

Lease Opportunity

Bute Street/Hannah Street Development
Ground Floor Community Facility



Introduction

A planning application has been submitted for a residential development comprising 45 accessible residential flats (floors 1 to 6) on the corner of Hannah Street and Bute Street in Butetown. A site location plan is provided on page 2.

Community space, that could be used for a variety of purposes, will be located at ground floor level on the Hannah Street side of the development. Further details of the area proposed for the community space are provided on pages 2 and 3.

Cardiff Council's Neighbourhood Regeneration team would like to invite local community groups to submit their interest to become leaseholder of this facility.

Location

The site is located on the corner of Hannah Street and Bute Street in Butetown. It is the site of the former Brandon Tool Hire business, which has been demolished to pave the way for the new development. The area proposed for the community facility is identified in red.

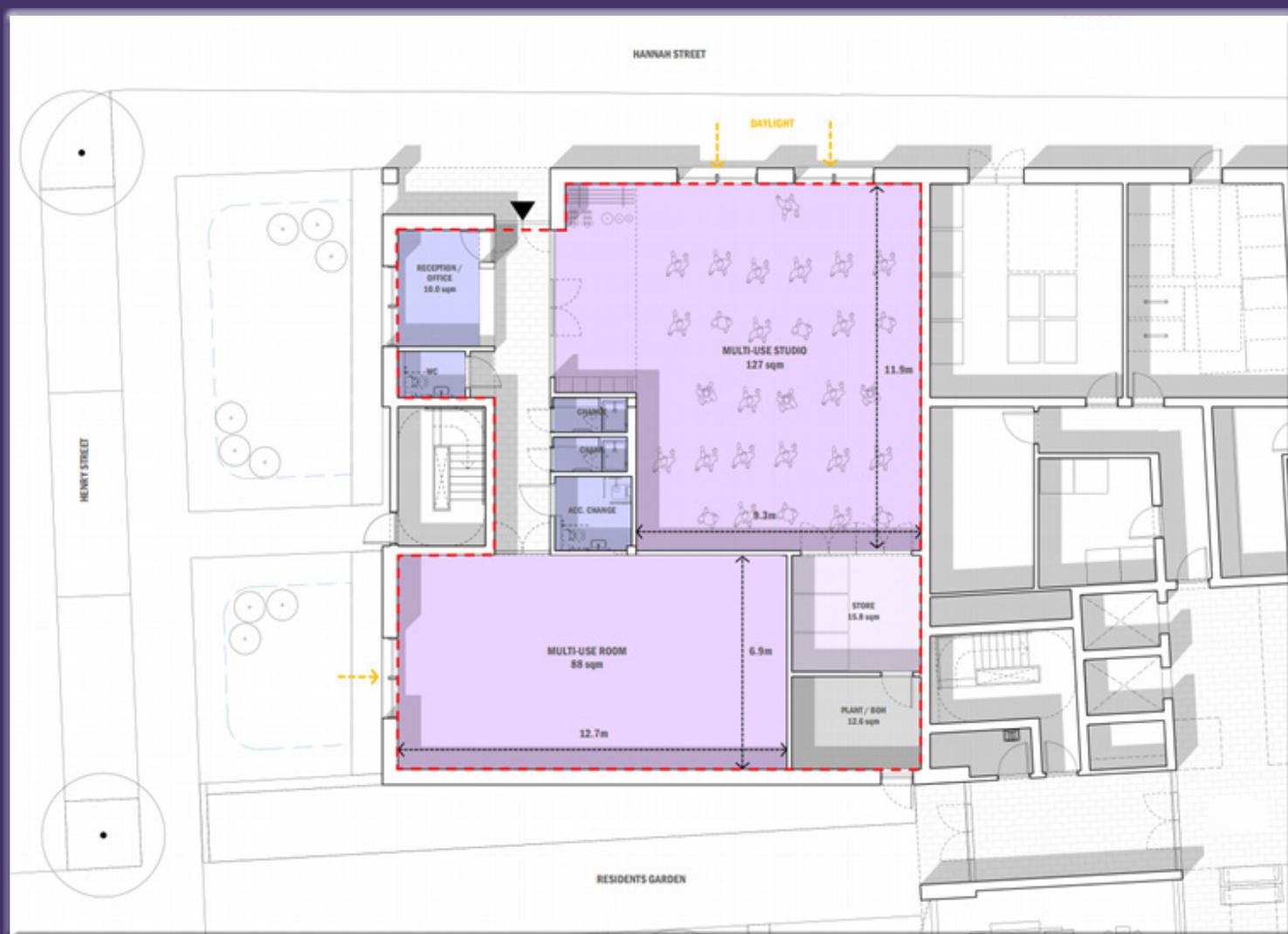


Floor Plan

The community facility available for lease is located within the red line to the left. The community facility in total will have a gross internal area of 299m².

An example layout of how the finished facility could look is provided below, comprising:

- Multi-use studio
- Reception/Office space
- Multi-use room
- Store room
- Plant room
- 2no. changing rooms and 1no. accessible changing room
- 1no. W.C.



We will work with the successful applicant to develop the facility to be consistent with their needs.

Who is Eligible to Lease the Community Space?

Local community groups/organisations within or serving Butetown are being invited to submit an Expression of Interest form to be considered to become the leaseholder of the facilities. The form, which asks for background information about your group/organisation, intended use of the facilities and the services you provide, accompanies this advert.

It is also available on the Neighbourhood Regeneration team's website (<https://www.cardiffneighbourhoodregeneration.co.uk>) and you can also contact the Neighbourhood Regeneration team by email at neighbourhoodregeneration@cardiff.gov.uk for a copy of the form.

How will the Project Work?

A planning application was submitted to Cardiff Council planning department in July 2021 – it is due to be determined in the Autumn 2021. It is expected that work will begin on site early in 2022 with a completion date of approximately Autumn 2024. The multi-use facility will be fitted out internally by Cardiff Council. This will include walls being plastered, painted and floors put down. Kitchenette and sanitary-ware can be provided. The successful group/organisation will provide loose furniture, fixtures and equipment.

The space will be available to the successful group with flexible lease terms to be agreed, at an annual rate of approximately £10,000 per annum. The group will either be required to pay an additional service charge to the Council, or provide their own building insurance/structural damage. Lease terms are to be agreed when a successful group is confirmed.

The group will be responsible for:

- Internal content insurance
- Any business rates required
- Utilities

The design proposal of the whole scheme is available within the Design and Access Statement submitted as part of the planning application. It can be viewed on the Council's planning application website (<https://planningonline.cardiff.gov.uk/online-applications>) using reference number 21/01720/MJR.

Assessment

Proposals will be assessed on the extent to which the project will lead to:

- Improvements in local service provision
- Active engagement of the local community in volunteering
- Strengthening of the financial viability and sustainability of community organisations
- Social, environmental and economic regeneration of the area – including the development of community enterprise activities
- Improvements in the environmental design of the building – particularly concerning energy management
- Greater 'co-location' of local service providers

Next Steps

If you are interested in becoming leaseholder, please fill out and return the accompanying expression of interest form by **24th January 2022**.

If you have any queries, or would like a copy of the form, please contact Neighbourhood Regeneration at **neighbourhoodregeneration@cardiff.gov.uk**.