

Breakdown of concessionary tenancies

All details are taken from the most recent extract from the BCC Property Database (March 2022) and are listed in the exempt appendix E.

1. This list contains 304 different assets that are leased on a concessionary or nil rent basis, or that are leased on open market terms to VCSE organisations.
2. Not all the listed assets are 'concessionary tenancies', even if the rent is nil, and not all listed assets are leased to VCSE organisations.
3. The 'community assets' on the list fall into the following broad categories:
 - children /young people / scouting: 64 assets
 - community sports & leisure: 62 assets
 - other concessionary facilities & uses: 48 assets
 - community centre / social club: 47 assets
 - community housing / homelessness: 43 assets
 - community parks / allotments / grazing: 22 assets
 - community arts: 9 assets
 - community offices: 9 assets
4. The BCC Property Database only records the actual rent paid by the tenant, not the current market rent. This is the reason why the market rent is not known for all assets on the list, as the regular review of market rents is very time-consuming.
5. The market rent is an estimated rent per year, based on the current use type and other relevant information that is available to our valuer.
6. The market rent is known for most of the 'community centre' type premises, but not for the housing/homelessness assets, nor for leases of leisure centres, nor for assets with a very long lease.
7. The 205 assets for which the current market rent is known have a total annual rental value of £2,239,512.
8. The actual rent paid by concessionary tenants is £316,622 per annum.
9. The annual value of the total rental concession is £1,941,647.
10. If a market rent were available for all listed assets, the total value of the concession is estimated to be well in excess of £2M pa.
11. The 7 largest concessions are in excess of £50,000 pa each - they amount to £572,749 and represent almost 30% of the total:
 - SS Great Britain (£165,000)
 - South Bristol Sports Centre (£75,000)
 - St Paul's Learning Centre (£71,000)
 - Coach House (£69,700)
 - Greenway Centre (£68,499)
 - Ujima House (£65,000)
 - Trinity Centre (£58,550)

12. The rest of the assets each have a concessionary value of less than £50,000 pa, broken down as follows:

- 155 are below £10K (total £430,784)
- 25 are £10K - £24K (total £384,154)
- 18 are £25K - £50K (total £553,960)

Other financial considerations in relation to concessionary lettings:

- a) BCC-owned community assets are not directly funded or supported (apart from the rent concession). The tenants are responsible for all property-related costs, including repairs, maintenance, insurance, utilities, and all other running costs.
- b) Discretionary business rate relief is awarded, on application, to a limited number of properties occupied by qualifying third sector organisations. Separate eligibility criteria apply. Although this is different from a concessionary rent, it is an extra element of BCC's support of and investment in the VCSE sector.
- c) Some concessionary tenants also receive a grant or have a service contract with BCC. Examples of these include the leases of leisure centres, most of which are at a concessionary rent – this is part of the service contract that BCC has with the leisure operators.
- d) In sharp contrast to other local authorities, Bristol only has a very small annual budget for 'community buildings' – less than £30,000. This only covers the direct liabilities BCC has for certain types of expenditure for a small number of community assets, eg some repairs/maintenance, insurance, utility costs.
- e) Compared to many other local authorities, Bristol only has a very small team that administers community assets (2 FTE). This is part of the Asset Strategy Team in Property Services. The Community Right to Bid is administered by the Estates Information Team in Property Services.