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14th August '91

IRENE WHITEHEAD,
Head of Planning,
British Film Institute,
21, Stephen Street,
London W1

c.c. Wilf Stevenson
Ian Christie
Jim Pines
Steve McIntyre
LFMC executive
Doug Foot LVA
Dave Curtis ACGB

LFMC/LVA RELOCATION REF:

Dear Irene Whitehead,

We are deeply concerned that,

in the face of substantial and detailed financial information and advice that has been carefully prepared for you on 29/31 Saffron Hill,

and in the absence of any equivalent declared details and documentation from RPM or yourselves on the Dunn & Co. site,

and without permitting your respective clients LFMC/LVA any consultation or meeting whatsoever to discuss, present or have the matter of 29/31 Saffron Hill properly heard,

that you should take a decision (your letter of 12th inst.), which is against the expressed wishes and opinion, and thereby interests, of the LFMC executive, building committee, staff and the body of film-makers whom they represent.

We are now at trouble to understand the psychology or rationale of such a decision. It would not appear to be in the spirit of the LFMC/LVA feasibility studies undertaken or of the respective organisations' joint involvement to date. The LFMC's decision to collectively write to you from our meeting of 6th August, to state our unanimous preference for the Saffron Hill building was a wholehearted reflection of the LFMC's view. LVA likewise expressed a new opinion in the letter from Doug Foot of the same date.

It therefore comes as a surprise to us all, to learn that MDA's choice of premises has now become central to the success of the project. We would like to know what MDA's remit is. We would appreciate an interpretation of its role in relation to both the LFMC and LVA.

We enclose the Building Committees recommendations to the LFMC executive, for your information.

We feel that the RPM report commissioned by the BFI, on Saffron Hill, was unduly biased, to the extent that it would appear that RPM had not actively pursued the option, as we were lead to believe that they were instructed to do. Consequently they did not elicit material /uptodate information. The report contains a proliferation of unsubstantiated assumptions, which we have since refuted, both with the new financial offer and possibilities for negotiation (terms of lease, capital), and advice on planning, new lease offer, location, self-generated income potential etc., thus dealing with areas that

RPM have not considered in relation to either building. The advice in the report would seem to contradict, previous advice given by RPM in their letter to the LFMC of 14th January '90 (extracts enclosed).

You have asked for comment on RPM's new plan for our cinema/exhibition space. The plans and drawings do not inspire confidence. Further little account appears to have been taken of the LFMC's basic requirements and recommendations (ref: report of 18th July and of 23rd July).

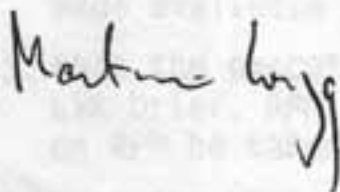
It does not appear from information so far supplied, that the fundamental limitations of the Dunn & Co. site can be overcome. Even if a great deal of capital is identified and committed to struggling with the Dunn & Co. building, we feel that is unreasonable to commit such finances, to what cannot result in anything but a serious compromise for the LFMC.

We await the Planning Department's response to:-

- a. the serious reservations to the Dunn & Co. site presented at the meeting of 18th July.
- b. the LFMC letter of 26th July requesting material information (see p.2). with attached conditions, requirements prepared on 23rd July, and to which the LFMC's reserved vote was subject.
- c. the LFMC's letter of 6th August, requesting an urgent meeting to present the Saffron Hill details for serious consideration.
- d. the LFMC Building Committee report submitted to you on Saffron Hill of 9th August.
- e. the letter reporting the LVA/LFMC meeting of 8th August (letter 9th inst.) and requesting financial and other relevant information.

We do hope that you will seriously reconsider our representations to you.

Yours sincerely,



Martin Lugg
on behalf of LFMC Building Committee

Martin Lugg/Annabel Bedford/Steve Farrar/Anna Thom/Ilisa Pantos

The premises will be used for the purposes of the following:

- | | |
|--|-------------|
| a. cinema/lectures/conferences/workshops | class D2/D1 |
| b. production/post-production processes | class B1c |
| c. administration | class B1 |
| d. sale of food and drink | class A3 |

Whilst the planning position would at first appear to be a complicated mixed usage, the office and catering facilities are largely ancillary functions and I would therefore suggest planning departments would consider the cooperative to be suitable occupants for buildings in Classes B1c, D1 or D2.

Eligibility for B1c means that whilst you are able to use any B1 building (business use) you are also able to use space where an "industrial process" is to be carried out. This excludes purely office occupiers and the rents are considerably cheaper. "Industrial processes" under this section of Town & Country Planning Order of 1987 allows for any such use which can be carried out in

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potential locations

You have indicated to me that the as central a location as possible is the ideal with a good underground connection nearby. As you aware, cash and funding limitations will largely exclude those areas where competition for premises by wholly commercial enterprises is great and premises costs correspondingly high. Such areas include the Central Business Districts of the West End, Soho, Covent Garden, City, Kensington, Holborn etc. If instructed, we would still wish to include these areas in the search with a view to finding opportunities with planning restrictions against offices or through sympathetic boroughs.

NB. I am reasonably sure that you would prefer to locate the cooperative in those areas more generally associated with the arts. As such, I include areas such as EC1, EC2, SE1, SE11, SW11, SW8 etc because they represent more economical opportunities. They may however be considered too peripheral, quiet in the evenings and at weekends, and unfamiliar.

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!! from RPM JAN '90

The acquisition options are as follows:

1. Freehold/long leasehold purchase
2. Occupational leasehold
3. Site purchase

If you have to seek leasehold premises then we will be best to look for an assignment from an existing tenant (although the usage could be tricky), a pre-let deal with developer/landlord (allowing maximum fit-out flexibility from shell and core) or a longer lease from a local authority on a building requiring refurbishment.

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