



## EXPRESSIONS OF INTEREST SOUGHT FOR: St Luke's (Bombed-Out) Church, Berry Street, Liverpool L1 2TR

### LEASEHOLD OPPORTUNITY

- Unique Grade II\* landmark building and gardens
- Opportunities for a range of appropriate cultural/leisure/community uses
- Prominent City Centre location linking the Retail Area with the Knowledge Quarter



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## BACKGROUND:

Liverpool City Council is inviting Expressions of Interest from interested parties who wish to enter into a lease to occupy and operate St Luke's Church and gardens, in accordance with the full Expressions of Interest document.

## LOCATION:

St Luke's occupies a prominent position at the junction of Berry Street, Leece Street, Renshaw Street and Bold Street - terminating views up Bold Street. The church is set within enclosed gardens which are bounded by Berry Street, Leece Street, Bold Place and Roscoe Street.

## DESCRIPTION:

St Luke's is a unique, landmark building in the heart of the city centre. The interior suffered catastrophic incendiary bomb damage during WWII, leaving only the external masonry walls capable of salvage.

The premises is Grade II\* listed and has been included on the English Heritage Register of Buildings at Risk since the register's initial publication in 1998.

The church building comprises a rectangular nave, an apsidal chancel, a tall west tower with vestries on either side and a crypt beneath the vestries.

The building is c.54 metres long and 18 metres wide with a total internal area of c.700 sqm. The tower is c.42 metres high and includes a clock chamber and bell ringing chamber with a bell frame.

The surviving masonry is constructed of sandstone ashlar with common brick backing and has been open to the elements since the date of the bombing.

The church is surrounded by c.3,000 sqm of gardens which are enclosed by substantially original cast-iron gothic railings which are included in the listing.

## CONSIDERATIONS:

The City Council seeks to secure a sustainable future for St Luke's, which is financially viable and consistent with the wishes of the community.

The full Expressions of Interest document provides further information about the property, guidance for prospective leaseholders (including draft Heads of Terms) and sets out submissions requirements. In particular, interested parties should be aware of the following:

- i) Financially self-sustaining - the lease will be on the basis of a peppercorn rent with the leaseholder expected to reinvest profits into the operation, maintenance and improvement of the premises.
- ii) Public access - there will be a presumption that the premises will be accessible by the public at no charge at reasonable times when events are not being held.

- iii) Structural works programme – the premises is currently benefitting from of a programme of structural works (joint funded by the City Council and Historic England) to bring it to a state of reasonable repair, halt the deterioration of historic fabric and reduce future maintenance costs. Phase 1 is due to complete at the end of February 2016. Phase 2 is scheduled April 2016 – November 2016, subject to the outcome of a pending funding application. The leaseholder must adhere to the terms and conditions of Historic England's funding and be responsible for implementing works identified in the Maintenance Plan.
- iv) Community engagement - following a commitment by the Mayor, a public consultation exercise was undertaken in August/September 2015 to ask people their views on the future of St Luke's Church. It is important that submissions demonstrate an appreciation of the results on the public consultation. Furthermore, interested parties should be able to demonstrate their ability to successfully consult and engage with the local community, residents and businesses in the day-to-day management of the premises.
- v) Renovation and development/improvement - the lease will not require specific development/improvement works to be undertaken to the premises (other than the works identified in the Maintenance Plan). However, there is an expectation by the City Council that the premises is improved and benefits from investment by the leaseholder to make it better suited for the uses proposed. Any works must be agreed in advance with the landlord and necessary consents and permissions obtained.
- vi) Licensing and management arrangements – the leaseholder will be required to ensure that the premises is well managed and must supply a schedule of events for approval by the City Council.

## SUBMISSION PROCESS:

Formal written offers are sought from interested parties. The full Expressions of Interest document sets out the information required from interested parties, this includes (but is not limited to) the following:

- Overall vision for St Luke's;
- Details of the type of uses proposed, demonstrating an understanding of the community consultation exercise and including a draft/indicative schedule of events/activities for the first year of operation.
- Details of any development/renovation proposed, demonstrating an appreciation of the outcome of the community consultation exercise, listed building status and including details of proposed financing.

### Property Misdescriptions Act 1991

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- Financial plan demonstrating the anticipated running costs and how these will be covered by income streams. This must include an estimate of net profit to be reinvested into the operation, maintenance and improvement of the premises.
- Evidence of experience of delivering similar projects.

Feb	Expression of Interest process opens
March 7 <sup>th</sup>	Deadline for parties to confirm intent to submit
March	Site visits for interested parties (dates and arrangements to be confirmed)
April	Phase 2 works commence (8 months duration)
May 27 <sup>th</sup>	Deadline for submissions
June	Evaluation of submissions (including interviews if appropriate)
July	Selection of successful submission
Aug	Lease signed and Open Space Notice published
Nov	Phase 2 complete
Dec	Reopens to the public

Submissions should be made for the attention of named officer by **4.00pm on Friday 27th May 2016**.

### **FURTHER INFORMATION:**

For further information please contact:

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