

FAQ Document Laindon Lease Opportunity

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

The Building

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

A: The centre opened in February 2006

Q: Is there a floor plan of the property available?

A: Yes, please see the document named 'Floorplan for whole building'

Q: Could we have access to the front grass area, potentially for expansion?

A: We believe that the front area remained an unused parcel of land as part of the Planning Permission conditions. Any alteration would be subject to Planning Permission and Landlord Consent.

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

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

Q: What are the dimensions for the baby and 2–5-year-old rooms?

A: Main Room: 102.2 sq m / 1,100 sq ft

Baby Room: 49.09 sq m / 528 sq ft

Q: Does the garden area to the side of the property also fall under the Nurseries demise?

A: No, this falls under the Family Hub's demise. Please see Floor plan and lease plan for the Nursery's demise.

Q: Can the Tenant install wi-fi?

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

Q: Does the nursery have allocated parking?

A: No, the parking is "on street" parking only.

Q: Are the hours of operation restricted?

A: The lease does not have any restricted hours of use.

Q: Can we use the family hub's sensory room once the renovations are complete?

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

Q: Can we change the carpet?

A: Yes, the carpet can be replaced.

Financial Questions

Q: How much is the service charge?

A: £4 psqft = £8,568 per annum.

Q: How much are the business rates?

A: The nursery is rated separately, and the Tenant is responsible for the business rates payable.

The rateable value is currently £33,000 but may rise from April. The rates payable have a multiplier of 49.9 pence and would be £16,467 per annum currently.

Other Questions

Q: How many children, and of what ages, does the premises allow?

A: The previous tenant had an Ofsted capacity of 50. As part of the scope, ECC would expect the prospective provider to offer an all-year round, 0 to school aged full day care provision. Drawings and dimensions have been included for the main rooms for your information.

Q: Are there any schools or providers locally that offer Wraparound childcare?

A: Yes, please refer to the school websites for details.

Q: Do the local primary schools have nursery provision on site?

A: Below is a brief overview of local schools with nurseries:

- [The Phoenix Primary School & Nursery](#) (0.2km): Located on the same road (Leinster Road) - this has an onsite nursery offering sessional care for 15 and 30 hours.
- [Janet Duke Primary School](#) (0.6km): Markhams Chase - this has a Preschool located close by.
- [Millhouse Primary School & Nursery](#) (0.7km): Nettons - they have an onsite nursery that offer sessional childcare.
- [Laindon Park Primary School & Nursery](#) (0.7km): Church Hill – This has an onsite nursery offering term time care Monday to Friday 8.45am-11.45am and 12.15pm-3.15pm.
- [Merrylands Primary School & Nursery](#) (1.2km): Cumberland Drive - they have an onsite nursery that offer Monday – Friday 08:30-15:30.
- [Lee Chapel Primary School](#) (1.6km): The Knares - they have an onsite nursery

Q. What is the sufficiency need for the area?

A: There is a need for additional provision in the area. The latest sufficiency data show that there are 13 providers in the ward, including Childminders. There are 46 vacancies available, however the majority of these are based within pre-school provision. Local intelligence suggests since this data was collected local settings are reaching capacity.

Photographs

This was used as the main 2–5-year-old room.



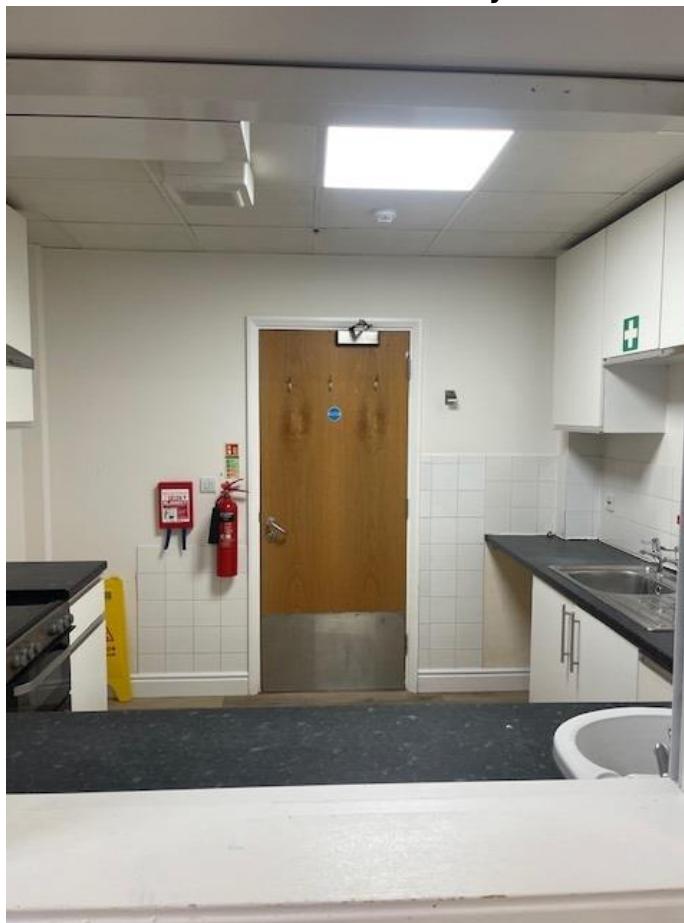
Toilets to the side of the room above.



This was previously used as the baby room.



Kitchen that has a hatch to the 2-5-year-old room



Cupboard 1



Office 1



Office 2

Was previously used as a laundry room.

**Cupboard 2****Baby changing**

Outside space

