



Community Asset Transfer Opportunity



Victoria Park Lodge

Somerset Terrace, Windmill Hill, Bedminster, Bristol BS3 4LL

Property IDs: 123333, 7673 and 7668

Please click this link to view the exact location of the property on a map: [PinPoint map for Victoria Park Lodge](#)

Overview

Bristol City Council is inviting Expressions of Interest (EOIs) from community, voluntary, social enterprise and other not-for-private-profit organisations interested in taking a Community Asset Transfer (CAT) lease of Victoria Park Lodge within Victoria Park.

Situated within one of Bristol's most valued parks and at the heart of an area undergoing significant regeneration, Victoria Park Lodge offers a unique opportunity to create a vibrant and sustainable community asset. The Council is seeking proposals that will respond to the needs of both existing residents and the growing population anticipated through the Bedminster Green and Whitehouse Street regeneration areas, providing inclusive facilities, activities and services that strengthen community wellbeing, social connection and local resilience.

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 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

Victoria Park Lodge (edged red in the plan 8105a located in Appendix 1) is a substantial late nineteenth-century building occupying a prominent position within Victoria Park, close to both the Victoria Park Bowls Club and Victoria Park Tennis Club. The building was originally constructed in the early 1890s as the park keeper's lodge and remains one of the most distinctive and recognisable buildings within the park.

The property comprises the former lodge building, public convenience accommodation and an operational courtyard and yard area. The building is detached and constructed in brick with ashlar stone detailing to windows and doors, together with several decorative architectural features that contribute positively to the character of the park. The building is not Listed and is not located within a Conservation Area.

Historically, the building included residential accommodation associated with the management of the park. That residential use ceased many years ago and substantial parts of the building have remained vacant or under-utilised for an extended period.

The property continues to provide public toilet facilities for park users and the courtyard area accommodates certain operational activities associated with the

maintenance of Victoria Park. The courtyard also currently accommodates a seasonal mobile catering unit.

The building has received relatively little investment over many years and now requires comprehensive refurbishment. Significant repairs are expected to include replacement of the roof, upgrades to mechanical and electrical services, replacement of windows and doors, repairs to floors and internal finishes, and extensive refurbishment of the public toilet accommodation. A 2026 condition survey concluded that the building is in very poor condition and identified refurbishment liabilities more than £600,000 including professional fees and contingency allowances.

The Council considers that the building represents a significant opportunity not only to restore an important historic park asset, but also to establish a welcoming and accessible community building that serves the changing needs of the surrounding area. Through investment and occupation, the property has the potential to provide a broad range of social, cultural, educational, recreational or wellbeing-focused activities that support both existing communities and future residents moving into East Bedminster.

Access to the site will be solely pedestrian except for in case of emergency and for deliveries where vehicular access will be permitted.

Access for vehicular deliveries will be facilitated by providing the applicant with a key for the gate at Nutgrove Avenue and this will be conditional upon the applicant complying with Bristol City Council's safety and operational requirements provided to the applicant from time to time.

Floor Areas

The floor plans for the lodge can be found in appendix 2. The floor areas are as follows (excluding the Public Conveniences):

	Square Metre	Square Feet
Ground Floor	102	1,098
First Floor	60	646
Total	162	1,744

Floor Area is Gross internal (GIA)

Existing operational requirements

Victoria Park Lodge forms part of the council's Parks portfolio and future proposals will need to accommodate certain ongoing operational requirements associated with the management of Victoria Park.

Any future CAT proposal will be expected to:

- improve and maintain public toilet facilities and keep them open and accessible for public use to a reasonable minimum standard;

- accommodate reasonable operational requirements of the Parks Service, including access to and use of part of the yard area where required;
- support the continued role of Victoria Park as an important public open space.

The council currently anticipates that the CAT opportunity will include the lodge building, the public convenience accommodation and the yard area. However, the council may require continued use of the yard area for Parks Service operational purposes.

Parks operational requirements

The Parks Service do not intend to retain occupation or require use of any area of land within the red line boundary of the plan attached within this expression of interest. It is intended that the applicant will take responsibility for managing and maintaining the public toilet provision therefore, applicants should explain how:

- The public toilet provision would be managed and funded;
- the site would remain accessible and welcoming to park users;
- long-term maintenance responsibilities would be met.

Vision for the site

The Council's ambition is for Victoria Park Lodge to become a valued and well-used community asset that complements Victoria Park, supports the wellbeing of local people and helps meet the needs of a growing East Bedminster population.

Victoria Park Lodge is located close to the Bedminster Green and Whitehouse Street regeneration areas, where significant residential growth is planned over the coming years. The Council recognises the importance of ensuring that community infrastructure grows alongside new housing and welcomes proposals that help meet increasing demand for accessible community space, services, activities and opportunities for local people to connect and participate in community life.

Proposals should demonstrate how the building can provide lasting community benefit, strengthen local resilience and contribute to the social infrastructure needed to support existing and future communities.

The council is seeking proposals that:

- restore and secure the future of an important historic park building;
- improve facilities and experiences for park users;
- deliver meaningful community benefit and social value;
- provide an accessible and welcoming community facility that responds to local needs;
- support community cohesion and encourage interaction between existing and new communities;
- create opportunities for learning, culture, health, wellbeing, recreation or enterprise;

- help meet growing demand for community infrastructure arising from regeneration and housing growth within East Bedminster;
- support accessibility and inclusion;
- complement the role of Victoria Park as a public open space; and
- provide a financially 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 whilst meeting the operational requirements set out above.

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 25 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 be 'contracted out' and 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 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 has commissioned an EPC assessment of the property and is currently reviewing the findings.

Preliminary advice received from the assessor indicates that, in its current condition, the building may not achieve the minimum energy efficiency standard generally expected for the grant of a new lease.

The assessment has not yet been finalised, and the council is currently considering the implications of the building's condition, the likely refurbishment requirements and the relevant statutory framework before determining the next steps.

Applicants should be aware that:

- the building requires substantial refurbishment regardless of the EPC position;
- energy efficiency improvements are likely to form part of any future refurbishment programme;
- the council is exploring the implications of the EPC assessment and whether any exemptions or alternative approaches may be available under the relevant legislation; and
- the final form of any CAT lease will need to comply with statutory requirements in force at the time the transaction is completed.

Important: The council is continuing to review the EPC and MEES position. Publication of this prospectus does not constitute confirmation that a lease can presently be completed. The council reserves the right to amend the CAT process, seek additional information from applicants, require further investigations, or delay progression of the CAT opportunity whilst energy performance and compliance matters are being resolved.

Public open space considerations

Victoria Park Lodge is situated within a public park.

Depending on the nature of the proposal, additional legal and statutory processes may apply. 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;

- changes of use;
- 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;
- alterations to access arrangements; 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, 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. Approach to management of public toilet provision.
4. Community benefits and outcomes.
5. Evidence of local demand and support.
6. Experience of managing buildings, facilities, or services.
7. Proposed partnerships and collaborations.
8. Financial sustainability and potential funding sources.
9. Proposed investment in the building.
10. Preferred lease term.
11. Level of rent offered.
12. Details of any proposed extensions, external works, development of, or enclosure of adjacent park land.

Timetable

Expressions of Interest will be invited during October 2026, with a deadline of 9am on **30 October 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	5 October 2026
Deadline for Expressions of Interest	9am, Friday 30 October 2026
Evaluation & Stage 1 decision making	Nov 2026
Preferred applicant notified	Expected by 11 December 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 any commitments.

Further information

John Bos

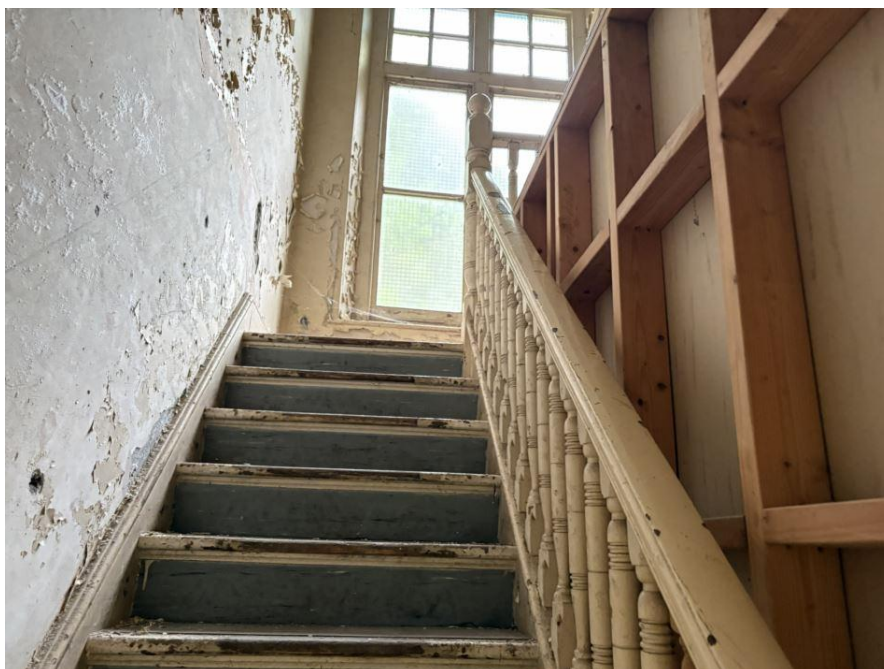
Property Partner (Neighbourhoods & Communities), Bristol City Council

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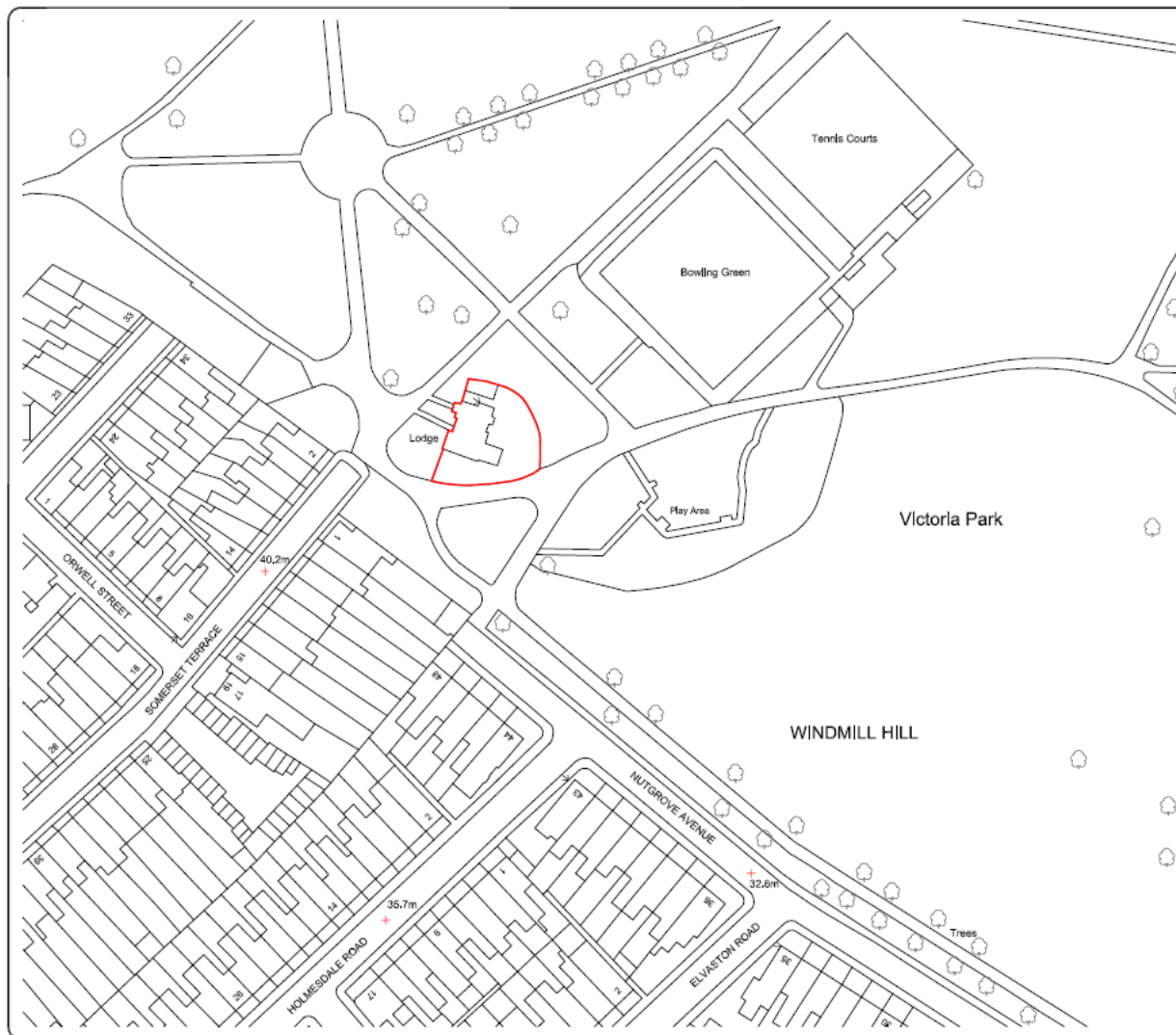
Submitting your EOI

Expressions of Interest should be submitted by email to community.buildings@bristol.gov.uk by **9am on Friday 30 October 2026**.





Appendix 1: Proposed site Plan



Victoria Park Lodge,
Victoria Park,
Somerset Terrace,
Bedminster,
Bristol.

 Combined area of BCC property
ID's: 12333,7673 & 7668
Total area: 445 sqm
Part of HMLR title ref. BL121385

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

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PROPERTY

Plan No	: N8105a
Prop ID Ref	: 123333 etc.
Polygon Ref	: 102659 etc.
Scale	: 1:1,250 @A4
Date	: 28/09/2026

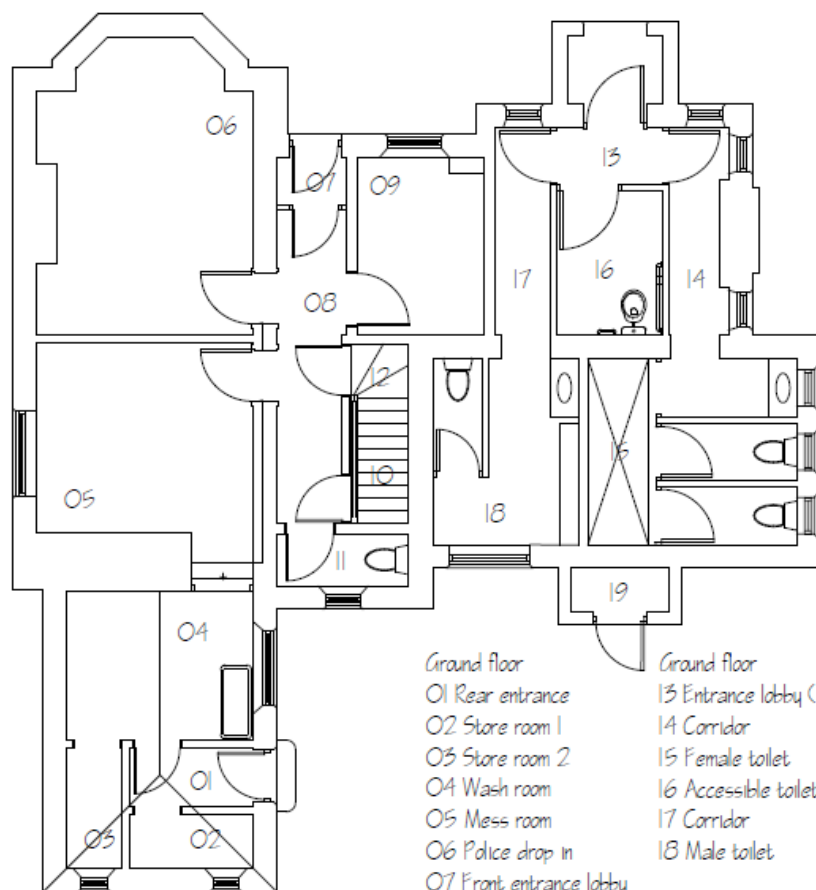


**PROPERTY, ASSETS &
INFRASTRUCTURE**

City Hall, PO Box 3399, Bristol, BS1 9NF

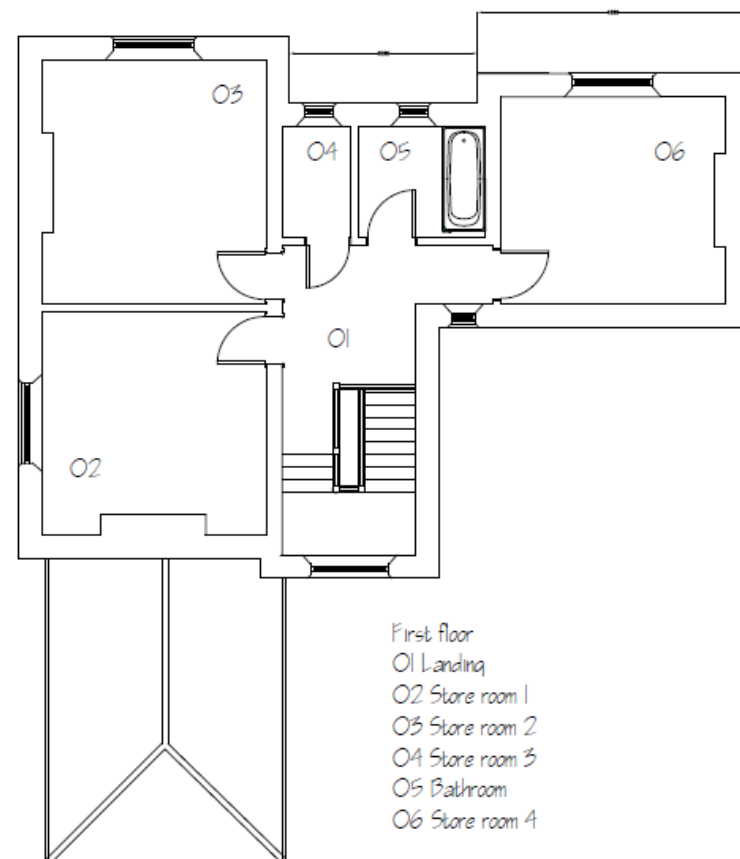
www.bristol.gov.uk

Appendix 2: Main Lodge Floor Plans



GROUND FLOOR LAYOUT

- Ground floor
- 01 Rear entrance
 - 02 Store room 1
 - 03 Store room 2
 - 04 Wash room
 - 05 Mess room
 - 06 Police drop in
 - 07 Front entrance lobby
 - 08 Corridor
 - 09 Store room 3
 - 10 Below stairs cupboard
 - 11 Toilet
 - 12 Stairs
 - 13 Entrance lobby (public toilets)
 - 14 Corridor
 - 15 Female toilet
 - 16 Accessible toilet
 - 17 Corridor
 - 18 Male toilet
 - 19



FIRST FLOOR LAYOUT

- First floor
- 01 Landing
 - 02 Store room 1
 - 03 Store room 2
 - 04 Store room 3
 - 05 Bathroom
 - 06 Store room 4