

## Stephen McGuinness

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**From:** Income and Recovery  
**Sent:** 19 December 2018 11:13  
**To:** Alan Diamond  
**Subject:** RE: The Cornhill Hotel, FY1 6BH

Dear Mr Diamond,

Many thanks for the email below.

I have spoken to Phoenix and the 3<sup>rd</sup> May was the date that one of the Liability Orders granted by the Magistrates Court covered.

If the hotel was not trading after 13<sup>th</sup> July, please can you explain the reviews that have been left on the Hotels Trip Advisor page (please see the link below) where there are clearly reviews left from people staying at your hotel, after 13<sup>th</sup> July.

[https://www.tripadvisor.co.uk/Hotel\\_Review-g186332-d12989665-Reviews-Cornhill\\_Hotel-Blackpool\\_Lancashire\\_England.html](https://www.tripadvisor.co.uk/Hotel_Review-g186332-d12989665-Reviews-Cornhill_Hotel-Blackpool_Lancashire_England.html)

Blackpool Council has not received any correspondence that supports that there is a new occupier at this property, and would require to see a signed tenancy agreement before any alterations to your account are made.

With regards to you not being aware of the room availability and that this is a question for the new occupiers, Rooms online Limited? Having looked on Companies House, you are the only director of the new company, so it would be you that could provide me with such information?

To date there is a total of £8661.11 outstanding in relation to Non Domestic Rates and £2255.98 for Council Tax. If proof of your Liability coming to an end, these balances would reduce to £6304.51 (NNDR) and £1899.96 (Council Tax), not including any fees outstanding to Phoenix Commercial Collections.

I can see that according to Companies House, that OMG Leisure Blackpool LTD is still an active company and still has the property in question as the registered office. I must advise that Blackpool Council and Phoenix Commercial Collections will continue to pursue the company for any outstanding balances until such time that the company is no longer active.

Please contact Phoenix Commercial Collections on 0333 323 0333 to arrange a payment on the balances outstanding with them.

Many thanks

Mr S McGuinness  
Senior Court Officer

Council Tax Recovery Section  
Resources Directorate | Revenues Benefits and Customer Services | PO Box 50 | Town Hall | Blackpool FY1 1NF

Post to: Blackpool Council | PO Box 50 | Town Hall | Blackpool FY1 1NF  
T: 01253 478888  
F: 01253 478791

W: [revenues@blackpool.gov.uk](mailto:revenues@blackpool.gov.uk)

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**From:** Alan Diamond [mailto:alandiamond28@hotmail.com]  
**Sent:** 12 December 2018 19:10  
**To:** Income and Recovery  
**Subject:** Re: The Cornhill Hotel, FY1 6BH

Dear Sir

Thank you for your email.

The date the 3rd of May was given to me by the guy from Phoenix as the start of the period for which we have been charged, which obviously is incorrect, The hotel was not trading past the 13th of July so I am unsure where you get details of trading afterwards from?

I am unsure of the availability of rooms at the moment you will need to take this up with the new tenants of the hotel, the building was taken over by Roomsonline Limited from December 1st and OMG Leisure Blackpool is in the process of a winding up order and all contents have been signed over to the new tenants from 10th December 2018.

I am aware a council tax relief is being processed for the property.

If you require any further information then please do not hesitate to contact me.

Regards

Alan Diamond

Sent from [Outlook](#)

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**From:** Income and Recovery <revenues@blackpool.gov.uk>  
**Sent:** 12 December 2018 15:21  
**To:** Alan Diamond  
**Subject:** RE: The Cornhill Hotel, FY1 6BH

Dear Mr Diamond,

Many thanks for the information provided below.

I am struggling to understand where the date of 3<sup>rd</sup> May 2018 has come from? As it stands Blackpool Council has you registered at the property from 17.11.2017 as mentioned in the previous email, and the account is currently still live.

I have looked at the prohibition order that you have supplied a copy of, although I can see from internet searches that you continued to trade well past the date of 6<sup>th</sup> August 2018. As I see it, this hotel is continuing to trade which would make you liable for the rates as the property in question is being occupied.

If, as mentioned below, you are no longer responsible for this property (visit done today to see hotel still advertising that there are vacancies?), then please provide proof that the property has been correctly handed back to the landlord, as simply vacating the property would not end your liability.

In the meantime I suggest that you contact Phoenix Commercial Collections to arrange payment of the balance outstanding, which stands at £8661.11 plus any costs incurred by the account being with the Enforcement Agents,

Many thanks

Mr S McGuinness  
Senior Court Officer

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**From:** Alan Diamond [mailto:alandiamond28@hotmail.com]  
**Sent:** 05 December 2018 13:37  
**To:** Income and Recovery  
**Subject:** Re: The Cornhill Hotel, FY1 6BH

Dear Sir

With regards the non domestic side of the property the figure which Pheonix have of £8,800 cant be the correct figure which will be from 3rd May 2018 until November 1st when we were no longer responsible for the Non Domestic rates on the premises.

The prohibition order was served by the fire service a copy is attached.

Regards

Alan Diamond

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Income and Recovery <revenues@blackpool.gov.uk>  
**Date:** 05/12/2018 12:24 (GMT+00:00)  
**To:** Alan Diamond <alandiamond28@hotmail.com>  
**Subject:** RE: The Cornhill Hotel, FY1 6BH

Dear Mr Diamond,

Thank you for the email below regarding the Cornhill Hotel.

I have looked at your account and I can confirm that we have OMG Leisure Blackpool Ltd registered at this property from 17<sup>th</sup> November 2017. Any correspondence with April 2017 – March 2018 will be referring to the financial year that the balance refers to.

I can also confirm that there was an empty exemption on the property from 17.11.2017 up until 03.05.2018.

I have checked with Council Services and I can't seem to find any information regarding a prohibition order relating to this property. If it was issued by an outside agency such as the Fire Service, please provide Blackpool Council with a copy of the order relating to this property.

If the Non Domestic aspect of the property is uninhabitable you would need to apply to the Valuation Office to have it taken out of the listings. I must inform you though that this process does not put a hold on an account and payment is due until a decision is made by the Valuation Office.

If the residential side of the property is considered uninhabitable, then there is a 50% reduction for up to 12 months whilst work is carried out/completed. I have issued you with a discount form in the post to complete to apply for this reduction. If the work has already been carried out then Blackpool Council will require proof that the work has been done (photos, invoices etc).

Moving forward I have placed a 7 day hold on the Council Tax aspect of the property to allow you to complete the form I have issued to you today. I would advise that you contact Phoenix Commercial Collections to arrange payment on the Non Domestic Rates balance outstanding with them.

Many thanks

Mr S McGuinness  
Senior Court Officer

Council Tax Recovery Section  
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**From:** Alan Diamond [<mailto:alandiamond28@hotmail.com>]

**Sent:** 28 November 2018 08:43

**To:** Income and Recovery

**Subject:** The Cornhill Hotel, FY1 6BH

Dear Sir / Madam

I am writing with regards the council tax and non domestic rates for the above premises, we have a bill which is being collected by Phoenix Collections but the date period is from April 2017 to March 31st 2018, we did not take control of the building until 18th November 2017 and will cease to be responsible for the building from 1st December 2018.

Also when we took over the building it was empty and not trading from the November, and as also not been trading since June due to a prohibition order, so i believe we are due a period of non payment of six months for the non domestic rates and i am unsure about the council tax as the flat to which this relates as never been lived in due to squatters being in the premises while it was unoccupied, which have made it unfit for use, i can of course give you pictures to prove the condition if you so wish.

If you do require any further information then please do not hesitate to contact me on 0797 3360332.

Regards

Alan Diamond  
OMG leisure Blackpool Limited

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