

Appendix 2

Lutterell Hall Expressions of Interest summary

Organisation	When est. and current base	What want LH for and community benefits	Able to pay commercial rent?	Previous experience?	Improvements intending to make?	Need to raise funds to finance and ongoing finance?	How manage external bookings and bar service?	Potential Risks/issues
Architects	2007 Nottingham City Centre	Arthouse cinema which would have moveable seating so that it is still available for community use e.g.: <ul style="list-style-type: none"> Sport/art Children's groups School shows 	No detail, this would be dependent on the outcome of the business case which required funding. No detail on lease length.	Architects firm have experience of designing art house cinemas like one proposed but not of managing a facility.	Proposed layouts included but not costed. Unclear who would pick up the cost for the required work. This would be explored in the business case based on models that have worked elsewhere.	No detail, this would be dependent on the outcome of the business case which required funding	Would be available for this when not in use as a cinema but no further details.	<ul style="list-style-type: none"> Unclear impact on existing and new community use due to storage space required for cinema seating when not in use. Requires approx. £35k to develop business case. Costs, income, viability, market and other factors not yet understood due to early stage of work.
Church Group 1	2017 Nottingham	<ul style="list-style-type: none"> Space for faith groups to assemble and worship. Base for counselling service and courses Community art gallery and café Willingness to promote and prioritise needs of existing users. Local residents given priority. 	No First 3 years peppercorn and then review. Either short or long term lease.	Limited – some experience of renting space for commercial use and as a registered landlord for housing.	Lease subject to condition survey and conservation management scheme. Bid to architectural heritage fund to cover surveys.	Yes, would look to secure grants for work planning to do to building and to fund some activities.	Employ part time booking manager. Use cloud based booking system. Bar service would be available	<ul style="list-style-type: none"> No experience of managing a similar facility. Currently based in the City and so may take some time to establish presence in the area. Dependency on grant funding that is not guaranteed.
Scout Group	1927 Rushcliffe	<ul style="list-style-type: none"> Security for scout group Provide space for community groups – day time, some evenings and weekends. 	Peppercorn rent. Subsidy/grant from RBC Long term lease only – 20 years.	Yes Experience of managing lease of current building which is hired out by other groups.	Cannot accept responsibility for maintenance/repair of the structure of the building.	Yes, applying for grant from Scout Association to cover initial costs of moving.	Currently manage external bookings and do not see any issue with this at LH albeit on a larger scale. Staff will be appointed to look after the Hall - cleaning and maintenance Would be willing for bar to be provided.	<ul style="list-style-type: none"> Request for an annual subsidy from RBC and an unwillingness to accept a reduction in future years. Potential impact on user groups that use facilities at times required by the Scouts group.
Church group 2	2010 Rushcliffe	Some church activities but mainly community activities: <ul style="list-style-type: none"> parent/toddler groups, training courses, children's parties/events 	Peppercorn rent. Either short or long term lease.	Yes Experience of managing and hiring our current building to other user groups.	Capital work as per RBC programmed maintenance but also: <ul style="list-style-type: none"> Kitchen refit Bar refit Toilet refurbishment Pre school cloakroom/toilet facilities 	Possibly look for grant funding to support capital work required. Looking to extend wedding offer to generate additional rental income.	Dedicated caretaker appointed for the Hall. Would offer the bar service and are interested in working with Church Group 1 on this (café idea).	<ul style="list-style-type: none"> Financial modelling assumes significant increase in and charge for wedding bookings which may be unrealistic. Planned work on existing building (which group will retain) could impact on capacity to manage Lutterell Hall.