

Date: July 2026

Property: Stoke Aldermoor Life Centre

Q: What support is available from the Council?

A: The council appreciates that due to the centre having no existing groups or income, due to this the council will fund for the first 6 months the running costs of the centre in relation to planned maintenance, reactive maintenance and utility costs. The council will not fund business rates (which you may be able to get mitigation on if you are a charity) and will not fund day to day cleaning or consumables of the building. From month 7 onwards, the repairs schedule will come into full effect. The council will also provide up to £5,000 funding support for onboarding / marketing and activation purposes of which 50% will be issued on lease completion and the remaining 50% issued after month 3.

Q: What are the estimated running costs for the centre?

A: The estimated running costs for the centre are broken down in the table below using some available data held by the council but estimating other aspects. A full financial analysis should be undertaken by you to ensure that your financial plan for the centre remains valid and sustainable.

Cost Description	Cost
Business Rates	£21,500.00
Cleaning Supplies & Washroom	£1,500.00
Grounds Maintenance	£500.00
Pest Control	£140.00
R&M - Reactive	£20,530.12
R&M - Servicing	£12,349.73
Building, Engineering & Contents Insurance	£3,934.50
Electricity	£12,149.00
Oil	£6,000.00
Water	£770.00
Refuse	£1,400.00
Total	£80,773.35

Q: Will individuals be permitted a lease?

A: Individuals will not be granted a lease of the centre, a lease will only be granted to organisations who can demonstrate the required criteria.

Q: Can we take a longer lease than the initial 3-year term?

A: The lease term currently stands at 3 years, however there may be opportunity to provide extensions to this term, but this should not be relied upon.

Q: Can we sub lease areas of the premises?

A: No, the heads of terms do not permit sub-leasing, however the terms permit external organisations to hire areas of the premises in the bookable spaces.

Q: Are there existing groups who use spaces within the centre?

A: No, the centre is currently closed and previous groups no longer operate from the centre. The new operator would need to advertise and market the building for new prospective community groups. The council will provide up to £5,000 funding support for onboarding / marketing and activation purposes. 50% will be payable on lease completion and 50% will be payable after month 3.

Q: Can we view the centre?

A: Yes, viewings of the centre can take place by appointment only, emailing SALCentreEOI@coventry.gov.uk to confirm your appointment. Viewing requests must be submitted no later than Friday 14th August 2026.

Q: Can we talk to someone about a property matter?

A: Yes, someone from our Property team will be available to discuss any questions you may have in relation to the premises. You can email us on SALCentreEOI@coventry.gov.uk. Clarification requests must be received no later than Friday 21st August 2026.

Q: Is there a indicative timeline for the new EOI process?

A: Yes, an indicative timeline is outlined below, with a 1st December milestone anticipated.

SAL EOI Indicative Timeline

May							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
18					1	2	3
19	4	5	6	7	8	9	10
20	11	12	13	14	15	16	17
21	18	19	20	21	22	23	24
22	25	26	27	28	29	30	31
June							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
23	1	2	3	4	5	6	7
24	8	9	10	11	12	13	14
25	15	16	17	18	19	20	21
26	22	23	24	25	26	27	28
27	29	30					
July							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
27			1	2	3	4	5
28	6	7	8	9	10	11	12
29	13	14	15	16	17	18	19
30	20	21	22	23	24	25	26
31	27	28	29	30	31		
August							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
31						1	2
32	3	4	5	6	7	8	9
33	10	11	12	13	14	15	16
34	17	18	19	20	21	22	23
35	24	25	26	27	28	29	30
36	31						
September							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
36		1	2	3	4	5	6
37	7	8	9	10	11	12	13
38	14	15	16	17	18	19	20
39	21	22	23	24	25	26	27
40	28	29	30				
October							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
40				1	2	3	4
41	5	6	7	8	9	10	11
42	12	13	14	15	16	17	18
43	19	20	21	22	23	24	25
44	26	27	28	29	30	31	
November							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
44							1
45	2	3	4	5	6	7	8
46	9	10	11	12	13	14	15
47	16	17	18	19	20	21	22
48	23	24	25	26	27	28	29
49	30						
December							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
49		1	2	3	4	5	6
50	7	8	9	10	11	12	13
51	14	15	16	17	18	19	20
52	21	22	23	24	25	26	27
53	28	29	30	31			

	EOI Document & Timeline Preparation (2 weeks)
	EOI Live Window (8 weeks)
	EOI Shortlisting Window (if more than 10 applications)
	Panel Scoring Window (3 weeks)
	Final Shortlist Interviews (if required) and award
	Lease Legal Window (8 weeks)
	Anticipated Lease Start - Centre Re-opens