



Lambeth Approved Providers List

LAMBETH.
NOW'S THE TIME.



Our Approved Providers List showcases the workspace providers with the required experience to work with developers and the council to operate affordable workspace in Lambeth. Each provider has been selected through a careful process.

This document provides context to Lambeth's economy and the council's strategic priorities, an introduction to our Affordable Workspace Policy, and a profile of each of our Approved Providers.

Lambeth's Economic Strategy

Our borough, along with the rest of our city, is continuing to adapt and recover from the ongoing health and economic shocks and uncertainties that impact our residents and businesses. Lambeth's [Economic Resilience Strategy](#) is designed to address and reduce the inequities that we see all around us. We aim to create an equal and inclusive Lambeth, providing good quality training and employment opportunities, improved digital inclusion and greater financial resilience. Affordable Workspace is central to our vision for Lambeth to be at the forefront of London's bounce back and ensure we have the place, people, and business fundamentals to stand out in a changed world.

A highly skilled young population, easy public transport and cycle routes, and great places to live. A world class cultural offer, world leading med-tech research, A-grade highly sustainable pipeline of new commercial buildings, and Europe's biggest cluster of low carbon entrepreneurs. We are making Lambeth a centre of the growing industries that are powering the 21st century: life sciences and health; creative and digital; and low carbon. We are expanding training and job opportunities so that everyone can realise their talents, and building new affordable workspaces and housing. We are improving the public realm – the shared space in

which we all live, travel and work – and attracting private partners to create new homes, shops, offices and entertainment spaces, making Lambeth a top choice in London for residents, visitors and businesses.

And, as a borough committed to addressing the climate crisis, we will place a low carbon recovery at the heart of economic growth of the borough. Our vision is of a dynamic, strong and equitable local economy, providing opportunities for local people to thrive, irrespective of their starting point. The foundation for this will be our existing strengths in health sciences, low carbon and creative and digital industries.

Affordable Workspace Policy

The borough has seen 143,000 sqm of office space converted to residential between 2010 and 2019 which has made it challenging for our diverse business community to grow, or for new businesses to find a home.

But this is changing. A huge pipeline of zero carbon, grade A commercial space is being brought forward, with circa 2.7m sq ft of space across Waterloo, South Bank, Vauxhall and Brixton consented or in construction and a further 3.7m sq ft in the planning process, and many more schemes at earlier concept stages.

This presents our borough with an opportunity to secure significant affordable workspace for entrepreneurs to seed and get their ideas off the ground, for businesses to connect and exchange with each other, and for our communities to gain skills and work closer to home. The Council has therefore implemented a new Planning Policy in 2021 requiring future major developments to lease

a portion of their space as affordable workspace to organisations that are on either:

- the Approved Provider List; or, the
- the Charitable and Not for Profit Register.

New policy will seek to secure 10% of floorspace as affordable workspace in developments proposing at least 1,000 sqm of commercial space in:

- Waterloo, South Bank and Vauxhall (50% discount for 15 years)
- Oval, Kennington and Clapham (20% discount for 15 years)
- Brixton CEZ (20-50% discount for 25 years)

Read more about our Policy in the [Affordable Workspace SPD](#).



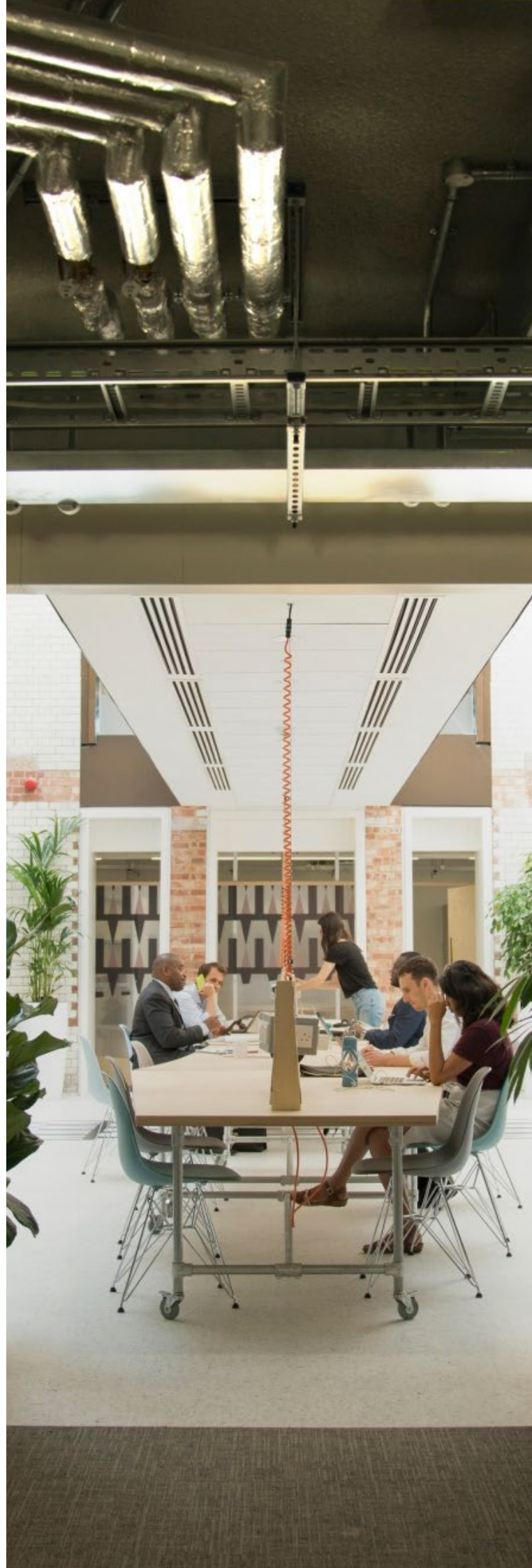
Purpose of the Approved Workspace Provider List

This List will connect affordable workspace providers with space on new developments across the borough of Lambeth, ensuring that spaces are well managed by experienced workspace providers, for the benefit of our businesses and entrepreneurs.

Workspace providers will also have the opportunity to offer expertise and guidance to developers on workspace design at an early stage for a range of workspace types. Providers will also have the opportunity to tender to manage meanwhile and permanent workspaces within the council's own property portfolio.

The List will be updated on a 3 year cycle, with a rolling application process so that workspace providers can join the List at any time.

To submit an application to our Affordable Workspace Approved Provider List, please visit the [Lambeth Now page](#).



Offer for Developers

This table provides a summary of each provider's key criteria. Full details on each provider can be found in the next section.

Provider	Target audience	Type of workspace	Opportunity sought	Landlord fit out	Size sought	Lease sought
3SPACE	Non-profits, SMEs, Start ups	Shared workspace, private offices, mixed use, event space	Larger space to deliver their BuyGiveWork model	CAT A/B	20,000 sq ft+	5 years minimum Lease or Management contract
ACAVA	Artists, creative practitioners	Studios, galleries, event space, community space	Larger workspace, exhibition and event space	Shell & Core, Cat A	10,000 sq ft+	20 years+ Lease
ACME	Artists (fine-art)	Studios	Mixed-use schemes in residential areas, repurposing existing buildings	Cat A	10,000 – 20,000 sq ft+	25 years+ (shorter Leases considered)
Affordable Workspace Partnership	Start ups from a range of sectors	Studios, Office, mixed use space	New building below market level rent	Fully fitted out	10,000 – 30,000 sq ft	Renting - 25 years lease Purchase – 250+ years
Arbeit	SMEs from a range of sectors	Self-contained studios	Any type of space – retail, basement, new development, office buildings	Basic fit out, shell & core	3,000 – 4,000 sq ft, open to different sizes	3 years + Lease
Artist Studio Company	Artists, makers, not-for-profits	Mixed use, studios	Space in mixed use schemes or away from residential	Fully fitted out	10,000 – 30,000 sq ft	Renting – 20 years+ Purchased – 250 years Meanwhile – 5 years+
Build Studios	Built environment, creative SMEs	Office workspace, mixed use	Office, event, education space	Cat A (any fit out considered)	3,000 – 15,000 sq ft	10 years Lease or Management contract, will consider meanwhile
Foundry AM	Micro and SME creatives	Maker workspaces	Mixed use, warehousing, industrial, office space	Cat B (all categories considered)	15,000 sq ft	5 – 20 years Lease or Management contract
Guy's & St Thomas' Foundation Trust	Health and Life Science	Office workspace, research facilities	New-build and refurbishment opportunities	Fit out will be based on our Adaptable Estates strategy	10,000 - 25,000 sq ft	5 – 10 years Lease

Provider	Target audience	Type of workspace	Opportunity sought	Landlord fit out	Size sought	Lease sought
Impact Brixton	Social impact, not-for-profits, SMEs	Office, co-working, event space	Large spaces, open to different opportunities	Any fit outs	12,000 sq ft+	5 years + Lease
LaunchIt Trust	Youth-led businesses	Studio work-spaces, shared facilities	Flexible to different types of sites	Cat A, Cat B	8,000 – 20,000 sq ft+	5 – 15 years Lease
London Realty	Creative & digital, food & beverage, artists, makers, low-carbon, health & life science	Mixed-use workspace, office	Looking to develop and operate various types of sites	Cat A	5,000 sq ft	Any length and leasing models
Meanwhile Space CIC/SE	Social enterprise, makers, SMEs	Office, studios, retail, co-working	Meanwhile sites for new build projects, long term purchase, refurbished buildings	All fit out options considered	6,437 sq ft+	7 years + Lease
Remakery	Makers, SMEs, community	Shared maker studios, co-working	Any sites with the right capacity and affordability	Shell & Core	Any size would be considered depending on location and proximity to residential	10 years minimum Lease, open to other terms
Second Floor Arts	Visual artists, Fine artists, craft and designer makers	Studios	Mixed use developments	Shell & core if purchased, agree fit out if leased	30,000 sq ft+	15 years+ Lease
SPACE	Artists	Studios	Any sites with right capacity and affordability	Fully fitted out to basic specification	5,000 – 40,000 sq ft	25 years Lease
Sustainable Workspaces	High growth phase start-ups in climate change mitigation	Co-working, hot desks, private offices, workshop and event space	Proximity to Waterloo Station and other major transport links	All sites considered, priority on sustainable materials and construction	40,000 sq ft	10 years
The Trampery	Start ups, SMEs	Studios, offices, co-working	Any sites with right capacity and location	Cat B or white box	10,000 sq ft +	10 year Management Agreement

Affordable Workspace Provider profiles

3Space have been building, managing, and transforming high quality affordable space since 2010. Originally formed as a response to the vacant commercial premises left behind by the 2008 financial crisis, we now operate over 45 buildings, totalling 615,000 sq ft. Our landlords are high-profile and wide ranging; Grosvenor Estates, Derwent London and Barclays to name a few, and we continue to work with local and regional governments to drive growth and advance local communities.



Workspace Experience

We have pioneered an innovative workspace model called BuyGiveWork whereby commercial uses cross-subsidise the types of activities and organisations who can make a unique and fundamental contribution to local, social and economic wellbeing.

In our model, affordable workspace is an important component, but our aim is to support a broader set of outcomes. Affordable workspace enables other types of use and services that are unable to survive in isolation, enabling our partners to deliver much greater value.

Opportunities Sought

We are looking for larger spaces that provide a home for our current tenant base and new opportunities to deliver our BuyGiveWork model and inclusive approach to growth and development. We are open to 5+ year leases.

Business support and local opportunity

All residents of the building are required to donate an hour of their time each month to participate in programmes including mentoring and education opportunities for BUY and GIVE tenants.

- International House is the first London Living Wage building, ensuring all tenant businesses pay a fair wage.
- The project provides 5,000 sq ft of free of charge space on its community initiatives floor for 60 local non-profits and social enterprises.
- It also provides 2,000 sq ft of free of charge space for young people to start new businesses. Another 10,000 sq ft of space is provided on a cost only basis to provide space for London's largest photography resource centre, and a fashion and textiles focused hub delivered by partners Assemble.
- Provide a free of charge home for events and desk space for over 60 local organisations.
- 3Space also produce a newsletter every fortnight for information sharing and engagement with a wider audience.

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🌐 <https://www.3space.org/>



ACAVA has been running artists' studios and pioneering community programmes for 50 years. We support artists and creative practitioners by providing studios, workspace and facilities for making work, as well as offering professional opportunities through exhibitions, art commissions, artist-led projects, open studios, talks, workshops and long-term participatory arts programmes.

We create meaningful experiences with positive outcomes on wellbeing, personal growth, and social cohesion that also inspire people to participate in the arts, promote confidence and learn new skills.



Workspace Experience

As well as managing maintenance, leases, artist's contracts and utilities, ACAVA has extensive experience in setting up, refurbishing and maintaining new premises in London and across the UK. ACAVA has unique expertise delivering socially engaged arts programmes in community and non-clinical health and wellbeing settings and work closely with the NHS. Expansive programmes are delivered from creative hubs in North Kensington, Essex and Stoke-on-Trent.

We aim to operate studios at sub market rates and carry out annual local market appraisals on rent payable and studio fees chargeable. We do occasionally use a mixed market system where some tenants pay market rents and others pay below market.

Opportunities Sought

We are looking for:

- Suitable workspace as part of a mixed economy. i.e., exhibition and event spaces for creative programming.
- Green space is also important - we consider biodiversity, environmentalism and climate awareness as part of our creative agenda.
- Flexible rent and lease terms.
- Good transport links are key.

Business support and local opportunity

Business and community support includes:

- Support sessions in funding and finance, social media, networking, selling work and photographing work for portfolios.
- Paid opportunities for artists to work with the local community to co-create visual installations in shop units on the high street.
- Involvement of local people in the development of new activities, taking time to understand the specific context in which we are operating and by recruiting facilitators and artists locally, where possible.

We host exhibitions that welcome and involve local people. For example, our gallery space at Maxilla Walk Studios is often used to celebrate work created during family workshops. We promote professional creative opportunities such as commissions, fellowships, exhibitions and residencies to studio holders and our wider artists community through a fortnightly newsletter.

CONTACT

Kate Davies, General Manager

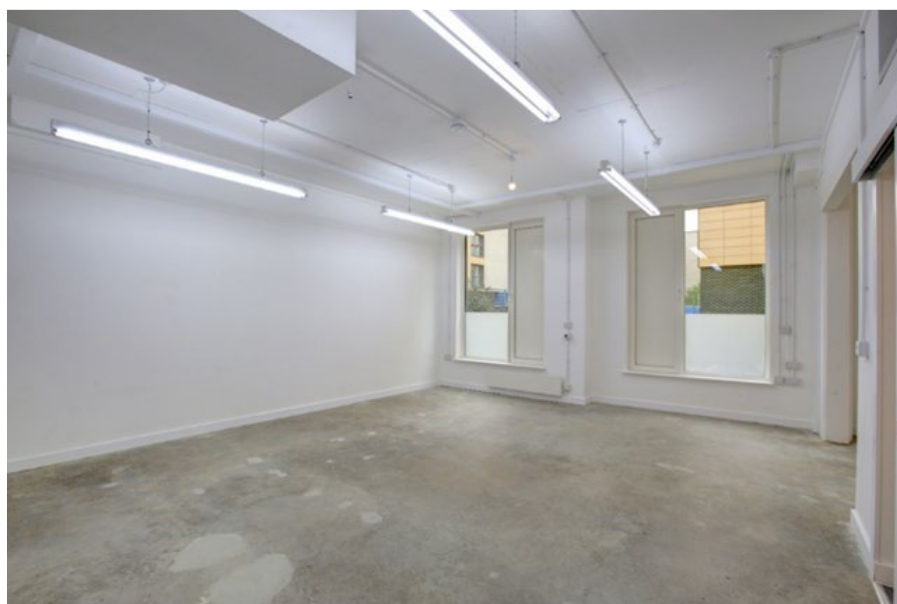
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Founded by artists, for artists, we pride ourselves on our affordable workspace that offers extensive programmes of artist support. Acme is the single largest provider of affordable artist studios in England, and this year we will support over 800 individual artists across 15 buildings in Greater London.

Acme artists work in fine art practice (e.g. painting, drawing, sculpture, performance, multi-media, etc.). With 15 years' experience of working in partnership with commercial developers and housing associations across Greater London, Acme continues to be a leading provider of affordable workspace.



Workspace Experience

We work collaboratively with partners to deliver affordable and secure artist studio provision, and develop pioneering residencies and awards programmes that support artists at all stages of their careers. Just a few of our highlights include:

- Artist studios in seven mixed-use schemes across London. This partnership work has secured over 250 purpose-built artists' studios providing over 85,000sq ft of genuinely affordable workspace.
- Re-purposed existing buildings such as ex-industrial buildings, houses ear-marked for demolition and former civic spaces such as a church, a school and a listed former fire station.

Opportunities Sought

Acme has pioneered new models of incorporating artists' studios into new-build schemes. The student accommodation scheme at Glassyard in Stockwell is a good local example. We would be particularly interested in mixed-use schemes in more residential areas. We would also consider re-purposing existing buildings. Our preference is for freehold or long leaseholds.

Business support and local opportunity

As well as providing secure artist studios, Acme's programme of artist support aims to intervene at pivotal moments in artists' careers. Working with a range of international and UK-based partners and donors, the programme supports professional development for artists at all stages of their careers through residencies, bursaries, mentoring and exhibition opportunities. Over 700 artists have benefited from the programme since its foundation in 1987. Acme is currently working with partners to establish three new early-career awards for underrepresented artists.

Acme staff also remain engaged with proactive artist liaison, assisting artists to apply for financial support through a range of pandemic related initiatives.

Acme's artists are also socially engaged – a recent tenant survey revealed that in the previous 12 months a third of artists had been involved in socially-engaged or community projects with a quarter also involved in research, mentoring and/or advocacy.

CONTACT

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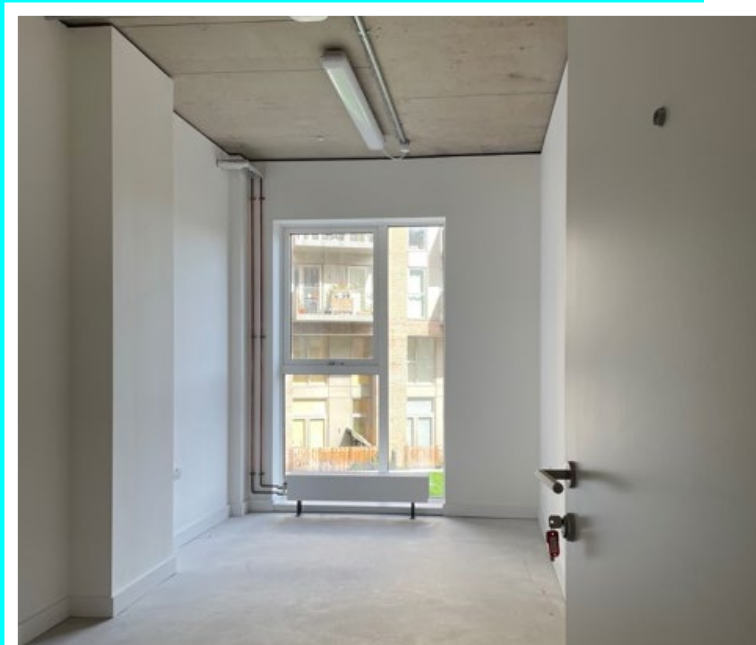
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We are committed to supporting start-up's working in a broad range of sectors from creative industries to trades, helping talented people succeed. Our workspace is at least 20%-30% below market rent across 70% of our workspace, enabling artists to be innovative and adventurous in their projects.

Supporting businesses is core to our practice, and we provide this through extensive mentoring and training using our network of subject matter experts. However, this does not stop with businesses; we are constantly fostering community links by holding regular public events and partnering with local community groups.



Workspace Experience

Affordable Workspace Partnership is led by Directors with decades of experience working in the Charity and commercial property sectors, with a history of managing over 200+ properties between them. Our team has decades long property development, charity and operating experience including managing multiple sites with over 1,000 tenants.

We have secured three buildings located in New Cross Gate, South Kilburn and Southwark, totalling over 22,000 sqft. Our tenants occupying these buildings will include creative businesses such as start up's working in fashion design, textile design, film making & production, photography, illustration, set design, product design and furniture design, multi-media and web-design.

Opportunities Sought

We are looking to acquire buildings at below market rent or price either through s106 Planning Gain Agreement or meanwhile space, including acquisition of meanwhile buildings at peppercorn or low rent (subject to a minimum 3 year term and conform to Energy performance legislation). We can consider long rental subject to 15+ years terms.

Business support and local opportunity


Affordable Workspace Foundation' supports businesses and local communities by:


- Providing at least one training and mentoring event per month within each of our buildings.
- Bringing in expert led advice on everything from marketing to accounting.
- Offering rent discounts when tenants provide at least one week of P.A. work experience to young people.
- Providing free space to community groups, encouraging events that offer young people alternative career opportunities.

We are committed to providing workspaces to local people and we recruit and prioritise people living within the Borough's where our buildings are located. Our target is to occupy our buildings with at least 80% people living within the boroughs our buildings are located in.

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Arbeit Studios began in 2010 and is a fast-growing organisation, with an appetite to set up more spaces in the coming years, securing workspaces on a long-term basis.

Our sites consist of a mixture of users from a range of industries and sectors including but not limited to arts, design, wellness, music, fashion and others, as well as larger partners such as a Fitness Club, a climbing centre, a Catering business and a Café, as well as operating 2 galleries at our sites. We develop and deliver an extensive public programme and outreach activities ranging from business support tailored to our user needs to creative activities for and by our users to the local community.



Workspace Experience

Arbeit is a mix-used creative workspace provider, currently managing 15 sites across London, home to 250 individuals and businesses, with an average of 97% occupancy in the past few years. Recently, together with our Consultancy company SpaceCraft Works we won the Mayor’s Resilience Fund for Affordable Fit-Out solution creating an online platform giving access to our fit-out model, which we are using at some of our sites. The model is giving us an opportunity to use sites which are not built for purpose and create spaces which are more open, flexible, simple and affordable to build, allowing us to set up and open many sites quickly and accommodate a wide range of practices.

Opportunities Sought

Our model is based on securing leases on sites which are usually considered by other similar organisations as unsuitable for workspace operations, mainly due to its small size and weird shape (Other reasons are short term and condition).

Due to our flexible fit out model we would need only basic fitout. Due to our experience we are able to significantly reduce the fit out costs.

Business support and local opportunity


We devise and deliver an extensive local engagement programme which includes our Give-back model, pop-up shops, a local fitness club which offers discounted and free classes to local residents and businesses (Hackney site), Hackney Herbal, and Mens’s Shed (a safe space for Men over the age of 50 who suffer from social exclusion).

We develop and produce the programme in partnership with a range of organisations, either helping us to promote the activities to a wider or a specific audience, or to produce and deliver the workshops, giving their expertise in the field. Approximately 80% of our members are local to the site.

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ASC is a leading affordable workspace provider to artists, makers, and non-profit organisations. We support 744 creatives within 550 workspaces across 8 sites. In addition to providing affordable workspace, ASC supports creative businesses in a multitude of ways, such as providing 6 free exhibition venues for tenants and external creatives.

Our tenants include fine art painters, sculptures, fashion designers, textile designers, photographers, ceramicists and also not-for-profit arts organisations.



Workspace Experience

ASC has acquired, developed, and managed a total of 24 buildings since 1995, 413,000 sq ft of space and 1,471 workspaces.

We have a huge amount of experience in negotiating and converting buildings for use as affordable workspace for artists and makers. In addition, we have developed and managed buildings for commercial office use, a public theatre, professional dance/ theatre rehearsal spaces, band rehearsal spaces and public gallery spaces.

Opportunities Sought

ASC is seeking buildings offered at below market price. We have a preference for fully fitted out buildings where we can have an input in the design from an early stage in the planning process. We will consider rent or management agreement of s106 linked buildings.

Business support and local opportunity

ASC provides free exhibition/showcasing space and mentoring within our public gallery, in 6 exhibition venues we call project spaces and in external events. All our tenants have the opportunity to exhibit and promote their work for free within these spaces and are offered free mentoring throughout exhibitions and events set-up and running time.

ASC mentoring includes marketing and promotion, health and safety, insurance and security. Partner organisations include UAL, Central St martins, London College of Communication, and etc. ASC also works with schools and local community groups, most notably "2 inspire" to run a youth club.

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Build Studios is a hub for the built environment and creative sector and a registered charity. We aim to inspire the next generation of built environment professionals, introducing around 200 less advantaged young people to careers in the built environment and creative industries through our schools enrichment programme.

Our charitable work is funded through our affordable workspace and events space in Waterloo. We currently run one workspace, which offers affordable, flexible space for start-ups and small business. These are drawn from across London and the south of England. Our subsidiary company, Build Workspace, runs the workspace, which also offers heavily subsidised space to charities. We have 111 members from over 30 companies.



Workspace Experience

Build Studios took a 50 year lease on its existing premises at 203 Westminster Bridge Road from developers Urbanest in 2017. Since its inception, the space has been managed as a social enterprise, ensuring that all profits from the workspace are ploughed back into our charitable projects.

We ensure that our prices remain below market rent (on average 80% of market rent) to ensure they are accessible to start-ups and small businesses. Additionally, we offer space to charities at a further discount of 25% on our already reduced rates and offer events and study space to students and charities at 100% discount.

Opportunities Sought

Spaces that would lend themselves to a combination of office and events/education space. We would also consider meanwhile use of unoccupied property that is earmarked for redevelopment.

Our preferred sites would have excellent transport links, near to local amenities, that could be accessed as part of a network of Build Studios-run sites in the borough.

Business support and local opportunity

Our Business and Community support is wide-ranging and diverse. Highlights include:

- Meet-up sessions for our members to promote informal collaboration.
- Online 'Re-Build Studios' events looking at different stages in the business cycle from start-up tips to business development.
- We have hosted a Neighbourhood Planning network event, which brought together representatives from the South Bank and Waterloo to share best practice.
- One-to-one careers advice to sixth form pupils from Oasis Academy Southbank, who are interested in a career in the sector.
- This year we will be piloting a work experience programme with Build Studios and partners.

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Foundry Asset Management Ltd supports the local economy with innovative ideas from businesses on our sites and the intense use of land in terms of employment from small and start-up businesses. We help businesses achieve their vision with the aim that they become the next generation of industry leaders in their fields.

Our occupants all live locally and engage heavily with local communities and businesses. We encourage a local focus in our networking and putting our occupants in touch with local businesses and support.



Workspace Experience

Foundry Asset Management has been instrumental in taking on and renovating underperforming, derelict and struggling sites and transforming them into fully occupied and compliant workspaces. Our site in central Bristol 'Meriton Foundry' involved renovating several large derelict and dilapidated warehouses office space, taking the project from conception and design to marketing and full ongoing management, growing to over 50 workspaces.

Our Peckham site, also taken on in a poor state with low occupancy, is now completely compliant with regulations, has a healthy growing community with a highly organised operational team. Both sites let to a wide variety of tenants: Bakers, embroiders, robotics research, jewellery makers, digital animators for awareness campaigns, electric scooter repair, reclaimed woodworkers, online costume retailers, artists, printers, musicians and many more.

Opportunities Sought

All considered (mixed use, warehousing, industrial, office space). From concept design, assistance with planning applications, JVs, lead or junior partner on site development, or as leasehold or freehold occupant or as site property and/or facilities manager.

Business support and local opportunity


Our support to the wider business and local community includes:

- Face-to-face mentoring and networking events
- BBQ events and social functions are designed to create networking across the groups.
- Support services for light industrial/commercial/office-based work
- Assisting businesses to identify grants
- Market day events open to workshops and the wider community to promote business and raise awareness amongst diverse communities.

CONTACT

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We are an NHS Foundation Hospital Trust, one of the largest hospital trusts in the country, and based across 4 main acute sites and community properties, in and around London. We are part of King's Health Partners Academic Health Sciences Centre, a pioneering collaboration between one of the world's leading research-led universities and three of London's most successful NHS Foundation Trusts.

Our ambition is to deliver a life sciences focussed workspace that actively works towards the objectives of the SC1 Innovation District.



Workspace Experience

We host partner organisations, such as the Health Innovation Network, the Clinical Research Network Co-ordinating Centre, and Kings College London - including the King's Entrepreneurship Institute - for research and entrepreneurial activities. We also encourage NHS staff and trainees to become entrepreneurs and support them with investment and mentoring through King's Health Partners Ventures. Essentia, as our estates function, has solid expertise in capital building projects, involving all stages (including design, building, refurbishment and fitting out).

Opportunities Sought

We are seeking opportunities to develop a MedTech innovation hub within proximity to our acute (or relevant community) sites, to support the delivery of the SC1 objectives to grow the life science sector.

Business support and local opportunity

Our plans for an Innovation Hub facility will:

- Provide training, mentoring and a programme of business support for start-up businesses.
- Enable staff, in conjunction with SC1, to provide clinical insight and experience, to support new and emerging businesses in addressing large scale (including local) health challenges.
- Give entrepreneurs access to our supporting platforms including estates, finance and technology resources in partnership with developers and investors.
- Allow start-ups to access clinical and lab space, to meet the needs of their products and services in a live hospital environment.
- Foster peer-to-peer support, working alongside SC1 and Lambeth's P4 Precision Medicine and CancerTech accelerators to integrate the ecosystem and develop collaboration in areas including design.
- Provide a number of apprenticeships across a wide range of roles, including hospitality and admin as well as clinical and research positions.
- Develop skills and build a local employment pipeline engaging with local schools, colleges and businesses.

CONTACT

Peter Ward, Director

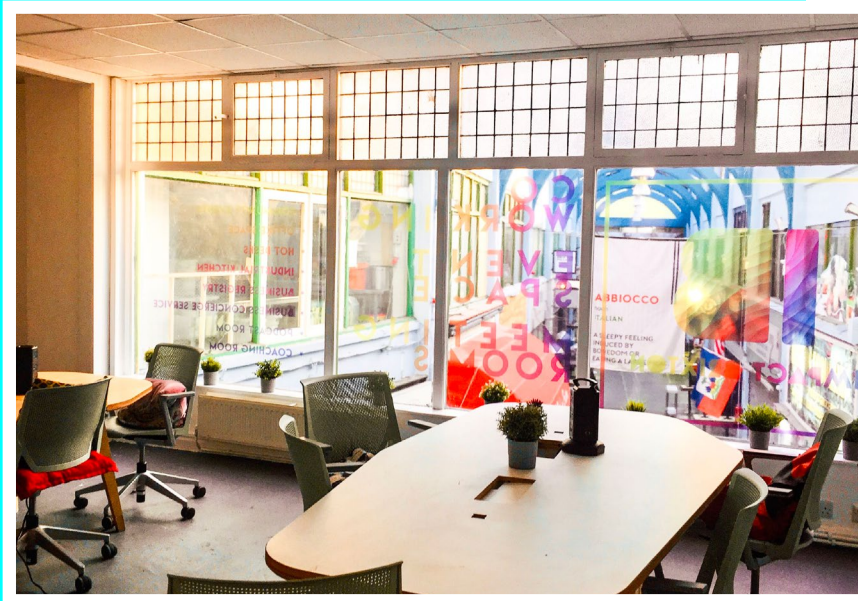
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Impact Brixton is a workspace provider with a mission to support Lambeth's creators. Having outgrown our space at POP Brixton, we relocated to a 7,000sq ft, formerly derelict space in Brixton Village in 2020.

We took this neglected space and converted it into a vibrant and modern working hub. We now run the largest membership for creators in Brixton and Lambeth, with over 260+ diverse members who work across all industries, from education to tech to designers and more. We are also very proud to be the first and currently the only black-owned co-working space in the UK.



Workspace Experience

Having Launched in 2018, we now operate space that includes 100 desk spaces, with coworking desks, podcast rooms, private offices, meeting rooms and event spaces serving over ten thousand people, all below market rent.

Opportunities Sought

We are currently looking for commercial spaces to develop more creator spaces for local start ups and entrepreneurs that are looking for inclusive and affordable spaces in Brixton.

Business support and local opportunity

Business Support initiatives include:

- Free business support sessions to our network.
- Frequent online workshops including digital skills support and personal development all aimed at our community of entrepreneurs and freelancers.
- IB Thrive (a 6 month Covid business recovery programme).


Previous community initiatives include:


- The Social Innovation Partnership's premiere screening of 'Fuming'; a documentary exploring how air pollution has more significant impacts on those from marginalised communities.
- Partnering with Re-present Radio and Apple to deliver a 3-week programme aimed at getting underrepresented young people into a career within the radio industry.
- Partnering with Dope Readers Club to host one of their libraries. DRC's purpose is to encourage more young people to read books and leveraging literature from black authors.

CONTACT

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Launch It were founded in 2000 as London Youth Support Trust and since then, we have set up, designed, and operated 11 enterprise centres and supported and been extensively involved in the design of an additional three.

We currently operate 3 centres in London and have recently opened two in Dundee and Paisley as part of our out of London development plan.



Workspace Experience

At Launch It, we work with unemployed, (or underemployed) 18-30-year-olds, who are facing other barriers to achieving quality employment or self-employment. In the past year, over 60% of those we have worked with are female, 68% are from an ethnic minority background (with the majority being black owned businesses). For nearly half of the young people we have worked with this year, their highest qualification is GCSE level.

Our two-year incubation programme offers subsidised rent without any long-term contracts, thus allowing new entrepreneurs to start building their businesses without taking on unnecessary financial risks. After the incubation period the young entrepreneur will vacate their unit for another new start up. We will facilitate that young person in finding a new commercial premise, ideally within the local community. We provide follow up support for a further six months through our new alumni mentoring programme.

Opportunities Sought

We are looking for buildings with a low-cost base and low running costs, and potential to sub-divide the property to create suitable workspace to offer a mix of unit sizes at approximately 100 to 300 square feet. We are looking for between 15-40 spaces. The space should be accessible and either in an area of high deprivation, or a space where young people from these areas can be targeted to access the space.

Business support and local opportunity


Activities that we offer from our projects are as follows:

- Affordable workspace, Business and pastoral support, supporting young people with significant socio-economic challenges
- Funding - we run 'Dragon's Den' style pitching competitions with local businesses. We are also partnered with the Start-up Loans company, who provide low interest loans.
- Mentoring, skills training, peer to peer networking and support

CONTACT

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London Realty is an award winning, multi-disciplinary property company operating in Lambeth, Wandsworth, Southwark and Richmond. Our offices incorporate sustainable features (e.g. ground source heat pumps for sustainable energy and Fit-Well certification) to attract tenants who are environmentally conscience, requiring first-class digital infrastructure (rated Platinum by Wired Score) and workspace that contributes to productivity and wellness.



Workspace Experience

Our site in Thornton Park includes 4,800 sq ft of affordable workspace (c.80 desks, breakout space and areas for meetings, workshops, makers and networking). 60% of the office building has been let, exhibiting our ability to successfully operate commercial space and attract tenants through curation of desirable and sustainable working environments.

We are excited to move into the affordable workspace sector and draw on our skill to grow a business ecosystem to extend benefits into the local community.

Opportunities Sought

London Realty seeks to provide high-quality, mixed-use, affordable space for businesses, events, artists, designers and creative SMEs in Lambeth. We are looking to establish a network of creative enterprises, from individual artists to established cultural organisations.

Business support and local opportunity

The intention is to target a diverse range of tenants spread across sectors – creative, digital industries (social media, fashion designers, photographic studios), food and beverage, artists, makers, low carbon, and health and life science sectors.

We would like to create a hub of activity with tenants supporting local communities through sustainable ventures, food distribution, the repair economy, sporting and educational initiatives.

London Realty's expansive range of business and community support include:

- Enabling cultural and/or local residential community events to take place at workspace/s
- Actively promoting workspace tenant opportunities
- Services and events to residents local to our workspace/s – particularly hard to reach groups
- Creating employment and training opportunities for residents local to our workspace/s

CONTACT

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Meanwhile Space brings experience and knowledge having delivered over 70 projects ranging from 1,000 sq ft to 40,000 sq ft, overseeing the project design, development and delivery of all of them.

Meanwhile Space is the pioneering social enterprise and advisory organisation at the forefront of 'meanwhile uses'. As the market leader since 2009, Meanwhile Space designs innovative solutions to create better places to live and work, by taking on challenging redundant spaces, and working with local communities to bring them into affordable use.



Workspace Experience

Meanwhile offers low risk, accessible opportunities for people who may be from more disadvantaged backgrounds to test, develop, potentially fail, and grow their passion or skill, and to bring something different to the area that may grow into a permanent offer.

A great example of this is Loughborough Junction. Over time, we took on more arches in the area for people to grow into (total 18), and this demand demonstrated the opportunity to Lambeth Council and the GLA which resulted in a successful bid to the GLA's London Regeneration Fund for £1.8m to build permanent affordable workspace at LJ Works.

Opportunities Sought

Meanwhile sites for new build projects, long-term purchase opportunities, meanwhile use of refurbished buildings. All for mixed use, locally driven workspaces responding to local needs and social impacts.

Business support and local opportunity

Meanwhile Space's business support responds to tenants' needs, concentrating on informal mentoring, events with experts (e.g. HR, tax or marketing), networking events, and signposting to local support providers. This is often complimented by partnering with publicly funded specialist business support organisations such as Tree Shepherd (in Loughborough Junction, Elephant & Castle).

Our Tripod project in Lambeth Town Hall is exemplar of the support we offer:

- Group or one-to-one mentoring of tenants
- Knowledge, skill and supply chain sharing
- Sector focussed event programme of guest workshops or talks for tenants, local businesses and residents
- Support of tenant-led events, including networking, skill sharing and learning for tenants, local businesses and residents

CONTACT

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The Remakery is a co-operative workshop and hot desk space in South London developing opportunities around the reuse of surplus materials.

We provide a co-working space for up to 24 people working on computers or other clean craft activities, a woodwork space, textiles space, an assembly area, in addition to spill out work benches. We host more than 40 users other than the 15 resident makers and businesses in our space.



Workspace Experience

Our space is loved by the community because it was made by the community. Our space is organic in production, not manufactured. People who choose to work here want to be part of our ecosystem and want to build opportunities for all.

Opportunities Sought

We are looking for different types of sites from medium to large, ideally not co-located with residential dwellings. We are also open to smaller sites close to a high street location.

Business support and local opportunity


The team at The Remakery have a good track record and business and technical knowledge from working in the waste sector and offer advice to tenants and members. Our team pass on opportunities provided to us, promoting skills and partnerships. Our ecosystem has supported a broad range of projects where smaller businesses and individuals can flourish by building relationships with more established businesses.

We hold regular open days for the community to visit and speak to members about their work and to understand how they can get involved in the space. Regular event programmes are primarily advertised on local estates. We partner with organisations that prioritise hard to reach local residents and as such The Remakery hosts a good percentage of activities devoted to these individuals.

CONTACT

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Having entered our 25th operational year, we have moved away from delivering meanwhile space and now secure assets and long leases for our properties and the community we serve. We seek to secure space which we can deliver in perpetuity for future generations. Second Floor Studios and Arts (SFSA) deliver high quality, affordable workspace. All of our sites are occupied by over 55% women, and by at least 40% local borough residents.

SFSA deliver space for visual artists, fine artists, craft and designer makers.



Workspace Experience

We have 25 years' experience fitting out studios into pre-existing structures. We designed and operated London's largest studio site – Warspite Road SE18 in Woolwich, our founder designed all of the spaces from scratch, including a large gallery, print studio and arts. In the last five years we have designed and delivered studios in Wembley Park, Sevenoaks, Deptford.

Opportunities Sought

SFSA are keen to pour energies into larger schemes that deliver upward of 20,000 sq ft per site, to create a meaningful project that has economies of scale and can be predominantly privately financed.

Business support and local opportunity


SFSA offer a shared skills time bank which facilitates an existing studio member identifying an area they need support with. SFSA operate a shared skills time bank. Each studio member pledges an hour of their time to give back to the SFSA and wider community. The Shared Skills Time Bank is also available to the immediate community around each project site.

At the Foundry we also have a community gallery where community led exhibitions have taken place for over a decade. We often gift space to local graduates who want to host a graduation show or new curators starting out seeking to put on their first exhibition as a CV builder.

CONTACT

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SPACE is London's largest studios provider, supporting artists and building creative communities since it was established by artists in 1968. We run 21 studio buildings across eight London Boroughs, occupied by 880 artists. Our mission is to provide sustainable, affordable studio space to a wide range of artists.



Workspace Experience

Since 2010 we have acquired and developed three large freehold buildings. The studios team currently manage 880 artists in 21 buildings. The management team is highly experienced with the majority of the Directors each having at least 15 years at SPACE.

SPACE is a charity which will support the local economy and provide social value. The tenant mix will be from more established creatives occupying individual studios, and some larger shared spaces for groups or recent graduates.

We complement running our studio buildings with a programme of exhibitions, events, neighbourhood-based learning and participation projects and training.

Opportunities Sought

We are looking for a long lease (25 years) on at least 5,000 sq ft, where the developer fits out to our basic specification and the lease is on sustainably affordable terms.

Business support and local opportunity

SPACE has a Head of Artist development, who oversees:
London Creative Network - a tailored professional development programme for London based visual artists, craft makers and photographers. It helps micro businesses to build resilience and sustainability, supporting 979 creative practitioners since 2016.

SPACE Advice Bureau - an online resource and contact point for SPACE artists. It was created in response to the crisis in the creative sector caused by Covid, supporting our artist community financially, creatively and mentally during the pandemic.

SPACE Artist Awards - created to give financial help and development to 20 artists who were under-represented in the art world. They each received £5,000, networking, mentoring and 3 had a studio for a year.

CONTACT

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Sustainable Workspaces provides affordably priced, flexible, space exclusively for high growth phase start-ups that have climate change mitigation at their core.

Our spaces are dynamic ecosystems, designed to promote cross-collaboration and innovation amongst our membership. Our key USP is the provision of specialist business support, investment and commercialisation activity, provided by the wider Sustainable Ventures group, designed to help start-ups rapidly scale their climate tech innovations.



Workspace Experience

Sustainable Workspaces was launched in 2014 to address the difficulties that sustainable entrepreneurs face in accessing quality workspace which is well located, affordably priced, flexible, has workshop space for hardware development, and sufficient office space for growth phase start-ups.

We offer a range of flexible memberships, that allow businesses to flex their space requirements in line with their growth. 75% of our members are SMEs, ranging from 2-3 employees up to 100 employees. We also allow mission-aligned corporates and support organisations (such as investors or trade organisations) to become members, particularly where there is significant value that they can add by being co-located with the wider ecosystem.

We have developed a total of 65,000 sq. ft of workspace since 2015.

Opportunities Sought

Sustainable Workspaces is seeking out exciting early stage businesses with ideas to accelerate innovation in all manner of industries that are experiencing increasing pressure to show progress in the Net Zero agenda.

Business support and local opportunity

Our workspaces provide access to the full range of business support activities undertaken by Sustainable Ventures. We provide specialist cleantech/ low carbon support to workspace members – including specialist workshops, mentoring, bid writing, technology development, corporate finance support, direct investment and a whole other suite of activities designed to support the rapid scaling of new technologies.

We also run highly successful business support programmes on behalf of third parties, providing support to over 250 companies to date.

Our in-house Sustainable Accelerator cohort combines investment with a bespoke 12-month programme of support to help move promising entrepreneurs towards market readiness.

CONTACT

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workspaces](http://www.sustainableventures.co.uk/workspaces)

The Trampery is a social enterprise and a leading innovator in London's workspaces since 2009. We currently operate six workspaces in London, with a total of 130,000 sq ft. The focus, facilities and style of each space attuned to the building's architecture and local community.

The Trampery boasts an average 90%+ occupancy from 2009-2020.



Workspace Experience

With 13 years of operating successful and affordable workspaces across London, The Trampery have a specific and unique timeline for understanding, and subsequently creating a truly affordable and local workspace for the communities in which the Trampery operate.

Opportunities Sought

Rather than rolling out a chain of identikit workspaces, The Trampery has dedicated itself to a succession of complex long-term regeneration projects, each of which presents the opportunity to develop innovative solutions that address changing needs.

Business support and local opportunity

The Trampery is experienced in providing tenants and the wider community with an impressive range of services including;

- Business coaching
- Socials, member events and talks
- Wellbeing and mindfulness including weekly run clubs, yoga and pilates
- Affordable and flexible meeting and events space
- Networking events

Community engagement is extremely important to The Trampery and it embodies this through;

- In-depth research and analysis of local needs and mapping exercises
- Strategic partnerships with key stakeholders including, local government, community organisations, and other business support groups
- Bi-annual reviews and member surveys + monthly member check-ins and community focus groups
- Outreach with community groups to ensure local participation and equality of opportunity
- Post-programme feedback and independent evaluations

CONTACT

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Apply to join Lambeth's Approved Provider List

Applications from affordable workspace providers are welcomed on a rolling basis and will be assessed and added to the List within 6 weeks of applying. If you have any queries, please get in touch via email to invest@lambeth.gov.uk

To apply, [please download the application form](#) and submit by email to invest@lambeth.gov.uk

Visit the [Lambeth Now website](#) for more information.