

Proposed Community Asset Transfer

New Lease of The Henbury Centre, Machin Road, Henbury, Bristol BS10 7HG to the Henbury & Brentry Community Council.

BACKGROUND:

- The Henbury Centre was constructed in the late 1960s as an older persons club.
- It was originally let to the Bristol Association of Senior Citizens Clubs, followed in 2006 by a Lease to Bristol Charities.
- Bristol Charities have managed the property as a 'day centre', primarily for use by older people, but the building has also been used for general community use.
- Bristol Charities has given the council 6 months' notice of their intention to surrender their Lease and to vacate the property by early December 2016.
- During July/August 2016 the council invited expressions of interest from voluntary/community organisations in managing the property; the proposals by the H&BCC were selected; H&BCC are due to submit a detailed business plan shortly.

PROPOSAL:

- The council proposes to grant a new 3 year Lease to the H&BCC, 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 H&BCC will deliver each year from the property; this will include a requirement to make the building available for hire by other community groups when not in use by H&BCC for their own use.
- The rent will be reduced to a peppercorn for as long as the Service Agreement is complied with.
- H&BCC 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 October/November 2016 and that H&BCC can commence their occupation by the time the current Lease is surrendered back to the council.

For further information please contact:

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For more details about the CAT process followed for this property, please visit:

www.bristol.gov.uk/henburycentre