it is for the local authority to determine each nomination.
- 6.76 A valid nomination to register The Golden Lion, Helperby 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 criteria as detailed in the Localism Act 2011 Section 88 (2). See below:
- 6.77 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 has been met– see paragraphs 6.1 - 6.53)**
- 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 has been met – see paragraphs 6.54 - 6.74)

- 6.78 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 Golden Lion, Helperby 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 Golden Lion, Helperby, 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 IMPLICATIONS

- 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 The owner will be advised of the implications of the listing, and the right to seek an internal review of the council's decision. This is required to be within 8 weeks of the decision.
- 10.3 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.
- 10.4 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).

10.5 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).

10.6 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.

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. The owner will be advised that there is provision within the Regulations (The Asset of Community Value (England) Regulations 2012) for them to seek a review of the Council's decision.

14. REASONS FOR RECOMMENDATIONS

14.1 The evidence demonstrates that the nomination for The Golden Lion, Helperby 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 Golden Lion, Helperby (NYCACV0073), 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 Golden Lion, Helperby (NYCACV0073) 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 (supporting evidence has been withheld from publication due to the inclusion of identifiable photographs) 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

18 March 2026

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/ukxi/2012/2421/regulation/5/made>

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

<https://historicengland.org.uk/listing/the-list/list-entry/1189460>

<https://everardcole.co.uk/properties/Lion-Helperby>

<https://www.bailii.org/>

<https://mutuals.fca.org.uk/Search/Society/32002>

<https://www.goldenlionhelperby.co.uk/>

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	Brafferton & Helperby Parish Council
Organisation postal address	2, Main Street, Helperby, York, YO61 2NS
Organisation website	www.braffertonhelperby-pc.gov.uk
Named contact for the organisation	██████████
Position of named contact within the organisation	Parish Clerk
Telephone number for named contact	██████████
Email address for named contact	clerk@braffertonhelperby-pc.gov.uk

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>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 		

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>The organisation is the Parish Council for the community where the Golden Lion is situated.</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 Golden Lion
Address of the premises	Main Street, Helperby, York, YO61 2NT

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	Admiral Taverns Limited
Address of the owner	Registered Office:41 Lothbury, London EC2R 7HF
Contact details for the owner	
Name of any other occupier	None at present
Name of any other person with an interest in the premises	None known
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 Golden Lion is a 200+ year old Grade 2 listed public house situated on Main Street, Helperby. Until the untimely death of its landlord in September 2024, The Golden Lion provided a welcoming social meeting place for the residents of Brafferton and Helperby as well as the local communities of Myton-on-Swale, Cundall, Fawdington and Pilmoor and further afield. The pub was a social hub that brought the local rural community together and it enjoyed a reputation for a friendly welcome holding a range of events. It has previously served well-priced locally sourced food.

The pandemic in 2020 underlined the importance of local social facilities and village shops for local resilience and community support. The Golden Lion made an important contribution to Helperby & Brafferton's 'social resilience' by fostering and developing social relationships among residents, strengthening the level of community cohesion, and positively contributing to communal well-being. The International Journal of Contemporary Hospitality Management has highlighted that parishes with a pub had more community events such as sports matches, charity events, and social clubs than those without or those with just sports/village halls.

The Golden Lion was designated as an Asset of Community Value in 2020. The current owner has chosen not to renew the lease and put the premises up for sale in February 2025.

The Golden Lion has previously supported a range of social interests by providing a venue for a wide cross-section of the local population and range of local groups including:

- Community Association meetings
- Book Clubs
- Ladies' Choir – both practices and performances
- Village school Parent Teacher Association meetings
- Village Pumpkin Club competition venue
- Mum's and Dad's groups
- Village amateur dramatic group meetings (HADDs)
- Football and Cricket teams – AGMs and post-match celebrations/commiserations
- Angling Club meetings and sale of local fishing permits
- Annual family events including Halloween celebration
- Darts and pool teams

The Golden Lion previously hosted a small village shop following the loss of the village post office/shop and could do so again in the future. The Golden Lion supported a vibrant local social scene, local employment and supported local supply chains and businesses.

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 closure of the Golden Lion and its potential demise as a community asset generated widespread concern in the community. The community's response to the Golden Lion's closure was to begin a process to buy it on behalf of the community.

Following well attended public meetings, community engagement through leafleting and an online survey the strong desire within the community to purchase The Golden Lion Community Pub & Hub (GLCP&H) initiative was established. The GLCP&H Limited was subsequently incorporated as a Community Benefit Society (CBS) in April 2025. The CBS is fully registered with the Financial Conduct Authority with registration number 9527.

Survey respondents have indicated a willingness to volunteer time, provide financial support and other professional and practical expertise to regenerate the Golden Lion. The level and breadth of community support show realistic sustainable community engagement to not only support the purchase of the premises, but also to manage the CBS.

With the support of the Plunkett Foundation a costed business plan has been developed to renovate the premises and recruit a tenant, with the overall objective to have a friendly and welcoming freehouse that serves local beers, sensibly priced, locally sourced food and acts as a social focus for the village. The Golden Lion will be a space that works for more of the community and will also provide a hub for daytime activities, such as a café. It will be professionally managed by a tenant but community owned.

A fair rent will be set that gives the tenant the opportunity and incentive to run their own profitable business. The tenant rent will provide the income to GLCP&H to sustainably maintain its investment in the 'bricks and mortar' of the pub itself. When cash reserves permit, the GLCP&H plans to pay a modest interest to shareholders and enable the withdrawal of shares subject to demand and cash reserves.

Funding is generated by shareholders who purchase a minimum of 250 £1 shares which confers membership of the Society, giving members control over the business through the annual election of a Management Committee and voting rights on significant issues at regular meetings. Community Benefit Societies (CBS) are by law intended to be democratic organisations, and all members will have an equal vote, regardless of the size of their shareholding and will have the protection of limited liability.

Shareholders have invested over £100K to date which is held by the GLCP&H further underlining the depth of local community support. Fundraising continues actively.

A community purchase would enable the village to secure and safeguard The Golden Lion for future generations. Community purchase of The Golden Lion freehold offers many benefits, including:

- Security of tenure - the pub will no longer be subject to change of ownership unless the CBS membership decide to sell
- Direct control over investment in the fabric and facilities of the building
- A degree of influence over the offerings of the day-to-day operation through selection of and ongoing partnership with a professional tenant
- Direction of spend into the local economy supporting local employment

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 survival rate for community owned pubs is exceptionally high. According to the Plunkett Foundation, they have an over 99% survival rate. The Campaign For Real Ale (CAMRA) attribute the high survival rate of community pubs to the community's direct stake in the business fostering loyalty and commitment among patrons.

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?

In the opinion of Brafferton & Helperby Parish Council, it is entirely realistic that The Golden Lion can be brought back into use within five years not only as a community pub, but as a more diverse venue with the potential to provide daytime activities. Owning the premises will provide our community with a long-term secure asset of community value which delivers ongoing social resilience.

The Parish Council is confident in this view because:

- A Community Benefit Society has been established as the organizing vehicle to refurbish and reopen The Golden Lion and to manage the engagement of a tenant and the overall management of the premises
- Advice has been sought from the Plunkett Foundation and CAMRA about the different operating models by which community owned pubs can be purchased and operated successfully. This is based on years of experience and a high success rate for organisations willing to engage with this expert advice
- A realistic and costed business plan has been put in place and clear community support has been identified to implement it
- GLCP&H Ltd has appointed an effective and experienced management team with the knowledge and capability to:
 - Finance the purchase of the pub and engage the community and shareholders
 - Manage the pub's refurbishment and harness volunteer support
 - Recruit a professional tenant
 - Oversee the ongoing business whilst keeping shareholders informed and engaged
- Shareholder funds currently stand at c. £107K. This is already a substantial percentage of the estimated purchase price. Once the pub is purchased, the Parish Council believes there will be greater opportunities to generate grant funding to close the outstanding funding gap for refurbishing the premises and bringing it back into use.

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	Parish Council is applying
A clear plan defining the land/premises being nominated	

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

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.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 27 November 2020 shows the state of this title plan on 27 November 2020 at 10:27:27. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

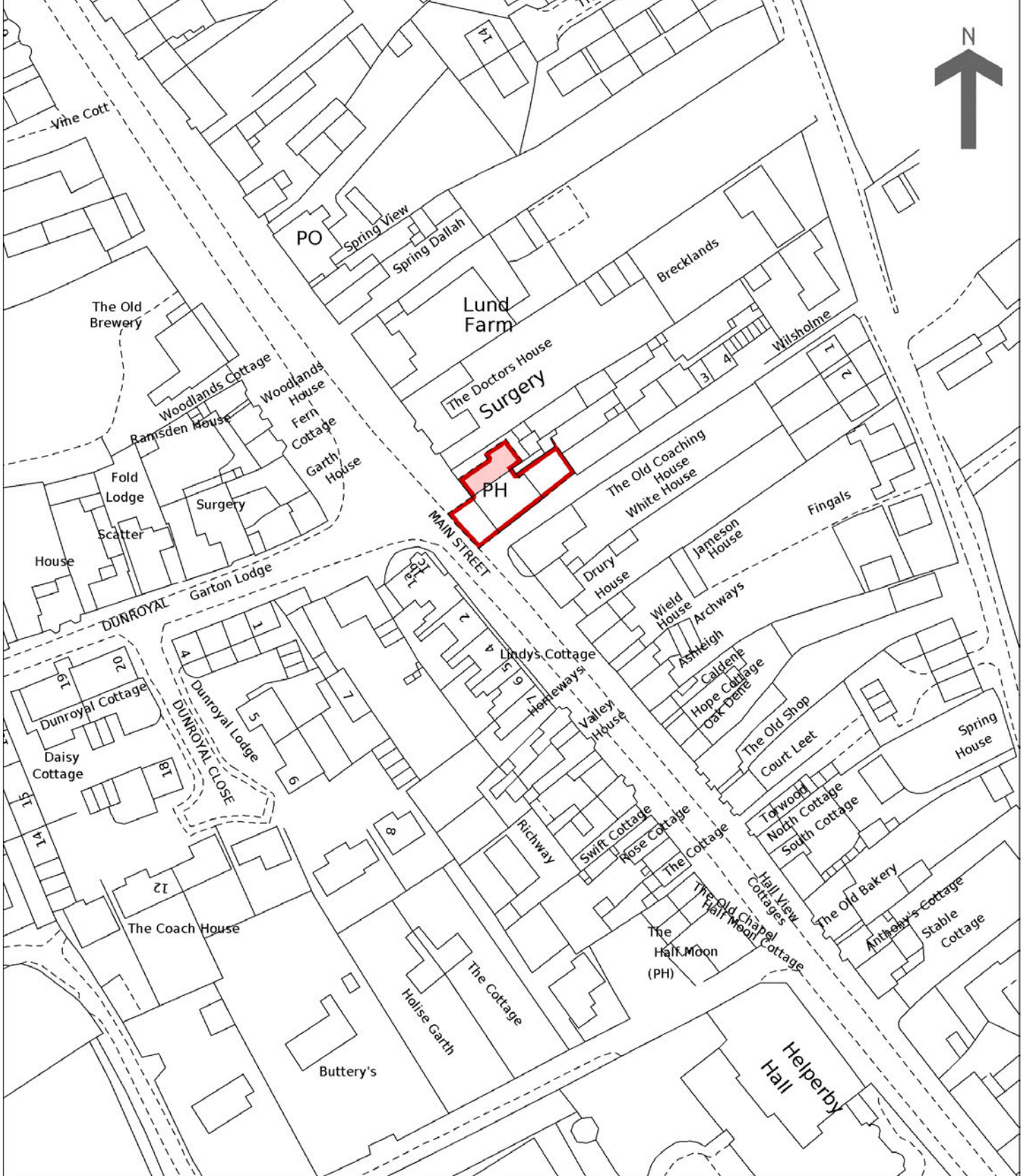
This title is dealt with by the HM Land Registry, Durham Office .

HM Land Registry
Official copy of
title plan

Title number **NYK79428**
Ordnance Survey map reference **SE4369NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire :**
Hambleton



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From: [Brafferton & Helperby Parish Council](#)
Subject: Golden Lion
Date: 28 January 2026 21:33:16

Hi Claire

Thank you for the correspondence about the nomination you sent this morning.

In response to your earlier questions, included within the boundary of the nomination are:

- Golden Lion pub ground floor including bar area, toilets, kitchen, storage
- Cellars which extend underneath the neighbouring property (shaded pink on the plan)
- First floor accommodation for the landlord
- Cobbles adjoining Main Street
- Storage / delivery area to the rear of the Golden Lion

I hope this helps.



[Redacted]
Clerk

Brafferton & Helperby Parish Council

Email: clerk@braffertonhelperby-pc.gov.uk

[Redacted]
Web: <https://braffertonhelperby-pc.gov.uk/>

2 Main Street, Helperby, York, YO61 2NS

Additional information provided with nomination by the nominating group (treated as confidential):

- Photographs of events over the years
- Detailed business plan document for Golden Lion Community Pub and Hub Limited

Brafferton & Helperby Parish Council Meeting Minutes

Wednesday 21 January 2026
Held in the Village Hall at 7.30pm

Present: Cllr Nigel Denison (Chairman), Cllr Peter Mitchell, Cllr Mark Darwin, Cllr Steve Lewis, Cllr Andy Gale, Tony Whiting (Clerk).

1. Apologies for absence
 - 1.1. Apologies were received from Cllr Deidre Brown.
2. Declarations of interest not already declared under the council's Code of Conduct or members' Register of Disclosable Pecuniary Interests. Cllr Denison declared an interest in item 12.5 as he is Chairman of the church's Fabric Committee.
3. Public participation – four members of the public attended. The first speaker was concerned that blocked gulleys on Raskelf Road were causing his allotment to flood. Two NYC surveyors had been out but without any result. Clerk to follow up with NYC. The speaker added that some of the untenanted allotments were in an overgrown condition. This would be discussed later in the meeting. Three gulleys on York Road were blocked, causing flooding near the Sports Field. Clerk to follow up with photographs to NYC and Cllr Baker. Chairman to contact NYC with photographs. The second speaker was concerned about potholes and said he would report them to NYC. He also referred to the planting boxes at the three approaches to the village which were no longer being gardened. He felt his wife would volunteer to tend the one on Raskelf Road.
4. To receive news from North Yorkshire Council.

Cllr Baker attended having submitted a written report earlier. She said the Boundary Commission had recommended that the Hillside Division, which she represents, should no longer include Myton and Tholthorpe. She would send a form to apply for a small grant towards the cost of a second Vehicle Activated Sign (VAS).
5. To receive comments from councillors
 - 5.1 Cllr Darwin said a lady had fallen after slipping on dog excrement. Councillors expressed their sympathy and various suggestions were proposed. Cllr Horner to be asked to post an item on Facebook to encourage owners who did not pick up after their dogs to be more responsible. Cllr Darwin added that two ladies had questioned why the Clerk had included a reference to the Brafferton and Helperby Fund in his Parish Council news column in the Village magazine. The Clerk explained this was to highlight the village's giving nature in a column that also listed organisations that had benefited from parish council donations.
 - 5.2 Cllr Lewis spoke of a hole that had been outside his house for several weeks. He would send the Clerk information about it. The Clerk would follow it up and copy in Cllr Baker.
6. Chairman's report
 - 6.1. Chairman welcomed back the Clerk after his recover from illness over Christmas. In covering for the Clerk for several days, he had realised this confirmed the need for the Business Continuity Plan which he would continue to work on.
 - 6.2. He had raised the issue of the Post Office van cutting its weekly visit from one hour to half an hour with the Easingwold and District Community Partnership Group.
7. The minutes of the council meeting held on 10 December 2025 were accepted as a true record and signed by the Chairman.
8. Clerk's report and correspondence
 - 8.1. The Clerk thanked the Chairman for covering for him during his illness.
 - 8.2. He had told NYC that the council had no objections to a planning application for a rear infill extension at 10 High Farm Cottages, Raskelf Road.

- 8.3. Area 2 Highways had delayed its workshops until March on streetworks, traffic engineering, development control and grass cutting. Chairman and the Clerk to attend plus any councillors who wished to join them.
- 8.4. A letter from NYC had asked if the Council wished to continue its practice of cutting highways verges and receiving a refund from NYC in return. The proposed refund for 2026-27 was £438.20, an increase of 3.4%. Clerk to continue to query how the percentage increase was calculated.
- 8.5. Councillors were invited to a Civic Service in Helmsley on February 22. Chairman had said he would attend. Other councillors who wished to attend should inform the Clerk who would book places for them.
- 8.6. The Clerk had accompanied a representative from Barnes Associates on a tree survey the previous day. A report was expected soon and would be discussed at a future meeting.
- 8.7. A resident had written to the Clerk about the problem of vehicles approaching the village from Easingwold mounting the footpath on Raskelf Road near the chicane. The Clerk to write to the resident explaining that the Council would follow up with NYC.
- 8.8. A letter had been received that afternoon re the proposed Sedgeby Solar Farm at Sessay. It was consulting on the remit of an Environmental Statement in a potential Scoping Survey. Chairman and the Clerk to discuss after the meeting.

9. Financial Matters

- 10. Clerk's financial report
- 10.1. At 31 December Current a/c £3,16.35, Reserve a/c £5,573.78, CIL a/c £18,239.55.
- 10.2. Since 31 December credit interest from the CIL account (£76.34) and Reserve account (£35.58) had been transferred to the Current account.
- 10.3. An Inspire grant of £1,000 from NYC had also been credited to the Current account.
- 10.4. NYC had acknowledged receipt of the Council's precept request for £18,600 for 2026-27.
- 11. To note Payment Card Purchases (PCP) and note or approve accounts received:
 - 11.1. Technical assistance re the printer £36 PCP **noted**
 - 11.2. Winter grit from NYC £180 **noted**
 - 11.3. Dawnay Farms Christmas tree £120 **noted**
 - 11.4. HMRC PAYE quarterly payment £239.82 **noted**
 - 11.5. Helperby Estates annual fee for the allotments £10 **noted**

12. Matters for Consideration

- 12.1. Update on community matters. A representative of the Recreation Trust reported on progress. The Trust had signed the lease but was awaiting counter-signatures from Helperby Estates. It would follow up their solicitor. There was £56,000 in the bank account but around £250,000 was needed to complete the project. Chairman congratulated the Trust for its progress. The Council will lobby NYC for CIL money to support the project. Regular updates would be welcome.
A written report was submitted by the Sports Association about its plans to transform the traditional pavilion into a community sports and activity hub. It had raised £60,000 towards the costs of £140,000 and was awaiting the imminent outcome of an application for £49,999 to the York and North Yorkshire Combined Authority. Other funding options were being actively explored. The group was concerned about difficulty of access to the Sports Field and hoped to improve this by a pavement/footpath along the side of the road to the entrance.

The final community update was from the Chairman who spoke of work taking place on the church including repairs to the stonework and the need to move from an oil to an electric heating system.

- 12.2. Golden Lion update. The Council agreed an application to re-register the Golden Lion as an Asset of Community Value should be submitted before the present application expired on 26 January. The Clerk to submit.
- 12.3. Christmas tree arrangements. Chairman suggested that in future the Council should coordinate the arrangements involving the Christmas tree from its identification through to its decoration, the switching on of the lights and its disposal. It would be an ideal project to be led by a councillor. No councillor stepped forward but Cllr Gale said he would be prepared to join a working party. It was agreed to discuss this at the March meeting.
- 12.4. Speeding in the village. Chairman thanked the volunteers who were dealing with the VAS. One of them had prepared a report about the results from the sign on Raskelf Road. It showed that around 20% of drivers were speeding. Clerk to circulate the report to councillors. The volunteers will move the sign to a new location every month or so and email a report to the Council about its findings regularly so evidence can be gathered to support any case to be made to NYC. The volunteers are to investigate the options and costs for a second VAS.
- 12.5. Grant request from St Peter's Church, Brafferton. Cllr Mitchell chaired this item. The church had submitted a request for £1,100 towards the £1,257 annual costs of cutting the grass in the churchyard. **Resolved: to make a grant of £1,100.**
- 12.6. Suggestions for Community Infrastructure Spending Levy (CIL) projects 2026-27. Ideas included purchase of a second VAS, work around the lychgate area of the church and recobbling a driveway of sunken cobbles to the north of the parish noticeboard on Main Street. Clerk to seek estimates for the latter two items. As an aside, Cllr Gale added that a working party could strim back nettles and undergrowth on the path to the sports field twice a year
- 12.7. Untenanted allotments. The Council agreed with the member of the public who had spoken about certain untenanted allotments on Raskelf Road becoming very overgrown, unsightly and unusable as allotments in their present state. One had been cleared in the past at a cost of around £500 but it was as bad as ever now. One thought was to plant fruit trees and create an orchard. It was agreed to seek ideas from residents.

13. Ongoing Issues

- 13.1. Cobbles project – no comments

14. Planning Matters

1. 14.1 Planning Matters

- 14.1. Planning Application ZB25/01955/FUL, formation of off-street parking and retrospective application for construction of a dropped curb at 2 Chestnut Row, Raskelf Road. **Resolved: no objections.** Clerk to inform NYC.

15. Planning Decisions/information

- 15.1 Planning Application ZB25/02150/FUL, construction of rear infill extension 10 High Farm Cottages, Raskelf Road – awaiting decision by North Yorkshire Council.
- 15.2 Planning Application ZB25/00126/FUL, construction of 27 dwellings including associated infrastructure, open space and landscaping on land off Broad Ford Drive, Brafferton - awaiting decision by North Yorkshire Council.

15.3 Planning Application ZB25/00954/FUL, proposed change of use of land for the siting of 24no holiday cabins (phase 2) at Brafferton Manor Farm, Brafferton Manor Station, Brafferton - awaiting decision by North Yorkshire Council.

15.4 Planning Application ZB24/00913/FUL (amended), proposed residential scheme for 8 units on land to the south of Raskelf Road, adjacent to Balk Avenue, Helperby - awaiting decision by North Yorkshire Council. Clerk to check for an update.

16. Closing Matters

17. Matters for inclusion on the agenda for the next meeting: street lighting, grass cutting, Golden Lion update. Discussion about a village litter picking group to be included on the March agenda.

18. The date of the next meeting was confirmed as Wednesday 18 February 2026.



The Golden Lion Community Pub & Hub Share Prospectus

May 2025



Let's save the Golden Lion

We as a community have the chance to secure The Golden Lion for the long term benefit of Helperby & Brafferton residents, the immediate area and our visitors.

By acting now, we can secure and preserve for future generations, a key element of our village's rural heritage.

This is a one-off opportunity and we should not let it pass us by.



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Share Offer At A Glance



Shares

Interest bearing, withdrawable (after a minimum of three years), asset locked (no gain on dissolution)

Price per share	£1
Minimum investment	£250
Maximum investment	£100,000



Membership

One Member equals One Vote' (regardless of amount invested). Buying shares makes you a Member of the Society and gives you the right to vote on important decisions regarding the Community Pub & Hub.



Projected Return

Annual interest payments may be payable on shares from Year 3 depending on business performance and agreement of Members at Annual Members Meeting. Our target in the business plan is to be able to pay approximately 3% annual interest.



Share Offer Targets

Minimum	£400,000
Maximum	£460,000



Share Offer Key Dates

Opens	5th May 2025
Closes	18th July 2025



THE GOLDEN LION
COMMUNITY PUB & HUB

Capital in

Capital out



Approximate timeline

Fundraise
and acquisition

Refurbishment of
pub and tenant
accommodation

Appoint tenants and
open for trading



Spring
2025

Summer
2025

Autumn
2025

January
2026



1. Executive Summary

1.1 The Society

Golden Lion Community Pub and Hub Limited (GLCP&H) was set up in March 2025 as a limited liability Community Benefit Society. As of 16 April 2025, it is fully registered with the Financial Conduct Authority with Registration number 9527.

1.2 Purpose

The purpose of the Society is to raise funds to acquire and refurbish The Golden Lion in Brafferton & Helperby and then lease it to a tenant who will run the pub and pay rent to the Society. The Society will set the direction for the business and agree targets with the tenant, including certain aspects which community feedback has shown to be important. Beyond that, the tenant will be left to manage and operate the business as they see fit.

Our vision is that the pub becomes a social hub, providing facilities and services that bring the community together.

1.3 The Share Offer

This share offer gives local people and organisations the opportunity to contribute financially, on a long-term basis, to the business of the Society.

Those interested are entitled to apply for shares at a cost of £1 per share, in tranches of 250 shares, with a minimum investment of £250 and a maximum investment of up to £100,000 per person or organisation. Everyone who is a shareholder holds one vote.

This means that everyone has an equal voice, regardless of the size of their investment.

These shares are not transferable and cannot be sold. Shares cannot be withdrawn until at least three years have elapsed from the date that those shares were issued and then only at the discretion of the Management Committee.

Cash reserves permitting, interest will be paid to shareholders from year 3 onwards. The interest rate for each year will be proposed by the Society's Management Committee and put to a vote at the Annual Members Meeting.

In accordance with the Society's rules we are not allowed to pay more than Bank of England base rate plus 2% and in any event not more than 5%.

It is important to note that the value of the shares will not increase. The only financial benefit for members is interest, paid annually. It is our intention to maintain a competitive and attractive interest rate and we hope this will increase with the success of the business.

In the event that the building is ever sold, for whatever reason, the shareholders would be repaid their investment from the proceeds of such sale, after repayment of any debts. Any surplus would have to be paid to a charitable or community body in line with the Rules of the Society.

In the event a Shareholder dies, the Shares become part of their estate and can be transferred under the terms of the will.

1.4 Risk

We have documented risks in Section 7 of this document. Investors should be aware that the share offer is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations; this means you have no right of complaint to an ombudsman. A Community Benefit Society is registered with, but not authorised by, the Financial Conduct Authority and therefore the money you pay for your shares is not safeguarded by any depositor protection scheme or dispute resolution scheme. It should however be noted that the Society is a limited liability entity. It is considered very unlikely that investors could lose their money as the investment will be in the land and buildings which could be used to the advantage of the community or sold if the enterprise failed.

Investors will not be liable for the activities of the pub tenants should their business fail.

If this share issue raises less than the sum required to proceed with the project, then all monies will be reimbursed in entirety and the share issue deemed to have failed.

1.5 Share Application

Individuals aged 18 and over and organisations can apply for membership by buying shares using the share application form supplied with this document or obtainable from our website.

In the event that shares are oversubscribed, priority will be given to those who originally pledged support. A waiting list will be held by the Secretary and individuals contacted as shares become available.

Monies will be held on deposit by GLCP&H Limited until the share offer is fully subscribed, then share certificates will be issued to all members.

Share Application Dates

We need to raise this share offer money in a **timely manner** to ensure that we can demonstrate to Admiral Taverns plc (the current owner) that we have the funds to proceed with a purchase.

The share offer will be available from 5 May to 18 July 2025, or when the maximum target is reached, whichever is sooner. The Management Committee reserves the right to extend the offer beyond this initial period if they believe doing so would be of benefit.

For regular updates, downloadable forms and more, please visit:
www.goldenlionhelperby.co.uk.

2. Introduction

2.1 Current Situation

The Golden Lion has been a thriving pub in the past. It has attracted custom from the village as well as the local villages of Cundall, Myton-on-Swale, Fawdington, Pilmoor and from further afield given the village's ideal position for tourists visiting the Dales, the Moors, York, Ripon or the Yorkshire Coast. The Golden Lion enjoyed a deserved reputation for a friendly welcome, well-priced good food and a range of events.

However, it has been closed since September 2024, following the sad death of David Lea. Since then, the owner, Admiral Taverns plc, has carried out a survey of the pub to estimate the costs required to bring it up to a re-lettable standard. We understand these were estimated in the region of £80,000 and on this basis Admiral have decided to put the pub up for sale.

Historically Brafferton & Helperby has supported a host of pubs and other facilities, although in the last 17 years both the Half Moon and the Farmer's Inn have been converted into housing and the Oak tree Inn acquired by Provenance Inns.

The race is now on to save and restore The Golden Lion as a community owned pub at the heart of the village's social and economic life. We urgently need to avoid the potential 'change of use' of the pub and guarantee for future generations a welcoming community hub for locals and visitors to enjoy together.

The Golden Lion Community Pub & Hub (GLCP&H) initiative was set up in February 2025 with a series of public meetings, community engagement through leafleting and an online survey to explore the possibility of a community purchase.

The survey outcome confirmed significant community interest in the project and GLCP&H Limited was subsequently incorporated as a Community Benefit Society in April 2025.

2.2 Rationale for a Community Purchase

We have seen locally the impact on communities that pub closures can have. Pub closure not only threatens the social cohesion of a community but also increases the impact of rural isolation. This has been exacerbated more recently in our community through the effects of Covid-19 and the loss of many facilities including the Post Office (with shop and café), Duncan & Julia Preen's shop and café as well as, more distantly, both Henry's and Nancy's shops, whilst locally the Aldwark Arms has recently closed.

Pubs are one of Britain's oldest and most popular social institutions and are essential in fostering and developing social relationships among residents, strengthening the level of community cohesion in villages and parishes, and positively contributing to communal well being and provision of social capital. Analysis funded by the British Academy and published in the International Journal of Contemporary Hospitality Management, highlighted that parishes with a pub had more community events – such

as sports matches, charity events, and social clubs – than those without or those with just sports or village halls.

Simply speaking, opportunities for communal initiatives would be vastly reduced, if not non-existent, in these parishes without the presence of pubs.

Rural village life is recognised as being an important part of our heritage and deserving of considerably more care and attention than it has had in recent years. As amenities such as pubs disappear from our communities it becomes harder to retain a local population as people move into areas where amenities are closer to hand.

2.3 High Level Plan

Over the last months we have had numerous conversations with and approaches from a wide variety of people from both within and beyond Brafferton & Helperby. They have offered both practical assistance and financial commitment proving there is a strong level of support to save The Golden Lion and protect its future.

Given this fabulous backing, our plan is to buy The Golden Lion as a community asset and carry out a refurbishment of the bar and main trading area, the kitchen (to deliver improved catering facilities), the cellar and storage facilities as well as the first floor tenant's accommodation.

Our overall objective is to have a friendly and welcoming village pub that serves local beers, sensibly priced, locally sourced food and act as a social focus for the village.

As support for a community pub has grown, we believe that The Golden Lion can be 'More Than a Pub'.

We plan to appoint a professional tenant with the experience and skills to run the pub as a successful business for the benefit of the community and visitors.

A fair rent will be set that gives the tenant the opportunity and incentive to run their own profitable business. The tenant rent will provide the income to GLCP&H to sustainably maintain our investment in the 'bricks and mortar' of the pub itself. When cash reserves permit, we plan to pay a modest interest to shareholders and enable the withdrawal of shares subject to demand and cash reserves.

We are confident that our business will be profitable, but in the unlikely event it is not GLCP&H Limited will own a valuable asset – The Golden Lion building. If necessary, this could be sold in order to return funds to investors, limiting potential downside risk.

2.4 The Golden Lion Community Pub and Hub Limited (GLCP&H) – a Community Benefit Society

GLCP&H Limited is a Community Benefit Society that has been formed to purchase The Golden Lion and secure its future for the benefit of the community. As of 16 April 2025 it is fully registered with the Financial Conduct Authority with Registration number 9527.

Purchase of a minimum of 250 £1 shares will confer membership of the Society, giving members control over the business through the annual election of a Management Committee and voting rights on significant issues at regular meetings. Community Benefit Societies are by law intended to be democratic organisations, and all members will have an equal vote, regardless of the size of their shareholding **and will have the protection of limited liability**.

The Society's rules contain a statutory asset lock. This is a constitutional device that prevents the distribution of residual assets to members. This means that on a sale of the pub or dissolution of the Society, Members can only receive back their original investment (after any costs or debts). Any surplus value generated would be distributed to a charitable or community body.

This means that the value of the CBS assets always remains in the CBS for the benefit of the community. In other words, the value of membership shares will not rise or fall with the value of the CBS assets. They will remain fixed in price.

You can find a copy of our CBS rules and other documents on our website: **www.goldenlionhelperby.co.uk**.

2.5 Financial Outline

The capital cost of our plan is projected to be up to £400,000 (excluding VAT on the purchase of the property). As the Government has now closed the Community Ownership Fund, which provided matched funding for the purchase of community assets, we aim to raise the full amount through this community share offer. However, we will also seek funding from other sources such as grants from the National Lottery, North Yorkshire County Council and others.

In order to get the business up and running as quickly as possible and attract a tenant to take it on, we will need to ensure the facilities, including a working kitchen, tenant's accommodation and public area are refurbished. These are essential areas that will be required at opening and therefore will need to be addressed in the initial renovation plans.

Rent from the tenant will cover property maintenance, sundry administration costs, a building reserve for any future repairs and if necessary, any loan payments.

This is more fully explained in **Section 6, Financial Details and Assumptions**.

3. Vision and Community Benefits

3.1 Our Purpose

Our aim is to secure The Golden Lion for the long term benefit of Brafferton & Helperby and the wider community. By doing so, we can preserve for future generations a key element of the village's rural heritage.

We believe The Golden Lion will be at the heart of the village as a place for social gathering, cultural activities, somewhere to meet people and exchange information. A good pub is about the diversity of its people, and a place for a cohesive and friendly community to be forged. Partnership and active support of other community facilities and clubs in the area is also high on our list of priorities.

We aspire to be a flourishing, friendly and welcoming village pub. The Golden Lion will operate as a free house that serves local beers and sensibly priced, good food prepared using locally sourced ingredients where possible. We will want this to be a space that works for more of the community and provide a hub for daytime activities.

The key factors that will contribute to our success are:

- Establishing a broad membership of the Community Benefit Society
- Purchasing the freehold of The Golden Lion from Admiral Taverns plc
- Completing a program of refurbishment
- Setting an affordable rent and operating the pub as a free house
- Agreeing a lease with a professional and experienced tenant who knows how to run a successful pub business by being customer and community centric, and developing appropriate drink, food and social offerings
- Ongoing community involvement in the Society to manage, maintain and improve the property, and to ensure community support for, and input into, the future success of the pub
- Investing any surplus profits in improving the pub and additional facilities for the benefit of the community and, in due course, paying a modest level of interest to all shareholders
- Working with the tenant to promote a sustainable agenda through local sourcing and good waste management

3.2 Benefiting the Community

Our belief is that the pub is an important amenity for Brafferton & Helperby and that the best interests of the wider community will be served by acquiring it through a limited liability Community Benefit Society (CBS).

A community purchase will enable the village to secure and safeguard The Golden Lion for future generations. This represents a fantastic opportunity for Brafferton & Helperby to strengthen the vibrancy and long-term sustainability of our community. Community purchase of The Golden Lion freehold offers many benefits, including:

- Security of tenure - the pub will no longer be subject to change of ownership unless the CBS membership decide to sell
- Direct control over investment in the fabric and facilities of the building
- A degree of influence over the offerings of the day to day operation through selection of and ongoing partnership with a professional tenant
- Direction of spend into the local economy supporting local employment

While the successful tenants may not necessarily be local, a vibrant and well supported Golden Lion should again offer employment to local people.

There should also be scope for volunteer contributions from residents of Brafferton & Helperby in helping to refurbish and then maintain the fabric of the building.

3.3 More than a Pub

A community purchase will enable The Golden Lion to be 'More than a Pub' for Brafferton & Helperby.

Beyond its traditional role, a pub can also act as the centre of the community, hosting local events, supporting charities and providing daytime services such as a café. It's a space for business networking, a venue for celebrations or simply a warm welcoming environment where people can relax and feel at home.

Offering not just food and drink but also vital social interaction that strengthens the fabric of the community.

By investing in a range of potential developments, services could be provided to the community, which will enable fuller use to be made of the community-owned pub building including operation of a café during the day to provide a welcoming space for residents and village clubs and societies to meet.

4. Buying The Golden Lion

4.1 Market Considerations

Freehold pub values increased ten-fold from 1975 to a peak in 2007 (source: Christie & Co). During much of this period large pub estates were built up by pub owning companies (PubCos) using cheap debt.

However, in 2007 the market ground to a halt and in recent years there has been a dramatic reversal with values falling. Much of the fall was due to the impact of the financial crisis on the PubCos who consequently have been selling assets to pay down their debt. The decline has been accentuated by competitive pressures on drink sales and changing patterns of leisure time usage which together have put a significant strain on the traditional tied pub tenancy model. This model has become increasingly uneconomic, particularly in rural locations.

As a result of these pressures the nature of pub ownership is changing. There were 51,000 pubs in the UK (in 2010) but the large estates are now being broken up and numerous properties are either being closed or are passing into the hands of individuals or small groups. It has also become clear that the traditional tied pub owning model has become inflexible and increasingly uncompetitive.

This is confirmed by a Campaign for Real Ale (CAMRA) report (August 2016) that pubs are being forced out of business by cheap supermarket prices, high beer taxes, and the high rents and wholesale beer prices charged by pub owning property companies.

Hearteningly, however, the rate of closure had started to come down, in part due to the use of Asset of Community Value listings, and in 2018 stood at an average of 18 pub closures per week compared with 28 per week in 2013. However, in 2020 this increased to 48 largely due to the effects and financial impact of the Covid-19 pandemic.

The traditional model separates the pub owner from the pub operator. The pub owner has charged high rents and generally been slow to invest capital in the property. The pub operator has struggled with weak sales, high tied beer costs, an unaffordable rent and insufficient capital to invest in the asset. This is a vicious circle, which leads to a loss of incentive and subsequent poor management of the pub, resulting in poor performance and declining sales.

Smaller, newer and better-managed independent groups are now emerging to acquire and invest in pubs using a more integrated model. Similarly, communities are increasingly mobilising and buying these under performing assets, operating them through tenancies for the benefit of the local community.

4.2 Community Pubs

The first community owned pub opened in 1982 (The Red Lion in Preston, Hertfordshire). By 2010 there were still only five community pubs in the UK. Legislation in 2011 (The Localism Act) introduced the designation of an Asset of Community Value

(under which community groups have a six-month moratorium period in which to bid), and Plunkett UK, working with others in the industry, developed the co-operative pub model. Since then, the number of community pubs has grown steadily. By the end of 2014 there were 33 community owned pubs. There are now over 180 up and running, and more in the pipeline across the UK.

Although still a relatively young sector, to date there has been just one co-operative pub closure in the UK and importantly this was not due to business failure but a management failure. This represents over a 99% survival rate, which compares extremely positively with estimations for UK businesses which have an estimated 5-year survival rate of 41% (Office for National Statistics) and is one of the best business survival rates anywhere in the world.

In North Yorkshire there are some highly respected community pub successes which were supported by Plunkett UK including:

- The George & Dragon, Hudswell (2009)
- The Green Dragon, Exelby (2018)
- Kings Head, Gunnerside (2020)
- Traveller's Rest, Skeeby (2023)
- The Black Lion, Skelton-on-Ure (2024)
- The Farmers Arms, Muker (2024)

4.3 Plunkett UK

GLCP&HL has been in grateful receipt of help and guidance from Plunkett UK, which helps communities take control of their challenges and overcome them through cooperation. Plunkett supports people, predominantly in rural areas, to set up and run life-changing community co-operatives; enterprises that are owned and run democratically by large numbers of people in their community. They help people to tackle a range of issues such as isolation, loneliness and poverty, and come in many forms including shops, cafés, pubs, environmental and land-based initiatives, and anything in between.

Today, Plunkett actively represents a network of over 800 (April 2025) rural community co-operatives that are trading across all parts of the UK. Their mission statement is: "to inspire a movement of people who solve their challenges by running community owned co-operatives in rural communities and beyond".

The organisation has been supporting communities for over 100 years, having been founded in 1919 by the Irish co-operative pioneer, Sir Horace Plunkett. Today their work is primarily concerned with community co-operation in the UK, supporting operations such as GLCP&H Limited at every stage of setting up and trading.

4.4 Building Costs

The current owners have advertised The Golden Lion at £295,000 + VAT. Whilst there may be scope for some negotiation with Admiral Taverns, in order to secure The Golden Lion for the future benefit of the community we will aim to raise the full asking price.

The vendor has granted us regular access to the building to enable further assessment work to be undertaken. This has been supported by local builders, an architect, a structural engineer, and a number of specialists in the set up and operation of commercial kitchens. (We are very grateful to all the support extended to us here by the vendor and specialists).

Our investment in the building is intended to:

- Refurbish the kitchen including installation of a new extraction/ventilation system;
- Relocation of the current cold room into the pub cellar allowing increased kitchen/food preparation/storage space;
- Refurbishment of the main trading area including possible repositioning of the bar;
- Refurbishment of the tenant’s accommodation to an acceptable standard;
- Some limited structural repairs to the fabric of the building; and
- Taking all necessary steps to ensure full compliance with all fire safety, environmental, listed building and other relevant legislation.

The approximate refurbishment costs have been estimated at approximately £100,000, relying on significant support from volunteers.

The target date to complete the investment is by mid-December 2025. We are ambitious to improve on these dates but are being deliberately cautious with respect to both funding and contractor and volunteer availability.

The investment required in the building is substantial, but we believe it is realistic and will set up the building and GLCP&H’s business for long term success.

4.5 Share Funding

Our intention is to fund the above through a community share offer and where possible through grants and possibly short term loans to fund the VAT element of the purchase. If insufficient loans are available to fund all or some of the VAT payable on the purchase of the building, this will lead to delays in the building refurbishment until such time as the VAT has been reclaimed, providing the final refurbishment funding.

We are setting a minimum target of £400,000 for the share offer, and a maximum share offer of £460,000. The minimum target represents the minimum funding needed to acquire and refurbish the building. The additional funding provided by the maximum target would mean that there would be no delay to the refurbishment process if loans cannot be organised to cover the VAT payable on the purchase of the building.

The concept of community shares has been explored in depth and will be promoted through community meetings and regular newsletters . Marketing for the share offer will also include events, posters, local leaflet drops and focused communication with local businesses and organisations.

There will be one class of share: interest-bearing withdrawable shares. These shares offer shareholders interest on their investment in due course, according to the

performance of the business, and to retain the option of withdrawing their investment at some future time, subject to the availability of funds.

All shareholders will be members of the Society and entitled to vote on matters affecting the Society. The price for each share will be £1, and the minimum permitted investment will be £250 (i.e. 250 shares and multiples thereof), although we hope that most investors will invest more than the minimum. The maximum permitted individual investment will be £100,000.

Shares are not transferable or tradable and must be redeemed with the Society. All share subscription monies will be held on deposit at GLCP&H's bank account with The Co-operative Bank plc. **If we are unsuccessful in our bid to purchase The Golden Lion, then all investment monies will be returned.**

Further details on the how our community shares will function are provided in **Appendix A – Frequently Asked Questions.**

5. Operating The Golden Lion

5.1 The Tenant Model

Based on our research and advice received from other community pubs and Plunkett UK, we have concluded that a 'tenant model' is the most appropriate operating model for GLCP&H.

We have ruled out operating models such as the community directly running the pub on either a volunteer rota basis or by employing a manager. We believe that these models are higher risk and unlikely to be sustainable in the longer term due to the high level of day-to-day operational involvement they would require from the community.

If we are successful in purchasing The Golden Lion, we will therefore appoint a tenant with the necessary experience and business ability to make a success of running it.

As part of the selection process, we will closely examine each prospective tenant's Business Plan, their view of what the pub will offer its customers, and their plans for its marketing. In particular, we will want to ensure for ourselves that their plans take into account and reflect our vision for The Golden Lion as set out in this document. Whoever we appoint will need to evidence buy in to our vision, and to desire to contribute to its ongoing development.

Selecting the right tenant will be absolutely critical in ensuring the success and long-term future of the pub.

From the positive experience of community pubs teams with whom we have spoken, we strongly believe that we will be able to appoint an experienced tenant who can market and build the business, resulting in a thriving and sustainable community pub.

5.2 Affordable Rent

Other than any one-off grants and donations that we may receive, the Society's sole source of continuing income will be the rent paid by the tenant. For the pub to succeed and be sustainable the tenant needs to make a living and have a real incentive to grow the business. To this end, we don't want to impose too high a rent. On the other hand, we have to pay the outgoings explained elsewhere in this document.

We have carefully modelled what we think are reasonable assumptions of the pub's likely turnover based on its likely trading model, and on the expectation that the right tenant will be able to grow the business.

For the steady state business from Year 2, our estimates of annual turnover excluding VAT is £233,000 with a sales mix of 67% wet sales and 33% food sales and aligned with industry benchmarks. Gross margin was confirmed at around 57% in steady state.

The first year turnover is estimated at £149,000 reflecting only eight months trading with the opening of the pub in January 2026 and a year-end of August.

We will offer a long-term tenancy set at an affordable but realistic rent that gives the tenant the opportunity and incentive to run a profitable pub business. This will be set such that it equates to approximately 7.5% of turnover for the first two years, increasing to 9% in year 3 as the tenant becomes more established and grows the business. This is a level of rent we have seen used successfully by a number of community pubs – and which has been shown to be at the right level to attract serious applications from experienced tenants. This rent will be subject to annual CPI increases and will be reviewed every three years.

In the first year the rent will be based on an assumed revenue of £149,000, an eight month trading period and an initial rent free period of three months included to give the new tenant a level of certainty while they establish and grow the business. We believe these to be very conservative assumptions.

5.3 Community Management

The pub will be owned and let by GLCP&H Limited. This means that we, the community, will have control over how the property is managed and improved. It will also enable us to have constructive communications with the tenant about the community's wishes.

One of the criteria for selection of a tenant will be their willingness to provide for our community needs.

While we will expect the tenant to honour our agreed values and behaviours, we will not micro-manage the tenants day to day. They will be appointed to run the pub, although we will of course provide whatever support and assistance we can.

A member of the Management Committee will be assigned to meet with the tenant once a month to review their business progress and mutually address any issues.

We hope that many members of the community will support the pub by offering voluntary help, assisting or being elected to the Management Committee. Most importantly we hope they will come to eat, drink and make friends at The Golden Lion!

The widest possible community ownership will be encouraged.

A community approach will make a significant difference to the future potential of The Golden Lion.

- People care enormously about their local pubs and are willing to invest their money, time, skills and energy to save them
- A wide membership provides a large pool of people to draw on for support and custom and generates great commitment to a well-run enterprise
- In Plunkett UK's experience, the community model is resilient, as their strong local identity sets them apart from traditional competition

6. Financial Details and Assumptions

6.1 Capital

Initial Capital Overview			
Purchase Price			£295,000
Pre Trading Costs			£4,250
Refurbishment			£100,750
	Building Renovation & Improvement	£30,500	
	New Commercial Kitchen	£36,850	
	Trading Area Improvements	£22,000	
	Tenant Accommodation Improvements	£8,000	
	Contingency	£3,400	
Total			£400,000

The total capital targeted is £400,000 to cover the costs of purchase (excluding VAT), associated expenses and refurbishment as well as meeting cash flow requirements.

This will be financed by the community share offer although we will also explore the opportunity for additional funding from grants, donations and potentially small loans.

It is anticipated that the refurbishment spend will occur between September and December 2025.

We are ambitious to improve on these dates but are being deliberately cautious with respect to both funding and availability (of contractors and volunteers).

6.2 Income

The following section shows how we have modelled the income for GLCP&H Limited. The trading years shown start from 1 September when GLCP&H Limited acquires The Golden Lion. We anticipate needing three to four months to complete the refurbishment before formal opening and enabling the tenant to start running the pub (target January 2026). We will allow a three month rent free period to help the tenant to build the business up.

The economics of GLCP&H's business are based on being the property owner in receipt of rental payments from the tenant. Our outgoings will include building maintenance, shareholder interest, and minor business overheads. We will build a reserve over time to provide for property improvements and in case members wish to withdraw their shares.

The rent payments will be linked to the anticipated tenant turnover.

By Year 2, we anticipate the Society's annual costs will be around £6,000 (excluding depreciation) and we will be able to take £5,700 into reserves. In Year 3, we are planning to pay interest at 2.5% to shareholders which grows to 3% interest in Year 4. Post interest, we expect a net profit after tax of approximately £1,100 p.a. by Year 5, with positive cashflows of £6,400 p.a. building up a reserve for share withdrawals.

Rent will be increased annually aligned to the inflation rate as published by the Office of Budget Responsibility (OBR).

The tenant business plan has been calculated from the bottom-up week by week through the year based on an estimate of drink volumes, prices, meal covers and days open.

The tenant will derive revenue from food, drinks and snacks and potentially the operation of a café during the daytime trading period. Their return will be generated from the 'Salaries' included in the Profit and Loss opposite and by living in the accommodation effectively rent free.

The tenant plan shows turnover of £149,000 in year 1 rising to £233,000 from the second year. Costs are broadly in line with the British Beer and Pub Association 2024 benchmark figures on cost as % of turnover with the exception of Staff costs which are higher than the benchmark to reflect current staffing issues facing hospitality.

6.3 Outgoings

Other than interest to members, the Society will have a number of recurring costs including professional fees (e.g. banking and accountancy costs, FCA fees, Plunkett UK membership), building and indemnity insurance etc.

Also, as owners of The Golden Lion, we will need to maintain the assets (land and buildings) to uphold their value and ensure that the pub can operate. Although the tenant will have clearly defined obligations for the upkeep of the pub (these will be specified in the tenancy agreement) it is reasonable to assume that the Society will incur costs for some level of ongoing maintenance of the refurbished building. We have budgeted £3,500 per annum for this. As a community initiative we hope and expect that members will want to help minimise maintenance costs by volunteering to undertake as much minor maintenance as is practicable.

6.4 Tenant's Plan

To ensure the feasibility of the business, an example tenant's plan has been drawn up. The plan reflects the seasonality of the business supporting locals and visitors and confirms it can return an attractive net profit to the tenant.

The planning assumption is that The Golden Lion will be open five days a week during the Autumn/Winter and typically seven days a week in Spring/Summer.

All figures in the tenant's plan are excluding VAT. They reflect only eight months' trading in Year 1, from January 2026, when it is hoped the tenant will be able to open on a full-time basis.

Tenant's Profit and Loss

Tenant's Profit & Loss	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue	149,280	233,878	243,233	255,395	268,165
Total Costs	(64,070)	(100,188)	(104,195)	(109,405)	(114,911)
Gross Profit	85,210	133,690	139,038	145,990	153,253
Wages and Salaries	(44,784)	(70,163)	(72,970)	(76,618)	(80,449)
Other Operating Costs	(26,870)	(42,098)	(43,782)	(45,971)	(48,270)
Total Operating Costs	(71,654)	(112,262)	(116,752)	(122,590)	(128,719)
Tenancy Lease Costs	(7,764)	(17,541)	(21,891)	(22,986)	(24,135)
Surplus	5,792	3,888	395	415	399

Society Profit and Loss

Society Profit & Loss	Year 1	Year 2	Year 3	Year 4	Year 5
Tenancy Lease Income	7,764	17,541	21,891	22,986	24,135
Repairs and Renewals	(1,750)	(3,500)	(3,500)	(3,500)	(3,500)
Professional Fees	(750)	(750)	(750)	(750)	(750)
Bank Charges	(500)	(500)	(500)	(500)	(500)
Other costs	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Total Operating Costs	(4,000)	(5,750)	(5,750)	(5,750)	(5,750)
EBITDA	3,764	11,791	16,141	17,236	18,385
Depreciation	(5,680)	(6,099)	(5,705)	(5,336)	(4,991)
Shareholder Interest	–	–	(10,000)	(12,000)	(12,000)
Profit Before Tax	(1,916)	5,691	436	(100)	1,394

Society Cash Flow Projections

Society Cash Flow	Opening	Year 1	Year 2	Year 3	Year 4	Year 5
EBITDA	–	3,764	11,791	16,141	17,236	18,385
Property Acquisition	(295,000)	–	–	–	–	–
VAT on Property Acquisition	(59,000)	59,000	–	–	–	–
Property Capex	–	(100,000)	–	–	–	–
Cash Flow from Investments	(354,000)	(41,000)	–	–	–	–
Loan in/out	59,000	(59,000)	–	–	–	–
Interest Paid On Shares	–	–	–	(10,000)	(12,000)	(12,000)
Share Subscription	400,000	–	–	–	–	–
Tax	–	–	364	(1,081)	(83)	19
Cash Flow from Financing	459,000	(59,000)	364	(11,081)	(12,083)	(11,981)
Cash Movement	105,000	(96,236)	12,155	5,060	5,153	6,404
Opening Cash/(Overdraft) Position	–	105,000	8,764	20,919	25,979	31,131
Closing Cash/(Overdraft) Position	105,000	8,764	20,919	25,979	31,131	37,535
Movement in cash	105,000	(96,236)	12,155	5,060	5,153	6,404

7. Risk Assessment

Prospective investors should read the whole of this document and be aware that an investment in the Society involves a degree of risk and should make the decision to invest only after careful consideration and, if appropriate, consultation with an independent financial advisor.

	What Could Go Wrong	Why It Shouldn't
1	The property has been closed for some time and needs refurbishment. Deterioration in the fabric of the building may lead to increased refurbishment costs.	We have carried out surveys of roof, kitchen and other key areas with quotes for repairs to fix where necessary.
2	A lack of interest in the community share offer could lead to a failure to raise sufficient funds to buy the property.	A marketing plan and public awareness campaign has been developed using press connections
3	A lack of sufficient finance after purchasing the pub to complete the refurbishment and development works could lead to delay or change the scope of the plan and the programme	We have built a phased business plan for GLCP&H which allows pub purchase followed by spend as funds are raised. We are realistic about the potential for delays due to both funding and availability of contractors and volunteers
4	Failure to appoint a suitable tenant to manage the pub. The business plan and/or tenant accommodation doesn't attract a tenant who is willing to take on The Golden Lion	Overall tenant appeal has been high on the priority list during assessment and planning. We have built a business plan which allows the tenant to make an attractive profit whilst delivering the vision and operating approach. Furthermore we are planning improvements to the tenant accommodation
5	Failure to achieve and maintain a correct balance between quality/value/profit. Could lead to poor reputation and a reduction in customer base, leading to a reduction in income	We will build a clear brief for the tenant around the operating model and values and behaviours to be observed. We will establish clear communication paths with the tenant including Monthly and Annual Business Reviews. Our plan at the outset is to find sufficient funds to make the pub appealing as a destination as well as for food and drink

	What Could Go Wrong	Why It Shouldn't
6	Lack of Custom. The Golden Lion has been closed for some time and to sustain the business plan requires custom beyond just village residents	Through marketing of the community share offer and our public awareness campaign, we have been reawakening interest in The Golden Lion. We believe a broad membership base in Brafferton & Helperby and the surrounding area is particularly important to establish a set of customers emotionally engaged with the pub. In assessing future tenants, their capabilities and interest in (digital) marketing will be a key criteria. In any event, we anticipate the Management Committee actively supporting the tenant in transitioning from our focus of 'marketing the pub building' to a tenant's interest of 'marketing the pub offer'
7	Change in Grant Finder Policy. Change to grant finder policy could lead to grants being reduced or becoming unavailable	There are many grant options available so we are diligently working through what is available to confirm suitability and also staying alert to new sources
8	New competition reduces customers and undermines the occupancy rates in the business plan	With the exception of the Oak Tree, which we consider to be a restaurant led operation, The Golden Lion is over 3 miles away from any other pub today. However, we will maintain a high level of awareness of local competition. Reputation management will be a key element of the tenant agreement
9	Economic downturn could lead to reduced customer numbers and reduction in income	We will encourage and support creativity in the offer, e.g. range of food options for different budgets, with consideration of flexibility in the rent if appropriate

8. Management of the Society

8.1 Introduction

The Society is a democratic organisation that operates on the principle of one member one vote regardless of the amount each member has invested. Every shareholder is a member.

8.2 Management Structure

The first members of the Society are those who signed the application for FCA registration, and these members will appoint the first Management Committee that will then serve until the first Annual Members Meeting (AMM) at which time other members may be elected to the Management Committee. This AMM will be held as soon as is practicable after the opening of the pub, probably January 2026.

Elected members of the Management Committee hold office for a period of three years commencing immediately after the Annual Members Meeting at which their election is declared, and ending at the conclusion of the third Annual Members Meeting after that.

The Management Committee is responsible for managing the affairs of the Society in exactly the same way as the board of directors is responsible for managing the affairs of a limited company.

The Management Committee will:

- Organise and supervise the purchase of the pub and any refurbishment works
- Appoint the tenant
- Monitor and manage the Society's financial affairs for the benefit of the community
- Oversee the lease and manage the relationship between the Society and the tenant
- Appoint new tenants should that be necessary
- Ensure that the Society complies with all applicable regulations
- Recommend the level of any interest payment for members, for agreement at the AMM

The Management Committee will set the broad policy direction for the business and agree specific standards with the tenant, including certain aspects which community feedback has shown to be important.

These could include, for example, an obligation to operate a café during daytime opening, provide locally brewed beers, to maintain the character and ambience of The Golden Lion as a traditional village pub, and to promote additional amenities that are beneficial to the community. Beyond that, the tenant will be left to manage and operate the business as they see fit. The Management Committee will not get involved in or interfere with the day to day running of the business, or attempt to micro-manage the pub.

The members of the Management Committee are equally responsible in law for committee actions and decisions. They are collectively responsible and accountable for ensuring that the organisation is performing well, is solvent and complies with all its obligations.

The Management Committee will provide all members with an annual report which will set out the key financial statements together with a report of the Society's activities during the previous financial year, and any plans for the following year.

Other than their intention that GLCP&H Limited purchase The Golden Lion the members of the Management Committee have no other vested interests. They will hold their roles on an interim basis only until the first Annual Members Meeting when the membership will elect the officers.

The interim Management Committee comprises the following individuals:

Rory Wade (Chair)

Rory has lived in Brafferton & Helperby for over 20 years. Having grown up in North Yorkshire he spent 14 years working in London and is now a partner in a mergers & acquisitions business in Leeds. Previously Rory has been very involved with Helperby Cricket Club as Treasurer, 3rd team captain and coaching the junior teams. More recently has taken part in various HADDS Christmas shows.

Lizzie Wignall (Secretary)

Lizzie has lived in the village for five years with her husband and two children. Although new to North Yorkshire at the time, they took a chance on the village—and haven't looked back since. Lizzie has enjoyed becoming part of the community and has been involved with several local groups over the years. She is passionate about protecting and promoting one of the village's greatest assets, ensuring it continues to benefit everyone. With a background in construction marketing for a large manufacturer, Lizzie hopes to bring her experience to support the community pub and hub project.

Steve Ferguson (Treasurer)

Steve moved to the village in 2012 in his mid 20s and spent most Saturday nights making new friends in the Golden Lion. He is a Director at a high street bank in Leeds and has a passion for sport and the local community. He captained the village cricket 3rd team for 3 years, has played for the village football team for 13 years (still going, just) and has recently joined the Helperby Sports Association having set up the kids football club with other local dads.

Deborah Mitchell

Deborah Mitchell moved to the village 19 years ago with her husband Peter and son Alfred and has been a proud and active member of the community ever since. She loves the village's diverse, welcoming atmosphere and the strong sense of camaraderie among its residents. Deborah runs Buchanan Mitchell, a successful and well respected estate agency based in Boroughbridge, providing property services across most of North Yorkshire. Her local knowledge and friendly, professional approach have made her a familiar face in the area. Away from work, Deborah is an enthusiastic member of the village choir, where she enjoys singing and connecting with others through music.

Chris Cowen

Chris has lived in Helperby with his family for nearly 4 years. He is from Great Ayton, but travelled around with work spending time in Glasgow, Birmingham and London before finally settling back in his native north Yorkshire. He has his own business offering consultancy, system design and testing services in transport technology. He helps out with the Helperby kids football, school chess club and community association.

Geoff Arnott

Geoff has lived in Helperby and Brafferton for over 35 years and is actively involved in village life. He ran the Half Moon pub in the early 2000s and has co-organised the Helperby Beer Festival for the past 10 years, helping it grow into a much-anticipated local event. Geoff is a governor of St Peter's School Brafferton and a trustee of the Helperby & Brafferton Recreational Trust. He is also an Honorary Research Associate at the University of York.

Ed Henebury

Ed has lived in Brafferton for 3 years, and has been keenly supporting hostelrys in the local area for the last 10! After 10 years of travel as an Army Officer he settled in North Yorkshire where he now works in the licensed retail, leisure and hospitality sectors. His experience includes business acquisition, start up, business improvement, turnaround and all aspects of hands on day to day operational management. In his spare time Ed enjoys sailing, skiing, cycling and driving around the country to watch his children play sport!

Tom Spilman

Tom was born in Helperby, where his family has farmed since 1941. After serving for five years as an Officer in the Duke of Wellington's Regiment, Tom returned to the village 18 years ago. He initially ran a renewable energy business before returning full-time to the family farm. Tom plays for the village cricket club's 2nd XI and coaches the junior teams. He also serves as a governor at the village school. Tom lives in Helperby with his three children.

Steve Wilkins

Steve moved to Helperby with his family in 2022, following 25 years of living and working in London. In 2006, he founded a design and digital agency, which he continues to run. In recent years, the agency has focused on website development for national charities, NGOs, and purpose-driven organisations. Since settling in Helperby, Steve and his family have embraced village life and enjoyed becoming part of the community. He is committed to helping protect and sustain this important village asset for the benefit of all.

Tori Howse

Tori has 15 years experience as a project manager working in environmental sustainability. She moved to Helperby 3 years ago with her young family and is excited to be part of the team bringing The Golden Lion back to life for the community.

8.3 Members

The Community Benefit Society structure means that any person who buys the minimum number of shares becomes a member of the Society. Each member then has one vote to exercise at all Member meetings including the Annual Members Meeting regardless of how many shares they hold.

Members can be elected to the Management Committee. All members will be provided with an Annual Report, which will set out details of the operation of the Society and how it has developed its activities over the previous year and which will include a report of the accounts. The Rules also provide for a number of other ways in which the membership may hold the Management Committee accountable for the running of the Society, including calling a special general meeting if required. Corporate bodies can also be members.

8.4 Data Protection Act

The Society adheres to the principles of the Data Protection Act, even though it is exempt from registration with the Information Commissioner as a not-for-profit organisation, and will use and process personal data only for the purposes of the Society. We will keep personal information that we hold secure and up to date, and will:

- Only use it for the purposes for which it was gathered
- Not keep it longer than necessary

Personal data will be used solely for the purpose of maintaining a register of members and potential members as required by the rules of the Society, and for communicating with members. We will not share any members' personal information (names, addresses, phone numbers, etc.) with third parties. Members' financial information, such as amounts invested, shares purchased, and interest paid will be treated as strictly confidential, and will not be shared even within the Management Committee except as necessary for managing the Society (e.g. when making decisions about whether withdrawal requests can be funded).

A copy of our privacy policy is available online at:
www.goldenlionhelperby.co.uk/privacy-policy

Appendix A

Frequently Asked Questions

Buying Shares	
How much does a share cost?	A single share costs £1, and the minimum investment is £250 (250 shares).
Are there limits to how much I can invest?	Yes. The maximum you can invest is £100,000 (100,000 shares).
Why should I buy community shares?	We need your investment to help purchase The Golden Lion. Without sufficient investment from the community we will be unable to establish the business and ensure the pub continues as a community asset for the long term.
How do I buy a share?	You can either: <ol style="list-style-type: none"> 1. Go to our website for all the information www.goldenlionhelperby.co.uk, or 2. Contact a member of the Management Committee (contact details at the end of this form).
Can I have a paper copy of the share prospectus and application form?	Yes. Please get in touch via email: support@goldenlionhelperby.co.uk or contact one of the committee if you would like a paper copy of the Share Prospectus or additional application forms (contact details below).
Why is the minimum investment £250?	The minimum investment is £250 to enable as many people within the community as possible to buy a share while ensuring that the administration task remains manageable.
Are joint applications allowed?	No. You should note that only the first named investor on the application form will be a Member of the Society with voting rights. If, for example, a couple would both like to be Members then each person should make a separate application.
Who can buy shares?	Anyone over the age of 18 can buy a share for themselves or as a gift for someone else (e.g. a child or grandchild). A business, organisation, or other incorporated or unincorporated body.
Can I buy shares on behalf of a company I own?	Yes, you can buy shares on behalf of your company and any interest would be paid to the company. The company would have one vote. You could also provide a charitable donation. If the bid is unsuccessful, the donation would go to other community projects.

Buying Shares (continued)

What happens when the share offer target is reached?	If the maximum share offer target of £460,000 is reached, we will close the share offer and not accept any further applications. We will then keep a Waiting List for those people who would still like to buy a share in future if the opportunity arose.
What happens to the money raised by selling shares in GLCP&H?	All monies received will be deposited in the GLCP&H Co-operative Bank account and will be used solely for the purchase of the freehold of The Golden Lion and the associated purchase, opening and running costs.
What happens if you do not raise sufficient funds to buy the Pub?	The period marked for the sale of shares may be extended. If we still fail to meet the target, you will be contacted within two weeks of the decision being made that the purchase is not viable to determine how you would like your investment to be returned and all monies will be returned as soon as possible after that.
How do the shares work?	GLCP&H was established as a Community Benefit Society to allow it to raise money through shares to buy the pub for the benefit of the community. The aim is to save the pub for future generations. The Society operates on the basis of 'One Member, One Vote', and buying shares should be viewed as a long-term investment for community benefit. It is not the same as investments in 'for profit' enterprises where investors hope to share in success through both dividends and capital appreciation. Whilst the shares in the Society seek to pay interest, the underlying value of the shares cannot increase and could be reduced in the unlikely event that liabilities exceed assets.
What happens when I buy a share?	Once your money is received by GLCP&H it will be deposited in the bank and held on deposit by GLCP&H Limited until the share offer is fully subscribed. Share certificates will then be issued to all members detailing the number of shares bought and the amount of money you paid. You will also become a Member of the GLCP&H Community Benefit Society.
When will I receive confirmation of my share purchase?	You will receive a confirmation email when you submit an online application form. In addition, the treasurer will email you directly within five working days of your application to let you know that the bank transfer or cheque has been received.

Shareholders and Members

Why do you need to raise £400,000?	The money will not only buy the pub, but will also fund associated expenses, surveys and fees; working capital; any redecorating and refurbishments; installing of facilities and equipment as required.
Is there a difference between being a Member and a shareholder?	No. There is no difference between being a Shareholder and a Member. When you buy a share you automatically become a Member.
When I buy shares, what do I become a Member of?	When you buy the minimum number of shares, you become a Member of GLCP&H Limited, a Community Benefit Society, and you then have a say in how the Society is run through your vote (each Member has one vote, regardless of the size of their shareholding).
Why should I become a shareholder?	We believe it's important that as many members of the community as possible are involved in this venture. The shares will provide the money to buy the pub and develop the business. Each person who buys the minimum number of shares (i.e. a Shareholder/Member) will have a say in how the Society is run. Quite simply, the more Members we have, the more of a community pub we become.
Are there restrictions to becoming a Member/ Shareholder?	Members must be aged 18 or above. There is no requirement to be a resident of Brafferton & Helperby and we welcome investors from the wider community and further afield.
Do my shares give me voting rights?	Yes, they do. Everyone has an equal voice, so, regardless of the size of the investment, you will have one vote.
If I have bought multiple shares why do I only have one vote?	This is to comply with the rules of all Community Benefit Societies.
Will future meetings of the Management Committee be scheduled, open to Members to attend and Minutes published?	Yes, once we have formalised the ownership of The Golden Lion, committee meetings will be advertised, and Minutes will be made available to the GLCP&H Members (shareholders). Until then, we will continue to keep the community updated at the regular briefing sessions, through our mailing list and through our website and social media channels.
What guarantees do I have for my investment?	The shares in the Society plan to pay interest in Year 3 once trading is established. The underlying value of the shares cannot increase and could be reduced in the unlikely event that liabilities exceed assets.

My Investment	
Can my investment increase in value?	No. Shares in the Society can never be worth more than their nominal face value. However, the Members may vote to pay interest on the loan represented by their shareholding.
Will I receive interest from my shares and get a return on my investment?	We aim to pay a reasonable interest rate to our Members. For instance, our business plan assumes we will pay 3% interest on shares from Year 3, but this will depend on the success of the business. Interest will not exceed Bank of England base rate +2% and in any case not more than 5%. Interest will be paid gross and it is each Member's responsibility to declare such earnings to HMRC if appropriate.
Is this a good business proposition?	We expect and will require the business to be a profitable venture. We have carefully evaluated its strengths and weaknesses and our projections show that it can be established as a successful business. It is well proven that communities that work together to set up such an enterprise will support it in the future. Of all the Community owned pubs only one has failed. For more details about our business case please read the full Business Plan (which can be found on our website or requested from the Management Committee – contact details below).
Can I sell my shares?	No. Shares in the society cannot be sold. They are a special sort of share known as 'Community Shares' and the only way you can recover their value is to apply to the Society to withdraw any shares you own for which you will receive the original subscription value. They can be bequeathed in a will but only to a single named beneficiary.
How can I get my money back?	You must invest your shares for a minimum of three years after which time you can apply to withdraw your shares to get your money back. The Management Committee will determine, based on the liquidity of the Society at the time, the extent to which shares can be withdrawn.
When will my money be refunded if the purchase of The Golden Lion does not proceed?	Once the Management Committee in consultation with the community determines that the purchase is not viable you will be contacted within two weeks of the decision date to establish how you would like your investment to be returned and all monies will be returned as soon as possible after that.

<p>Will I get my investment back if the pub fails?</p>	<p>In the unlikely event that the Society fails, all the business assets including the freehold of the building, would be sold and the proceeds of the sale (after paying any creditors) divided between the shareholders up to the value of their shares. Your liability as a Member is limited to the value of your shares. You cannot lose any more than the value of your shares.</p> <p>You might receive the full value of your shares back or you might lose part or all of your investment. Any remaining money (after paying any debts) must be transferred to another community organisation having similar community benefit aims. This is known as an asset lock which prevents any private gain if the Society dissolves.</p>
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<p>What happens to my shares if I die?</p>	<p>Your shares will form part of your inheritance and can be transferred under the terms of your Will, but only to a single named beneficiary.</p>
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The Pub and GLCP&H

<p>What is a community pub?</p>	<p>A community pub is just as it sounds – a pub business owned and run by the community for the benefit of the community. Since the first community pub opened in the UK in 1982 there are now over 180 community pubs open and trading. To date, only one pub that has transitioned to community ownership has closed.</p>
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<p>Why form a community pub, why not allow it to be privately owned and run?</p>	<p>Apart from the obvious benefits of the community being able to own and run the pub, there is a risk that private investment may not be forthcoming. Over the last two decades more than 13,000 pubs have closed in the UK, with the land typically being sold for Change of Use, often ending up as housing. Once local pubs close, they are normally lost for good.</p>
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<p>How are community pubs funded?</p>	<p>Community pubs are typically funded through a public share offering allowing members of the community and other 3rd parties the opportunity to invest, and through other investment opportunities such as the National Lottery and Council grants. There are usually minimum and maximum investment thresholds. All shareholders (or Members) have a say in the running of the business on the basis of one-Member-one-vote.</p>
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<p>What are the benefits of community ownership?</p>	<p>In many cases, community pubs have been established as a means to save pubs otherwise destined for permanent closure. Frequently, these are the last surviving pubs in the towns and villages they serve. As well as safeguarding a key service, the additional benefit of community ownership is that Members may then have influence over the types of service provided by their pub (the manner of the running it or extra services like a community meeting place etc).</p>
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The Pub and GLCP&H

What is GLCP&H?	GLCP&H stands for The Golden Lion Community Pub and Hub Limited. It is recognised in law as a Community Benefit Society (or 'Society' for short) and was registered with the Financial Conduct Authority (FCA) in April 2025. Registration Number 9527.
What is the difference between GLCP&H and the pub?	GLCP&H is a Community Benefit Society, which was formed to sell shares to raise money to buy the pub property. GLCP&H will own the property and pay for buildings insurance and appoint tenants to run the day-to-day pub business. GLCP&H is a bit like a Trustee in that it aims to safeguard the pub for the future.
Who will benefit from this venture?	The community of Brafferton & Helperby and the surrounding area will benefit as well as all the visitors and tourists who come to the area. It is our aim to make the pub the focal point of our community.
Will the pub be viable?	Based on our assessment, coupled with that of professional advisers, we believe the income from the sale of beer and food will be sufficient to support the business model we propose and provide a surplus for contingencies.
Who is organising this? Do they have a personal interest in the pub?	The GLCP&H Management Committee, which currently comprises the following volunteers: Rory Wade, Lizzie Wignall, Steve Ferguson, Deborah Mitchell, Chris Cowan, Ed Henebury, Geoff Arnott, Tom Spilman, Tori Howse, Dan Knight and Steve Wilkins. They have the same financial interest in the Society as all other investors.
Who will run the pub and make the day-to-day decisions about the business?	The Management Committee will appoint tenants to manage the day-to-day running of the business. We will work closely with the tenants and community to ensure our vision for the pub is delivered, however we will not micro-manage the tenants and ultimately all decisions regarding the daily management of the pub and therefore all associated business risks will be the tenants'.

<p>I think the pub closed because people did not support it enough, what makes you think it will be different this time?</p>	<p>Pubs close for various reasons and the closure of The Golden Lion was the choice of the current vendor because they felt the cost of refurbishment to attract a new tenant to be too high, not because the pub was unviable. We have taken expert advice and looked at different financial scenarios and the pub will be sustainable if:</p> <ul style="list-style-type: none"> – Experienced and skilled tenants are appointed who share our vision – We charge the tenants a fair rent – Costs are strictly controlled <p>Our community pub could have additional facilities and income streams – so could be a mix of café, traditional pub and social hub, and thus appeal to a much wider clientele</p>
<p>I am not keen to get involved with saving the Pub because I don't think a pub can be successful if a committee and volunteers are involved</p>	<p>The business plan makes clear the preferred model for running the day-to-day business of the pub is to appoint experienced tenants. The Management Committee will not run the pub but support the tenants and be responsible for the pub building itself.</p> <p>As a Member, you will have a voice and a part to play in the Management Committee which will be responsible for the building and liaising with the tenants. There may well be opportunities to volunteer in the pub, but this is not a requirement of Membership.</p> <p>The tenants will be responsible for running the pub side of the business and the new Management Committee will make plans as to what skills and talents are required to develop the building and volunteers will be required.</p>
<p>Does the vendor have to sell the pub to us if we raise enough money?</p>	<p>No, they are under no obligation to sell the pub to us and they do not have to accept an offer from us. Our best chance of success is to raise the required amount as quickly as possible to demonstrate we have proof of funds and therefore have a credible offer.</p> <p>Equally the vendor is able to accept an offer from us prior to the expiry of the moratorium on 13 August 2025.</p>
<p>What redress do I have if the business fails and I lose the value of my shares?</p>	<p>This share offer is unregulated, as it is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations, which means there is no right of complaint to the Financial Ombudsman, nor can you apply to the Financial Services Compensation Scheme.</p>
<p>How can I find out more about the project?</p>	<p>You can find our Business Plan, the Rules for our Society and further contact details at www.goldenlionhelperby.co.uk or use the contact details on the back page of this prospectus.</p>
<p>Who should I speak to if I have any further questions?</p>	<p>Contact a member of the Management Committee (contact details can be found on the back page of this prospectus).</p>

Appendix B

Share Application Forms

To buy shares and become a member of Golden Lion Community Pub and Hub Limited Community Benefit Society, please either apply online at www.goldenlionhelperby.co.uk or print and complete this form.

It can be scanned and returned by email to The Secretary via support@goldenlionhelperby.co.uk

Alternatively it can be sent by post to: **The Secretary, Golden Lion Community Pub and Hub Limited, Old Manor House, Boroughbridge Road, Brafferton, York, YO61 2PB**

Note that both pages of the form should be completed. Each individual, family member or organisation must complete a separate form. Paper forms can be picked up at Hartleys Butchers on Main Street, Helperby and can also be downloaded at www.goldenlionhelperby.co.uk

You must be 18 years of age or over to apply for shares.

SECTION A

This section should be completed for a personal or commercial purchase.

I wish to apply for shares in Golden Lion Community Pub and Hub Limited.

Name

Company name (if applicable)

Address

Postcode

Email

Telephone

Mobile

Please tick as appropriate your total investment in shares at £1 each or specify a custom amount (in multiples of £250):

£250 <input type="checkbox"/>	£500 <input type="checkbox"/>	£750 <input type="checkbox"/>	£1,000 <input type="checkbox"/>	£2,500 <input type="checkbox"/>
£5,000 <input type="checkbox"/>	£10,000 <input type="checkbox"/>	£25,000 <input type="checkbox"/>	Other amount <input type="checkbox"/> £	

SECTION B

This section should be completed if you would like to nominate a person to receive your shares on your death.

You can nominate a person to whom you wish your shares to be transferred on your death. Your wishes will be respected as far as the law and our Rules permit. Alternatively, you can nominate Golden Lion Community Pub and Hub Limited as the recipient on your death. If left blank the shares will be treated as part of your estate.

Nominee's Full Name

Nominee's Address

Postcode

I understand that these instructions can only be revoked or amended if instruction is made in writing to the Secretary at the registered office.

SECTION C

Golden Lion Community Pub and Hub Limited Payment Details

Account name: Golden Lion Community Pub and Hub Limited

Sort code: 08-92-99

Account number: 67416022

FORM OF PAYMENT

- Cheque payable to Golden Lion Community Pub and Hub Limited (Post to Old Manor House, Boroughbridge Road, Brafferton, York, YO61 2PB).
- Online bank transfer (Preferred)

Name of person making payment

Name of bank

Please note that payment can only be accepted in GBP.

For online bank transfers please use a reference generated as follows. This will help us to identify your payment:

First 3 characters of first name (SAR for Sarah)

First 3 characters of surname (BRO for Brown)

This example would generate the reference: SARBRO

Therefore my payment reference is:

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CONFIRMATIONS

(All must be ticked to allow us to process and manage your investment)

- I have read and understood the share offer document.
- I understand that purchasing shares makes me a member of Golden Lion Community Pub and Hub Limited.
- I understand that this is a long term investment and that I could lose part or the whole value of my investment if the business does not succeed. Shares are only withdrawable at the discretion of the Management Committee if the Society can afford it.
- I agree that Golden Lion Community Pub and Hub Limited may communicate with me by email, post or phone.
- I hereby confirm that all details on this form are correct to the best of my knowledge.
- I confirm that Golden Lion Community Pub and Hub Limited may hold the personal data I have submitted in this application in accordance with the General Data Protection Regulation.

Signature of Applicant

Name (please print)

Date

Confirmation of receipt of the Application and Payment will be provided via email and Share Certificates will be forwarded by post.

Data Protection Policy: The data provided by you on this form will be stored on a computerised database. Your data will only ever be used for Golden Lion Community Pub and Hub Limited purposes and will never be shared with a third party.





THE GOLDEN LION
COMMUNITY PUB & HUB

Golden Lion Community Pub and Hub Limited (GLCP&H)

Old Manor House,
Boroughbridge Road,
Brafferton,
York, YO61 2PB.

T. 07763 491 555

E. support@goldenlionhelperby.co.uk

www.goldenlionhelperby.co.uk

Golden Lion Community Pub and Hub Limited is a Community Benefit Society registered with the FCA under the Co-operative and Community Benefit Societies Act 2014, Registration No 9527. A member of Plunkett UK. Registered Office: Old Manor House, Boroughbridge Road, Brafferton, York, YO61 2PB Tel. 07763 491 555.