

Summary of LRF Projects

Place/Project: **Dalston Works** Applicant: **Bootstrap Company** LRF: **£1,024,950** match: **£3,090,000**

Dalston Works is a partnership between Bootstrap Company and Hackney Cooperative Developments CIC. The project will focus on Bunker House, a new build 6 storey development with two floors for anchor tenants, two for managed workspace and two for community projects and youth services. Proposals will greatly increase the combined floor area of the two organisations and, given that residential values continue to rise in this area, the business model locks in provision of low threshold enterprise space and the increased revenue expands the scale of outreach, skills and training delivered annually.

Place/Project: **Loughborough Junction** Applicant: **LB Lambeth** LRF: **£1,644,388** match: **£1,681,241**

This workspace project by LB Lambeth, in partnership with Network Rail and Meanwhile Space CIC, will create a new building on a borough-owned site built from containers including studio space, makerspace, coworking offices and shared workshops/food production, and horticultural research. The project will also run an "Arch Recycling" competition, to design and build self-contained structures which offer security, insulation and are waterproof to be inserted into arches, which can bring arches into use that would require significant investment, but are not available for enough time to warrant a significant outlay for their refurbishment.

Place/Project: **Poplar** Applicant: **Poplar HARCA** LRF: **£1,779,250** match: **£2,130,456**

Poplar HARCA with the London College of Fashion/Centre for Fashion Enterprise, UAL will bring forward a fashion-led workspace ecosystem. 81 vacant garages (in Poplar HARCA ownership) will be converted into a 2,000m² hub managed by the Trampery. The site is secure for at least 7 years, with the intention to move into a secure home in the Alisa Street redevelopment. The hub will comprise of; a garment manufacturing unit (270m²), incubation space for 70 fashion design and tech SMEs (400m²), affordable, commercial workspace (590m²), makery workspace (240m²), public facing events/market space (500m²), additional 'Open Poplar' move-on space. The proposals will contribute to the Mayor's East London Fashion Cluster ambition, the local outreach of facilities at Olympicopolis and the employment strategy for the Poplar Riverside Housing Zone.

Place/Project: **Battersea** Applicant: **Battersea Arts Centre** LRF: **£538,000** match: **£1,046,684**

The project is to establish a new high-spec incubator hub for start-up and early-stage creative businesses within Battersea Arts Centre, a multi-purpose arts and theatre venue located in Clapham Junction. The 163m² hub will include; an open studio for flexible working with 34 workspaces; a private office suite for 4 companies with 18 desks and flexible partitions to accommodate businesses growth; a flexible workshop with movable partitions for learning, workshops and ideas sharing, with capacity of up to 80 people; a social space and reception area, communal kitchenette and bathroom facilities, secure lockers, and bike parking facilities. Each member will be required to offer two hours of their time and skills per month to other hub members and to participants of complementary initiatives.

Place/Project: **Meridian Water Workspace** Applicant: **LB Enfield** LRF: **£1,350,000** match: **£1,350,000**

This project will transform 2 industrial sheds, within the Meridian Water regeneration area, into open workshops for makers and artist studios with shared facilities and services including outreach and training. It addresses space and affordability issues challenging emerging enterprises and arts communities. The project will bring positive impacts to the local economy and surrounding community; intensify employment and transform perceptions of the area, by working with specialist operators to create a regionally significant cluster of makers and creatives at the outset of regeneration process, generating employment and sector growth. The proposal makes medium term provision (5-10 years) but aims to make permanent provision in the redevelopment process.

Place/Project: **Beddington** Applicant: **LB Sutton** LRF: **£447,000** match: **£489,000**

This project aims to pilot a new approach to working with landowners and businesses through a range of interventions to reconfigure and unlock land for economic activity and intensify industrial areas. The proposal relates to three sites within the Beddington SIL area and focuses on small, flexible units, as these are in demand and suit the size of the identified sites. The project will:

- provide space for, and initiate, small-scale business hub activities including workshop space and open yardspace,
- improve connectivity and accessibility, improve the look and feel, and strengthen the character of the area,
- partner with business and community stakeholders to give business confidence and spur on investment and development

Place/Project: **Harrow Town Centre** Applicant: **LB Harrow** LRF: **£1,510,000** match: **£1,767,000**

This group of projects focuses on regenerating Wealdstone through the creation of a new business and community infrastructure. The proposal is linked to the future relocation of Harrow Civic Centre to Wealdstone. The first project will intensify workspace usage at Artisan Place for new businesses, by fitting out the old Windsor & Newton offices to create a creative/tech workspace with ground floor cafe/co-working area and 'grow-up' space on upper floors. The second project will deliver a new town square for Wealdstone for events/markets and to reinvigorate business/community partnership. Works will include public realm and shop-front improvements, and establishing a new market. The third project will focus on business survival and growth, including establishing a Wealdstone town team.

Place/Project: **West Ealing** Applicant: **LB Ealing** LRF: **£283,320** match: **£301,790**

This project will create an open workspace of 120m² in West Ealing on the two upper floors of St. James House that can attract and sustain a new ecosystem of start-up, micro and small businesses, particularly those that provide social value. It will accommodate co-working space for homeworkers and possible crèche provision. Support services will be established through UWL, the BID, Catalyst

Gateway and Hammersmith, Ealing and West London College. The project will also support the adoption of a borough-wide policy on workspace and explore provision of workspace in housing developments.

Place/Project: **Hackney Wick** Applicant: **Cell Project Space Ltd** LRF: **£75,000** match: **£75,000**
Cell Studios, with support from LB Hackney and LLDC, will provide artists' studios in Hackney Wick through the conversion of the former Carless Institute. The project will create 650m² interim workspace in a currently vacant heritage building into low cost studio space for 5 years specifically for artists relocating from their current premises at 80-84 Wallis Road, where a developer has recently secured permission for a housing development. The proposals fit with the HWFI Neighbourhood Centre SPD around consolidation of employment space and the re-use of important heritage assets.

Place/Project: **Richmond RACC Workspace** Applicant: **LB Richmond Upon Thames** LRF: **£331,500** match: **£331,500**
Richmond is experiencing high levels of permitted development of office to residential, however demand for offices is still strong, and a number of digital and publishing companies such as Ebay, Paypal and Haymarket are based in Richmond. There are related small businesses, home-workers, and start-ups in these sectors, and an active tech network, but no open workspaces. The project will transform the rear annex to a 1970s Magistrates Court in the town centre, owned by the neighbouring Richmond Adult and Community College (RACC). The main space will accommodate office activities and the ground floor undercroft carpark will be turned over to creative making uses. The project will benefit from having the college next door, with the independence of a separate access.

Place/Project: **Blackhorse Lane** Applicant: **LB Waltham Forest** LRF: **£1,105,952** match: **£1,105,952**
A council-led proposal to develop the 'Blackhorse Lane Enterprise Zone' which performs an important role in reaching employment targets in the Housing Zone. The project will see 3 buildings and 2,300m² on Blackhorse Lane refit for creative industry use. Affordable studios, co-working space and business resource centre, with improved street forecourt and frontage in Uplands House; shared workshop with private bench space in Lockwood Unit 1; and private workshops, café and yardspace in Lockwood Unit 10. There is commitment for a minimum 4 year project life, with ambition to extend. The project builds on 'Big Creative Education' and Blackhorse Workshop in developing the creative sector, and there is strong evidence of demand for creative-sector workspace in the area.

Place/Project: **Erith** Applicant: **LB Bexley** LRF: **£1,961,600** match: **£1,961,600**
This project supports concerted regeneration efforts in Erith as well as setting a tone for development quality, providing a new mix of town centre uses, training and work opportunities and resolving some of the connectivity issues currently blighting the town, critical at this important stage in Erith's regeneration. The project includes design work for developments and establishing a JV partnership; a training centre with Erith Group and meanwhile uses on Bexley Road; and improving poor connectivity between the river and the station.

Place/Project: **Elephant and Castle** Applicant: **Hotel Elephant Ltd** LRF: **£86,900** match: **£86,900**
The project will provide 812m² of affordable work space for creative entrepreneurs across five newly refurbished railway arches in the Elephant & Castle Opportunity Area. This will provide space for 80-100 users in the form of a graduate incubator and accelerator space for growing SMEs. Long leases have been agreed with Network Rail. The project will fit out the arches to required standards and provide a flexible and adaptable working environment. It will also provide light touch upgrades to the public space in front, a small café, and a programme of exhibitions and events focussed on supporting creative enterprise growth. The project will be delivered by Hotel Elephant who have been providing cultural spaces in the area since 2009.

Place/Project: **London Riverside** Applicant: **CEME** LRF: **£270,000** match: **£283,300**
CEME is a skills, innovation, research and business campus in the London Riverside Opportunity Area, it is also home to ELUTec, (East London University Technical College) which specialises in engineering and design. The project looks to provide a short-term and long-term solution for sustainable start-up and move on space in the area. The project will extend CEME's Innovation Centre by refurbishing the 357m² former nursery in the East Point Building. The Micro Business Accelerator will offer smaller units on affordable, flexible terms for 20 Manufacturing, Engineering and Technology (MET) sector start-up and early stage businesses. The project will also provide intensive business support in the new facilities via 'Oxford Innovation' as Growth Accelerator delivery partner.

Place/Project: **North Woolwich** Applicant: **Create London** LRF: **£362,995** match: **£597,076**
This project will refurbish, reopen and reanimate the Grade II listed Old North Woolwich Station building, and, with the support of Crossrail, develop 3,450m² of adjacent land to create outdoor workspaces for creative enterprises alongside a new community garden open to all. The building will be a new base for the pioneering arts educational social enterprise, Open School East, and will also offer indoor studios and outdoor workspace for artists and creative businesses as well as communal public-facing spaces and a programme of engagement and activity.

Place/Project: **Bow Packing Works** Applicant: **Mainyard Studios Ltd** LRF: **£400,000** match: **£400,000**
The Bow Packing works site has been vacant for over 10 years and is now secured on a 20 year lease. Mainyard Studios will refurbish the building for co-working space, artist studios, workshops, event space and bar/restaurant, unlocking 7,600m² of workspace. Mainyard Studios have experience of renovating a derelict building, managing workspace, engaging with local community, and curating a public programme.

Place/Project: **Romford Market Place** Applicant: **LB Havering** LRF: **£1,000,000** match: **£2,100,000**

Established in 1247, Romford's historic market has been in decline, from 300 regular traders to less than 90. The generic offer targets a dwindling demographic, and is inhibiting the development of the town centre and nearby housing sites. The project will revitalise Romford Market, by attracting and establishing new retail and catering businesses, creating a covered section, installing new stalls and catering facilities, and constructing a featured play and dwell space. In addition they plan to introduce cashless transactions and digital marketing. Businesses will be supported through a visible hub located in the Market Place.

Place/Project: **Abbey Wood** Applicant: **Peabody Trust** LRF: **£1,000,000** match: **£1,100,317**

This project will help create an emerging high street in Abbey Wood, a major strategic regeneration area with Crossrail and a Housing Zone leading to over 1,800 new homes delivered in the area from 2019-2024. The project will create an Abbey Wood High Street Incubator campus, using a series of modular units, and deliver complementary public realm improvements, planting and new green space around Coralline. The project will also deliver business advice and guidance, and a monthly curated events programme. The project complements activities at the Thames Innovation Centre which provides move-on space for medium-sized enterprises.

Place/Project: **South Kilburn Enterprise Hub** Applicant: **LB Brent** LRF: **£1,800,000** match: **£2,159,182**

The project involves the construction, establishment and long term management of an innovative workspace / community scheme, the Enterprise Hub, which is aimed at serving both the local community and businesses by addressing the lack of good quality, small workspace provision in the borough. It will include a mix of creative workspaces, including a business club, and dedicated self-contained office suites available at market and affordable rents, operated by the South Kilburn Trust. A café will be located within the business club space, which can be used by the local community. The project will also include good quality youth space and community areas, run by the South Kilburn Trust and shared by the OK Club, and meeting rooms and community space, which can be booked and used by both the business occupiers and the local people for events and cultural gatherings.

Place/Project: **Anerley Town Hall** Applicant: **Crystal Palace CDT** LRF: **£360,000** match: **£360,000**

The project will create workspace in the Anerley Town Hall building, operated by Crystal Palace Community Development Trust who are taking a 40 year lease of the building from Bromley Council. The project will provide small business incubator space, alongside the existing business space provision in the building. The Trust are also entering into an agreement with a nursery provider to co-locate on the site, and the intention is this combination of uses, run by a long standing local community trust, would have a pivotal role in providing business support across the Crystal Palace area. The building is also available for community uses with a current footfall of 40,000 per annum, which is cross-subsidised by the business uses.

Place/Project: **Camberwell Old Fire Station** Applicant: **South London Gallery** LRF: **£600,000** match: **£2,399,678**

The project will refurbish Peckham Road Fire Station to bring back the vacant building into public and community use by creating a new contemporary art centre model and annexe to South London Galley's (SLG) main base. The project encompasses SLG's archives which will be made publically accessible and a permanent gallery space on the ground floor, plus a variety of flexible gallery, social and studio spaces on the upper floors, providing learning and creative opportunities throughout the year. An open kitchen and dining room will enable artists, curators and community groups to develop projects around food and culture. Twice a year the building will open up for large scale exhibitions spanning the SLG's main site and Fire Station. Underpinning the project is an ambition to increase SLG's wider community outreach work through expanded programmes for children and young people, focusing on training, apprentice and volunteering opportunities.

Place/Project: **Uxbridge Town Centre** Applicant: **LB Hillingdon** LRF: **£800,000** match: **£1,295,798**

Uxbridge is a metropolitan centre experiencing growth in new office and retail developments. The project will make improvements and bring activity to the eastern end of the High Street to connect it to new housing and a theatre on the former RAF site, and make it function as an extension of the town centre. Proposals include public realm in front of the Civic Centre, lighting and active frontages for blank areas such as the side of the civic centre on the high street, enhancements to Vine Street in front of a 30s department store, and lighting and sound installations for the roundabout underpasses. Shopfront grants, business support and apprenticeships will be focused on these areas, and opportunities for temporary markets will also be explored.

Place/Project: **Barking Town Centre** Applicant: **LB Barking & Dagenham** LRF: **£250,000** match: **£3,830,000**

LB Barking & Dagenham will develop a Creative Industries Zone in Barking through the provision of functional space with the right facilities for artists. Works at Linton Road will deliver live/work on a vacant site owned by the Council behind the Barking Enterprise Centre, off site construction scheme, delivered within 16 months (including planning) and provide 12 two bed apartments at 65-80% of local market rent prioritised for artists with a new artist's hub and workshop at ground. £250k LRF funding will fit out the creative space, in partnership with Create (Barking's Housing Zone funding will deliver the housing element).

Place/Project: **Royal Docks Silvertown** Applicant: **The Mill Co. Project** LRF: **£459,145** match: **£457,689**

The project will create a local arts hub in the Carlsberg & Tetley Building activating the Victoria Dock and Thameside West area with an array of cultural events. Creative professionals and new enterprises will be supported with priority given to existing local businesses whilst also attracting creative professionals and SMEs. The project would run for 7-10 years with a plan to move established businesses into the long term development by Quintain. The area under the DLR will be developed into a pavilion with seating to create an outdoor area, with improved public realm forging connections to the adjacent and existing Waterfront Studios.

RESERVE PROJECTS

Place/Project: **Wood Green**

Applicant: **LB Haringey**

LRF: **£500,000**

match: **£632,000**

This project builds on local assets such as the Chocolate Factory, Alexandra Palace, and the emerging Green Rooms and Carpark workspace, to provide space for SMEs moving from the city fringe. The project will help test the market and understand how different uses and sectors can thrive. It will combine flexible, affordable workspace, light industrial and makerspaces aimed at artists, creative practitioners and related disciplines in the creative supply chain with interactive showroom and demonstration spaces for the Innovation Hub alongside. Refurbishment and fit out will offer opportunities to test and demonstrate environmentally sustainable construction and carbon reduction technology. The emerging comprehensive spatial and economic framework and planning policy to deliver new residential and employment space over the next 15-20 years will be informed by this work.

Place/Project: **The Livesey, Ledbury Estate** Applicant: **LB Southwark**

LRF: **£400,000**

match: **£400,000**

Beneath the three residential towers on the Ledbury Estate in Old Kent Road, a site of currently vacant garages providing 60 car parking bays will be transformed into a centre for making. The Livesey will provide affordable workspace, community facilities including a training kitchen, space for learning and open workshops as well as space for cultural activities and socialising. The proposed programme will accommodate a range of different user groups and address worklessness and the need for training in an area that suffers from high levels of unemployment and low levels of education. The initial capital investment will kick-start the project and the space will become sustainable through the income generated from users and project initiatives. The project involves a range of partner organisations including the Tate, the Eden Project, Ledbury TRA, local businesses and residents. Underpinning the project is an ambition to highlight the area's industrial heritage and make a precedent for demonstrating how employment and creative uses can be accommodated into the wider regeneration of the Old Kent Road.