



# COMMUNITY ENGAGEMENT AND SOCIAL IMPACT REPORT

for the acquisition of The Punch Bowl Inn, Burton in Lonsdale, North Yorkshire, on  
behalf of the community

April 2024

Final

# Table of Contents

|  |           |
|--|-----------|
| <b>1.0 Executive Summary</b>   | <b>4</b>  |
| <b>2.0 Introduction</b>  | <b>5</b>  |
| The Story So Far   | 5         |
| A Track Record of Successful Community Enterprise                            | 5         |
| Recent Community Initiatives   | 6         |
| History of The Punch Bowl Inn  | 7         |
| The Campaign Group   | 7         |
| Advice and Support   | 8         |
| <b>3.0 Engagement Strategy</b>   | <b>9</b>  |
| Target Communities   | 9         |
| Engagement Methodologies   | 13        |
| Meetings   | 13        |
| Email  | 13        |
| Facebook   | 14        |
| Website  | 14        |
| Letters of Support   | 14        |
| Press  | 15        |
| Chronology of Engagement   | 16        |
| Future Engagement Activities   | 19        |
| Visits   | 19        |
| Meetings   | 19        |
| Communications   | 19        |
| Stakeholder and Volunteer Management   | 19        |
| Partnerships   | 20        |
| <b>4.0 Community Survey and Pledge Campaign</b>                              | <b>22</b> |
| Community Responses  | 23        |
| Young Persons Survey Responses.  | 25        |
| Pledge Campaign Outcome  | 26        |
| <b>5.0 Social Impact and Community Benefits</b>                              | <b>27</b> |
| Community Pride & Perceptions of the local area as a place to live           | 27        |
| Social Trust, Cohesion and a Sense of Belonging                              | 28        |
| Participation in Community Life, Arts, Culture and Sport.                    | 28        |
| Local Economic Outcomes; Employment, Volunteering, Employability and Skills. | 29        |
| Measuring Social Impact and Benefits   | 30        |
| Community Pride and perceptions of the local area as a place to live         | 30        |
| Social Trust, cohesion and a sense of belonging                              | 30        |
| Participation in Community Life, arts, culture and sport                     | 30        |

|  |           |
|--|-----------|
| Local economic outcomes  | 30        |
| Positive Impact on physical and mental health and isolation                | 30        |
| Social Impact Benefit Matrix   | 32        |
| <b>Appendix 1 Letters of Support</b>                                       | <b>38</b> |
| <b>Appendix 2 Communications</b>   | <b>76</b> |
| <b>Appendix 3 Community Survey</b>   | <b>81</b> |
| <b>Appendix 4 Analysis of Qualitative Comments on the Community Survey</b> | <b>86</b> |
| <b>Appendix 5 Burton Community Allotment Plan</b>                          | <b>96</b> |
| <b>References</b>  | <b>98</b> |
| Community Pubs Consulted   | 98        |

## List of Figures

|  |    |
|--|----|
| Figure 1 The Punch Bowl Inn, 1930s.  | 7  |
| Figure 2 Map showing villages within a five-mile radius of Burton in Lonsdale.       | 11 |
| Figure 3 Tracing Turner's footsteps through Burton in Lonsdale                       | 12 |
| Figure 4 Photos of Meetings 6 February, 8 February and 27 March 2024.                | 13 |
| Figure 5 Burton in Lonsdale Community Inn Facebook Page                              | 14 |
| Figure 6 Burton in Lonsdale Community Pub Website Home Page                          | 14 |
| Figure 7 Craven Herald 7 March 2024  | 15 |
| Figure 8 Word Cloud of How People feel about having a Community Pub                  | 24 |
| Figure 9 Word Cloud of What people felt a Community Pub could do for the Community.  | 24 |
| Figure 10 Word Cloud of Benefits of a Community Pub for Young Persons in the Village | 25 |

## List of Tables

|  |    |
|--|----|
| Table 1 Possible Partnerships with The Punch Bowl as a Community Pub                 | 21 |
| Table 2 Responses from Initial Meeting Questionnaire                                 | 22 |
| Table 3 Breakdown of Facilities Community would like to see in a Community Owned Pub | 23 |
| Table 4 Spread of Pledges for Community Purchase of The Punch Bowl                   | 26 |
| Table 5 Social Benefit Matrix  | 36 |

# 1.0 Executive Summary

This document describes all aspects of how The Punch Bowl Inn, Burton in Lonsdale Ltd, a Community Benefit Society, has engaged with the village community and surrounding areas in the formation of its Business Plan to acquire and refurbish The Punch Bowl Inn for the community.

The Punch Bowl Inn, Burton in Lonsdale Ltd Community Benefit Society aims to put the interests of the residents of and visitors to Burton in Lonsdale and surrounding area at the heart of everything it does. The CBS believes in local decisions and 360-degree consultation. To successfully do this we have ensured from the outset that we employ multiple ways of connecting with and listening to the community and communicating back our decisions.

We believe that the concrete evidence in this report will demonstrate that the Community Ownership Fund grant will be well placed with us.

The level of engagement in this report shows unequivocally the strength of feeling in our community; 100% committed to keeping our last remaining pub and to bringing it into Community Ownership for the good of the community. It demonstrates how this vibrant Village has come together, year after year, in pride at what we have and in its welcoming and inclusive spirit. In preparing this report, we have come to understand that the reason for this has been the social meeting space, the conversations and the celebrations which have taken place at the Punch Bowl Inn. Without this community space, we stand to lose all that as well as the opportunity to do so much more to support those who are disadvantaged by lack of transport, isolation, limited work and a place to meet or socialise outside the home.

We will further evidence how our unique geographical situation and in-depth analysis and research into Community needs and benefits, offer multiple opportunities to grow the market and income into the Punch Bowl Inn business.

The project has the full backing of our MP, Rt Hon Julian Smith, CBE, the North Yorkshire Conservative Party Mayoral Candidate, CAMRA, and of administrations at parish and county levels.

## 2.0 Introduction

### The Story So Far

Already known as a friendly and busy village with lots going on, the community of Burton in Lonsdale is rallying together in a bid to bring the last remaining pub - The Punch Bowl Inn - into community ownership.

The campaign to save The Punch Bowl Inn as a pub and hub at the heart of Burton in Lonsdale began in earnest in January 2024 and has generated considerable excitement in the community. This was evident from the very first meetings and momentum has grown since, through continuous engagement across all age groups, community and business groups. Engagement has been consultative, using meetings, social media and community survey feedback as well as offers of support from local business owners and holiday accommodation providers to drive the Business Plan, which in turn has generated Pledges in Principle well in excess of our minimum expectations.

### A Track Record of Successful Community Enterprise

As a village community, Burton in Lonsdale already has a track record of successful community ownership. We can evidence a number of success stories and great evidence that this is a community that knows how to support a community pub. We believe this is concrete evidence that the Community Ownership Fund grant will be well placed with us.

The only shop in the village has been run by the community since 2005, saved by the village residents with a grant from the Plunkett Foundation and share issue. The Community Shop and Post Office has traded successfully since then, responding directly to the needs of residents, staffed by a team of volunteers and recently refurbished.

The village has a number of community buildings which cater to specific needs and segments of the community:

A Sports Pavilion was built in 2012 with funding from Sport England. It is adjacent to a Recreation Ground and children's' play area refurbished in 2015 and 2022.

The full community was consulted on and contributed to a Parish Plan in 2012. This directly resulted in a huge range of clubs, societies and regular events which continue to this day.

To highlight just three of these, Concert&Cakes began as a chamber music concert

series in All Saints Church and continues 11 years later having run 39 concerts bringing in audiences of at least 120 each time from across the region.

Pals With Trowels is the community gardening group which has planted multiple village spaces and created a community orchard and children's wildlife area from a disused and overgrown space next to the Greta River. This won a North Yorkshire Wildlife Award in 2023. The group were also short listed in the North Yorkshire Community Awards 2023, where they received a 'Highly Commended' award.

Stay and Play - an Early Years play group was established when the only Primary School in the village was forced to close. This year it will celebrate 10 years of successful operation, now bringing in young mums and dads with babies and toddlers up to aged 3.

## Recent Community Initiatives

Over a period of 6 months in 2023, a community workforce installed the B4RN superfast broadband network across the entire village. Of 299 eligible homes, 150 are subscribed and receive full B4RN gigabit (1,000Mbps) download and upload speeds. Full fibre broadband is also provided for free, on the back of the volunteers' efforts, at the Village Church, Village Shop, Village Hall, Sports Pavilion. This connectivity is offered free of charge at the Village Pub. A permanent legacy of this community initiative is the Community Workforce. This group of over 30 individuals are behind the Community Pub initiative and will help with renovations. Furthermore, The Community Workforce are behind the Community Allotment initiative and will help with the groundworks.

Volunteers running the Village Hall have just successfully raised £90,000 to refurbish the kitchen and toilets. This is a hugely important village asset which hosts larger meetings and events, such as the most recent Village Pub Consultation Meeting.

## History of The Punch Bowl Inn



*Figure 1 The Punch Bowl Inn, 1930s.*

The Punch Bowl Inn, Burton in Lonsdale, originally traded as a coaching inn in the 18th century and was extended into the original stable in the early 20th century. It is now a Grade II listed building and for 30 years has been the only pub in a village which once boasted as many as 8. Known then as "Black Burton", the area was home to numerous potteries in the 19th and 20th centuries.

On the cusp of three county boundaries, (Cumbria, Lancashire and North Yorkshire), Burton in Lonsdale is a true rural community providing a gateway to many AONB and sitting between the Lake District and Yorkshire Dales National Parks.

### The Campaign Group

We began as a group of 8 friends, Peter and Bev Thompson, Ian and Julie Clarke, Ian and Christine Wardle and David and Marilyn Taylor. We all live in and are involved in other social and community groups in the Village and between us we have 30 years' experience in running pubs, organisational development and strategy, buildings and environmental planning, community engagement and fundraising.

Our Group was soon joined by over 90 village resident volunteers, many with specialist

knowledge in estates, planning, pub management, social impact, marketing, finance, etc. An initial cohort of 25 have been directly involved in formulating our bid and in adding their expertise to the Business Plan.

## **Advice and Support**

The Group has received advice and support in bringing The Punch Bowl Inn into community ownership from Plunkett UK. It is as a result of that advice that we have created this separate report detailing the progress and results of our Community Engagement activities, which have directly informed the creation of the Business Plan and application to the Community Ownership Fund.

We have consulted widely and drawn upon specific experience resident in the village, in particular in the areas of social impact, the challenges of a rural economy and across all age groups to research potential concerns around mental health and social cohesion.

A list of sources is at the end of this report.



## 3.0 Engagement Strategy

### Target Communities

Our engagement strategy has followed a tiered approach:

1. The core community served by The Punch Bowl Inn and consulted first in this process, has been the residents of Burton in Lonsdale Village and the surrounding hamlets of Cantsfield and Lower Westhouse. These are all accessible on foot.

Community Engagement began with the residents of Burton in Lonsdale parish including the outlier houses in Clifford Hall Farm and Ireby Road. Census data puts the Parish population at 570. A printed invitation to a choice of two consultation meetings was issued by hand by an existing network of volunteers to all households.



#### Future of The Punch Bowl

##### Important Village Meeting

**7.30pm, Tuesday 6<sup>th</sup> February  
at the Pavilion.**

**4.30pm, Thursday 8<sup>th</sup> February  
at the Parish Room, All Saints Church.**

A meeting is being held to find out the views of Burton in Lonsdale residents on the future of The Punch Bowl.

Whether or not you are a regular at the pub, as a resident you probably know that house-hunters and tourists look first to villages and communities which have a thriving pub. That means that we all have an interest in the future of our last remaining pub, The Punch Bowl.

The current owners, Heather and Mick Hill, have decided to sell up and move on, so as a village, we now have some decisions to make. The pub is subject to an Asset of Community Value – which means that if it is listed for sale, we as a village have the opportunity to buy it within a six-month timeframe. After that, it could be bought by new owners who want to run it as a pub, or a developer.

With the Village Hall out of action and to ensure we gain as many views as possible we are holding **two** meetings, so please come along to one. Both meetings will follow the exact same format – so you don't need to come to both!

**THE FUTURE OF THE PUNCH BOWL**



It is essential that we get the views of as many members of the Burton community as possible. So, please complete and hand in this form today. You can also make additional comments by email to: [burtoncommunitypub@gmail.com](mailto:burtoncommunitypub@gmail.com)

Please encourage your friends and neighbours to send us their views as well.

|   |     |
|---|-----|
| 1. Do you think the Punch Bowl should stay as a pub?  | Y/N |
| 2. Should the Punch Bowl become our pub through Community Ownership?                                      | Y/N |
| 3. Would you like to volunteer in any capacity?   | Y/N |
| 4. Would you like to contribute (skills)?   | Y/N |
| 5. Could you potentially invest (financially)?  | Y/N |
| 6. Would you like to receive further information by email?  | Y/N |
| Name:   |     |
| Address:  |     |
| Email: (if you consent to receiving further info)   |     |
| <input type="radio"/> I consent to being contacted in regard to any positive responses I have made above. |     |
| <small>Please note, your details will not be shared with any third parties.</small>                       |     |

The meetings were also advertised in the bi-monthly village magazine The Burtonian, delivered to all households, on poster sites around the village, on the Village website, Twitter/X account and Facebook pages. The meetings were held in two different locations, one in the evening and one in the afternoon, to ensure accessibility to the maximum number of residents.

The invitation included an option to consider the future of The Punch Bowl Inn by contributing to five short questions online or on paper.

*219 people responded with 100% in favour of taking the pub into community ownership.*

The two public meetings were extremely well supported - 130 villagers attended - and the initial feedback 100% positive to the idea of bringing The Punch Bowl Inn into community ownership. Consequently, the Group felt this was sufficient support for the go-ahead to embark upon putting together a bid to the Community Ownership Fund.

Subsequently, over 90 volunteers have emerged from all over the village, offering their time and skills contributing to a very strong team in place to drive a bid forward.

The primary communication channels following the first two public meetings have been email (sign up by consent), working group meetings and social media channels both existing and those curated during the campaign. On 27th March a third public meeting was held, attended by 102 villagers.

*Estimated population reach approx. 570.*

2. A second tier of the local community has come from other villages and hamlets in the surrounding area, with a focus on those that either never had or no longer have any village pub, including Ireby, Leck, Melling with Wrayton and Cantsfield. These are close by and have no pub of their own, but are only accessible by car or bike. For these areas we sent invitations to the third Public Meeting held on 27th March by flyer to households and by poster and online community groups. It should be noted that these hamlets are all in Lancashire.

*Estimated population reach approx. 2,135*

Melling with Wrayton 299, Cantsfield 76, Leck and Ireby 260

Holiday accommodation (caravan parks): est. 1500

3. A third community tier represents those that travel from the larger population densities of Kirkby Lonsdale, Bentham, Hornby, Ingleton, Clapham, Wennington and Austwick. For this group we have focussed on online means of communication, and by contributing to the relevant village newsletters. The people in these communities are already regular visitors to Burton in Lonsdale for existing activities such as Concert&Cakes, the Village Shop and events in the Village Hall and are likely to appreciate the option of using a traditional country pub during their visits or for more occasional outings, as an alternative to their local amenities.

*Estimated population reach approx.: 7,056*

Kirkby Lonsdale 1,968, Bentham 3,035, Hornby with Farleton, 716 (plus new houses being built), Wennington 178, Clapham cum Newby, 640, Austwick, 519

The map in Figure 2 shows the towns, villages and hamlets within a five-mile radius of Burton in Lonsdale. With the exception of Bentham, Ingleton, Kirkby Lonsdale and Hornby, there are no other pubs in the area. This radius covers the counties of North Yorkshire, Cumbria and Lancashire.



*Figure 2 Map showing villages within a five-mile radius of Burton in Lonsdale.*

4. A fourth community tier is formed from those from further afield, covering the networked areas connected to village residents as well as tourist visitors to the Lake District, the Yorkshire Dales National Park, and those travelling between Scotland and the South.

It is anticipated that The Punch Bowl Community Inn will provide a boost to local tourism, situated as it is between the Lake District National Park and the Yorkshire Dales National Park. The visitor economy for these two areas represents 15.8 million (Lake District) and 6.63 million (Yorkshire Dales National Park). As the village is a one-hour drive to the centre of the Lake District tourist area, Windermere and a one-hour drive to the village of Grassington, popular the world over as the area where the Channel 5 series "All Creatures Great and Small" is filmed, we believe that we are very well placed to contribute to this visitor economy.

We also have evidence that the artist JMW Turner passed through the village on his tour of the north in 1816, (see Figure 3). This connects well with the number of artists who currently live in the village.

We have evidence that The Punch Bowl Inn could also providing an attractive stopping off point for cyclists following the Lands' End to John O'Groats route, (see Letters of Support Appendix 1), for those attempting the Yorkshire Three Peaks Challenge (100,000 visitors pa). This segment includes those, who have family connections past or present with the village and are consequently regular visitors to the area. And finally,

at a conservative estimate, there are a minimum of 1,500 couples and families who own holiday accommodation, most often in static caravans, who visit the area regularly.



*Figure 3 Tracing Turner's footsteps through Burton in Lonsdale*

For this tier we have reached out via regional radio stations and local and national press releases, and to special interest groups such as Cycling UK and CAMRA (see Letters of Support) as well as via social media channels. This work has also revealed the critically important community of family - those who have been brought up in the village and who still have friends and family members here.

*Estimated population reach 1M+*

Yorkshire Post readership 1.8M; Craven Herald readership (offline) 3,966

Visitors to the Yorkshire Dales National Park (2022) 6.63M

Visitors to the Lake District National Park (2022) 15.8M

Friends and Family 1,200

# Engagement Methodologies

## Meetings

The initial meeting invitations were all sent out by hand to each household. We know this village well, and know that this was the best way to reach all residents.



*Figure 4 Photos of Meetings 6 February, 8 February and 27 March 2024.*

## Email

A dedicated email address [burtoncommunitypub@gmail.com](mailto:burtoncommunitypub@gmail.com) was established immediately to drive traffic to one source. From there, email updates have been sent regularly to not only residents but all those who have requested to be kept informed of the progress of the project. Full copies of email communications are in Appendix 2.

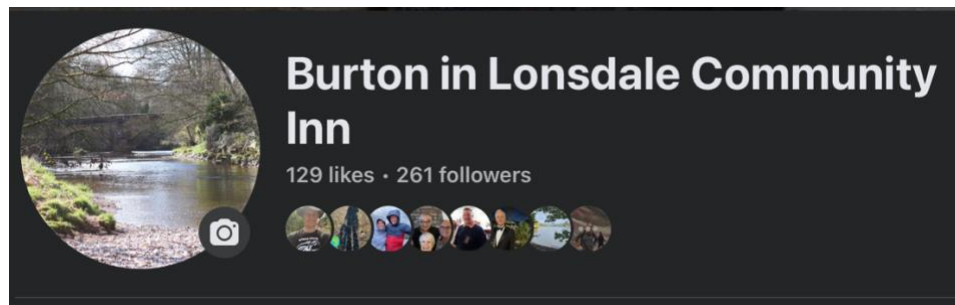
- Email update 1 - sent 14<sup>th</sup> February 2024
- Email update 2 - sent 28th February 2024
- Email update 3 - sent 18th March 2024



## Facebook

As Burton in Lonsdale already has a well-used village Facebook Group with 591 members, we knew this was a trusted method of communication. A new Campaign Facebook Page was launched on 25th February and now has over 250 followers.

<https://www.facebook.com/profile.php?id=61556588049685>



*Figure 5 Burton in Lonsdale Community Inn Facebook Page*

## Website

A dedicated website ([www.burtoncommunityinn.com/](http://www.burtoncommunityinn.com/)) was launched and linked to both the Facebook Page and Village website. This is where the Rules of the Community Benefit Society are held and where new sign-ups to the Email Newsletter and enquiries to Pledge in Principle are taken.



*Figure 6 Burton in Lonsdale Community Pub Website Home Page*

## Letters of Support

A team of Community Engagement volunteers approached the Parish Council, All Saints Church, the Village Hall, the Sports Pavilion and the Village Shop, as well as over 90 village social groups, local businesses, tourist accommodation sites and special interest groups, such as CAMRA, Cycling UK. In addition, we engaged with our local MP, Mayoral candidate and Councillors.

We have now received more than 40 Letters of Support, (see Appendix 1), and have discussed a number of partnerships which will support the new Community Benefit Society as The Punch Bowl Inn re-opens. These are evidence of the range of local and international, visitor and business support that this Campaign enjoys as can be seen from this quote from CAMRA's National Policy Advisor, Paul Ainsworth.

*"With community purchase schemes, it's obviously vital that sufficient community support exists to enable the plans to come to fruition. In Burton in Lonsdale there is clearly a huge amount of such support and we have been most impressed by the professionalism and commitment of your team in leading the initiative - one of the best campaigns we've seen. We have no doubts at all that you can succeed though a contribution from the Community Ownership Fund would help enormously, especially to ensure that the pub reopens sooner rather than later."*

Paul Ainsworth, National Policy Planning Advisor, CAMRA

## Press

One member of the Campaign Group took responsibility for press engagement. We have a good relationship with our local press and connections to national titles, e.g. The Telegraph and the BBC. Our cause featured in the Yorkshire Post and Craven Herald, see Figure 7 below.



Figure 7 Craven Herald 7 March 2024

## Chronology of Engagement

Below is the timeline of the route to The Punch Bowl being put on the market and our engagement with the community.

### **March 2022**

Unbeknown to the Community, owners accept a private offer to sell the pub.

### **September 2022**

Private buyer for Punch Bowl Inn withdraws from purchase.

### **April 2023**

To avoid a private buyer sale, and keep the asset in the Community, Pub registered by the Parish Council with North Yorkshire County Council as an Asset of Community Value.

### **July 2023**

Preliminary fact finding visit to the Trawden Arms near Colne, which became a community owned pub on 21 October 2021.

### **September 2023**

Punch Bowl reduces opening hours to as few as two nights per week. Regularly closed without notice.

### **January 2024**

Group of friends from the village, and regulars at the pub, realise that the pub will soon come up for sale or close. Group conducts research on whether we could bring the pub into community ownership. Contact Plunkett Foundation. Visits The Mardale Inn in Cumbria to discuss their experiences of buying a pub.

Owners of Punch Bowl confirm their intention to sell. Invitations sent to every household to attend two community meetings to discuss the future of The Punch Bowl.

### **February 2024**

Two meetings held on the 6th and 8th February with the aim of gauging interest in the Village for bringing The Punch Bowl Inn into community ownership. 130 residents attended the meetings. We explained what a 'community pub' is, and the process we need to go through, if we decided to go down that route.

- 219 people responded to the initial questionnaire with **100%** in favour of keeping The Punch Bowl as a pub and of the pub becoming community owned.



- Community Workforce agree to provide financial start-up costs (survey, Plunkett UK membership) from the recent village B4RN network funds.
- An initial call for volunteers in Business Planning & Finance; Media & Website and Building and Construction was made. Working Groups were established in Infrastructure, Leadership & Organisation, Community Engagement, Finance & Legal, and the End Product.
- Wednesday 14th February - The Punch Bowl Inn, Burton in Lonsdale Ltd formally registered as a Community Benefit Society.
- Tuesday 20th February - The Pub listed for sale with Bentham estate agents Fisher Hopper.
- A strategy workshop examining the risks of purchase and how they can be mitigated, the strengths and weaknesses of any purchase and how to address potential future scenarios held on Friday 23rd February. The results of this were fed into the business plan to be submitted as part of the grant application.
- A meeting of the Community Engagement Group was held on 24th February to draw up a plan to engage groups and draw on volunteers.
- We were accepted for 10 hours of guidance and advice from Plunkett UK consultant, Mark Golding, whose village, Gunnerside, in Swaledale, was successful in a community purchase of its pub, The Kings Head. A meeting and half day workshop with Mark took place 20 - 27th February 2024.
- 23rd February - A surveyor, Mr David Boscombe, appointed and carried out a red book valuation of the pub on Friday 23rd February, his report has been uploaded as part of the COF application form Asset Information (2.2.2.2).
- Press releases sent to the local media and requests for letters of support sent to all village societies local groups and businesses.
- A Facebook page entitled Burton in Lonsdale Community Inn set up <https://www.facebook.com/profile.php?id=61556588049685> . It reaches 100 followers within 10 days and currently stands at 205. Links shared to the recent BBC CountryFile programme and You and Yours showcasing the stories behind community owned businesses in rural areas.
- A website which also includes a blog highlighting activities on the campaign has been developed: <https://www.burtoncommunityinn.com/>

- 28th February 2024. A further in-depth Community Survey distributed to all households with the focus on what individuals want from a community pub. This was accompanied by a pledge in principle form to gain an indication of the likely funds that could be raised from the community.

## **March 2024**

- 7 March 2024 - Asset of Community Value order is activated with North Yorkshire County Council giving the village six months to raise the funds to make an offer to buy The Punch Bowl Inn. Operative expiry date 7 September 2024.
- 18th March - Email update 3 on The Future of the Punchbowl distributed including details of the new website. People are encouraged to subscribe via the website to be included in future email updates and communicated via email update 3 on The Future of The Punch Bowl and Facebook.
- 22nd March 2024 - Red Book Valuation report received from David Boscombe.
- 27th March 2024 - Third Community Meeting held.
- 27th March 2024 - Formal purchase offer submitted to Fisher Hopper and Owners of Punch Bowl Inn.

## Future Engagement Activities

We have learnt from our successes and intend to continue all the communications channels we have established, adding more in-person drop-in sessions as will prove possible once the Pub is re-opened.

### Visits

We have engaged directly with our local MP, the Rt Hon Julian Smith, CBE, who will be visiting to meet the team and hear our plans on Friday 24th May 2024.

In addition, we have had a visit request from North Yorkshire Mayoral candidate Keane Duncan.

### Meetings

We plan to launch the Share Prospectus at an in-person village in mid-May 2024 and for this to close mid-June 2024. We have a volunteer ready to undertake training on the Community Shares Standard Mark which will ensure our share prospectus, when issued, meets national standards of good practice.

### Communications

We will ensure coverage of progress is communicated across social media, print (Village Newsletter) and email such that no membership groups are excluded from being informed. Equally, we have numerous ways for the community to contact us directly, both formally and informally; online, via post and in-person, which helps facilitate open communication.

### Stakeholder and Volunteer Management

We have over 90 village volunteers some of whom will be engaged further into the process. Other volunteers have practical skills and will be engaged at the time we have acquired the pub.

Once we have acquired the pub and have a management committee elected by the membership in accordance with the model rules, it is intended to form subcommittees, one of which will focus on pub services and community engagement. We already have a wealth of information and survey feedback which we are keen to follow up on with more in-depth analysis and research. We know for example, that our community would value space for young people to socialise, and for skills training (Young Persons Survey Results in Appendix 4). and we are keen to respond to the age profile of our village by making the pub a Dementia Friendly space. We have had considerable interest in using the outside space to establish a Community Allotment for which we propose to work with Burton Allotment Volunteer Group (see Appendix 5). We further plan to embed







the process of monitoring Social Impact and Benefit through a Sub Group to ensure that the Tenant and CBS Management Team have full access to the information they need.


We will continue to use our established communication channels for the purpose of sourcing new volunteers, especially as the nature of tasks evolve during the next stages of the project, and to use them as an avenue to advertise for additional services we may need.

We have appointed a dedicated Membership Secretary to actively promote possibilities for future membership, including a waiting list if the share offer is fully subscribed.

## Partnerships

As a result of the Community Engagement work, we have discussed partnerships with:

|   |  |
|---|--|
|   | <a href="#">CAMRA</a> - keen to engage locally and nationally (See Letters of Support)   |
|  | <a href="#">Bentham Pottery</a> - this is the only remaining working pottery in the area and has undertaken extensive work on the history of the Burton in Lonsdale Potteries. The owner is keen to supply crockery for the pub and pottery experiences/local history talks. |
|  | <a href="#">Penningtons Tea &amp; Coffee Ltd, Kendal</a> - multi-award-winning family business willing to supply free advice, training and heavily discounted machinery.   |
|  | <a href="#">Kirkby Lonsdale Brewery</a> - award-winning local brewery.   |
|  | Broadband 4 Rural Networks - based locally and willing to offer free connection and ongoing support.   |
|  | <a href="#">Age UK</a> and Carers associations - Connection through Campaign group members supporting our ambition to reach and serve our elderly residents.   |

|   |  |
|---|--|
|  | <a href="#">The Woodland Trust</a> - existing connections through the Parish Council for advice and support on environmental issues. |
|---|--|

*Table 1 Possible Partnerships with The Punch Bowl as a Community Pub*

In addition, we wish to acknowledge the considerable support and advice we have had through our connections with Thwaites Brewery, the company which has previously owned The Punch Bowl Inn.

## 4.0 Community Survey and Pledge Campaign

The results of the first short survey were to gauge support for the idea of bringing The Punch Bowl Inn into Community Ownership. 201 people responded with 100% in favour of keeping the pub and applying for community ownership.

### Summary Responses from Initial Meeting Questionnaire

| Questions   | Responses Totals |    |          |                  |   |
|---|------------------|----|----------|------------------|---|
|   | Y                | N  | Possibly | Incomplete/Blank | ? |
| Do you think The Punch Bowl should stay as a pub?                 | 201              | 0  | 0        | 0                | 0 |
| Should The Punch Bowl become our pub through community ownership? | 199              | 0  | 0        | 2                | 0 |
| Would you like to volunteer in any capacity?                      | 113              | 70 | 8        | 6                | 2 |
| Would you like to contribute (skills)?                            | 109              | 73 | 4        | 10               | 3 |
| Could you potentially invest (finance)?                           | 141              | 47 | 5        | 5                | 1 |

*Table 2 Responses from Initial Meeting Questionnaire*

To formulate our Business Plan, we conducted a full survey of the whole Parish in the last week of February 2024. The survey, accompanied by a Pledge in Principle form was distributed in print by hand to each household, by email to those signed up from the Consultation Meetings, by copy in the Village Shop, and on social media. We also asked residents to list any areas in which they felt they could help in either provision of skills, identifying funding streams or buying shares. The full Community survey can be accessed at the following: <https://forms.gle/b5wxiT3Gudut6Zbq8>

202 households responded, representing 353 individuals equating to 62% of the village. Analysis showed that 91% of respondents stated that they regarded having a pub in the village as either important or very important, and 81% of responders said they'd use the pub more often if it was Community Owned. 95% of respondents thought that food was the most important additional service they would most like to see from the pub.

The top facilities and activities people would like to see in a community pub were:

Food, Family Friendly Beer Garden, Café, Themed Nights, Community Events, Welcome Warm Space and Parking spaces for the Pub.

## Community Responses

Q1. What facilities and activities would you like to see the pub offer?

|                                 | Respondents | %   |
|---------------------------------|-------------|-----|
| Food                            | 187         | 95% |
| Family Friendly, Beer Garden    | 156         | 80% |
| Café (barista style coffee)     | 144         | 73% |
| Themed Nights (Quiz, Games etc) | 141         | 72% |
| Community Events                | 136         | 69% |
| Wi-Fi                           | 134         | 68% |
| Live Music                      | 132         | 67% |
| Family Friendly Area            | 128         | 65% |
| Community Welcome Warm Space    | 117         | 59% |
| Parking Spaces for the Pub      | 115         | 58% |
| Games Room                      | 83          | 42% |
| Community Allotment             | 81          | 41% |
| Drop-in Sessions (Education)    | 79          | 40% |
| Walking Group                   | 71          | 36% |
| Book Group                      | 65          | 33% |
| Sports on TV                    | 62          | 32% |
| Homeworkers Hub                 | 53          | 27% |
| Elective Vehicle Charging       | 50          | 26% |

Other suggestions included microbrewery, marquee, external catering, camper van hook up, dog friendly, loyalty card, exhibition space for local artists, a men's shed, mental health shed, pop up shops.

*Table 3 Breakdown of Facilities Community would like to see in a Community Owned Pub*

Q2. How important is it for you to eat in the pub?

|            |       |
|------------|-------|
| Essential  | 15.8% |
| Very       | 54.6% |
| Somewhat   | 28.6% |
| Not at all | 1%    |

Q6. Would your usage be different to how you previously used the pub?

|                       |       |
|-----------------------|-------|
| Yes, I would use more | 81.2% |
|-----------------------|-------|

|  |       |
|--|-------|
| No, I don't think it would change my use | 17.3% |
| I don't like going to pubs               | 1.5%  |

Q 4. Please tell us how you feel about having a community pub and any ideas you have for things it could do for the Village?



Figure 8 Word Cloud of How People feel about having a Community Pub



Figure 9 Word Cloud of what people felt a Community Pub could do for the Community.

*"A wonderful opportunity to provide all of the above options and to encourage more people to participate in events and the village itself. By enabling the community to*



*own it we will hopefully have a sustainable resource for many years to come- the real hub any village needs"*

The full analysis of the qualitative free text comments was conducted by a volunteer and is in *Appendix 4*.

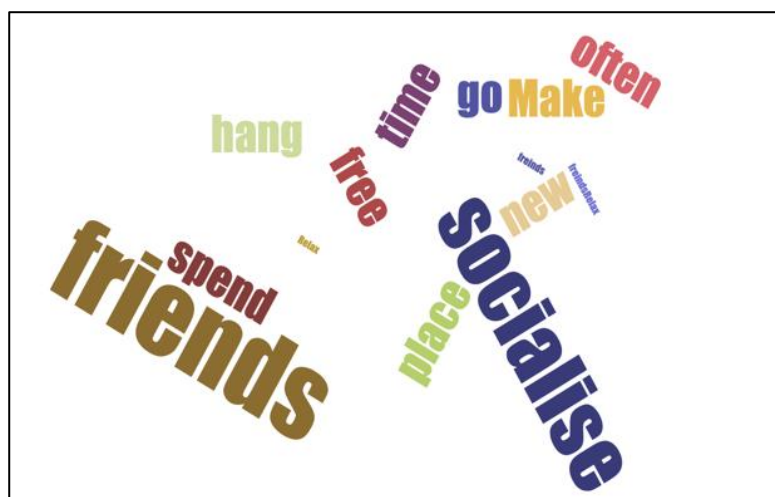
We also undertook a young person (aged 11 – 19+) survey to see what the younger sections of the village wanted. The full survey can be found in *Appendix 3*.

## Young Persons Survey Responses.

Q4. How would you like to use The Punch Bowl community space?

|                                     | Respondents | %    |
|-------------------------------------|-------------|------|
| Café                                | 3           | 50%  |
| Meeting place for time with friends | 2           | 33.3 |
| Social Space with friends           | 6           | 100% |
| Games Nights (Pool etc)             | 5           | 83%  |
| Creative Social Space               | 1           | 17%  |
| Outdoor Meeting Space               | 1           | 17%  |
| Study Space                         | 1           | 17%  |
| Work Experience                     | 2           | 33%  |
| Paid Work                           | 2           | 33%  |

Q. What do you think might be the benefits to you, if the pub had young-person related activities?



*Figure 10 Word cloud of Benefits of a Community Pub for Young Persons in the Village*

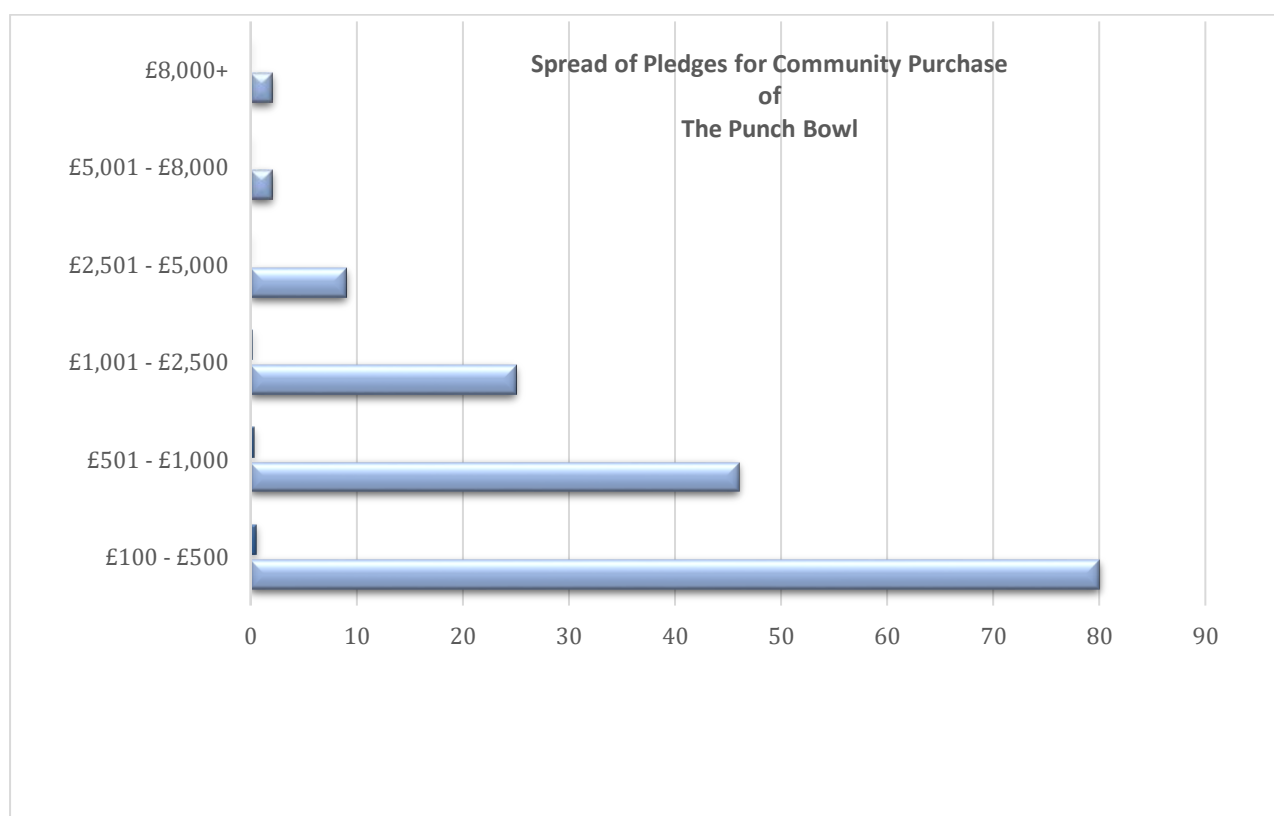
## Pledge Campaign Outcome

Pledge in Principle' (PIP) document (<https://forms.gle/o4qatdNNn9bT1Y3x7> )

By the end of the pledge period, we had received pledges from 164 people, of which 93% were residents of the Village and Parish. This demonstrates a clear endorsement from the community of our plans to bring The Punch Bowl Inn into Community Ownership.

An analysis of the spread of pledge sizes as shown in Table 4 illustrates the majority (77%) of pledges are £1000 or under. This demonstrates a very broad investment base, not being overly dependent on any given investor to raise the required funds.

The total value of these Pledges in Principle, when realised, range from £104,000 - £226,000.



*Table 4 Spread of Pledges for Community Purchase of The Punch Bowl*

## 5.0 Social Impact and Community Benefits

Analysis of the feedback through Questionnaires and 1-2-1 interviews has revealed a number of key themes we are keen to respond to and monitor.

### Community Pride & Perceptions of the local area as a place to live

Being an attractive venue to entice visitors and new residents was a key finding in the open-ended question. Increasing the number of visitors and being a means to attract, welcome and help settle in new residents was also mentioned. Burton in Lonsdale is a community which is proud of its heritage and surroundings and keen to celebrate and share that.

*"I feel homeowners to the village agree, a local pub is an asset and at the moment I feel a buzz in the village with a lot of work going on, new owners arriving, with young families and the village growing. As we know we also have lots of holiday accommodation so I feel with regular opening times, good food and drink and events on offer the pub will thrive."*

*Burton in Lonsdale Community Survey Responder 2024*

*"A community pub can also take account of things that might have wider benefit for Burton - such as encouraging visitors and attracting new residents. A showpiece for the village!"*

*Burton in Lonsdale Community Survey Responder 2024*

*Older residents were particularly concerned about the loss to the whole village if the pub wasn't purchased by the community.*

*"We still need a village pub; it will be a nail in the coffin if it goes. It is a valuable village facility that we don't want to lose, especially with not having the school anymore"*

*Elderly resident: 1-2-1 Interview 2024*

*"Marvellous if we could manage to do it [take the Pub into Community Ownership]. We need a place to gather. If it goes, we've lost everything."*

*Elderly resident: 1-2-1 Interview 2024*

## Social Trust, Cohesion and a Sense of Belonging

This was the most frequently mentioned outcome in the questionnaire responses (14% of all respondents). Recurrent themes incorporated into the Social Impact Matrix (Table 5)

- Improving the cohesiveness/togetherness of the community
- Increasing the sense of community spirit
- Increasing connections, involvement and integration

From the feedback we know that:

*"I love the idea of a Community Pub - somewhere warm and welcoming in an attractive space with a beautiful garden. It could act as a focal point for the village, a hub for the social life of the village and act as an endeavour everyone can get behind. It will be a unifier."*

*Burton in Lonsdale Community Survey Responder 2024*

*"Really essential that the village has a vibrant pub and this would be served best by being a Community Pub. A hub for informal socialising and village events, it would foster community spirit and cohesion."*

*Burton in Lonsdale Community Survey Responder 2024*

## Participation in Community Life, Arts, Culture and Sport.

Because of, rather than despite the number of alternative village assets, the pub is universally acknowledged as the place which holds everything together. It is where new ideas are born, and where the many active groups in the village find, and engage with residents both old and new. Before it closed, large groups such as Pals with Trowels, the Community Workforce, the Bowling Club and the Burton Heritage Group held their regular meetings at the pub. A key area of development, which would be made possible through Community Ownership, would be to offer recreational facilities for young people, who currently do not socialise in the village at all.

*"A lot of groups would use the pub as an extension of their meeting, e.g. Young Farmers, who would go on to the pub for a drink after their get-together."*

*Elderly resident: 1-2-1 Interview 2024*

*"A good pub can be the heart of the village in that it can draw people together. It could provide activities for all ages at different times of the week and during school holidays."*

*It could provide a warm inviting space for older people to go and meet and chat with friends for companionship."*

*Burton in Lonsdale Community Survey Responder 2024*

It is for this reason that we have addressed the key requirements of Disabled Access, space for a welcoming range of activities and events, and most importantly an affordable food and cafe offering, in the Business Plan.

*"The most prominent examples of pubs playing a social role in their local communities tended to be those that catered to a range of customers and made people feel welcome and valued."*

Power to Change: "What works"

## Local Economic Outcomes; Employment, Volunteering, Employability and Skills.

It was recognised by a number of questionnaire respondents that bringing more visitors into the village would also bring in additional income to the pub and other village assets. At the same time, it was acknowledged that having a thriving pub would increase the attractiveness of the village and make it a more desirable place to live. Younger respondents were interested in employment and training opportunities.

*"A pub these days needs to be so much more than just a drinking hole. It needs to be a safe community space for everyone ... but more importantly a social space for all to meet. A cafe bar would then support the whole Community, not just a few. It could eventually create jobs for locals and increase property values as it would encourage people to want to move here."*

*Burton in Lonsdale Community Survey Responder 2024*

*Although limited in number, there are clear signs that a community owned pub could play a significant role in their friendship networks for our young people and we have taken note of the advice in the 'Space to Thrive' report. This work does need further investigation and time, and as part of this process, we plan to look at how we include this cohort in either the management structure and/or the development of activities on offer.*

*Campaign Group Volunteer - Response to Questionnaire to Young People*

## Measuring Social Impact and Benefits

Our Plan for Measuring Social Impact and the Economic Benefits accrued from Community Ownership of The Punch Bowl is to be introduced in Year One. Over 12 months we will measure:

### Community Pride and perceptions of the local area as a place to live

- Events hosted for customers - quizzes, themed nights, coffee tasting, music nights, beer festivals.
- Events hosted for individuals - parties, funeral wakes, national events (e.g. Coronation).
- Customers served/satisfaction surveys/Trip Advisor ratings.
- Survey new arrivals to the village - does the pub help them settle in?
- B&B Rooms occupancy levels.

### Social Trust, cohesion and a sense of belonging

- Number of Community Benefit Society Members.
- Number of volunteers involved in refurbishment.
- Number of events organised by the Pub with village attendance
- Success of Cafe-style offer and daytime use.
- Fundraising for other causes (quiz, etc.) - for village and national causes.

### Participation in Community Life, arts, culture and sport

- Local groups meeting regularly (existing) - rates of return
- Local groups meeting regularly (new)
- Establish Community Allotment (See Appendix 5)

### Local economic outcomes

- Staff Employed and staff satisfaction levels
- Local Staff Employed and trained
- Turnover
- Number of days open

### Positive Impact on physical and mental health and isolation

There is limited evidence from community responses regarding positive impact on these health and social outcomes. Further consultation is required and a more person-centred approach to collecting evidence of need and demonstrating achievement of outcome.

As part of this, we plan to connect our area Demographic Data from the 2021 Census (when published) to indicators of social exclusion and loneliness to identify further approaches to those in our community who have not yet been reached.

Although not possible in the time frame for this grant application, this will be part of the ongoing community engagement and development plan for the Community Owned Punch Bowl Inn.

We have a number of experienced volunteers prepared to leading on the design and implementation of impact measurement tools and approaches including focus groups, surveys, the development of case studies, and peer reflection sessions with a wide variety of stakeholders including single and family households and business owners in the construction holiday accommodation and farming communities.

## Social Impact Benefit Matrix

| What service/activity will your pub provide?          | Which group(s) or types of individual(s) will benefit from this?  | How many people for each group do you estimate will benefit each year? | When & how frequently will the group (s) activity/service?   | What outcomes or benefits will the groups experiences as a result of accessing the service/activity  | How will you monitor whether outcomes are being achieved?   | How frequently will you monitor whether these outcomes are being achieved?  |
|---|---|--|--|--|---|---|
| <b>Purchase, refurbish and re-open The Punch Bowl</b> | <p>1. Local residents of all ages, clubs and societies.</p> <p>2. Local businesses, producers and suppliers. Contractors for construction and refurbishment work.</p> <p>3. Tourists/Visitors /Cyclists/Walkers.</p> <p>4. Local people seeking employment /volunteer/training opportunities.</p> | <p>1. 570</p> <p>2. 51</p> <p>3. 2135</p> <p>4. 50</p>                 | <p>1. 90+ volunteers involved in purchase &amp; refurb of pub. On site daily. 570 residents when pub open.</p> <p>2 Set up and refurbishment using local suppliers' year 1. <i>See detail end of matrix p38.</i></p> <p>3. The pub &amp; café will open most days (during the day and evening)</p> <p>4. Year-round employment 2 ft and 5 pt. staff plus Contractors est. 45 On site weekly.</p> | <p>1. Significant positive event for the village community. The potential of purchasing The Punch Bowl has led to wonderful community engagement and enthusiasm. Re-opening offers multiple benefits; place to meet, café daytime, events evening, social space, family friendly B&amp;B accommodation.</p> <p>2. Partnerships identified with local contractors and suppliers who will experience increased business trading as well as stronger local presence. Volunteers and contractors engaged in initial survey work contribute skills and make business connections. (see p 37)</p> <p>3. Tourists and visitors will benefit from close access to a welcoming local pub and B&amp;B provision.</p> | <p>Number of people visiting the pub and staying in letting rooms.</p> <p>Seek Contractor reviews</p> <p>Number of contractors with continuing work relationships</p> <p>B&amp;B reviews</p> <p>Percentage of contractor and employed staff resident within 5-mile radius</p> | <p>Monthly CBS management committee meetings.</p> <p>Regular reviews with the tenant.</p> <p>Annual General Meeting for CBS Members.</p> <p>During the refurb, Weekly site meetings</p> |



| What service/activity will your pub provide?   | Which group(s) or types of individual(s) will benefit from this?   | How many people for each group do you estimate will benefit each year? | When & how frequently will the group (s) activity/service? | What outcomes or benefits will the groups experiences as a result of accessing the service/activity   | How will you monitor whether outcomes are being achieved?  | How frequently will you monitor whether these outcomes are being achieved?   |
|--|--|--|--|---|--|--|
|  |  |  |  | 4. Contractors for ongoing refurbishment work (B&B, car park), hospitality staff and young people benefit from local work and training opportunities  |  |  |
| <b>Provide food and drink at various times</b> | <p>1. Local residents of all ages, clubs and societies.</p> <p>2. Local businesses, producers and suppliers.</p> <p>3. Tourists/Visitors /Cyclists/Walkers.</p> <p>4. Local people seeking employment /volunteer/training opportunities.</p> | <p>1. 570</p> <p>2. 45</p> <p>3. 2135</p> <p>4. 50</p>                 |  | <p>1. Social cohesion and reduction in social isolation for single occupancy house residents. Strengthening community pride. 2.Greater sense of community, leading to increased sense of wellbeing.</p> <p>3.Showcase for local produce and services</p> <p>4. Community welcome inclusive warm space that is also family and dog friendly. Increased work and training opportunities. Reduction in commuter traffic.</p> | <p>Weekly Food and Drink Sales. Weekly Calendar of Events</p> <p>Reviews on social media, from villagers, tourists, reviews in trade guides, i.e. Good Beer Guide, CAMRA Award. Press reviews, visitor book comments.</p> <p>Successful club/group visits, events.</p> <p>Number of new events</p> <p>Focus Groups</p> | <p>Weekly and monthly at community events</p> <p>Weekly Tenant Reports</p> <p>Monthly Management Team meetings</p> |
| <b>Café</b>                                    | 1. Local residents of all ages, clubs and societies.   | <p>1. 570</p> <p>2. 45</p> <p>3. 7056</p>                              | Daily, weekly, monthly                                     | <p>1 Community welcome inclusive warm space.</p> <p>Reduction of social isolation</p>   | Village and user (tourist, cyclist walkers) feedback   | Daily, Weekly.   |

| What service/activity will your pub provide?                              | Which group(s) or types of individual(s) will benefit from this?   | How many people for each group do you estimate will benefit each year?         | When & how frequently will the group (s) activity/service? | What outcomes or benefits will the groups experiences as a result of accessing the service/activity   | How will you monitor whether outcomes are being achieved?   | How frequently will you monitor whether these outcomes are being achieved?   |
|---|--|--|--|---|---|--|
|   | <p>2. Local businesses, producers and suppliers.</p> <p>3. Tourists/Visitors /Cyclists/Walkers.</p> <p>4. Local people seeking employment /volunteer/training opportunities.</p> | 4. 50  |  | <p>for elderly, meeting new people, creating a greater sense of community</p> <p>Community Allotment set up</p> <p>2. Opportunity to showcase new products and services</p> <p>Cycle racks and food services for cyclists and walkers</p> <p>3. Unique welcome; low food miles, local product</p> <p>4. Increased employment and life experience.</p> | <p>on social media, comment books, reviews in guides, food &amp; drink sales.</p> <p>Cycling groups include stop at pub</p> <p>Community Allotment supplies cafe</p> <p>Tenant chooses local suppliers.</p> | <p>Monthly management committee meetings.</p> <p>Regular reviews with the tenant.</p> <p>Tenant weekly report</p> <p>AGM for shareholders.</p> |
| <p><b>Disabled access</b></p> <p><b>Dementia friendly environment</b></p> | <p>1. Local residents.</p> <p>2. Elderly residents.</p> <p>3. Tourists/Visitors.</p> <p>4. Local people seeking training</p>   | <p>1. 570</p> <p>2. 197 (2011 Census over 60s)</p> <p>3. 7056</p> <p>4. 50</p> | Daily, weekly, monthly                                     | <p>1, 2 and 3 Increased elderly and limited mobility customer visits. Increased opportunity for residents to accommodate elderly visiting relatives.</p> <p>4. Training opportunities/skills enhancement</p>  | <p>Note of numbers compared to previous, where no disabled access available.</p> <p>Dementia Friendly access accreditation</p>  | <p>Monthly management meetings.</p> <p>Resident Feedback.</p> <p>Regular reviews with the tenant.</p> <p>AGM Shareholders.</p>                 |
| <b>Social meeting venue for clubs and societies.</b>                      | <p>1. Local residents of all ages, clubs and societies.</p> <p>2. Local businesses, producers and suppliers.</p>   | <p>1. 570</p> <p>2. 65</p> <p>3. 7,800</p>                                     | Weekly, monthly.   | <p>1. Greater community cohesion. Improve wellbeing by meeting with those of same interest. Reduce social isolation. Activities accessible</p>  | <p>Number of bookings and attendance at/sales from exhibitions and events.</p>  | <p>Monthly management meetings.</p> <p>Regular reviews with the tenant</p>   |

| What service/activity will your pub provide?                         | Which group(s) or types of individual(s) will benefit from this?                              | How many people for each group do you estimate will benefit each year? | When & how frequently will the group (s) activity/service? | What outcomes or benefits will the groups experiences as a result of accessing the service/activity   | How will you monitor whether outcomes are being achieved?  | How frequently will you monitor whether these outcomes are being achieved?              |
|--|---|--|--|---|--|---|
| <b>Display space for local artists heritage etc</b>                  | 3. Tourists/Visitors /Cyclists/Walkers.   |  |  | in the village without recourse to transport.<br>2. Opportunity to showcase services and offer arts and cultural workshops<br>Promotion of local artists and heritage. Increase in community knowledge.   | Regular events and groups meetings come back to the pub<br>New groups and events are established<br>Pub is used throughout the day | Tenant Weekly Reports<br>AGM for Shareholders<br>Monthly Focus Groups                   |
| <b>Tourist information</b>   | 1. Local residents.<br>2. Tourists/Visitors/Cyclists/Walkers /culture and history enthusiasts | 1. 570<br>2. 1M+   | Daily  | 1 Enhanced community pride<br>2. Visitors & Tourists access information about the local area to enhance their stay in our area<br>Visitors access local information through social media and online.  | Visitor/Tourist feedback.<br>Number of enquiries.<br>Leaflets taken, Visitor Book comments.  | Monthly management meetings.<br>Regular reviews with the tenant<br>AGM<br>Shareholders  |
| <b>Create opportunities for local employment &amp; volunteering.</b> | 1. Local residents.   | 1. 570   | Daily  | Public transport is very limited in the village and the pub could improve access for employment for opportunities for those seeking work, offer work experience for younger residents & volunteering opportunities in the café.<br><br>Reduction in travel and car use. | Number of local residents employed, volunteering, undertaking work experience.   | Monthly management meetings.<br>Regular reviews with the tenant<br>AGM for Shareholders |

| What service/activity will your pub provide?           | Which group(s) or types of individual(s) will benefit from this? | How many people for each group do you estimate will benefit each year? | When & how frequently will the group (s) activity/service? | What outcomes or benefits will the groups experiences as a result of accessing the service/activity   | How will you monitor whether outcomes are being achieved?  | How frequently will you monitor whether these outcomes are being achieved?                                     |
|--|--|--|--|---|--|--|
| <b>Annual Resident/User Review</b><br><br>Focus Groups | 1. Local residents.<br>2. CBS Members                            | 1. 570<br>2. 400   | Annually<br>Quarterly                                      | <p>Opportunity to give feedback/suggestions on the pub/café and any associated activities the pub offers.</p> <p>Enhanced social cohesion, sense of belonging and social trust.</p> <p>Opportunity to engage in Focus Groups and in product and service development</p> | <p>Actions taken as result of feedback and review. Minutes of meetings.</p> <p>Increasing number of Members.</p> <p>Management Team attracts new members.</p> <p>Management Team reflects all social and age groups.</p> <p>Attendance at AGMs</p> | <p>AGM and other CBS Member review meetings for shareholders</p> <p>Six monthly CBS Sub Committee Meetings</p> |

*Table 5 Social Benefit Matrix*

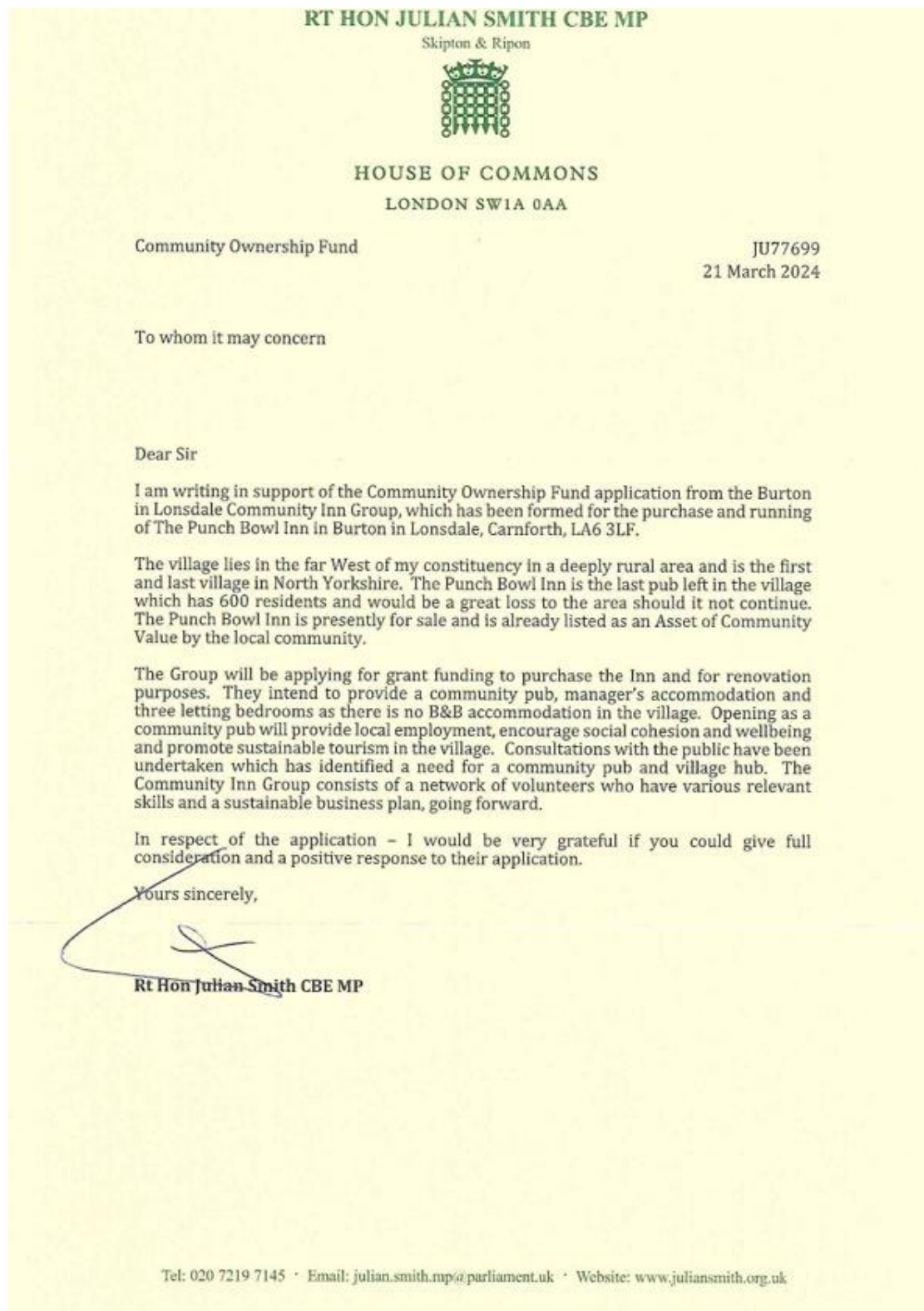
## Breakdown of Individuals/Groups using Punch Bowl Inn during Refurbishment.

Contractors for construction and refurbishment works by numbers of operatives (note – not these are visits by tradesmen not full-time workers)

| Trade                | Number of operatives | Comment   |
|----------------------|----------------------|---|
| Volunteers           | 16                   | Estimate – assume volunteers will strip out fittings and carpet from tenant’s flat and redecorate. Decorate toilet. Volunteers to make good beer garden |
| Electrician          | 4                    | Throughout pub. Assume different contractor for various areas   |
| Kitchen fitters      | 2                    | Tenant kitchen  |
| Bathroom installer   | 1                    | Tenant bathroom   |
| Floor layers         | 2                    | Upstairs – assume same contractor throughout  |
| Decorator            | 2                    | Assume external decorator for guest rooms.  |
| Plumbers             | 3                    | Assume different contractors for downstairs toilet area and guest rooms   |
| General builders     | 4                    | Assume different contractors for toilets and guest rooms  |
| Groundworkers        | 3                    | 2 labourers and a machine driver.   |
| Machine driver       | 1                    | Grubbing up hedge   |
| Joiner               | 1                    | Manufacture and installation of staircase   |
| Visiting managers    | 5                    | Kitchen fitting, bathroom installation, groundworker, general builder x2  |
| Install solar panels | 2                    |   |
|                      |                      |   |

Total of 16 volunteers and 30 local tradesmen. In addition, there will be professionals including building control, planner, heritage officer, building surveyor & structural engineer

# Appendix 1 Letters of Support



**From:** Paul Ainsworth <[paul.ainsworth@camra.org.uk](mailto:paul.ainsworth@camra.org.uk)>  
**Date:** 27 March 2024 at 07:23:57 GMT  
**To:** Marilyn Smith <[sandgrowngirl53@gmail.com](mailto:sandgrowngirl53@gmail.com)>  
**Subject:** Re: PUNCH BOWL - BURTON IN LONSDALE

Dear Marilyn Smith

I am writing on behalf of CAMRA, the Campaign for Real Ale, to express our strong support for the Community Ownership Fund application by your Burton Community Inn group.

For a village like this (that once had up to eight pubs) to lose its last pub is unthinkable. Overwhelming evidence exists to highlight the importance of settings where local people can come together to meet and socialise in a welcoming environment. Well-run community pubs further individual well-being and encourage community cohesion. I need hardly tell you that without The Punch Bowl, the village will have no venue where such activity can happen.

With community purchase schemes, it's obviously vital that sufficient community support exists to enable the plans to come to fruition. In Burton in Lonsdale there is clearly a huge amount of such support and we have been most impressed by the professionalism and commitment of your team in leading the initiative - one of the best campaigns we've seen. We have no doubts at all that you can succeed though a contribution from the Community Ownership Fund would help enormously, especially to ensure that the pub reopens sooner rather than later.

Community owned pubs continue to be amazingly successful. We know of more than 170, only one of which has failed as a business (and that for specific and unusual reasons). This is a model that really works; these pubs generate levels of community commitment that most can only dream about - hardly surprising, as local people regard the pub as 'theirs' and can rely on it being run in a way that meets their needs.

CAMRA is most grateful to the Fund for the amount of help it has given to saving community pubs - we very much hope that The Punch Bowl will be another one.

Paul Ainsworth  
CAMRA National Planning Policy Adviser

Westfields,  
Chapel le Dale,  
INGLETON,  
Via Carnforth,  
LA6 3JG.

13<sup>th</sup> March 2023

015242 42435

Cllr.david.ireton@northyorks.gov.uk

To whom it may concern.

Burton in Lonsdale community pub group

I am writing this letter in support of the above group.

The group have organised 2 public meetings in the village, I attended one and it was well attended, and everyone was in favour of retaining the pub (The Punchbowl, Burton in Lonsdale) as a community asset. This is the only pub remaining open in the village.

Rural pubs are such a key asset to the community, and they are part of the beating heart of village life. We are seeing many facilities that are now run by community volunteers, i.e. village shops, library services, swimming pools etc and they are all proving to be successful ventures as the feeling of ownership of these facilities leads to keeping the community vibrant.

Should you wish to discuss this matter further please do not hesitate to contact me.

Yours sincerely,

*David L Ireton*

David L Ireton  
North Yorkshire Councillor for the Bentham and Ingleton Division

OFFICIAL



## The Punch Bowl

Jennifer Sedgwick - Gallaber Farm <info@gallaberfarm.co.uk> 29 February 2024 at 09:57

To: burtoncommunitypub@gmail.com

To whom it may concern

We would just like to register our support for The Punch Bowl to become a community run pub. It is essential that it remains open for the good of the village as a central hub for villagers & visitors alike. We run a caravan park & holiday cottage & our visitors have always loved the fact that they can easily walk into the village to the pub for a drink or more importantly, a meal, as it was part of their holiday experience & they have missed it not being a reliable option recently. I'm sure many other accommodation providers in the area have also found this.

We would love to see The Punch Bowl up & running again as a community pub, somewhere we could easily take friends & family for a treat without having to travel any distance & we wish you good luck with your application Kind regards

Tommy & Jennifer Sedgwick

Sent from my iPad

## Punch Bowl Burton in Lonsdale

Chris Dean <deano7174@gmail.com>

25 March 2024 at 17:40

To: BCP <burtoncommunitypub@gmail.com>

Dear Julie,

I hope I am ok to address this email to you.

I am writing to express my full support for the move the community to take over and run The Punch Bowl public house in Burton-in-Lonsdale.

As the owner of a small property in the village that we visit and rent out through Airbnb it is a huge deal to keep the pub going. I realise it has had some ups and downs in recent years, but, as someone who has been visiting the village for over 40 years, it has always been an important centre for local people to get together and for visitors to enjoy the fantastic hospitality of the area.

Best regards

Chris Dean

If you need anything else, please email, or call/text as I think you have my number.

## The Punchbowl

Tony Stott <anthony.stott@hotmail.co.uk> 20 March 2024 at 21:25

To: "burtoncommunitypub@gmail.com" <burtoncommunitypub@gmail.com>

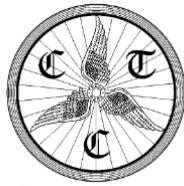
Hello Christine,

As secretary of Blackburn & District Cyclists' Touring Club and on behalf of all my club members, I am in full support of the community project involving the Punchbowl. As a cafe stop, the pub would be a perfect place for our weekend and mid-week rides. We have always wanted another venue in the area, other than Ingleton or Kirkby Lonsdale, and so we would be able to avoid the busy A65. Good luck with the 80% funding from the national levelling up scheme - you deserve it.

All the best,

Tony.

Tony Stott, hon secretary, Blackburn & District CTC.



## Burnley & Pendle CTC

Cycling UK Member Group  
[www.burnleyandpendlectc.co.uk](http://www.burnleyandpendlectc.co.uk)  
Secretary: John Ramsden,  
5 Lansdowne Close, Burnley. Tel 01282 712185  
E-mail: [john.ramsden@burnleyandpendlectc.co.uk](mailto:john.ramsden@burnleyandpendlectc.co.uk)



23<sup>rd</sup> March 2024

Dear Christine

Our club is always interested in bike friendly café stops along routes which are approached via quiet back roads.

We would be delighted to see the village pub The Punch Bowl retained as a community owned and run asset in Burton in Lonsdale.

Sadly too many village pubs seem to be closing and so it is nice to hear that hopefully yours will carry on providing a service that is much needed.

We cycle from the Burnley and Pendle area and also run car assisted rides in your area. Our group rides usually consist of about 8 – 10 riders.

We are always on the look out for new cafes that welcome cyclists.

Hope you secure the grant you need.

All the best from Burnley and Pendle CTC

Jim Duerden

Club President



**Company No.**  
07972148

**Vat No.**  
998 0779 41

**J Lawson Electrical Ltd**  
**14 Manor Close**  
**Burton in Lonsdale**  
**Carnforth**  
**LA6 3NE**

jlawsonelectrical@gmail.com  
**07786222566**

**Date:22/3/24**

#### **Burton in Lonsdale Community Pub Project**

Dear Sir/Madam, I am writing this letter of support for the village pub project, the pub being a very important part of village life for many people.

Our village pub is a meeting place for many, and offers a warm friendly environment for different events and clubs that meet there.

I also co-own a local caravan park, and we are always happy to recommend our pub for food.

Our pub provides employment in the village, and just like our village shop which is community owned and operated, the pub would work really well being run by the community, all with village interests at heart.

I wholeheartedly support the application for a grant that would help the pub to continue to operate successfully within the village

Yours sincerely

J Lawson

## **Support for idea of Community Pub and Hub for Burton in Lonsdale**

**Robert Ward** <robert52ward@outlook.com>

21 March 2024 at 19:16

To: "burtoncommunitypub@gmail.com" <burtoncommunitypub@gmail.com>

Dear Christine Wardle

I am writing to you regarding the proposal to purchase The Punch Bowl in Burton in Lonsdale and to run it as a community pub and hub. As a committee member for the Clitheroe Bike Club, I can say that our club would whole heartedly support the idea, if this meant that there was a café where we could rest and refuel on our club rides.

We often pass near the village with rides from Clitheroe over Cross o Greet, Bowland Knotts, via Settle or via Wray. So, this makes an ideal half-way Café stop for rides of about 60 miles and further. You can find out more about our club from our website [Clitheroe Bike Club - Developing Cycling and Cyclists - Home](#)

Please keep me informed how your project progresses and I wish you good luck. Best Regards

*Robert Ward – Treasurer Clitheroe Bike Club*

## **KCC Support for Punch Bowl as a Community Owned Asset**

2 messages

**Simon Horsley** <sahorsley@hotmail.com> 21 March 2024 at 13:36 To:  
burtoncommunitypub@gmail.com

*Kendal Cycle Club (KCC) are a local cycle club with over 800 members and our members greatly appreciate having access to facilities which are cycling friendly. Where we know our bikes will be safe, we will be welcomed (even if dripping wet from the rain), where we can warm up in the colder periods and where we can purchase top quality food and drinks to fuel our onward rides. The Punch Bowl location is ideally suited as a location for cyclists who regularly ride the roads around Burton in Lonsdale and we will make a point of ensuring that our members are aware of this gem, when operational.*

*Regards  
Simon Horsley (Chair Kendal Cycle Club)*

## BURTON IN LONSDALE VILLAGE HALL COMMITTEE

21<sup>st</sup> March 2024

I write on behalf of Burton Village Hall Committee in wholehearted support of the bid to bring about the community purchase of The Punch Bowl.

Burton is a small village that has enjoyed the benefits of having a Pub at its centre for centuries. Its loss would have a hugely detrimental effect across the community.

Thankfully within the village we have a strong multi-talented team; should they be successful in their bid we are confident The Punch Bowl would once again become a vibrant part of village life.

The Village Hall Committee are fully behind this bid.

*Marion Hodgson*  
Secretary

### Punch Bowl

2 messages

**Ruth Brown** <stephenruthbrown@yahoo.co.uk> To: burtoncommunitypub@gmail.com

The Bridge Club are happy to put their support to community purchase of the Punchbowl.

Ruth Brown  
Sent from my iPad

### Support from Burton Bellringers

**John Keen** <johnburton1947@gmail.com> 15 March 2024 at 07:29

To: BCP <burtoncommunitypub@gmail.com>

I'm writing on behalf of the Bellringers at All Saints to say that we support the Punchbowl Community Pub project. We practice regularly on a Tuesday night and would appreciate the chance of a drink together afterwards. We also have visiting bands of ringers who often are looking for food and refreshment.

Best Wishes John Keen  
For Burton Bellringers

## Letter of support

2 messages

**Alex Eaton** <alexandereaton@hotmail.com> 17 March 2024 at 17:17 To: "burtoncommunitypub@gmail.com" <burtoncommunitypub@gmail.com>

Dear Sir/Madam

We own a property in Burton-in-Lonsdale and were frequent users of The Punch Bowl before it closed. We also occasionally rent our property on Airbnb and our guests would regularly go to the pub for drinks and food.

We are fully supportive of the bid for community ownership of The Punch Bowl. We feel that a village needs a strong focal point to socialise and to provide support to one another. We would not have bought the property in a village without a pub and have noticed a drop in Airbnb bookings since it has stopped serving food and ultimately closed. There is huge potential for the venue, including providing community activities, services and support. The village feels empty without it.

Hopefully community ownership will facilitate enhanced community support and utilisation of the pub.

BCP <burtoncommunitypub@gmail.com>

Kind regards  
Alex Eaton & Alan Ashworth

To: Burton Pub <burtoncommunitypub@gmail.com>

Begin forwarded message:

From: Michael Lavelle <lavelle.mike@gmail.com> Subject: pub  
Date: 13 March 2024 at 15:06:19 GMT  
To: Julie <juliegc22@gmail.com>

13 March 2024 at 15:07

I believe you are collecting views from local organisations on the value of a refurbished pub to the village. The Burton Communication Group, of which I am chairman, is responsible for producing and maintaining the village website, *Burton in Lonsdale Net* and for producing and distributing a bi-monthly, hard copy magazine, *The Burtonian*. To fulfil our remit we are in constant touch with many residents of the village the majority of whom would to start using The Punch Bowl again if it were to re-open in its former state, i.e. good beer, good food and sensible prices. I wish you, and your team, well in your endeavours.

Regards, *Michael Lavelle*

## **Letter of Support**

**Marilyn Smith** <sandgowngirl53@gmail.com> 13 March 2024 at 23:14

To: BCP <burtoncommunitypub@gmail.com>

Burton in Lonsdale Pals with Trowels

We are Pals with Trowels, a gardening group with around 18 members, formed approximately 12 years ago by a small group of friends with the initial intention of smartening up the green spaces in our village. Since those early days our group has gone from strength to strength and has become one of the most active and well supported groups in the community achieving more than we ever imagined, including the creation of a community orchard.

We meet on the first Thursday of each month and these meetings, until recently have always been held in The Punch Bowl. We generally have between 8 - 14 members attending each time and without the pub we literally have nowhere else to meet, unless we hire the village hall or sports pavilion. Being a voluntary group, this option is a drain on our limited funds.

In the past we have always supported the pub both with our meetings and several large social events a year, most notably our Christmas 'do'. Sadly these are no longer possible due to the steady decline of The Punch Bowl and not all our members wish to travel out of the village for such events, we are a predominantly female membership. As a social hub and meeting place the survival of The Punch Bowl is essential for the health and ultimate survival of not only our group, but other such groups in the village. We wish The Punch Bowl Community Pub Group every success, we are desperate to see it thriving as a community owned resource.

Marilyn Smith Sue Cross Joint Chairs  
Burton in Lonsdale Pals with Trowels.

## **Letter of support- Burton Film Group**

**Teena Douglass Taylor** <teedeetee62@yahoo.co.uk> 12 March 2024 at 22:37

To: burtoncommunitypub@gmail.com

As current organiser of the Burton in Lonsdale Film group, I wish on behalf of the group to offer support to the bid for the Community purchase of The Punch Bowl Inn.

The pub is a valuable place in the village for many events appertaining to the Film Group. We hold meetings there in order to discuss and choose films for the upcoming season. As a group, it is also important that we have somewhere to go to feedback about the films and it is one of the places where we would advertise the films. As many other groups, we use the pub to hold our Christmas or summer dinner. Going forward if the purchase of the pub by the Community went ahead, I could envisage it becoming even more of an asset to the Film Group.

The extensive beer garden could be used as a venue for an outdoor film on summer evenings (with bistro tables and festoon lights) or an afternoon film for children's entertainment. This would enable more inclusion of different sections of the Community than the current situation and would be pleasant way for social interaction.

The pub is at the heart of the village and with the improvement and commitment this purchase would bring, there is an opportunity for many more inventive uses than before.

**Teena Douglass Taylor**

DMS CARE LTD

*DOMICILIARY CARE SPECIALISTS*

13 March 2024

Dear Julie,

Re: Punch Bowl Pub

I am in the business of providing care services and as MD of my own company need to be aware of what is happening in the communities I serve. Since the start of the Covid Pandemic it has been apparent that the mood in the local villages has deteriorated. I had hoped that this would improve but, in the case of Burton, this has not been the case. I attribute this continued downturn to the extended closure of the pub. Please do what you can to get the pub re- opened as soon as possible, I'm sure the whole village will thank you.

Yours,

Dave Senior,  
Managing Director,  
DMS Care Ltd  
07856392209  
[dmscareltd@gmail.com](mailto:dmscareltd@gmail.com)

BCP <[burtoncommunitypub@gmail.com](mailto:burtoncommunitypub@gmail.com)>

## Punch Bowl

**John Welbank** <[john@irebygreenfarm.co.uk](mailto:john@irebygreenfarm.co.uk)> 12 March 2024 at 11:31 To:  
"burtoncommunitypub@gmail.com" <[burtoncommunitypub@gmail.com](mailto:burtoncommunitypub@gmail.com)>

To whom it may concern.

As owners of Ireby Green Farm and Caravan Site we would like to offer our full support to the proposed community purchase of The Punch Bowl.

We operate a highly diverse farm business that includes a seventy-eight-pitch seasonal caravan site. We operate year-round as our caravanners rent their pitches for the full twelve months. The only pub in walking distance from the site is The Punch Bowl. Having a pub in such close proximity is a major attraction for our guests. Ireby Green is directly connected to Burton Village by public footpaths. Many of our regulars love the walk through to the village, especially when they can get a drink and meal when they arrive.

Having a good quality pub within walking distance is critical to the success of our own business so we wish to provide our full support to the proposed community buyout.

Yours

John Welbank MRICS

**Ireby Green Farm**

Mob. 07970 544691

Ireby Farm, Cowan Bridge, Carnforth, Lancs. LA62JH

e. [john@irebygreenfarm.co.uk](mailto:john@irebygreenfarm.co.uk)

web. [www.irebygreenfarm.co.uk](http://www.irebygreenfarm.co.uk)



## **Oysterber Farm Holiday Cottages**

**Kathy Cartledge** <kathyscg@gmail.com> 11 March 2024 at 15:35

To: burtoncommunitypub@gmail.com

I completely support the idea of the community ownership of The Punch Bowl Inn in Burton-in-Lonsdale.

I run four holiday cottages approx. half a mile away from Burton. This means that The Punch Bowl is within walking distance for my guests (and myself). In fact it makes for a good scenic walk if taken via Clifford Hall and Greta Woods. The Punch Bowl would be sorely missed if it were to be closed.

The Punch Bowl has long historic connections with the Burton-in-Lonsdale Pottery industry and is the last of approx. 10 pubs that used to be in Burton.

The village has proved that it can very effectively run a community shop, so I think this bodes very well for a community Pub. I wish the application every success and I hope my guests and myself will be able to continue using it into the future

**Kathy Cartledge Oysterber Farm Cottages Burton Road  
Low Bentham LANCASTER  
LA2 7ET**

### **To whom it may concern,**

It is important to keep our local facilities open within the village. We have successfully managed to run the local shop as a community venture and it is a much-appreciated asset to the village and does what only locally owned and focussed organisations do, look after its inhabitants. For example, it gives a service not only of stocking a good range of goods within walking distance, but also it delivers supplies to those who cannot get to the shop through ill health or infirmity and without charge for this service. By the back door, it provides contact with the wider community through daily chitchat and promoting village events. Whilst that might seem like I am getting off the point I think it exemplifies how a village can operate for the greater good of all inhabitants.

Burton is half an hour or so away from the bigger towns of Lancaster, Kendal or Settle. After a day at work it would be good to be able to walk down to the local hostelry to have a drink and/or something to eat without further travel and be welcomed as a local.

For my own part as a bell ringer, I would welcome the opportunity to get to know my fellow campanologists after the weekly practice session. What better way than to finish up at the pub, to talk and get to know one another, to go over the technicalities of our craft and of course to slake our thirsts, something that does not happen presently.

Notwithstanding the above, and of particular interest to me, is that I initiated a local book group. There is the likelihood of holding the book group on the pub premises and in so doing; firstly, it would provide us with a stable meeting base for the group; secondly, we could expand the group, which is presently limited due to lounge seating arrangements and also void accusations of exclusivity; thirdly, it could further enhance our experience by offering us the choice to partake of whatever beverages, snacks or lunches were on offer.

There is every opportunity to make the pub the beating heart of our local community and I think the will is there to underpin it. Yours ANNE HAJNRYCH 9 March 24

**Thornbrook Barn Sandra Hodkinson** <ThornbrookBarn@outlook.com>

11 March 2024 at  
15:55

To: "burtoncommunitypub@gmail.com" <burtoncommunitypub@gmail.com>

Thank you to Mr Owen for visiting us in person today the 11<sup>th</sup> March 2024

We write in support of the local community group purchasing and running The Punch Bowl Pub. We are a 42-pitch touring site and also have 3 luxury glamping lodges and when fully occupied most weekend and weekdays during the summer can have around 100 guests staying with us. We are in a fortunate location that guests can make the lovely walk to the pub across the fields and riverside on an official footpath (approx. 2 miles) or make the 2 mile journey by car via the A687.

In the past when the pub had published opening hours many guests enjoyed visiting the pub (as it was traditionally run and welcomed both locals and visitors) both in the daytime and evening. It is important to be 'dog friendly' too and with the lovely beer garden at the rear it was so welcoming.

We really do hope that the community project is successful in this application and we as a family who live and work on the site can enjoy the local hospitality and pub in years to come. Our son is chairperson for Burton in Lonsdale Young Farmers Club and will let them know of the bid and we know that they will support this application, and hopefully they can plan events to start / finish at the pub.

All good wishes - we look forward to sponsoring and advertising too.

Sandra & Alan Hodkinson & family



**Burton Biodiversity Group (BBG) 8<sup>th</sup> March 2024 To the Burton  
Community Inn Committee**

As Chair of the BBG, I would like to take this opportunity to offer the groups full support with your application for the Punchbowl Inn to become a Community pub.

The BBG is a relatively newly formed group and as such we really want to recruit more members. The Punchbowl will offer us a regular meeting place (this has not been possible in recent years due to the unpredictability of opening times). As we meet approximately every 6 weeks we would benefit from meeting here, discussing our next plan of action over a drink and then enjoying a meal afterwards. The Community pub is central to the village and therefore easily accessible for all group members.

This Community pub will also provide a location for other local environmental groups and experts to meet and share their knowledge and experience with the BBG. We could attract larger audiences in this convivial venue and set up regular presentation events during the year.

In addition, the land located at the back of the Community pub is an area we would hope to work on with the Committee regarding the Net Biodiversity Gain opportunities it offers.

On behalf of the Burton Biodiversity Group, I wish you the very best of luck with your application. It will be a fantastic Community asset to the village.

Judith Leader

101, Clarendon Road,  
Morecambe,  
Lancashire, LA3 1SB

7<sup>th</sup> of March, 2024

**Re: The Punch Bowl, Burton in Lonsdale**

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To Whom It May Concern;

I am writing to let you know of my complete support for The Punch Bowl public house, in Burton in Lonsdale, to be bought by the community.

The reason for my support is twofold. First off, when I used to live in the village, there would be periods when the pub would be shut. In between the brewery selling it and the current owners opening is one example. On that occasion, it was shut for several months. In that time, it was like the soul had been ripped from the village. There was nowhere for people to meet, to dine, to socialize and generally have a good time. Burton ceased to be a living village and started to decline in to a place where people just went to sleep. They did their living elsewhere.

Britain is too full of these dead villages nowadays and it pains me to think that Burton would join their numbers. And if the pub were to permanently close, join them it would.

The second reason is that the pub was an excellent source of work for me. Not necessarily from the pub itself (although I did do a lot of work at the pub), but from other customers. There were many times that I went in for a pint after work and came out having being booked in to do some work from a fellow customer. In this regard, it was invaluable to me in growing my business. I am sure that plenty of other local tradespeople will have had the same experience.

So in conclusion, for the benefit of the soul of the village and for the continued networking opportunities for local trades people, I really do wish The Punch Bowl Community Pub Group the best of luck and my full support in applying for the grant.

Yours faithfully,

Will Hambling

Lonsdale Wheelers Cycling Club  
Burton in Lonsdale  
[taff103@gmail.com](mailto:taff103@gmail.com)  
[timrollinson@icloud.com](mailto:timrollinson@icloud.com)

6<sup>th</sup> March 2024

For the attention of:  
Burton Community Inn Committee

Dear Sir/Madam,

**Re: Community Purchase of the Punch Bowl Village Inn**

I am writing on behalf of the Lonsdale Wheelers Cycling Club (LWCC).

LWCC is a British Cycling affiliated club based in Burton in Lonsdale. The club has a current roll of 29 members and typically organises two or three social rides per week through the year. In addition to social rides catering for two different fitness levels, the members also participate in regional and national cycle sportives and annual cycling tours to European destinations.

As a village club we would be really keen to have a vibrant friendly inn in the heart of the village. We meet several times a year for AGMs and a festive meal. In the past, we have held our meetings in the Punch Bowl, and so for a few years now we have had to go further afield to alternative venues. Members also get together to plan club events and as a sporting group, we would welcome a more local venue to meet socially rather than have to travel.

LWCC wishes to thank the Burton Community Inn Committee for its efforts on behalf of the village to bring about the community purchase of the Punch Bowl. We look forward to a successful outcome and having a much needed asset for enjoyment by the whole village.

Yours faithfully,



**Lyndon Thomas**  
**LWCC Chairman**

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e-mail: [taff103@outlook.com](mailto:taff103@outlook.com)

Mob: +44 7918 550 788

***B&W Funerals Ltd***  
Funeral Directors  
**James G Macdonald/Tara Wilson**

06/03/2024

Good morning,

We are willing to support the community in anyway we can, and with the opportunity for The Punch Bowl to re-open it is another venue for us to use for any funeral teas for any families that like to offer a 'drink' as well as Tea/Coffee.

We wish you well in your venture as a community, and if its anything like the Village Shop – It will succeed as volunteers are 'the building blocks' to any community project.

If we help in anyway, please get in touch & good luck!

Kind Regards



6 Chapel Lane, Ingleton, Via Carnforth, LA6 3FX  
24/7 office Tel: 015242 41293 Mobiles: 07758 002260/07912 568672

## **Burton in Lonsdale Bowling Club**

5<sup>th</sup> March 2024

Punch Bowl Community Pub Group

To whom it may concern,

I'm writing to support the excellent bid of the Village to buy the one and only pub, the 'Punchbowl'.

The village Bowling Club have, for many years, frequented the pub after matches for food and drink and it has always been a large part of the evening enjoyed by many bowlers. The Club now runs 3 teams that play on different nights between March and September and the opportunity to resume our trips to the pub would be seen as both enjoyable and vital in building team spirit throughout the season.

Over the years many club meals have taken place at the Punchbowl and we would very much like to reinstate our visits to a pub owned by the community. Christmas dinners have always been a highlight and the 30 members of the club would be delighted to support this initiative to buy the Pub, one so vital to the life of the Community.

Yours sincerely,

Stephen Vose

**(Secretary of Burton in Lonsdale Bowling Club)**

# Simon Stockton

Ingleview, 20 Low Street, Burton in Lonsdale  
07720705882  
stockton.simon@googlemail.com

4 March 2024

Burton Community Inn Committee,

The Burton in Lonsdale Community Workforce, founded as a continuation of the B4RN 4 Burton in Lonsdale Community Workforce, consists of a group of people who nominally meet once a month to perform a task for the benefit of the community. To date tasks have included replacement of boards that surround the Multi Use Games Area, construction of stone planters at the entrance to the village, cleaning of road signs, removal of old toilets from the village hall, replacement of guttering around the bowling green and construction of a base for a new scoring hut.

The Community Workforce are excited about the community acquisition of the pub and are on hand to assist in the development of this Community Hub, specifically in establishing car parking and a potential Community Allotment on the adjoining land.

As a group we have met in the pub in the past for informal meetings and to socialise. We would love to be able to continue to do this in the future. We meet for a Christmas meal and it would be fantastic if this was in the village, having had to travel further afield in recent years.

The Community Workforce has a greater impact than just the tasks that are completed for the benefit of the community. It is a vehicle for social interaction between those in the community that otherwise would not have the opportunity to meet.

With a vibrant Community Pub this will only enhance the opportunities and create new ones.

Yours sincerely,



S. Stockton





Town End House  
56 High Street  
Burton-in-Lonsdale  
Carnforth  
LA6 3JP

2 March 2024

Dear Burton Community Pub Group

**Business Support Letter – Holiday Let: Nelson’s Cottage, Burton in Lonsdale**

I wish to support your application for grant aid to purchase The Punch Bowl pub in the village.

This pub is essential to the success of my holiday let business and has been since I started my business in 2011.

Holiday makers always value the pub for:

- social drinking
- food provision
- activities such as quiz nights, games, music
- beer garden
- family friendly welcome.

I have regulars who return year after year because there is a village pub. In addition, I often let to relatives and friends of local residents and I know that family gathering at the village pub are an essential feature of them spending time together. A community pub would further enhance the experience of my customers.

I intend to purchase shares in the community pub.

I wish your group every success with your purchase.

Yours faithfully

Heather Watts

## Re: PDF Version of Letter re Supporting Village Community Pub Application

**Simon Stockton** <stockton.simon@googlemail.com> 4 March 2024 at 19:38 To: A KINDER <col4dt@btinternet.com>  
Cc: BCP <burtoncommunitypub@gmail.com> .

"Dad's Drinks is a group of more than ten dads of school age children in the village who meet in the village pub on the last Friday of the month for a drink or two.

This initiative is only possible with a village pub and brings together dads from different backgrounds to socialise, offering a welcome relief from day to day life.

Dads have got to know one another through this initiative and formed friendships that extend beyond meeting once a month.

Mum's Drinks, meeting on the first Friday of the month, used to be a thing, but sadly this has ceased. Hopefully, a community pub will offer an environment for this to be revived."

*Simon*

## Bentham Pottery

**Lee Cartledge** <lee@benthampottery.com> 10 March 2024 at 18:30 To: burtoncommunitypub@gmail.com  
Cc: Kathy Cartledge <kathyscg@gmail.com>

I am delighted to hear that the people of Burton-in-Lonsdale are considering attempting community ownership of The Punch Bowl Inn.

I run Bentham Pottery, which is less than one mile away from Burton- in-Lonsdale.

The Punch Bowl is an old Inn with close connections to the Burton Pottery industry. Four generations of the Baggaley family ran the Pub, in conjunction with the Baggaley Pottery. The Baggaley's were followed by the Coates family, who were also potters. The pottery workers were actually paid over the bar on a Friday night! This pub has deep rooted historical and social interests. I've often thought that it would be a good venue for showcasing Burton's Pottery related past with some display cabinets? The Pub is very central to the village and has always been a hub for the people of Burton. I feel community ownership would actually enhance this experience as ideas other than alcohol and food could be explored and considered. It has the potential to be so much more than just a Pub.

Running Pottery courses over the last 48 years we have always found The Punch Bowl in Burton as a reliable place to send students for food and refreshments.

I wish the people of Burton every success with this venture. I hope it succeeds and it certainly gets my whole hearted support.

Best wishes *Lee Cartledge*

4.4.24.

Dear Committee

Re the attached letter. I am no longer 'in charge' of the Book Group although I still attend. I started it in March 1995 and it has been continually enjoyed since and is now in the capable hands of  
Sue Thompson Little Gap. LA63LW  
Clifford Hall.

and currently has 8/9 members. We meet in each other's homes but I am certain that we are safer than our 'pub' continues as a hub of village life as the Book Group has had numerous members.

I shall soon be leaving our village but all my memories are of how well the village joins in any venture and supports all causes enthusiastically.

I wish you well in your pursuit of grants and feel free to quote me that we were anything Barton-in-hensdale NEEDS a thriving pub.

Good luck.

*Jim*

# CONCERT & CAKES

To the Burton in Lonsdale Community Pub Group

9 March 2024

We wish to support the Burton in Lonsdale Community Pub Group in its campaign to bring the Punch Bowl Inn into community ownership.

Concert & Cakes was originally conceived following an initiative by the Parish Council to encourage a vibrant socially - cohesive village and to draw on the unique connections that we have. This village was the home, for over 20 years, of Christopher Rowland, a world-renown chamber musician and the founder of the Royal Northern College of Music (RNCM) Chamber Music Department and Annual Festival.

That connection inspired us to devise a series of chamber music concerts at All Saints Church, Burton in Lonsdale, which is where Chris worshipped and where his memorial bench now sits. The concerts began in 2013 and with four per year, they now attract regular audiences of 120 or more drawn from a wide area covering North Yorkshire, Lancashire and Cumbria.

As a group, we recognised that there was an opportunity to involve the whole village in these concerts by adding the cakes element, which is where our wonderful local bakers volunteer their best creations for the audience to eat after the concert. There is a wonderful atmosphere as friends meet and chat, both between themselves and also to the musicians. It is a unique format, which we know is of value to audiences, the village and the performers. What it also does, we believe, is demonstrate how this village comes together to create something special and sustainable, and how it both welcomes visitors and values its immediate community.

We know that there is a demand from the visitor audience to visit the Punch Bowl Inn on concert days, and we also know that visitors would return at other times if the pub were open to them. We wish to wholeheartedly support the campaign to bring the pub into community ownership and confirm that we would be happy to support the pub on an ongoing basis once it is re-opened.

Christine Wardle, Cathy Rowland, Steve Vose

Concert&Cakes [concertandcakes@outlook.com](mailto:concertandcakes@outlook.com)

Christine Wardle S Vose  
Cathy Rowland

**To: Burton in Lonsdale Community Inn Committee**

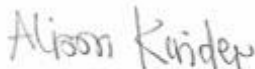
Burton Community Shop Committee enthusiastically supports The Community Inn Committee's grant application. We believe that within Burton there are the necessary skills and experience to make a success of another major community initiative.

The village purchased the shop in 2005. This was a significant undertaking, but was achieved due to the enthusiasm and hard work of a group of volunteers who raised the necessary funds. Since that time our community shop has been a focus for village life as well as providing a range of retail services, including a Post Office. A large number of volunteers support a small number of paid staff, overseen by a manager and committee.

This successful business demonstrates that Burton in Lonsdale has a track record of people working co-operatively and effectively on a large community venture. Several of the people involved in the community pub grant application have valuable experience to share from their experience in operating the shop. Although the shop provides an informal meeting place for short social interaction it clearly does not have space to accommodate longer discussions and more formal meetings. A community pub would provide valuable opportunities for villagers to engage in a range of social interactions in a comfortable, informal setting. It would also provide an appropriate environment for meetings for village groups, including the shop committee. Hopefully the pub could also provide food for the annual party we hold for shop volunteers.

In summary, we believe that a community pub would enhance community interaction and cohesion within our village.

Yours sincerely



Alison Kinder  
Secretary  
(07518210316)

The Punch Bowl Pub in Burton in Lonsdale has to stay!

My name is Monika Müller, I am an artist from Switzerland and I spent 10 days in Burton in Lonsdale in the summer of 2021, doing a sketching tour in the area in the footsteps of JMW Turner, who passed through on his tour of the north in 1816.

Coming home to my beautiful homebase at Tatham Lodge, numerous times The Punch Bowl gave me a welcome hearth to enjoy a meal and a draft beer for a hungry hiker after a long day out in the fields.

As much as my cosy studio, the pub made soon feel home as if I belong a little to a lively and friendly community.

One evening I met a fellow hiker, we shared a table (because the Pub was brimming full) and a meal. From her I learned that the challenge of finding the right footpath out on a hike is not always owed to my lacking sense of orientation.

I would love to visit the loveliest town I know in England and know I can share a pint at The Punch Bowl with my friends Christine and Ian, with Teena and Malcolm because it will still be there.

The Punch Bowl has to stay it's the thriving heart of the village.





Tatham House  
Low St  
Burton in Lonsdale  
N Yorks LA6 3LF

20 March 2024

To Whom it May Concern re Community Purchase of The Punch Bowl Inn

I am writing on behalf of the Burton in Lonsdale Heritage Group in support of the potential purchase of The Punch Bowl Inn by the community. The Punch Bowl is the last surviving pub in a village that was once home to 8 hostleries. As an 18<sup>th</sup> Century Inn it has been welcoming visitors and residents for almost 200 years. It is a significant historical building in the village, in a central location and has a unique relationship with the old pottery industries and families of the village.

As a group we have always held our meetings there but this has become more difficult as the opening of the pub became erratic and now with closure not possible at all. The pub is a vital social hub for the village, not only for group meetings but as a welcoming space for residents and visitors alike. We wholly support the endeavours of The Punch Bowl Community Pub Group in seeking funding to enable community ownership of this focal point for our village.

Yours faithfully

Maggie Bruno  
Secretary

**Burton in Lonsdale Community Allotment Initiative**  
[burtoncommunityallotmentgroup@gmail.com](mailto:burtoncommunityallotmentgroup@gmail.com)

**We strongly support the application for the community purchase and ownership of The Punch Bowl pub in Burton in Lonsdale**

The Burton Community Allotment Initiative give their full support for the community purchase of the last remaining village pub. As community owned, the pub has the potential to act as a community hub for all the village residents, enabling many more activities to be on offer both inside and outside the building. In particular, the land behind the pub would be a tremendous asset to the village in its own right, as a communal growing space and focus for outdoor-related activities that will not only bring the community together but also offer wholesome produce that can be enjoyed together. There is the potential for the community allotment to supply the Pub with fresh herbs, salads and vegetables which will have zero food miles!

There is an established interest in the village to have a community allotment, both for communal growing areas and individual plots, and to be a potential skills-sharing area/shed for learning together. Currently, there is no other available land within the village for this to happen.

There is huge potential for a community owned pub to bring the village together and create a greater sense of community. Using the outside area of the pub for community growing and garden area would be a major contributor towards achieving that heightened sense of community cohesion.

We very much hope the bid is successful and the residents of Burton in Lonsdale can grow stronger together as a community, and a stronger community of growers.

Clare Hucknall, Simon Stockton, Susan Gregory and Tanya Gatto

**Burton in Lonsdale Community Allotment Initial Management Team**



Hill House  
Burton in Lonsdale  
Carnforth  
LA6 3JU

Burton Community Inn Committee

29<sup>th</sup> March 2024

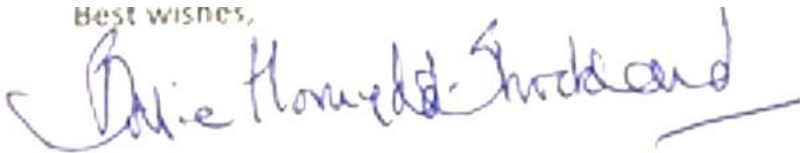
Dear Burton Community Inn Committee,

At the recent Parish Council Meeting on 21<sup>st</sup> March 2024, there was unanimous support from all Councillors to support the bid to the Community Ownership Fund due to the importance the Pub has on all Villagers and Village life.

The Punch Bowl has been and we very much hope will continue to be a pivotal part of Village life. The Parish Council as a group would continue to use it as a place to socialise and more importantly, to meet and chat to Villagers so that issues and concerns can be discussed informally. It is an ideal place for Councillors to gauge Village morale and is a key focus point to discuss and plan Village events. It has been and we very much hope it will continue to be the heart of the Village.

The Burton in Lonsdale Parish Council unanimously supports and endorses all the efforts of the Burton Community Inn Committee and sincerely hopes it will be successful. If we could shout out aloud how important the Pub is for this Village, we would.

BEST WISHES,



Billie Strickland  
Chairman of the Burton in Lonsdale Parish Council

## 24.03.29 Letter of support

**Susan Gregory** <sbgregory@btinternet.com>  
To: BCP <burtoncommunitypub@gmail.com>

29 March 2024 at 17:00

Dear Members of Burton Community Pub Group

Please accept this expression of my support for the Burton Community Pub project.

Burton has a very good record over the last 20 years of successful community projects such as the community-owned Village Shop, the Village Hall, and the Sports Pavilion, drawing on the many different skills of its residents.

The current proposal to buy and run the village's only pub for community benefit appears well-thought through and involves a broad section of the village community as well as people from further afield.

Indeed each successive public meeting about the project's progress seems to have increasing attendance! This in itself is most encouraging.

The potential for the pub and grounds to be the source of associated community projects is also very positive: allotments to the rear of the property would give multiple benefits from well-being to possibly supplying the kitchen with (very) local-grown vegetables and herbs. There is scope also for a facility to teach/learn practical skills associated with the allotments and running the pub such as woodwork, gardening, etc.

The proposal has already drawn a lot of people with different skills together; this in turn has given rise to great optimism about the project and its future.

The project will be a great boon to the village.

Yours

Susan Gregory

Bleaberry House  
Duke Street  
Burton in Lonsdale  
via Carnforth  
Lancashire, LA6 3LG  
Tel: 015242 62863



*John Anthony Helliwell*  
saxophonist

Supertramp and Crème Anglaise saxophonist John Helliwell, is a regular visitor to Burton in Lonsdale to attend the Concert&Cakes chamber music series.

As a regular customer of his local pub while a resident of Kirkby Lonsdale, he understood immediately the value of The Punch Bowl Inn to our Community and so wrote the following message of support

By Email: 29 March 2024

To whom it may concern,

The loss to the Burton in Lonsdale community of The Punch Bowl public house would be a severe blow.

A grant from Community Ownership Fund would be of immense help in the purchasing of the pub by the local people, and maintaining the community spirit.

Best wishes, John.

*John Anthony Helliwell*

Chevalier de l'Ordre des Arts et des Lettres

Manor House  
Newbiggin  
Lupton  
Carnforth LA6 2PL  
U.K. [lordstackhouse@mac.com](mailto:lordstackhouse@mac.com)  
[lordstackhouse@me.com](mailto:lordstackhouse@me.com)  
[www.johnhelliwell.com](http://www.johnhelliwell.com)

## Burton Community Pub

**Hannah Reynolds** <hannah.reynolds79@gmail.com>  
To: burtoncommunitypub@gmail.com, djomjo@icloud.com

1 April 2024 at 10:32

Good morning,

I am writing in support of your plans for a community pub. Our new Land's End to John O'Groats route passes within 2.5 miles of the door. We actively encourage cyclists following our routes to support local business and community enterprises in particular.

I am sure a community pub in this location will draw lots of interest and will be used regularly by long distance cyclists looking for somewhere welcoming to have coffee or lunch. If this pub was to go ahead we would help promote it via our LEJOG website and social media.

It would be a very welcome addition to the facilities for cyclists in this area.

Kind regards

Hannah Reynolds

[www.franceenvelo.cc](http://www.franceenvelo.cc) and [www.lejog1000.cc](http://www.lejog1000.cc)



**Penningtons Tea & Coffee Ltd**  
Unit 12 Kendal Business Park  
Appleby Road  
Kendal, Cumbria  
LA9 6EW  
Office 01539 728090  
[sales@penningtonscoffee.co.uk](mailto:sales@penningtonscoffee.co.uk)

### TO WHOM IT MAY CONCERN

Penningtons are happy to support the Punchbowl Inn with free advice, training and heavily discounted espresso machinery.

We would give free stock, once this has been sold would cover the purchase price of the coffee making equipment.

Dave and Gina Pennington  
Penningtons Tea and Coffee Ltd

**From:** Liam Butler <[liam@butlerinteriors.co.uk](mailto:liam@butlerinteriors.co.uk)>  
**Date:** 2 April 2024 at 12:11:28 BST  
**To:** Marilyn Smith <[sandgrowngirl53@gmail.com](mailto:sandgrowngirl53@gmail.com)>  
**Subject:** RE: The Punch Bowl, Burton in Lonsdale

*Butler Interiors supports the local community effort to save The Punch Bowl in Burton in Lonsdale. Local establishments are vital for creating a sense of community spirit, they also play a major roll in creating bonds and friendships to last a lifetime, which is paramount to an individual's wellbeing and mental health.*

*I can share a personal story of an old friend of mine, who several years ago, was in a dark place, working long underappreciated hours in a dead-end job, and was suffering from depression. Through a conversation, had in a local pub, just like the Punch Bowl, he was inspired to chase his dream and now is living life to the full as a ski patroller, (avalanche safety, first aid on the slopes etc...) in Canada, and is married with a young daughter. Ironically said pub closed just a few months later, had that happened prior to this conversation, who know how his story would have ended.*

*A local establishment such as this would benefit Butler Interiors by bringing people to the area and enabling a platform for conversation. 95% of our work comes from personal recommendation, something that would be entirely lost without conversations.*

Liam Butler

**From:** Joseph Cross <[joe@loversmusic.org](mailto:joe@loversmusic.org)>  
**Date:** 2 April 2024 at 16:28:16 BST  
**To:** [sandgrowngirl53@gmail.com](mailto:sandgrowngirl53@gmail.com)  
**Subject:** Joe's PB support

Hi there,  
I grew up in Burton-in-Lonsdale, a calm village that makes one appreciate life. At the heart of Burton is a public house, the last one standing where once there were many.

I now live in Manchester and regularly work abroad but the warm hearth and the friendly welcome I anticipate at The Punch Bowl never disappoints. It's an essential hub for locals and visitors alike.

It currently hosts quiz nights, social meetings and any occasion that requires community consultation. I suspect it has the capacity for so much more; the generous beer garden is certainly a bonus.

Over Christmas 2023, my family and I hosted my French fiancée's family in Burton. We played darts and pool in the pub. It was both strange (to them) but wonderful; an example of British traditions.

I have very fond memories of my very first employment. It was at The Punch Bowl, peeling potatoes and serving hungry passersby, learning the value of work and community.  
It would be a terrible shame to let this pub disappear like so many others.

Regards  
Joe

--



Philip James  
19 Manor Close,  
Burton in Lonsdale,  
via Carnforth,  
North Yorkshire  
LA6 3NE

To whom it may concern,

I am writing in support of the bid by the Community of Burton in Lonsdale to purchase the only remaining pub in our village, The Punch Bowl Inn.

The pub has played an important part in the social life of the village, not only as a place to gather socially but also as the focus for many community events, for example street parties in celebration of the late Queen's various Jubilee's and of course the Coronation of King Charles III last year. In addition, caravan site visitors to the area appreciate the convenience of somewhere local to visit for refreshment and food.

As well as being a resident of the village, I am also a member of the Cave Rescue Organisation, a voluntary not for profit group providing cave and mountain rescue services in our area. The pub has in the past played an important part as a venue for our volunteers to gather post training exercises, to debrief and unwind.

The proposals for use as a café and a general meeting venue for daytime use will provide a much needed social hub for our village - being in a rural location it would be very unfortunate to see another village asset disappear.

I am proud to join with many other residents of our village to support the bid to purchase the Punch Bowl Inn to make our community a better place. I hope that you will help us to make this proposal come to fruition.

Thank you for your consideration.

Yours faithfully,



Philip James

Dear Burton Community Pub project,

I am writing on behalf of Burton Community Sports - a small voluntary organisation in our village, dedicated to providing sporting facilities of people of all ages, but particularly local young people.

The village has seen how the closure of Burton Primary School and then the withdrawal of the bus service to Lancaster have represented a serious erosion of village assets. The closure of the Punchbowl - the last pub in the village - is a huge further blow to our community. Accordingly we wish to support your efforts to bring the Punchbowl into community ownership as it would protect this vital asset and provide a place for informal and formal meetings so vital to community cohesion and

addressing the serious issue of social isolation in rural communities.

Your comprehensive survey of local residents has resulted in many ideas for expanding use of the premises and a great plan for a wide range of activities for local people. We wish the application for funding every success,

Very best wishes,

Ian Parker (Chair, Burton Community Sports and Parish Council Recreation Committee)

Hi Peter,

It was good to meet you too on 15th March at the Punch Bowl and to learn of the local community's aspirations to acquire it and run the as a community pub. I apologise for the slight delay in responding.

Just to be clear, I am an external consultant to that part of North Yorkshire which was formerly Craven DC. I agreed to meet you on a pro bono basis, as a gesture of good will, to support the general proposal and I copy this response in to Andrea Muscroft in the interests of transparency and so that the Planning Service at the Council is aware of your proposal and my professional opinion on it. I attach some photographs which I took at the visit.

The principle I fully support the principle of re-opening the Punch Bowl as a community pub, primarily as it will hopefully provide a beneficial use for the Grade II listed building (which is also in the Burton Conservation Area) and should sustain the building into the future. It will also contribute to the viability and sustainability of the village and its community.

Legacy Heritage Problems The Punch Bowl was listed in 1958 with the listing description (for identification only):

*BURTON IN LONSDALE LOW STREET SD 67 SE (south side) 2/27 Punch Bowl Hotel 20.2.58 II Inn. C18 with C19 additions. Limewashed rubble, painted stone dressings, slate roof. 2 storeys, formerly 3 bays with C19 left-hand extension. Former central entrance with plain surround and ovolo hood; C19 wooden consoles; c1970's door. On ground floor to left and right is a 3-light flat-faced mullioned window with 6 paned casements and fixed lights. On upper floor are three 2-light flat-faced mullioned windows and 6 paned casements and fixed-lights. Right-hand ridge stack and left-hand ridge stack (both brick) at former gable, now junction with left-hand extension. Extension has large C19 2-light ground floor window and c1970's door to left with small window. Ridge stack.*

Notwithstanding the limitations of this description, the listing of the building covers the whole of the building. However, having inspected the ground floor of the building and its exterior, I am not aware of any legacy heritage problems which would cause any difficulty for the community group or any other prospective purchasers.

### Solar panels and battery

Any works which would affect the special interest of the building, including the installation of solar panels on the roof would require listed building consent (LBC).

Historic England issued a consultation document *Climate Change and Historic Building Adaptation* in November last year, in which it suggested a more flexible approach to proposals for renewable energy which might affect heritage assets. The draft note stated:

*97. The installation of panels will generally be acceptable on non- principal roofs – such as valley roofs, and flat and low-pitched roofs which are concealed.*

I therefore consider that solar panels are likely to be acceptable on the rear and valley slopes of The Punch Bowl. The storage of batteries within the building is also likely to be acceptable.

### New opening between the small lounge and the games room.

The proposed new doorway/opening will involve the loss of a small amount of historic wall fabric and so will require LBC but it will not involve the loss of any original decorative fabric and I consider that it will cause only negligible harm to the heritage significance of the building and is likely to be acceptable.

### New doorway into existing rear beer garden.

Again, the proposed new doorway will involve the loss of a small amount of historic wall fabric, involve a minor change to the external appearance and so will require LBC. However, it will not involve the loss of any original decorative fabric or original windows. I consider that it will cause only negligible harm to the heritage significance of the building and is likely to be acceptable, subject to the detailed design of the new door.

### Staircase/ Ensuite Rooms

I found that the interior of the GF retains little original fabric. However, the staircase from GF to upper floor appears to me to be original and the most significant element of the interior, as an example of a modest vernacular 18th C staircase. At present, it is effectively hidden from the public areas of the building by a later wall/door and so I consider that interventions in non-original fabric to improve the legibility and appreciation of the staircase would be encouraged.

The staircase may need some minor adjustment ensure that it meets current standards but I feel sure that an acceptable solution can be achieved.

I do not recall you mentioning the possibility of letting hotel rooms. Although the principle of this is likely to be acceptable, the provision of en-suites with their necessary drainage, ventilation and means of escape requirements will need to be carefully considered. Even so, it is usually possible to find acceptable solutions, as many historic pubs operate successfully with accommodation.

### Cobbles on front forecourt

I welcome the proposal to retain the cobbled surface of the front forecourt. Although there could be the potential for some limited parking there for the disabled, ideally the



surface would remain free from parking and some accessible parking spaces can be provided at the side/rear.

#### Windows

I consider that most of the windows on the front elevation are either the original windows or historic windows and they seemed, from a brief inspection, to be in reasonable condition. I therefore consider that their replacement would be cause harm to the heritage significance of the building and would be resisted. However, the fitting of secondary glazing or possibly the retro-fitting of vacuum glass is likely to be acceptable.

#### Parking at side of rear garden.

The E boundary of the rear garden is currently a wide leylandii hedge which takes up a lot of space and which I consider is an inappropriate species in this historic setting. I would therefore support its removal to create more space and I can see no heritage objection to the creation of some parking spaces in its place, provided that a suitable alternative boundary is erected and a suitable surface materials is laid. However, you would need to demonstrate that suitable access and turning facilities can be provided.

You also mentioned the possibility of providing EV charging points at the side of the pub. Again I consider that, this is likely to be acceptable, subject to details of the equipment, surfacing, boundaries and turning facilities.

#### Land S of the rear garden

Any potential use of this sizeable area of land is likely to be restricted by the steep slope of the land, the limited vehicular access and the surrounding residential buildings but I can see no heritage objections to its use as allotments.

I trust that this is of assistance.

Regards

John Hinchliffe  
Hinchliffe Heritage

[JNSHinchliffe@gmail.com](mailto:JNSHinchliffe@gmail.com)

Saltshire Ltd.

Nelson Court  
23 High Street Burton in Lonsdale Carnforth  
LA6 3JU

3/4/2024

My name is Melinda Willan and I am jointly the owner of Nelson Court on the High Street in Burton in Lonsdale.

Nelson Court is a building comprising seven flats that are permanently let to local people.

Our tenants and myself have been regular users of the Punch Bowl for many years and sadly miss it. We feel that if the pub were community owned not only would its previous activities been restored, but it could offer much more in the way of community facilities – and those would be driven by the community.

I would like to show our full support of the community purchase.

Melinda Willan



01524 555887  
info@b4rn.org.uk  
www.b4rn.org.uk

Station Yard, Melling  
Carnforth, Lancashire  
LA6 2QY

4th April 2024

Marilyn Smith & Christine Wardle  
Burton Community Inn Group  
The Punch Bowl Inn, Burton in Lonsdale Ltd.

Dear Marilyn & Christine,

I hope this letter finds you well. As Chief Operating Officer of B4RN, I am writing to express our support for the community-led initiative to purchase the Punch Bowl, a valued establishment in Burton in Lonsdale, to benefit the local residents.

B4RN has long been committed to working with rural communities to deliver high-speed internet connectivity, and we recognise the vital role that community hubs like the Punch Bowl play in promoting social relationships and economic strength. We commend the committee's efforts in spearheading this initiative and believe that the acquisition of the pub will further strengthen the community.

We are pleased to offer our endorsement for the bid to acquire the Punch Bowl, and we are confident that the committee's dedication and vision will lead to a successful outcome. We understand that securing funding from the Community Ownership Fund is crucial for the realisation of this project, and we fully support the inclusion of our endorsement in your application as evidence of broad community support.

Furthermore, we are delighted to extend our offer of a free connection for the Punch Bowl should the bid be successful. This complimentary service underscores our commitment to supporting community initiatives and ensuring equitable access to reliable broadband infrastructure for all residents.

We commend the committee for their dedication to serving the best interests of the community and stand ready to assist in any way we can. Please do not hesitate to reach out if you require any further assistance or information.

Thank you for considering our support, and we wish you every success in your endeavour to secure the Punch Bowl for the benefit of Burton in Lonsdale.

Warm regards,

Tom Rigg

Chief Operating Officer – Broadband for the Rural North Limited



## Appendix 2 Communications

### Email Texts Updates.

#### Email Update - 1

Sent 12/2/24 to 165 recipients and additional recipients as survey received with new updated figures.

*Thank you for filling in the quick questionnaire about the future of The Punch Bowl. We have been overwhelmed with the interest shown and by the attendance at two very busy Consultation Meetings. 130 people came to the two meetings and we've had over 167 questionnaires back so far, and this is what you've said:*

#### Summary Responses from Initial Meeting Questionnaire

| Questions   | Responses Totals |    |          |                  |   |
|---|------------------|----|----------|------------------|---|
|   | Y                | N  | Possibly | Incomplete/Blank | ? |
| Do you think The Punch Bowl should stay as a pub?                 | 167              | 0  | 0        | 0                | 0 |
| Should The Punch Bowl become our pub through community ownership? | 165              | 0  | 0        | 2                | 0 |
| Would you like to volunteer in any capacity?                      | 96               | 53 | 9        | 7                | 2 |
| Would you like to contribute (skills)?                            | 92               | 56 | 5        | 11               | 3 |
| Could you potentially invest (finance)?                           | 121              | 33 | 6        | 6                | 1 |

*There is still time, so if you know anyone who hasn't yet filled one in, please encourage them to do so, there are copies still in the shop or it can be completed online at <https://forms.gle/8imn9RVkA36PsNab6>*

*Please take this email as confirmation that we have received your response and that we have your consent to send out further email updates. We haven't yet had a chance to go through each response in detail, so if you have offered specific advice or help, we will be in touch very soon.*

*Our initial conclusion is that we do have enough support in the Village to pursue the actual business of applying for a grant to purchase The Punch Bowl. In the meantime, many of the questions at the meetings were around the future viability of*

*The Punch Bowl. We think that you may well be interested in this report produced by Plunkett on the success of community pubs and how they differ from the normal business model:*

[https://eprints.icstudies.org.uk/id/eprint/403/1/A\\_better\\_form\\_of\\_business\\_Community\\_Pubs\\_2022.pdf](https://eprints.icstudies.org.uk/id/eprint/403/1/A_better_form_of_business_Community_Pubs_2022.pdf)

*As soon as we have more news and information, we'll send it out, and you will be the first to know.*

*Burton Community Pub Group*

## **EMAIL TO ASK FOR SPECIFIC SKILLS**

**Sent 13/02/24 to 96 recipients**

*Offer of Support – Skills Punch Bowl*

*Thank you for completing the quick questionnaire re the future of The Punch Bowl in which you kindly offered support with your skills. Different skills will be needed throughout the project and a more detailed questionnaire, to be sent shortly, will enable us to identify all the skills we have in the village. However, as time is very short, we are looking for specific help now in the following areas to inform the grant application bid to Plunkett (UK).*

- *Finance & Business Planning*
- *Media Engagement including Website and Social Media.*
- *Building and Construction.*

*If you can help in any way in the areas above please reply to this email asap and we will be in touch.*

*With many thanks*

*Burton Community Pub Group*

## Email Update 2 - 28th February 2024

We promised to keep you up to date on the activities relating to the purchase of The Punch Bowl. Since the meetings of the 6 and 8<sup>th</sup> February here is a brief outline of all that has taken place.

- 219 people responded to the initial questionnaire with **all** in favour of keeping The Punch Bowl as a pub and of the pub becoming community owned.
- An initial call for volunteers in Business Planning & Finance; Media & Website and Building and Construction was made. Working Groups are being established in Infrastructure, Leadership & Organisation, Fundraising & Publicity, Finance & Legal, and the End Product. Volunteers are still being added to these groups, work is starting in these areas. Thank you to all who agreed to help.
- A strategy workshop examining the risks of purchase and how they can be mitigated, the strengths and weaknesses of any purchase and how to address potential future scenarios was held last Friday night. The results of this will feed into the business plan to be submitted as part of the grant application.
- We were delighted to be accepted for 10 hours of guidance and advice from Plunkett UK consultant, Mark Goulding, whose village, Gunnerside was successful in a community purchase of its pub, [The Kings Head](#). A zoom meeting and half day in person workshop with Mark have already taken place.
- A meeting to discuss how a community pub could be relevant to all ages & groups.
- The Punch Bowl Inn, Burton in Lonsdale Ltd has been formally registered as a Community Benefit Society.
- A surveyor has been appointed and carried out a red book valuation of the pub on Friday 23<sup>rd</sup> February, his report is expected in the next 2 weeks.
- An energy survey is due to take place shortly.
- Zoom meetings are being held this week with [The Countryman's Inn](#) at Hunton, Bedale and [Salisbury Arms](#) in Tremeirchion, successful community pubs to learn from their experiences.
- A further in-depth Community Survey has been distributed to all households with the focus on what individuals want from a community pub. This was accompanied by a pledge in principle form to gain an indication of the likely funds that could be raised from the community. The survey and pledge have also been made available online. If you know of any businesses which may

be able to support us, please let us know on  
[burtoncommunitypub@gmail.com](mailto:burtoncommunitypub@gmail.com)

- Press releases have been sent to the local papers and requests for letters of support (required for the grant) are being sent to all local groups and businesses.
- A Facebook page entitled Burton in Lonsdale Community Inn has been setup – please 'like' it and ask friends to support us!  
<https://www.facebook.com/profile.php?id=61556588049685>
- A website on the campaign is currently being developed.

**Finally a reminder**, if you haven't already done so to complete the Community Survey (<https://forms.gle/b5wxiT3Gudut6Zbq8>) and Pledge in Principle. (<https://forms.gle/o4qatdNNn9bT1Y3x7>) - thank you!.

As you can see its' been a busy couple of weeks!  
The Punchbowl Community Pub Group.

## Email update 3 - 18th March 2024

Hi everyone

As promised here is the latest update (update 3) of all that have been taking place since our last update on 28th February in efforts to secure The Punch Bowl for the community.

- The community effort to purchase The Punch Bowl has featured in the Yorkshire Post and Craven Herald.
- The in-depth Community Survey distributed to all households has been completed and analysis is now complete. Thank you to all who returned the survey. Results on what you would like from a community pub will be shared at a meeting to be held in the village hall on the **27th March at 7pm**
- We now have a comprehensive list the amazing skills in the village, a huge thanks to all who have volunteered to help now and in the future, if we are successful in the purchase of The Punch Bowl.
- People have been very generous with the return of the pledge in principle (which will enable us to gauge the likely funds to be raised from the community). However if you know of anyone (friends, relatives etc) who could potentially be interested in owning a little bit of a Yorkshire pub please direct them to <https://forms.gle/o4qatdNNn9bT1Y3x7>

- Local business', holiday accommodation and local groups have all been approached by email and in person to provide letters of support for the bid, along with our local MP and councillors, all this and the above are necessary components of the community engagement report that has to accompany the bid.
- Our newly launched facebook page has hit 145 followers. Please continue to share with friends, relatives etc.  
<https://www.facebook.com/profile.php?id=61556588049685>
- An energy audit of the pub has taken place.
- An architect has visited the pub and is drawing up site layouts so we can envisage space possibilities (and limitations) for the building and to enable us to develop a budget for capital works.
- The heritage officer has visited to advise on what can and cannot be done with a listed building.
- We are expecting the red book valuation any day now.
- There has been a further meeting with our Plunkett adviser, there is still no submission date for government funds but it is expected to be mid April.
- A marketing and strategy workshop has been held to flesh out the vision and marketing strategy to be submitted as part of the bid.
- Detailed thought has been going into the operational aspects of the pub - what we are calling the 'end product' - based on your views, which will feed directly into the business plan.
- Group members have attended two Webinars one hosted by the government on submissions of bids to the community ownership fund and one by Plunkett UK on managed v tenanted options for a community pub.
- The financial aspects, budgets, projections etc are being worked upon by a subgroup.
- A volunteer has kindly agreed to undertake training on the community shares standard mark which will ensure our share prospectus, when issued, meets national standards of good practice.
- We now have a website for the campaign  
<https://www.burtoncommunityinn.com>

*Finally* an update and next steps meeting will take place in the newly renovated village hall on **Wednesday 27th March at 7pm**. For those of you who live locally look out for the flyers and posters.

As you can see it has continued to be busy!  
The Punchbowl Community Pub Group



## Appendix 3 Community Survey

Please ask all household members aged 18 or over to complete as an individual (either on paper or online by scanning the QR code). Paper copies can be returned to the Village shop, where additional paper copies of the survey can be found. If you have any questions please email: burtoncommunitypub@gmail.com . Please complete by **1<sup>st</sup> March 2024** date at the latest.



1. What facilities and activities would you like to see the pub offer? *(Mark all that apply).*

|  |  |
|--|--|
| Family friendly area                                 | Sports on TV                                     |
| Games Room   | Wi-fi  |
| Live Music   | Themed nights (quizzes, games & race nights)     |
| Community Welcome Warm Space                         | Drop-in sessions (educational, training, skills) |
| Café (barista-style coffee)                          | Walking Group                                    |
| Community Events e.g. Lunches                        | Book Group                                       |
| Community allotment                                  | Family-Friendly Beer Garden                      |
| Homeworkers Hub                                      | Electric Vehicle Charging Point                  |
| Food   | Parking spaces for the Pub                       |
| Other Community Events <i>(suggestions welcome!)</i> |  |

2. How important is it for you to eat in the pub? *(Mark one answer).*  
*Essential (wouldn't go otherwise), Somewhat, Very, Not at all (please skip to Q4).*

3. When would you like to see food served? *(Mark all that apply).*  
*Weekday Lunch, Weekday Evening,*  
*Saturday Lunch/Evening, Sunday Lunch/Afternoon/Evening.*

PTO

4. Please tell us how you feel about having a community pub and any ideas you have for things it could do for the Village?

5. Based on what you have thought about the usage of The Punch Bowl as a community pub and the kinds of activities that could be offered how often would you be likely to use it? *(Mark one answer).*

|                    |                                  |
|--------------------|----------------------------------|
| Daily              | Once a fortnight                 |
| 2 - 3 times a week | less often than once a fortnight |
| Once a week        | Not at all                       |

6. Is this different to how you previously used the pub? *(Mark one answer).*

|   |  |
|---|--|
| Yes, I would use more if it was a community pub | No, I don't think it would change my use |
|---|--|

I don't like going to pubs.

7. Please share your age range with us.

|         |         |         |            |
|---------|---------|---------|------------|
| 18 - 24 | 25 - 44 | 45 - 64 | 65 or over |
|---------|---------|---------|------------|

8. Many of you have already indicated you are willing to offer help. We would now like to gather more information on what particular areas you are able to help with. *(Mark all that apply).*

|   |                             |
|---|-----------------------------|
| Providing skills e.g. legal, building, construction, marketing, publicity, website, social media, hospitality, gardening, decorating etc. | Identifying funding streams |
|   | Buying shares               |
| Please list any skills you feel you could offer   |                             |

We would like to communicate updates including the results of this survey. If you want to be kept up to date, please provide your name and email address below, please only provide your address if you don't use email. *(By providing this information you are consenting to the Burton Community Pub group to holding these details electronically, they will not be shared with any third party).*

|       |                   |
|-------|-------------------|
| Name: | Email or Address: |
|-------|-------------------|

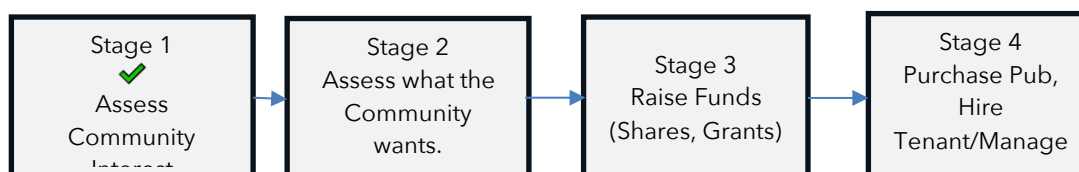
## Pledge in Principle

Completion is optional. Please ask all household members aged 18 or over to complete as an individual (either on paper or online by scanning the QR code). Paper copies can be returned to the Village shop, where additional paper copies of the survey can be found. If you have any questions please email: [burtoncommunitypub@gmail.com](mailto:burtoncommunitypub@gmail.com).



### Stages for Purchase of The Punch Bowl as a Community Pub

5



The goal of Stage 2 is to establish what **you** want from a community pub and undertake detailed feasibility work with Plunkett UK, e.g. completing property assessments and building appropriate business plans. The initiative must be financially viable to consider progressing to Stage 3.

At this point, The Punch Bowl Community Benefit Society (CBS) has been formed and will be registered with the Financial Conduct Authority (FCA). A formal Share Prospectus will be developed to inform and enable us to raise funds from shareholders within the village and beyond, as well as to secure Grants and Loans from sources such as the Government's Community Ownership Fund.

CBS shares could pay interest (upto 5% maximum – dependent on the business plan) and could be redeemed after a settling-in period (e.g 2 – 3 years) and subject to sufficient reserves. *All details are subject to the formal Share Prospectus.*

We are indebted to the Burton Community Workforce through B4RN monies in providing significant base funding to allow us to get to this stage. However, as we progress from Stage 2 to Stage 3 with Plunkett UK, we need to have a firm sense of the shareholder investment potentially available. To underpin the sense of "it's ours" the pub will ideally have a broad base of shareholders with varying scales of investments from small to large. The most successful community owned pubs have a large number of shareholders at all levels – not a small number of large investors. All shareholders, irrespective of size of investment, will have one vote. You get to have your say in how **your** pub operates.

#### **NO MONEY OR FINANCIAL COMMITMENT IS NECESSARY UNTIL STAGE 3**

We are in the process of assembling a detailed shares prospectus, meanwhile it would help if you could indicate the approximate value of the shares, you would be willing to invest. *(Mark one answer)*

- |  |  |
|--|--|
| <input type="checkbox"/> I would <u>not</u> be interested in purchasing shares | <input type="checkbox"/> £2,501 - £5,000 |
| <input type="checkbox"/> £100 - £500   | <input type="checkbox"/> £5,001 - £8,000 |
| <input type="checkbox"/> £501 - £1,000   | <input type="checkbox"/> £8,000+         |
| <input type="checkbox"/> £1,001 - £2,500                                       |  |

## Village Pub Questionnaire for Young Residents

You may have heard that the village is trying to purchase the village pub. If successful, the pub will be a venue that

is available to everyone in the village, including young people. We are in the process of trying to establish interest in the various uses the pub might have (as well as the more traditional serving of alcohol and food) and are keen to find out if it's a place that you would like to use for social, learning or work/volunteer-related activities **outside of pub-hours**. *Please could you fill in the questionnaire with your ideas and thoughts about what potentially you'd like to see on offer for you and your friends.*

---

1. Please select your age.

- ☐ 11-15                      ☐ 16-18                      ☐ 19+

2. Where do you currently spend time with your friends? (On weekends, after school)

3. Do you get involved in any activities in the village or nearby villages? If yes, what and where?

4. How would you like to use The Punch Bowl community space? (Tick as many as apply)

- |   |   |
|---|---|
| <input type="radio"/> Café  | <input type="radio"/> Study space                   |
| <input type="radio"/> Meeting place for time with family                          | <input type="radio"/> Learning activities/workshops |
| <input type="radio"/> Social space for time with friends                          | <input type="radio"/> Volunteering opportunities    |
| <input type="radio"/> Games nights (eg Pool, Cards, Board Games, Quiz, Chess etc) | <input type="radio"/> Work-experience opportunities |
| <input type="radio"/> Creative social activities (eg art, music, crafts etc)      | <input type="radio"/> Paid Work                     |
| <input type="radio"/> Outdoor meeting space                                       | <input type="radio"/> Other:                        |
| <input type="radio"/> Outdoor growing area  |   |

5. How often would you use the space if these kinds of activities were on offer?

- |  |   |
|--|---|
| <input type="radio"/> Once a week      | <input type="radio"/> Once every 3 months                 |
| <input type="radio"/> 2-3 times a week | <input type="radio"/> Less frequently than every 3 months |
| <input type="radio"/> Once a month     |   |

6. What days and times would you prefer to use the space (*Tick as many as apply*)

- ☐ After school weekdays (4-6pm)
- ☐ Weekends
- ☐ Weekday evenings (7-9pm)
- ☐ School holidays

7. How confident or happy would you feel going into the building on your own or with a group of friends? Rate 1 to 5 (1= Not very confident, 5= very confident)

1   2   3   4   5

---

Not very confident

Very confident

---

8. What do you think is important for the space to be, or to have, to be young person friendly?

9. What do you think might be the benefits to you, if the pub had young-person related activities? (eg making new friends, help to relax, increase confidence)

10. How would you like to see young people involved in what happens at the Pub?

Thank you for completing this questionnaire, we really appreciate your help.

For those of you that use Facebook there is a page: [Burton in Lonsdale Community Inn](#) with updates on what is happening. If you'd rather hear some other way, how would you prefer to be updated:

- ☐ Poster
- ☐ Info at bus stop/village shop
- ☐ Other:

Never submit passwords through Google Forms.

## Appendix 4 Analysis of Qualitative Comments on the Community Survey

Qn 4 - open question asking *'Please tell us how you feel about having a community pub and any ideas you have for things it could do for the village?'*

148/199 questionnaire respondents replied to this question - 74%, almost

three quarters Using the baseline of 148 respondents:

137 gave wholly positive comments = **93%**

8 gave both positive and negative comments = **5%**

3 gave only negative comments = **2%**

Themes emerging from the open comments can be split into the following sub-headings:

1. General reactions/feelings about the prospect of a community owned pub
2. Suggestions for what attributes the pub needs to have
3. Ideas for new things that might be on offer - internally and externally
4. What it mean as a place to meet
5. Areas for how the management of the pub might be different
6. Why it would be better as a community rather than traditional pub
7. Benefits and outcomes that a community pub might bring to the village

### General Reactions

49 respondents (33%) commented on **how essential it was for the pub to be kept in the village**, describing it as 'essential', 'vital', 'very important' and 'valuable asset'. A further 10 (7%) stated how **bad it would be to lose the pub**, and another 11 (7%) saying it was the **heart of the village**, transforming and beneficial.

8 respondents (5%) stated they felt it complemented the existing village resources/facilities. Many comments were offered as to *how* the pub acted *for* the community: Acting as a **focus, pulling the community together** (9 respondents); offered **local/central resource** - able to to walk to it (9 respondents); acting as a **hub**, enabling village to look after its residents (9 respondents); something that would **benefit both residents and visitors** (8 respondents); vital to the **wellbeing of the village** and bringing a better 'feel' to the village (6 respondents), **encouraging more participation** and enabling the community to feel invested/able to shape the pub (4 respondents); providing an **infrastructure to secure its future** (3 respondents); and something that was **available for all**

ages/interests/multipurpose.

33 respondents (22%) expressed **positive feelings** about the idea of the pub being owned by the community, and included these words (in order of frequency): great, excited, excellent, love, positive, wonderful, attractive, fantastic, lovely, hopeful, brilliant, pleased and welcomed.

#### Attributes of a community pub

The most frequently mentioned attribute was somewhere that was **welcoming, inviting and vibrant** (18 respondents - 12%). '**Warm and cosy**' also featured highly (13 respondents), and that it was a **sociable, friendly place** with good company (6 respondents). An **informal, relaxing, everyday affordable** space also important (5 respondents), and a **safe space that was open to all**, including dogs, and not just as a place to get alcohol (5 respondents). Regular and consistent hours, well run were also mentioned, alongside daily opening and being open when other village facilities might be closed (4 respondents).

#### Internal changes that a community pub might offer

**Food** - better, healthy, regular, themed was most frequently mentioned (22 respondents, 15%), and a suggestion that there might be weekend breakfast/brunch.

**Better beer/drinks** - 6 respondents.

**A cafe** - 5 respondents

Affordable prices - 4 respondents

Community/OAP lunches - 4 respondents

Local/live music - 4 respondents

Homeworker hub - 3 respondents

Afternoon/cream teas- 3 respondents

Activities for all ages- 3 respondents

Traditional pub activities - 3 respondents

Drop Ins- 3 respondents

Weekday/school holiday openings- 3 respondents

Brew on beer/cider - 3 respondents

Using own grown/local produce - 2 respondents

Exhibitions/local artist sales - 2 respondents

Private celebrations - 2 respondents

Pool table - 2 respondents

Pop up kitchen - 2 respondents

learning opportunities - 2 respondents

Meeting external agencies eg NHS, Social care - 2 respondents

Single item suggestions:

Office rental

Supper nights

Celebrate village history

Family friendly

Better lighting for craft activities

Cookery courses

Accommodation

Craft workshops

Drag Bingo

Themed nights

Pop up shop

Open night

Recycling/reuse collecting point

Lego club

Knitting/crochet club

Jigsaws club

Friendship club

Repair hub

Psychic nights

WI

Hostel

Room hire external businesses

Walker-friendly

Table tennis

Bridge

Chess

Family board games

Carol singing

Kids play area

Non alcohol sessions

External changes that the pub might offer:

**Community allotment**/growing space/orchard - 6 respondents

**Village or beer garden** with views - 5 respondents

**Sustainable initiatives** eg solar panels, car charging - 3 respondents

Cycle facilities - 2 respondents



Single item suggestions:

Car parking

Outside heater

Childrens play area

BBQ

Drying room

#### Importance as a venue to meet

19 respondents (13%) made reference to the pub as being a **focal point for the village, a hub**, a centre for community interaction which was used by all for a variety of activities including daytime use and used to plan community events/activities. A further 8 respondents flagged it as a **place to connect and meet people and neighbours** with an additional 8 saying it would be a **place to socialise**. A facility for **small groups to meet** was mentioned by 5 respondents. Others (4) mentioned it as a **place to take family/friends and visitors**, whilst a further 4 described it as a **place to meet others** - to drink or eat, and not just locals. The value of having a facility that was 'staffed' was mentioned by 1 respondent.

#### Suggestions about the management of the pub

Three respondents flagged the importance of choosing the **right manager**, of having the right people to run the pub, with the vision and skills. 2 respondents mentioned the need for the **hours to be regular and reliable**, and well publicised, with another 2 respondents saying it needed to **attract non villagers** too.

Single response suggestions:

Support other local businesses

Offer accommodation discount for villagers booking accommodation for friends

Not to target 'expensive occasions audience' - have it as an everyday pub (not gastro pub), with everyday prices

Open throughout the week, but ok not to serve food every day

Protected venue for village groups to meet, if pub is busy

Rent out upstairs room(s) for external business

Stress that doesn't have to drink alcohol to enjoy the pub

Have right range of activities

#### Better if the community owned the pub

The fact that the whole of the community would have a say/their views would be taken into account, and it would suit community needs was mentioned by 6

respondents, with a further 5 respondents saying the community would feel more part of the pub (than if it was run as a traditional pub). Four respondents felt owning it as a community was the only way to keep it going/the future was in the hands of the community. Three respondents referred to a community pub being able to be more than just a pub - offering a focus for activities and engagement. Two respondents felt it would be more welcoming as a community pub (compared to previous owners/managers), and one suggested it would give the pub a more positive identity if run by a caring community.

#### Possible outcomes of a having a community pub

The most popular outcome focused on community cohesiveness (total 21 respondents, 14%): **improving the cohesiveness/togetherness** of the community (11 respondents), 4 respondents felt it would **increase the sense of community spirit** and offer something the whole village could 'get behind', with a further 3 suggesting it would **increase connections** and another 3 suggesting **increased involvement and integration**.

Second most common outcome was '**increasing the number of visitors** to the village (19 respondents, 13%), with another 2 specifically mentioning attracting walkers and cyclists. Being a **selling point** for potential new residents was mentioned by 10 respondents, with a further 2 suggesting it could act to help **settle in new residents**.

**Increasing income** into the village was suggested by 6 respondents, with a further 3 respondents indicating a **positive impact on house prices** and another 2 saying it would **benefit other village resources** (e.g. village shop).

**Reducing isolation and loneliness** was highlighted by 7 respondents, and increasing the number of **new activities and hobbies** in the village was mentioned by 5 respondents, ways to **meet new people/friends** by 3 respondents, and **opportunities for older people to socialise** and **increasing membership of existing village groups** were each mentioned by one respondent.

**Increasing the offering of activities for all ages and interests** was mentioned by 5 respondents, and helping the village to be **more friendly and sociable** (2 respondents). Offering more **local employment and volunteering opportunities** were suggested by 3 respondents, Offering sustainability initiatives, improving wellbeing, being inclusive, and offering wholesome food were offered by single individuals as a possible outcome.

**Negative comments and concerns about the pub being a community pub** Only 2% of respondents expressed purely negative responses, with a further 5 %

offering both positive and negative comments. Collectively the negative comments can be categorised as follows:

- Concern for a negative impact on other community facilities/assets e.g. village shop (4 respondents) - e.g. see quote\*
- Fear that a community owned pub would not be financially viable - concern that not enough people would use it (3 respondents)
- Increased pressure and responsibility and cost of maintaining a large building (2 respondents)

Other single response concerns were: activities that might be too noisy; 'pubs' are not as important anymore; the village is somewhat insular.

\* "We already have activities at the renovated village hall. I think taking on the pub will only lead to problems, especially financially when trying to maintain such a huge building."

### Qualitative Free text responses

*"I love the idea of a community pub - somewhere warm and welcoming in an attractive space with a beautiful garden. It could act as a focal point for the village, a hub for the social life of the village and act as an endeavour everyone can get behind. It will be a unifier"*

*"It would provide a welcoming community hub that can be accessed throughout the week. It would be a place to meet friends and neighbours or just drop in for a cuppa. It could be a meeting place for village groups, established and future. It would be great to have somewhere to take visitors for a meal."*

*"Positive. Complement the village shop & village hall by providing additional services i.e. does not compete with the existing community provisions. Daily room hire for visiting businesses e.g. complementary therapy, counselling, hobby groups, small meetings."*

*"I feel the local pub is at the heart of any village, a place to gather, meet and socialize. To connect and engage with locals and visitors alike. I can support the local economy alongside the community shop. I feel homeowners to the village agree, a local pub is an asset and at the moment I feel a buzz in the village with a lot of work going on, new owners arriving, with young families and the village growing. As we know we also have lots of holiday accommodation so I feel with regular opening times, good food and drink and events on offer the pub will thrive."*

*"A good, welcoming, pub serving consistent, decent, food and a couple of good ales is at the heart of any community. Somewhere for a quiet drink and a chat, or a meal with friends and visitors. Obviously, the expectation of a community pub is that it would be an intrinsic PART of the community, and therefore involved in it and taking community views into*

*account. I don't understand some of the suggestions at question 1, above, but certainly think the pub should also be a village hub and a place for casual small meetings of village groups (probably subject to a minimum spend or a nominal fee). A community pub can also take account of things that might have wider benefit for Burton - such as encouraging visitors and attracting new residents. A showpiece for the village!"*

*"I think a community owned pub could offer more facilities and events than a privately owned pub but I would use it if a community pub was not possible mainly for food."*

*"A wonderful opportunity to provide all of the above options and to encourage more people to participate in events and the village itself. By enabling the community to own it we will hopefully have a sustainable resource for many years to come- the real hub any village needs"*

*"Enhance Community Spirit, Common Meeting Place, Encourage Visitors"*

*"Having a space which can be shared by and utilised by members of the community will be extremely beneficial in bringing people together - to communicate, to be creative, to meet and gather to celebrate. We are hopeful that residents of Burton can work together to build something unique and special to be enjoyed by villagers and those from other areas alike."*

*"It's exciting about the possibility of having a community pub. Having a community shop has demonstrated the benefits of the direct involvement of the community in the services it provides. I'm sure the same would be true of a community pub"*

*"I think the community pub would be an essential tool for the Burton Community and an invaluable asset for local residents in much the same way as the village shop and community groups of the village. I believe making this family friendly for those with young children or grandchildren would make the community pub a brilliant asset."*

*"I think a community pub is a real positive for the village. It will really bring the community together, and as a community resource it will really help the community look after itself and its more vulnerable members by offering a warm, welcoming space where everyone can be nurtured - whether by friendly, social interactions, new group activities, healthily and hearty food options and a community growing area to support this. I really hope we can make this happen; it will transform the Village. It will become the only space in the village that is open daily and offers someone available to welcome and offer support."*

*"Super excited! It would bring people together more, increase community spirit and connection and really symbolize that Burton is a thriving place to live and visit"*

*"I think it is essential for the village to have somewhere for local people to meet or just to pop in, be able to have some company, a warm place to sit and have food and drink on*

*offer. Regular quizzes, book clubs, theme nights, cookery-based courses, live music are all things that I would be interested in"*

*"I strongly believe that a well-run community pub would be the heart of the community and serve to strengthen community bonds and complement existing community resources in reducing social isolation and increasing overall well-being in ways that I think a traditional pub is less able of doing. I think this would be achieved by greater inclusivity and engagement with residents who, for various reasons, feel less connected to a traditional pub."*

*"It would bring together individuals who wouldn't necessarily mingle if it had many uses, rather than just a pub. A real asset to the village."*

*"We would love to have a community pub. It is important that it is an everyday day place rather than a special occasion place and the pricing should reflect this."*

*"Would love a central, warm and inviting place to bring the lovely community that is Burton in Lonsdale together. Things like fortnightly quiz nights would be good so that you get in the habit of visiting the pub on a regular basis. I would rather the pub worked to keep its prices low and its food cheap and cheerful (pizza nights, hotpots, fish and chips etc) so that you can visit regularly rather than as a special occasion (i.e. gastropub)."*

*"It would be very good space for the all of the village especially as a lot of residents are very actively involved in various village events and groups. Apart from being a community pub I think the cafe idea would really bring people in - residential or visiting and it would certainly make things like working from home hub, community warm space and drop-in sessions - education, training, particularly on weekdays."*

*"The pub is an essential asset for the village. To lose it would be a disaster. That it could be a community pub offers the best of both worlds - we keep the asset but have some say/control over how it is used and what kind of experience it can offer. This means it would then bring the community together in a different way from a conventional pub - people would get to know each other better and new residents could be made to feel welcome. This is important for social cohesion. It could also help combat loneliness which has been identified as a key problem as people grow older."*

*"It is essential to have a pub in the village, it brings people in and creates a better "feel". A community pub improves on that by being owned by the village and therefore even more a part of it."*

*"Essential social meeting point for the village. We desperately need somewhere to eat out,*

*to take friends or family visitors to without having to drive. If we own it, it's future is in our hands, it's up to us to make it a successful and thriving venue, encompassing all members of our community."*

*"Having a pub is essential to the economic and social health of the village. Having a community pub will mean that we can ensure that the asset works in the best interests of the whole community."*

*"A pub these days needs to be so much more than just a drinking hole, it needs to be a safe community space for everyone. A water hole for weary walkers, A feeding place for the hungry. A drop-in centre for meeting councillors, police and advice agencies. But most importantly a social place for all to meet. A Cafe Bar, would then support the whole Community not just a few. It could eventually create jobs for locals, increase property values as it would encourage people to want to move into our thriving community and encourage visitors to stay here all of which would then help our community Shop, Recreation field and the village."*

*"A good pub can be the heart of a village in that it can draw people together. It could provide activities for all ages at different times of the week and during school holidays. Friendship group, book cafe, Lego hub, jigsaw group, knitting/crochet group, repair shop type cafe, regular live music. It could provide a warm inviting space for older people to go and meet and chat with friends for companionship. Good coffee and cakes and light lunches for day groups and decent pub food some evenings and weekends. Could do specific food evenings e.g. pie night or steak night."*

*"It would be good for the village because it would be a good meeting point for the community and would help Burton to be a friendly and sociable place to live. It could be a place where you can just go for a chat and a coffee and not necessarily have an alcoholic drink."*

*"Provide an infrastructure to combat isolation, encourage integration, socialising and hobbies as well as potentially offering sustainable green spaces and initiatives"*

*"A valuable asset which could take on a positive identity if run by a community that care, attracting locals, walkers, cyclists and passers-by, particularly in the summer with the views from the beer garden."*

*"Really essential that the village has a vibrant pub and this would be served best by being a community pub. As a hub for informal socialising and village events it would foster community spirit and cohesion. I think it is important to stress that you don't have to drink alcohol to enjoy the benefits of the pub."*

*"It could do great things for the village if the 'right' format of uses and activities could be*

*found and essentially the 'right' people to run things at all levels. People who have the vision and practical abilities to make it all happen."*

*"This could be run as a workers cooperative, as this business model has a higher probability of success than a 'traditional' business model (40% vs 60%). Further to this, this project could be undertaken in the style of a 'community wealth building' program, with the pub being a living-wage employer, procuring goods and services required from local sources. The pub should also aim to hit the 'Triple Bottom Line' of sustainability (environmental, financial, social).*

### Ideas in general

- Brewing own beer on site, as a unique selling point
- Solar panels to power the pub (initial high capital outlay, but long-term pay-off)
- Use of an allotment area to grow food for the pub
- A 'skills' workshop, for people wanting to learn skills from others
- A community meal event each Monday, where everyone brings food to share (instead of the kitchen being open)
- A community drop-off point for items to be taken for recycling
- A community drop-off point for unwanted clothes, either to be donated to charity, or 'upcycled'/used for material"

# Appendix 5 Burton Community Allotment Plan

## **Background**

Over 12 months ago, a small group of people from the Village got together to explore an interest in developing a Community Allotment in Burton in Lonsdale. After an initial advert in the Burtonian, a dozen people expressed an interest in a Community Allotment. Interest ranged from leasing a plot for personal use, contributing to a communal allotment for growing food for the community, support for the running of the group and starting up a community garden 'shed' for skill sharing.

At the time, we enquired amongst various local land owners to see if they would be prepared to lease some land for a Community Allotment. The only potential land available was the land behind the Pub, but after initial support from the land owners this was subsequently withdrawn. As a result, the development of a Community Allotment was put 'on hold'.

## **Proposal**

As a registered asset of community value, the prospect of community ownership of the Pub re-opens the possibility for the community to have a communal allotment. As such, we are proposing a partnership with the Community Benefit Society (CBS) to lease the land behind the pub on a long-term basis, which will be used for individual and community growing and to share produce and skills amongst local residents. If there is interest from the Community in developing the area into other outside-based activities we will work with the CBS to explore ways in which new activities could be funded and offered.

## **Objectives of the Burton Community Allotment**

Initial Management Group to consist of the following members: Clare Hucknall, Simon Stockton, Susan Gregory and Tanya Gatto. Residents who are interested in the Community Allotment will be invited to join the initial management team to elect a Steering Group for the Allotment Initiative. This Steering Group will be the management structure for the Community Allotment.

Objectives of the Group include the following:

- To offer individual plots of land to Burton residents for the purpose of growing their own produce.
- To offer individuals the opportunity to join in and grow produce as part of a communal allotment area.
- To foster community cohesion by offering shared spaces to interact and learn skills from one another, and to enjoy social garden-gatherings outside.
- To offer a safe, calming and interesting garden space for anyone to sit in and enjoy.
- To work with the wider community to understand and receive the many health and social benefits of growing and eating food together.

## **Layout and Funding**

A number of options have been explored, but these would need to be determined based on numbers wanting to have individual plots versus space for communal plot and garden area.



The area below the existing pub garden would be the main area to be used, and would be split into two levels. An upper level (slightly below the Pub Garden level) which would have a communal shed/kitchen area, and - space depending - a communal growing garden plot. A lower terraced area for individual allotment plots and would be created. Water and mains electricity would be taken along a trench from the main street, along with rain water pipe, to the upper level. Collecting points for water use will be developed in the lower level.

Physical support for setting out the layout, digging trenches/plots and constructing raised beds will be requested from the Burton Village Workforce.

Financial support for the work will be from a number of sources. For instigating groundworks, community areas and services, we will apply to external funding sources. For ongoing maintenance and service charges, we will charge nominal fees from plot holders on an annual basis, and if appropriate hold fundraising events and sell produce from the communal plots to raise additional income.

### **Timescale**

From the start of the Leasehold, groundworks will be phased in the following ways:

**Months 1-6:** Clearing of all brambles, setting out plot sizes and areas of garden, digging over ground to make it useable, constructing main infrastructure areas, bringing services and drainage from main street. Community engagement to explore ways the Community Allotment will support the community.

**Months 7-9:** Constructing plots and raised beds, erecting kitchen/shared shed area, levelling out access to communal garden areas for disabled access.

**Months 10-12:** established individual plots available to lease. Communal growing area commences.

**Month 13 onwards:** On an annual basis

- community engagement, with CBS, to review and develop what is offered at the Community Allotment;
- allotment holders review meeting to address any issues and look at ways of improving the Community Allotment site;
- election of the Steering Group members

## References

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Muir, Rick. (2012) Institute for Public & Policy Research. "The Social Value of Community Pubs"

Thurnell-Read, Thomas. (2021.) "Open Arms: The Role of Pubs in Tackling Loneliness". Loughborough University.

Plunkett Foundation Report (2022): "Community Pubs, A better form of business"

Power to Change Business in Community Hands. 2017. "What works: successful community pubs"

Space to Thrive, 2023 "The Role of Community Spaces in Supporting the Mental Health and Wellbeing of Children and Young People"

## Community Pubs Consulted

The Countryman's Inn, Hunton, Bedale  
Salisbury Arms, Tremeirchion  
Trawden Arms, Colne  
Mardale Inn, Cumbria