

Avon Dasset Community Benefit Society Limited

Social Impact Report

Introduction

The report covers the year from 1st March 2025 to 28th February 2026. We are pleased to be able to report another successful year with our tenant continuing to drive the business forward.

During the past 12 months, we have again funded improvements and substantial maintenance of the premises of the Yew Tree Pub, seeing this as key to both the attractiveness of the Pub and an investment in its long-term future. We have also made substantial progress in restructuring the finances of the Society to allow greater long-term stability. We are happy with the progress that we have made in delivering against our social impact objectives and are confident that we have planned to continue to achieve them.

Avon Dasset is a very small village located in rural south Warwickshire, with less than 100 houses, a population of approximately 210, of whom 166 are of voting age. The activities of the Community Benefit Society remain central to bringing the community together to socialise and the overall impact is immeasurable.

Without the Pub then the village could slowly become more isolated. To put that in context, the only service outside those at the Pub is a twice weekly mobile Post Office for 45 minutes on Mondays and Wednesdays.

Management Summary

With a stable tenant in place running the Yew Tree, we were optimistic of the outlook as we entered our eighth full year of owning the pub. We believe that we have continued to make good progress in achieving our social impact objectives.

Our finances remain in a strong position, our social groups and activities continue to be well supported, and we continued to invest in improving the premises. Our commitment to supporting the community, engaging with local businesses and services continues, and our tenant continues to source from local suppliers where possible.

Major events such as the Soapbox Derby, National Open Gardens Scheme and The Dasset Country Show continue to be well supported and have generated funds for charities while attracting hundreds of visitors into the village. The Society are pleased to be able to support these with both finance and manpower.

We believe that The Yew Tree is well established as the hub at the centre of our village and we have arrangements in place that will keep it that way. We are keen to make even more progress as and when funds allow but we are confident that in the long run we will achieve our objectives.

Detailed Report

This section of our report details the specific progress that we made to 28th February 2026.

Village groups remain a real key to social cohesion and The Yew Tree continues to act as the focus for such groups. All our established clubs have continued their activities through the year.

The walking group continues to have a good turnout of regular attendees for its monthly outings. Each walk ends with lunch at the pub and others who were unable to join the walks are encouraged to attend - and frequently do. The joint footpaths group continues its excellent work mending stiles, repairing bridges and the installation of gates to replace broken stiles and improve access. This group has brought volunteers together to form new relationships creating closer ties with other villages. With the Burton Dasset Hills Country Park

across the fields from the Pub, these paths are very well used by people from well outside the immediate locale. We are pleased in the past few months to supply much needed tools to this group for their continuing work.

The Bridge Club meets fortnightly with around twelve people meeting for cards followed by dinner.

The Book Club continues to hold monthly meetings followed by lunch.

Local employment and knowledge about the village and nearby services is a key aspect of how The Yew Tree can impact the social life of the village.

During the year, we are again pleased to report that local employment was directly and indirectly supported by the Benefit Society. Most of the staff employed at The Yew Tree come from Avon Dassett or neighbouring villages (most of which do not themselves have either a Pub or local employment opportunities) and all the works carried out on the property were again undertaken by local tradespeople. The Community Notice Board remains prominent in the entrance lobby at the pub, in view of all entering and leaving the pub by the front door. It publicises notices of events, advertises local clubs, societies and businesses and allows traders to display their business cards. Several local B&B or Airbnb businesses refer their clients to the pub for meals and refreshments.

The Yew Tree has more of a “cafe feeling” on a Saturday morning for both locals and visitors who meet for The Yew Tree Breakfast Club.

The Yew Tree is the focal point for the many visitors to the area. As the only meeting place in the village, it’s the point to which visitors are naturally drawn.

The Shack continues to draw in customers from far and wide, including regular visits from the many cycling groups that enjoy the hills and countryside around Avon Dassett. The Soapbox Derby and The Dassett Country Show both brought hundreds of visitors to the village and the pub. The Yew Tree is mentioned in the National Garden Scheme entry for the Avon Dassett Open Gardens event, and this attracts visitors to the pub during the event.

The village continues to come together for charity events such as the Dogs for Good breakfast, and local events such as the Christmas Carol singalong and after the Memorial Service on Remembrance Sunday.

The work done last year on improving Accessibility into the building has been proven to be a wise investment. This has step-free access from both the outdoor garden area and the restaurant.

Conclusion

We believe that we continue to maintain our focus on having a Social Impact in the village and are proud to have several established community groups, activities and events being based on The Yew Tree. The reality is that the strong community spirit and sense of cohesion would wane without the pub, and the resulting social impact would include a loss the community groups, less one to one contact, lower levels of interaction and communication which would result in isolation and/or deprivation for many of our residents.

Our principal source of income continues to be from rent from our tenant, and, after our costs, any surplus allows us to make progress against objectives that require financing, particularly the development of the premises.

We understand that we need to maintain plans and arrangements to ensure that we remain “more than a pub” and believe that we have achieved this in a manner that can be sustained. The Management Committee is not complacent about this overriding objective and will continue to monitor progress.