

From: [REDACTED]
To: [REDACTED]
Subject: Re: Short Meeting Availability
Date: 07 November 2024 09:02:34

Thanks, , that works for me. Please do call me on my mobile.

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: Thursday, November 7, 2024 8:57:57 AM
To: [REDACTED]
Subject: Re: Short Meeting Availability

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Good morning [REDACTED]
Would 9.15 be ok with you?
Many thanks

[REDACTED]

On Thu, 7 Nov 2024, 08:44 [REDACTED] <[REDACTED]@london.gov.uk> wrote:
Good morning [REDACTED],

Would you have a few minutes this morning for a call?

Best regards,

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@thetrampery.com>
Sent: Friday, November 1, 2024 8:17:49 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Short Meeting Availability

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Good morning [REDACTED]

Our system is google based, so I am unable to.
I will wait for your MS Teams link at 11.15.
Many thanks

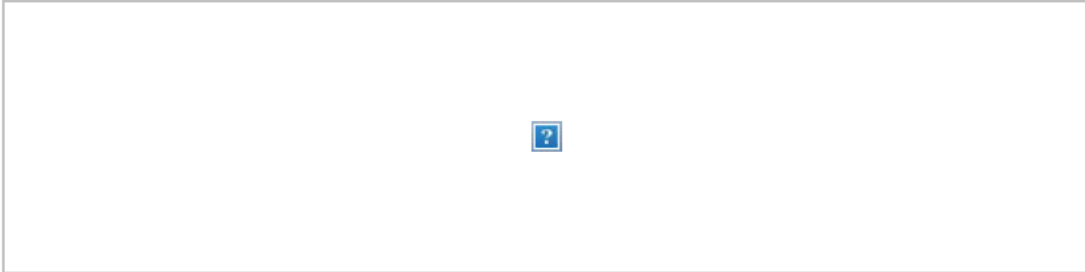
All the best,

[REDACTED]
--

[REDACTED]
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*The Tramperry is registered in England and Wales. Registration no. 07605290. Registered address:
[239 Old Street, London, England, EC1V 9EY.](#)*

On Fri, 1 Nov 2024 at 08:03, [REDACTED] <[REDACTED]@london.gov.uk> wrote:
Thank you [REDACTED].

If you are able can you send as a MS Teams meet? Our organisation's systems are unable to use Google meet. If not I will send a teams invite around 1115 - unable to do so currently as travelling.

Best,

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@thetramperry.com>
Sent: Friday, November 1, 2024 7:35:24 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Short Meeting Availability

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Good morning [REDACTED]

Thank you for your email.
I've just sent you a calendar invite with a video link.
Many thanks

Talk later.

[REDACTED]

--



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On Thu, 31 Oct 2024 at 16:55, [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Hi [REDACTED]

Thank you for reaching out. 1130?

Best,

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

www.royaldocks.london

[Twitter](#) [Instagram](#) [Facebook](#)

ROYAL DOCKS TEAM

Greater London Authority

City Hall

Kamal Chunchie Way

London E16 1ZE

[REDACTED]

[REDACTED]

A joint initiative from the Mayor of London and Mayor of Newham

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From: [REDACTED]@thetrampery.com>
Sent: Thursday, October 31, 2024 2:46 PM
To: [REDACTED]@london.gov.uk>
Subject: Short Meeting Availability

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Good afternoon [REDACTED]

I hope this finds you well.

I am reaching out to you to check your availability for a short online meeting.

I'd be interested in hearing some details with regards to the Compressor House Disposal and RLG.

We went through a similar process with Peckham Levels and I think it would be beneficial to exchange some information.

If you are available, I am free all day tomorrow (apart from 3 to 3.30pm) and most of the day on Monday 4th November.

I look forward to hearing from you.

All the best,

[REDACTED]

--



[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: Fw: compressor house / connect
Date: 13 December 2024 04:37:05

[REDACTED]

Tramperry working with Umbrellium would be a strong candidate. Arebyte less forward in their thoughts and my impression was that they were less enthused by the prospect however perhaps just an impression and understandably caution is justified . Be interested to know how went with Bow Arts today.

On procurement I think a few more soft conversations then the EOI early feb as you outlined.

[REDACTED]

[REDACTED]
Economic Development
Royal Docks Team
Greater London Authority

From: [REDACTED]
Sent: Thursday, December 12, 2024 7:42 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: compressor house / connect

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hallo [REDACTED]

it was a pleasure to meet you and alex onsite. many thanks for your time and apologies for having to rush off at the end, to avoid being late for my next meeting.

having seen the space again, and heard more about the vision for the site, i can confirm that the tramperry would be interested in working with the docks team to operate the building. we are also enthusiastic about collaborating with haque tan to fulfil the digital inclusion obligations, and provide an immersive destination highlighting the royal docks' sustainability agenda.

it sounds as though you are still working out the appropriate procurement path following the termination of the previous arrangement. please let me know when there is a clear picture.

in the meantime, it would be helpful to see the PDF floorplans of the works being undertaken if you are able to share these? if you would be interested to visit one of the tramperry's existing campuses, i would be delighted to arrange a tour.

yours : [REDACTED]

[REDACTED]

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Workspace for a Better World

On 11 Dec 2024, at 19:01, [REDACTED] wrote:

Hi [REDACTED]

Thank you all for a productive visit and your thoughtful insights into the possibilities at Compressor House.

[REDACTED] Thank you for connecting and great to meet you and [REDACTED] in person.

[REDACTED] [@thetrampery.com](mailto:[REDACTED]@thetrampery.com) thank you for attending, great to meet.

Please do reach out if questions arise as the visit beds down. We in RDT team – and I hope this came across – feel this project and the operation of CH will be successful through genuine collaboration to bring life to what is one of the Royal Docks few remaining historic buildings.

Best regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Greater London Authority

City Hall

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London E16 1ZE

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED] [@umbrellium.co.uk](mailto:[REDACTED]@umbrellium.co.uk)>

Sent: Wednesday, December 11, 2024 5:41 PM

To: [REDACTED] [@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]

[REDACTED] [@Royaldocks.london](mailto:[REDACTED]@Royaldocks.london)> [REDACTED] [@thetrampery.com](mailto:[REDACTED]@thetrampery.com)

Cc: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [@Royaldocks.london](mailto:[REDACTED]@Royaldocks.london)>

Subject: compressor house / connect

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open attachments unless you recognise the sender and know the content is safe.

Hi everyone, thanks for the site visit today – connecting you all up: [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

Founders, [REDACTED]

From: GLA-Royal Docks

To:

Daniel Bridge

Subject: FW: Compressor House - Expression of Interest Brochure

Date: 24 February 2025 12:58:05

Attachments: [Compressor House FOI Brochure Final.pdf](#)
[Compressor House Partner Procurement FAQ Final.pdf](#)

Good afternoon all,

██████████ asked that I forward on his email below.

Compressor House page now live here: <https://www.royaldocks.london/articles/compressor-house-unique-opportunity-to-operate-historic-grade-ii-listed-building>

www.royaldocks.london

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ROYAL DOCKS TEAM

City Hall

Kamal Chunchie Way

London E16 1ZE

A joint initiative from the Mayor of London and Mayor of Newham

From:

Sent: Friday, February 21, 2025 4:46 PM

To: Royal Docks ;

Cc:

Subject: Compressor House - Expression of Interest Brochure

Hi team,

The EOI to secure a new operator for Compressor House will be live on the website Monday however in advance please see attached the brochure and a FAQ.

It's the first stage of a two-stage process, closes 24th March 25.

Please do send it to organisation that may be interested.

To note (and avoid duplication) I have emailed directly the following (to avoid repeat emails)

Thisisprojekt

Allisjoy

Arebyte

Tramperry

Umbrellium

Bowarts

Toasted

3space

One Newham

Thank you to [REDACTED] for much appreciated assistance, guidance and support. [REDACTED] will need to add links to projects that may inspire potential operators)

Typos? - the document will be reviewed next week.

Best,



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London E16 1ZE



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Expression of Interest: Opportunity to operate the historic Compressor House in London's Royal Docks

A unique opportunity to shape a community, digital, cultural, and commercial anchor in London's newest destination – the Royal Docks

1. Introduction

1.1 Overview of the opportunity

The Royal Docks Team (RDT) is inviting expressions of interest (EOI) from partner(s) to establish a compelling community, digital, cultural, and commercial vision for the historic Compressor House building. Strategically located in London's well-connected Royal Docks and at the heart of a high growth area, Compressor House is being reimagined as a cornerstone of the Royal Docks' economic and social infrastructure.

This is a rare opportunity for an ambitious, forward-thinking organisation to create a landmark destination that celebrates the Royal Docks' rich heritage, while unlocking its future potential

1.2 The Royal Docks context

The Royal Docks is one of the UK's largest regeneration opportunities, at the centre of an expanding east London region. Once the UK's gateway to world trade, today the Royal Docks is re-emerging as a distinctive new urban quarter, with approximately £5 billion worth of investment planned over the next twenty years.

As the Mayor of London's largest land-led project, the Royal Docks is uniquely positioned within London for housing and economic growth. The area forms the backbone of two major growth priorities, the Royal Docks and Beckton Riverside Opportunity Area and London's only Enterprise Zone, offering significant potential with up to 36,300 new homes and 55,700 new jobs forecast.

Major anchor organisations including Tate & Lyle Sugars, Excel London, London City Airport, and the University of East London (UEL) are all located in the Royal Docks – making it a strategically important economic centre for London. City Hall relocated to the area in 2022, signalling a substantial realignment of the city's cultural, economic, and political centre of gravity eastwards.

The Royal Docks [five-year delivery plan](#) sets out how we intend to work with partners and local communities to restore the area's historic vibrancy and purpose.

2. The Compressor House Opportunity

2.1. The Vision

We are looking for an operator to bring their own vision that leverages the building's unique character and heritage, bringing the building to life and catalysing on the growing draw of the Royal Docks as a destination.

Key Considerations:



MAYOR OF LONDON



- **Digital Innovation** – Supporting digital inclusion and aligning with *Newham Sparks*, the London Borough of Newham's (LBN) initiative to position the area as a hub for innovators and investors in the data sector.
- **Community Wealth Building** – Contributing to LBN's commitment to fostering local economic growth and opportunity.
- **Good Growth** – Advancing the Mayor of London's vision for sustainable and inclusive economic development.
- **Levelling Up Fund (LUF) Outcomes** – Delivering against key priorities outlined in Appendix 1.
- **Digital Sector Growth** – Capitalising on emerging opportunities in Newham's digital sector, including addressing skills gaps in data centres and immersive experiences.
- **Heritage & future-focused placemaking** – Respecting the legacy of Compressor House as one of the few remaining heritage assets in the Royal Docks while also embracing its role as a key part of the Royal Docks Team's (RDT) front of house programme (including display of the Royal Docks' model).

To facilitate the digital ambitions of Compressor House £250,000 has been allocated for the installation of digital infrastructure, subject to a successful Royal Docks Good Growth Fund application, the second stage of this process, post EOI stage. The preferred partner will be expected to scope, develop and project manage this capital project.

2.2. Likely Focus Areas

It is expected that applicants will focus on the following key areas when shaping their vision to ensure the building achieves its objectives:

- **Commercial:** Develop the commercial offer that provides for a financially sustainable operation generating revenue through activities, external funding, or sponsorships contributing to the building's other primary objectives.
- **Community:** Create a welcoming space for local communities and visitors to spend time, connect and learn.
- **Digital Skills and Training:** linked to the community objective, collaborate with LBN, businesses, local providers, and the community to provide training that equips the local community with skills to benefit from the opportunities in Newham's high-growth digital sector.
- **Cultural venue:** Establish a vibrant cultural destination for example, arts, music, performances, and exhibitions, enriching the cultural fabric of the Royal Docks.
- **Food & Beverage/events offer:** Support place-based activation and attract footfall through food, beverage, and events (subject to necessary consents).

While these are the key areas for a potential operator to focus on, alternative approaches that align with the overarching ambitions of Compressor House will also be considered based on their individual merits.

2.3. Location & Accessibility

Compressor House (post Code E16 2QU) has excellent transport links and located on the northern bank of Royal Albert Dock, adjacent to Royal Albert DLR station (two stops to

Elizabeth Line Station Line, under 30 minutes from Farringdon, 20 minutes Stratford) and in close proximity to Newham Council offices. London City Airport is a 22-minute walk.

Other locational benefits include:

- Adjacent to Royal Albert DLR.
- An external landscaped area within the demise that, subject to consents, may be activated, for example tables and chairs serving a café offer.
- The lawns' green open space directly opposite with stunning views of the Docks, Canary Wharf and London City Airport. This may be available for meanwhile activation by the partner/s and if this is a prospect, please indicate on your EOI submission.
- A 7-minute DLR ride or 20-minute walk from Custom House station on the Elizabeth line.
- Footfall from users of the adjacent hotel district that serves Europe's largest business conference facility at Excel London

3. Refurbishment & digital fit-out

3.1. Scope of refurbishment

The building is undergoing a comprehensive refurbishment scheme, funded via Levelling Up Funding secured by LBN and is scheduled for completion in Spring 2025. Key improvements include:

- High-standard refurbishment throughout
- Installation of a café area
- New heating and ventilation system
- Full accessibility
- 13 gender neutral restrooms
- Space for up to 400 attendees







3.2. Digital Fit out and the Royal Docks Good Growth Fund

RDT is harnessing its Good Growth Fund (RD GGF) to secure an operating partner(s) and fund the digital fit out of the building. The digital installation from specification to installation will be expected to be project managed by the preferred operating partner with, subject to a Royal Docks Good Growth Fund Application, a provisional budget of £250,000.

Details of refurbishment scheme

Item	Refurbishment scheme
Roof	- The flat roof covering was replaced in full, including works to the perimeter gutters and renewing flashing to the cornice and included insulation to meet current Building Regulations standards. Appropriate drainage falls gradients incorporated. Downpipes and drainage outlets were cleared. - The Roof is currently not accessible. However a operator may consider bringing forward plans for this space subject to funding and consents. Solar panel Installation, for example, would be encouraged.
Floor	New ground floor being installed raising event capacity to 400
Mechanical and Electrical Systems (M&Es)	- New supply being installed up to 400amps - New external power supply being installed to facilitate events in rear/car park - New lighting and blind system. - New electric heating, ventilation, and extraction system. - Power to "event" area. - External power to car park area.
Mezzanine	- Fully independent and secured mezzanine with meeting room, exhibition room and ancillary offices. - Exhibition room and meeting room may be used for supporting ground floor events. - The current vision proposes the ancillary office spaces leased to the Royal Docks Team. This offers the operator the prospect of an immediate income stream. Should this move forward, expected rental value will be determined through lease negotiations.
Accessibility	- Fully accessible building. - New lift to mezzanine. - New accessible entrance lift. - Secondary ingress/egress at rear (increasing functionality of the ground floor).
Facilities	- Accessible restroom. 13 gender neutral rest rooms. - Installation of a café /serving area with back storage facilities. - New kitchen (first fit only, no units nor machines).
Furniture (Ground Floor)	The ground floor will be leased as provided in the scope of refurbishment.
Wi-Fi and Connectivity	Connection the responsibility of the operator. Connection is available.

Item	Refurbishment scheme
Water	• Main's connection available. Operator responsibility for connection and accounts with provider.
Power	• Grid power connection available, 400amps. • External power to car park area being installed. • Power available at "stage/event" (internal) area on western elevation. • Tenant to take responsibility for connection and accounts with provider
Outside Space	• The demise includes a landscape area immediately in front of the building. That lends itself to activation including tables subject to appropriate consents being obtained. • Car park with capacity for 10 vehicles. • There is a flat lawned area at the front of the building across a road that does not form part of the opportunity. However, should an interested party wish to consider bringing forward meanwhile activation plans for this area this can be discussed.

4. Technical Details

4.1. Building Overview

Compressor House was built in 1914 as cold storage for cargo. The building is a large open rectangular space offering exceptional versatility for various uses. The impressive open hall space has a significant ceiling height (8-9m). Original hoists, rails and winching machinery used to move produce internally are retained.

While it is imagined as one event space, should an operator consider or propose a scheme to subdivide the space, such plans will be evaluated on their individual merits. The installation of less permanent solutions, such as acoustic curtains may provide similar benefits without compromising the advantages of maintaining the attractive, expansive and open layout.

The building is currently undergoing a comprehensive capital works refurbishment programme. Upon becoming fully operational the building will:

- Be in a fully lettable condition at the point of lease signing.
- Feature advanced digital infrastructure as a core component, including event lighting and digital equipment (to be specified and installed).

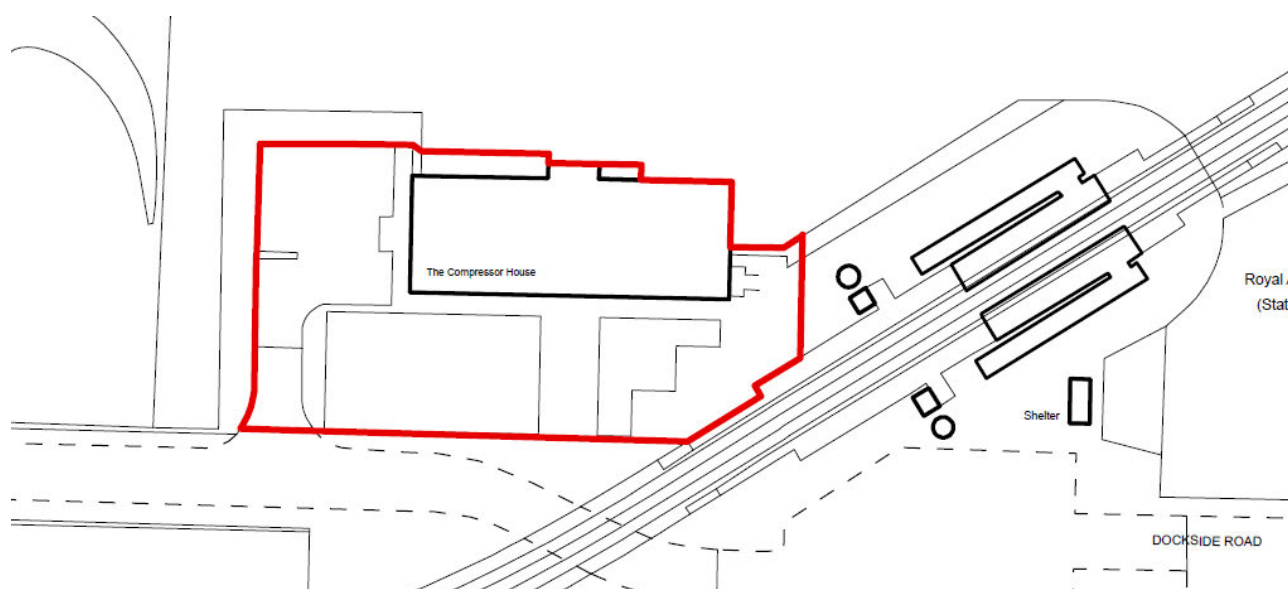
The preferred operator will project manage all aspects of delivering this advanced digital infrastructure through managing its design and specification (including appointing a designer, as appropriate), specification, procurement, and installation, ensuring its successful implementation. Cabled data will be installed in the event space (which can then be drawn to areas as required by the future operator) during the current refurbishment scheme including along the at height rails.

A provisional sum of £250,000 (forming part of the part of the Royal Docks Good Growth Fund application) has been allocated to the digital infrastructure scheme and is ringfenced for such purposes. Additional installations and capital items such as the cafe and kitchen fit out (this will be first fix) and event space furniture will form part of the operator contribution. The refurbishment scheme will include a functional lighting system, the digital infrastructure is critical to the building's operation. It is essential for achieving its cultural and community objectives (such as digital skills training) and unlocking its commercial potential.

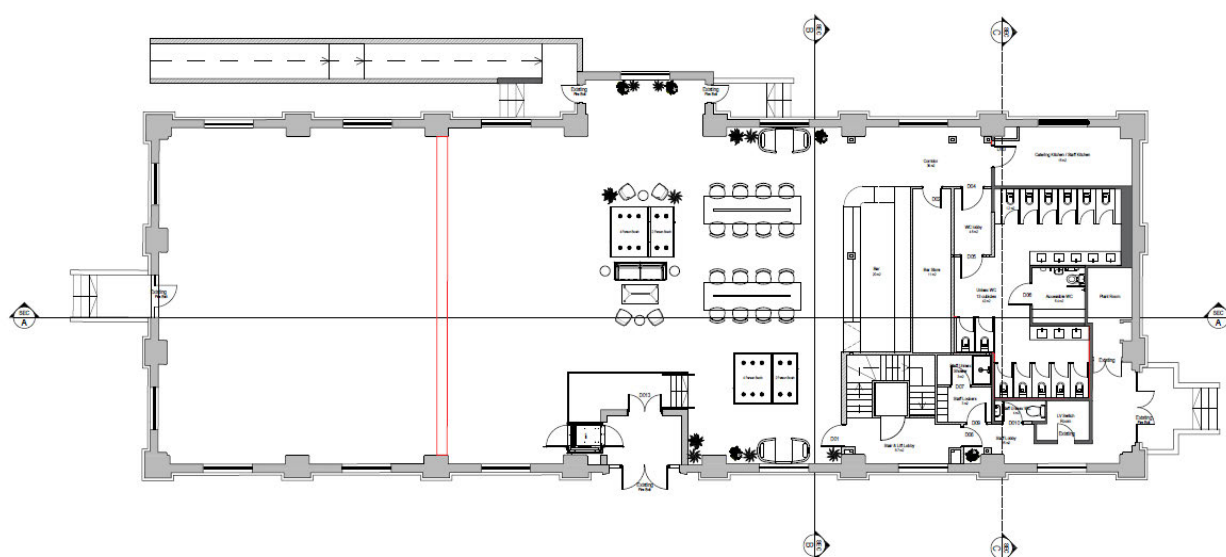
Compressor House is locally listed in Newham, contributing to the architectural and historical character of the area.

Demise

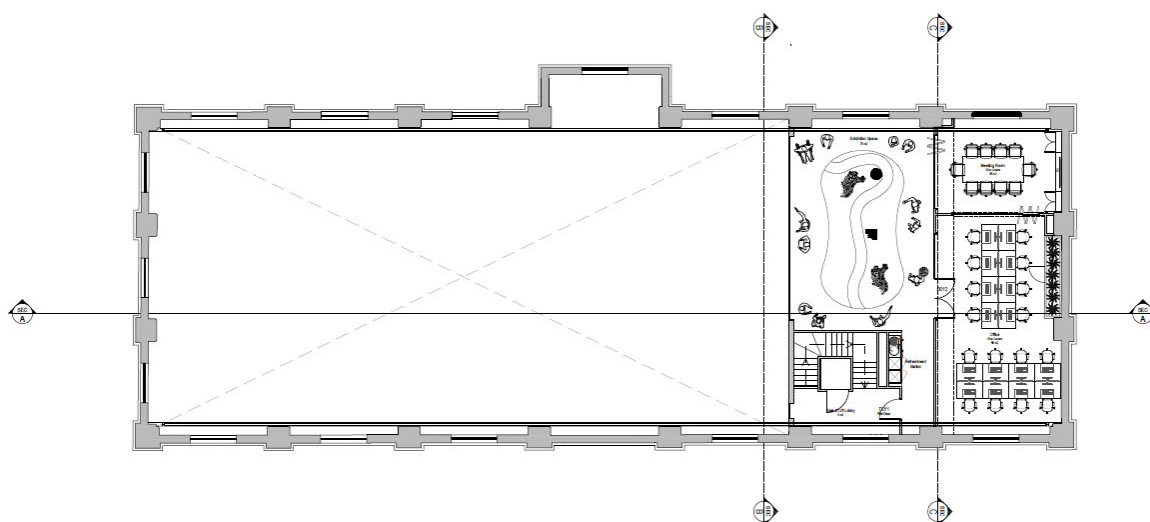
The red line on the drawing below indicates the demise, including the landscaped area to the front of the building. Royal Albert DLR station is to the east of the drawing. The building is indicated by the hard black outline.



The ground floor and mezzanine drawings are indicated below. Furniture is for illustration purposes only.



KEY Proposed Ground Floor
1:200 @ A1



KEY Proposed First Floor
1:200 @ A1

4.2. Planning and Capacity

The current consented scheme is *sui generis*, events space with ancillary offices. The planning can accommodate:

- concerts, music gigs & events
- performance; conferences, business events, workshops
- parties, wedding receptions; and exhibitions

Potential capacities:

- Standing: 400
- Seated at tables: 150 – 200
- Seated as audience: 200-300

There is an opportunity for the preferred operator to broaden the offer subject to securing the appropriate consents.

4.3. Legal, Lease & Financial

The lease will likely consist of:

- A commercial Full Repairing and Insuring (FRI) 10-year lease arrangement and a single partner tenant (lead organisation to be identified in the EOI), likely with a 5-year break clause.
- It is likely that a commercial rent and/or profit share or turnover rent options arrangements will be offered. For information, the current estimated rental value of the building is £50,000p.a. (under review).
- Rent free periods will be considered.

5. Financial Contribution

It is expected that the operator provides a financial contribution to ensure it meets the requirement set out in their vision. For example, for ground floor seating, kitchen fit out and additional lighting to meet their requirements. The level of the matched funding is to be proposed by the operator.

6. Community Wealth Building

[Community Wealth Building](#) is at the heart of the Levelling Up Fund proposals. Applicants should consider how their EOI responds to this inclusive economic approach.

7. Partner Profile

While the profile of a future operator remains flexible it will likely be one of the following:

- An existing operator with a proven business plan that can be easily transferred to Compressor House (an established provider)
- An existing organisation/partnership with a business plan ready (but seeking a building and/or funding)
- A partner(s) with proven knowledge and experience of working within the context of this geography and community.

The opportunity is open to partnership or consortium applications, and such collaborative approaches are highly encouraged. Where a partnership or consortium application is submitted, it must include a clear and coherent structure outlining the lead organisation, roles and responsibilities of each partner, and the proposed management framework.

Expressions of Interest (EOIs) are also welcomed from organisations interested in developing a partnership or consortium application but who have not yet formalised arrangements with prospective partners. The EOI process, including prospective partner

engagement activities such as online meetings, may provide opportunities for collaborative discussions that could lead to the formation of partnerships or consortium applications.

Please note that any lease agreement will be offered exclusively to the designated lead organisation.

8. Expression of Interest Submission

8.1. Information to be provided.

Interested parties are invited to submit an EOI (maximum 8 pages, 2000 words, in MS Word (or PDF), font size 12), including the following information:

- Vision (Max 300 words): A compelling vision for Compressor House, outlining your proposed concept and its alignment with the objectives outlined in this EOI.
- Company profile (Max 250 words): A concise overview of your organisation.
- Experience (Max 200 words): Demonstrate your relevant experience in operating similar venues or delivering related services.
- Staff Expertise (Max 250 words): Highlight the expertise of your team and their ability to deliver the project.
- Business Plan and Operating Model: (max 1000 words including projections) A summary business plan outlining your proposed operating model, revenue projections, and financial sustainability. While a full business plan is not expected the high-level summary business plan should include:
 - Headline commentary on market and competitive analysis
 - Basic likely Operations Plan including staffing/ employment levels and Facilities Management Plan.
 - A summary SWOT (Strengths, Weakness Opportunities, Threats) Analysis.
 - 5-year Financial Plan Cash Flow Forecast (yearly summary only).
 - Matched funding details including information on source of funding and details of its allocation.
 - Digital Skills Offer: Proposed digital skills training or initiatives to be offered at Compressor House.
 - A high-level concept for Digital Fitout which should include how this translates in terms of use and achieving the community/ digital training outcomes.

9. Next Steps

This EOI represents the first stage of the selection process. Shortlisted applicants will be invited to participate in further discussions and submit a full GGF application – the means through which the £250,000 capital contribution will be allocated via a Grant Agreement.

It is likely that up to four organisations will be shortlisted and invited to submit more detailed proposals via a full GGF application.

10. Submission

Email your Expression of Interest to: daniel.paullino@london.gov.uk

EOI submission to be received no later than **Monday 24th March 2025 at 10:00am**

Table of key dates

21st Feb 2025	EOI launch
03th - 05th March 2025	Online (anon) Tour of (external) Compressor House, and online briefings – No need to register – please joint link in at time and date as set out below.
13th March 2025	Questions and Responses updated to FAQ
24th March 2025, 10:00am	Deadline for EOI responses.
4th April 2025	Decision on EOI. Invitation to submit full applications.
12th May 2025	Deadline for submission of Stage 2 RD GGF applications.
30th May 2025	Decision on preferred partner.
1st June – 1st July 2025 (proposed)	Lease negotiations (draft lease will be provided to shortlisted operators).
1st July - 31st Aug 2025 (proposed)	Digital installation project.
Sept 2025	Target opening.

Online Meetings 03rd and 05th March 2025

Further information and an opportunity to ask question will be provided at the (anonymous by default) online meetings.

You do not need to register nor advise us of your intention to attend. Simply Please click on the links below at the indicated time. Questions and responses will be added to the FAQ sheet.

Monday 03rd March 10:00am

Microsoft Teams meeting

Join (click or copy onto your browser):

<https://teams.microsoft.com/meet/364151018311?p=gH3ahnyE8OxjAyGx4h>

Meeting ID: 364 151 018 311

Passcode: yF3vG29D

Wednesday 05th March 16:00

Microsoft Teams meeting [Need help?](#)

Join (click or copy onto your browser):

<https://teams.microsoft.com/meet/364151018311?p=gH3ahnyE8OxjAyGx4h>

Meeting ID: 364 151 018 311

Passcode: yF3vG29D

Appendix 1 - Compressor House Deliverables

Deliverable	To be delivered within 5 years from date of grant agreement	Monitoring approach overview	Information to be collected and shared with the GLA
Community events: number and attendance	40 events	Provider count	No. of events
Numbers of learners supported (by type of support)	1,000	Provider count	No. of people
Numbers of learners achieving an accredited qualification	250	Provider count	No. of people
Increase in uptake of paid work experience placements	20	Evidence of individuals' progression into a volunteering role (e.g. letter from third sector organisation).	No. of people
Number of people sustaining employment for 12, 24 months	12	Provider count	No. of people
Community infrastructure created (by type)	1 newly refurbished building	Agency/provider count	No. of units / m2
Low-cost community space created	250m2	Agency/provider count	No. of units / m2
Number of users	10,000	Sign-in registrations to include indicators for measuring & monitoring equality, diversity & inclusion.	No. of people
Numbers accessing cultural activities through the community asset	10,000	Sign in / registrations	No. of people
Deliverable	To be delivered within 5 years from date of grant agreement	Monitoring approach overview	Information to be collected and shared with the GLA
Involved in the management/running of community asset	25	Number of trustees, staff and volunteers	No. of people

Numbers aware of community asset (derive understanding of wider community awareness of the asset)	50,000	Survey of residents to show awareness levels of community asset	No. of people
Number of activities/events promoting the identity of a place	40	Count of activity by providers/organisers	No. of initiatives
Number of cultural events taking place	40	Count of activity by providers / organisers	No. of initiatives
Numbers of users participating in activity/event promoting the identity of a place	10,000	Sign in / registrations	No. of people
Cultural organisations involving increased numbers of local people	10	Sign in / registrations	No of organisations
Number of people accessing existing culture organisations for the first time	1,000	Sign in / registrations	No. of people
Number of people accessing cultural events in new settings	10,000	Sign in / registrations	No. of people
Other construction skills Supports	20	Evidence supplied by contractor	No. of people



Expression of Interest: Opportunity to operate the historic Compressor House in the Royal Docks

Frequently Asked Questions Supplement

This should be read in conjunction with the Expression of Interest (EOI) Brochure

1. **Question:** What are the stages of the process?
Answer: This is a two-stage process with an EOI stage and a second stage for shortlisted operators, a full application to the [Royal Docks Good Growth Fund](#) (RD GGF). The EOI process is just over four weeks. It is likely that three or four interested organisation's will be invited to submit more detailed proposals via the RD GGF process.
2. **Question:** Are business rates payable?
Answer: Yes. The current rateable value of Compressor House is £74,000. Under the standard rate of 54.6p would result in estimated business rates of £40,404 (deductions may be available). This calculation is illustrative and potential operators are encouraged to discuss business rate issues with the local authority. Should, as planned, part of the building be let as ancillary offices, this would reduce business rate exposure.
3. **Question:** Are service charges payable?
Answer: Yes, there are two service charges payable – Royal Business Park Service Charge amounting to approximately £2k per annum and the Royal Docks Management Authority [Royal Docks Management Authority \(RoDMA\)](#) service charge, which vary from year to year. Service charges are currently estimated to be in the region of £5,000 per annum.
4. **Question:** What condition will the kitchen and bar area be in?
Answer: The kitchen and bar area will be taken to first fix. It will be the responsibility of a future operator to complete and fund further stages to meet their requirements.
5. **Question:** Will there be funding and /or furniture in the event area?
Answer: No. The visuals are for illustrative purposes only.
6. **Question:** Would an operator be responsible for all utilities including water, electricity and broadband?
Answer: Yes.
7. **Question:** Are there opportunities to develop partnerships with local businesses and anchor institutions?



Answer: Yes. The Royal Docks is home to a range of high-profile organisations across commercial, academic and community sectors, providing opportunities for impactful partnerships and collaborations.

8. **Question:** Has the specification for the digital installations (£250,000) been developed?

Answer: No. Potential operators are encouraged to consider what the digital installation may look like to achieve the community, commercial and digital aspirations of the space.

9. **Question:** Will the event space have digital cabling installed and power?

Answer: Yes. The plan includes installing part of the necessary infrastructure, such as data and power points, to support the future digital installations.

10. **Question:** Can part of the budget for the digital installation be allocated against other items?

Answer: If the other items are directly related to the digital installation, they can be considered.

11. **Question:** How much matched funding is expected from a proposed operator?

Answer: There is no set figure or value. The matched fund is to be produced by the interested organisation/s to support achieving the building's outcomes and ambitions.

12. **Question:** What is the area like?

Answer: Compressor House is located within the Royal Docks. With £5 billion of planned investment over 20 years, the Royal Docks is one of London's largest regeneration projects, featuring a mix of residential, commercial, and industrial developments across 175 hectares of public land.

The Mayor of London is determined to restore the Royal Docks to its former glory as part of an ambition to build more than 36,000 new homes and create 55,000 new jobs across this historic part of East London.

As London's only Enterprise Zone, the Royal Docks has benefited from over £44 million in funding since 2018, delivering 9,000 new homes, more than 2,500 jobs to date, alongside substantial public realm improvements. For more information, see the [Royal Docks Delivery Plan](#).

13. **Question:** What about the area immediately surrounding Compressor House?

Answer: The area around Compressor House is set for major growth. Currently characterised by the Royal Albert Dock at its front elevation, directly opposite London City Airport (a 22-minute walk), a thriving hotel quarter, the London borough of Newham's main offices, and a 628-bed student block set to open in Sep 2026. Additionally, the University of East London's Docklands



Campus lies to the east and Excel to the west. The [site](#) around Compressor House (12ha, 20 ac) offers up to 400,000m2 of development potential, and an exercise to secure a development partner is expected to be launched in 2025. Beckton and Custom House are the closest residential neighbourhoods. While the hotel quarter and LB Newham generate footfall, the area's full potential is yet to be realised. Developing an attractive offer for Compressor House is crucial to achieving this ambition.

14. **Question:** We are interested, however one of the requirements would be difficult for us to achieve independently. Can a partnership application be submitted?

Answer: Yes, partnerships and consortia applications are encouraged. Please clearly outline roles and responsibilities and indicate the lead organisation. A lease will be offered to the lead organisation only.

15. **Question:** We are interested; however, we currently do not have a partner to deliver element/s of the outcomes required – is there an opportunity for match making during the process?

Answer: Yes. Where possible, potential matches will be identified, and if all parties agree to share their information with other interested partners, the team can facilitate the process. Please contact us at an early stage and will do our utmost to assist.

16. **Question:** Will be there an opportunity to find out more information on the requirements before I decide to submit an EOI?

Answer: Yes, an online information session (where participation is defaulted to anonymous) have been set up – see the EOI Brochure for more information. Please hold your questions to one (or more) of these sessions as we will be unable to respond to individual question prior to the second session. Question will initially be addressed at the online information sessions. we will not be able to respond to individual questions prior to these sessions.

17. **Question.** Will there be an opportunity to visit Compressor House in person?

Answer: Compressor House is currently a building site and therefore access is restricted to site personal only. However, interested organisations are encouraged to visit the location/local area – it is adjacent to Royal Albert DLR station.

18. **Question:** Can I provide plans for the landscaped area in front of the building and is there a budget for this?

Answer: Plans to activate the landscaped area in front of the building are very much encouraged. This could be used as a seating area subject to appropriate consents. Replanting options can also be considered. There is currently no budget allocated against this work, however while there are no



guarantees, there may be an opportunity to source funds dependant on the scheme.

19. **Question:** I am interested in advancing a proposal for the meanwhile activation of the lawns area in front of Compressor House, as mentioned in the EOI Prospectus. Who do I talk to about this?

Answer: While not forming part of this exercise there may be the opportunity for meanwhile activation of the lawned area in front of Compressor House (the landscaped area in front of the building forms part of the demise of the building). If interested in this potential opportunity, please advise in your EOI submission.

20. **Question:** Will responses to all questions from interested parties about the opportunity be published?

Answer: Yes, questions and responses will be regularly updated and published in this FAQ following the planned online information sessions. See the EOI main brochure for more information.

21. **Question:** When will I find out the result of my EOI?

Answer: Assessment of the EOI process should complete by 31 March 2025. If there is a delay, you will be advised.

22. **Question:** If I am unsuccessful in my EOI submission can I ask for feedback?

Answer: Yes

23. **Question:** What are the proposed lease arrangements?

Answer: A ten-year lease with a 5-year break clause will be offered. A profit share arrangement and/or rent-free period will likely form part of the lease negotiations.

24. **Question:** Can draft Heads of Terms be shared?

Answer: Draft heads of terms will be discussed at the planned online meetings.

25. **Question:** Who do I contact if I have any questions?

Answer: Due to the expected level of interest initial questions should be asked at the planned online information sessions. Individual questions will not be responded to prior to these sessions.

26. **Question:** We are interested - when do I need to submit the EOI?

Answer: The EOI must be submitted by 10:00 AM on Monday 24th March 2025. EOIs submitted after this time and date will not be considered.



Please submit the EOI form to [REDACTED]
[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)
by 10:00 on Monday 24th March 2025. EOIs returned after the time
will not be considered.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Compressor House - Expression of Interest
Date: 27 February 2025 21:05:22

Evening [REDACTED]

good to hear from you and that the Trampery is interested in the opportunity.

To respond to your questions.

1. the preferred model is to locate the RDT in the building however i did not wish to be prescriptive— a potential operator may wish to come forward with a proposal that does not envision the GLA being leased part of the facility.
2. The building is recognisably at the fore front of what will become a denser urban environment. Currently it is not. We will work with an operator to ensure the arrangement brings to life the building and has the catalysing effect that both we and the operator seek. So yes options are available- the ambition is for the building to be tremendously successful. It is very much a collaboration piece, and I /we will support the operator to ensure it is successful. Exact model to be progressed would come thro at the second stage if the vision and proposed business model is strong.

lastly the building will be functional but clearly not all elements in place which is where the vision important.

Hopefully that answers your question but welcome follow up.

Best,

[REDACTED]

Kind regards

[REDACTED] [REDACTED]

Economic Development
Royal Docks Team
Greater London Authority

From: [REDACTED]
Sent: Thursday, 27 February 2025 13:18:55
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Compressor House - Expression of Interest

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

hallo [REDACTED]

many thanks for sharing the EOI documents. the project remains of interest to the trampery and our proven experience is well-aligned to the stated goals. two immediate questions:

- you mentioned the royal docks team would relocate to the site and rent space at the upper level. from initial analysis this element is vital to the projects viability, however it doesn't seem to be mentioned in the documents. please can you confirm this is still the intention?
- the brief states an expectation that the operator will contribute finance to bring the site up to an operational condition. the trampery does not have independent resources for this purpose. under our operating model, the landowner is responsible for funding all the initial investment to make the building operational. would the docks team be open to an arrangement where funds for the final fit-out elements are provided as a loan, which is repaid from income?

yours : [REDACTED]

[REDACTED]
The Trampery - Certified B Corp
Workspace for a Better World

On 21 Feb 2025, at 16:29, [REDACTED] wrote:

Hi [REDACTED]

Hope you both well.

Following our recent conversations and your visit I wanted to share now live details of the Compressor House Operator Opportunity in the Royal Docks.

This will be up on the Royal Docks website on Monday or Tuesday however here are the PDF of the EOI brochure and a FAQ I have prepared. Once you have had a chance to review please do let me know if any questions and please share with partners you consider may be interested.

Have a good weekend.

Best,

[REDACTED]
[REDACTED]
[REDACTED]
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ROYAL DOCKS TEAM
Greater London Authority
City Hall
Kamal Chunchie Way
London E16 1ZE

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Compressor House EOI's
Date: 27 March 2025 10:56:00
Attachments: [CH EOI Octopus AllisJoy 24 March 2025 FINAL.pdf](#)
[Compressor House EOI - The ReSpace Alliance.pdf](#)
[EOI - Every Child Online.pdf](#)
[Every Child Online - Excel Letter of Support.pdf](#)

H [REDACTED],

We received three EOI for the Compressor House opportunity – see attached.
Given the following organisation appeared motivated to submit(the Tramperry/Umbrellium and Bow Arts) I am in the process of reaching out to firstly ensure they had not submitted (i.e. an IT gremlin has been at work) and secondly if not to reflect on the reasons why an EOI was not brought forward.

If indeed we only have three the current thinking is we ask all three to develop a full RD GGF application and therefore can ask the Evaluation Panel to stand down – let meet to discuss will search for a time in calenders.

It remains valid that we evaluate the submissions and [REDACTED] has drafted the attached.

 [EOI_Assessment_CompressorHouse.xlsx](#)

Thanks

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London E16 1ZE

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[REDACTED]
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From: [REDACTED]
To: [REDACTED]
Subject: RE: FYI Compressor House EOI's
Date: 07 April 2025 13:30:29
Attachments: [image001.png](#)
[image002.png](#)

Hi [REDACTED]

I understand the EOI stage recommendation/s is taken to SMT following which we invite the preferred party/parties to submit a full RD GGF application.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]
[REDACTED]
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From: [REDACTED]
Sent: Monday, April 7, 2025 12:02 PM
To: [REDACTED]
Subject: Re: FYI Compressor House EOI's

Thanks [REDACTED] - would be good to understand if/how SMT can feed thoughts into/have a discussion with you/with the panel about the applications and offer - maybe its just me that is keen to be 'all over it'!

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 07 April 2025 9:35 AM

To: [REDACTED] [\[REDACTED\]@royaldocks.london](mailto:[REDACTED]@royaldocks.london)> [REDACTED]

[REDACTED] [\[REDACTED\]@Royaldocks.london](mailto:[REDACTED]@Royaldocks.london)>

Subject: RE: FYI Compressor House EOI's

Ho [REDACTED]

[REDACTED]

We had three applications – each promising is different ways. I have begun to have discussions with each to understand if there is any appetite for collaboration across potentially all three. Currently expect to invite all three to make complete an application to the RD Good Growth Fund (notwithstanding the current live conversations) by the end of this week with a 6 week window to complete the applications with a view to a panel currently comprised of [REDACTED] (LBN) and [REDACTED] (Excel) (with wider RDT input) to select the preferred organisation(s) by the end of May.

Sought feedback from one or two organisation (The Umbrellium who considered it too big an ask yet wish to have a discussion when operator appointed) and Arebyte – busy with other projects. Surprised the Trampery did not come forward and have asked [REDACTED] (founder) for feedback. Let me know if wish a more detailed catch up.

[REDACTED]

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From: [REDACTED] <[\[REDACTED\]@royaldocks.london](mailto:[REDACTED]@royaldocks.london)>

Sent: Sunday, April 6, 2025 11:07 PM

To: [REDACTED] <[\[REDACTED\]@royaldocks.london](mailto:[REDACTED]@royaldocks.london)>; [REDACTED] [REDACTED]

<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Fw: FYI Compressor House EOI's

Hi [REDACTED]

Does this mean we (only) had 3 applications?

What is the process/next steps? Can I stay close to this - very important to culture...

Thanks. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED] <[\[REDACTED\]@royaldocks.london](mailto:[REDACTED]@royaldocks.london)>

Sent: 28 March 2025 11:07 AM

To: [REDACTED] <[\[REDACTED\]@royaldocks.london](mailto:[REDACTED]@royaldocks.london)>; [REDACTED]

<[\[REDACTED\]@royaldocks.london](mailto:[REDACTED]@royaldocks.london)>

Subject: FYI Compressor House EOI's

H both,

Confidentially, please find attached the three EOIs we've had for Compressor House. [REDACTED]

mentions below that there were a few other people we expected to hear from – he's checking in on them).

Current plan is for [REDACTED] and I to have an informal conversation next week with the three different operators, as we (and [REDACTED]) think there might be possibility for the proposals to combine somehow – if not, they will likely all be taken forward to the GGF stage.

(NB – Broadwick haven't submitted, but are v interested in partnering with whoever the operator is as a regular programming partner)

Please let me know if you have any questions

Thanks

[REDACTED]
[REDACTED]
[REDACTED]

Tel: [REDACTED]

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From: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: Thursday, March 27, 2025 10:56 AM

To: [REDACTED] [\[REDACTED\]@Royaldocks.london](mailto:[REDACTED]@Royaldocks.london)>

Cc: [REDACTED] [\[REDACTED\]@Royaldocks.london](mailto:[REDACTED]@Royaldocks.london)>; [REDACTED]

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Compressor House EOI's

Hi [REDACTED]

We received three EOI for the Compressor House opportunity – see attached.

Given the following organisation appeared motivated to submit(the Trampery/Umbrellium and Bow Arts) I am in the process of reaching out to firstly ensure they had not submitted (i.e. an IT gremlin has been at work) and secondly if not to reflect on the reasons why an EOI was not brought forward.

If indeed we only have three the current thinking is we ask all three to develop a full RD GGF application and therefore can ask the Evaluation Panel to stand down – let meet to discuss will search for a time in calenders.

It remains valid that we evaluate the submissions and Daniel has drafted the attached.

[EOI_Assessment_CompressorHouse.xlsx](#)

Thanks

[REDACTED]
[REDACTED]
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From: [REDACTED]
To: [REDACTED]
Subject: Fw: compressor house / apologies
Date: 10 July 2025 20:19:26
Attachments: [chroma.partnerships.202506.draft02.pdf](#)

[REDACTED]
Economic Development
Royal Docks Team
Greater London Authority

From: [REDACTED]
Sent: Wednesday, June 18, 2025 2:08:09 PM
To: [REDACTED]
Subject: FW: compressor house / apologies
FYI

[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Friday, May 30, 2025 2:31 PM
To: [REDACTED]
Subject: compressor house / apologies

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hallo [REDACTED]

i hope you're well and your projects at the docks continue to prosper. i owe you a sincere

apology for my silence during the last couple of months, and for the trampery's failure to submit an EOI for compressor house. unfortunately the timing was impossible for us. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].

[REDACTED] however there's no excuse for my silence. as a minimum, i owed you the courtesy of a message explaining what had happened. i apologise for this failure of basic etiquette on my part and i hope you will be able to forgive my poor behaviour.

the trampery remains eager to deliver a workspace and/or venue project in the royal docks.

[REDACTED]
[REDACTED]

[REDACTED]. please let me know if there's anything we can do to support your work, or if there are any other sites you think we should be considering.

yours :

[REDACTED]

[Redacted content is out of scope of your request and relates to another unrelated workstream of The Trampery]

[REDACTED]

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Compressor House Briefing

7th November 2024

FAO LB Newham Levelling Up Fund (LUF) Team plus Senior Officers

Provided by Royal Docks team (RDT)

1. Summary

1.1.

[REDACTED]

1.2. This Briefing provides some history, context, analysis of issues, options and ultimately outlines the proposed way forward.

2. Context and history

2.1. As a recap, the GLA is in grant agreement with LB Newham (LBN) for c.£1.7m of LUF, matched with £563k of Royal Docks GGF funding, for the refurbishment of CH. Said refurbishment is tied to a range of positive outcomes related to *digital inclusion*, thus giving part of its identity as a *Sparks Centre*.

2.2. The Royal Docks Team (RDT) is also profiled to take space within the building – providing important regular revenue funding for the operation and helping to give the asset another identity as the front of house for the regeneration of the Royal Docks.

2.3.

[REDACTED]

3. Current position of the project

3.1. There are signed Grant Agreements and formal approvals between GLA/GLAP/RLG and LBN, all of which were finalised in September 2023.

3.2. RLG have been developing plans most recently with a D&B Contractor MGL. A draft construction contract is in a position to be signed for works which have (in-effect) been approved by the RDT's technical advisors (Avison Young), is within budget and with a duration period of 16 weeks.

3.3. The project is in the final throws of agreeing a Lease and a Licence for Alteration to permit the construction phase to begin.

3.4. Of a total budget of c.£2.3m, total spend to date is c.£650k. This includes some roof works delivered by the GLA prior to RLG involvement at c.£250k. The scheme has reached Technical Design Stage RIBA 4 and costs to date cover reaching this stage. All this expenditure to date has been claimed from LBN.

4.

[REDACTED]

5.

■

■

6.

■

■

■

■

■

8. The way forward

8.1. The RDT has considered a range of options moving forward.

8.2.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8.5. Should there be a termination a new operator would need to be sourced to operate the building and deliver on the LUF requirements. This process can/will start as early as next week (w/b 12th November). The RDT is optimistic about what this could lead to for the following reasons:

8.5.1. The original scoping of partners in late 2022 included a construction phase. Now that the project is ready for occupation, or at least will be post-renovation, this opens up the possibility of interest from more organisations.

8.5.2. There is complete clarity on the specification and layout of the building, from which interested parties can plan more effectively.

8.5.3. Lease terms have been thoroughly developed, meaning a detailed lease proposal can accompany any formal tender, thus minimising time on this post-award. This will also help with accurate business planning.

8.5.4. The RDT has already been approached informally from viable potential partners (not that any process has started at all).

8.6.

[REDACTED]

8.7.

[REDACTED]

[8.7 = Section 43(2) Commercial interests]

¹ There are a range of types of 'termination' – the preferred is one that minimises financial and reputational damage certainly to the GLA and its principle partner LBN.

Compressor House Briefing in support of MD3317

12th December 2024

FAO Tim Steer, Executive Director Housing & Land

Cc Simon Powell, Assistant Director, Land & Development, Housing & Land

Dan Bridge, Royal Docks Programme Director

CONFIDENTIAL

- [REDACTED]
- 1.1. [REDACTED]
- [REDACTED] e
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- 3.3. [REDACTED]
- [REDACTED]
- [REDACTED] y.

- [illegible]

5. The way forward

- 5.1. The proposed way forward is summarised in the MD.
- 5.2. As one may expect for such a rapid change in project direction, overlaid with a March 2025 financial deadline, there are a number of interrelated governance processes being worked through in addition to this MD. It is critical to the master timetable that a MD is signed in December 2024. This will allow MGL to start work on site mid-January and for the LUF external funding to be spent by end of March 2025 (a hard deadline).
- 5.3. Soft Market testing for a new tenant continues and will ramp up in January 2025. Feedback to date is positive.

5.4. LB Newham are fully aware and supportive of this revised proposed approach.

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