

APPENDIX A

REPORT TO CABINET 12th July 2022

Surplus Assets Disposal

Assets Identified by Estates Strategy Board for disposal on the open market are: -

1. 32 Jacobs Wells Road, Hotwells.



This property is a late 19th century two storey building that has not been used by BCC for service delivery but has been occupied as offices by Avon Wildlife Trust on a concessionary basis since 1985.

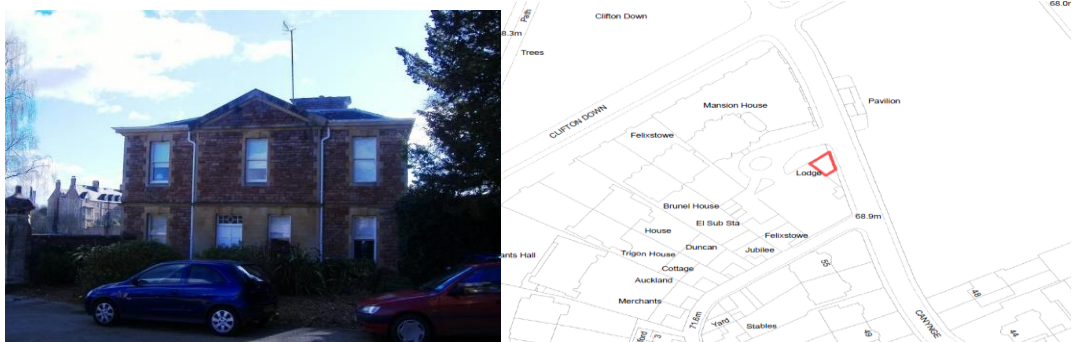
Avon Wildlife Trust is vacating the building in June, and it is considered that this represents an opportunity to realise a capital receipt with no impact on BCC service delivery. Alternative options i.e., Use by BCC or the grant of a new lease to a third party will require investment in the building by BCC to provide modern attractive accommodation and to improve the energy efficiency rating of the building. (Dilapidations claim against AWT is outstanding).

2. Redfield House, Verrier Road, Easton.



A two - storey detached property of approximately 87 square metres (934 sq. ft) on a site of 195 square metres (0.048 acres) with car parking and rear yard area. The property is in a residential area and was formerly used as office accommodation by Children's Services, this was closed in 2015, and has been used for temporary housing accommodation under license since that date. The property is now vacant.

3. Mansion House Lodge, 1 Clifton Down, Clifton



Located within the grounds of The Mansion House and accessed from Canyge Road this property is not used for service delivery and is currently let to a company who sub- let on assured shorthold tenancies for residential use. The lease is for 10 years from 24/5/2018 but the Council can terminate on 10 months' notice.

4. Former Caretakers House, 1 Knowle West Health Park, Downton Road, Knowle BS4 1WH.



A two -storey house on the edge of Knowle West Health Park which has been vacant for three years and previously used as an annexe to Knowle West Early Years on Daventry Road. The property has approx. 1300sqft over two floors and if converted back to a house would have three bedrooms, The property has suffered vandalism and most recently a fire. (Some work to relocate electricity circuits and meters will be required).

5. No. 6 West Street, Old Market, BS2 0BH



Vacant, three-storey property in a terrace of commercial premises in the heart of the Old Market Conservation Area. Ground floor retail unit, two rooms on the first floor, two rooms on the second floor, and a basement (restricted ceiling height) that provides storage space. The total internal floor area is approx. 120m². Very small rear courtyard but no carparking. Currently used by a local business on a meanwhile basis, after having been used 20+ years by voluntary/community organisations. In reasonable condition but has suffered some minor water ingress in recent years. EPC Band E.