



## AGENDA ITEM NO: 9

### DUNDRY VIEW NEIGHBOURHOOD PARTNERSHIP

29<sup>th</sup> June 2015

**Report of:** John Bos

**Title:** New Lease of Gatehouse Tenants Centre, Gatehouse Way, BS13 9AN to the Teenage Parents Project.

**Officer presenting report:** Emily Smith

**Recommendation:**

- a) To **note** contents of the report.
- b) To make comments regarding the proposal to the Community Assets Team or Housing Property Services Team.

#### 1.1 BACKGROUND:

- The Gatehouse Tenants Centre was built as part of the residential estate in Gatehouse Avenue. It is part of the council's Housing Revenue Account ('HRA') and has been let for over 10 years to the Teenage Parents Project ('TPP').
- The property consists of a single storey building and during 2009-2013 it suffered repeated vandalism, particularly to the roof, resulting in ongoing repairs.
- The high cost of repairs could no longer be subsidised by the HRA and the absence of a proper Lease with the TPP meant that they struggled to attract capital funding to carry out repairs and improvements to the building.
- In early 2010 the council agreed to explore ways of granting the TPP a longer-term Lease. During this process, major roof repairs became necessary.
- An agreement was finally reached between TPP and the HRA - the council agreed to finance and manage the repairs and TPP agreed to contribute part of the cost.
- A formal proposal was submitted to TPP's solicitors in 2012, but was not progressed.

## 1.2 PROPOSAL:

- The council proposes to grant a new 15 year Lease of Gatehouse Tenants Centre to the Teenage Parents Project.
- TPP will be responsible for all outgoing associated the property, including future repairs, maintenance, insurance and all other running costs.
- The Lease will be subject to a Service Agreement, which will set out a range of services that TPP will deliver each year from the property.
- The rent will be reduced to a peppercorn for as long as the Service Agreement is complied with.
- TPP will pay back their share (£39K) of the repairs over the 15 year term of the Lease.

## 1.3 PROCESS:

- The Dundry View Neighbourhood Partnership is asked to make any comments on the proposals and to briefly set out the grounds for its views.
- Officers in the Community Assets Team and Housing Property Services Team will then prepare a report for the Service Director Property, who will make a final decision on the proposed CAT as soon as possible.
- It is anticipated that the new Lease could be completed during the second half of 2015.

For further information please contact:

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