



## AGENDA ITEM NO 11

### **Proposed Community Asset Transfer:**

New Lease of former Eagle House Youth Centre, Newquay Road, Filwood, Bristol BS4 1EF to MFM Bristol.

#### BACKGROUND:

The existing Eagle House Youth Centre was declared surplus to the council's requirements in 2014.

The council's original intention was to find a community-based organisation that could take over the responsibility for managing the building as a youth centre through the CAT process. Despite one initial expression of interest from the local community, this did not prove to be a viable option.

The council decided to widen the eligibility criteria and re-advertise the property's availability. The aim was still to find a use that would benefit the local community, but recognising that it would no longer be operated as a youth centre. Expressions of interest were invited from a wide range of not-for-private-profit organisations. Four proposals were received and an Interview & Selection Panel (made up of council officers and a NP representative) selected what it believed to be the most promising proposal.

The Mountain Of Fire And Miracles Ministry Bristol is a faith-based organisation that meets the criteria in the council's Brief for this property. The organisation wishes to use the building for a wide range of community activities, many of them aimed at local residents and on an 'open' (non-religious) basis. MFM are fully committed to take on the day-to-day management of the premises, bring them back into good repair and improve them, for the benefit of the wider community.

The council has received MFM's Business Plan and is in discussion with the organisation, to agree on the best way forward. MFM is a registered charity and have provided evidence that they have the financial means to repair and improve the property. MFM is part of a larger, national organisation and has the necessary expertise and skills to manage this building on an ongoing basis.

This is not a traditional example of CAT, as MFM will also be paying rent to the council (rather than getting the Lease at a 'peppercorn') This is in recognition of the fact that the Service Agreement that will be linked to the Lease will require MFM to deliver community activities and make their facilities available to the wider community.

The new Lease is expected to result in significant investment in the building and an improvement in its external appearance. It will bring this dilapidated building back into daily use and will safeguard it for a range of community-based activities.

MFM have indicated that they may wish to purchase the property at some stage, rather than pay an annual rent. If such a request were to be made in the future, the council would seek the views of the Filwood, Knowle and Windmill Hill Neighbourhood Partnership again,

before making a final decision on a freehold sale of the property.

**PROPOSAL:**

The council proposes to grant a new 10 year Lease to MFM Bristol.

MFM will be responsible for all outgoings associated with managing and operating the property, including all repairs, maintenance and insurance. MFM will be required to carry out a schedule of works to the building within 18 months of completing the Lease.

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

A reduced rent will be payable by MFM to the council; this eligibility will continue for as long as the Service Agreement is complied with.

**PROCESS:**

The Filwood, Knowle and Windmill Hill Neighbourhood Partnership is asked to make any comments on the proposals, either in support or against, and to briefly set out the grounds for its views.

Officers in the Community Assets Team and Corporate Property 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 hoped that the Lease can be agreed by April and completed within 4 months.

For further information please contact:

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