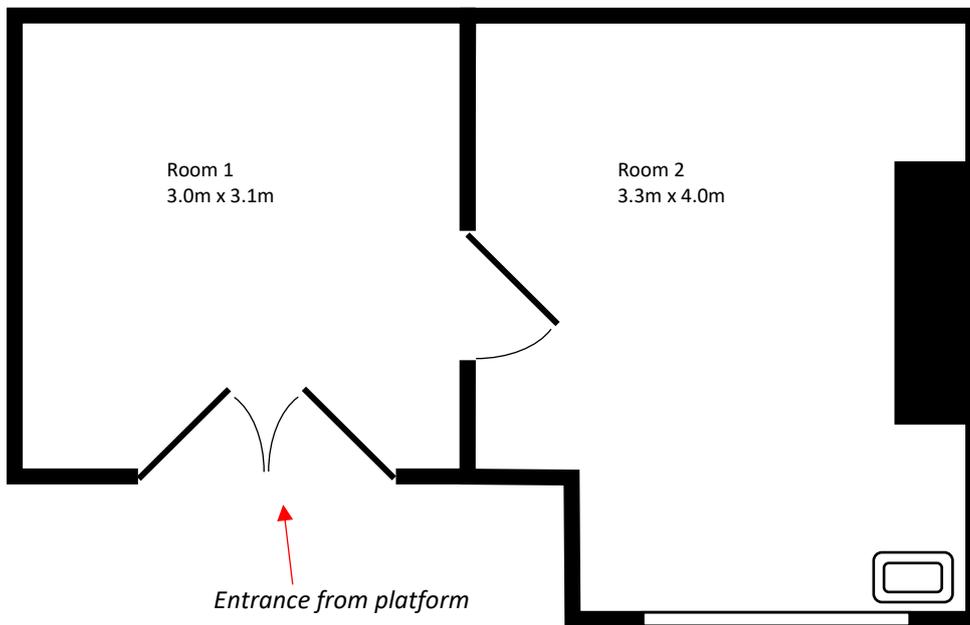


# South Western Railway

Floorplan (NB sizes are approx.)



# South Western Railway

## Branksome station: Redundant Space for Community Use

Exterior



Room 1



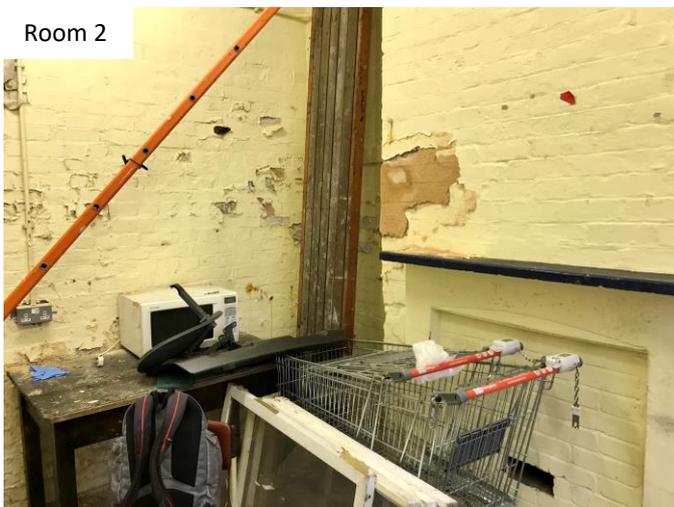
Room 1



Room 2



Room 2



Room 2



# South Western Railway

## Branksome station: Redundant Space for Community Use

South Western Railway (SWR) and Community Rail Network are working together to identify redundant space at railway stations and make them available to community groups and organisations or non-profit/not-for-dividend companies delivering community benefit.

This information sheet details one of the spaces available, at Branksome station in Bournemouth. If this space is of interest to you, another booklet is available detailing the process for leasing redundant spaces at stations.

### Description of space available

This redundant space at Branksome station comprises two linked rooms under the main station building on platform 1 (the platform for trains towards Bournemouth, Southampton and London).

The rooms have been used in recent years for storage and are in need of repainting and floor coverings. Both rooms have electric lighting and there is a limited electrical supply (a double socket) in room 2. There is a sink in room 2 with a working water supply but no drainage (waste water is captured in a bucket underneath). There is a large window in room 2, and a window above the entrance doors in room 1 (currently boarded over).

### Potential uses

Properly redecorated, the rooms could make an office for a small community organisation, with space for some storage depending on how many people use the rooms. It might also make a good studio for an artist or artisan craftworker. SWR and Community Rail Network are, however, open to any reasonable suggestion for community use and this list is not exhaustive.

### Access

The room is accessed via double doors from the railway station platform, with a small step down from the platform into the rooms. Platform 1 is accessed from the station's entrance by a flight of stairs, and there is no ramp/lift so this space would be difficult to access for anyone with a mobility impairment.

### Facilities/services

Electricity: Yes (but not tested)

Gas: No

Water: Yes

Heating: No

Windows: Single-glazed, one boarded over

# South Western Railway

## General advice about redundant space at stations for community use

If you decide to take on this space, following 'in principle' agreement from SWR you will need to liaise with the company's appointed property advisors AmeyTPT. AmeyTPT will issue 'heads of terms' setting out the key details for a new lease. Once heads of terms are agreed, AmeyTPT will obtain approval from SWR, make a formal application to the freeholder, Network Rail Infrastructure Limited (NRIL) and once consents have been received will instruct SWR's solicitors, Hill Dickinson. The lease is expected to have an expiry date of August 2024. Rents will be negotiable but set at a level commensurate with the use of the space as a community asset.

You will be responsible for paying for services (water, gas, electricity) and legal costs for the new lease. SWR will clear the space of its contents but you will be responsible for decorating the space. Should you wish to undertake any building works, you will need to provide SWR with your fit out plans.

Safety is of the utmost importance. All works proposed to the premises, including redecoration will need to be detailed in Method Statements and Risk Assessments that must be approved by SWR's Safety Review team. If structural works are proposed then approval must be obtained from the freehold owner, NRIL.

As a tenant you will be responsible for internal repairs including repairs and redecoration of windows and doors. NRIL is responsible for any repairs to the exterior of the station.

More details about acceptable uses for such spaces, the process for leasing them, and who is responsible for what, are available in another booklet which can be requested via the contact details below.

## Contact

For more information or to express an interest in this space, please contact Daniel Wright, Community Rail Support Officer (Community Rail Network), at [daniel@communityrail.org.uk](mailto:daniel@communityrail.org.uk) / 07398 984784 or Paula Aldridge, Community Rail Manager (SWR) at [paula.aldridge@southwesternrailway.com](mailto:paula.aldridge@southwesternrailway.com) / 07980 738602