

Invitation for Expression of Interest For an organisation to run a Community and Youth centre

Currently known as THE BATCH COMMUNITY CENTRE, 8A PARK ROAD, CADBURY HEATH, BRISTOL, BS30 8EB



The Proposal:

South Gloucestershire Council is seeking a local community organisation/charity to run the centre.

The Council are keen to ensure that the building will be a vibrant hub for the local community.

Location

The community centre is located in Cadbury Heath, within Oldland Parish, adjacent to Coronation Park with access from Park Road. Please see the location plan below.

Description

The building is a purpose-built community and youth centre with an adjacent sports pavilion.

Community/Youth Centre:

This is a single-storey modern building constructed and opened in 2015. Please see floor plan below.

Key rooms include (areas approximate):

Community Centre	
Café/Bar area	c.100 m ²
Kitchen and store	c. 33 m ²
Bar and store	c. 27 m ²
Meeting Room	c. 32 m ²
Activity Room 1 (shared access with youth wing)	c. 56 m ²
Activity Room 2	c. 39 m ²
Office	c. 14 m ²
Hall (shared with youth wing)	c. 144 m ²
Youth Centre	
Youth Social Area	c. 92 m ²
Office	c. 14 m ²

The entrance to the Community Centre side opens into an open

plan café area, with kitchen and adjacent bar. There are three activity meeting rooms, office and ancillary accommodation. Behind the café area is a large multi-functional hall.

The Youth Wing has a separate access leading to a partitioned part of the building, which includes a large activity room with fitted kitchen. The hall and one of the meeting rooms can also be accessed from the youth wing and designed to be multi-functional.

[Use of the Youth Wing by South Gloucestershire Council or a partner for delivery of a youth club is expected to be included in any Operator's business plan. Further details will be provided to interested parties.](#)

The external area includes a large car park, small terrace from the café/bar area onto Coronation Park.

Sports Pavilion:

The Sports Pavilion comprises to one side sports changing rooms and a large common room/ancillary space to the other side of the building. The Pavilion is used by a number of sports teams and further details will be provided to interested parties on SGC expectations.

Planning

The building currently has planning for the existing use of a community centre and the intention is for this to remain as the predominant use.

Services

The property has all the main services, however all interested parties should carry out their own investigation to ensure these are suitable for the intended use.

Rating Assessment

The Current Rateable Value is:

Community Centre - £72,000 pa

Pavilion - £7,300 pa

Rates Payable: Will depend on relief available, for example charity relief.

EPC

To be confirmed.

Rent

Rent will be agreed through negotiation with the successful operator after the below application process. Further details will be provided to interested parties.

Professional costs

The successful applicant will be responsible for South Gloucestershire Council's legal and surveyor's fees in the region of £1,500 upon completion of a lease to them.

Viewings

Viewing will be held on the below dates
BY APPOINTMENT ONLY:

Thursday 2nd February

Monday 6th February

Thursday 9th February

Please email the contact email address to arrange.

Application Process

Select organisations will be invited to submit applications for consideration in accordance with the Community Asset Transfer [CAT] process.

Organisations must be a legal entity and satisfy the governance and structure

requirements.

Applications will be evaluated with reference to:

- Business Plan
- Funding Programme
- Community Credentials/ability to meet the SLA
- Sinking fund Proforma
- Quality/Risks/Services
- Sustainability
- References (where applicable)

For the avoidance of doubt, South Gloucestershire Council reserves the right to withdraw from the process and is not bound to accept applications received.

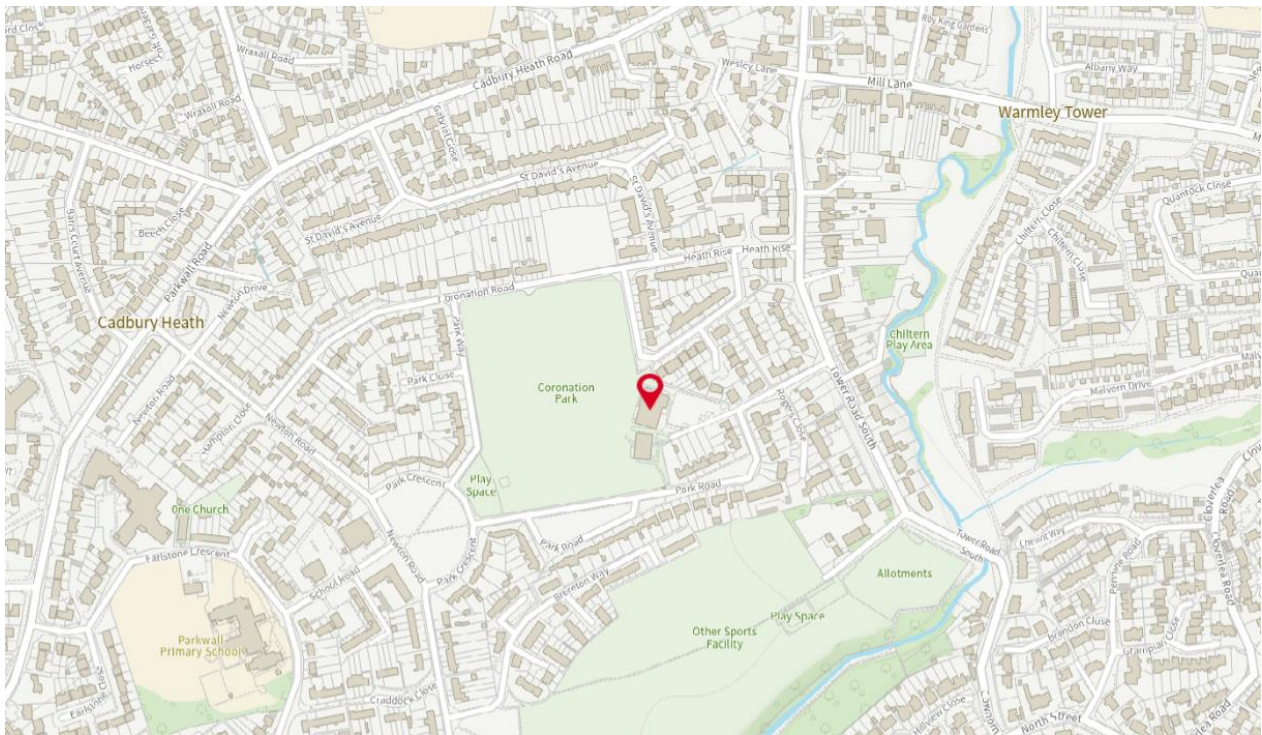
Any organisation wishing to be considered to run the Batch Community Centre should email the below email address to be received by NO LATER THAN MIDDAY
FRIDAY 17 FEBRUARY 2023

Contact details:

BatchEOI@southglos.gov.uk

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Location Plan



Floor Plan: community centre

