



The Holywell News

Volume 4 - Issue 4 - September 2016



So as we bask in glorious sunshine up here in Holywell Green (come on we can all dream!) - we'd like to wish all our supporters a very happy summer break.

For us we try to ensure that there's always a number of members on hand to deal with any issues that may occur.

It might appear that we've gone a little bit quieter but be assured we're right in the middle of some very important meetings - and as we've mentioned before, it's not always possible to report all details in the newsletters!

The summer music festival was once again an absolute winner - but it does take some organising!

So we're already discussing the next one - and if you fancy getting involved - well you know what to do.

Of course that goes for any aspect of this campaign. Throughout July and August we've seen a number of new people 'joining' us on Facebook and we often welcome new faces to our meetings.

Remember our share issue is still open and for just £25 a month you can be part of all this.

See our website for details and become a member of the most prolific pub saving group in the UK - and in the meantime enjoy your summer!

Team Holywell

BEM VINDO AO BRASIL!



Which as you all know is Portuguese for 'Welcome To Brazil' - and we'd like to wish this sentiment to one of our most loyal supporters on his new life in South America.

Yes Dave Kingman - 'Little Dave' - has left Holywell Green to join his son Karl in Brazil.

Dave, despite only living in the village for a couple of years,

has contributed a huge amount of time (and personal money) towards the Holywell Campaign. He was immediately taken with the concept of a community owned pub - and worked incredibly hard towards it becoming reality.

We wish Dave and Karl all the best and hope to see them sometime in the future.

Web: www.holywellinn.co.uk • Facebook: [save the Holywell inn](https://www.facebook.com/saveholywellinn) • Twitter: [@saveholywellinn](https://twitter.com/saveholywellinn)

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the story so far



So as reported on page one, we've recently seen a number of new people joining us, and therefore decided to publish a synopsis of the campaign to notify everybody of events so far

Obviously there's been a huge amount of activity throughout the past four years - and naturally some of you will be unaware of all that's taken place. So this is for your benefit and hopefully gives a fair reflection of the factors surrounding our existence.

The Holywell Inn had been trading continuously since 1822 right up until its closure on December 31st 2011. Throughout recent years it had been part of Whitbread breweries Tenanted pub estate, before being sold to Enterprise Inns who in turn sold it to Admiral Taverns and their subsequent disposal to current owner Mr Chris Gale from Wakefield.

Mr Gale purchased it in June 2011. The purchase price recorded at the Land Registry is £120,000.

Which Mr Gale claims isn't accurate.

He states he paid more due to it being part of a deal with another pub There's been seven separate refused or withdrawn planning applications on the site There's been a withdrawn appeal to the planning inspectorate.

We listed the pub as the first ever 'Asset of Community Value' in Calderdale. We carried out two valuations of the property in March 2013. By this time all fittings and fixtures had been stolen and the pub was completely stripped out. Both valuations concurred that the building was worth £100,000 at that time.

A local businessman offered that sum in cash to Mr Gale on our behalf - this offer was refused.

Mr Gale has 'offered' to sell us the pub but will not accept anything less than £160,000. We believe that figure is more

than double the true value of this building in it's current state.

Mr Gale refuses to allow access for a formal valuation to take place. No accounts have ever been submitted to support the planning applications.

We have a comprehensive business plan to back-up our detailed projections for the business under our management. All surplus profits will be returned to the community in the form of services and facilities that don't currently exist.

We formed 'The Holywell Community Pub Ltd' - a Community Benefit Society that allows people over 18 to become members in the business. We offer shares starting at £25 a month but on a strict 'one member- one vote' basis. Since coming together we've organised and hosted some 40 events. These are designed to appeal to a wide variety of interests and age groups. We've hosted three international music events - boosting tourism in Calderdale and bringing worldwide recognition for the group.

We now have a formidable legal team and several committee members with a highly disciplined professional business background. For the last four years we've met every two weeks to plan the ongoing campaign details. We have a nationally recognised Social Impact Plan - professionally compiled and highly detailed.

We will provide Community Facilities, Local Services and Social Cohesion from a sustainable commercially driven professionally managed business

Holywell Green will once again see a thriving community Public House standing proud in the village centre

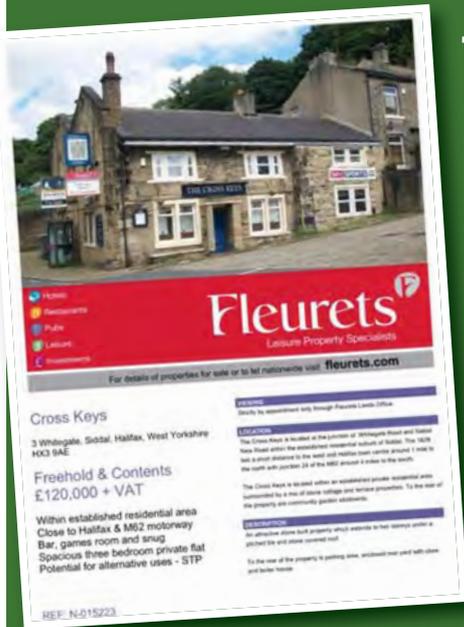
Most importantly Social Isolation - of which there's simply too much! - will reduce significantly

And we believe life in the village will improve!

So Mr Gale believes the Holywell Inn is worth £160,000

You may be wondering why we dispute that!
Well here's some fascinating information regarding similar pubs in the area...

And don't forget the Holywell is completely stripped out and requires an investment of at least £200,000 to bring it up to an acceptable standard!



The Cross Keys Siddal

This well known local pub is similar in size and aspect to the Holywell Inn.

It was advertised at £120,000 for the Freehold and was in a suitable condition to open and trade immediately.

The actual sale price was just £100,000!

Oddfellows

Not too far away in Kings Cross Halifax we saw the Oddfellows - a traditional tavern in superb condition throughout and again ready to trade.

Advertised for an asking price of £100,000 this freehold pub sold for just £92,500.



The Weavers Arms

Based in Luddenden Foot - on the very busy A646 linking Halifax to the Upper Calder Valley.

Incredibly this pub was sold for just £75,000 in June 2011



Many people find it hard to believe how sale prices of pubs seem so incredibly low.

However the simple explanation is that there's a huge amount of availability and the market can in many cases be challenging.

But that shouldn't be a 'green-light' for property developers to rush in and snap them up for development - depriving communities - as in the Holywell case - of their one and only true community meeting point.

We've fought long and hard to try and save this pub, and it's particularly encouraging to see the government introducing specific policies to assist communities with similar aims.

The Localism Act 2012 allows community groups to nominate pubs (and other community buildings) as Assets of Community Value. This gives a significant amount of protection to the pub and we always urge other groups interested in saving pubs to pursue this.

There are now over 1600 pubs listed this way - and we're proud that the Holywell Inn was actually in the first thirty!

We are also the only 'pub group' to be involved in the national ten demonstrator group 'Community assets in difficult ownership' programme run by Jericho Road Solutions and funded by the DCLG.

In addition we've had a submission published by parliament, spoken at numerous national events, appeared on some ten live radio programmes, been reported on in The Guardian and many regional newspapers. Celebrity endorsements have been many and varied.

An article was published about us in a Czechoslovakian magazine (we haven't a clue what it says!) and we have a fantastic following in the USA!

This is the 39th consecutive monthly newsletter and at times this has been delivered - by hand by us - to up to 3000 local households.

All in all we think that's not bad for a small group of volunteers in a little Pennine village!



who we are

COMMITTEE MEMBERS

- John Walsh (Chair)
- Chris Judd (Vice-Chair)
- Heather Stead (Secretary)
- Beverley Smith-Walsh (Treasurer)
- Mark Stead (Director)
- Peter Lassey
- Martyn Foulds
- Graham Gent
- Ian Whiteley
- David Humphreys
- Chris Pearson
- Rob Chevalier
- Dave Kingman

SOLICITORS

- Julian Bond
- Glaisyers Manchester

ACCOUNTANTS

- Gordon Leigh
- Barlow-Andrews Bolton

BARRISTER

- Scott Stemp
- 12 College Place
- Southampton

WEBSITE

www.holywellinn.co.uk

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well done andy bond



There's cool and then there's 'Ultra Cool' and these two wonderful Californian dudes are the epitome of that title!

Yes there's nobody does 'cool' as good as these two and Andy should be very proud his T-Shirt design will be on show at numerous jazz events throughout California.

Our great friends Marc Macisso and Kenny Herrera - simply the best!

And we would also like to thank Andy's dad Julian for the very kind cash donation he made towards the festival.

We simply didn't have enough room in last month's newsletter - and need to also thank Stuart Brown and John Walsh from Oakwood Leisure for their cash donations as well as accountant Gordon Leigh who contributed towards the raffle prize vouchers.

Next year's festival is already being discussed . . .

Unfortunately we have to announce the cancellation of this year's 'Garden Produce Show'

This event requires an immense amount of work to organise and sadly clashed with a number of issues which made it impossible to arrange.

We hope to bring it back next year and apologise for any disappointment caused.

But next up we have our brilliant Holyween Walk!