



COMMUNITY ASSET TRANSFER OPPORTUNITY Southmead Community Buildings



Former Southmead Youth Centre

Property ID: 116 | Greystoke Avenue, Southmead, Bristol BS10 6AS

Former Southmead Library

Property ID: 117 | 145 Greystoke Avenue, Southmead, Bristol BS10 6AS

Overview

Bristol City Council is inviting Expressions of Interest (EOIs) from community, voluntary, social enterprise and other not-for-profit organisations interested in taking a Community Asset Transfer (CAT) lease of one or both properties. The CAT process has two stages.

- Stage 1 is submission and evaluation of EOIs.
- Stage 2 is submission of a full business case by the preferred applicant(s).

This prospectus relates to Stage 1 only.

These are two separate properties and applicants may submit an Expression of Interest for:

- the former Youth Centre only;
- the former Library only; or
- both properties together.

The council welcomes individual applications and is particularly interested in understanding how the greatest community benefit might be achieved through a joint, partnership or consortium approach that makes effective use of both buildings.

Important: This invitation to submit an Expression of Interest does not commit Bristol City Council to a Community Asset Transfer, the grant of a lease, or any other disposal of the properties. The council reserves the right to withdraw, amend or discontinue the process at any stage and to make decisions in accordance with its policies, legal obligations, and the public interest.

The Opportunity

Both properties are listed as Assets of Community Value – see: [Community right to bid](#). The former Youth Centre comprises approximately 730m² including a sports hall, boxing gym and ancillary accommodation and is currently partly occupied on a temporary basis. The former Library comprises approximately 310m² of open-plan accommodation with mezzanine floor and is also occupied on a temporary basis.

Vision for the Site

Southmead is one of Bristol's largest neighbourhoods and is benefiting from significant regeneration and investment. With a strong voluntary sector and active community networks, these buildings have the potential to support local residents and deliver positive community outcomes.

The council seeks proposals that deliver meaningful local benefit, promote wellbeing, inclusion, and opportunity, make effective and sustainable use of the buildings, strengthen community capacity and partnerships, and secure a positive future for these community assets.

Community Asset Transfer Offer

The properties are being offered through Bristol City Council's Community Asset Transfer Policy.

The Stage 1 preferred bidder(s) will be invited to submit a detailed business plan and supporting information as Stage 2 of the CAT process.

Any lease will be subject to:

- satisfactory due diligence
- agreement of lease terms
- approval through the council's CAT process
- demonstration of long-term sustainability.

The council anticipates offering a lease of between 5 and 50 years, depending upon:

- the nature of the proposal
- evidence of need

- the scale of investment proposed
- organisational experience and capacity
- funders' requirements.

The lease will typically be on full repairing and insuring (FRI) terms. The tenant will be responsible for repairs, maintenance, statutory compliance, utilities, business rates, insurance, waste collection, and all other running costs associated with the property.

Any CAT lease will be linked to a Service Agreement, which will set out the social outcomes, community benefits, and other non-monetary services that the tenant organisation will be required to deliver throughout the lease term.

Specific Requirement

The memorial garden at the rear of the Youth Centre facing Ullswater Road is of significant local importance. Applicants should explain how it will be managed and maintained.

Expression of Interest Requirements

Only a relatively brief EOI is required at Stage 1. Detailed business plans should be reserved for Stage 2.

Include: organisation details; proposed use; community benefits; local demand; experience; partnerships; financial sustainability; proposed investment; preferred lease term; level of rent offered; and proposals for preservation of the memorial garden.

Timetable

Please submit your EOI by 12 August 2026. Bristol City Council anticipates assessing EOIs between 13 – 31 August 2026 and making a Stage 1 decision on the preferred applicant(s) during the first half of September 2026.

Further Information

The Energy Performance Certificates for these properties may be viewed on the Government Register by following these links:

- [EPC for former youth centre](#)
- [EPC for former library](#)

For any other information, please contact:

John Bos, Property Partner (Neighbourhoods & Communities), Bristol City Council

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Submitting your EOI

Please email your Expression of Interest **by midday on Wednesday 12 August 2026** to: community.buildings@bristol.gov.uk

