

Krowji, The Old Grammar School, Redruth

Temporary studio spaces - Guidance notes

Introduction

These studios are available on a short-term basis as part of the project to develop the former Redruth Grammar School site on Blowinghouse Hill into a vibrant creative community and Cornwall's foremost sector-based business cluster.

The intention is that the site will provide accommodation for most of Cornwall's key strategic cultural and creative industries projects. It will integrate up to 70 creative workspaces with business support and information, advice and guidance services for practitioners and creative businesses second to none in the country.

The site has been acquired from Cornwall County Council by Cornwall Arts Centre Trust; some temporary refurbishment has enabled a number of organisations to occupy several buildings on site. These include Creative Skills, Cornwall Arts Marketing, Carn to Cove, Miracle Theatre, Cornwall Film Festival, Creative Unit and ProjectBase.

Negotiations are under way with CPR Regeneration, the Convergence programme, Kerrier District Council and the Regional Development Agency to enable the major capital refurbishment scheme to go ahead, but this is not likely to involve work on site until summer 2009 at the earliest.

The studios

In the meantime, we have a number of studio spaces available which we are now seeking to let to practising artists. The studios are in various locations on site and vary in size; the majority are shared by between two and four people. They all have 24 hour, 365 days access, natural light and electricity, as well as access to some office services by arrangement. We regret that these most of these spaces have poor disabled access; all studios in the new development will be fully accessible, but it's not feasible with the present temporary lettings.

Tenancy agreements are on easy in/out terms and are inclusive of cleaning and maintenance of common areas, electricity & water charges and business rates. For tenants with particularly heavy electrical use e.g. kilns we'll negotiate extra charges if appropriate.

Charges are in the region of £7 per sq ft per year plus VAT. So a 10' x 10' space would be 100 square feet which would cost £700 per year or £14 per week, roughly.

We'll need payment one month in advance by standing order. We are offering tenancies of one year in the first instance but these will be extended if possible depending on the timescale for the main capital refurbishment.

Please note that all tenancies will be terminated when the capital scheme starts – we'll have to empty the building at this point and we can offer no guarantees at the moment that you'll be offered a tenancy in the new scheme. There will inevitably be a gap of about a year for the building contract; we hope that we will be able to help existing tenants to find alternative premises, but that will depend on the availability of other buildings in the area and you should take that into account if you're giving up a studio to come to Krowji.

Code of practice

Even though this is only a short-term tenancy scheme, we hope to create a vibrant cluster with a mix of users who will want to work with us to make the longer-term project a success. Although we appreciate that many practitioners need other employment in order to live, we do expect tenants to commit to substantial and regular use of their spaces and this will be a condition of tenancy agreements. In other words, it won't be acceptable just to use your space for storage and an occasional day's work, but we realise that not everyone will be earning most of their income from their studio work and we would welcome a mixture of new and established practitioners on site.

Given that most spaces are shared, we'll need to consider the types of work carefully in terms of issues such as dust, noise and so on. It's unlikely that we can accommodate stone carvers at this point, for example.

We ask tenants to sign up to being considerate users (minimising disturbance to neighbours both inside the building e.g. use of radios & power tools and outside e.g. noise when coming or going at night) and to keeping workspaces and the building secure for everyone. Some tenants are taking part in the 2008 Open Studios event and hope new tenants will be willing to play their part in this and other events or activities to publicise the overall scheme.

Queries

If you have any queries please contact Ross Williams on 01209 313200 or ross@actcornwall.org.uk or Elisa McLeod on 01209 313200 or elisa@actcornwall.org.uk