

LONDON'S OPEN WORKSPACES

Kit Malthouse,
Deputy Mayor for Business and Enterprise
Monday 15 September 2014

MAYOR OF LONDON

LONDON
ENTERPRISE PANEL

LONDON'S OPEN WORKSPACES

Jamie Hopkins,
LEP SME Working Group
Tobias Goevert,
Area Manager, GLA Regeneration
Monday 15 September 2014

MAYOR OF LONDON

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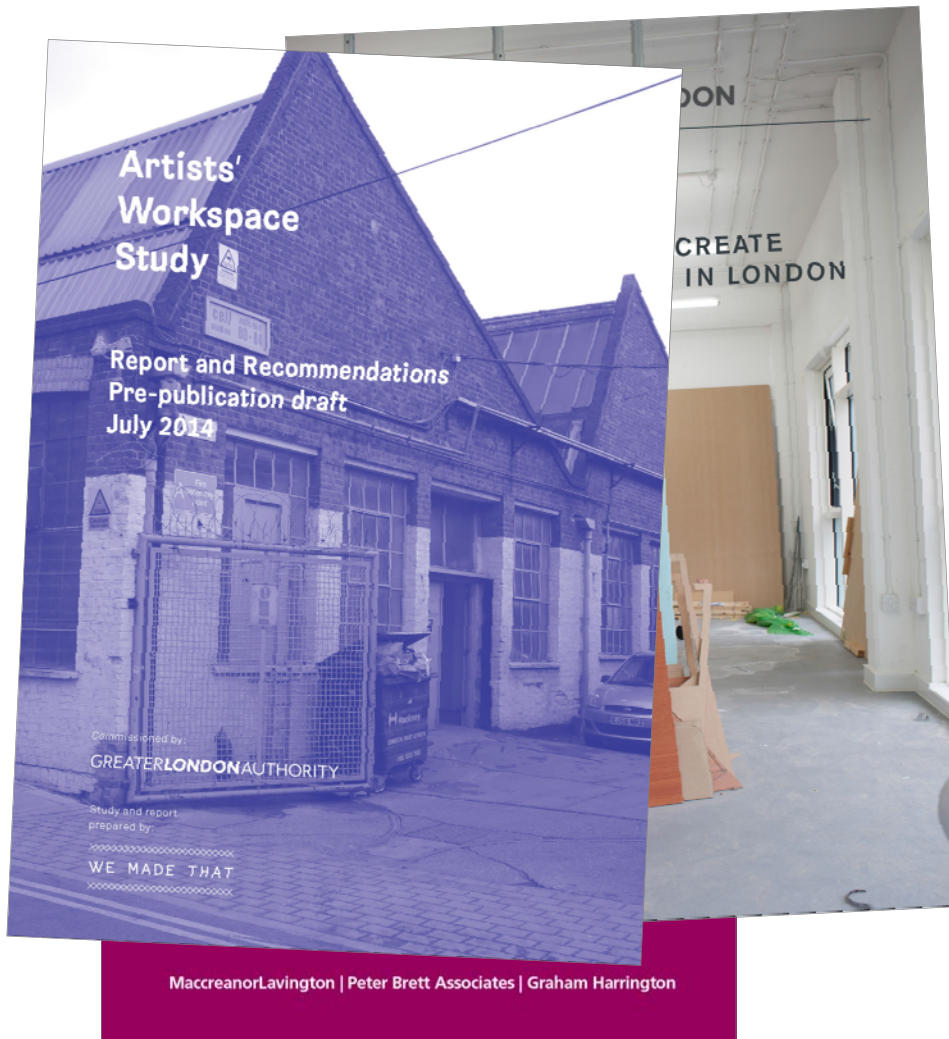
THE RESEARCH



Incubators, Accelerators, Co-working (IACs)

- Map and database of IACs in London
- The role of IACs in regeneration
- Geographical or sectorial gaps
- Impact on business success and growth
- Interventions the public sector should take

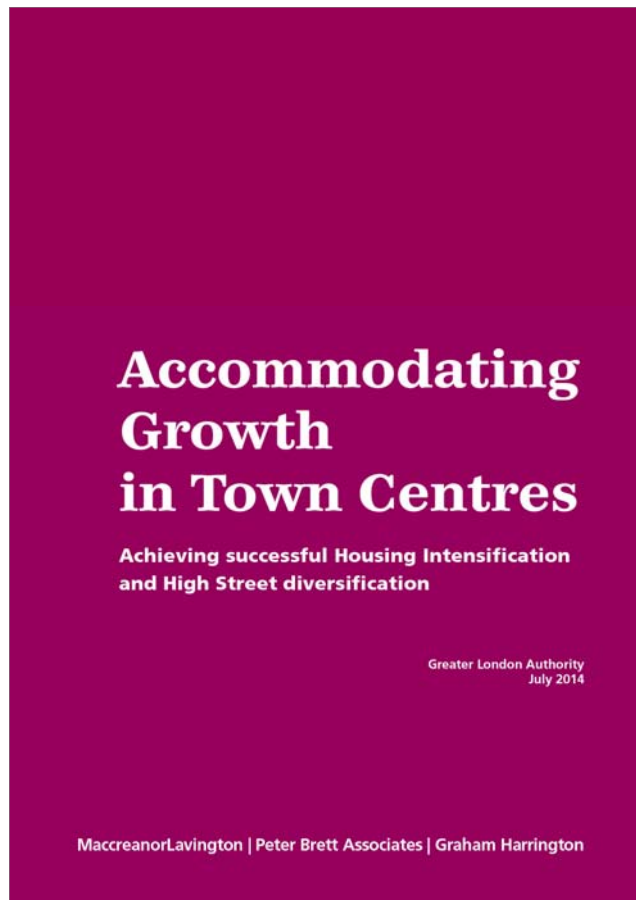
THE RESEARCH



Artists' Workspace Studies

- General understanding of types, location, and scale of provision
- Rents and affordability
- Different models, threats and vulnerability
- Establishment and operation

THE RESEARCH



Accommodating Growth

- Wider ranging study on the changing nature of town centres
- Supporting 'Further Alterations to the London Plan'
- Understanding the nature of Low Threshold Enterprise space

OPEN WORKSPACES

Open to all on a memberships basis, provide competitive and often affordable workspace with flexible terms, as well as business support

Provide shared facilities and equipment

Support SME's and start-ups and include Incubators, Accelerators, Co-working, Artist Studios and Maker spaces

Rapidly growing and evolving formats driven by new ways of working

Many commercial providers, but role for public sector too



ONLINE MAP

London workspaces (map) Definitions How to use this map

enter a postcode

Advanced search

Workspace Type

- Office spaces
- Artist spaces
- Maker spaces

Please select a Facility/Sector

Search

Facilities

- Bike Storage
- Business Support
- Cafe
- Communal areas
- Creche
- Dark room
- Events/workshops
- Free Tea/Coffee
- Gallery
- Games
- Internet connection
- Kitchen
- Landline
- Lockers
- Mail Service
- Meeting Rooms
- Outdoor Area
- Printing Services
- Reception
- Showers

Select a sector

Select an 'average office rent'

Office spaces

Artist spaces

Maker spaces

Legend

- Office spaces
- Artist spaces
- ▲ Maker spaces

Information results

Artist spaces

Axion House
V22 Axion House, 1 Silver Road, Lewisham, London SE13 7BQ
SE13 7BQ
<http://www.v22collection.com>
Opening times: 24 hr access
Avg. rent: £11 - £19

[More Information](#)
[Google Streetview](#)

Edtech Incubator

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SOME STATISTICS

- **34 Incubators, 16 Accelerators, 112 Co-working Spaces operating in London. Over half of them established in the past two years**
- **3800+ SMEs occupying these spaces at any one time**
- **The 20 largest artists' workspace providers have space for 6000 artists**
- **45% increase in artists' workspace rents over the last 10 years**
- **30% of artists' workspace providers do not expect to be able to renew leases in the next 5 years.**



**COMMON
FINDINGS AND
ACTIONS**

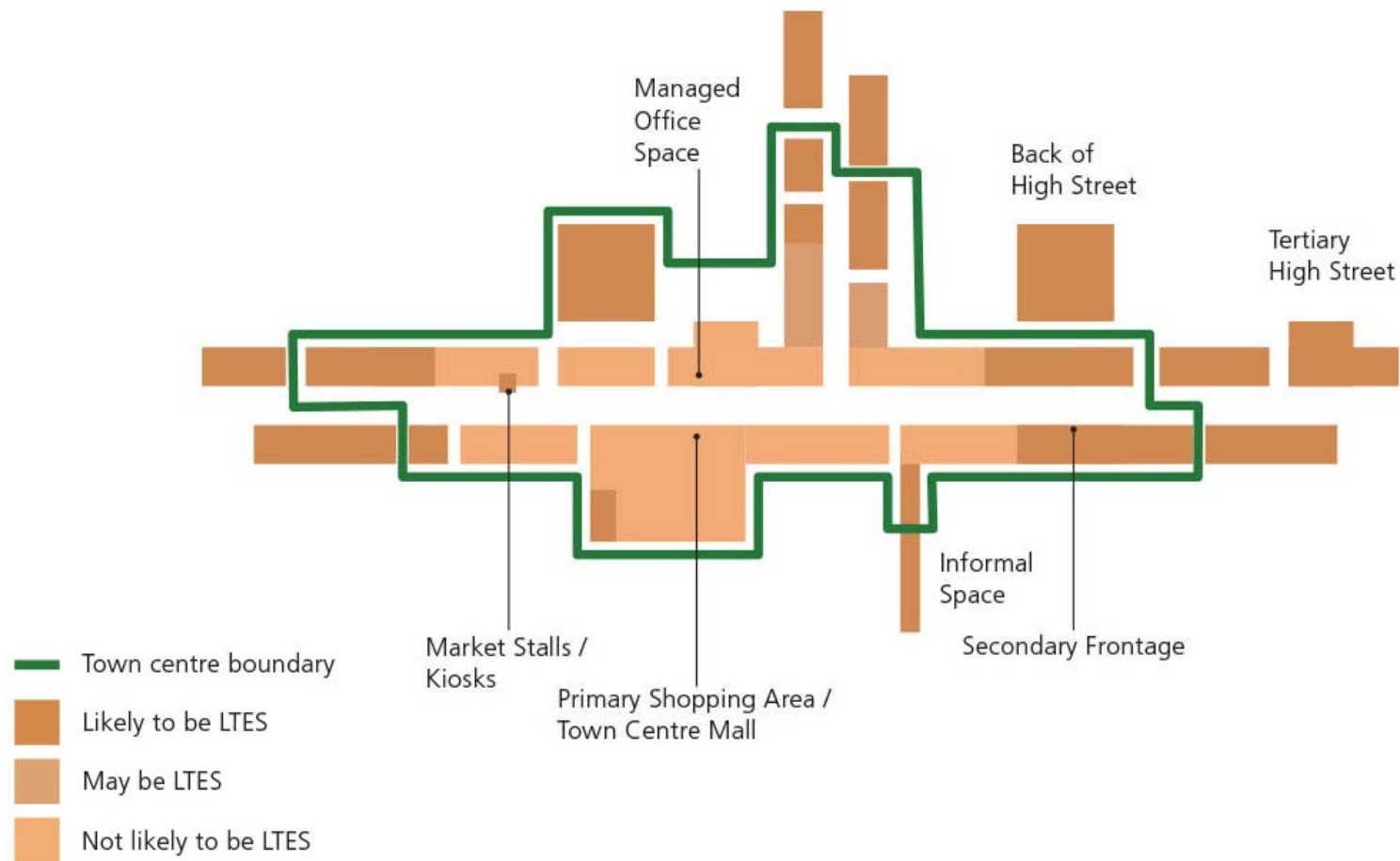
**FOR PROVIDERS AND
THE PUBLIC SECTOR**

-1-

**“RECOGNISE THE VALUE OF
EXISTING LOW THRESHOLD
ENTERPRISE SPACE”**

**Accommodating Growth in Town Centres, chapter 4,
Peter Brett Associates, Macreanor Lavington Architects**

LOW THRESHOLD ENTERPRISE SPACE



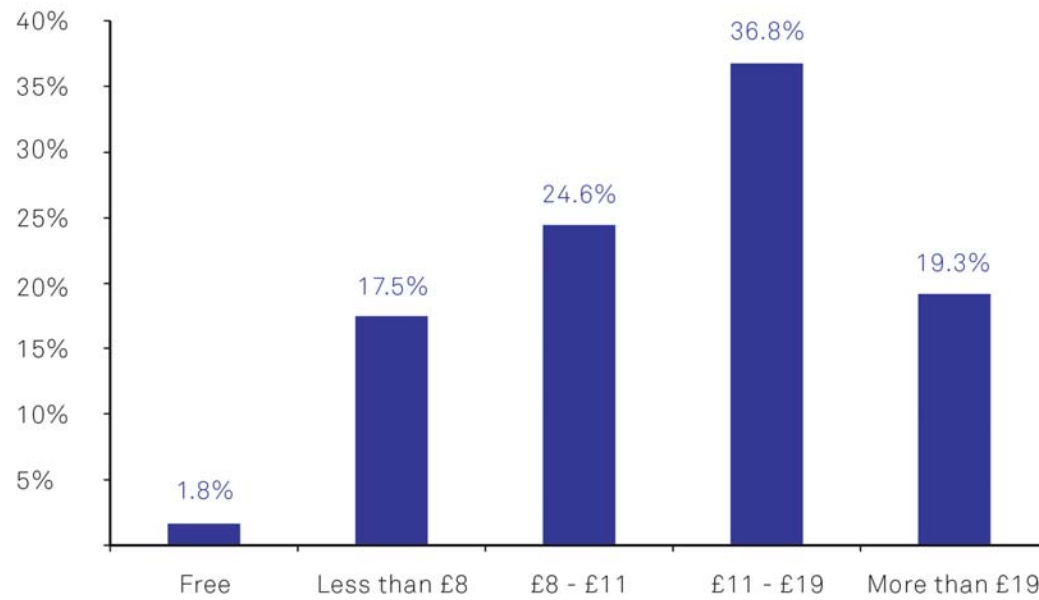
-2-

**“UNDERSTAND
AFFORDABILITY, DEMAND,
AND OCCUPANCY FOR
DIFFERENT SECTORS”**

**Artists' Workspace Study,
We Made That**

Average Studio Rents

Arranged by £ per sq ft per annum



Artists' Workspace Study (extract), We Made That

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**“WE NEED TO BETTER
MONITOR THE IMPACT OF
OPEN WORKSPACES ON
BUSINESS GROWTH”**

**Incubators, Accelerators, Co-working,
URS, Gort Scot, Radimus, #1Seed**



HUMAN
BREAST MILK
DECLARATION

PIELAB INVITATION
Free Pin and Conversation with
Tracy Britton and Jane A. Brown and more offers!
11 May 12th OCTOBER
12PM - 6PM
Community Greenhouse - 3rd Floor
Workshop on the 11th Floor
Workshop on the 12th Floor

**Welcome to the
Community Kitchen!**
Come along, eat, drink and be merry!
This is a space for all to enjoy and share
with us!
We are all in
the kitchen!
Please, don't drink and drive!
Thank you for your support, and for being a part of the team!
We are all in the kitchen!
We are all in the kitchen!
We are all in the kitchen!

Pin + Ideas =
CONVERSATION
Conversation + Design =
SOCIAL CHANGE

together we make community.
Pielab + Pigeon

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**“COMMUNICATE AND SHARE
BEST PRACTICE
ON ESTABLISHING AND
MANAGING SPACE”**

**Incubators, Accelerators, Co-working,
URS, Gort Scot, Radimus, #1Seed
Artists' Workspace Study, We Made That**

MAYOR OF LONDON

**SOME WAYS TO CREATE
ARTIST WORKSPACE IN LONDON**



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**“SPREAD THE BENEFITS OF
OPEN WORKSPACES TO THE
WIDER AREA - PLACE AND
COMMUNITY”**

**Incubators, Accelerators, Co-working,
URS, Gort Scot, Radimus, #1Seed
Artists' Workspace Study, We Made That**



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18
6



BLACK SHEEP
Coffee

Collective
Collective 159

OFFICE
STATIONERS
centra

PRET A MANGER





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“ADDRESS GAPS”

LOCATION: OUTER LONDON

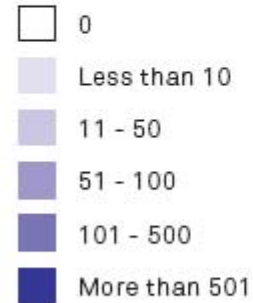
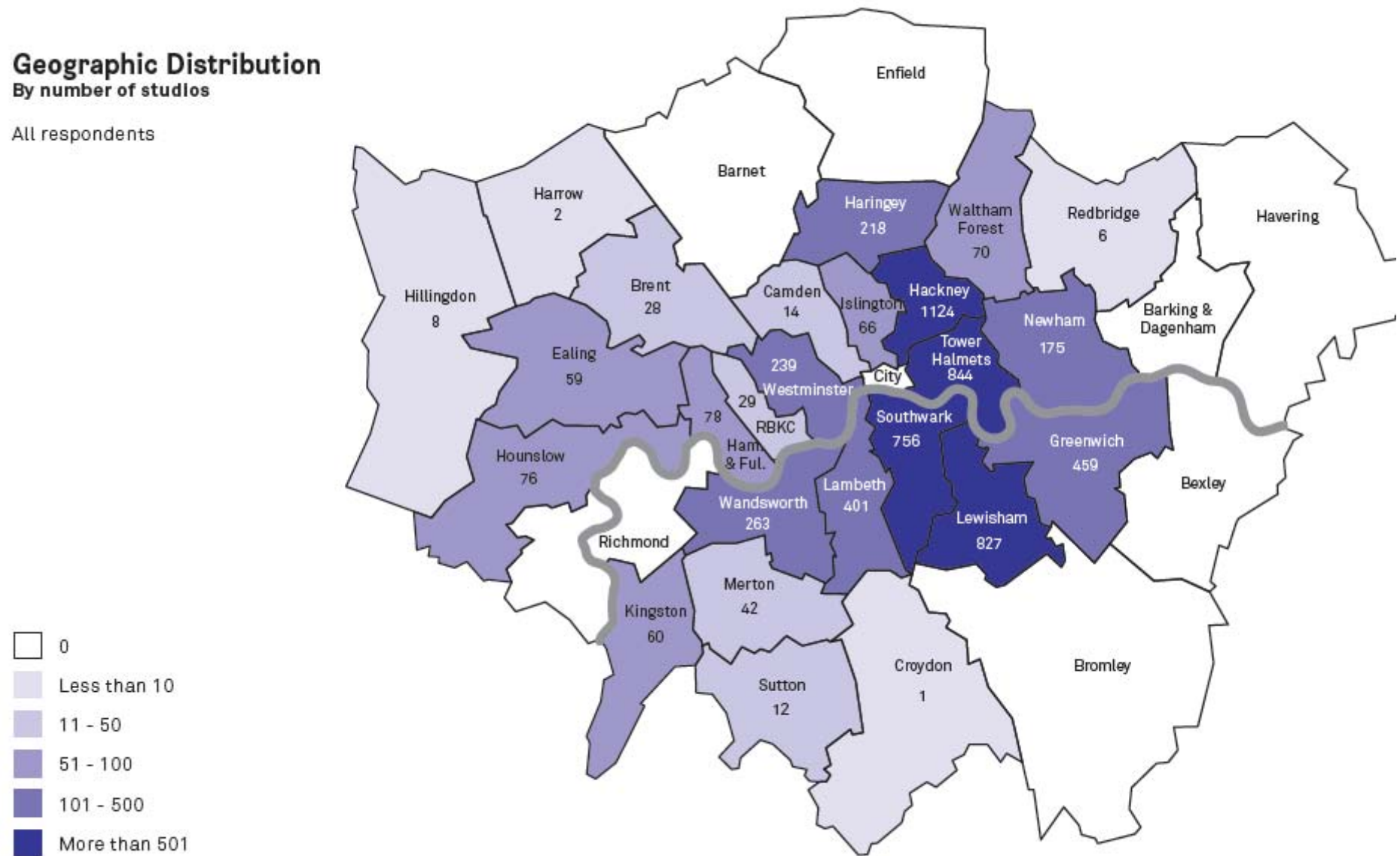
TYPE: SEMI-INDUSTRIAL WORKSHOPS

**Incubators, Accelerators, Co-working,
URS, Gort Scot, Radimus, #1Seed**

Existing Supply

Geographic Distribution By number of studios

All respondents

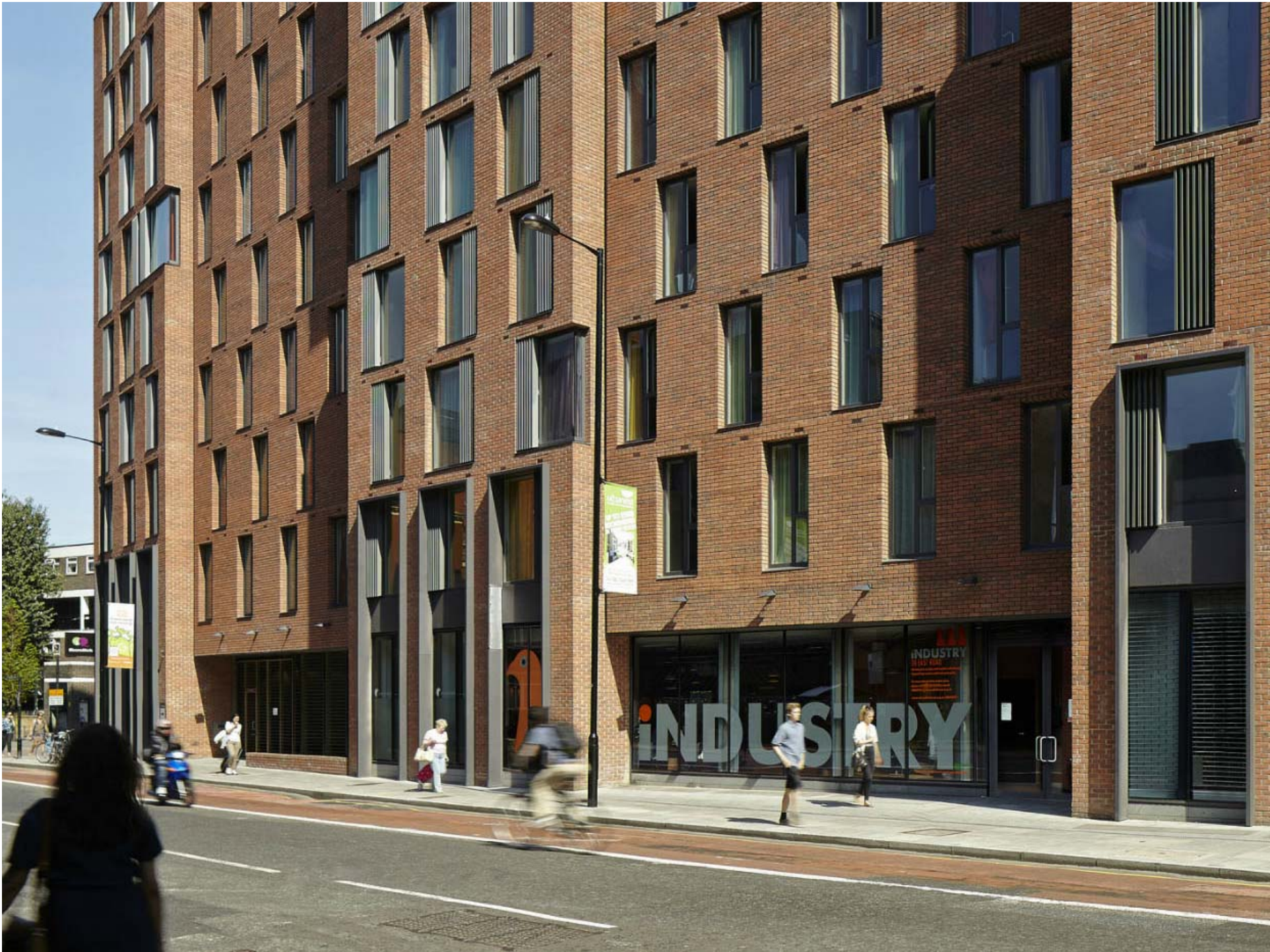




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**“GET WORKSPACE
PROVIDERS INVOLVED IN
NEW HOUSING SCHEMES”**

**Accommodating Growth in Town Centres, chapter 5,
Peter Brett Associates, Macreanor Lavington Architects**



WORKSPACE IN BRENT

**Alex Hearn, LB Brent
Monday 15 September 2014**





COTTRELL HOUSE







LESSONS

BE LOCALLY ROOTED

- Embrace local identities
- People don't walk around with mac books in Wembley

THIS IS NOT CORE BUSINESS

- The market is better at this than the council
- Don't make it too cheap

DON'T JUST NEGOTIATE A QUANTUM

- What will it look like
- Avoid shell and core

USE PLANNING POLICY

- Loss of employment land
- Sometimes better to take the money

**WHAT WE'RE
DOING NEXT**

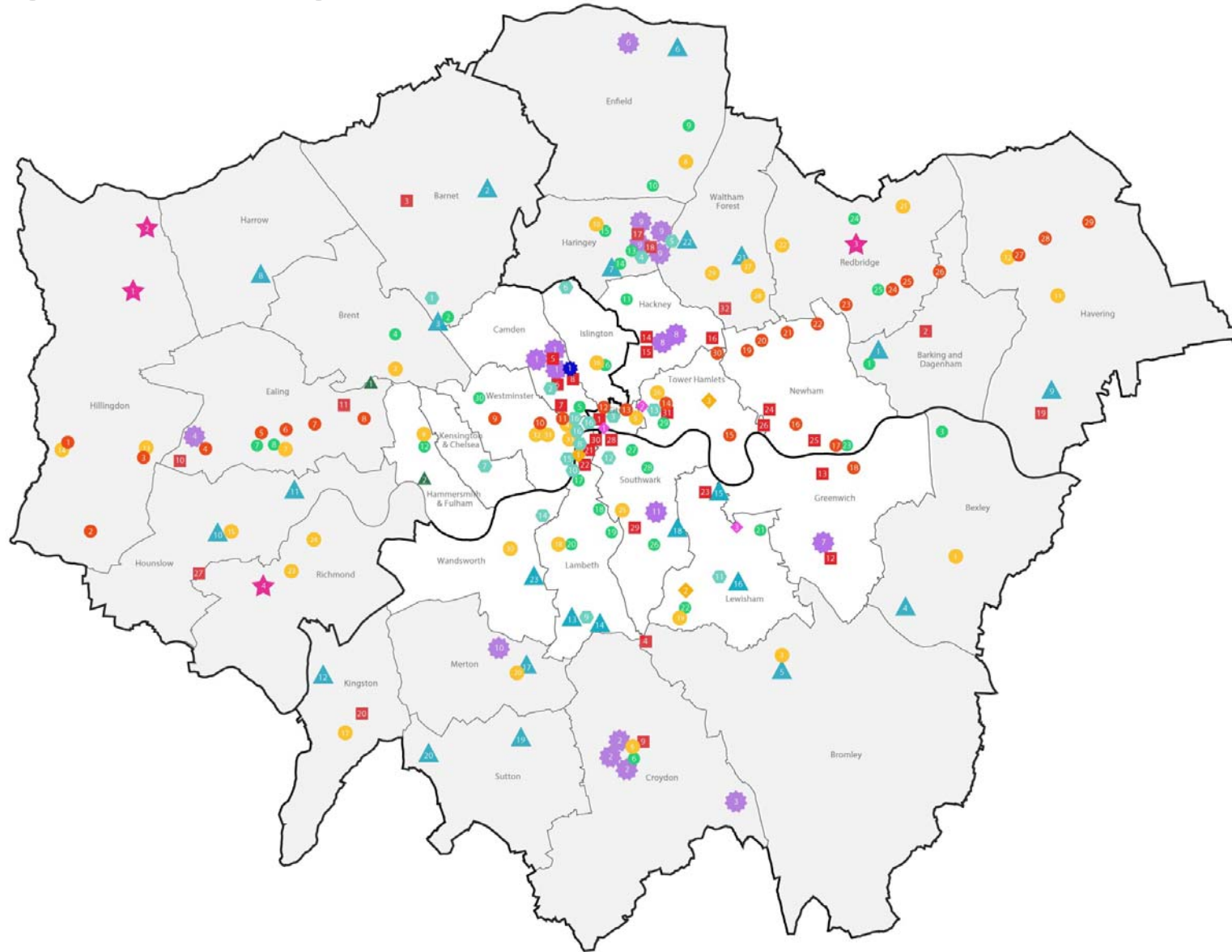




**NEXT STEPS:
ROLE OF GLA, FUNDING
CONTEXT & ESTABLISHING
THE PROVIDER NETWORK**

**Debbie Jackson,
Assistant Director for Regeneration, GLA
Monday 15 September 2014**

WORK TO DATE



CAMDEN COLLECTIVE



639



BLACKHORSE WORKSHOP



**BLACKHORSE
WORKSHOP**

WOODWORK
METALWORK
WET ROOM
BENCH SPACE

OPEN
TUES - SUN
9.30 - 17.30



BAKERY + CAFE



T: 020 8531 1612
E: WWW.BLACKHORSEWORKSHOP.CO.UK
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OLD VINYL FACTORY





INDUSTRIAL AREAS



CURRENT FUNDING OPPORTUNITIES

- **New Homes Bonus- Places of Work Theme**
- **GLA High Street Fund launch 2nd October 2014**

+ Special Assistance Team

- **European Funding**
- **Housing Zones**

PLACES OF WORK



PROVIDER NETWORK

Member Application Pack includes

- **Terms of Reference**
- **Membership and Governance**
- **Role Specification**
- **Appointment Details**
- **Application Process: 17th October deadline**

ROLE OF THE GROUP

- **Represent Open Workspace providers**
- **Advise the LEP and GLA on Open Workspaces**
- **Provide a point of contact for housing developers building non-residential uses**
- **Provide guidance on policy**
- **Advise on public sector investment in workspace**

QUESTIONS

Panel including
Debbie Jackson (chair), Jamie Hopkins,
Maria Diaz-Palomares, Tobias Goevert, Alex Hearn

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