

# Future of the Golden Lion, Helperby

## Public Meeting hosted by Brafferton & Helperby Parish Council

Helperby Village Hall

Tuesday 25 Feb 25 at 7pm

Meeting chaired by Nigel Denison, Parish Council Chairman

## Notes of meeting

Chairman welcomed the 50 plus people in attendance and said he would introduce the meeting by covering the background and then opening the floor to those who wished to speak.

## Background

The Golden Lion public house is currently un-occupied and was offered for sale (offers in the region of £295k (plus VAT)) by its owners, Admiral Taverns on 14 Feb 25. This caused an immediate response by the parish council as the property had been registered by the council in 2021 as an Asset of Community Value, which required the vendor to notify the council if a sale was intended. The property was then taken off the market and an Interim Moratorium period of 6 weeks was started by North Yorkshire Council (ending on 27 March), to discover if the community wished to become a potential bidder for the property. A well-attended parish council meeting on 19 Feb revealed that there was an appetite to find or create a valid community interest group with the intention of becoming a potential bidder for the pub. This public meeting was then set up and advertised.

## What comes next (presented as a slide show at the meeting)

If a written request is received by North Yorkshire Council from **an eligible community interest group** to be treated as a potential bidder, then a Full Moratorium Period will operate for 6 months.

The Full Moratorium Period expires at **midnight on 13 August 2025**.

Admiral Taverns will not be able to dispose of the property during the 6-month Full Moratorium Period.

If no written request is received within the Interim Moratorium Period, then Admiral Taverns may sell the asset to whoever they choose for the remainder of the protected period.

**Community Interest Groups** are defined in Regulations 5 & 12 of The Assets of Community Value (England) Regulations 2012.

These are:

- 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
- An unincorporated body whose members include at least 21 individuals and which does not distribute any surplus it makes to members
- Parish Council

At the end of the Full Moratorium, Admiral Taverns retains the right to sell the Golden Lion to whoever and whatever price it chooses.

## Role of the Parish Council

Support, Encourage & Mentor

Facilitate where possible

Engage with North Yorkshire Council and others on behalf of the Community

Parish Council **NOT** able to take on running a pub/café/shop

Funding through the Parish Council is possible but **MUST** clear demanding thresholds.

## **Aspiration**

Retention of The Golden Lion as a trading entity

Either as a community owned or privately owned enterprise

Embedded as a valued part of our community and a considerate neighbour

Profitable

## **Public Comments**

Jonathon & Jane - Black Lion Pub, Skelton-on-Ure. Lots of work but satisfying, money raised through share offer – representing a community investment, volunteers essential (they have 30 active), Community Benefit Society, social media a valuable tool, listed successful community pubs. Ground floor largely complete and café running – pub to follow.

Kevin Keaveny (CAMRA) Community pubs growing in number (12 in Yorkshire), CAMRA may help community pub get established, important to find suitable manager, some grants may be available later. Being a free house provides freedom to buy stock cheaper than a tied pub. Plunkett Foundation a valuable source of advice.

Lizzie Wignall has a prepared survey for the community and is forming a nascent community group with 10? volunteer members working to become the bidder.

Angela Horner reported comments by interested and potential volunteers unable to attend, with range of skills.

Show of hands - near unanimous support for volunteering of time & skills. Grant seeking needs to be well focused. Use terms like 'social cohesion', 'Pub & hub' etc for good basis for grants.

Our village had found good support for a community shop some years ago, share offer well taken up. Village has shown good track record for support for community cohesion topics, church roof, village hall etc.

Leader of community group volunteer requested – silence ... However more enthusiasm for supporting roles. Volunteer roles – some came forward – names to Lizzie/Gavin or Nigel Denison.

Village already having one open pub may affect potential grants.

PC may act as the temporary community interest group to trigger the full 6-month moratorium then step aside to another community interest group or private investor.

Currently it is difficult to get 'change of use' from pub to dwelling.

## **Chairman closed meeting with details of a viewing of the Golden Lion**

Viewing arranged for 11:00 a.m. Friday 28<sup>th</sup> February

Inform Parish Clerk / Chairman of any interest to view

If more than one Community Interest Group wants to view, separate viewings can be arranged.

**Parish Council is unable to arrange for viewing by parties who are a private commercial enterprise.**