

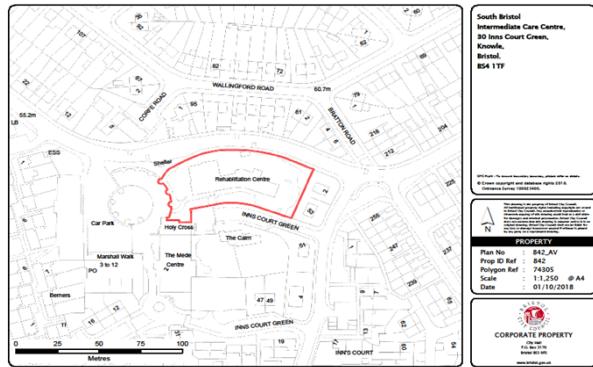
APPENDIX A

REPORT TO CABINET 17th January 2023

Surplus Assets Disposal

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

1. South Bristol Intermediate Care – Inns Court

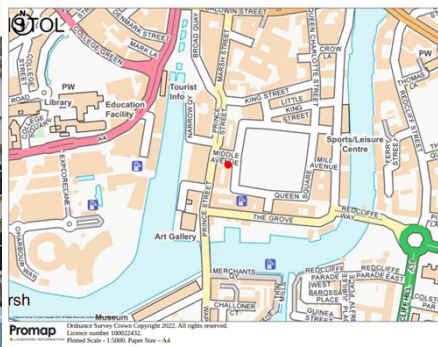


A three-storey building constructed as a reablement centre with offices to the ground floor and care centre on the first and second floors. The reablement centre has been closed and is currently vacant but the ground floor is still used for office accommodation by Adult Services. The accommodation comprises a total gross floor area of 1,719.3 sq. m (18,506 sq. ft) over 3 floors on a site of 0.298 ha (0.736 acres). The external area provides hard standing for car parking.

There are approx. 90 BCC staff working out of the GF who will need to be relocated. Disposal cannot take place until vacant possession is achieved. Service discussions are underway and alternative accommodation will need to be found within the Councils remaining “core” office portfolio.

The building is being assessed by Housing Options team for suitability to provide temporary housing.

2. 53 Queens Square

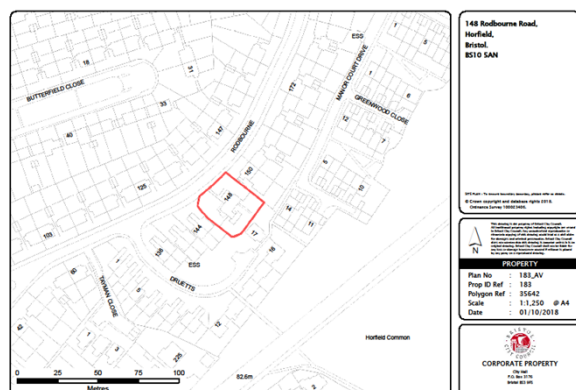


The property comprises a Grade II Listed four storey, mid terrace office, dating from the early 19th century. The property fronts Queen Square.

- The property was let to Destination Bristol (now Visit West) for 10 years from 22 August 2005 at a Peppercorn rent
- Repairs – tenant only responsible for internal and limited to schedule of condition (i.e., no worse than schedule)
- BCC is responsible for all external repairs plus all major Mechanical & Electrical
- The original lease was contracted out of the security of tenure and compensation provisions of the Landlord & Tenant Act.

Visit West falls under “Culture” Service. The Service lead has indicated that the remaining occupiers can relocate.

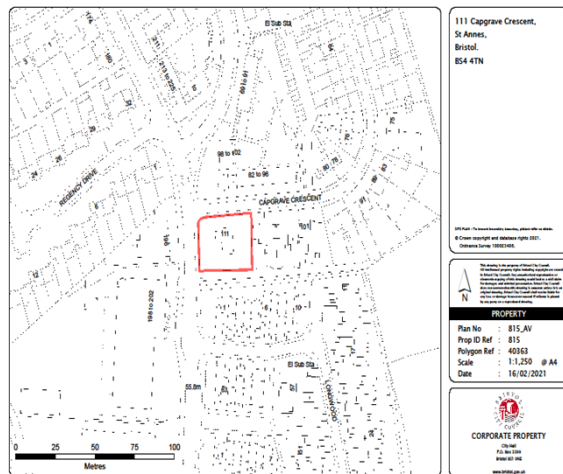
3. 148 Rodbourne Road



A two-storey detached residential property currently used as offices and family contact centre in a residential area. The property comprises approximately 211.4 sq. metres (2,275 sq. ft) on a site of

0.0926 ha (0.997 acres) with garden area. Approx. 8 staff based at the site. Early discussion with Service lead would suggest these uses would need to be reprovided

4. 111 Capgrave Crescent



A two-storey detached residential property currently used as offices and family contact centre in a mixed commercial/residential area. The property comprises approximately 211.6 sq. metres (2,277 sq. ft) on a site of 0.093 ha (0.23 acres). The land is partially grassed and part gravel to provide car parking.

Approx. 24 staff are based here, and the building is also used as a Children's Therapeutic Hub. The building also provides contact space for Bristol Fosters Carers and Children in Care e.g., therapy rooms and lifeskills kitchen. Early discussion with Service lead would suggest a need to continue to provide this service

5. Tower House Days Road



The property comprises a two storey, L shaped office building, fronting Days Road. To the rear of the property is a yard, accessed from Queen Victoria Street.

Approx. 64 staff are based at the site mainly Parking Enforcement Officers, not all would need a workstation but will need welfare facilities to store and change into uniforms and some storage required for kit. Some specialist ICT equipment on site (monitoring of car parks etc) may be able to be relocated to Temple Street Ops Centre. Early discussion with Service lead would indicate support for relocation of parking enforcement staff to one of the Council's retained / core office locations.

6. Former Horfield Community Centre (Wordsworth Centre) 40 Wordsworth Road Horfield



Two old 'portacabin' style buildings joined together: total site area approx. 785m² (0.19 acres)

Previously used for 20+ yrs. as Horfield Community Centre but handed back to BCC after it had fallen into disrepair. Currently in a dilapidated condition, not been used as a community facility for the last 4 yrs.

Asset was declared surplus in 2018, ready for disposal but BCC community-led housing team requested that the site be used by its developer of 'SNUG' homes in Lockleaze. It was then leased in 2019 for 2 yrs. to Ecomotive, which used it as a temporary construction yard for self-build homes. A further 2 yrs. was granted to Ecomotive in 2021; this is due to expire in May 2023

Ecomotive have been informed that BCC requires vacant possession in May 2023 and wishes to dispose. Ecomotive would like to purchase the property because: *"We have a strong connection in Lockleaze and are working closely with Lockleaze Neighbourhood Trust with the Turner Garden site, as well as recruiting people from the local area into our build team. We would like to create the Wordsworth site into a community involved 'self-finish' project. Please could you set out what the council is aiming to achieve with this site, whether that is housing or a capital receipt, as I'm sure we can deliver both of these."*

Officers advise against disposal directly to Ecomotive and recommend a competitive sale on the open market in which the current occupier can participate