

FAQ Document Northlands Lease Opportunity

We have answered questions below that were asked whilst showing prospective providers around the Northlands Park site. They have been grouped into categories.

The Building

Q: Under Statutory Testing in the Heads of Terms what does 'inspection of all pressure system in accordance with current regulations' actually mean?

A: Pressure systems are boilers/air compressors/refrigeration systems.

Q: Are the hours of operation restricted?

A: There appear to be no planning restrictions on the hours of use.

Q: Is there a key for the shed in the outside area?

A: We are currently investigating this.

Q: When were the air-conditioning units installed?

A: There is no record of when the air conditioning was installed. The tenant 'is to rely on their own survey'.

Q: When were the air-conditioning units last serviced?

A: In terms of servicing, it would be advisable for the tenant to get them serviced when they take occupation. The last servicing date of the air conditioning units is unknown.

Q: Are there any known problems with the building that may impact the business or that I will be responsible for?

A: There are no known problems with the building. Structurally there are no known issues. One window needs replacing and that is in hand.

Q: Can we change the carpets?

A: Yes, the carpets can be changed

Q: Is there a process to follow if we want to make structural or non-structural changes?

A: For structural and non-structural changes, please see the Alterations Section of the Heads of Terms document provided.

Q: Can we use the car park?

A: The car parking is for staff only and is on a first come first served basis. Please see the Car Parking section of the Heads of Terms document provided. This cannot be used for parent drop off.

Q: Do you have dimensions of the rooms?

A: Main Room: 110.68 sq m / 1,191 sq ft
Baby Room: 53.59 sq m / 577 sq ft.
Manager/ Prep Room: 10.25 sq m
Office 16.67 sq m

Q: What year was the family hub and nursery built?

A: The construction of the centre finished and was opened in 2004.

Q: Can we use the family hub's sensory room?

A: That may be possible, but the provider would need to reach an agreement with the family hub.

Q: Are all building compliance certificates up to date (fire safety, gas, electrical, legionella, asbestos, risk assessments)?

A: Yes, Mitie undertake all checks- elements of this will also be as part of your service charge (again please see Hots)

Q: Is it gas central heating?

A: Yes, gas central heating serves the whole building.

Q: Who opens/closes the main building?

A: The provider will have keys to open/close the main building.

Q: Can the nursery remove the chain in the car park to access the parking?

A: Yes, the nursery staff can remove the barrier to gain access to the car park, but the chain should remain in place at all times.

Q: Can the Tenant install wi-fi?

A: Yes, the Tenant is able to install wi-fi.

Financial Questions

Q: Why is the rent stepped?

A: The rent is stepped as per ECC policy to help ensure the sustainability of early years providers and as recognition of the initial outlay required and to give settings the ability to increase numbers to capacity with the recognition that does not happen instantly.

Q: What will be the cost of business rates?

A: The nursery is rated separately, and the Tenant is responsible for the business rates payable. The rateable value is £20,000 but will rise from April of next year to £38,250. The rates payable have a multiplier of 49.9 pence would be £9,980 per annum currently and then rising in April 2026 to £19,086.75.

Q: Is there a break clause in the lease to consider?

A: Yes, there is a 5 yearly break clause with a rent review (please see Heads of Terms document).

Q: Is there any flexibility in removing or extending the break clauses within the lease

A: No, these are standard break clauses that ECC use across their sites.

Q: What were the operational costs over the last 2–3 years (utilities, insurance, business rates, etc).

A: The service charge (SC) in the Heads of Terms has been calculated based on this information (SC includes utilities and buildings insurance, contents insurance must be sourced by the Tenant).

Q: Are there any existing leases, service contracts, or supplier agreements that I would need to inherit?

A: No this would be a newly drawn up lease - This will be a shared site with the Family Hub that have their own demise, but you will need to consider the shared areas.

Q: Can ECC share the latest FEEE data from the setting?

A: Yes, the previous provider is happy for the funded data to be shared with any incoming provider. They would also like to add that they were operating on reduced capacity but had continuous interest from prospective families who were interested in their children joining the setting.

Summer term 24		
FEEE2	7 children	1300 hours
FEEE2W	13 children	2535 hours
FEEE3&4 UNI	38 children	7137 hours
FEEE3&4 EFE	10 children	1833 hours
Autumn term 24		
FEEE1W	8 children	1680 hours
FEEE2	4 children	750 hours
FEEE2W	8 children	1590 hours
FEEE3&4 UNI	20 children	3740 hours
FEEE3&4 EFE	5 children	865 hours
Spring term 25		
FEEE1W	No claims	
FEEE2	No claims	
FEEE2W	No claims	
FEEE3&4 UNI	No claims	
FEEE3&4 EFE	No claims	

Other Questions

Q: What has been the history of occupancy, enrolment numbers, and demand in the local area?

A: The previous capacity was 50 maximum at any one time. There is absolutely a need for provision, but the previous tenant had staffing recruitment issues which were not enabling them to offer full capacity.

Q: Are there any upcoming local developments that could affect future attendance?

A: There are lots of local housing developments- I am unaware of any submitted planning applications for local nurseries.

Q: How close are local schools and do they have their own nurseries / wraparound and what is the demand for local childcare.

A: There are 15 providers in the Pitsea North West ward, 8 of which are childminders. According to the last set of sufficiency data there are 35 vacancies in the area. However, the majority of providers have either reached or nearing capacity and from discussions with local providers, most have waiting lists until 2026/27. For further details on local schools and early years provision in the area, including their offer, please visit [Find a Childcare Provider](#)