**Property Background**

The changing room building at Victoria Street is believed to have been constructed c.1960.

The building is located within a much larger area of open space known locally as ‘Garden Street Playing Fields’. Whilst the changing rooms are situated towards the middle of the site, over the years, the number of sports pitches maintained on the land has been reduced, with the Council no longer providing any junior facilities to the Eastern side of the footpath running between Victoria Street and Hickenfield Road. As such, the playing fields now provide two x adult 11aside pitches only, which are situated at the Western end of the site (i.e. towards Ashton Road / Ashley Street) – some 200m away from the changing room.

This, together with the cost of opening, securing and cleaning the changing rooms after use has meant that, the changing room building has not been used since the end of the 2014/2015 football season. The Council are therefore keen to deliver a solution for the property.

Accommodation is arranged over a single storey and the building construction comprises brickwork walls and a pitched roof with a metal or plastisol roof sheet covering. Floors are solid concrete construction. Windows are single glazed timber units whilst doors are painted timber with steel plate protection.

Whilst capped, with meters removed, the building services comprise of mains connections for electricity, water, gas and drainage; a gas-fired boiler serving LTHW radiators to all areas and domestic hot water heating.

The Council do not have any floorplans for the property although, based on the rating list, the changing room building provides approximately 96.1sq.m of internal accommodation (NIA). The following link refers;

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/216626117>

**Current Offer**

The Council are keen to see the building brought back into use and have received expressions of interest from various commercial and community organisations during its period of void. The Council are keen to explore this historic interest, along with any new interest from parties keen to reuse the building.

To facilitate this, the Council approved a Disposal Policy in September 2020, a copy of which can be viewed via the following weblink - item 10;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MId=5051&Ver=4>

More recently, in June 2021, the Council also approved a Community Asset Transfer policy which sets out how the Council would consider interest from the Voluntary and Community sector. A copy of the policy can be viewed via the following weblink - item 7;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MId=5059&Ver=4>

Stage 1 asks interested parties to complete and return the attached expression of interest form by a defined closing date. This has been agreed as **12 (noon) on 2 December 2022.** Once any expressions of interest have been received, these would be evaluated and reported to the Asset Management Working Group. Any preferred bidders would be contacted following this initial assessment and as part of a ‘Stage 2’ invited to submit a full CAT Application Form and Business Case for consideration.