

**37 TAMWORTH ROAD
CROYDON
CR0 1XT
PROPOSAL FORM
TO BE SUBMITTED BEFORE 5PM SEPTEMBER 29th 2017 TO**

nevans@shw.co.uk

**Please complete the form completely.
The landlord is not obliged to accept the highest or any offer submitted.**

THE OFFER

Contact Name	Turf Projects
Contact address	Turf Projects, Centrale Shopping Centre 39-40 Keeley Road, Croydon CR01TF
Contact phone number	
Contact email address	info@turf-projects.com
Name of proposed tenant	Turf Projects
Address of proposed tenant	Turf Projects, Centrale Shopping Centre 39-40 Keeley Road, Croydon CR01TF
Company Number of proposed tenant	Registered Charity No 1160527
Proposed tenant's solicitor	To be engaged. Streeter Marshall, 74 High Street, Croydon CR9 2UU - previously used.
<p>A standard FRI lease for a term to be agreed over the entire building will be granted. Rent will be subject to 5 yearly rent reviews to the higher of open market rent or RPI compounded annually. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954. Please set out your specific offer on this basis.</p>	
Lease term	Minimum 5 years
Rent	£ 45,000 pax We anticipate that rentable floor space income may not exceed £100,000 if at an affordable rate of e.g £12-15 per sq ft.
Sub-letting. Will you require the ability to sub-let? If yes please describe what is required. All sub-leases are to be outside the Landlord and tenant act 1954.	Yes – sub-letting will be required for letting spaces for use as studios / workspaces and by organisations as outlined in usage proposal below.

The tenant is to be responsible for putting the property into a condition commensurate with a FRI lease. With this in mind the following points are to be addressed.

Works proposed by What works are proposed.

The works necessary for the property to be fit for FRI lease, if in accordance with the Visual Survey Report April 2012, are extensive - the survey recommends replacement of the existing roof structure and we could not currently address these recommendations without significant capital grant funding beyond that of our existing proposal.

The property as it stands would be appropriate for the proposed use with:

- Removal of lightweight stud partition walls on the Ground floor to **create open plan spaces for the purposes of community gallery and makerspace/workshop.**
- Ideally we would **remove the modern addition of the Ground Floor Mezzanine to restore original ceiling heights** of the old ground floor halls, maximizing light and restoring the original feel of the building's ground floor as an open, welcoming space.
- Cosmetic adjustments to Ground Floor such as **revision of floor finishes (particularly if original flooring remains beneath) and removal of suspended ceiling grid to improve light**, with associated making good.
- Cosmetic adjustments to upper floors. **The variety of existing rooms sizes on these floors makes the building ideal for a mix of shared and individual creative workspace and hosting community organisations of varying sizes.**
- Refitting of kitchen on Ground Floor for suitable use as **community and training kitchen, with café** towards front right of building.
- Electrical systems are deemed to be in reasonable condition and would be adapted to suit needs (e.g possible routing of 3-phase supply for heavy machinery within the makerspace workshop).

Beyond initial fit-out, unless additional capital funding could be secured, our proposal would simply be to maintain the fabric of the building in a fit state for purpose and address issues on a needs-must basis.

N.B There was no reference made to the condition of the heating system in the Visual Survey which is of concern, as repairs could incur considerable additional expenditure.

How long it is envisaged the works take

If works as outlined above:
20-25 weeks - including establishing brief, inviting tenders, assess and awarding contracting, executing works.

Anticipated cost of works

If works as outlined above:
Estimated costs in the region of £80-100k. This cost is partially dependent on the removal of the Mezzanine floor.

Further major works in in line with visual survey report recommendations (e.g roof replacement) would incur additional costs.

Rent free period required.	2 years
Any conditions attached to this proposal.	The proposal is put forward on the condition of capital grant funding being secured to undertake works.
<p>In order for the Landlord to be able to make a fully informed decision the following information is required. Please feel free to refer to further documents you will attach to this form.</p>	
<p>What type of organisation are you? <i>(i.e. commercial business / operator, voluntary / community organisation, social enterprise, registered charity, faith group, child care provider, health, leisure or educational provider, other etc.)</i></p>	<p>N.B. Please see relevant experience section for full detail.</p> <p>Turf Projects is a registered charity, nationally recognised arts organisation with ongoing free exhibition and creative workshop programmes, and a creative workspace/studio operator. www.turf-projects.com</p> <p>Our key partner CRO (Green Croydon) are an environmental organisation based at Reeves Corner with a focus on reuse, repair and the circular economy. CRO looks to tap into the skillset in the community and skillshare. www.greencroydon.co.uk www.thecroydoncitizen.com/politics-society/old-town-masterplan-dream/</p>
<p>What type of use are you proposing?</p>	<p>We propose that 37 Tamworth Road be used as a unique combined creative and environmental centre for Croydon - with focus on sustainability & innovative reuse, education and community cohesion - reflecting many of the stated ambitions of the Council.</p> <p>37 Tamworth Road will act as a stable, permanent hub for the creative community the council has put at the heart of Croydon's regeneration. Furthermore, through engendering a sense of care for the environment, the space would ensure an enduring legacy for the Council's ambitions within the context of the Borough's growing population and changing landscape.</p> <p>Our proposed usage would include:</p> <ul style="list-style-type: none"> ● Public and community gallery and project space (ie. non-commercial) ● Makerspace / workshop facilities - machinery and production facilities for use by both studio holders and by members of the public through membership (following appropriate inductions) ● Subsidised/affordable studio space for local creatives to make work ● Community kitchen and café with a focus on training and reduction of food surplus in the area. ● Sub-letting to community and technology organisations and small businesses - in part to make the space financially viable but also to facilitate overlap and exchange of ideas, research and learning between organisations. ● A number of integrated, ongoing education, training and mentorship programmes within the workshop and gallery. Youth engagement would be core with studio holder mentorships and training opportunities in creative and vocational skills. Secure space would mean gallery takeovers and residency opportunities for Croydon School of Art

	<p>(Croydon College) students, much expanded from our existing programme.</p> <ul style="list-style-type: none"> ● Improved usage of valuable exterior space. In addition to the practical use of the exterior to the front of the building as parking, we believe this outside space also has significant value to the community as highly visible and flexible outdoor events space (workshops, open days, fairs etc). This is a model which has worked well at spaces like Blackhorse Workshop, Walthamstow.
<p>Please provide a brief explanation of how you expect your proposed use to work. (i.e. approach to building management, any unique selling points, alternative uses, partnerships, sub-lettings etc.)</p>	<p>Lease taken by Turf Projects.</p> <p>Gallery and studios/sublets would be operated by Turf Projects (see relevant experience section) under the direction of Alice Cretney.</p> <p>The makerspace / workshops would be managed by Turf Projects under Head Tech and Facilities Manager Chris Mewies BSc. Parallel education and training programmes would be co-operated by key partners; Turf and CRO, with safety inductions to be handled by Head Tech.</p> <p>We would need to confirm a kitchen and café operator but have interest from multiple parties who could operate the training kitchen throughout the week.</p> <p>Building management and upkeep would be overseen by Head Tech and Facilities Manager Chris Mewies (currently Head Tech at Turf Projects and Head Tech of CAS refit) with advisory consultation from David Atherton (CEng, MSc, BSc (Eng) Hons, MIStructE).</p> <p>Outdoor spaces could also be used to generate additional income through hire - of parking spaces throughout the week and events space at weekends.</p> <p>Please see below for our USP.</p>
<p>Describe how the proposed operation will meet the community use aspiration of Croydon council.</p>	<p>Croydon Council has put the creative community at the heart of the Borough's regeneration, but there is currently no stable infrastructure in Croydon to support this ambition.</p> <p>The Council have stated a number of outcomes as part of their bid for London Borough of Culture:</p> <ul style="list-style-type: none"> ● <i>improving life chances for young people,</i> ● <i>building healthier and stronger communities,</i> ● <i>reputational change and</i> ● <i>putting culture and people at the heart of Croydon's physical redevelopment, including creating more spaces for artists to create, showcase or sell their work, inviting leading artists from London and the world to work alongside local artists, and mentoring and other development support for local artists and arts groups.</i> <p>Turf Projects are already delivering many of these outcomes but we are currently operating in temporary (Meanwhile Use) accommodation that is limiting our stability and therefore ability to expand to meet demand.</p>

Exhibition opportunities, access to facilities & space to create work post-graduation and an enduring sense of community are necessary for the retention of artists within the Borough, and thus to maintain and expand Croydon's cultural offering. The common narrative is that even if young artists study in Croydon - e.g. at BRIT or Croydon School of Art - it is too often necessary for them to then move to other areas for proximity to the necessary infrastructure to support their practice upon graduating.

Since our inception in 2013, Turf Projects' long-term goal has been to set up a creative makerspace in Croydon – with exhibition space, creative workspace and workshop facilities combined. This proposed use of 37 Tamworth Road would provide the physical base and fundamental support structure, education and employment opportunities and creative community space that Croydon needs to achieve the Council's objectives. It would allow Turf to expand our work with school and organisations working with vulnerable young people, our work with adults with learning disabilities within our MOSS collective, and our work supporting artists locally and nationally.

There is likewise no environmental centre within Croydon. Artists and makers have a necessary resourcefulness which we feel complements our ongoing partnership with Croydon Reuse Organisation (also currently operating in temporary Meanwhile Use spaces). Encouraging innovative solutions to waste and recycling; community, youth and employment issues; and considering the role creativity and environment plays in our physical and mental health and wellbeing are all key crossovers within our approaches. CRO is self-sustaining but the opportunity for more space to offer a wider selection of classes is needed. A presence at 37 Tamworth Road would link CRO with the current MeanWhile Use space at Reeves Corner, to further activate the Old Town area as a creative contrast to the commercial focus of North End.

Our team and that of CRO are locally based organisations, run by individuals who live and/or work in Broad Green, Fairfield and Waddon, with significant investment in and knowledge of our communities. 37 Tamworth Road is an ideal location for nurturing lasting partnerships with local businesses and organisations, with an aim to expanding creative and employment opportunities available to residents and reduce/repurpose local waste.

Provision for faith organisations is already well-represented in the area, as are child care providers and gyms. We have a desire to ensure the sustainability of Croydon communities – to support current and future residents and provide a space which all the community can value and feel a part of. The space would serve to connect a diverse range of the community in a setting which is open, inclusive and welcoming to all.

Much of the discourse surrounding Croydon's redevelopment is focused on wiping the slate clean and rebuilding. Our proposed use reflects the encouraging desire by the Council to repurpose the existing building at 37 for the community; suggesting a sense of pride in what already exists in Croydon - that fantastic spaces, organisations and innovations are growing

	<p>here already - uncovering, repurposing and celebrating what is already here as well as what is being created.</p> <p>Our proposed use could be a unique gem in the heart of Croydon and the potential positive impact and legacy for the town and community could be immense.</p>
<p>Please provide brief details of the proposed tenant's relevant experience. <i>(i.e. Please include details of any other sites you have in operation etc.)</i></p>	<p>Turf Projects is a registered charity, nationally recognised arts organisation, and creative workspace/studio operator. We have worked closely with Croydon School of Art and Croydon Council, most recently as the primary project facilitator for Croydon Arts Store (CAS) within the Whitgift Centre, responsible for fit-out and project management of the space. We are key partners for Croydon Council's London Borough of Culture bid and the CAS biennale Research Space in association with Kingston University. We are recipients of Arts Council England, People's Health Trust, Mayor of London and local authority funding. Our first space at Keeley Road was part-funded with community support via crowdfunding.</p> <p>Turf Projects have been celebrated locally and nationally for our educational programmes, and were extremely close to achieving National Portfolio Organisation status for 2018-22, sadly missing out due to our lack of permanent space.</p> <p>Turf is currently operating with a core team of five at two temporary Meanwhile Use sites; at Keeley Road (5 mins from Tamworth Road) and within the Whitgift Centre as leaseholders of Croydon Arts Store (CAS), a four-floor unit. Within these spaces we deliver:</p> <ul style="list-style-type: none"> • Since 2013, a continuous programme of challenging contemporary exhibitions and events, free to the public and supporting over 400 artists and creatives locally and nationally. • An integrated free events programme, including youth workshops, workshops for adults with learning disabilities, family workshops, artist development workshops and more. • Affordable studio space for up to 30 artists and makers • The co-management and programming of a youth-focused community project space, free to use for local individuals and organisations who have limited funds or space. • Educational outreach projects with local schools, youth organisations, Croydon Youth Art Collective and National Citizens Service, as a registered Arts Award supporter and upholder of the Family Arts Standards. Improved and more stable facilities would enable us strengthen these links and expand our offering. <p>Our key partner in this proposal, Croydon Reuse Organisation (based at Reeves Corner), inventively upcycles reclaimed materials whilst teaching practical skills to young people who are unemployed and no longer in education, and the wider community offering an intergenerational service. CRO were funded by the Mayor's Regeneration Fund, and the initiative was enabled by Croydon Council. The CRO team have considerable expertise in local and national environmental issues and strong links with local organisations.</p>
<p>The following background information is to be provided where possible.</p>	

Last three years audited accounts for the proposed tenant	One year available on charity commission website, second year accounts at end of year and can be provided in advance if required.
Proof of capital funding to confirm required repairs to the building can be undertaken	We would be seeking capital grant funding from Heritage Lottery Fund, which is specifically designated fund for restoration of historic buildings for community uses, and the Arts Council England Small Capital Grant (on the proviso of written agreement from the Arts Council England area office). GLA and Growth Zone funding could also be considered. We have a strong track record of successful funding, with 10 successful grants from ACE over a 4 year period.
Names and addresses of referees to include:- Bank Accountant 2 X trade 2 X Landlord	[personal info]
If the proposed tenant is a charity the charity number	Charity No 1160527
<p>Our client will be considering all of the proposals after September 29th 2017 and will then report on how it wishes to move matters forward. It is likely a number of parties will be shortlisted and there will be an interview process.</p>	