

Hello all,

It does look like spring is finally here after what seemed like an endlessly grey winter and we've got a fair amount of news to catch up on. The DACL management committee have had a busy few months with firstly, the planning appeal and then preparations for a campaign to bid for the Angel as the property will be put on the market soon.

THIS SUMMER—ON YOUR MARKS, GET SET.....

We recently had notification that the owners intend to "dispose of the property". As the Angel is registered as an Asset of Community Value, this triggers a 6-week interim moratorium period. During this period, it is possible for eligible community groups to formally express an interest to bid. If this is done then the interim moratorium becomes a full moratorium and lasts for 6 months, in this case until the 27th September 2025.

During the moratorium period, the owners cannot sell the property to anyone other than the eligible community group. However, it does not mean that the owners *have* to sell to the community group even if a bid at the asking price is made. And it can be sold to any other parties after the period ends.

There are advantages and disadvantages to formally triggering the full moratorium. Some of the advantages have been diluted due to the restrictions which the appeal decision

makes as to what the property can be sold as. The main disadvantage is that if there is another bone fide potential purchaser intending to open the Angel in line with the aspirations of the community, they are highly likely to be put off by the 6 month delay and look for other opportunities.

The decision on triggering the full moratorium was debated by the committee, which concluded that there was more to gain by not doing so. We do, however intend to make a bid for the property and will be letting the District Council Communities Officer aware of our intention to bid without triggering the moratorium.

We will be finalising our Business Plan for publication in the coming weeks followed by a campaign to attract investors to help us buy the property.



Planning Appeal News

The main event of the last couple of months was the Planning Appeal. It was held at the Leisure Centre and was a rare public hearing (they're usually dealt with by written case reports). Amazingly, we got a result within a couple of weeks, these things normally take months. The Planning Inspector rejected the owners' planning application for change of use.

The appeal decision had a number of different factors that counted against the proposed change of use; heritage, viability, commercial use preference etc. But it also included some that hadn't been noted as specific issues in previous planning applications. Effectively the Planning Inspector doubled up on the findings of a previous Inspector and added to them.

We've got more detail on our website about the Planning Appeal, together with a copy of the Planning Inspector's decisions and our own bullet point summary. It's all on our news pages <https://savetheangel.co.uk/news/> and worth a read.



Quiz/Future Events

It seems a long time ago now (it snowed huge flakes during the evening!) but we had a fantastic quiz night in February with ten tables and around 60 supporters. The quiz was won by Hoof Hearted with some testing questions set by Jane and Sally, ably assisted by Peter and his sound equipment. A big thank you to all.

These are important events for us as they raise funds for the day to day expenses of a formally constituted organisation. The costs aren't huge but it's only with your support and

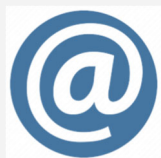
donations that we can exist whilst we gear up for trying to buy the Angel.

Quizzes always go down well, they've always been well attended, and we'll be planning another one in the summer. But we're also open to other ideas so if there is anyone willing to lend a hand and organise an event, we'd love to hear from you.



We launched our website in preparation for a new campaign to buy the Angel. We've got several pages of content there, such as a history of the Angel, campaign timeline and a news section. In the near future, we'll also have our important documents there including our Business Plan, Share Prospectus and application forms.

WEBSITE/SOCIALS & 'COMMS'



We've updated our email platform and now use Mailchimp so

that we can more efficiently issue news and updates to our supporters. We're also in the process of modifying our Facebook page so that all our

communications are co-ordinated across email, website and socials.

On that subject, though, we wondered whether there may be any of our supporters who might be able to assist with other social (or traditional) media when we launch our campaign – we're not going to

go all Tik Tok on you but some expertise in this area would help us raise as much awareness (and money!) as possible when we bid for the property. Ideas on a postcard please. Well, an email, phone call or chat over a glass of something.

Committee/Assistance

As well as help and ideas for fundraising events, have you thought about whether you've got skills, time and/or enthusiasm to volunteer for the management committee? We're at a very interesting point in the preparations for launching our business plan and share prospectus and there are a couple of spaces on the committee at the moment.

Because of the rules of being a formally constituted Community Benefit Society under the watchful eye of the Financial Conduct Authority, the existing committee members can't serve forever and we need to keep some fresh faces coming in. Have a think about it – if you're passionate about wanting to launch the 'new' Angel, then please get in touch.

Framsden Greyhound

You may have heard that there has been a similar situation in Framsden although there are different reasons why the old Dobermann pub in Framsden has been empty since 2016. The owner put the pub on the market initially at a price reflective of hope for residential use. It didn't sell and several planning applications were refused at appeal.



Despite a certain amount of animosity between the parties, the community group made a breakthrough in 2023 and negotiated to buy the pub, completing the purchase in spring 2024.

They've been working to repair and renovate the building since then, holding pop up events through the autumn and

winter to give everyone the flavour of what's to come.

They have now completed the installation of their commercial kitchen and are formally open for trade. It's a great inspiration to us that patience and perseverance has paid off for them. A much smaller community than we have in Debenham was able to raise funds to buy the building and renovate it with a combination of professional tradesmen and loads of volunteers grafting away.

They've renamed the pub The Framsden Greyhound (a throwback to the name of the pub from the 1700s to 1986) – look up their website, find out their opening times and why not pop along and give them some support? They've done a great job. <https://www.framsdengreyhound.co.uk>