



AGENDA ITEM NO.8

Avonmouth and Kingsweston Neighbourhood Partnership

11th June 2013

Report Title: Briefing re plans for management of BCC youth and play premises Avonmouth and Kingsweston NP and information regarding the asset transfer of the Cadet Hut

Background:

1. To support new delivery models for Bristol Youth Links, premises currently directly managed by the city council youth and play service were made available at tender stage to all potential providers through a concessionary tenancy. No providers committed to lease Lawrence Weston Youth Centre..
2. **Revised council policy, and funding available in relation to council youth and play centres:**
At the Full Council meeting on 15 January 2013 A Golden Motion was passed which resolved to “Compel Council Officers to work with community groups to look at ways to transfer 13 buildings to Community Control on a suitable minimal cost, long term lease”. This was followed at the Full Council Budget Meeting held on 26 February 2013 by a budget allocation of £400,000 to ‘set up of one-off funding to underpin the approved Council motion to support the transfer of youth and play buildings to local community organisations where these are no longer required for operational reasons in accordance with the Council’s Community Asset Transfer policy (CAT).

Community asset transfer:

Community Asset Transfer (CAT) is the transfer of land or buildings from the council’s freehold ownership into the stewardship and/or ownership of third sector organisations and usually involves a transfer at less than market value. Bristol City Council adopted the policy in July 2010.

<http://www.bristol.gov.uk/page/community-asset-transfer-policy>

For the remaining BCC premises, including Lawrence Weston Youth Centre, the council's community asset transfer policy will apply. A concessionary tenancy will depend upon an organisation being able to demonstrate how they will deliver activities for young people and other community uses, as directed within the brief for the premises, currently being developed.

A full briefing of the Cabinet member for CYPS is being arranged. Informal approaches have been made to council officers and some meetings are programmed to outline the process. Formal community engagement will need to be undertaken with organisations affected and the Neighbourhood Partnerships.

Responsibility to undertake the process sits with CYPS supported by colleagues in the community buildings team.

There is an identified need for support for local groups/organisations if CAT is a solution to the future of some of the buildings. This support is available from specialist advisors such as The Ethical Property Foundation or Bristol ProHelp. A package of external support is being developed that will directly benefit organisations who wish to express an interest in managing premises is being funded through the fund allocated by full council.

Proposed timetable

A full brief is being developed (and will be shared with community for comments) for Lawrence Weston Youth Centre premises and published in early July with an invitation for expressions of interest to be submitted 6 weeks later. A panel comprising BCC property services, local young people and community representation (tbc) will shortlist and interview organisations who have expressed an interest, and invite a successful applicant to proceed with stage 2 of CAT in develop a full business case, by early October. BCC will make a decision by late November/early December – Actual Dates will be presented at the NP meeting

Judy Preston
Community Assets and Access Officer
21st May 2013

Broadlands Drive Cadet Hut

This is a request for the views of the Avonmouth and Kingsweston Neighbourhood Partnership on the proposed new Lease for the Broadlands Drive Cadet hut.

In accordance with the council's Community Asset Transfer ('CAT') Policy, Neighbourhood Partnerships will be consulted on proposals to let a council-owned property in their area at less than the full market rent to a voluntary/community organisation.

Background:

The Cadets have had a Lease from the council for the past 6 years. Its current Lease has expired and a request has been received to renew it for a further 5 years, at nil rent.

The WRFCA is a registered charity and has spent £33,916 on the building in the last 6 years. It expects to invest a further £22K in the bldg over the next 18 months, if the council grants a new 5 year lease.

Proposal:

The council proposes to grant a new 5 year Lease to WRFCA to replace its previous Lease.

The tenant will be responsible for all outgoings associated with the property and for repairing and insuring the property.

The Lease will be subject to a Service Agreement, which will set out a range of services that WRFCA will need to deliver each year from the premises.

The rent will be abated to a peppercorn for as long as the Service Agreement is complied with.

WRFCA has demonstrated that it is capable of managing the property effectively and has provided details of the works it proposes to carry out if a new Lease is granted.

It has also agreed to make the premises available more widely, so that it can be hired by other organisations and individuals for community activities and private functions.

Process:

The Avonmouth and Kingsweston Neighbourhood Partnership is asked to make any comments on the proposed CAT to the WRFCA, either in support or against, and to briefly set out the grounds for its views.

Officers in Community Development and Youth & Play will then prepare a report for the Service Director Corporate Property, who will make a decision on the proposed CAT.

John Bos June 3rd 2013