

## **Proposed Community Asset Transfer**

New Lease of former Eastville Library, Muller Road, BS5 6XP to South Lockleaze & Purdown Neighbourhood Group CIC.

### **BACKGROUND:**

- This is an application for the Eastville Library building, which is expected to be vacated by the council's Library Services in April 2016.
- The property consists of the building and the small area of land beside it.
- When the council made the decision to close Eastville Library, the Mayor has decided that the building should be put back to 'community use'.
- An open CAT process was followed to invite expressions of interest and the proposals by the South Lockleaze & Purdown Group were selected by a specially convened Interview Panel.
- The Group meet the council's CAT requirements and have submitted a detailed and robust business plan.

### **PROPOSAL:**

- The council proposes to grant a new 10 year Lease to the South Lockleaze & Purdown Neighbourhood Group.
- The Lease will be subject to a Service Agreement, which will set out a range of services that the Group will need to deliver each year from the property.
- The rent will be reduced to a peppercorn for as long as the Service Agreement is complied with.
- The Group will be responsible for the upkeep of the property and for all outgoings associated with managing and operating it, including all repairs, maintenance and insurance.

### **PROCESS:**

- The Horfield & Lockleaze 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 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 approved in time for the Library's closure on 31<sup>st</sup> March and completed within 4 months from approval.

For further information please contact:

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