



Debenham Angel Community Limited
Newsletter 2 March 2024

The big news of the month is that the owners of the Angel have submitted to the Council a Change of Use application from pub to residential. This is despite there being another 2 years to run on the designation of the Angel as an Asset of Community Value. It could hardly meet that designation if it were a private house.

If you wish to comment on this application go to:-

<https://planning.baberghmidsuffolk.gov.uk/online-applications/>

Then, in the search box, type the reference number **DC/24/01358**.

Once there you can read all documents associated with the application and after registering you can also let your thoughts be known via the Comments tab.

One comment in the marketing report by the selling agents that, despite extensive communication, no offer was made by the community group, needs further comment. We tried numerous times to arrange a building survey and enter into negotiations, but the sellers refused any discussion unless we could demonstrate we had sufficient funds, not pledged but actually in the bank, to meet the asking price of £270,000 + VAT. We pointed out that, if they genuinely wanted to sell, then working with us so we could arrange loans and ask individuals to invest, was the best way forward. No mutual co-operation resulted.

However, we continued to advance the cause and on the 17th of February organised a quiz night at the United Reform Church. This was primarily to cover the cost of setting up a website. More events are in the pipeline so watch out for further announcements.

Debenham Angel Community Limited is a community benefit society registered with the Financial Control Authority meaning that we can apply for a grant from the Community Ownership fund. This fund helps community groups buy or renovate assets that would otherwise be lost and can potentially contribute up to 80% of the capital costs. We submitted the initial Expression of Interest and the feedback from that was that our application is a 'good fit' for round four of this application period. We are currently putting together our full application.

We also continue to work on a Business Plan and Share Prospectus. Our initial drafts have been reviewed by a consultant for the Plunkett Foundation (of which we are members) and we are putting the final touches to the documents based on his comments.