

APPENDIX A – Further Information on Assets Proposed for Disposal

A1: Assets for Disposal on Open Market

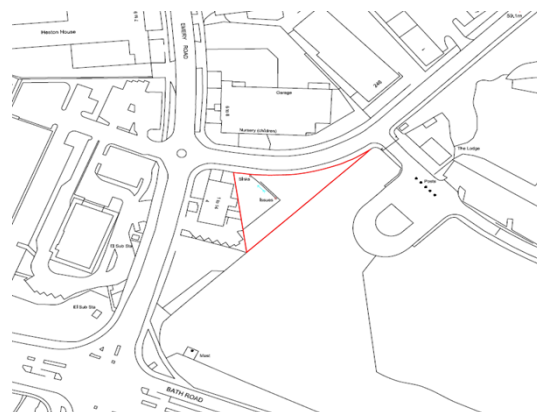
The assets listed below are surplus to the Council's operational requirements and are recommended for disposal – the total estimated value is c£850,000:

1. Land outside St Brendans 6th Form College, Broomhill Road, Brislington *
2. Fern Street - Lock Up Garage, St. Pauls
3. Land at Wade Street, St Jude's
4. Disused Public Toilets, Station Road, Shirehampton
5. Ujima House, Wilder Street, St. Pauls*
6. Former Community Dance Centre, Jacobs Wells Road, Clifton**
7. Land at Silbury Road, Ashton Vale

** Inclusion on this list does not preclude the current conversations about this site; the site is listed to enable next steps and progress*

*** Inclusion on this list does not preclude the Community Asset Transfer process (which runs until the end of June) concluding*

1. Broomhill Road – Land at (adjacent St Brendan's College)



Property Description

The property is situated just north of the A4 Bath Road near the junction of Emery Road and Broomhill Road. Immediately west of the site is Bankside, a new development of fourteen apartments. Immediately east of the property is St Brendan's Sixth Form College, with the area directly behind the site forming part of the campus' car park.

The property comprises an undeveloped public green space, which currently forms part of the verge between Broomhill Road and St Brendan's College, and is situated directly to the south west of the College's main entrance. The site is covered by trees and shrubs, with a stone wall to the rear. The land has been retained for the possible widening of Broomhill Road however is no longer required for this purpose.

St Brendan's College currently benefit from a Licence Agreement permitting the college to manage the land on behalf of the Council, the college wished to manage maintenance of the land with the

objective of reducing antisocial activities at the site and would now like to purchase the land to improve access to the college.

2. Lock Up Garage at Fern Street BS2 9LN



A single garage, approx 17 m2, with full-height, street-facing doors.

The garage is situated between an electricity sub-station (Western Power Distribution/National Grid) and part of the St Paul's Adventure Playground. It is covered by a shared roof that also covers the adjoining two properties.

The garage space has been leased to the Adventure Playground since April 2019. The space has been opened up and joined onto the bicycle workshop space in the Adventure Playground.

It is proposed to sell the garage to the tenant & operator of the Adventure Playground.

3. Land at Wade Street, St Jude's, BS2 9DR



A small, rectangular plot of land of approx 100m2, on the corner of Wade Street and Little George Street, adjacent to the Albaseera Bristol Centre. The land is currently vacant, but previously contained a large advertising billboard. A licence has been granted to the Albaseera Centre, for the use of access/egress from the mosque and for storing pushchairs, bicycles, etc. The Albaseera Centre

has asked the Council to agree to sell them the land, so that it can be used to extend the Centre and create additional capacity. BCC Regeneration officers working on the Frome Gateway Regeneration Programme fully support the proposed sale of this land to the Centre.

4. Ex Public Toilets Shirehampton



Former single storey public toilet of circa 200 sqft with concrete tiled pitched roof, rough cast rendered elevations constructed in the late 1930's with male and female sides. It has been closed for many years and is in poor condition and subject to vandalism.

5. Ujima House 97 – 105 Wilder Street St. Pauls



The site extends to approximately 1224 sq m. Mainly 1950's 2 - storey building with stone build attached 2 storey hall . Another building was included in the original lease (107 Wilder St) but was demolished in August 2014 leaving a cleared site which now appears to be in use for parking as part of an adjoining car repair garage business.

Net Internal Area of the buildings is approx. 8000sq ft arranged on 2 floors with approx. 17 parking spaces to the rear.

On 12 July 1995 Bristol City Council and the Trustees of CEED (then known as G4 Developments Limited) entered into a 125 year full repairing and insuring lease in respect of land and buildings at the above address. The Lease contains user and alienation covenants. Rent reserved is one peppercorn and there are no opportunities for rent review.

Over the years, the parties have engaged in various discussions relating to the management and enforcement of the above-mentioned Lease covenants. From the perspective of the tenant, these restrictions have limited its ability to manage and sustain the long term viability of the asset and continue to be a source of frustration in relation to developing new ways of providing services to the community.

From the perspective of the landlord, the long-term nature of the demise and the difficulties this poses in terms of covenant compliance, day to day management and influence is of equal concern.

The parties agreed to work together towards releasing the site for a development which would benefit the local community in terms of providing homes and /or work units. In order for this to happen the parties commissioned an independent valuation report which advised on respective interests and on the assumption that the asset could be offered to the open market freehold vacant possession. More recently the tenant has been seeking purchase the Council's freehold reversion

It is proposed that the asset is disposed of either jointly on the open market or Council's freehold reversion is sold to the long lessee at an agreed price which reflects the open market value of the Councils interest.

6. Ex Dance Centre, Jacobs Wells Road, BS8 1DX



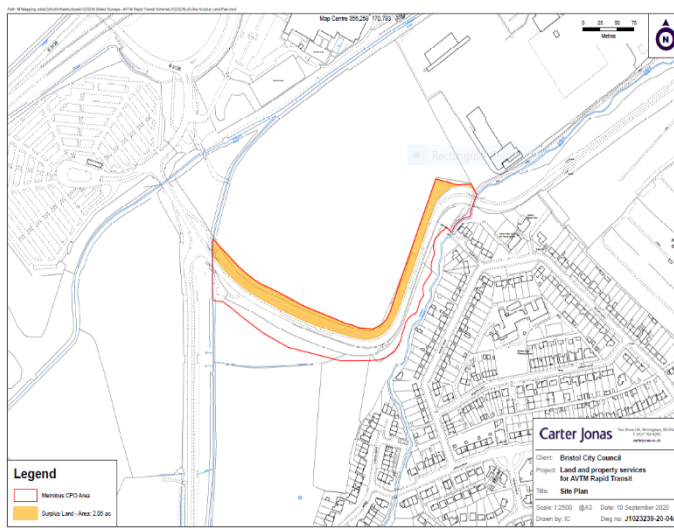
Opened in 1889 as a municipal baths and swimming pool complex, closed in 1977, converted into a community dance centre in 1981.

This is a large, complex building, arranged over several levels, with a very tall chimney at the rear. Approx. 1,600m² footprint, Grade II listed, still contains boarded-over pool, the site is surrounded by residential buildings.

The property was offered on a 35-year CAT lease to a national leisure operator (Cabinet decision Dec 2017, which had an ambitious £8M restoration programme to turn the property into a swimming pool, leisure, fitness, dance, and community facility. Repeated delays caused by the pandemic and the energy crisis caused the scheme to stall. The prospective tenant has now withdrawn its interest and will be handing the site back to BCC imminently.

The building has been closed for 7 years and offers no contribution to service delivery or to the local community. As a listed building it is in danger of being consider “at risk” by English Heritage.

7. Land at Silbury Road



An area of land which comprises approx. 2.05 acres shown in orange on the plan. This relates to a larger area of land acquired by the Council under a Compulsory Purchase Order to facilitate the construction of the Ashton Vale to Temple Meads sustainable transport corridor. This land is now surplus to the requirements of the scheme and the Council is obliged to sell the land back to the original owner.

A2: Assets being considered for transfer to the Housing Revenue Account

The assets listed below are surplus to the Council's operational requirements and are under consideration for transfer to the Housing Revenue Account (HRA). Some of the sites are already in the HRA development pipeline, others are at early stages of site appraisal. The HRA development process is subject to ongoing feasibility assessments and appropriate planning consent being awarded, so the scenario may arise where an asset on this list is ultimately not appropriate for transfer. In this scenario, as the asset has already been declared surplus, the Council will look to dispose of the asset on the open market.

Sites in HRA pipeline (total estimated value between £5 – 6 million):

- Former St Peters Elderly Persons Home, Horfield
- 96-98 West Street, Bedminster
- Marshall Walk (Inns Court), Knowle West
- Former Filwood Cinema, Filwood
- Cameron Centre, Cameron Walk, Lockleaze
- Lockleaze Police Station
- Freshways (Treetops), Knovill Close, Lawrence Weston
- Latimer Close, Brislington
- Sea Mills Community Centre and Library
- Whitehall (Glencoyne Square), Southmead
- 2-16 Filwood Broadway
- Lanercost Road, Southmead
- Sea Mills Children's Centre

Sites being considered for HRA development pipeline (total estimated value between £3 – 3.5 million):

- 1 Downton Road, Filwood
- Redfield House, Verrier Rd, Redfield
- 111 Capgrave Crescent, St Annes
- 148 Rodbourne Road, Horfield
- Ex Community Centre Wordsworth Rd, Horfield
- Horfield Primary School House
- Broomhill School House
- Former Southmead Youth Centre
- Former Southmead Library