

## The Meltdowns Studios

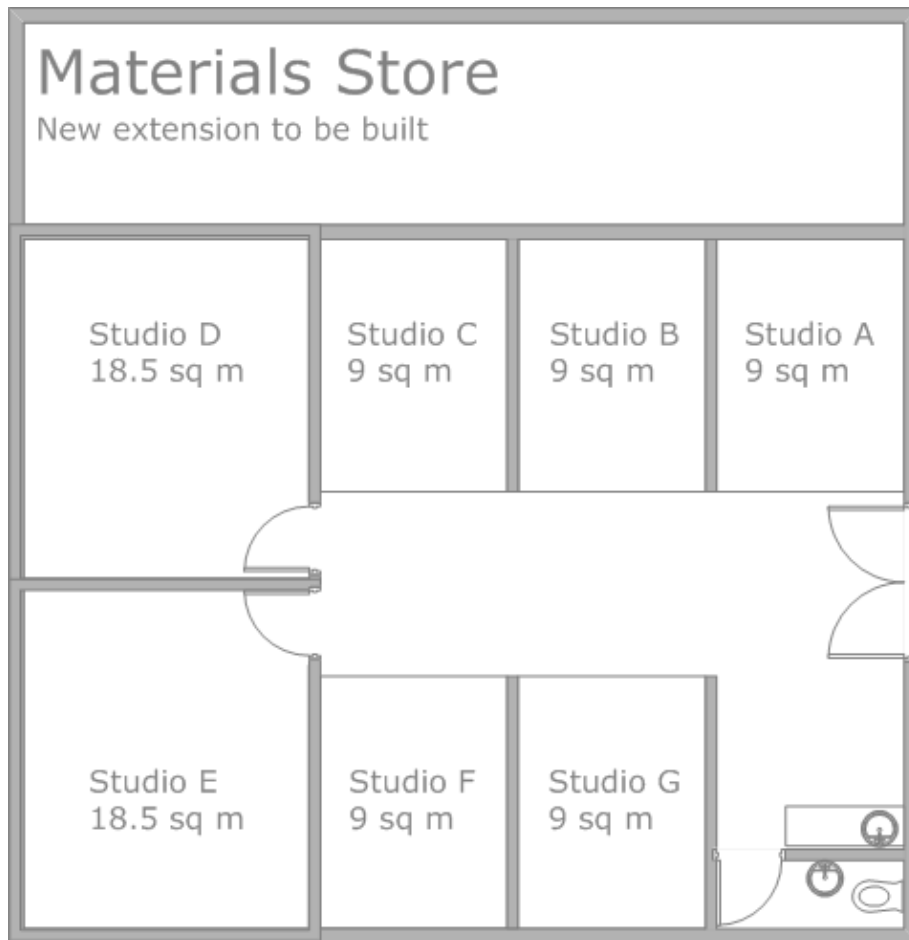
Studio 6 St Lawrence Industrial Estate :: Manston Road :: Ramsgate :: Kent :: CT11 0QZ  
Company Limited by Guarantee :: 06860011

Dear Artist,

I would like to thank you for your enquiry into renting one of our studio spaces.

Please read the information provided carefully, and if you have any questions please do not hesitate to ask; you can call contact me on 01843 580083 or [stacy@meltdowns.co.uk](mailto:stacy@meltdowns.co.uk).

### Studio Plan



### Studio Vision - Making Space for Art

Located at our base in Ramsgate (UK), our studios and environment offer a unique location. With a strong arts community, a growing economy and regeneration programmes, an international airport, excellent transport links to Europe and a fast speed rail link to London, Ramsgate & the South East coast are proving to be a favourite choice for international artists.

The studios are integral to Meltdowns' vision of maintaining a sustainable creative environment. As we have invested in the property, we can continue to offer permanent, affordable studio space, keeping a fixed rental rate existing outside the trend of rising rates and property prices.

We serve our artists through the various levels of networks we have established & are continuing to create, nationally & internationally. We hope that a relationship will develop where the fine arts foundry, workshops & other opportunities can support the artists in the studios.

The various initiatives we operate include:

- Participating in & organising open studio days in which to show case our artist's work.
- Organising & informing of relevant research & development opportunities.
- Creating exhibition opportunities.
- Offering business advice, technical support, advertising & web space as well as offering places on our various lecture programmes & courses.

Ultimately Meltdowns is a nucleus for artists to join the debate around 'creativity'.

### **What we have to offer**

- There are 7 studio units; all classified as light industrial space.
- Studio access is excellent; all are at ground level, open plan with a large entry, therefore not restricting the scale of project.
- All studios are wheelchair accessible, with a communal disabled toilet.
- They create a communal space, each separate unit ranging from 9-18.5 square metres.
- They have excellent natural light.
- They have excellent lighting & individual power points in all areas.
- They have excellent security, with reinforced windows, doors & alarm system.
- They have a communal sink area with access to kitchen facilities.
- Artists also have access to optional business support, the fine arts foundry, workshops, courses, lecture programmes and events at an extra cost.

### **Future developments**

Because of the continued demand for studio space, Meltdowns is committed to expanding our studio complex. We aim to maintain our high standard throughout the new developments, ensuring secure, affordable spaces. As soon as these new studios become available, we will of course let our applicants know.

### **Our expectations**

We choose our artists carefully, wanting to maintain the positive dynamic in our studio block. However we do expect a level of professionalism from the artists who join us.

- We expect our artists to be present in the studios as much as possible, therefore getting good use out of them & not inadequately using the space if another artist could benefit from the opportunity. A minimum of 1 day attendance per week on average is expected.
- We expect the artists to be actively furthering their career by seeking various opportunities, from exhibitions, residences through to commissions.
- We would like the artists to show a willingness to be involved in other activities that we might offer.
- We obviously expect artists to fully respect the tenancy agreement.

### **How to join us - Application form**

If you are interested in applying for one of our studio spaces, please complete the application form.

The application form contains questions that will help us understand your needs as an artist, for example, what size of space you require and if you have any special access requirements.

When you return your completed application form to us, please include:

- The studio equal opportunities form (for monitoring purposes only).
- A recent CV detailing professional qualifications, exhibition experience & any other relevant details.
- An artist's statement, explaining your work & ideas.
- 2 images of your current work, preferably on CD and/or DVD (5 minutes maximum length).

### **Successful applicants**

We aim to respond to your application within two weeks. Meltdowns operate a studio waiting list & studios are offered to applicants when they become available. This is either when an existing artist leaves our studios or when our future developments have been completed.

When selecting new artists to join our studios:

- We first match the applicant's needs (as stipulated on the application form) with the studio space available.
- We consider the applicant's practice in accordance with the existing artists in our studios and the critical dialogue that will create.
- We consider the mix of established, emerging, postgraduate & self-taught artists.
- We consider the apparent commitment of the artists to Meltdowns vision and development.
- Finally, once the above has been taken into consideration, we will offer the studio to the artist who has been registered with us for the longest time.

Once you have been selected, and are still interested in renting space, then we will send you our studio welcome pack. If for whatever reason you do not respond to our welcome pack informing you of available studio space, then we reserve the right to notify other successful candidates.

At present the application procedure is free, but depending on how many applications we have in the future we might have to introduce a small registration charge.

### **Vital statistics - Rent**

Currently we have spaces that are 9 sq metres and 18.5 sq metres. We charge £120.00 per sq metre a year which means that our rents start from £90.00 a month.

Our rent is revised annually, but we endeavour to charge the lowest rent possible to maintain a financially stable platform from which artists can work. We haven't raised our rent now for 2 years.

Our rent covers:

- mortgage repayments
- business rates
- amenity bills (gas, electricity, water)
- building insurance
- advertising
- staffing
- legal & council issues
- cleaning
- maintenance
- annual equipment certification/testing (fire extinguishers)
- and other associated costs

We then divide the above annual costs by the number of square metres our studios occupy in total (82).

Each studio is then charged per number of square metres it occupies per year (either 9 square meters or 18.5 square metres) & then that is divided by 52 to arrive at the weekly charge.

We do not make a profit from our rental agreement with you. **To keep the rents low, we actually subsidise our studio costs by over fifty percent with our income generated from the foundry & commissions services we offer.**

### **Tenancy & the legal stuff**

The agreement issued to successful applicants is controlled by Landlord & Tenant legislation.

Artists are able to rent a studio term of 6 months. If the artist wants to continue renting the space after this period, then unless circumstances deem otherwise, we will issue the artist with a new agreement. The artist does not automatically have the right to a new tenancy or to compensation at the end of the term.

Your tenancy agreement will inform you of the rent you will pay during your term. Rent is to be paid by standing order to The Meltdowns Studios Limited, unless otherwise agreed.

The first payment is to be made on the signing of your tenancy agreement. All subsequent payments are to be made monthly in advance on the first Monday of each month, unless otherwise agreed. The artist has to make one month's deposit with the initial payment.

The deposit is held as security for any loss or damage caused and/or failure to pay rent & will be returned to you when you leave.

The artist will have exclusive occupation of the studio unless otherwise agreed & will share with the other artists the available facilities.

The artist is not to assign, sublet charge or part with or share possession of the studio. Studio share can be previously arranged within a tenancy agreement if required.

We would like to be as flexible as possible when opportunities arise for artists, for example if they have to leave the studio before their tenancy expires. If such a situation arises, the artist must give Meltdowns at least one months notice before they intend to leave.

Planning restrictions imposed on the property at present means that the artist is only allowed access to their studio between the hours of 7.00 & 23.00 on week days & Saturdays, whilst Sunday and Bank Holiday access is restricted to between the hours of 9.00 and 21.00. We hope to gain 24hr access shortly.

We thank you again for your enquiry and if you have any further questions, please do not hesitate to contact me.

Kind regards



Stacy Keeler

BA Hons, Artist, Education Development & Studio Manager