

Haringey Workspace Providers List



Contents

Introduction	01
Haringey in context	01
Purpose of the Workspace Providers List	02
Haringey's economy	03
Offer for Developers	05
Workspace Operator Details	07

Haringey Council is committed to supporting our diverse and dynamic business community. We want to make it easier to do business, both with the council and in the borough.



Introduction

Covid 19

It should be noted that the information and data here, as well as the submissions from operators, were prepared prior to the Covid 19 pandemic. Therefore data and economic analysis will have changed, the Haringey economy will have been impacted, alongside the workspace providers listed here. Given the ongoing and unpredictable nature of these economic impacts, as well as potential opportunities, the full impact on these operators is not fully understood. However, as of September 2020 the list is still live and being actively used, with providers still operational.

Our approved Workspace Providers List has been created through a detailed screening process to ensure providers can work with developers and the council to create and operate a range of workspace types in Haringey.

This document includes contextual information about Haringey's economy and our strategic direction as a council, a summary table of key information about each provider. The provider contact details are provided alphabetically.

Haringey in context

Haringey is a borough in North London with a population of circa 255,000. It is strategically located in the London-Stansted-Cambridge-Peterborough growth area. With strong links to the City, West End and Stansted Airport, the borough is very well placed for both business and commuting. There are 60 high growth workspaces across the borough, with potential for this to increase in the coming years.

Nearly 50,000 Haringey residents commute into central London each day. More than ever before London office workers are looking for shorter commutes, with offices closer to their homes, providing a huge opportunity for less congested outer London boroughs like Haringey. There is a strong tradition of entrepreneurship in the borough with 18 percent of our residents in self-

employment. Haringey's start-up enterprises have a better survival rate than those in Inner London and Greater London¹. There are over 750 voluntary and community organisations in Haringey, many of them addressing community needs through enterprise activity, in need of secure and affordable space.

In the past three years over 430,00 ft² of B1, B2 and B8 employment space has been consented on developer-owned sites. Employment space opportunities on council owned sites in Wood Green and Tottenham equates to over 1.3 million ft² of commercial floorspace.

Wood Green and Tottenham are opportunity areas in the London Plan and through major regeneration plans, will create over 16,000 new homes and 9,000 new job and business opportunities, both permanent and meanwhile, over the next 20 years. As well as a significant pipeline of a range of workspace types, we anticipate affordable rental offers for workspace providers across many of the sites, via a combination of planning obligations, meanwhile space opportunities and council contracts.

Good Economy

We want to work with businesses towards a good economy. For Haringey, good is measured by

¹ ONS Business Demography 2017

more than GDP. It is a local economy that is centred on fairness and supports residents who are the most economically disadvantaged. We want it to offer good work, with more emphasis on those which offer London Living Wage, good terms and conditions and opportunities for progression, with an interest in apprenticeships as a key progression route, especially for young people.

Our good economy needs to be environmentally sustainable and support the sustainability of our businesses. We also recognise that good work supports good health and wellbeing, and that means some people with additional health and wellbeing needs may require additional support to access employment. We welcome all businesses to Haringey who can help us achieve our vision of a good economy.

The council delivers and funds a range of programmes and initiatives both in-house and with partner organisations that aim to create a thriving business economy that offers opportunities for long-term employment and business enterprise to make Haringey a place people want to work, visit and invest in.

Workspace providers in Haringey already provide value, from generating economic growth, to place-making, adding cultural value and to addressing disadvantage through supporting social enterprises.

Disclaimer

Being on the list does not constitute a contract with Haringey Council or guarantee any organisation will be selected as the preferred provider of any workspace. The listing of a provider does not imply endorsement for any particular scheme and any parties using the list for choosing a workspace provider are advised to carry out their own checks.

Purpose of the Workspace Providers List

Purpose

- The Workspace Providers List will connect workspace providers with new development site opportunities across the borough of Haringey.
- It will make it easier for developers and the council to (a) lease space to flexible workspace providers, and (b) lease affordable workspace arising from planning obligations.

The list of providers will include those capable and willing to provide affordable workspace, and those able to provide workspace at market rate.

The list will be shared with landowners, developers and investors through the planning process.

As the affordable workspace element of this list is referenced in planning policy, this aspect of the list will be indefinitely in use until such a time that the policy is reviewed.

Opportunity for Providers

Workspace providers will have the opportunity to offer expertise and guidance to developers, including the council, on workspace design and development at an early stage, for a range of workspace types including new-build and refurbished space in the planning use classes; B1 (a)(b)(c), B2, and B2/B8.

This work could lead to future contracts to operate the workspaces, though is not a guarantee from providing initial guidance. The list will be available to developers through the planning process (and available publicly) to ensure they partner with an experienced provider in designing and planning development schemes.

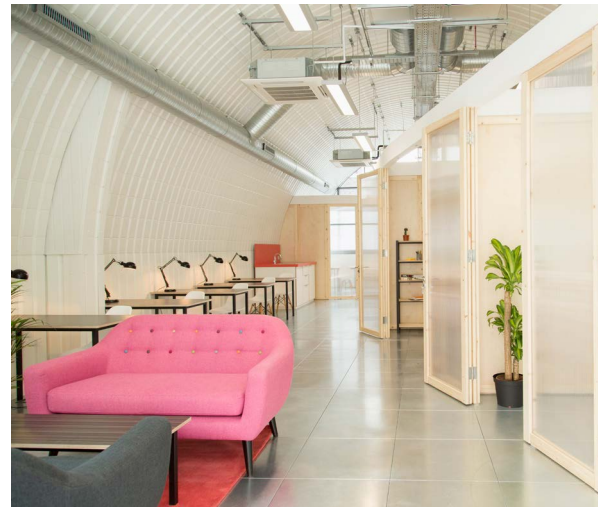
The council's own property portfolio has key sites which may provide opportunities to tender for meanwhile and permanent workspace. Existing buildings may be reused to provide further workspace ahead of larger developments. The Council is considering its asset strategy to maximise employment space, for both interim use and permanent workspace.

Haringey's economy

Local market opportunity

Current market analysis suggests Haringey has a specific need for more flexible workspace². Employment in sectors occupying co-working spaces is set to rise by 20,000 in outer London between 2017 and 2022³. Between 2017 and 2021, 700,000 ft² of new office space in outer London has been tailored towards pre-lets with large corporate occupiers, indicating a shortage of office supply for smaller businesses and in particular flexible workspace⁴. Haringey's business base is under pressure, particularly in terms of availability of space and price.

Haringey's economy is built on the vibrancy of micro-enterprises and entrepreneurial spirit. Of the 12,000 businesses in the borough supporting 91,000 jobs (ONS 2016) in the borough and in London, 93% are micro-businesses employing less than 10 employees in high growth and high value sectors (professional scientific & technical, information & communications and arts). A high proportion of our residents are self-employed, often an indicator of entrepreneurialism.



The rate of businesses starting up is higher than the London average. Alongside this, particular industries populate the Haringey economy and are exceeding the London average numbers and the borough is experiencing growth in the number of enterprises in arts, entertainment and recreation. Other industrial categories where the number of businesses is increasing include in construction and transport and storage.

In Wood Green, space utilisation is much higher than anticipated for the existing industrial and office space, due to the proliferation of sub-letting and studio sharing. Forty percent of the Wood Green business base occupies B1c space.

In Tottenham there is rising demand for workspace, most notably for light-industrial and maker space, which has a vacancy of less than 1%. The excellent transport links, relative affordability of both residential and employment space, and a compatible property stock has contributed to the recent surge in businesses locating in the area. As the area transforms, the council is seeking to accommodate growth, whilst retaining a varied economic portfolio inclusive of both existing businesses and communities.

² 'London's outer boroughs set to benefit if they capitalise on move towards shorter commutes and flexible working', 10 Apr 2017, Savills

³ Savills, 2017

⁴ London Mixed Use Development Spotlight, 2016, Savills



Business empowerment

Businesses are key partners who contribute to achieving the council's social and economic outcomes, creating quality employment for our residents and making Haringey a place where people want to work. Haringey's businesses have a strong voice in the borough. We actively support our local business networks. Current business partnerships include Future Wood Green (Business Improvement District), Haringey Business Alliance, Tottenham Traders Partnership, Turnpike Lane Trader's Association and the Tottenham Charter.

Existing rent and vacancy rates

There are more than 15 existing workspace providers operating in Haringey, with rent prices ranging between £5 -£45 per ft².

Across the borough, there is a vacancy rate of 6% across all B-class floorspace⁵. In designated employment sites there are low levels of vacancy of office floorspace (3%) and warehousing (6%)⁶.

Vacancy rates in Wood Green are significantly lower than in many of London's other metropolitan town centres. 'Active frontage', office-based and D1 space (social enterprise) reaches above the average of £29 per ft², and both industrial and light industrial as well as studio-workroom tend to be below the average.

Tottenham has consistently had a low industrial vacancy rate, with less than 1% of industrial space currently vacant (compared to 3% across London). Average rental value for industrial space in Tottenham is higher than in London⁷.

Affordable Workspace Policy

All major mixed-use developments within Haringey's two regeneration areas, Tottenham and Wood Green, are required to make provision for affordable workspace. Our policy refers to a council recognised list of affordable workspace operators which the council will direct developers to through the planning process.

⁵ Haringey Employment Land Study, 2015

⁶ Haringey Employment Land Study, 2015

⁷ Regeneris Report, We Made That

Offer for Developers

Summary table

This table provides an overview of each of the providers with key criteria. Full details of each provider including contact details can then be found in the next section.

Provider	Target Audience	Type of Workspace Operated	Type Of Workspace Opportunity Sought	Use Class Sought	Size Sought	Lease Sought
3 Space	Affordable workspace prioritising non-profits, local start-ups, small businesses.	Shared workspace, private offices, project/ experimental space, and event space.	Fit out and operation.	B1a, B1b, B1c, B2, B8	Open to any size. Specialist in hard-to-let space	Open to any.
Basepoint IWG	All types of business including SME's and new start-ups, up to larger corporations.	Flexible managed office and workshop space.	Operation	B1a, B1b, B1c, B2, B8	Currently between 465 m ² and 5,000 m ²	Preferably longer lease of between 5 to 10 years.
Blighty	Affordable workspace for local start-ups and SMEs with a focus on the creative sector, sustainability, and community engagement	Shared workspace, event space and cafe.	Fit out and operation.	B1a, B1b	Open to any	Open to any.
Collage Arts	Affordable workshops and studios for artists, craftspeople, and creatives of all kinds	Workshops and studios within converted light industrial buildings.	Fit out and operation.	B1a, B1b, B2	Seeking 4,000 m ²	Open to any.
Cubitt Artists	Artists and creative SMEs	Artists Studios, Gallery, Education Space	Artists Studios, Gallery, Education Space	B1a, B1b, B1c	Minimum 1,000 m ²	Open to any.
Ethical Property	Affordable workspace to charities, community groups, not for profit organisations, small businesses, and social enterprises.	Mainly offices but also have demand for training, studio and retail space.	Fit out and operation.	B1a, B1b, B2, B8	Minimum 1,000 m ²	Any lease.

continued 

Provider	Target Audience	Type of Workspace Operated	Type Of Workspace Opportunity Sought	Use Class Sought	Size Sought	Lease Sought
Hotel Elephant	Mainly affordable workspace for artists, makers and creative entrepreneurs. However all sectors will be considered.	Both studio spaces for artist & maker and co-working space for entrepreneurs with grade A fit out.	Fit out and operation.	B1a, B1b, B1c, B2	460 m ² - 4,645 m ²	Open to any from; meanwhile use to longer lease (15-25 years within the act), outright purchase. Also interested in JV/SPV.
Impact Hub	Freelancers, start-ups, micro businesses, SME's, charities and community groups with a strong emphasis on social enterprise.	Mix of shared and fixed desk co-working, private team desks and own door micro offices. Communal meeting rooms and event space.	Fit out and operation.	B1a, B1b, B1c	420 m ² minimum	Long leasehold – 10 year minimum or freehold purchase.
Launch It Trust (formerly LYST)	Affordable workspace for young entrepreneurs 18-30-year olds	Enterprise Centres consisting of small office spaces and communal workspace.	Fit out and operation.	B1a, B1b, B1c	280 m ² - 3,700 m ²	Open to any.
Meanwhile Space	Affordable and easy access space for start-up enterprises.	Wide range of workspaces including Retail units, yard spaces, studios, offices and co-working.	Fit out and operation.	B1a, B1b, B2	Open to any	Open to any.
PJR Creative	Affordable workspace focused but not limited to creative businesses.	Mix of maker spaces, studios and offices, usually bespoke to the needs of the business tenants.	Fit out and operation.	B1a, B1b, B1c, B2, B8	Open to any	Open to any
Projekt	Affordable space for businesses, artists, designers and creative SMEs	Mixed-use, shared workspace, event space, food and beverage, yards, workshops	Fit out and operation.	B1a, B1b, B1c, B2, B8	464 m ² - 10,000 m ²	2 years minimum.
Ten 87 Studios	Affordable and market rate music studio space for musicians and recording artists.	Light industrial units converted into studios, performance space, adjoining music venue and café/bar/ restaurant.	Fit out and operation.	B1c	200 m ² - 2,000 m ²	Open to any.
The Office Group	TOG offers private office space from 1 to 1,000 people, fixed desks and co-working memberships, together with meeting room hire.	Offices and shared workspace.	Fit out and operation.	B1a	2,000 m ² minimum	20-year lease, inside the Act on market terms.

Workspace Operator Details



3Space



3Space

About

We believe in getting more out of buildings, giving them new purpose and making them work for local communities. We've been around since 2010 - working with corporates, government and developers to unlock and maximise their otherwise under-utilised or surplus commercial property.

Creating short-term affordable workspaces for local innovation. We believe diversity and inclusiveness are what makes cities great. That affordable space via Interim Use provides opportunities for local-led innovation and growth, whilst integrating great businesses and non-profits into the regeneration and change process.

Experience

3Space has provided solutions for over 45 buildings across the UK up to 50,000 ft².

Example of current projects in Southwark:

- ... Keeton's & Collett – a former college in Bermondsey London awaiting redevelopment is now a 20,000 ft² co-working workspace with 'Green Lab'.
- ... Our BuyGiveWork initiative means for every desk purchased, one will be provided free of charge to a non-profit, local start-up, or experimental project.
- ... Green Lab is a social enterprise and permaculture lab focused on developing sustainable food systems and urban agriculture initiatives by bringing together food related startups. There will be monthly community lunches and supper clubs in the Green Lab.

Business support and local engagement

Working with a network of start-ups, non-profits, accelerators, artists and innovators 3Space specialises in being able to find the right business model & partners, matched with the desired strategic outcomes for a particular place.

3Space have capabilities to set-up, build and operate a variety of uses and for all types of commercial buildings – we are experts in shared workspace, including co-working spaces.

3Space almost always works with a partner to provide an 'anchor tenant' for the building which benefits the surrounding community as well as the main building users, along with retail, community and events spaces.

We are also able to provide affordable 'Shared Workspace in a Box' for just about any building. Generating value for landlords or companies with under-utilised space while building community, and providing the flexibility they need for their asset

Opportunities sought

Experience working across UK, variety of buildings and partners.

All types of commercial buildings, leases for minimum of one year.

3Space provides community-based solutions to hard-to-let properties or to fill interim gaps in large scale development projects.

We are also able to provide affordable 'Shared Workspace in a Box' for just about any building. Generating value for landlords or companies with under-utilised space while building community and providing the flexibility they need for their asset.

Contact



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Basepoint IWG



Basepoint IWG

About

Basepoint's ethos is to develop a thriving business community creating jobs and opportunities in the local market.

Our centres are diverse and exciting working environments welcoming a varied range of companies all able to thrive on the community spirit and benefit from the innovative approach to new products, all aimed at providing a competitive advantage.

Experience

IWG has been providing office space in London and throughout the UK for over 30 years, ensuring a continuity of service during this time and in the future.

Basepoint/IWG have experience operating in a number of different types of building from new build, as at our Crawley centre, to a fitted out building provided by the local authority which we operate at Chichester, to the Joiner's Shop a listed building in the Historic Dockyard Chatham where we fitted out the shell to provide office space and studios.

All 30 Basepoint centres provide a mix of high-quality office, studio and workshop space available in a range of sizes from small 1-or-2-man incubator units up to entire floors catering for 100+.

Business support and local engagement

MiBase online business platform available to licensees via the Basepoint website, includes virtual mentoring, information resources, seminars, events, development opportunities, and online groups.

On-site support including support for local initiatives, collaboration opportunities, third party experts and academia, links to high-growth businesses, a relationship with the Chamber of Commerce via a Local Economic Development Officer, networking events, and socials.



Grants have been offered to support specific business needs such as new equipment and local connections made to strengthen market awareness.






Corporate Social Responsibility Strategy includes working with local charities and not-for-profits.

Opportunities sought

The portfolio of centres includes purpose-built centres, sites that have been converted, and business centres within a shared space.

Basepoint are flexible in the type of space and building we are looking to operate, and would adapt the model and create workspaces that best suited the local requirements.

Contact

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Blighty



Blighty

About

In a world that is becoming increasingly divisive, our mission is to bring the local people of Britain and the Commonwealth of Nations closer together – via the mediums of coffee, food, community, co-working space, workspace, events space, café-venue and hot housing people's ideas.

We are doing this whilst always acting in a positive and ethical manner to the people and world around us. We believe in ethical capitalism which means pursuing creativity and profit but with equal emphasis on people and our environment.

Experience

Blighty manages two workspaces. One workspace in Finsbury Park, the other in Tottenham. We have completely fitted and managed both workspaces and have created two successful and thriving environments.

Business support and local engagement

We provide our tenants and members support via the 40+ classes that we run in the events space which tenants have access to and we are also engaged with a new initiative with clockyourskills.com.

We encourage workspace members and the whole of Blighty to connect with the local community with their skills and offerings via our events space and café venue space. Due to this we organically create new employment/training/events opportunities which help all involved to grow and foster more success.

As a private business we already do not-for-profit and social enterprise and already offer affordable and free desks within the local community. We do not work as a business separated from local needs but as co-existing entity that helps and provides informal community support which allows entrepreneurs and like-minded people to find a home that is encouraging, a place/environment in which they can develop.

Opportunities sought

We would like to deliver and assist, as well as operate workspaces.

We have no set criteria as regards the size or type of building for any potential opportunities.

Contact

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Collage Arts



Collage Arts

About

Collage Arts is a leading arts development, training and creative regeneration charity based in the heart of the Wood Green Cultural Quarter.

Collage Arts Mission Statement is 'to work to create a sustainable environment in which the arts and creative industries can develop, thrive and flourish and are accessible to all members of the community'. We actively seek to provide access and support to under-represented sections of the community (e.g. black and minority ethnic communities, refugee communities, asylum seekers, women, people with disabilities, people requiring support with basic skills, ex-offenders) by offering skills, experience, resources and opportunities in all the Creative Industries leading onto progression routes in further and higher education, employment and entrepreneurship.

Experience

Currently Collage Arts manages 90 artists/creative studios in Wood Green in four different buildings. Collage Arts are also managing five art spaces with plans to continually develop new locations. These spaces are home over 250 artists in 130 studios and a flourishing restaurant and performing arts venue – nearly 80,000 ft² of creative space.

The artspaces are:

- Artspace 1: Karamel performing arts, gallery and vegan restaurant in Coburg Road and also home to McQueens Theatre
- Artspace 2: in Coburg Road provides 50 artspaces
- Artspace 3: in Wood Green Works on Cumberland Road provides 45 artspaces
- Artspace 4: The community makers space in the Library Mall, home to Studio 306 Collective and Collage Arts
- Artspace 5: in Clarendon Yard, Coburg Road provides 35 artspaces

Business support and local engagement

We host regular meet up and workshops opportunities around specific issues with specialist coaches/advisors on selling, using social media, marketing, finance, presentation

etc. We also organise regular networking dinners inviting all artists and companies in our buildings to share their expertise and knowledge with each other, this continues to lead to many shared projects and with all possible synergies maximised.

Collage Arts invites curators of London Galleries and Commissioners and new product agents from all major stores to the N22 Open Event every year many of the artists have had significant success in big commissions and also their products being picked as a new line by the John Lewis Partnership, T M Lewin, Debenhams, Top Shop and many others.


The support for artists starting out in their first studio environment continues through the StudioMakers Prize, provided by Tiffany & Co. and Outset. The prize supports seven graduates, one each for the London based Arts colleges for a year. They are each given a bursary of a free studio for a year.


Opportunities sought


Looking ahead we are keen to find a further 4000 m² of space. The key to our preference of a building is that it can house both clean and dirty art practises, so like our current buildings offer a mix of office-based design practises, sound studios as well as makers from a wide range of disciplines. The building must encompass all aspects of the Creative Industries because this will lead to some amazing synergies and partnerships of different disciplines working together in new and innovative ways.


Contact

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Cubitt Artists



Cubitt Artists

About

Cubitt is an artist-led co-operative built on a belief in the value of art and artists in society. Cubitt enables contemporary visual arts practice to thrive as a critical, peer-led activity. This is achieved through the provision of co-operatively run studios in central London and unique development opportunities for curators interwoven with curatorial and artistic programmes, driven by an engagement with learning, participation and the social possibilities for art.

Objectives:

- To provide an independent exhibitions and events space which establishes a vibrant environment for creative practice and dialogue
- To develop mutually enriching partnerships with similar organisations regionally, nationally and internationally
- To profile emerging artists in a productive and critical context, commissioning new work where possible
- To provide a platform and development/ learning opportunity for curators at the start of their careers
- To support young and emerging artists through affordable studio space
- To provide arts-based skills training, enriching events and activities in partnership with schools and community centres
- To provide training for artists to develop their skills and experience in participatory and educational settings

Experience

Cubitt has set up 4 different spaces over its 30 year history, converting old warehouses into high quality, affordable artists studios and not-for-profit galleries. These were built by artists who also work as art technicians, builders and designers.

The Cubitt Cooperative of artists each have a role in running the organisation and there is a small team of professional staff to run public programmes and a board of trustees who lend their expertise and advice to the effective running of the charity.

Business support and local engagement

Cubitt Salon events give an opportunity for members to collaborate and share discussions about their work. Each of the studio holders contributes to the running of Cubitt from its Gallery and Education Programmes to building maintenance, creating a space built by artists, for artists.

Cubitt's Public Programmes team include staff for Cubitt Gallery and Cubitt Education and employs 10 regular members of staff plus gallery invigilators and artist educators.


The Cubitt Curatorial Fellowship is a unique opportunity for research and curatorial experimentation in the field of visual arts, based on an 18-month residency, the only such scheme in the UK and one of very few in the world. The Fellowship provides an opportunity for learning and for professional development; the Fellow crucially delivers an individual perspective through a curatorial programme that sits in-between the artist-led and the institutional. This includes an initial three month research and fundraising period, followed by 15 months of programming.


Opportunities sought


1,000-2,000 m². The current premises are around 14,000 ft² (1300 m²). Cubitt can be very adaptable about the type of building they can use, from old warehouses that are difficult for other businesses to use, unused community centres, or ground floor spaces in new developments to help with placemaking. At least some natural daylight is essential. Longer leases are preferable to spread the initial building costs and to give the opportunity to build growing community links in Haringey.

Note: A new property or meanwhile space is desired from April 2021.

Contact

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Ethical Property



Ethical Property

About

Since 1998 we've been leading a movement in workspace that puts purpose into property and change into place by creating supportive environments for changemakers. Since our formation we've had the environment at the heart of what we do too, for example all of our centres are powered by renewable energy.

Our centres are as unique as those who work in them from a re-purposed Victorian station through to purpose built eco builds, we are home to some of the most insightful and inspirational organisations across the UK.

We provide space that is supportive, flexible, inclusive and focused on our tenants, with fair rents and leases. Our office space is a mixture of self-contained areas that tenants can make their own, alongside communal areas which promote the sharing of resources and collaboration. It's not just office space we provide, we have a diverse portfolio including conference centres, retail, workshops and educational units.

Experience

We are on one of the UK's leading Social Enterprises and have been providing space since the 1990s. Supporting thousands of organisations each year throughout our 22 centres in England, Wales and Scotland. We are one of the very few space providers to win awards for environmental design and re-purposing of buildings.

Business support and local engagement

We're here to support our tenants and take the worry out of the workplace, whether it be IT provision, cleaning or having space for meetings we've got that and much more covered. We love the communities we're in, you'll find local schools displaying art on a regular basis at our centre in Vauxhall and one of our Bristol centres is home to the St Pauls Carnival.

Opportunities sought

We're already the leading space provider for the third sector and many social enterprises, community and campaign groups. With years of experience managing a wide range of buildings including collaborative projects with local authorities and organisations such as Trust for London.

Ethical Property would be open to hearing about opportunities to expand our work, providing investment from its own resources that could be combined with developer contributions etc.

Contact

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Hotel Elephant



Hotel Elephant

About

Since 2009, Hotel Elephant has provided 80,000 ft² of studio, exhibition and education space across six meanwhile use buildings. In 2016 Hotel Elephant launched Spare Street a dedicated and permanent Creative Enterprise hub in the Elephant and Castle. Currently, Hotel Elephant has over 100 members across three sites in Southwark.

“Our mission is to create a truly dynamic Creative Business community. Where artists, makers, graduate talent and start-ups collide to create innovative ideas, products and businesses.”

Spare Street is a new street dedicated to Creative Enterprise in the Elephant & Castle, London providing studio spaces and co-working space.

Experience

- SE1 Harper Road 20,000 ft² & Newington Causeway 7,000 ft². Meanwhile use site across two former office buildings and doctors surgery providing affordable studios spaces for artists and makers.
- SE17: Spare Street 9,000 ft². Five newly refurbished railway arches with glazed fronts. Permanent creative enterprise hub providing:
- Arch's 1 & 2: Coworking space, with grade A fit out. Providing 50 desks, as a combination of hot desk, dedicated desk and office units with up to 6 desks in each. Approx. 40 – 50 users
- Arch's 3 & 4: 24 studio units for recent graduates, local artists and creatives.

Business support and local engagement

Hotel Elephant provides a range of flexible services from affordable studio spaces for artists and makers, graduate incubator and co-working space. The key to encouraging people to start and grow their creative business or practice is being able to access space at affordable rates on flexible terms, followed by professional development support.

We run a creative enterprise program to provide exhibition space, help launch a new product, test new ideas, facilitate teaching, and give exposure through our internal and external marketing.


We have a wide and well-established network in London within creative industries, universities and the business community – which allows us to spotlight our offer to students.

Opportunities sought


Broadly focusing on creative industries however all sectors will be considered – we have provided space for people working in sectors including arts, media, tech, fin-tech advertising, construction, social enterprise, design and theatre.

We are open to a range of opportunities and lease length. We have a many years experience activating vacate property on a meanwhile use basis to provide affordable workspace for creatives. We can also provide a 'blended' offer which includes operating the affordable workspace alongside the commercial. Opportunities could include, longer leasehold (15-25 years or within act) or opportunities to purchase space outright. Hotel Elephant is also interested in JV/SPV arrangements. Hotel Elephant has considerable experience and will bring this to a planning proposal leading to lease.

Contact


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Impact Hub



Impact Hub

About

Impact Hub is the world's largest network focused on building entrepreneurial communities for impact at scale – home to the innovators, the dreamers and the entrepreneurs who are creating tangible solutions to the world's most pressing issues.

We describe our purpose as: "We catalyse entrepreneurial action for a better world". Our values that support this are: collaborative, open, courageous, resourceful and caring.

We are an innovation lab, a business Incubator and a social enterprise community centre. We offer our members a unique ecosystem of resources, inspiration, and collaboration opportunities to grow their business and their impact.

Experience

We currently operate one workspace in Kings Cross of 3,300 ft² where we have been in operation for over ten years. It has 36 fixed desks and 84 co-working desks, total 120 desks, plus meeting room space for approximately 50 people. We have a total of 350 individual members, including five larger teams operating from the fixed desks.

Business support and local engagement

At the heart of our Impact Hub community is our fully hosted space. Members have access to several benefits, such as a registered mailbox, discounts on meeting rooms, flexible memberships, access to regular business clinics and events, peer to peer support, facilitated connections and access to a global network. A flexible, tailored mix of these solutions, combined with our locally rooted, global community, is how we enable growth in our members.

In addition, we run various programmes intended to either broaden inclusivity (e.g. with homeless, refugees, migrants); or to support the scaling of social enterprises and social entrepreneurship with local, national and international impact.

Opportunities sought


All types of commercial buildings, leases for minimum of 15 years or freehold purchase opportunities.

Impact Hub was part of the story of the re-development of Kings Cross and we believe that we can have a similar catalytic effect other neighbourhoods, bringing new life, ideas and investment to areas and helping to deliver sustainable development that involves and benefits the local community.


We are open to collaborating with other like-minded, impact focused organisation to co-share within a space. We could also collaborate with a developer to help them operate shared services within their wider development including meeting rooms and events, as well as having our own dedicated space.

Contact

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Chairman

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Launch It



Launch It

About

Launch It, (formerly London Youth Support Trust), was started in 2000 to address the issues that disadvantaged young people face when starting a business.

Our centres are situated in deprived communities and we support young people facing barriers to conventional employment. We have a proven model of low-rent, high support model that provides affordable business space for two years as well as the provision of advice, support and mentoring.

Experience

Enterprise Centres in London opened for medium-term periods (3-5 years) in London; Deptford, Hackney, Tottenham, Peckham.

Soon to open two centres in Scotland; Dundee, Paisley.

Business support and local engagement

Business planning, specialist volunteers (e.g. lawyers/accountants), mentoring programmes, networking opportunities and the development of exit strategies so that they can go on to be successful in the open market, allowing another young start-up to be incubated.

Closely engage with community groups within the local community and work in partnership with organisations including local councils, the GLA and in the region of 20 local organisations per enterprise centre.

Our support is provided by our Centre Managers and specialist help is provided (e.g financial aspects, debt management, retail), by mentors and external agencies. We embed the centre locally and develop local partnership working and recruit beneficiaries from the local community.

Opportunities sought

B1 space including new-build and refurbished spaces. Our pre-planning involvement included attending building schedules works meeting and working closely with the developers and site managers.

Contact

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-  **Tottenham Green Enterprise Centre**
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-  **www.launchit.org.uk**

Meanwhile Space



Meanwhile Space

About

Meanwhile Space CIC is at the forefront of meanwhile uses, creating vibrant communities by bringing temporarily redundant space into productive use. Meanwhile Space unlocks underused space for the benefit of community cohesion, placemaking and enterprise.

Meanwhile Space's model reduces the financial risk to individuals, which encourages entrepreneurship and reduces the financial burden for those who are financially excluded.

Experience

Our team has a proven track record in London Boroughs including Haringey, Waltham Forest, Brent, Lambeth, Lewisham, Sutton, Hillingdon, Croydon, Islington, Tower Hamlets and Southwark, as well as Hastings, working with multiple stakeholders in a considered and nurturing way to achieve maximum impact.

Case Studies


- Blue House Yard, Wood Green
- Wembley Park Drive
- Queens Parade, Willesden Green


Case Study Queens Parade Willesden Green: we consulted extensively with individual shopkeepers to carefully design the physical improvements, helped with marketing strategies, including new websites and an effective social media presence and supported the businesses to create a new Traders Association.


Opportunities sought


We aim to be realistic, positive and productive. We would like operate workspace and have no restrictions on sqm of space. We are flexible about the type of building we could operate as long as the project is in line with our ethos and values. Meanwhile Space brings vacant assets into use.

Contact

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Executive Director

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PJR Creative Studios



PJR Creative Studios

About

PJR Creative strive in providing high quality workspaces suitable for the very varied creative industries at affordable prices to suit tenants' needs and budgets – the approach includes aiming to confirm tenants before build even commences to allow for the finished unit to suit the tenants' requirements.

PJR Creative Studios sister company, PJR Creative Building does all the building work from original build converting sites in to B1 office spaces to general maintenance or personalised work within units for individual tenants, including in-house design work, which means we are able to keep prices down.

Experience

Having specialised in converting unused and at times derelict industrial spaces in to workspaces targeting creative's, PJR Creative now operate across several sites:

- Bernard Works: a total of 25 units
- 19 Bernard Road: a total of 22 units
- Gaunson House, Markfield Road: a total of 10 units
- The Cove, Markfield Road: photographic and film studio and event space
- 718-722 Seven Sisters Road: a total of 8 units
- 2 Norman Road: a total of 22 units (sadly this one we are moving out of as the building was sold)
- New: Kingfisher Place – up to 22 new units
- New: Crawley Road – up to 55 units

Business support and local engagement

PJR Creative have an extensive network and put people in touch with further support such as the Tottenham OIF Fund, accountants, solicitors and many other trades/support aspects required in order to run a successful business.

Building work for tenants can be carried out at cost price and with payment plans to get them up and running, for example the popular Loven Pizza and Bakery in South Tottenham.


There is also The Cove in South Tottenham as a resource for tenants and the community – a photographic studio and events space which is offered to tenants at a discounted rate and used to host networking and community events.


Opportunities sought


No site is too big or too small and as we can do all work in-house. We are happy to take on full-repairing leases, derelict sites, or sites requiring minimum work. Also site dependent we are happy to consider shorter leases on meanwhile sites and have had meanwhile sites on Ashley Road through Haringey already in the past.


PJR Creative currently works in various ways with landowners on their leased sites. For some they work as an agent, where they place a tenant into site and manage the tenancy throughout including any maintenance. For others they work in a partnership with shared profits and for others, which is the majority, PJR Creative takes on a headlease for site and converts the spaces/sites using PJR Creative Building and then manage all letting and day-to-day running through PJR Creative Studios.


Contact

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Projekt



Projekt

About

Projekt is a forward-thinking affordable workspace provider and developer that works with some of the biggest developers, housing associations, local authorities, government bodies and agencies to shape the character of new communities and revitalise unloved spaces.

We add real value to developments, ensuring that people and businesses (and their needs) are integrated into building schemes of all sizes.

Experience

We currently operate 300,000 ft² of workspace, studio space and hotel space across the capital and supports in excess of 250 creative businesses. We have a network of over 6,000 creative enterprises, from individual and embryonic artists to established cultural organisations.

- Clarendon Yards in Haringey we have delivered 5574 m² of workspace in a former industrial estate
- Green Rooms, Wood Green. Café/bar, event space, gallery, hotel, restaurant
- The Silver Building, Royal Docks. Bar/café, dance and rehearsal studio, event space, galleries, studios, theatre, workspace
- 58 Old Compton Street. Five storey townhouse in Soho, 930 m², 16 studios, roof terrace
- Easthampstead Works, Bracknell. Café, event space, gallery, hair salon, studios, workspace.

Business support and local engagement

We provide business support to tenants via providing genuinely affordable workspace that encourages business growth. We invest into building and fitting out tailored workspaces to fit their needs. We offer business support via reduced rent at the start of tenancies and support for funding and training. On all of our projects we encourage collaborations between businesses by providing social events and training.


We have invested in training courses and equipment for staff in order for them to advance their careers. We aim to employ locally and use local businesses in our supply chain.


Opportunities sought

We work on a minimum of 464 m² and a maximum of 10,000 m². We can deliver and operate on all forms of buildings from office units to large scale industrial buildings. Ideally, we would like lease terms to be two years plus.

Contact

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Managing Director

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Ten-87 Studios



Ten-87 Studios

About

We provide soundproofed, acoustically treated spaces for music, sound and the creative industries. We encourage collaboration and offer a professional environment for work and business and offer flexible leases range from 6 months up to 3 years. Ten 87 own and operate over 40 studios in North London.

Experience

Ten 87 studios operates over 26,000 ft² of commercial workspace over 3 complexes which house 44 purpose built studios, six offices spaces, a music venue, microbrewery/distillery and a restaurant.

Ten 87 actively encourages collaboration between its community members, facilitated through mixer events, listening sessions, songwriting camps, and community workshops.

Upon induction into the Ten 87n community. Artists are introduced to like-minded neighbours and encouraged to share material with the wider community via the Ten 87 Social networking platforms.




Business support and local engagement

In 2018 and 2019 Ten 87 donated resources to local organisation the Recordshop in order to help facilitate a series of workshops as part of 'Tottenham Creates'. Utilising both the Ten 87 community and its facilities, the program offered a group of local creators the chance to participate in series of workshops lead by industry professionals. The week culminated in 3 days of mix masterclasses by grammy award winning community member Alex Evans, and a live showcase at our in-house venue Five Miles.

Opportunities sought

200 m² – 2000 m² (B1c). Industrial/Low price per ft²/Part of wider creative offering/hub. 24hr access/Close proximity to mainline transport services.

Contact

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The Office Group



The Office Group

About

The Office Group was founded in 2003. We have always focused on design, making sure each workspace is different and individual. It's hugely important to us that we respond to the architecture, location and context of each building; we figured if we did that, then each location would belong to the people who use them rather than us, and generate a real sense of ownership and community.

We want to create beautifully designed buildings and progressive memberships, making the spaces (and contracts) flexible to allow businesses to thrive. Today, we have over 50 buildings across the UK and Germany (with more being built right now) and over 18,000 members.

Experience

The Office Group have delivered and are operating over 40 properties in the UK with new buildings due to open in Germany.

Business support and local engagement

We encourage members to grow within The Office Group, seeking to increase their capacity within the business. There are regular events held within each individual building for members to interact with others and discuss any collaboration opportunity. Each month a different member is tasked with providing a summary of who they are and what they do that goes on the public notices. B1a, minimum 2,000 m² to unlimited.


Opportunities sought


Either shell and core or delivered to Cat A office building. 20 year lease, inside the Act on market terms


The Office Group will take a building in a shell and core condition or one that has been delivered to Cat A.


The Office Group will undertake the fit out works that will be individually tailored to each building. We understand that everyone works differently so each of the locations reflect this, with different design, aesthetics and workspaces to choose from.


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