

APPENDIX A: Further Information on Assets Proposed for Disposal

A1: Legacy Decisions with Transactions Completing in 23/24 (estimated total value cf£1.22m)

The following sites have been previously agreed and final transactions are anticipated to complete this financial year:

- 1 Unity Street, City Centre, Bristol, BS1 5HH - a multi-storey largely vacant office building fronting both Unity St and Frogmore
- Hallen Marsh – development site in Avonmouth
- Land at Rackham Close, Lockleaze (2 x self-build plots sold on open market)

APPENDIX A2: Further Information on Assets Proposed for Disposal

Assets being considered for transfer to the Housing Revenue Account

The assets listed below are surplus to the Council's operational requirements (therefore no longer required for service delivery) and are under consideration for transfer to the Housing Revenue Account (HRA). This list was originally approved by Cabinet in July 2023, but there have been amendments to the list since that report.

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 and viability assessments, so the scenario may arise where an asset on this list is ultimately not appropriate for transfer or there is not sufficient capital available within the Housing Revenue Account. In either scenario, as the asset has already been declared surplus, the Council will look to dispose of the asset on the open market. In view of the time required to market and sell any sites not transferring within 23/24, a final decision is needed no later than the end of October 2023 to prevent any implications for the delivery of MTFP savings.

Additional sites not yet approved (values tbc):

- Lacey House, 97 Lacey Road, Stockwood, BS14 8NB
- 1b Amercombe Walk, Stockwood, Bristol, BS14 8AN
- 199 Newland Road, Hartcliffe, Bristol, BS13 9DT

Sites approved in July 2023 – included for reference

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 c£3 million):

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