

ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360

Section 1

About the property to be nominated

Name of Property:	THE FOX INN
Address of Property:	168 HOLGATE ROAD, YORK
Postcode:	YO24 4DQ

Property Owner's Name:	PUNCH TAVERNS
Address:	JUBILEE HOUSE, SECOND AVENUE BURTON UPON TRENT, STAFFORDSHIRE
Postcode:	DE14 2WF
Telephone Number:	01283501999
Current Occupier's Name:	Temporary landlord, vacating 6 April

Section 2

About your community organisation

Name of Organisation:	SAVE THE FOX INN
Title:	MR
First Name:	TIM
Surname:	MOAT
Position in Organisation:	Chairman
Email Address:	savethefoxinn@gmail.com
Address:	36 ACOMB ROAD, YORK
Postcode:	YO24 4EW
Telephone Number:	07879666847

Organisation type:

Click in field for options

UNINCORPORATED COMMUNITY GROUP

Organisation size

How many members do you have?

4

Section 3
Supporting information for nomination

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible.

See attached.

Section 4
Boundary of Property

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

The Fox Inn is a detached building and has its own car park and beer garden. See attached plan.

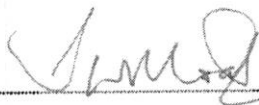
Section 5
Attachment checklist

- Copy of group constitution (if you are a constituted group)
- Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)

Section 6
Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed:



Dated:

10 March 2014

Please e-mail your completed form to property.services@york.gov.uk or post to:

Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

Section 3: Supporting information for nomination

The Fox Inn is a traditional Victorian pub dating back to 1878, but there has been a pub on the site since 1776. It is a Grade 2 listed building (since 9 March 1994) and is one of only three remaining pubs in York built pre-1900 still with its original layout. The Fox's architectural and cultural contributions to the city of York are acknowledged by The Victorian Society and York Civic Trust.

This kind of heritage is irreplaceable and we believe warrants a place on the Assets of Community Value register.

The Fox is ideally situated to be a hub of the community and, indeed, under its previous permanent landlord was exactly that. Over the course of five years, The Fox was transformed into a friendly, welcoming environment with quiz nights, beer festivals, music festivals and fireworks parties on Bonfire Night. Its popular beer garden had a family friendly focus and was the venue for many fundraising barbecues held by local mother and toddler groups and other not-for-profit organisations.

Unfortunately, the subsequent rise in profits provoked a demand from owners Punch Taverns for a higher, unrealistic level of rent and so, with considerable regret, the landlord left for pastures new.

That was in the summer of 2013 and, since then, The Fox has seen a succession of temporary landlords and for some weeks has been completely closed. Although Punch Taverns have erected an advertising hoarding above the door seeking expressions of interest from potential landlords, there has been no take up. A disproportionately high rent would appear to be the stumbling block, coupled with the fact that the building, especially its roof, is in desperate need of refurbishment.

A small group of local people formed a nebulous Save The Fox Inn campaign, on the basis that if a pub company was not going to stop The Fox from sliding into oblivion then we, as community-minded locals, should step in and preserve it for future generations.

We felt The Fox justified and deserved its place at the centre of the Holgate community and its use as a public house should be extended during the daytime to act as a venue for local organisations – elderly people's clubs, book clubs, mother and baby clubs; we thought it would have the potential to be a post office, too. We sought, and received, assistance from the community group behind The Golden Ball pub, which is the first in York to be run by a co-operative. Other heritage groups offered support and we have received invaluable help by York CAMRA.

We approached Punch Taverns to ask if the property would be available for sale and we were told we could make an offer, which they would consider. We sought professional advice from helpful pub trade contacts to work out

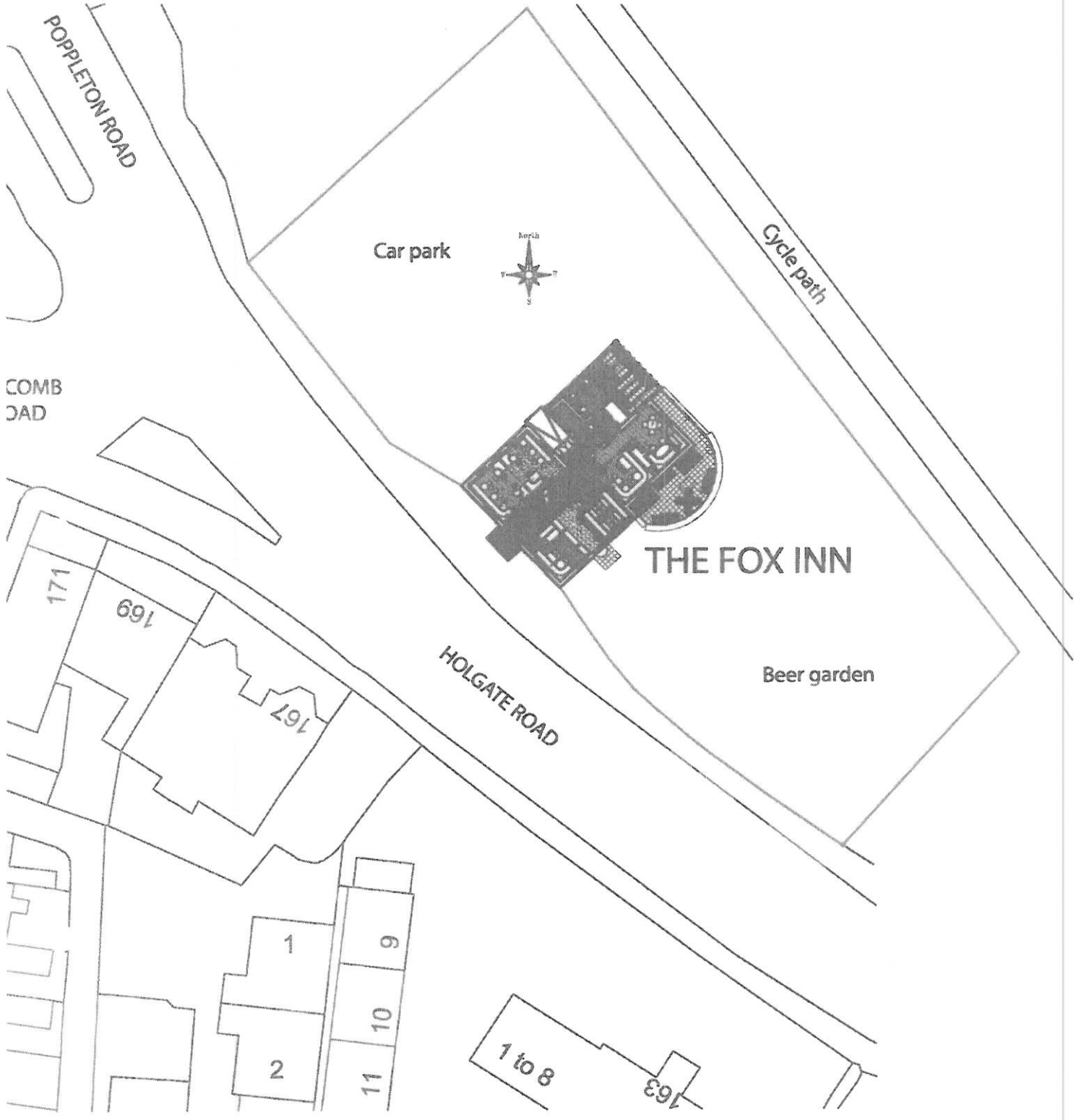
ways to raise the necessary finance. Our next step was to organise a public meeting and look to form a committee. We approached local newspaper The Press, who were very interested but when their reporter contacted Punch Taverns, they were told the pub was definitely not for sale – in fact, they were told, Punch were about to invest £250,000 in a complete refurbishment and were actively seeking new landlords.

The subsequent article in The Press ('The Fox pub in Holgate set for £250,000 refurbishment' dated 23 September 2013) reported the investment announcement and noted our interest and concerns. In the report we said we hoped this was not an 'empty promise'. Our campaign was immediately halted, pending the promised refurbishment.

Despite a planning application being submitted, we now (10 March 2014) learn that because of Punch Taverns' serious financial problems, the planned refurbishment has been put on indefinite hold. The scale of Punch's problems – £2.3bn of debt – is forcing a restructuring of the business and if this cannot be agreed the business will be placed in administration. This could result in a sale of Punch's entire estate (nationally they own around 4,000 leased and tenanted pubs).

As a group we plan to keep a close watch on developments and want to be in a position to try and buy the freehold through a co-operative mechanism and develop it as a community resource.

We request this application be given priority consideration in light of imminent refinancing, or the placing into administration, of Punch Taverns.



POPLETON ROAD

Car park



Cycle path

COMB
JAD

THE FOX INN

Beer garden

HOLGATE ROAD

171

169

167

1

9

2

11

10

1 to 8

163

CAMPAIN FOR REAL YALE Youth Branch.

AS YOU MAY KNOW THE FOX CHANGES LANDLORDS TOMORROW WE WOULD LIKE TO INVITE YOU TO REGISTER THIS PUB AS A LOCAL ASSET WITH THE CITY COUNCIL. LIST YOUR LOCAL

WE NEED 21 LOCAL PEOPLE WHO ARE ON THE ELECTORAL ROLL TO SIGN AS A MINIMUM WE WILL PRESENT THE CASE TO THE COUNCIL & KEEP YOU INFORMED OF PROGRESS

	NAME	ADDRESS INC POSTCODE	LOCAL ELECTORAL WARD ROLE
1	S FRATER		Holgate ✓
2	S MITCHELL		5 Fawcett ✓
3	JM HAIGH		12 Stusall ✓
4	P GIBSON		12 Holgate ✓
5	Peter Gibson		HOLGATE ✓
6	Beryl Gibson		Holgate ✓
7	Ray Goodall		12 Stusall ✓
8	Aran Gibson		HOLGATE ✓
9	Fiona Gibson		HOLGATE ✓
10	Angela Stusall		HOLGATE ✓
11	ROBERT SAUNDAGE		" ✓
12	MATTHEW CAMDIE		HOLGATE ✓
13	D. FAWCETT		RAWCLIFFE ✓
14	T FAWCETT		" ✓
15	L. COOMBS		Clifton ✓
16	G. HICK		Clifton ✓
17	L. Ieeton		5 Acomb ✓
18	M. KILPATRICK		12 SKELTON ✓
19	D. CALLAGHAN		HOLGATE WARD ✓
20	Laura Callaghan		Holgate ✓
21	KATE ROSSON		12 SKELTON ✓

- 55 DANIEL SUTHERLAND
- 56 Eileen Johnson
- 57 Andrew Johnson
- 58 Andrea Foral
- 59 Andrew Squirrel
- 60 Joanne Lewis
- 61. Adrian Dalton
- 62 JULIE STABLES
- 63 Maggie Harrison
- 64 Jon Harrison
- 65 CURIS HIRN
- 66 Steve Bayne
- 67 Jan Baird
- 68 Tim Moat

HOLGATE

Y0264A

2609 Holgate

Y023 IDP

Y0265RB

Y023 IED

Y0265RB

Y0265RB

3

Y024 45D

Y024 45D

Y026 46

Holgate York Y026472

Holgate York Y026472

2609

Holgate

69. ADRIAN DALTON

626 SRP