



The Hotwalls Studios brings together artists and designer-makers together in an exceptional heritage location, to start and grow their creative ventures in an environment of mutual support, creativity and innovation.

Studio Application Pack

The Hotwalls Studios offer studios on an application basis. This pack will give you a history of the development, information about the studio spaces and an idea of the artists and designer-makers we look for to join our community.

Applying for a Hotwalls Studio

If you would like to apply for studio space at the Hotwalls Studios please complete the application form provided as fully as possible and send it back to us. Applications will be assessed by the selection panel consisting of the Studio Manager, Business Support Manager and/or independent representatives and specialists from relevant organisations.

We endeavour to respond to your application within 3 months if you are successful you will be placed on our short list and will be informed if a suitable studio space becomes available.

At this stage we will invite you to an interview with at least two members of the selection panel. You must have an up to date portfolio and we may visit you to see examples of your work.

If applicants are unsuccessful we will write with feedback to them to explain the decision.

Please take the time to read through this pack before filling out the application form as it will provide you with all the information you need to know about renting a studio space with us.

If you require any further information please contact us and we will be happy to help.

The Hotwalls Studios Selection Panel
hotwallsstudios@portsmouthcc.gov.uk

The Hotwalls Studios
Point Battery and Barracks
Broad Street
Old Portsmouth
PO1 2FS

History of the Hotwalls Studios

The Hotwalls Studios creative quarter is a landmark development in the city of Portsmouth. The complex aims to provide an environment in which artists/makers can start and grow their business.

Our studios are set within unique and important heritage buildings - known collectively as Point Battery. Parts of the complex date back to the 15th century and it is recognised nationally as a scheduled monument and Grade I listed building. The surrounding area of Old Portsmouth is where the city first began way back in the 12th century. Its beautiful historic buildings, cobbled streets, waterfront pubs/restaurants and fascinating history make it a year round destination for city residents and visitors alike.

In 2014, Portsmouth City Council were successful in securing government funding, via the Coastal Communities Fund, to refurbish the buildings at Point Battery and to re-use them as working artist /maker studios. The Coastal Communities Fund is awarded to coastal towns and cities that want to 'diversify and grow' particular areas of their economies and support new start-up businesses/sustain developing business in these sectors. We know that we have a flourishing creative sector in Portsmouth and that there are many creative businesses looking for premises.

There are many theories as to why the area is known as the Hotwalls but its association with artists dates back to the 1960s/70s when artists began selling paintings from the open arches at Point Battery. This has provided inspiration for the Hotwalls Studios project.

Our Aims

- Meet the need for affordable studio space for artists and designer makers to start and grow their creative ventures within the city of Portsmouth.
- Provide a flexible and supported environment for creatives starting or developing their business.
- Work with like-minded organisations to create further opportunities for our artists and designer-makers.
- Develop a cultural hub for the creative community locally and regionally by showcasing a wide range of diverse, high quality and professional artists and designer-makers and through a wide and varied cultural and creative events programme.

Who are the Hotwalls Studios for?

The studios are funded as /have planning permission for art or crafts 'maker spaces'. They are not 'office spaces' for other types of creative businesses such as graphic designers or architects nor are they retail spaces. In order to qualify for a space at the Hotwalls Studios, you must be:

- 1) Working and creating physical 'pieces' in your studio.
- 2) Starting, or growing /further developing a 'commercial' enterprise from your practice.

The area in which the Hotwalls Studios is located has substantial footfall and a potential customer base for your business. You do not have to sell directly from your studio but you can do so if you wish.

The creative quarter has a secondary function as an attraction where visitors can see artist/makers at work. If you prefer your privacy and do not want to be on show when you are working, then these spaces are probably not for you.

Your lease agreement will require that you work in your studio space for a minimum of 30 hours per week and take part in the Hotwalls Open Studios every third Sunday of the month 11am-4pm.

Who are we looking for?

- Artists and designer-makers that are sole traders or small businesses that are creating skilled, high quality work.
- Creatives that are committed to developing their practice into a professional career.
- A willingness to enter into the community spirit of the Hotwalls Studios as a place where creative enterprises can flourish in a supported environment.
- Individuals that will respect and understand the historic nature of the building and the close locality to other tenants and local residents.
- A commitment to work in the studio for a minimum of 30 hours per week.

It has provided us with an affordable space to start a creative business which combines all of our individual disciplines....It is an inspiring environment. It has given us the chance to forge new links with other creative business people. It has provided exposure for our work and enabled the development of new work.

- The Makers Table, Studio 9

What is the cost of renting a studio and what size are the spaces?

Studio rents are set at two different levels - one for new start-up businesses (those that have never registered with HMRC for self-assessment or paid an invoice as a business before) and those that are already established (perhaps currently working from home) and wish to grow / develop their business' potential.

New start-up business rents are charged at £10 per square foot and for developing businesses, the rate is £15 per square foot.

You will be expected to pay one month's rent as a deposit which will be returned to you when you leave your studio space.

You can use your studio between 7 am and 11 pm, seven days a week.

Studio rates are:

Size (approximate)		Rent (£ per month)*	
Square metres	Square feet	Developing business	New business
18	194	£291.00	£194.00
19	205	£307.50	£205.00
22	237	£355.50	£237.00
24	258	£387.00	£258.00

* VAT inclusive

Will my rent increase during my tenancy?

The studios are spaces where artists /makers can actively start and grow their creative businesses. As a new start-up or a developing business, you will enter the Hotwalls Studios on a very competitive rate. As your business develops and grows, then your rent will increase.

Remember that you only need to give us one month's written notice if you wish to terminate your lease agreement and leave your studio.

If you are a new start-up business, your rent will be 'fixed' for two years on the new business rate so that you have an opportunity, if you wish to stay that long, to really try to establish your business. After two years on the new business rate a 20% increase will be applied.

For developing businesses, after you have been a tenant for 12 months, your rent will increase in your second year by 20% and then in your third year by the rate of inflation.

Rent model:

Type of studio	Year 1	Year 2	Year 3	Year 4
Developing Business	fixed	20% increase	Increase in line with CPI	Increase in line with CPI
New Business	fixed	fixed	20% increase	Increase in line with CPI

The base rent for both start-ups and developing businesses (i.e. £10 and £15 per square foot will be reviewed every 3 years and will increase in line with the Retail Price Index or Market rent (whichever is greater).

How long can I rent a studio for?

The minimum period that you can request to rent a studio for is 6 months. The maximum period is 4 years. There will be no automatic right to renew your lease. If you wish to renew then we would need to be convinced that your business will continue to benefit, in terms of 'commercial' growth and development, from being part of the Hotwalls Studios environment.

We aim to provide maximum flexibility at the Hotwalls Studios and you only need to give us two month's written notice to terminate your lease agreement. In turn we will give you one month's notice if we wish to terminate your lease.

The desire was to create simple flexible spaces for a variety of uses... We hope our business model reflects this flexibility, with easy in and out terms, and support for each business on an individual basis.

- Josie Dalling, Business Development Manager, PCC.

What is provided in the studios / what does my rent include?

The studios are ready to occupy with

- Heating, lighting and power points
- Broadband, Wi-Fi and landline telephone
- sinks with hot and cold running water
- a small fitted 'desk' /storage area against one wall
- One free use of The Round Tower for a creative event linked to your practice/business
- Business Support

An intruder alarm is fitted to each unit, you will be provided with a user code and expected to unset and set the alarm upon entering and leaving your studio. All utility bills, business rates, waste collection are included. There is no gas power on the site, only an electrical supply and your lease will ask you to abide by our 'fair use policy' which will take account of the necessary equipment you tell us you will be using. You will be expected to clean your own studios. There is no other storage available on site. All your equipment must be stored in your studio.

You will be expected to have your own contents insurance and your own public liability insurance and if appropriate employers insurance.

Can I make alterations to my studio space / what will the environment be like?

We want you to make best use of your studio but they are located in a very important historic structure that is protected as a scheduled monument /Grade I listed building. We have taken great care during the refurbishment works not to damage historic stonework or brickwork.

The interior surfaces of the studios are as they were and we have not treated them. While the environments in the studios should not be damp they may not provide an appropriate environment within which to store very delicate materials. You may also inherit some graffiti on the walls of your studio space!

Will I be able to place signs outside my studio?

The historic setting of the building prevents us from fixing external signage to the walls of the structure. We have thought carefully about the marketing and advertising of the Hotwalls Studios and its tenants. There is a lockable display cabinet/signpost on site which the businesses in residence can use. In addition to this one of your windows in your studio should be dedicated to your opening times and/or workshop details.

The keys points in summary

- The studios are to be used as workspaces/'making spaces'. You must be producing physical pieces/'products' from your studios. You must only use your studio space for the purposes specified in your application for studio space. The sale of any items that you create will be allowed/encouraged as ancillary to the use of your studio as a workspace and to help you to develop the potential of your business.
- Tenants must be engaged in making art/craft in their studios for a minimum of 30 hours per week. Where studios are shared - these 'active hours' can be split between tenants e.g. where there are two tenants - a minimum of 15 hours of activity a week per week.
- Activity inside your studios should be visible to the public/visitors to the area who are also potential customers for your business.
- You will be expected to pay your rent on time each calendar month, one month in advance and will be expected to abide by our 'fair use' policy in terms of electricity.
- If you are sharing your studio with another business then you will sign a joint lease agreement. If the other business decides to leave then you will be liable to pay the rent on the studio until another 'eligible' sharer can be found. This would be charged at the single studio occupancy rate.
- We require one month's written notice if you wish to end your lease agreement.
- You must not bring any equipment/chemicals into your studio that you have not told us about in your application without notifying us in writing first.
- You can't make any alterations to the fixtures and fittings in your studios (these are very minimal) and you must not attach anything to the walls of your studios without our written permission. You must not paint/draw on or decorate the walls of your studios.

You will also be expected to enter into the community spirit of the Hotwalls Studios as a place where creative enterprises can flourish in a supportive environment, and to respect your fellow tenants and surrounding neighbours.