



Community Asset Transfer Opportunity



Former Public Convenience Building

Greville Smyth Park, Ashton Road, Bristol BS3

Property ID: 8019

Please click this link to view the exact location of the property on a map: [PinPoint map for former Ashton Road toilets](#)

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 the former public convenience building in Greville Smyth Park.

The CAT process operates as a two-stage decision-making process:

- **Stage 1:** Submission and evaluation of Expressions of Interest.
- **Stage 2:** Submission of a detailed business plan by the preferred applicant before a final CAT decision is made.

This prospectus relates to Stage 1 only.

The council welcomes innovative proposals that demonstrate how this council-owned building can be brought back into sustainable use and deliver lasting social, economic, and environmental benefits.

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 property. 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

The property comprises a former Victorian public convenience building located at a prominent entrance to Greville Smyth Park, close to Ashton Gate Stadium and surrounding residential neighbourhoods. It contains limited internal accommodation including a kitchenette, changing facilities and WC accommodation.

The building is currently used in part by Bristol Waste as a staff rest facility and storage area. Alternative arrangements are being explored with Bristol Waste and the council's current expectation is that the building would be made available with vacant possession. However, applicants are encouraged to consider whether their proposals could accommodate Bristol Waste's operational requirements, should opportunities for shared occupation or collaboration emerge.

Greville Smyth Park benefits from significant year-round footfall generated by local residents, families, dog walkers, and park users. In addition, the site's proximity to Ashton Gate Stadium results in substantially increased visitor numbers on match days and during major events, creating opportunities associated with park use and event-day activity.

The property benefits from good public transport connections and is located within an established and growing residential area.

The council recognises that the existing building has a relatively small footprint and that future proposals may involve refurbishment, extension, remodelling, or other improvements, subject to planning, lease, charity, public open space, and other statutory approvals.

Vision for the site

The council is seeking proposals that:

- deliver meaningful community benefit and social value;
- make effective and sustainable use of the building and its park setting;
- contribute positively to Greville Smyth Park and the surrounding area; and
- secure a sustainable long-term future for the asset.

The council is not promoting or prescribing any particular use for the property. Applicants are encouraged to propose the use or combination of uses that they consider best delivers sustainable community benefit.

Community Asset Transfer offer

The property is being offered through Bristol City Council's Community Asset Transfer Policy.

The preferred applicant (Stage 1 preferred bidder) 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; and
- 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; and
- 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.

Property, legal and regulatory considerations

Applicants should be aware that the property sits within a public park and is subject to a number of legal, regulatory, and site-specific considerations which may affect the process, timescales, and viability of any future CAT lease.

Energy Performance Certificate (EPC)

The council is currently reviewing the property's EPC status. Energy performance and any relevant statutory requirements will need to be considered before any lease is completed. Applicants should be aware that future lease arrangements may need to address minimum energy efficiency requirements and any improvement works arising from them. The council reserves the right to require further surveys or investigations before agreeing terms for a lease.

Charity and trust restrictions

Greville Smyth Park forms part of a registered charity for which Bristol City Council acts as trustee. The park is subject to historic conveyances dated 31 July 1883 and 13 February 1903, which may impose restrictions relating to the use and disposal of park land.

Any proposed lease, disposal or development proposal will need to be assessed against the requirements of the charity and its governing documents.

Professional advice

The council may be required to commission an independent surveyor's report, valuation advice, or other professional advice on behalf of the Greville Smyth Park charity before entering into any lease or disposal arrangement.

Any recommendations arising from such advice will need to be taken into account as part of the CAT process and the council's decision-making.

Public open space considerations

The property is located within a public park.

Depending on the nature of the proposal, additional legal and statutory processes may apply. In particular, proposals involving the enclosure, fencing-off, development of, or exclusive occupation of, any part of the surrounding park land may require the council to undertake a public open space advertisement and consultation process.

In some circumstances, consent from the Secretary of State may also be required before a lease, disposal or development can proceed.

Applicants should take these potential requirements into account when considering project timescales, funding programmes, and delivery plans.

Proposed extensions and development

Applicants must clearly identify within their Expression of Interest any proposals that involve:

- extending the existing building;
- constructing new buildings or structures;
- using the adjoining park land and pavement as seating areas, terraces, or similar facilities;
- fencing, enclosing, or taking exclusive occupation of any part of the surrounding park land; or
- any other physical development beyond routine refurbishment of the existing building.

The council is seeking to identify such proposals at an early stage, as they may have implications for planning, charity law, public open space legislation, conveyance restrictions, and project timescales. Applicants should therefore provide a high-level description of any proposed physical changes to the site as part of their Stage 1 submission.

Applicants should be aware that some proposals may require additional statutory processes, consultations, or approvals. Depending on the nature of the proposal, this could significantly affect delivery timescales and the timing of any lease completion.

Expression of Interest requirements

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

EOIs should include:

1. Organisation details and governance arrangements.
2. Proposed use of the property.
3. Community benefits and outcomes.
4. Evidence of local demand and support.
5. Experience of managing buildings, facilities, or services.
6. Proposed partnerships and collaborations.
7. Financial sustainability and potential funding sources.
8. Proposed investment in the building.
9. Preferred lease term.
10. Level of rent offered.
11. Details of any proposed extensions, external works, development of, or enclosure of adjacent park land.

Timetable

Expressions of Interest will be invited during July/August 2026, with a deadline on **21 August 2026**.

The preferred applicant will then be invited to proceed to Stage 2 of the CAT process and submit a detailed business plan.

Milestone	Date
Prospectus published	23 July 2026
Deadline for Expressions of Interest	9am, Friday 21 Aug 2026
Evaluation & Stage 1 decision making	Aug/Sept 2026
Preferred applicant notified	Expected by 11 Sept 2026
Deadline for Stage 2 business plan	To be agreed with preferred applicant
Final Stage 2 decision made	To be confirmed

The dates shown above are believed to be accurate at the time of publication, but the entire timetable is liable to changes and amendments. Please feel free to check with us that you have the most up-to-date timetable, before incurring costs or entering into any commitments.

Further information

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Submitting your EOI

Expressions of Interest should be submitted by email to

community.buildings@bristol.gov.uk by **9am on Friday 21 August 2026**.

