

## OFFERED FOR SALE TO THIRD SECTOR ORGANISATIONS

134a-136 Grosvenor Road, St Paul's, Bristol BS2 8YA

[link to Council map](#)

[link to Google map](#)

### DESCRIPTION

The Freehold property is sold with vacant possession and comprises both 134a and 136 Grosvenor Road. Both have been amalgamated and comprise a ground floor commercial unit, with 1-bed flat on the first floor.

Internal floor areas approx: 35m<sup>2</sup> each floor, total approx 70m<sup>2</sup>.

The premises are currently in temporary, 'meanwhile' use by a local community organisation.

### LOCATION

The property is located at the end of a rank of retail/commercial premises close to the centre of St Pauls.

### VIEWING

By appointment - please contact Neil Piper:

T: 0117 922 4036

E: [neil.piper@bristol.gov.uk](mailto:neil.piper@bristol.gov.uk)

### BIDS

The market value is estimated to be £125,000. The Council is not expected to sell at a price below the market value.

To be considered a potential bidder, a Third Sector Organisation needs to offer the market value or above. Bids below the market value are unlikely to be successful. If no acceptable bids are received from Third Sector Organisations by the deadline, the Council intends to offer the property to the open market, rather than just Third Sector Organisations.

Bids must be received via email to [tsobids@bristol.gov.uk](mailto:tsobids@bristol.gov.uk) by **12:00 Noon on Wednesday 18 March 2020** stating the following information:

- Name of Buyer
- Amount of Offer
- Timescale for Exchange and Completion
- Method of Funding

Bids should only be submitted to [tsobids@bristol.gov.uk](mailto:tsobids@bristol.gov.uk) and not to individual Council officers.

Printed or 'hard copy' bids sent by post will not be accepted.

## OFFERED FOR SALE TO THIRD SECTOR ORGANISATIONS

1. A Third Sector Organisation is a not-for-private-profit organisation which:
  - generates social, economic or environmental benefits
  - directly benefits the people of Bristol

- benefits as wide and diverse a range of local people as possible
  - reinvests any surpluses generated in the pursuit of their goals.
2. A Third Sector Organisation is likely to be a voluntary or community organisation, or a social enterprise.
  3. Its legal status could include:
    - an unincorporated charitable organisation
    - a registered charity
    - a charitable incorporated organisation (CIO)
    - a company limited by guarantee with charitable status
    - a Community Interest Company (CIC) limited by guarantee or limited by shares
    - a community benefit Industrial & Provident Society with an asset lock.
  4. There will be a presumption against bids from privately owned or commercial organisations; these could only be considered if their main aim is to deliver social, economic or environmental benefits from this property.
  5. Bids from national organisations whose remit is regional or nationwide are unlikely to be considered.
  6. Preference will be given to offers made on an unconditional basis.
  7. The Council will not be obliged to accept the highest, or any offer.
  8. Confirmation of available funding must be provided together with agreement for exchange to be within one month from confirmation of acceptance of the offer and completion within a further month; if that is not possible, reasons to be set out with an alternative suggested timing.
  9. Proposals for the use of the property will need to be described in detail in a formal expression of interest, so that they may be taken into consideration and evaluated. They should clearly set out the social or community value of the proposed use.
  10. When considering bids the Council will use the following criteria, in order of priority and showing the weighting for individual criteria:
    - 30 % - financial offer, price
    - 20 % - social benefits
    - 20 % - viability
    - 10 % - experience of applicant
    - 10 % - funding source (loan, third party, cash, etc)
    - 10 % - conditional or unconditional bid

136 Grosvenor Road,  
St Pauls,  
Bristol.  
BS2 8YA

SITE PLAN : To ensure boundary accuracy, please refer to deeds.  
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Ordnance Survey 100023406.

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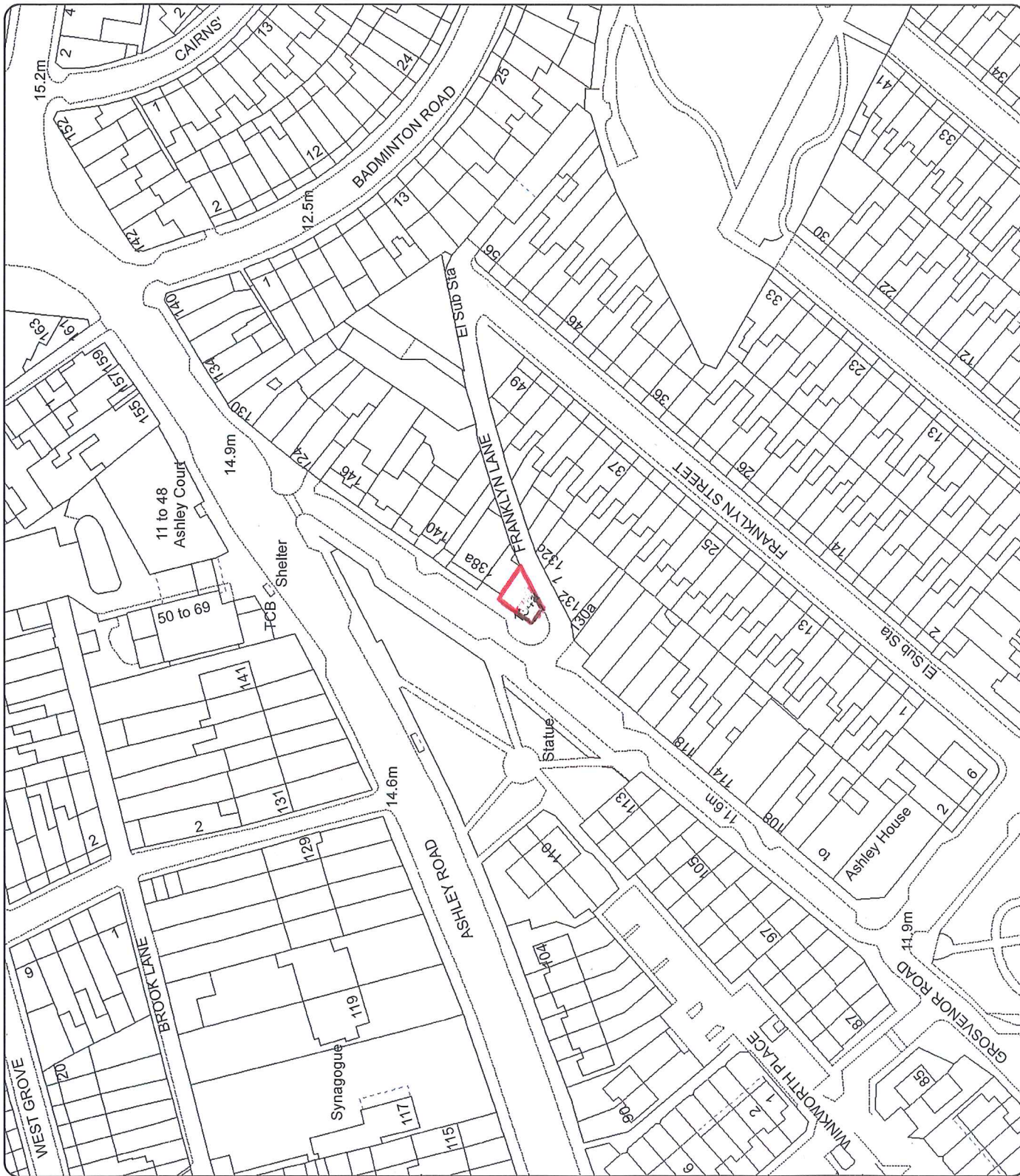


PROPERTY

Plan No : 4747\_AV  
Prop ID Ref : 4747  
Polygon Ref : 77859  
Scale : 1:1,250  
Date : 27/01/2017



CORPORATE PROPERTY  
2nd Floor West Wing, Parkview Campus,  
Whitchurch Lane, Bristol BS14 0TJ  
www.bristol.gov.uk



# Energy Performance Certificate

## Non-Domestic Building



134a-136 Grosvenor Road  
BRISTOL  
BS2 8YA

Certificate Reference Number:  
9625-3011-0188-0500-4105

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 102

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	88
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	272.22
Primary energy use (kWh/m <sup>2</sup> per year):	1610.26

### Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

108

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	iSBEM v5.4.a using calculation engine SBEM v5.4.a.1
<b>Property Reference:</b>	658115120000
<b>Assessor Name:</b>	The Navitas Partnership Ltd
<b>Assessor Number:</b>	EES/019902
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	The Navitas Partnership Ltd
<b>Employer/Trading Address:</b>	198 London Road Portsmouth P02 9JE
<b>Issue Date:</b>	06 Sep 2018
<b>Valid Until:</b>	05 Sep 2028 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0460-0548-2189-5101-1006.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

# Recommendation Report

This report is associated with an Energy Performance Certificate.

**Report Reference Number: 0460-0548-2189-5101-1006**

134a-136 Grosvenor Road  
BRISTOL  
BS2 8YA

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Building Type(s): A1/A2 Retail and Financial/Professional services

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<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	06 Sep 2018
Valid Until:	05 Sep 2028 (*)
Total Useful Floor Area (m <sup>2</sup> ):	88
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1
Property Reference:	658115120000
Energy Performance Certificate for the property is contained in Report Reference Number: 9625-3011-0188-0500-4105	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	The Navitas Partnership Ltd
Employer/Trading Name:	The Navitas Partnership Ltd
Employer/Trading Address:	198 London Road Portsmouth P02 9JE
Assessor Number:	EES/019902
Accreditation Scheme:	Elmhurst Energy Systems
Related Party Disclosure:	Not related to the owner.

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# 1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended which implements the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce this Recommendation Report.



## 2. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

### ***a) Recommendations with a short payback***

This section lists recommendations with a payback of less than 3 years:

<b>Recommendation</b>	<b>Potential impact</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add time control to heating system.	LOW
Add optimum start/stop to the heating system.	MEDIUM

### ***b) Recommendations with a medium payback***

This section lists recommendations with a payback of between 3 and 7 years:

<b>Recommendation</b>	<b>Potential impact</b>
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Add local time control to heating system.	LOW
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM

### ***c) Recommendations with a long payback***

This section lists recommendations with a payback of more than 7 years:

<b>Recommendation</b>	<b>Potential impact</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH
Consider installing a ground source heat pump.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW

#### ***d) Other Recommendations***

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

## 3. Next Steps

### ***a) Your Recommendation Report***

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained through the Non-Domestic Register ([www.ndepcregister.com](http://www.ndepcregister.com)) using the report reference number of this document.

### ***b) Implementing recommendations***

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other Recommendations).

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

### ***c) Legal disclaimer***

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

**d) About this document and the data in it**

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this report has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The report (including the building address) and other data about the building collected during the energy assessment but not shown on the report, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

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## 4. Glossary

### **a) Payback**

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

### **b) Carbon impact**

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on the energy assessment of the building.

### **c) Valid report**

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.

## **5. Green Deal Information**

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.