

Proposed Community Asset Transfer

New Lease of The Ranch, Southmead Adventure Playground, Doncaster Road, Bristol BS10 5PP to Learning Partnership West CIC.

BACKGROUND:

- An adventure playground and workshop was first constructed on this site during the 1950s and the facilities been extended and improved regularly over the years.
- The Ranch was managed by the council's Youth Services dept until November 2016, when it was transferred to the Property Services dept.
- Although the primary function of the premises 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 Learning Partnership West for a 5 year Lease was selected.

PROPOSAL:

- The council proposes to grant a new 5 year Lease to Learning Partnership West, 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 LPW 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/or their successors) and the wider community.
- The rent will be reduced to a peppercorn for as long as the Service Agreement is complied with.
- LPW 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 Henbury, Brentry and Southmead 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 LPW 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/bylcat