Community / Social Enterprise Space - Fallowfield:

Call for Expressions of Interest

Brow House: 1 Mabfield Road, Fallowfield, Manchester, Greater Manchester, M14 6LP

One Manchester are currently seeking calls for expressions of interest from Community Organisations, Charities and Social Enterprises interested in occupying vacant space available within one of our premises.

We will consider requests for discounted rent from prospective tenants who can effectively maintain the premises and utilise it for community benefit.

The deadline for expressions of interest is Friday 3 August 2018.

About the building and space

The available space is located on the ground floor of a dwelling that has been converted into individual apartments. It comprises of three large individual rooms accessed by a dedicated community entrance.

Space includes:

- Front room - 19.2m^2 with bay fronted window
- Kitchen / meeting or dining room - 17.5m^2
- Back room - 25.5m^2

In addition there are two toilets and storage rooms. An example of the ground floor layout is available to view at the end of this document.

The premises is accessed by point at the front, one via stairs and the other via a level entrance.

Market rent: £5,000 per annum

Current planning designation: Community Centre

One Manchester has made some allowance for alterations and refurbishment in advance of any tenancy agreements. Please note that the building will not be ready for occupation until approximately winter 2018.

Viewings

Prospective bidders are invited to view the premises by appointment during one of the following open days:

- Wednesday 11 July 2018
- Tuesday 17 July 2018

To book a viewing, please contact Phil Stonehouse (0161 277 5875) or Catherine Halstead (0161 277 5831).

Tenancy

One Manchester will seek to develop a lease or licence agreement in negotiation with the preferred provider. We are open to an initial term of up to 5 years with potential for renewal where this is supported by a business case. We are not looking for ad hoc or short term uses.

One Manchester will retain responsibility for external and structural repairs and maintenance, as well as required safety checks such as annual gas check.

We expect the tenant to be responsible for maintaining the interior of the premises to a suitable standard and ensuring appropriate arrangements for caretaking and cleaning, as well as required health and safety requirements such as fire alarm checks.

Assessment

Essential Criteria:

1. We will only consider leases from incorporated organisations. This includes:
    - Registered Limited Companies
    - Charitable Incorporated Organisations
    - Community Interest Companies (CIC)
    - Community Benefit Societies
    - Bono fide co-operatives

2. We will only consider proposals from Charities or Social Enterprises

We will apply the UK definition of Social Enterprise when assessing eligibility:
"Businesses with primarily social objectives whose surpluses are principally reinvested for that purpose in the business or in the community, rather than being driven by the need to maximise profit for shareholders and owners."

Scoring Criteria:

For organisations that meet our essential criteria, we will assess and score expressions of interest relating to the following criteria:

- **Track record:** we will assess your organisation's track record with regards to both financial stability and reputation. We will prioritise organisations that can demonstrate a track record in delivering positive social outcomes.
- **Suitability of proposal for premises:** we are looking for proposals that are compatible with the space available, and that will not cause a nuisance or unreasonable disruption to other tenants within the premises or local neighbours. Proposed uses that are likely to be noisy or cause disruption during anti-social hours will not be prioritised.
- **Social outcomes:** we will prioritise expressions of interest that meet our social investment priorities (www.onemanchester.co.uk/investing-our-communities/our-social-investment-strategy). We are particularly interested in proposals that can help create positive opportunities for local people and help improve health and wellbeing. More information on our priorities and area of benefit can be found in our social investment strategy.
- **Viability and sustainability:** we will consider how viable your propsal is. We will review whether your proposed sources of income are realistic and sufficient to effectively manage and maintain the premises for the purposes proposed.
- **Maintenance and management:** we will consider whether your proposed approaches to managing and maintaining the facility seem realistic.

NOTES

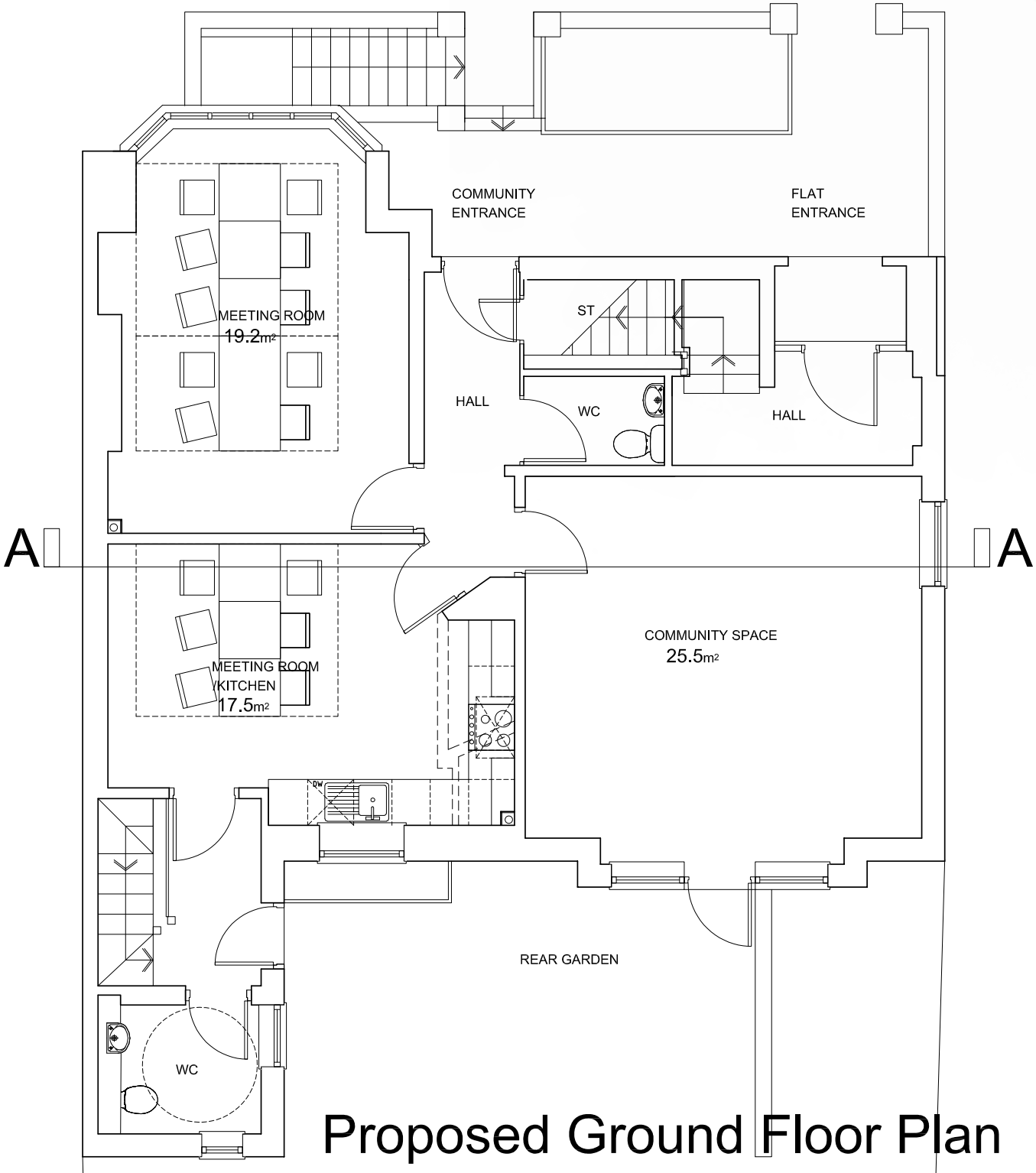
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO.

DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH:



Proposed Ground Floor Plan

Rev:	Date:	By:	Remarks:
A	05-05-18	IMc	layout amended
B	09-05-18	IMc	sliding partition omitted
C	16-05-18	IMc	notation amended

Client: One Manchester

Project: Brow House, Fallowfield

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GREEN TRIANGLE STUDIO

Scale: 1-50
Date: 15-12-17
Drawn: IMc
Checked: IMc

Description: As Prop GF Plan

Project/Drawing No.: A17-018/SK01

Rev.: C