



Expression of Interest

In relation to:
Quay Place (St Mary-at-
the-Quay), Ipswich

1. What we're looking for:

The object of this document is to provide additional information around those interested in becoming tenants, licensees or partners in regards to our site at Quay Place, Ipswich. It will enable us to collate relevant information on initial proposals, and allow us to assess each representation objectively, with a view to finding the best long term fit for the site. Where the Expression of Interest is being submitted on behalf of more than one organisation working in a consortium or partnership, please provide relevant information for all of parties involved.

2. Some information on Quay Place (St. Mary at the Quay):

The wonderful Quay Place is the result of a long-standing £3.6 million regeneration project of the historic mediaeval church of St Mary at the Quay in central Ipswich, supported by the Heritage Lottery Fund. It has now been converted into a combined Heritage and Wellbeing centre, with space for events, complementary therapies, counselling, performances and business meetings. The site is also deeply rooted within the history of Ipswich, and now plays a pivotal role in the redevelopment and regeneration of the waterfront area.

As well as the complete refurbishment, conservation and conversion of the original building, a new modern annex has been built that links to this. The site as a whole offers at least 378m² of flexible use space, and an approximate total capacity of 192, with breakout rooms and individual offices, alongside café space and plenty of room for socially distanced creative use.

Until recently, Suffolk MIND have been using it as a combined mixed-use Wellbeing centre, delivering therapies and consultations for clients; they also hire the space out to 3rd parties, generating income as well as offering vital services and local support. It has been kept open for enjoyment and use by the general public – ideally we would like to see this continue.

The original approved purposes, as set out at the start of the project, cover several different aims, but the one that should be considered by any potential partner is:

- Bringing St Mary at the Quay back into use by the Ipswich Community as a Wellbeing Heritage centre, ensuring a long term future as a flexible space for heritage, arts, learning, complementary therapy, social activity and contemplation.

We are prepared to look at alternative uses outside of the original approved purposes. Currently the building is classed as D1.

Please bear in mind that we may be managing the project in partnership with you – the building is a heritage space, so consideration needs to be made around the associated care and related costs of this historic building – further details are available by discussion with the CCT team below.

3. Background on The Churches Conservation Trust:

The Churches Conservation Trust (CCT) is the national charity for historic churches at risk – launched 50 years ago in 1969. We protect and look after over 350 churches now no longer used for regular worship. Our unique collection includes irreplaceable examples of architecture, archaeology and art from 1000 years of history.

With the support of local volunteers, businesses and 3rd parties, they are kept open and in use – living once again at the heart of their communities. It is by encouraging this use and enjoyment

by local communities and partner organisations, that we can sustain their long-term future, and ensure that these magnificent buildings are cared for and maintained for future generations. We operate the third largest heritage estate in charitable ownership in the UK.

For further information on The Churches Conservation Trust, please refer to CCT's website at www.visitchurches.org.uk

Please complete the form below, accompanying it with any additional supporting documents or evidence such as business plans and projections, in order to support the Expression of Interest, as required.

1. Main Contact:

Title:

First name:

Surname:

Telephone Number:

Mobile Number:

Email Address:

Business Address:

2. Business/Organisation Details:

Which sector do you currently operate in?

What is the size of your Business/Organisation?

Organisation reference no. if applicable (Charity/Company reg no):

Please provide examples of 2 partner/client businesses or organisations that you have worked with in the past:

Please attach a copy of your annual accounts (if relevant):

Is this a new venture? Y/N

3. Operational Outline:

How are you proposing to use the space at Quay Place (Purpose of business)?

Are you aiming to sub-letting/leasing the space in any way? If so, how & to whom?

How are you aiming to fund your project?

What will your projected turnover be?

How would you outline the benefits that you bring to the local community?

How might you propose to keep Quay place open for use to the general public?

Signature:

Date:

Please email completed submissions through to: commercial@thecct.org.uk. If you would like more information, and a more informal discussion around the various options and partnership opportunities, please do get in touch with either Guy Foreman, CCT Head of Enterprise, on gforeman@thecct.org.uk – 07823 341 544; or Simon Wiles, CCT Head of SE Region, swiles@thecct.org.uk – 07469 857 546.

Please submit all Expressions of Interest to us by 21st September - we will get in touch with applicants directly to discuss their interest further and proceed on a more formal basis after this.