

## **Proposed Community Asset Transfer** - seeking the views of the NP.

New Lease of St Paul's Adventure Playground, Thomas Street, Bristol BS2 9LL to the APE Project CIC.

### **BACKGROUND:**

- St Paul's Adventure Playground was constructed in 1993 and has been in use for youth and community activities for almost 25 years.
- The facility was managed by the council's Youth Services dept until November 2016, when it was transferred to the Property Services dept.
- Although the building's primary function is as a youth centre, it has also been available for occasional use by the wider community.
- As part of the Bristol Youth Links contract, the Learning Partnership West use the Playground on five days/wk to deliver their service.
- The facility is in overall good condition, but requires modernisation and improvement; it also needs to be managed more pro-actively.
- **The council recently invited Expressions of Interest from community-based organisations to take over the management of the facility; the proposals by a consortium, led by the APE Project, and in partnership with St Paul's APG Mgmt Committee, Bristol Playbus Project, Imayla and Sustrans, were selected.**

### **PROPOSAL:**

- The council proposes to grant a new 15 year Lease to the APE Project, subject to receiving a satisfactory business plan that proves that their proposals can be financially viable and that they meet the needs of the local community.
- The Lease will be subject to a Service Agreement, which will set out a range of services that APE will deliver each year from the property; this will include a requirement to make the building available for hire by existing users (including LPW) and the wider community.
- The rent will be reduced to a peppercorn for as long as the Service Agreement is complied with.
- APE 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; no financial support will be available from the council towards these costs.

### **PROCESS:**

- **The Ashley, Easton and Lawrence 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 Asset Strategy 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 during April 2017 and that the APE Project will start managing the Adventure Playground from May.

For further information please contact:

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For more details about the CAT process please visit:

[www.bristol.gov.uk/cat](http://www.bristol.gov.uk/cat)