

Background

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, and it provides 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 1947, and later bought the neighbouring Trewarveneth Studios.

The Trust aims to provide opportunities for artists at all stages of their careers, and tenants are encouraged to play a full part in its programme.

The Trust staff are:

Chris Hibbert, Manager

Alexandra House, Residency Manager

Sarah Taylor, Trust Administrator

Studios information

Long let

Porthmeor Studio 2 is available for a long-term tenancy from January 2024. Images and descriptions of the studio can be seen on our website at the link: <https://www.bsjwtrust.co.uk/studios/studio2/>

Short lets

The Trust has two studios at Porthmeor (Studios 5 and 9), and Anchor Studio in Newlyn, which are available for short term tenancies of one to six months, between January and June 2024:

Studio 5: 1st February to 29th February 2024 (1 month)

1st April to 31st May 2024 (2 months)

Studio 9: 1st January to 31st March 2024 (3 months)

1st June to 30th June 2024 (1 month)

Anchor Studio: 1st January to 30th June 2024 (6 months)

Images and descriptions of the studios can be seen at

<https://www.bsjwtrust.co.uk/studios/studio5/>

<https://www.bsjwtrust.co.uk/studios/studio9/>

<https://www.bsjwtrust.co.uk/studios/anchor-studio/>

The Trust currently charges £75.00 + VAT/sq m for its studios, and the table below shows the area of each studio and its monthly rent including VAT for January to March tenancies.

The rents from April 2024 are currently under review.

Anchor Studio includes a bed-sitting room, kitchen and bathroom, and the table below includes rent of £650/month for the accommodation. The building does not have step-free access. The Trust may request occasional access to the studio for visiting groups by prior agreement with the tenant.

Tenants are expected to pay rent by standing order monthly in advance. Studios are individually metered for electricity and water, and also gas at Anchor, and tenants will be invoiced at the end of their tenancy.

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	Rent/month (incl VAT) January to March. April to June under review	Length of lease
2	37	£ 277.50	4 years
5	84	£ 630.00	Max 2 months
9	38	£ 285.00	Max 3 months
Anchor	86	£ 1295.00	Max 6 months (live/work space)

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 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

Porthmeor studios 2, 5, and 9 will be available to view on **Monday 9th October at 11am.**

If you would like to attend please contact Alexandra House at alexandra@bsjwtrust.co.uk for more details and to confirm your attendance.

For more information, please contact: Alexandra House, Residency Manager,
Borlase Smart John Wells Trust, Porthmeor Studios, Back Road West, St Ives TR26 1NG
alexandra@bsjwtrust.co.uk 01736 339339

Application

Please provide the following information in a **Word document or PDF**, with images attached separately as JPEGs:

1. Name
2. Address
3. Email
4. Phone
5. If you require particular adjustments for any part of the application process or use of the studio, please contact admin@bsjwtrust.co.uk. Please note that Anchor Studio does not have step-free access.
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 application by email to: admin@bsjwtrust.co.uk

**Closing date for applications:
5pm Sunday 15th October 2023**