

ACME

Artist Housing Programme

APPLICATION GUIDELINES: GLASSYARD (2017-2022)

Deadline for applications is 12 noon, Friday 12 May 2017.

1 INTRODUCTION

Acme Artist Housing Programme provides 22 residential artist studios across three sites; six units at the Glassyard SW9, four at High House Production Park, RM19 and twelve at Firestation E14. Applications open for one building at a time. Each tenancy is for a five year period.

The dates are:

Building	Applications open	Tenancy dates
Glassyard, SW9 9AW	April 2017	October 2017 - 2022
High House, RM19 1TT	March 2018	October 2018 - 2023
Firestation, E14 6RH	September 2019	April 2020 - 2025

2 GLASSYARD RESIDENTIAL ARTIST STUDIOS



Applications are being received for **six residential artist studios at Glassyard, Stockwell SW9 9AW**. The residential studios are on the first floor of a new build development, opened in 2013, which also contains 24 purpose-built artists' studios managed by Acme Studios. The largest non-residential studio houses the Central Saint Martins' Associate Studio Programme, a joint project with Acme which acts as a transitional studio for recent BA Fine Art graduates. In addition to the studios the

building contains 290 units of student accommodation provided by the University of the Arts London.

Location & Public Transport

The Glassyard Building is served by Stockwell (Victoria Line and Northern Line), Clapham North (Northern Line) Clapham High Street (London Overground) and Brixton (Victoria Line and National Rail). Brixton has step-free access from street to train.

The bus stop on Stockwell Road is a few hundred metres from the Glassyard Building and is regularly served by:

- 2 – Marylebone to Norwood via Victoria and Vauxhall
- 322 – Clapham Common to Crystal Palace via Brixton
- 345 – South Kensington to Peckham via Clapham Junction and Loughborough Junction
- 355 – Brixton to Mitcham via Balham and Tooting

There is a secure bicycle store shared with studio artists on the lower ground floor.

Immediately next to the building is a row of shops including a convenience store and hardware shop. There are numerous shops and facilities in the local area.

Link to google maps street view:

<https://tinyurl.com/n4sbwcy>

Parking

Each residential studio comes with a parking space in the basement carpark. There is also loading/unloading in front of the main entrance to the building on Oak Square.

The Residential Artist Studios

The size of the residential studios average 50 square metres, the studio element averaging 32 square metres. The studio has a ceiling height of 3 metres and the kitchen, bathroom and bedroom has a ceiling height of 2.6 metres.

Each unit has an area designated as a double bed space with a high level storage area above. Each unit has a separate bathroom with shower and a separate kitchen with electric hob, oven and fridge-freezer.

The studio space has two lighting systems; a 'working' one with fluorescent (daylight corrected) strip lights and a 'domestic' one with standard pendant lights. The units are electrically heated with wall-mounted panel heaters. All units are installed with a data point suitable for phone and internet.

There is a shared laundry and wash-up area which contains a large sink, washing machine and tumble dryer.

The units are not furnished, artists must provide their own furniture.

Acme is responsible for the running of the building and will ensure that the common parts are properly cleaned and maintained and that repairs are dealt with efficiently. Artists will be responsible for cleaning their individual studios.

Access

Each residential studio is reached both by a lift leading to a lobby and by a flight of stairs which leads to two secure lobbies to the left and right. Each unit is self-contained and has its own front door. The lift is shared with Acme studio tenants and serves the lower ground floor, ground floor and first floor. Artists have 24-hour access to the building. Visitors are admitted via a door entry system.

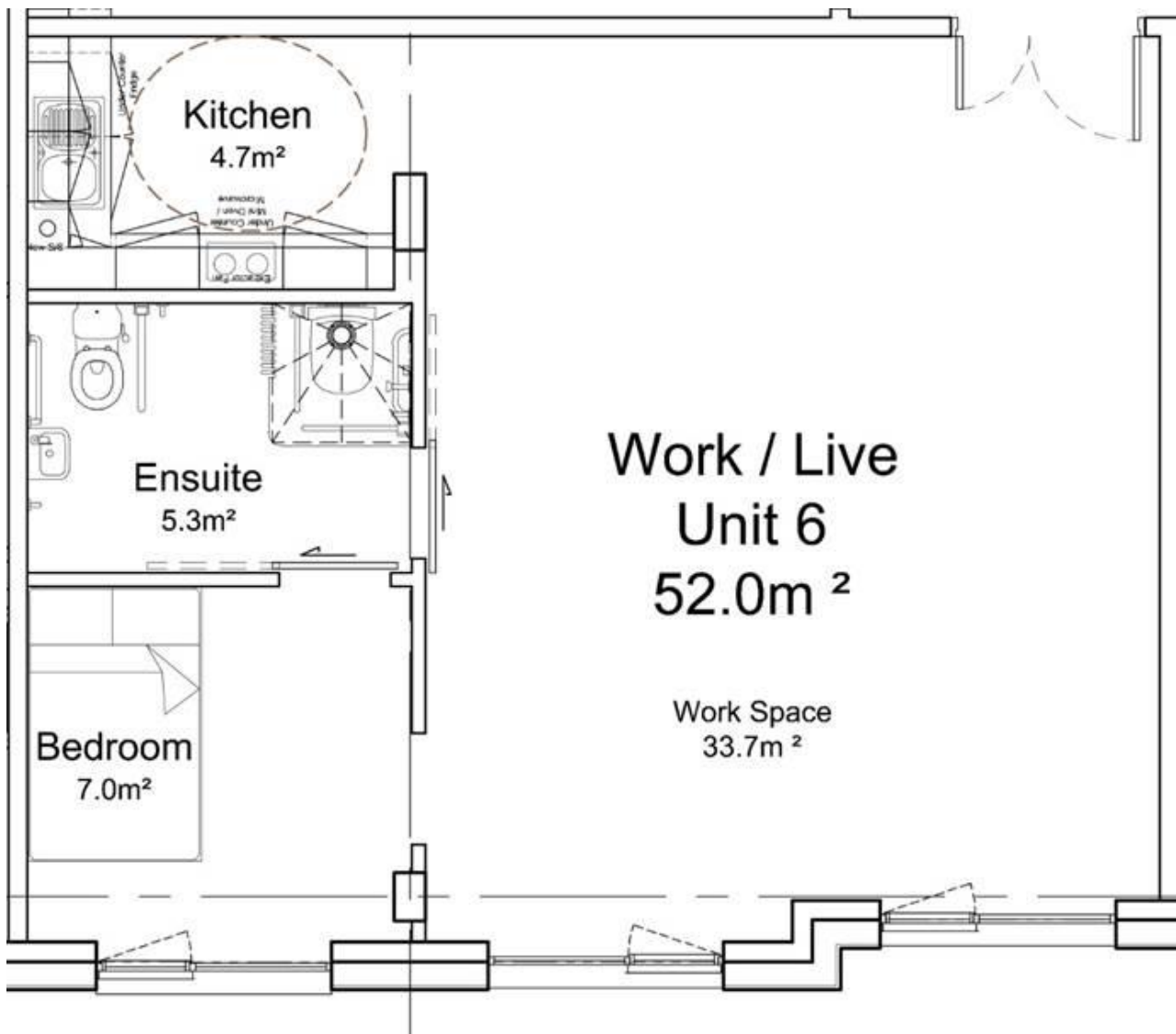
The residential studio entrance doors are 2.4 metres high and have an additional opening leaf to allow larger items, making the width in total 1.3 metres. The studios are not suitable for heavy machinery or processes.

One of the residential studios has been designated as fully accessible by wheelchair users and the building is fully accessible. Further modifications of the units will be considered for artists with differing disabilities and needs.

Plan showing configuration of all six residential artist studios



Plan of a typical residential artist studio



2 COSTS AND CONDITIONS

Rents to artists have been set on a non-profit basis – i.e below market value - and are fixed for the full five year tenancy.

The rents are:

Building	Annual rent charge	Monthly rent charge	Programme dates
Glassyard, SW9 9AW	£9, 900	£825	October 2017 - 2022
High House, RM19 1TT	£6, 720	£560	October 2018 - 2023
Firestation, E14 6RH	£8, 640	£720	April 2020 - 2025

Applications for Glassyard (2017-2022) are now open. Six residential artist studios are available.

The rent for each residential studio is **£825 per calendar month**. This includes any business rates (on the studio element), building insurance, water, maintenance, communal electricity and cleaning, caretaking and management. This rent charge is fixed for the length of the five year tenancy. Artists will be required to pay a deposit of £825 (one month's rent) which is returnable when they leave. There are no administration fees.

Each unit is individually metered for electricity. Artists will be charged by Acme for the electricity they use, quarterly and in arrears. This charge is in addition to the monthly rent.

In addition artists will be liable for Council Tax. Each of the units is yet to be valued for Council Tax purposes but previous experience at the Firestation lists the units as 'Band A', the lowest valuation band, which is currently £873.56 (2017/2018) a year. Each artist is responsible for setting up their own Council Tax account with Lambeth Council and would normally be entitled to a 25% reduction, as a single occupant. Artists on Income Support will normally pay no Council Tax and others on low incomes will have their bills reduced and may be eligible for Housing Benefit.

Internet is not provided, artists will need to arrange their own account with a provider should they wish to use it.

All artists will be required to sign a five-year contracted-out business tenancy. The principal obligations of the agreement will be to pay the rent monthly in advance on the first of each month and to leave at the end of the five-year term.

We expect artists who apply to be committed to taking up the scheme for the full five years, but recognise that exceptional circumstances may arise which prevent them from doing so. Artists may give four months' notice if they wish to leave. Acme cannot re-house artists at the end of the tenancy, but you will be automatically registered on our non-residential studio waiting list.

All artists will be required to provide I.D and original documents to prove you live in the UK and have the Right to Rent. If you require further information regarding what documents are sufficient please follow this link to the Home Office guidance:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

If successfully allocated an Acme work/live unit as part of the AAH Programme, you approve of Acme to list your name on Acme publicity and online material (ie website and social media). If photographs/film of you, your studio, your art work and work in progress are taken during your AAH Programme, these will be included in the Acme archive and will be subject to the 'Acme archive material user agreement' - which you can request from Acme.

3 ELIGIBILITY, SELECTION CRITERIA AND PROCESS

Acme Studios is a charity established specifically to help 'fine artists' (see 1 below for examples); we are therefore unable to help those who work in the crafts or applied arts.

Nb: The units have been designed for sole occupancy however we will consider applications from those who are in other circumstances.

Eligibility

You will be eligible to apply for the Acme Artist Housing programme only if you satisfy all the following:

1. You are UK based and work in fine art practice (e.g. painting, drawing, sculpture, print-making, fine art photography, installation, performance, video and time-based work, socially engaged or participatory practice.)
2. You can demonstrate a commitment to a professional arts practice and that you have been making work for five years or more.
3. You are not in full-time education and not in the process of applying for a place in full-time education.
4. You do not own a property within reasonable commuter distance to Greater London (one hour.)
5. You do not have any visa restrictions which would limit your ability to take up the work/live unit for the full five years of the programme.
6. You are willing and able to make a commitment to take up the work/live unit for the length of the five year programme, October 2017 until September 2022.

7. You are available to attend interview at the Acme office London, E3, on at least one of the advertised interview dates. These are Thursday 22 June and Friday 23 June 2017.

Nb. Acme is not in a position to sponsor/support applications for visas in order to take up an Acme work/live unit.

Selection Criteria

These residential artist studios are intended to lessen the financial hardship of artists through the provision of combined studio and living space charged at a non-profit rent. The terms of the tenancy have been set to allow the artist to make mid-term plans for their career based on the financial security and predictability of the five year programme and a fixed rental charge.

We wish to see that best use is made of this resource. We therefore wish to help artists who can demonstrate that they fulfil all the following criteria:

- 1 That the applicant sees fine art practice as their principal activity and ambition.
- 2 That the applicant can demonstrate a practical and financial need for affordable studio and housing in London.
- 3 That the applicant can demonstrate a transformational impact as a result of this scheme, and that they will be better placed to sustain their work into the future as a result.
- 4 That the applicant can demonstrate a commitment to making good use of this resource for the full five years.
- 5 Final selection, if there are more candidates than can be accommodated, will be made on the basis of the quality of the applicant's work.

Selection Process

Applications must be completed and received by the deadline, 12 noon, Friday 12 May 2017.

Acme Studios, its employees or agents, including members of the selection panel, cannot enter into discussions or correspondence concerning any aspects of the selection process and the decisions of the selection panel are final.

We will only be in contact with those applicants who are invited to interview. If you have not heard from us by **1 June 2017** you must assume that your application has been unsuccessful.

Shortlisting will be carried out by Acme staff who will rank by need, taking into account the applicants' financial, living and studio circumstances. We may ask for a short telephone meeting if there are aspects of the application that require clarification.

We will invite a shortlist to attend a panel interview where a further selection between candidates will be made on the quality of the practice, the commitment of the artist and the perceived benefit the programme will bring to their practice.

The panel will include both Acme staff and artists/ experts from outside Acme.

The timetable for applications is as follows:

Friday 31 March 2017	Applications open
Friday 12 May 2017	Deadline for applications.
By 1 June 2017	Shortlisted applicants invited for interview.
22, 23 June 2017	Interviews in London for short-listed artists* Applicants will need to bring documentation of work to interview.
1 October 2017	Residential artist studios available for occupation.

* We will pay reasonable UK transport costs of all artists attending interview. There are no accommodation or subsistence expenses available.

We cannot deal with any telephone enquiries unless, as a disabled person, this will prevent you from applying. In this event please contact us on:
t 020 8981 6811, or e mail@acme.org.uk

ACME

Artist Housing Programme

Frequently Asked Questions

Can I view the studios before applying?

Normally yes, except those artists applying for Glassyard (2017-2022.) These units are being built and will be completed after allocation has taken place, therefore artists are provided with the plans and will be required to make a decision based on these. If you are offered a place on the programme there will be an opportunity to view the units before an agreement to occupy is signed.

What do you mean by UK based?

You are resident in the United Kingdom.

Can Acme support visa applications to remain for the five years of the programme?

No, unfortunately we are unable to support visa applications.

Can I apply for more than one building?

Yes, however the units will be open for applications one building at a time and you will need to make a new application for each. Applications will open around six months before the move in date for each building.

The dates are:

Building	Applications open	Tenancy dates
Glassyard, SW9 9AW	April 2017	October 2017 - 2022
High House, RM19 1TT	March 2018	October 2018 - 2023
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Can I send visual materials related to my practice?

No, we cannot accept any supporting documentation. If you are shortlisted you will be asked to bring documentation of your practice to present to the interview panel.

Both myself and my partner with whom I live are artists, how should we apply?

You should both complete an application form and email lottie@acme.org.uk to clarify that you would be applying for one unit together, we will consider your applications jointly.

Can I bring my pet?

Unfortunately we cannot have pets in the studios.

How much deposit do I need to pay?

One month's rent.

Are there any extra fees or costs I may not have considered?

On top of your monthly rent you will be required to pay electricity and council tax. You may also choose to pay for contents insurance, internet costs and a television licence. The studios are not furnished so you may need to budget for furniture. There are no administration fees.

Does it help my application if I'm on the Acme waiting list for a studio?

No

Does it help my application if I'm a current Acme tenant?

No

I am a current Acme studio tenant – can I apply?

Yes, however, applicants with a demonstrated need for studio space will be prioritised.

Do I have to live in it?

Yes, applicants with a demonstrated need for combined live/work space will be prioritised and therefore it is the expectation of Acme that the studio will be the primary residential address of the artist tenant.

Why is the tenancy offered for five years?

We wish to offer as many artists as possible this opportunity. This means limiting tenancies to a defined period. Building on Acme's experience of running the Firestation Residency Programme over the last 20 years, we have determined that five years is the optimum length of tenancy. This gives artists the stability and financial predictability to make mid-term plans for their practice.

Can I apply for a shorter length of time?

No, our aim is that artists plan for how they would build their practice over the five-year time-frame and commit to these intentions. There are also costs to Acme associated with renovating between tenancies which would increase the level of rents we would need to charge all artist tenants at each location. We want to avoid this. However we recognise that exceptional circumstances may arise which prevent an individual from remaining for the full five years and artists may contact Acme to discuss leaving earlier. A minimum of four months' notice will be required if you need to leave.

Can I remain beyond the five years?

No, the tenancy is fixed at five years. This is so Acme can offer the resource to as many artists as possible.

Can I move in at a later date?

No, we expect artists within a building to start and finish the programme at the same time.

Can I sub-let or share?

This will depend on individual circumstances. Any sublet will need to be agreed with and managed by Acme and cannot be organised directly by the artist-tenant. Sharing with established partners or dependents is anticipated and should be stated in your application.

Why do you allocate by need/hardship firstly and not by quality of work?

It is a core aspect of Acme's ethos that we are democratic and non-subjective. This means we are open to supporting all fine artists in financial need who can demonstrate a professional practice. This has been our approach since Acme's formation in 1972. It continues with the allocation process of our studio spaces for which we operate a waiting list open to anyone who can demonstrate they are a non-commercial fine artist.

We are including quality as the potential final criteria to be applied in the selection process for the AAH as we anticipate significantly greater demand than we will be able to accommodate.

What outcomes do I need to deliver during the course of the programme?

There are no defined outcomes other than the commitment to further your practice.

Will I be required to open my unit up for events or Acme visitors during the course of the programme?

No. The only visits to your unit that may be essential are for repairs and maintenance if something needs fixing and we would always contact you first. Occasionally Acme may have visitors we would like to show around the units in order to further our goal of creating more in future. In this case we would always seek your permission first: these visits would never be obligatory.

Can I re-apply once my tenancy finishes?

Once you have been successfully housed in an AAH unit you will not be eligible to apply again.