

**EXPRESSIONS OF INTEREST SOUGHT:  
FORMER HIBBERT COMMUNITY CENTRE & MULTI USE GAMES AREA,  
BL1 8JG**



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## **Background**

The Hibbert Community Centre is located adjacent to The Valley Community Primary School, on Hibbert Street, off Blackburn Road, BL1 8JG and was built with City Challenge funding in 1996. An adjacent floodlit Multi Use Games Area (MUGA) was added in 1997.

The community centre premises are currently vacant and the Multi Use Games Area has been identified as in need of refurbishment. The Council proposes making a capital investment by way of refurbishment of the Multi Use Games Area and has a further ambition to facilitate a structured and co-ordinated usage of the community centre to support increased local service provision linked to the new all weather play facility.

## **Description**

The property comprises a single storey purpose-built community centre of brick and blockwork construction with pitched tile roof. The accommodation amounts to 181 square metres (1,958 square feet) gross internal area with 168 square metres (1,808 square feet) net internal area, comprising two large open plan spaces with ancillary offices, reception, kitchen facilities and male/female/disabled WCs.

The property also benefits from external roller shutters or grilles to windows, gas central heating, fire alarm system, emergency lighting and intruder alarm.

Externally there are enclosed, hard landscaped communal areas to the north and south of the premises and a tarmaced car park to the front of the property. The adjacent Multi Use Games Area is recognised as being in need of refurbishment. The playing surface is damaged and the floodlighting is in need of upgrading. Users of the MUGA are typically children and young people, predominantly from BME communities, with limited opportunities to access recreational facilities within their own neighbourhoods. The Physical Activity Strategy developing under the Bolton Vision 2030 has identified that children and young people from BME communities and disadvantaged neighbourhoods are much less likely to participate in regular physical activity. A refurbished facility at Hibbert Street will help target provision at local groups and encourage the local community, particularly younger residents, to become more physically active.

Funds have been allocated in the Youth and Sport Capital Programme to assist with the refurbishment of the MUGA.

## **Proposal**

The Council is seeking to secure the services of a suitably experienced third party organisation that will operate from the community centre and assume responsibility for the management of the newly refurbished MUGA, in addition to making a wider contribution to the local community. To this end expressions of interest are sought from voluntary, community or other suitably experienced organisations, sympathetic to the Council's vision and aspirations for improved sports and play services within the Hibbert Street area and wider neighbourhood.

To protect the capital investment in the refurbishment, expressions of interest will only be considered for the community centre and MUGA as a package and not the community centre in isolation.



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## **Rateable Value / Rates Payable**

Community Centre Rateable Value; £5,700  
MUGA Rateable Value; £1,750  
Combined Rates Payable (2018/19); £3,673 per annum, unless occupier eligible for exemption or small business relief.

## **Indicative lease terms**

Term: An initial 5 year lease will be offered.  
Rental: The market rent for the premises amounts to £7,250 per annum, exclusive of business rates and utility costs.  
User: Community Centre and Multi Use Games Area (other linked uses will be considered on their merits).  
Repairs: Full Repairing and Insuring terms. The tenant will be responsible for all repairs and maintenance to the premises, MUGA, fencing and car park.  
Services: The tenant will be responsible for all utility costs and charges, including floodlighting of the MUGA and all statutory compliance requirements.  
Alienation: The lease will contain an absolute bar on assignment or underletting.

Any expression of interest submitted seeking a rental level at below the market value indicated above will need to be supported by a reasoned justification why the Council should let the premises for the use proposed at an undervalue.

## **Expressions of Interest**

Written expressions of interest using the enclosed 'Expressions of Interest Pro-Forma' should be sent by post or email to:

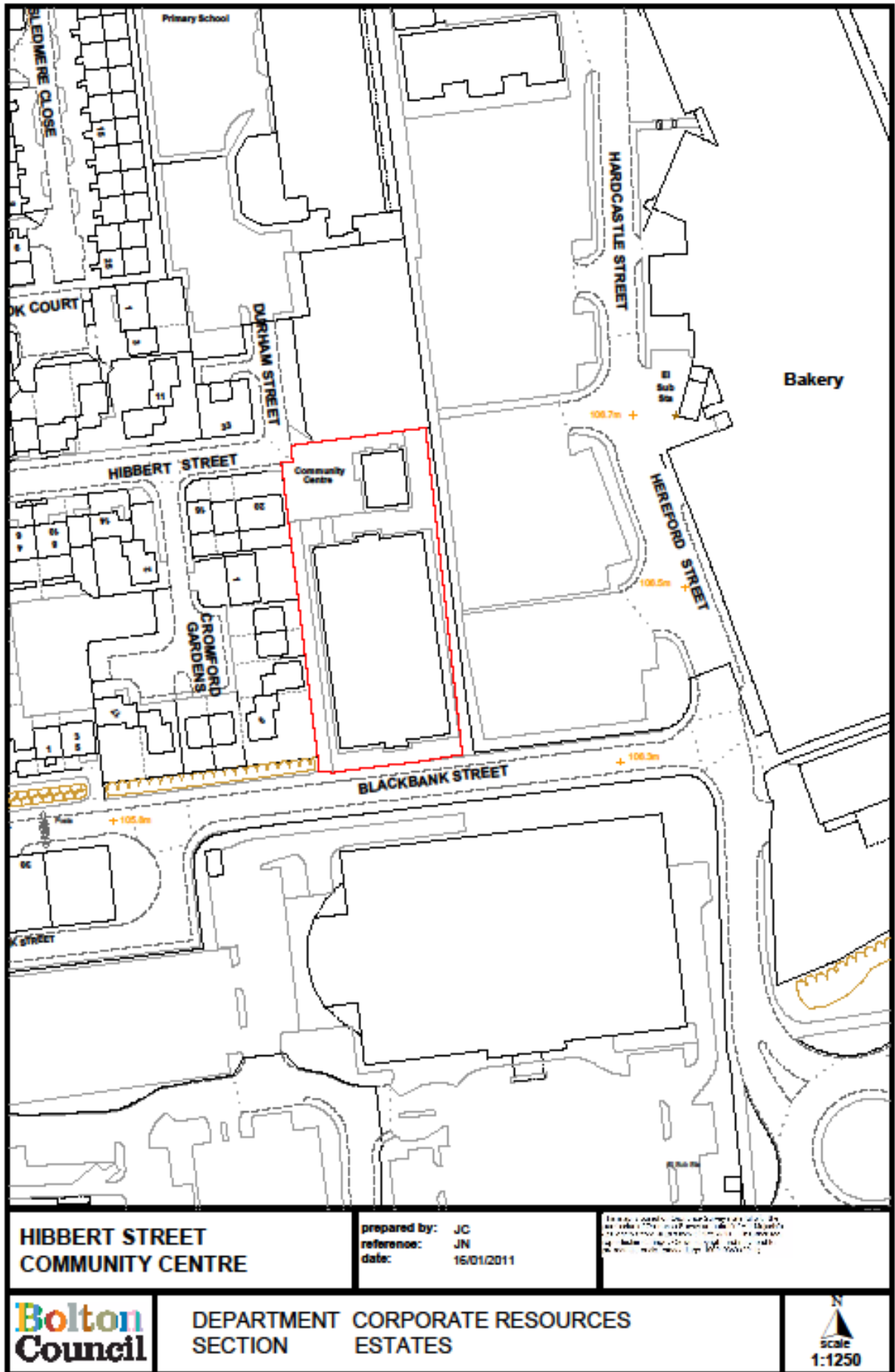
Expression of Interest  
Fao John Nugent  
Corporate Property Services  
Town Hall  
Victoria Square  
Bolton  
BL1 1RU

Email: [john.nugent@bolton.gov.uk](mailto:john.nugent@bolton.gov.uk)

Please title emails as Expression of Interest – Hibbert Community Centre



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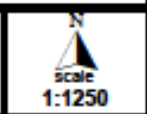
**HIBBERT STREET  
COMMUNITY CENTRE**

prepared by: JC  
reference: JN  
date: 16/01/2011

This is a site plan and does not show any services or utilities. It is not a legal document and should not be used for legal purposes. It is for information only and should not be used for any other purpose.



DEPARTMENT CORPORATE RESOURCES  
SECTION ESTATES



**Bolton Council**

**Expression of Interest – Hibbert Community Centre and MUGA**

Contact Name (Please print).....

Organisation Name.....

Legal / Charitable Status of Organisation.....

Address.....

.....

Telephone No.....

Email Address.....

Please give details of your proposal including elements of proposed service provision, relevant experience and access to / availability of funding to meet running and maintenance costs. If proposing a rental at below the market value shown in the indicative lease terms, a reasoned justification should be provided in support of any concessionary terms sought;



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