

Landlord:

Spelthorne Borough Council  
Council Offices,  
Knowle Green,  
Staines-Upon-Thames,  
Middlesex,  
TW18 1XB



KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS

Tenant:

Dramatize CIC  
76 Nursery Road,  
Sunbury-on-Thames,  
Middlesex,  
TW16 6NE

Chatsworth House

29 Broadway

Maidenhead

Berkshire | SL6 1LY

01628 771221 | kemptoncarr.co.uk

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Property:

Pavilion  
Ashford Recreation Ground,  
Clockhouse Lane,  
Ashford,  
Middlesex,  
TW15 2HH

Instruction

Kempton Carr Croft have been asked to provide a rental valuation on the above premises following the possible extension and renovation. Our inspection of the subject property took place on 22nd October 2015. We undertook an internal and external inspection of the subject property, and undertook a measuring exercise with our findings are noted below.

Dramatize CIC wish to extend the property on the ground and first floor. They will install a lift into the property, so that they can make the first floor accessible to members of the group. From inspecting the architectural drawings, the extension will add a new office, bathroom changing room and studio.

Date and extent of inspection

We were able to inspect all parts of the space occupied by the tenant for valuation purposes. During our inspection we undertook a full measuring exercise in accordance with the RICS Code of Measuring practice and details of the accommodation can be found later in this report.

We were made aware that there is one room which is used by security, and has not been included in the valuation.



### Description and location

The property comprises of a two storey pavilion at Ashford Recreation Ground. The property is part occupied by Dramatize CIC. The property has been adapted to accommodate the tenant's needs with wide hallways and disabled toilets. We have been informed that the unit has been refurbished by the tenant. The property was in a satisfactory condition but requires some aesthetic attention.

Externally, the property benefits from a ramp which allows access to the playing field and playground.

The subject property is accessed via Rosary Gardens and Clockhouse Lane. The recreation ground benefits from a car park which is accessed via Rosary Gardens.

There is a local parade of shops located on Feltham Hill Road, is 0.8 miles away from the subject property. Staines-Upon-Thames has all the amenities associated with a town, Staines being a few miles away from the subject property.

### Existing Accommodation

#### Ground Floor-

Studio	7.55m x 5.42m
Kitchen	2.19m x 3.25m
2 x WCs	

#### First Floor-

Office 1	4.26m x 2.90m
Office 2	3.29m x 3.09m
Studio	5.61m x 6.31m
	-
	0.62m x 2.09m
2 x WCs	

The accommodation comprises of a Net Internal Area of 1,126 sq. ft. /104.65 sq. m.

The ground floor extension would increase the ground floor space from 517 sq. ft. / 48.03 sq. m. to 1,161 sq. ft. / 107.9 sq. m. The planned works include a new bathroom, changing room, office and lobby area. One of the toilets will be removed to accommodate a lift which will allow access to the first floor. We have been measuring using the RICS Code of Measuring Practice which states that D1 should be measured on a net internal area basis.

The first floor extension will sit on the existing single storey, ground floor projection. Without this space the first floor total is 609 sq. ft. / 56.62 sq. m. With the planned extension it would increase the area to 1,562 sq. ft. / 145.18 sq. m. The planned extension would create a second studio area.

### Lease

The property is held on an occupational lease dated 1<sup>st</sup> August 2013. The terms of the tenancy are as follows:-

Term: Three years ending on, and including the 1<sup>st</sup> August 2016

Rent Reviews: The lease does not have any reviews

Repairing Obligations & decoration: The tenant shall keep the property in reasonable repair, but shall not be obliged to put the property into any better state of repair, condition or decoration than it is in at the date of



this lease as evidence by the schedule of condition annexed to the lease, or to remedy any disrepair which results from any disrepair which results from any risk against the landlord has incurred (provided that the tenant, or any person at the building with the actual or implied authority of the tenant, has not vitiated the landlords insurance policy.

**Rent:** £9,000 per annum. The tenant shall pay on demand a fair proportion of the cost to the landlord of the insurance of the building in accordance to clause 6.1 and of insurance against loss of the annual rent for a period not exceeding 12 months (and any insurance premiums tax in relation to that amount)

**Alienation:** The tenant shall not assign, underlet, charge, part with or share occupation of this lease of the property or assign, part with or share any benefits or burdens of this lease. However the tenant shall be entitled to hire the property for the purposes of community and leisure activities subject to providing the landlord every six months with a full list of lettings for the preceding six months.

**The Landlord and Tenant Act 1954:** The lease is outside the Landlord and Tenant Act 1954 provisions.

### Adjusting the rent

The proposed works will increase the size of the pavilion will mean that Dramatize CIC will increase the floor area by 42%. The total will increase from 1,124 sq. ft. / 104.65 sq. m. to 2,683 sq. ft. / 249.25 sq. m.

The current rent of £9,000 per annum equates to a price of £4.87 per square foot, or £52.50 per square metre. Applying the same rate area the new rent would be £12,780 say **£13,000** per annum.

### Other D1 Uses

The property has a D1 use which is non-residential institution. Other uses which could occupy the property include Clinics, Health centres, Crèches, Day nurseries, Day centres, Museums, Public libraries, Art galleries, Exhibition Halls, Law court, Non-residential education & training centres, Places of worship, Religious instruction, and Church halls.

If the property was let to other D1 users, the property could circa £15 per square foot. However, we would assume that this property would require an extended marketing period because of the location and quality of the accommodation.

### Analysis

The lease has been priced on a community rent use. This means that the local authority have actively not achieved the market rent associated with D1 uses. It is our understanding that the current tenants (Dramatize CIC) have invested in the property. Dramatize CIC have removed repairing obligations away from the local authority.



Since the lease commencement date (August 2013) community rents have not seen any significant increase. The size of the property is set to increase in size by 42%, compared to the existing lease footprint. With this, the uplift should be parallel to the existing rental price per square foot.

It should be noted that Dramatize CIC have made improvements to the pavilion throughout the tenancy. If the tenant vacates the property, the landlord would benefit from the improvements. The Landlord & Tenant Act 1927 legislation ignores tenant's improvements for 21 years after the improvements are made. From our understanding the proposed works for the extension will be funded by the tenant and various grant funding. As the landlord will not be making the improvements, increasing the rent would not be appropriate.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Hutchins', written over a horizontal line.

Rob Hutchins BSc (Hons)  
Graduate Surveyor