

### End of project impact report

Grant Awarded: - _____£5000_____
Date Awarded: __22-10.18_____

#### Organisation Details

Name: Church Fenton Community Hub Ltd

Address: 16 Oakwood Close,  
Church Fenton,

Postcode: LS24 9SJ

#### Project Details

Project Title / Description: To be used towards renovation costs at The White Horse Pub,  
Main Street, Church Fenton, LS24 9RF

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IMPACT REPORT FOR PERIOD \_\_\_\_\_ TO \_\_\_\_\_

**Q1 In no more than 500 words please outline the key outcomes of your project.**

The White Horse Public House in the centre of Church Fenton was left vacant in August 2016.

On 28<sup>th</sup> November 2017, CFCH was set up by a group of enthusiastic villagers to work towards the aim of saving the pub, instead of it being purchased by a property developer.

As a result, Church Fenton Parish purchased the pub, with a Public Works Loan in July 2018, with day-to-day management being handed over to CFCH.

In August 2018, CFCH signed a lease with tenants, who are already experienced in running another restaurant and bar. Since that time, a share scheme was set up, and various grant funding has been applied for, to assist with the refurbishment.

The pub is currently scheduled to re-open in June 2019, having had a complete refurbishment, both inside and outside. Mature trees have been planted and maintained in the outdoor area. Plans were passed, and the kitchen has been extended, and given a complete refit, and also the roof has been recovered in that area to allow for skylights. The fit out of the snug, function room and restaurant areas, as well as the upstairs accommodation is now almost complete. The building has had a complete overhaul, with all new plumbing, electrics (including alarm and CCTV), decorating – inside and out. All new fixtures and fittings will also be installed. There were issues with drainage, and damp. These have now also been resolved. There has been several repairs to the roof, and the chimneys are now functioning, following a long period of not being in use. The whole of the exterior has been repainted, and all the windows have been replaced, and new doors and signage will also add to the completion of the exterior of the pub.

**Q2 In no more than 500 words please demonstrate how the project has met the Community Development Plan objectives that were identified in the original application for funding.**

The Church Fenton Neighbourhood Plan lists The White Horse Public House as an ‘Asset of Community Value’ (ACV) and the plan indicates its continued use as a public house. The ACV was registered with Selby District Council on 28<sup>th</sup> October, 2017. This provides protected status for

a period of six months - until 28<sup>th</sup> April, 2018. The protected status means that no-one, other than a Church Fenton community venture, can purchase the freehold of the property.

If The White Horse Public House had not been purchased by the community, the most probable result would have been a planning application by a property developer for a change of use into residential units. If this had happened, the facility would have been lost forever, and the opportunity to develop it as a community hub for associations and groups to support community living, and combat social isolation and loneliness, would be missed.

Due to a small group of determined people, a proactive and forward thinking Parish Council and support from many of the parishioners of Church Fenton, the pub was purchased by the PC using a Public Works Loan, approved by the government.

Following on from the purchase, Church Fenton Parish Council requested that a Community Benefit Society (CBS) be established to provide an ongoing management structure, to act as landlord, on behalf of the PC.

As a result, CFCH Ltd became registered as a Community Benefits Society on 19th April 2018, and have since signed a lease with experienced tenants, who also run a pub and restaurant in Methley.

In order to manage the period whilst the pub is being refurbished (and therefore unable to generate any income) CFCH Ltd launched a share offer to raise funds. This offer closed on 1st October 2018, and has resulted in having almost 200 shareholders, and exceeding the goal of trying to raise £50,000. Being a shareholder entitles a "say" on who is on the Management Committee, as well as how any surplus income may be spent in the future. Various grant funding was also applied for as well.

All planning applications submitted for The White Horse have been approved, including the proposed erection of a kitchen extension, and construction of new walls to car park/garden area. A great deal of refurbishment work is also being carried out, and the extensive work that is being undertaken on the outside of the pub is evident to all.

The White Horse is again becoming a landmark in the village of Church Fenton.

The future of The White Horse Public House has been secured, and the target date to re-open the pub is June 2019, and CFCH Ltd have launched a successful share scheme, which is now in operation.

This has all been possible as a result of the commitment and support of the villagers of Church Fenton, and other surrounding areas, making it a real community asset, and also from grants received from other bodies. It is hoped that everyone can once again enjoy the benefits of The White Horse, Church Fenton for many years to come.

**Q3 In no more than 250 words please give details of any additional benefits or objectives that the project has met that were not anticipated/ outlined in the original application for funding.**

As a result of immediately finding the right tenant, and therefore receiving a regular income following a six-month period to allow for renovation, it is hoped that eventually a surplus of funds will become available for CFCH Ltd to put back into the community. The decision of how the funds will be used will be at the discretion of its Management Committee and its shareholders.

**Any other comments on the project and its success:**

The White Horse Public House will be re-open to the public on Friday 12<sup>th</sup> July, following an extensive renovation and refurbishment. It will be a great asset to the village of Church Fenton, and has been saved from the possibility of being lost forever, along with its history.