

Beethoven Community Centre - Information Pack

NB: the information given in this document may change as the Council and the current owner have not concluded negotiations on the purchase of Beethoven Community Centre Grant

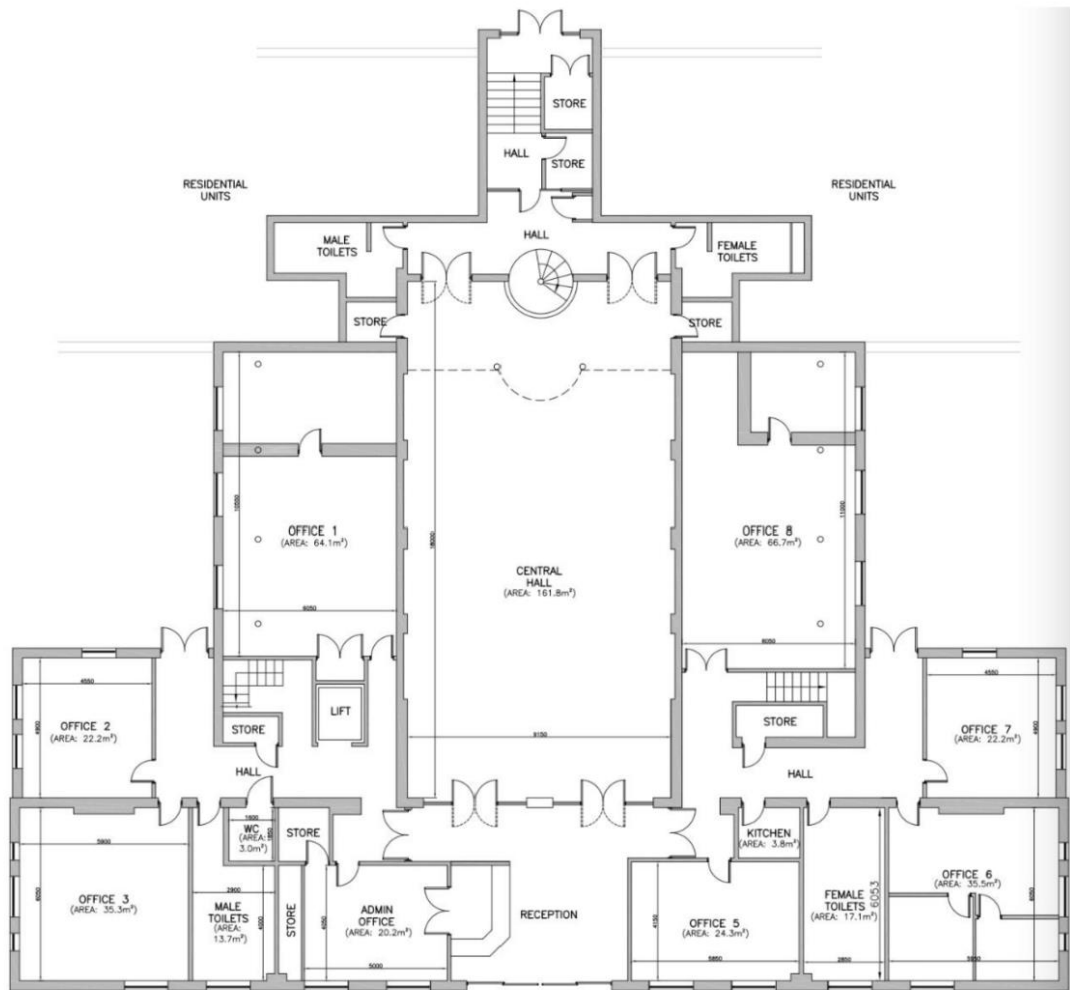
Funding is available for a community organisation to manage the Beethoven Community Centre.

More about the grant and how to apply - link to these 3 PDFs
by the Council.

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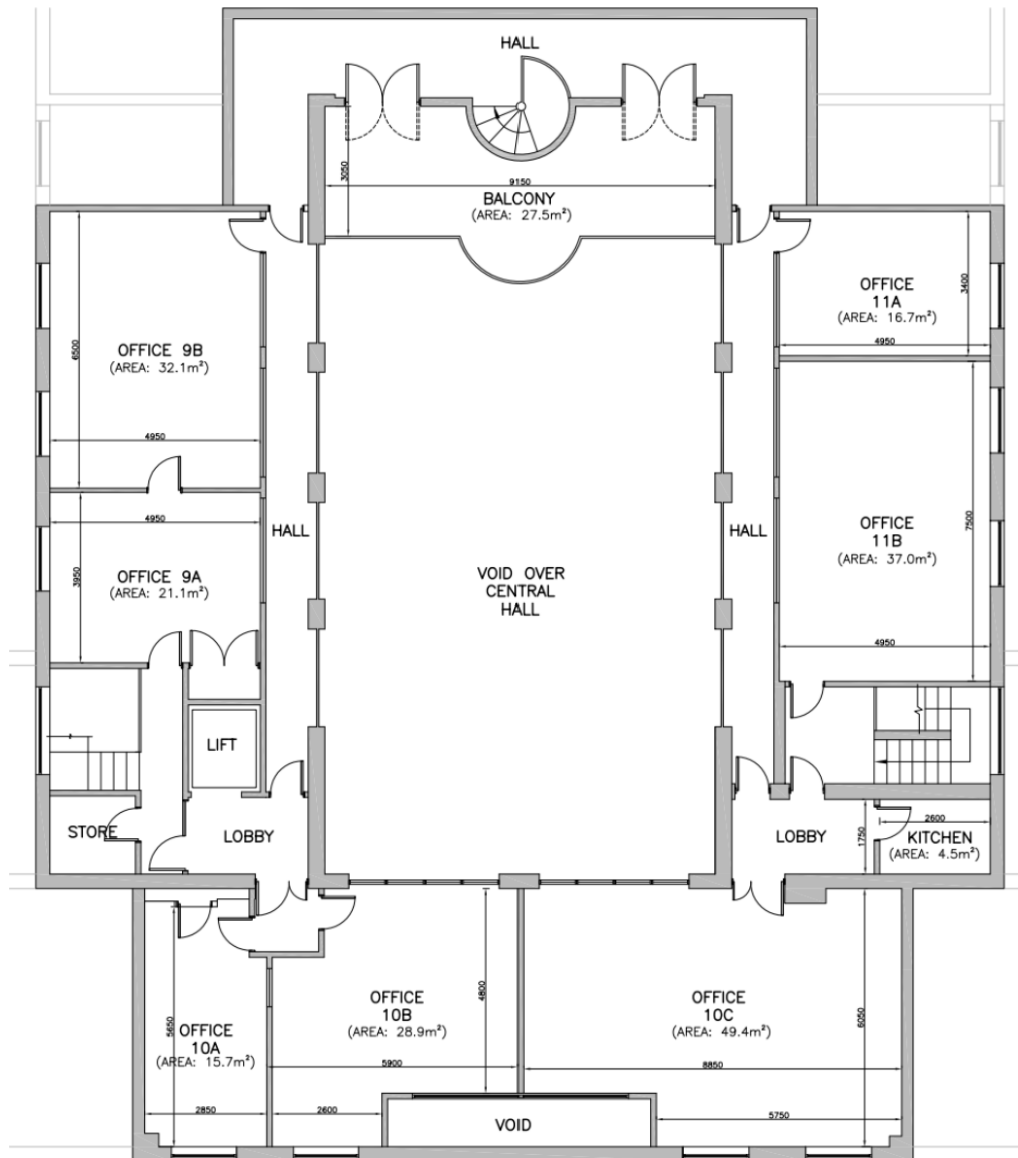
Floor plans and breakdown of rooms by size

Ground Floor



GROUND FLOOR
SCALE 1:100

First Floor



FIRST FLOOR
SCALE 1:100

Space	Area (m²)	Area (ft²)
Main Hall (Ground)	162	1,744
Office 1	64	688
Office 2	22	237
Office 3	35	377
Office 4 (Reception/Admin)	34	366
Office 5 (Kitchen)	24	258
Office 6	36	387
Office 7	22	237
Office 8	67	721
Office 9A	21	226
Office 9B	32	344
Office 10A	16	172
Office 10B	29	312
Office 10C (Kitchen)	49	527
Office 11A	17	183
Office 11B	37	398
Balcony Overlooking Hall	28	301

Organisations currently renting space

Description	Tenant	Date of lease	End date	Lease Status
Room 1	PDT	22/09/2019	21/09/2022	Rolling
Room 2	Age UK	01/04/2019	01/04/2022	Rolling
Room 3	Age UK	01/11/2019	30/10/2022	Rolling
Room 7	Child Bereavement	01/10/2017	30/09/2023	Rolling
Room 8	Carers Network	01/10/2018	30/09/2024	Rolling
Room 9a	Creative Futures	01/04/2019	01/04/2022	Rolling
Room 11a	Vacant			Rolling
Room 11b	Age UK			Rolling SLA

The estimated rent per square foot is £17.50 and subject to change. The total annual income from office rental is currently £70,764

Example Timetable of current activities

The Beethoven Centre – Timetable APRIL - MAY 2025				
Please call to confirm the class/ activity 020 8825 1067				
Monday	Tuesday	Wednesday	Thursday	Friday
<p>Sivananda YOGA with Marcia Sharp 10.00am – 11.00am Drop-in class £8.00 or £40.00 for 6 classes (available to buy until 24-02-25)</p> <p>ZUMBA Classes for over 50's only FREE For all levels during Term time only 11.30am – 12.30pm Contact Paola Gianelli on 078 7835 7833.</p> <p>WARM HUB 12.00pm – 2.00pm FREE Drop-in with tea/coffee and hot soup provided from 12.30</p> <p>CITIZENS ADVICE SESSION 2.00pm – 4.30pm Drop-in. No appt necessary Every 1st & 3rd Monday in the month except Bank Holidays</p>	<p>FIT4LIFE Exercise Classes run by Age UK Westminster For over 50s only 1.00pm – 2.00pm – Easy 2.30pm – 3.30pm - Intermediate £3.00 per class Drop-in or contact Age UK Westminster on 020 3004 5610 to register.</p>	<p>CHILDREN PARENT & BABY DROP-IN FREE Music + singing for babies and under 4yrs old with their parents/ carers Run by Creative Futures & PDT Email: hello@creativefuturesuk.com 10.00am – 11.30am Term time only</p> <p>ALL LEVELS & ABILITIES BOCCIA – SEATED BALL BASED SPORT FREE 12.15pm – 4.15pm Contact Krishna on 079 3074 8280 to register Email: krishna@pacezone.org.uk EVERY 2ND WEEK</p> <p>COMMUNITY CHOIR FREE 5.15pm – 6.15pm Term time only - Run by PDT Contact Tiaitu for more info on 078 4926 6791</p>	<p>ZUMBA Classes for over 50s only FREE For all levels during Term time only 1.00pm – 2.00pm Contact Paola Gianelli on 078 7835 7833</p> <p>Community Lunch Club Last Thursday of the month 12.30pm – 2.00pm £3.00 per meal Vegetarian hot meal served with portion of fruit + Tea/Coffee. Changing menu every month. All are welcome. Contact Sandy on 07308 155938 Email: jojayscommunitylunchclub@gmail.com</p>	<p>HEALTH ASSESSMENTS Run by ONE YOU WESTMINSTER by appointment only 10.00am – 2.00pm Contact One You Westminster on 0808 175 6385 to book an appointment oneyoukcw.co.uk</p> <p>ALL LEVELS & ABILITIES BOCCIA – SEATED BALL BASED SPORT FREE 1.30pm – 3.00pm Contact Krishna on 079 3074 8280 for more details Email: krishna@pacezone.org.uk EVERY 2ND WEEK</p>

Weekend lets. - Birthdays - christenings - Weddings

It is a requirement that the operator protects all existing tenants and activities.

Costs of running the Centre

Current estimated operating costs are approximately £419,551, including rent, staffing, utilities and operating costs and business rates, compliance costs and rent

Costs	Estimate basis	
Staffing	Cost for 6 staff required to run the centre; there are currently only 3 staff eligible for Tupe	113,877*
Operating costs	Costs provided by A2D, see breakdown below	60,076
Business Rates	Cost provided by A2D; each tenant also pays their own business rates	13,348**
Building maintenance and compliance	Estimated by Westminster City council, including the costs of a centre manager, annual compliance and	93,500***

	ongoing maintenance costs	
Rent (covered by Council Grant)	Annual rent, grant to be determined through the application of the VCS rental policy	138,750****
Total Costs		419,551

Breakdown of Operating Costs (Utilities and Facilities)

Beethoven Operating Cost : For the twelve months ending 31 March 2024 (£)

33006-Block Cleaning	15,087
33050-Lighting And Electricity	19,323
33056-Water Charges (landlord)	4,015
33058-Communal Gas	9,274
33260-Telephone & Internet Services	222
33112-PASSENGER LIFTS	837
410030-Cleaning Office	11,318
Total	60,076

Income generated from the rented spaces/halls.

The Centre currently generates c. £200,000 annual income (rental, service charges, hall hire) at around 60% utilisation. With active programming, this could increase to c.£270,000 at 80% occupancy, to £330 000 per annum at full occupancy, offering strong future sustainability.

Beethoven Income 2024

Rental Income (assumed offices):	£70,764
Service Charge Income:	£72,872
Other Income (assumed Community Hall)	£56,455
Total	£200,091

In addition to the income outlined above, the operator will receive a grant of up to £138,750 for the rent and £80,000 - £85,000 to contribute towards building management and compliance costs.

Electricity Usage/ Energy efficiency

Information about the EPC for the building will follow, this depends on what the current owner informs the Council about the EPC as part of the negotiations

The Council's Climate Fund grant programme support for VCS organisations to improve their energy usage and cut bills. The next round of this opens in November 2025. Another round may open in Summer 2026, but this is subject to approval. Invites for applications will be advertised on the [Council's grant's landing page](#) and sent to One Westminster's VCS network.

Utilities- Water, Telecoms, Gas etc – provider details

Details to be provided by A2Dominion

Facilities management – contracts

Cleaners: Capital Contractors, capitalcontractors@hotmail.co.uk, managed by Paul Roberts

Security alarms

The operator will need to make their own security arrangements.

Internet/Telephone Connections

The operator will need to make their own internet/telephone arrangements; the tenants each have their own telephone/internet arrangements

TUPE

Subject to completion of a Non-Disclosure Agreement, TUPE information will be provided to those shortlisted candidates in the final round of the grant funding competitive process". Of the original 6 staff, only 3 are currently employed and eligible for TUPE.

Restrictions on usage

Due to the Community Centre being situated in a residential area, events and activities held in the space should end by 9.30pm at the latest, with the Centre closed and locked-up by 10pm

Painting/decorating/artificial walls and WCC stance on these.

The Council would not need to be alerted to superficial day to day maintenance, but the operator would need to seek landlord approval for any more substantial works or proposed changes. These terms will be set out in the lease.

Outside Space

The diagram below shows the space that the operator would be responsible for. For the avoidance of doubt, the operator would be responsible for the entire site, not the building.

The car park will remain under the ownership of A2Dominion, with 3 spaces allocated for use by the Community Centre.

The operator will be responsible for keeping the outside area in front of the Beethoven Centre clean and tidy and the garden tended.



Fire Alarms and their locations/ Fire Safety Certificates etc.

The operator will be responsible for fire safety and compliance when they are awarded the lease and the grant. The costs for this are included in the compliance estimate.

Any outstanding claims on the building.

A2Dominion have stated there are no known claims

Existing contents

A2Dominion will be leaving the desks in the offices; all kitchen equipment; the tables and chairs in the main hall

Insurance

Existing insurances will end on the day of the sale of the building from A2D to the Council.

The building fabric will be insured by WCC, covering the building fabric (e.g walls, foundations, major roof repairs etc) but the operator will need to take out insurance for everything internal.