

Ebenezer Cefn Mawr and Court Injunction

You forwarded this message on Mon 08/03/2021 17:47

Dave Metcalfe

Mon 08/03/2021 17:14

Dear Mr Pritchard,

It is with much regret that we have not had a response from WCBC regarding this matter and our solicitor is now instructed to begin proceedings to seek a Court Injunction against the sale of the Ebenezer at Auction later this month.

It seems ironic that we must go to this length to protect our community from the Local Authority and this is not something we wish to do, but since we are given no recourse but to do so, we have taken this step.

Again, we state we want to work with WCBC and all that is required from WCBC for this to happen is to say "Yes" and "How can we help".

We are not asking WCBC for a handout and have offered WCBC the best offer you have had, £200K.

We stand by our offer which we will honour and will most likely exceed any bid in the auction, if that does go ahead?

We want to secure the Ebenezer so that we can reopen it as an Arts & Visitor Centre for our community (and community facility) acting as a catalyst for Economic Regeneration of our community at the centre of the Pontcysyllte World Heritage Site. This was the general intention for the building when set up in 2008 with NLHF monies but has failed due to our community not being connected.

Our overall program (including the Ebenezer) is to connect our community and enable Sustainable Tourism Development. Given the opportunity our community is surrounded with, as we have been studying for the past 10 years, this is a good commercial investment.

To finance Phase 1 of our program we want to take out a commercial loan of £5M, of which £0.5M has been allocated towards refurbishment of the Ebenezer.

However, to be able to access commercial loans of this magnitude which we will be responsible for, we need the local authority to be working with us.

So, we do not want to argue with WCBC and only seek to work with WCBC but cannot afford to lose the Ebenezer either. It is a key asset.

Simply put, no matter how good the beer is in our pub, The Holly Bush Inn, the offer of 2 pints will not pull the people visiting the aqueduct up the hill, however the Ebenezer reopened as an Arts & Visitor Centre as we plan will.

Unfortunately, there is a cost to this legal exercise which will be deducted from our offer price for the Ebenezer as we are having to pay for this out of our own pockets. We would prefer to see our investment go into our community.

Whereas if WCBC choose to continue to ignore us and our community and proceed to auction, or worse still choose to contest with us against our community, this will no doubt be paid for out of public funds. I am sure if the councillors making such decisions had to pay themselves there would be a totally different story.

This email will be shared with our community as they are not happy with WCBC announced auction of the Ebenezer.

Regards,

David Metcalfe,

BPS Director,  
Holly Bush Inn Proprietor,  
PKC Group Project Manager,  
Cefn Community Councillor & AONB Champion,



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The Ebenezer and Injunction

You forwarded this message on Thu 04/03/2021 21:03

Dave Metcalfe

Thu 04/03/2021 20:53

Dear Mr Pritchard,

We are writing to you as Leader of WCBC, Wrexham County Brough Council. We hope you will consult all relevant departments concerning this issue.

WCBC has decided to try and auction off the Ebenezer again and this is causing a significant backlash in our community and goes against all NLHF Guidance, WHS Guidance, UNESCO Guidance, WPP Welsh Planning Policy and the FGA2015.

Loosing this building and the opportunity it represents consigns our community to continued Post Industrial Depression at the centre of the Pontcysyllte World Heritage Site for many years to come. Given the exceedingly high visitor count (400,000) to certain parts of our area we can easily move our community on to Sustainable Tourism Development if WCBC and all will work with us.

To reassure WCBC that we would like to work together we state again that our offer of £200K for the Ebenezer still stands and we will honour this providing we are working together of a Vibrant and Viable future for our Community in accordance with WPP and the FGA2015.

If we are working together, we can access the large commercial loans which WCBC will be paid out of for the Ebenezer. In our budget for Phase 1 of our investment (approximately £5M) we are setting aside £0.5M for putting the Ebenezer to rights following years of neglect and to reduce the buildings Carbon Footprint to Zero.

However, our community's future is put at jeopardy by the announcement of WCBC that the building will be auctioned off to any bidder for any reason later this month.

Our business community is the largest private investor in the Cefn Mawr Conservation Area and has invested in the region of £2M pounds and yet none of us have been consulted about the sale of the Lead THI work, the Ebenezer. Please see [NLHF Communication Regarding Ebenezer](#).

After taking advice from our solicitor, we are considering applying for an Injunction to stop the sale of the Ebenezer and secure the Economic Future for our Community. This is not a move we want to make but since it offers the best outcome for our Community, it is a step we must take.

Unfortunately, due to the extremely limited notice our Community has been given about the sale of the Ebenezer our decision cut off time is 1200 on Monday the 8<sup>th</sup> of March. Therefore, WCBC has until that time to respond to this email and stop our application for an Injunction.

Our offer of £200K to take the Ebenezer on as a community facility will remain throughout as we want to work with WCBC. However, whatever we must spend on legal fees will be removed from our offer price. We see this as a fair arrangement as we will have to use our own money which we would prefer to see invested in our community, whereas if WCBC decides to contest the case, WCBC will be using public funds (i.e. our community's money again)!

Please reply by 1200 Monday.

Regards,

David Metcalfe,

BPS Director,  
Holly Bush Inn Proprietor,  
PKC Group Project Manager,  
Cefn Community Councillor & AONB Champion,



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