

Single Member Cabinet Decision

**Executive
Forward Plan
Reference****E3616****Bishop Sutton Football Fields and Surrounds, Wick Road, Bishop Sutton,
Bristol BS39 5XD – Recommendation for a Community Asset Transfer**

Decision maker/s	Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development
The Issue	Agree that Bishop Sutton Football Club and Surrounds is a suitable asset for transfer to the Bishop Sutton Football Club CIC, by way of a Community Asset Transfer.
Decision Date	16th July 2025
The decision	The Cabinet Member agrees to: 1. Determine that the subject asset be transferred to Bishop Sutton FC CIC via a Community Asset Transfer. 2. Delegate to the Head of Corporate Estate in consultation with the Section 151 Officer the power to enter a Community Asset Transfer.
Rationale for decision	A CAT of the football fields and surrounds to the football club will have a major benefit to the club and community but also to B&NES. With responsibility and liability of the asset transferring to the football club, B&NES will encounter reduced liabilities, reduced holding costs and management costs. A CAT will provide better outcomes all round and enable the football club more freedom to develop facilities and secure long-term funding in the knowledge they have secured a guaranteed longer tenure (subject to ongoing assessment that community value is maintained).
Financial and budget implications	As evidenced by the social value calculation undertaken, the value created by the CAT far outweighs the market rent achievable and therefore B&NES are securing better value as a result of the transfer.
Issues considered	Sustainability; Property; Corporate
Consultation undertaken	Ward Councillors; Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	The SMD report forwarded to The Cabinet Member for Economic and Cultural Sustainable Development, s151 Officer, and Monitoring Officer for comment and report amends.
Other options considered	Discussions took place on granting either a new short-term lease, or a long leasehold interest to the football club. A third party RICS Red Book was procured and proposals put to the football club on both bases. Due to their inability to secure available funding, due to not being able to evidence a substantive lease agreement, the club

	<p>confirmed it could not afford either option. Therefore, matters did not progress on this basis.</p> <p>This was when a CAT was suggested, which if finalised will open multi revenue streams for the football club and provide them with a good chance of securing funding due to them having secured a long-term lease of 30 years.</p>
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	<p>Councillor Paul Roper Cabinet Member for Economic and Cultural Sustainable Development Bath and North East Somerset Council</p>
Date of Signature	16 July 2025
Subject to Call-in until 5 Working days have elapsed following publication of the decision	