



**STRATEGIC ESTATES
DEPARTMENT**



ROATH LIBRARY

Newport Road, Cardiff, CF24 0DF

Community Asset Transfer

Property Particulars
October 2017



This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg





Location Plan



Aerial View





Location – CF24 0DF

Roath Library is located on the A4161 Newport Road, the main arterial route providing access to the city centre from the Eastern suburbs of Cardiff. The property is situated less than half a mile from Cardiff Queen Street rail station and there are numerous bus routes that run past the property which includes the numbers 30, 44, 45, 45B, 49 and 50.

Description

Roath Library is a Grade II listed property that was designed by architects Teather & Wilson and construction was completed in 1901. The Victorian property provides a solid brick construction with facing pressed red bricks and a predominantly pitched and slate covered roof.

The property provides the following rooms:

All areas quoted are on a Net Internal Area (NIA) basis.

Description	Sq. M.	Sq. Ft.
Library	318.00	3422.95
IT Suite	32.70	351.983
Meeting Room	21.00	226.044
Store Room	14.60	157.154
Store Room	13.00	139.932
Kitchen	12.60	135.626
Total	411.90	4,434

The following information can be obtained as part of a technical pack, available upon request:

- Full schedule of accommodation
- Floor Plans
- Property Condition Survey
- Asbestos Report
- Fire Risk Report
- Access Audit
- Title Information





STRATEGIC ESTATES DEPARTMENT



Proposal

The Council is committed to working with community groups and local people to ensure the continued use of the property. Cardiff Council invites full detailed business plans from individuals, groups and commercial organisations with the necessary skills and experience to provide a community benefit and sustainable future for the building.

All options and proposals for the future use will be considered, subject to planning (current planning use class order D1).

Interested parties will need to demonstrate an ability to provide a long term sustainable future for the property. The Council intend to dispose of the property on a leasehold basis on terms to be agreed.





Who can express an interest

Any organisation or group that considers it can offer a sustainable future operating model for the property that will also benefit the local/wider community. The Council is keen to ensure that public access to the property is maintained.

Applicants should also:

- Have the skills and capacity to manage the asset to be transferred and/or have access to the necessary skills and capacity through external means or;
- Have the potential to develop the necessary skills and capacity within their organisation and demonstrate how they intend to do this, perhaps by working with the other partners.

Assessment of Expressions of Interest

The assessment process will require applicants to provide information to enable the Council to assess how they satisfy the criteria. Groups applying will need to provide information about the following as part of their application:

- Proposals for the use and maintenance of the asset
- Benefits - to the Council, the community and to the group applying
- Capacity of the group to manage the asset
- A robust business plan
- Type of key terms of transfer sought
- Capacity-building plan, where appropriate, and how this will be delivered
- Liabilities and how these will be addressed

Any applications received will be evaluated on the basis of the responses given in the expression of interest form and will include a public benefits test and equality impact assessment undertaken by Cardiff Council.





STRATEGIC ESTATES DEPARTMENT



Conclusion

The Council is seeking viable options to secure the future of this property and is committed to providing guidance and support to help applicants through the transfer process.

Viewing

To request an accompanied site visit and / or an Initial Expression of Interest Pro Forma, further information, or to make an appointment please contact:

Louise Thomas
CAT Officer

Tel: 029 2087 2002
Email: louise.thomas@cardiff.gov.uk

Nick Blake
Business Support Manager

Tel : 029 2087 2696
Email : nblake@cardiff.gov.uk

Additional Information

The information provided in these particulars should be used for reference purposes only. Any interested party should carry out their own enquiries and satisfy themselves as to the condition, efficiency and suitability of the property.





Expressions of Interest Pro Forma

Completed Expressions of Interest Pro Forma should be addressed to:

Louise Thomas, Economic Development, Strategic Estates Department, County Hall, Atlantic Wharf, Cardiff Bay, CF10 4UW with the completed form that outlines how the asset will be used, managed and funded.

These should be submitted no later than noon on Tuesday, 31st October 2017

There is no commitment on the part of the Council to proceed with any of the proposals put forward.

If you require this document in Welsh please email the valuation inbox valuation@cardiff.gov.uk

Also feel free to visit our website at www.cardiffcouncilproperty.com
January 2017

Disclaimer:

- 1. The information above and contained within this document is given as a general outline only for the guidance of interested parties and does not constitute part of an offer or contract.*
- 2. All descriptions, dimensions, plans, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any interested parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.*
- 3. No person in the employment of Cardiff Council has authority to make or give any representations or warranty whatsoever in relation to this property/land.*
- 4. The Council reserves the right not to accept any bid received.*





GROUND FLOOR PLAN

