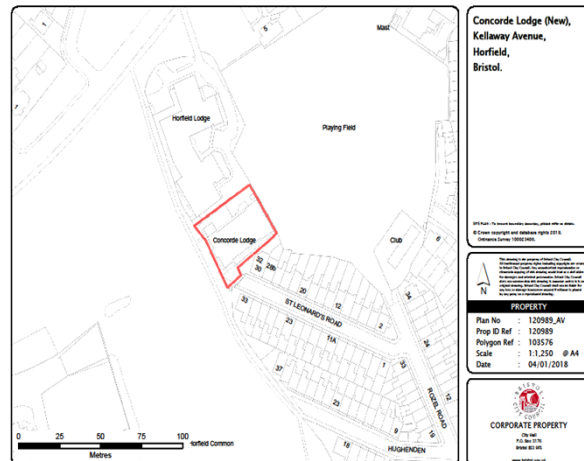


APPENDIX A1: Further Information on Assets Proposed for Disposal

The assets listed below are surplus to the Council's operational requirements and are recommended for disposal. The total estimated value is c£1.3m - valuations of the sites have not yet been carried out but estimated figures used as a guide.

1. Concord Lodge, Kellaway Avenue Horfield



A single storey building built in 2010 with a floor area of 608 square metres on a site of 0.13 hectares currently used as supported living accommodation. The property comprises 7 individual living spaces with en suites with central kitchen, laundry and staff areas. Access to the site is from Kellaway Avenue through the adjacent private care home.

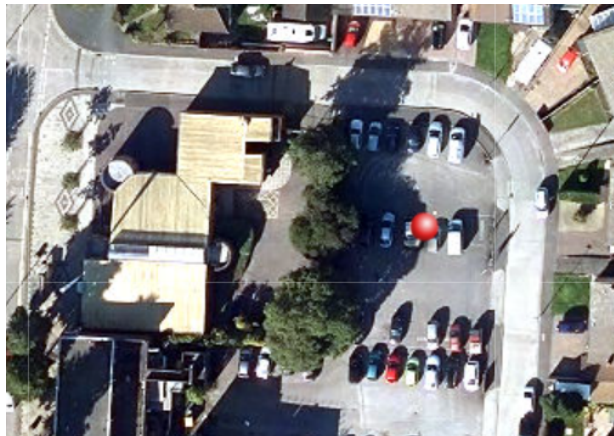
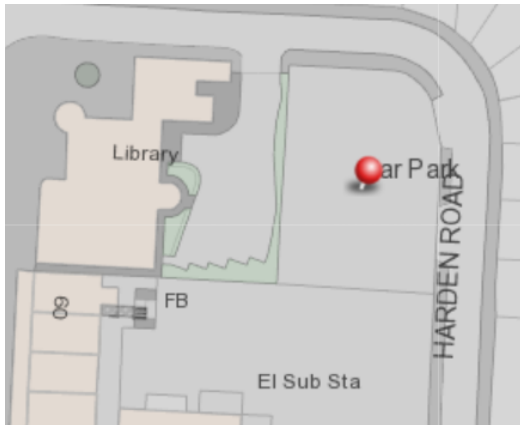
2. Land at Winters Lane Lulsgate



The site is a grassy field which immediately adjoins Bristol Airport. BCC holds freehold and licenses out for 8 months of the year to a local farmer as grazing for £250. The land extends

to approximately 3.81 acres (1.54 ha) and it appears to have no current access of Winters Lane although it is directly adjacent. There have been several approaches from Bristol Airport who are keen to buy the freehold from BCC.

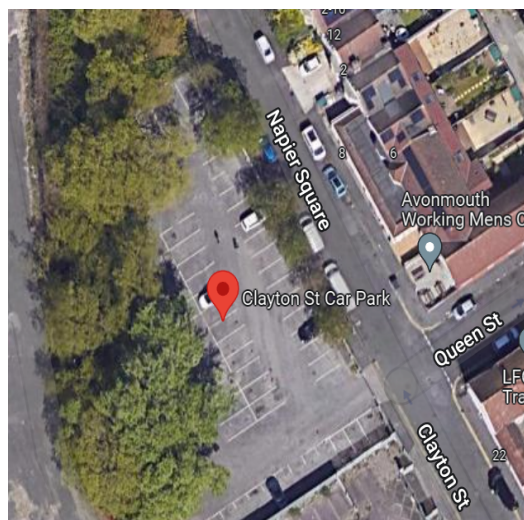
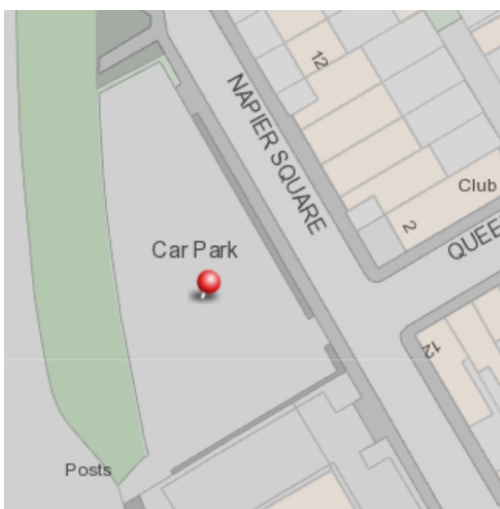
3. Harden Road Car Park



Located next to a library and in close proximity to local shops and medical centre. It has an area of approx. 0.06ha.

The site will need to go through a process of removal from the Traffic Regulation Order prior to disposal or re-use.

4. Clayton Street Car Park Avonmouth



Predominately in a residential area with unrestricted on street parking. This car park served a social club opposite, that's no longer in use. Site has an area of approx. 0.2ha.

The site will need to go through a process of removal from the Traffic Regulation Order prior to disposal or re-use.

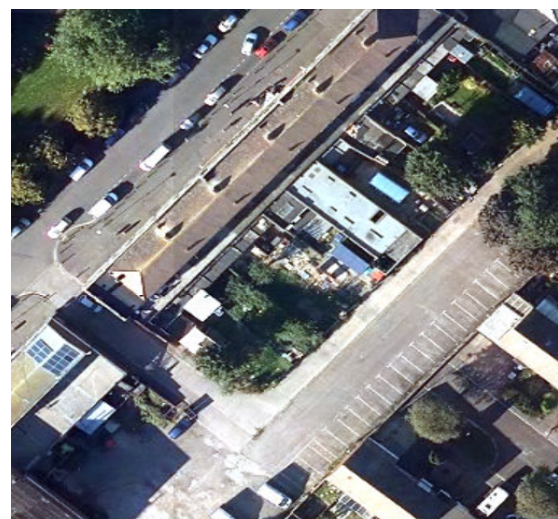
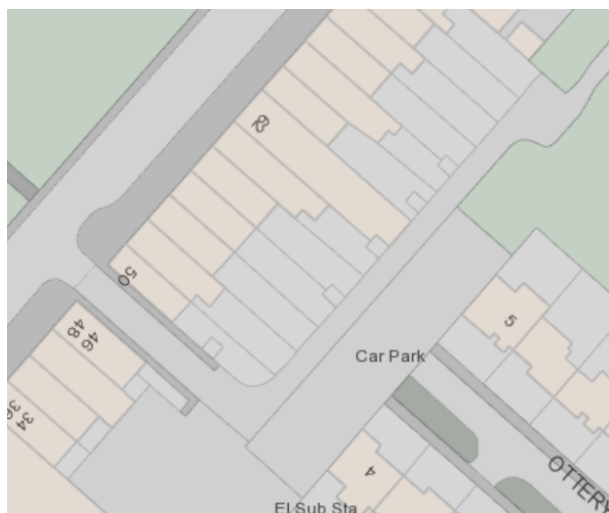
5. Queens Road Car Park, Bishopsworth

This site is already earmarked for Community Led Housing but has not been through the surplus asset process, so is included for transparency.



This car park is in close proximity to the local community centre, church and local shops. It has an area of approx. 0.05ha. The site will need to go through a process of removal from the Traffic Regulation Order prior to disposal or re-use.

6. Ridingleaze Car Park



This car park is in close proximity to local shops, businesses and church. It has an area of approx. 0.06ha. The site will need to go through a process of removal from the Traffic Regulation Order prior to disposal or re-use.

APPENDIX A2: Assets being considered for transfer to 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). The total estimated value is c£1.8m - valuations of the sites have not yet been carried out but estimated figures used as a guide.

The HRA development process is subject to ongoing feasibility and viability assessments, so assets on this list may ultimately not be appropriate or viable 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.

1. Chester Park Infant School House - 298 Ridgeway Road, Fishponds, Bristol BS16 3LA.



Description – Semi-detached three bedroomed house, with front garden laid to lawn with bushes and shrubs and rear garden laid to lawn with shrubs and trees.

Ground Floor Accommodation – entrance hall, lounge, dining room and kitchen.

First Floor Accommodation – Three bedrooms with bathroom.

Sec of State consent is required for any disposal or non-education use, and this is currently being sought.

There is a gate built into the boundary wall of the school, which provided the former residential caretaker with access directly from the garden of the house, into the school grounds. This access will need to be permanently blocked as a matter of urgency.

2. St Barnabus Primary School House - 41 Albany Road, Montpelier, Bristol, BS6 5LQ.



Description – End terrace, four storey, three/four bed roomed house, with no front garden and small rear garden with trees and shrubs.

Basement Accommodation – two large storage rooms

Ground Floor Accommodation – entrance hall, lounge, kitchen and toilet.

First Floor Accommodation – two/three bedrooms and bathroom with toilet.

Second Floor/Loft Accommodation – two bedrooms.

Sec of State consent is required for any disposal or non-education use, and this is currently being sought.

Windows at the property overlook the entrance to the school site. For security and safeguarding reasons, the glass in these windows will have to be replaced with opaque glass and the windows will have to be permanently sealed shut. It will also be necessary to ensure that these windows cannot be changed by any future owner/occupier of the property, to clear glazing/opening windows, by introducing a requirement into the deeds of the house. The small garden to the rear of the building has access to the school grounds. To comply with safeguarding and security requirements, a solid fence of the maximum height will have to be installed.

The property water supply will need to be separated from that of the school.

3. Compass Point School House - 124 British Road, Bedminster, Bristol BS3 3BZ.



Description – End terrace, three bedroomed house, with paved front garden and small rear paved space.

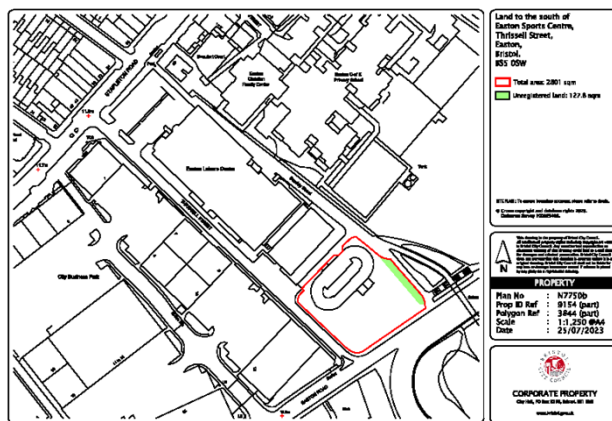
Ground Floor Accommodation – entrance hall, lounge, dining room, kitchen. And bathroom

First Floor Accommodation – Three bedrooms.

Sec of State consent is required for any disposal or non-education use, and this is currently being sought.

There is a gate built into the boundary wall of the school, which provided the former residential caretaker with access directly from the rear garden of the house, into the school grounds. This access will need to be permanently blocked as a matter of urgency.

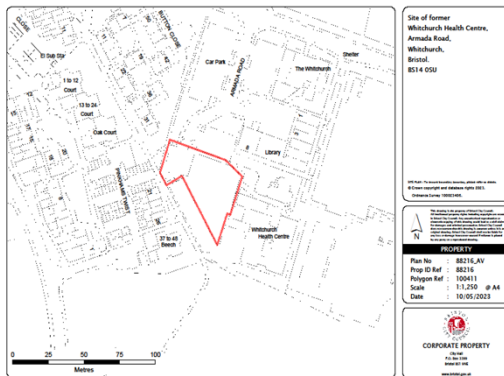
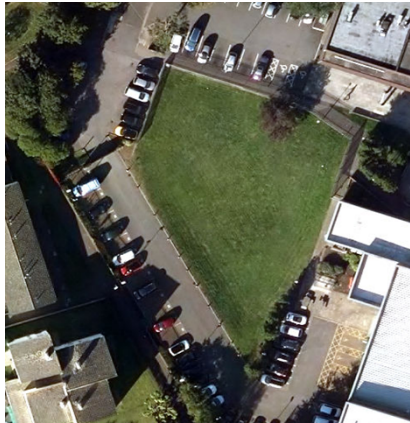
4. Land at Easton Sports Centre



The site was formally declared surplus to requirements by the service on the 5th of September 2023 and has a total site area of 3,291m², or 0.33 Hectares (0.81 acres).

It was used as a cycle speedway track some years ago but has not been in use for many years and it will not be included in the new lease of the Sports Centre to SLM as it has no operational function.

5. Land at Whitchurch District Centre



Site of the former Whitchurch Health Centre, Armada Road, BS14 0SU

Link to Google Maps: [Aerial map](#) and [Streetview](#)

This land is owned by BCC and was acquired following a 'land swap' when the new Armada Health Centre was constructed (approx. 20 years ago) on land that was formerly owned by BCC. It is part of the commercial estate and has been vacant for the past 20 years.

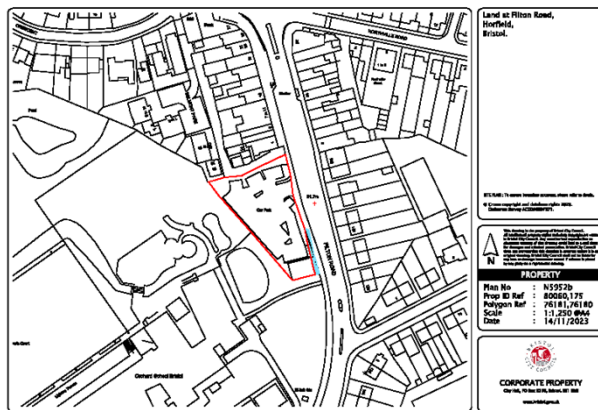
The property consists of a triangular shaped area of fenced-off area of open land (approx. 1,200 m²) and an informal carparking area (approx. 12 spaces), which also provides access into the health centre carpark (private access).

The total area is approx. 1,800 m², but this is not a neat rectangular shape.

The property is located directly adjacent to the Whitchurch District Centre (constructed late 70s), which consists of an ASDA superstore, several smaller retail units, a pub, and a large carpark. Despite its awkward shape, the land is capable of providing a mixed-use development, with residential on the upper floors. The ground floor would lend itself to a children's nursery and part of it could provide a new home for Whitchurch Library, which is currently located in one of the retail units in the district centre.

The new Health Centre consists of three storeys, so it may be possible to use a similar scale and massing for the proposed development.

6. Land at Filton Road – Car Park



The site is currently used as a car park and has an area of approx. 0.215he (0.53acres)