

# THE CLEVELAND PHOENIX CHARITY

## Report to Ercall Magna Parish Council AGM 20 April 2021

The Cleveland Phoenix Charity was established on 1 December 2017 for the purpose of acquiring, reinstating and enabling the operation of the Cleveland Arms for the benefit of the residents of High Ercall and the surrounding area.

The CPC, along with EMPC supported Telford & Wrekin Council in defending the inclusion of the Cleveland Arms on the list of Assets of Community Value following an Appeal by the owner that sought the removal of the property from the list.

This involved the preparation of written evidence and the giving of evidence in person at Upper Tier Tribunals held on 28 March 2018 and on 21 and 22 July 2018.

On the basis of the evidence presented, the Tribunal Judge maintained the inclusion of the Cleveland Arms, beer garden and car park on the list of Assets of Community Value, but removed the bowling green from the list.

The Cleveland Phoenix Charity has made attempts to gain access to the Cleveland Arms by surveyors and valuers in order to assess its condition and open market value. Conditions imposed by the owner for access to be granted were not however acceptable to the Charity and accordingly progress stalled.

The Cleveland Arms and bowling green has been marketed by the owner through their agents, James A Baker, for some time now at a combined asking price of £350,000 + VAT. Interest however appears to have been limited.

On 30 December 2020 the owner served a Notice of Intention to Dispose of the Cleveland Arms and its car park on Telford & Wrekin Council.

This triggered an Interim Moratorium on the sale of the Cleveland Arms to parties other than qualifying community interest groups until 10 February 2021.

EMPC resolved not to register an interest in bidding for the Cleveland Arms, so the Cleveland Phoenix Charity registered an interest with Telford & Wrekin Council before the 10 February 2021 deadline.

Once Telford & Wrekin Council was satisfied that the Cleveland Phoenix Charity qualified as an eligible community interest group, the Moratorium period was automatically extended to 30 June 2021.

The Cleveland Phoenix Charity is a corporate member of the Plunkett Foundation, which is an organisation that assist community groups with technical and business advice on acquiring and operating public houses.

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Through the Plunkett Foundation, the Cleveland Phoenix Charity and Ercall Magna Parish Council have jointly commissioned a specialist valuer to undertake a Market Appraisal Valuation Report of the Cleveland Arms.

The valuer was granted access into the Cleveland Arms by the owner in order to undertake his inspection of the property.

With the benefit of a valuation prepared in accordance with RICS Global Standards 2020, the Cleveland Phoenix Charity will in due course approach the owner with a view to establishing whether sale of the Cleveland Arms, car park and bowling at open market value could be contemplated.

The response of the owner will inform and determine the next steps to be taken by the Cleveland Phoenix Charity

**Cleveland Phoenix Charity**

**20 April 2021**