

## Appendix A1

### Re-profiling Childrens Homes

#### The Property:

- A 4-bedroom house located in east Bristol with accommodation over 3 floors.
- The property has 4 Bedrooms, Lounge, second Reception Room/Dining Room, Kitchen/Breakfast Room, Bathroom and second Bathroom/Shower room.
- To the front of the property is a garden with driveway leading to a detached garage. To the rear is a patio and lawned area.

#### Current situation:

- Children's Services (CS) had asked for a search to commence for 4+bedroom residential properties currently on the market in Bristol, particularly looking at east Bristol where there was limited existing children's home provision.
- Property Services registered with an online property marketing website to be informed of all existing 4+ bedroom properties on the market and those that were just coming to the market.
- A suitable property was identified and passed to CS to identify if the property met with their criteria.
- The property is being marketed through estate agents.
- A viewing was arranged through the estate agents for 13/11/18 with members of CS. They identified that the property was in a suitable location and met their criteria.
- A second viewing was arranged for 29/11/18 to look at the costs required to adapt the property for the proposed use.
- Following internal discussions within CS it was agreed that an offer would be submitted on the property.
- A valuation of the property was undertaken based on the recent sales of similar properties in the area. An offer was submitted to the estate agents of £390,000 on 29/11/18. This offer was rejected on the basis that they had already received a number of offers at £395,000.
- The offer was increased to £400,000 on 30/11/18. This offer was accepted by the estate agents on 03/12/18 and the property was subsequently removed from the market.
- The figure of £400,000 is considered to be market value.

Chris Woods

Property

Economy of Place

Growth & Regeneration

10/12/2018