

## Information pack for studios applications

### Background Information

The Borlase Smart John Wells Trust is a charitable trust and a limited company, and it owns and manages studio buildings in St Ives and Newlyn. These provide a total of 22 studio spaces: 15 in St Ives, and 7 in Newlyn.

The Trust was set up in 1949 to acquire and manage Porthmeor Studios and Cellars. The building has provided studios and exhibition space for artists since the late nineteenth century, including several influential and internationally important figures such as Julius Olsson, Ben Nicholson, Patrick Heron, Terry Frost, Peter Lanyon, Francis Bacon, Wilhelmina Barns Graham and Roger Hilton. The Trust completed an award-winning £4 million programme of repairs and renovations at Porthmeor in 2012, and it continues to provide workspace for artists, fishermen and the St Ives School of Painting.

Trewarveneth Studios and Anchor Studio in Newlyn were bequeathed to the Trust following the death of the artist John Wells in 2000. Anchor Studio was built in 1888 as a purpose-built studio for the painter Stanhope Forbes, one of the founder members of the Newlyn School. John Wells purchased it from his widow in 1949, and later bought the neighbouring Trewarveneth Studios.

The Trust aims to provide opportunities for artists at all stages of their careers. It has recently set up the Porthmeor Artist Residency Programme for emerging and established artists, and arranges a series of Lunch Break talks, and is building links with galleries and other studio providers. Tenants will be encouraged to play a full part in this programme, which will include events such as Open Studios, workshops and lectures.

The Trust staff are:

Chris Hibbert, Manager.

Lucy Frears, Residency Manager.

Sarah Taylor, Trust Administrator.

## Studios Information

The Trust has three studios at Porthmeor (Studios 5, 9 and 11) which are available for short term tenancies between July and December 2019.

Studio 5: 1st - 31st August (one month) and 1st October – 31st December (three months).

Studio 9: 1st November to 31st December (two months).

Studio 11: 1st July – 30th September (three months)

Images and descriptions of the studios can be seen at  
<https://www.bsjwtrust.co.uk/location/porthmeor-studios/>

The Trust currently charges £61.45 + VAT/sq m for its studios, and the table below shows the area of each studio and its rent. Tenants are expected to pay rent by standing order monthly in advance.

Studios are individually metered for electricity and water, and tenants will be invoiced quarterly.

Tenants are responsible for business rates, which are collected by Cornwall Council. The government is offering a small business rates relief scheme, and currently no business rates are payable for qualifying small businesses who have registered.

## Studio Rent

Studio	Area sq. m.	Annual Rent	Incl VAT @20%	Rent/month (incl VAT)	Length of lease
5	84	£5,161	£6,193	£516.10	1 + 3 months
9	38	£2,335	£2,802	£233.50	2 months
11	30	£1,843	£2,217	£184.30	3 months

## Selection Policy

Applicants are invited to submit details of their practice as listed in the application requirements shown on page 4. The Trust will also consider applications from artists wishing to share a studio.

A Selection Panel is convened by the Trust comprising members who have considerable relevant experience, and it may invite applicants to attend an interview.

Selection is based on the following criteria:

- ◆ The quality of work.
- ◆ Evidence of the artist's serious approach to their work.
- ◆ Proven commitment to the development of their practice.
- ◆ A commitment to live and work in Cornwall during the tenancy.

Artists occupy space as tenants of the Trust. The lease is excluded from the security of tenure provisions of the Landlord and Tenants Act 1954, and so the tenant will not have a right to a new lease or compensation at the end of the term.

## Viewing

Viewing has been arranged for **12.00 on Monday 6th May** at Porthmeor Studios. Please email [chris@bsjwtrust.co.uk](mailto:chris@bsjwtrust.co.uk) if you wish to view at this time, or to arrange an alternative opportunity.

For more information, please contact:

Chris Hibbert

Manager, Borlase Smart John Wells Trust

Porthmeor Studios

Back Road West

St Ives TR26 1NG

01736 339339

07519616973

[chris@bsjwtrust.co.uk](mailto:chris@bsjwtrust.co.uk)

## Application

Please provide the following information:

1. Name
2. Address
3. Email
4. Phone
5. If you have any access requirements ie wheelchair user.
6. Up-to-date CV.
7. Short statement to include information about your work and evidence of your commitment to the arts scene in Cornwall, and demonstrating a genuine need for a professional work space. It is a condition that you reside in Cornwall for the duration of your tenancy and this should be addressed in your statement.
8. Studio preference, and length of tenancy.
9. Two referees.
10. Attach 6 JPEG images (no slides), maximum 1MB per image, with a short description of the work illustrated. This should include medium, size and date.

**Please note that images should either be of work completed in the last two years, or work in progress.**

The panel will use this information to determine the quality, seriousness and ambition of your work.

Send your applications preferably by email to: [admin@bsjwtrust.co.uk](mailto:admin@bsjwtrust.co.uk)  
or by post to:

Borlase Smart John Wells Trust

Porthmeor Studios, Back Road West, St Ives , Cornwall TR26 1NG

**Closing date for applications: 9am Friday 17th May 2019**