

**MAYOR OF LONDON**



**LONDON  
REGENERATION  
FUND  
WORKSHOP**

**22 JANUARY 2016  
LONDON'S LIVING ROOM**

## WELCOME

Congratulations! And welcome to London's Living Room for the London Regeneration Fund Workshop.

We were, once again, inundated with applications. And the standard was higher than ever. You should all feel very proud that your projects were chosen from such a strong field.

The London Regeneration Fund introduced 'places of work' as a theme alongside high streets - this reflects how important we think it is to create and secure space for London's new and existing economy. It's really great to see so many innovative places of work projects on the list; nurturing the city's incredible talent for creativity and entrepreneurship.

Also, for the first time, we accepted applications from non-borough organisations. So here today are workspace providers, housing associations, art centres and galleries, education and skills providers, community trusts, and boroughs, all doing great work in regeneration and place-shaping.

The hard, but exciting, work is still to come! The next step is to get grant agreements signed and planning underway. Today's session will explain the grant process and answer any questions you have. Make sure you grab a moment with someone from the Regeneration Team, during the break or at the end, and introduce yourself. They will be on hand to help throughout the year.

I hope you find today useful and are all as excited as we are to get started on your projects. Good luck!

Debbie Jackson  
Assistant Director, Regeneration

## THE LONDON REGENERATION FUND

The London Regeneration Fund is investing money and resources to breathe life into London's high streets and secure and create new places of work.

The fund builds on the Mayor's long-standing belief that London's high streets are great places to visit, live in and do business in - that has seen over £129m invested in 85 high street places since 2011 - and introduces a new focus on London's places of work: the

buildings, yards and estates where most of the capital's productive economic activity occurs.

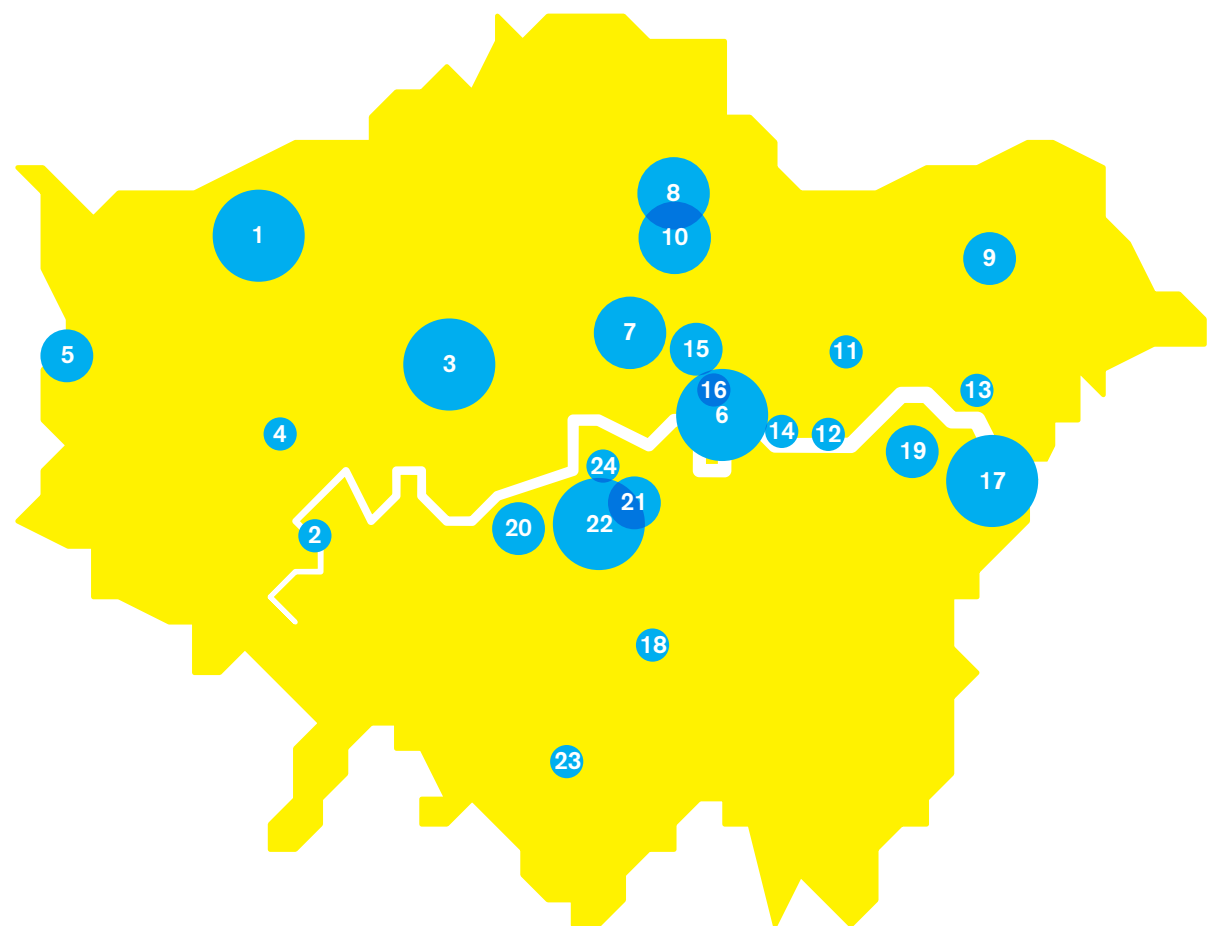
The London Enterprise Panel established the fund using £20m secured as part of its 'Growth Deal' from central government.

The fund was open to applications from local councils, traders' associations, workspace providers and community groups until 2 October 2015.

### KEY FACTS

- The GLA received 69 applications requesting a total of £58.6m.
- The Mayor revealed the 24 successful projects at the Building BloQs workshop in Edmonton (which offers shared facilities for makers and designers) on 21 January 2016.
- Successful applicants are hoping to deliver over 2.5hectare of improved public realm; more than 50 building front improvements; over 2,000 new jobs and; nearly 60,000m<sup>2</sup> of new commercial space.
- Over £30m match funding has been pledged.
- Innovative ideas include introducing contactless payments to a 700 year old street market in Romford, turning an old fire station into an art gallery in Camberwell, and refurbishing a Grade II listed railway station to include workspace and a community garden in North Woolwich.

## WHAT ARE WE FUNDING?



● Project location, circle size indicates amount of funding

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Harrow and Wealdstone | 13 London Riverside            |
| 2 Richmond RACC         | 14 Royal Docks Silvertown      |
| 3 South Kilburn         | 15 Hackney Wick                |
| 4 West Ealing           | 16 Bow Packing Works           |
| 5 Uxbridge              | 17 Erith                       |
| 6 Poplar                | 18 Anerley Town Hall           |
| 7 Dalston               | 19 Abbey Wood                  |
| 8 Meridian Water        | 20 Battersea                   |
| 9 Romford Market Place  | 21 Camberwell Old Fire Station |
| 10 Blackhorse Lane      | 22 Loughborough Junction       |
| 11 Barking Town Centre  | 23 Beddington                  |
| 12 North Woolwich       | 24 Elephant and Castle         |

## HARROW AND WEALDSTONE

This collection of projects is linked to the future relocation of Harrow Civic Centre to Wealdstone. The first will intensify workspace usage at Artisan Place by fitting out the old Winsor and Newton offices. The second is a new town square for Wealdstone, including shop-front improvements and a new market. The third project focuses on business survival and growth, including setting-up a town team.

<b>Borough</b>	Harrow
<b>Recipient</b>	Harrow
<b>Award</b>	£1,510,000

## RICHMOND RACC WORKSPACE

This project will transform the rear annex of a 1970s Magistrates Court in the town centre, owned by Richmond Adult and Community College (RACC), in to workspace for small businesses, home-workers, and start-ups. The main space will accommodate office activities and the ground floor carpark will be turned over to creative maker-space.

<b>Borough</b>	Richmond upon Thames
<b>Recipient</b>	Richmond upon Thames
<b>Award</b>	£331,500

## SOUTH KILBURN ENTERPRISE HUB

Funding for the construction, establishment and long term management of an innovative enterprise hub aimed at serving both the local community and businesses. The hub will include a mix of creative workspaces, a business club, dedicated self-contained office operated by the South Kilburn Trust and community areas run by the South Kilburn Trust and the OK Club.

<b>Borough</b>	Brent
<b>Recipient</b>	Brent
<b>Award</b>	£1,800,000

## WEST EALING

This project will create an open workspace in West Ealing, on the two upper floors of St. James House, for start-up, micro and small businesses with a focus on those that provide social value. Support services will be established through University of West London, 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.

<b>Borough</b>	Ealing
<b>Recipient</b>	Ealing
<b>Award</b>	£283,320

## UXBRIDGE TOWN CENTRE

Hillingdon will make improvements and bring activity to the eastern end of the high street in Uxbridge to connect it to new housing and a theatre on a former RAF site. Proposals include new public realm, lighting, frontages and improvements to roundabout underpasses. Opportunities for temporary markets will also be explored.

<b>Borough</b>	Hillingdon
<b>Recipient</b>	Hillingdon
<b>Award</b>	£800,000

## DALSTON WORKS

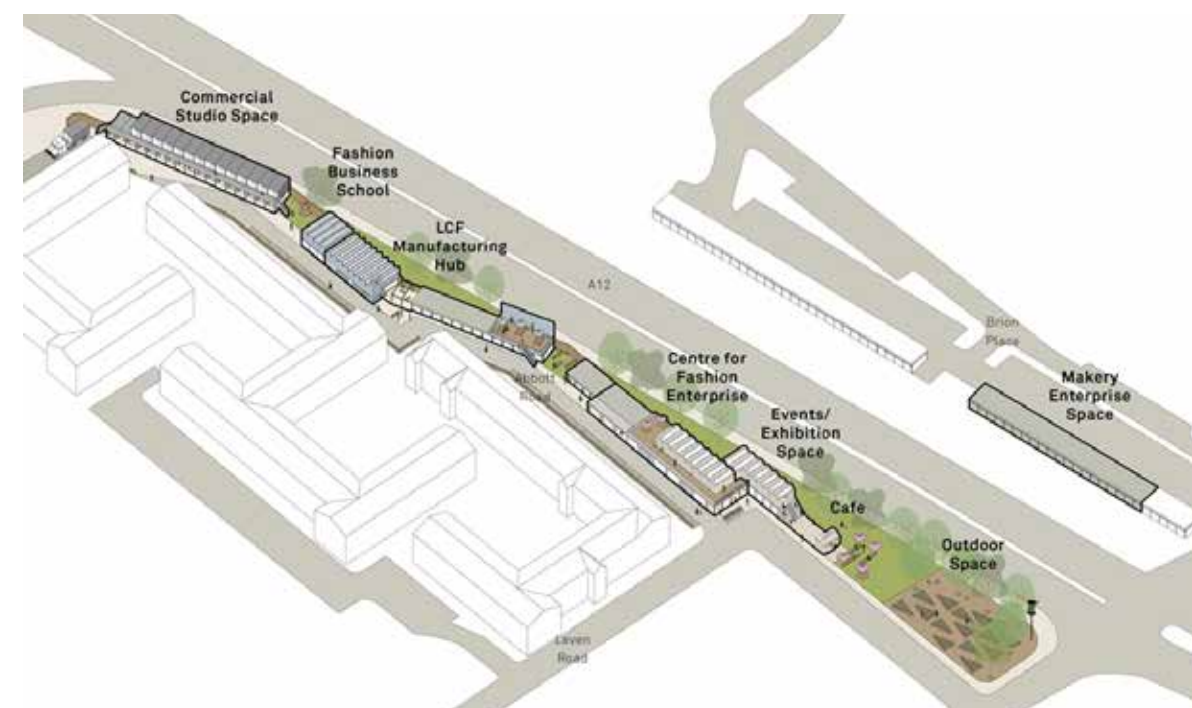
Dalston Works is a partnership between Bootstrap Company and Hackney Cooperative Developments CIC. The project will focus on Bunker House, a new build six storey development with two floors for anchor tenants, two for managed workspace and two for community projects and youth services.

<b>Borough</b>	Hackney
<b>Recipient</b>	Bootstrap Company
<b>Award</b>	£1,024,950

## POPLAR

Poplar HARCA, with the London College of Fashion/Centre for Fashion Enterprise, will create a new fashion-led workspace. 81 vacant garages will be converted into a workspace hub managed by the Trampery. The hub will comprise of; a garment manufacturing unit, incubation space for 70 fashion design and tech SMEs, affordable workspace, maker-space, event space, and '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.

<b>Borough</b>	Tower Hamlets
<b>Recipient</b>	Poplar HARCA
<b>Award</b>	£1,779,250



The planned transformation of the disused garages and land by the A12.

## MERIDIAN WATER WORKSPACE

This project will transform two industrial sheds (Warehouse 5 and 6), within the Meridian Water regeneration area, into open workshops for makers and artist studios with shared facilities and services including outreach and training. It 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.

<b>Borough</b>	Enfield
<b>Recipient</b>	Enfield
<b>Award</b>	£1,350,000

## ROMFORD MARKET PLACE

Established in 1247, Romford's historic market has seen a recent decline from 300 regular traders to less than 90. The project will revitalise Romford Market by attracting and establishing new retail and catering businesses, creating a much needed covered section, installing new stalls and catering facilities, and constructing a featured play and dwell space. Additionally funding will be used to introduce cashless transactions and digital marketing.

<b>Borough</b>	Havering
<b>Recipient</b>	Havering
<b>Award</b>	£1,000,000

## BLACKHORSE LANE

A council-led proposal to develop the Blackhorse Lane Enterprise Zone which will perform an important role in reaching employment targets in the Housing Zone. The project will see three buildings on Blackhorse Lane refit for creative industry use: affordable studios, co-working space and a 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.

<b>Borough</b>	Waltham Forest
<b>Recipient</b>	Waltham Forest
<b>Award</b>	£1,105,952



Warehouse 5 and 6 (right) on the Meridian Water site



## BARKING TOWN CENTRE

Barking and Dagenham will develop a Creative Industries Zone in Barking through the provision of space for artists. Works at Linton Road will deliver live/work units on a vacant site owned by the Council behind the Barking Enterprise Centre. Off-site construction, delivered within 16 months, will provide 12 two-bed apartments, at 65-80% of local market rent, prioritised for artists. LRF funding will fit-out the creative space on the ground floor, in partnership with Create.

<b>Borough</b>	Barking and Dagenham
<b>Recipient</b>	Barking and Dagenham
<b>Award</b>	£250,000

## NORTH WOOLWICH

This project will refurbish, reopen and reanimate the Grade II listed North Woolwich Old Station building and, with the support of Crossrail, develop adjacent land to create outdoor workspaces for creative enterprises alongside a new community garden. The building will be a new base for the social enterprise Open School East.

<b>Borough</b>	Newham
<b>Recipient</b>	Create London
<b>Award</b>	£362,995

## LONDON RIVERSIDE

CEME is a skills, innovation, research and business campus in the London Riverside Opportunity Area. The creation of a new Micro Business Accelerator will offer small units on affordable, flexible terms for Manufacturing, Engineering and Technology (MET) start-up and early stage businesses. The project will also provide business support via 'Oxford Innovation' as Growth Accelerator delivery partner.

<b>Borough</b>	Havering
<b>Recipient</b>	CEME
<b>Award</b>	£270,000

## ROYAL DOCKS SILVERTOWN

The project will create a local arts hub in the Carlsberg Tetley Building activating Victoria Dock and Thameside West areas with an array of cultural events. Creative professionals and new enterprises will be supported whilst also attracting new creative professionals and SMEs to the area. An 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.

<b>Borough</b>	Newham
<b>Recipient</b>	The Mill Co. Project
<b>Award</b>	£459,145

## HACKNEY WICK

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 workspace in a currently vacant heritage building at low cost for five years specifically for artists relocating from their current premises nearby, where a developer has recently secured permission for a housing development.

<b>Borough</b>	Hackney
<b>Recipient</b>	Cell Project Space Ltd
<b>Award</b>	£75,000

## BOW PACKING WORKS

The Bow Packing works site has been vacant for over 10 years - Mainyard Studios are now to refurbish the building for co-working space, artist studios, workshops, event space and a bar/restaurant.

<b>Borough</b>	Tower Hamlets
<b>Recipient</b>	Mainyard Studios Ltd
<b>Award</b>	£400,000

## ERITH

This project supports concerted regeneration efforts in Erith and aims to set the tone for development quality in the area. It will provide a new mix of town centre uses, training and work opportunities and resolve some of the connectivity issues currently blighting the town. The project includes establishing a joint venture partnership to deliver mixed-use development in the town centre.

<b>Borough</b>	Bexley
<b>Recipient</b>	Bexley
<b>Award</b>	£1,961,600

## ANERLEY TOWN HALL

The project will create workspace in the old Anerley Town Hall, operated by Crystal Palace Community Development Trust who are taking a 40 year lease 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.

<b>Borough</b>	Bromley
<b>Recipient</b>	Crystal Palace CDT
<b>Award</b>	£300,000

## ABBAY WOOD

This project will help an emerging high street in Abbey Wood Thamesmead, a major strategic regeneration area with Crossrail and a Housing Zone. The project will create a high street incubator campus, using a series of modular units, and deliver complementary public realm improvements, planting and new green space near Coralline Walk.

<b>Borough</b>	Greenwich, Bexley
<b>Recipient</b>	Peabody Trust
<b>Award</b>	£1,000,000

## BATTERSEA ARTS CENTRE

This project will establish a new 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 hub will include an open studio for flexible working, a private office suite, flexible workshop, a social space and reception area, communal kitchenette and bathroom facilities, secure lockers, and bike parking. Each member will be required to offer two hours of their time and skills per month to other members and to participants of complementary initiatives.

<b>Borough</b>	Wandsworth
<b>Recipient</b>	Battersea Arts Centre
<b>Award</b>	£538,000



The entrance of the Grade II\* listed building near Clapham Junction in Battersea.



## CAMBERWELL OLD FIRE STATION

The project will refurbish Peckham Road Fire Station to bring the vacant building into public and community use by creating a new contemporary art centre and annexe to South London Galley's main base. South London Galley's archives will be made publicly accessible and a permanent gallery space on the ground floor, plus social and studio spaces on the upper floors, will be created.

<b>Borough</b>	Southwark
<b>Recipient</b>	South London Gallery
<b>Award</b>	£600,000

## LOUGHBOROUGH JUNCTION

This workspace project by Lambeth Council, in partnership with Network Rail and Meanwhile Space CIC, will create a new building on a borough-owned site including studio space, makerspace, coworking offices and shared workshops with specific food production, and horticultural research emphasis. Lambeth are also committed to running an "Arch Recycling" competition, for designs that can be inserted into arches and bring them into use.

<b>Borough</b>	Lambeth
<b>Recipient</b>	Lambeth
<b>Award</b>	£1,644,388

## ELEPHANT AND CASTLE

This project will provide affordable work space in five railway arches in the Elephant and Castle Opportunity Area. 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.

<b>Borough</b>	Southwark
<b>Recipient</b>	Hotel Elephant Ltd
<b>Award</b>	£86,900

## BEDDINGTON

This project aims to pilot a new approach to working with landowners and businesses on 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 Strategic Industrial Land area and focuses on small, flexible units, as these are in demand and suit the size of the identified sites.

<b>Borough</b>	Sutton
<b>Recipient</b>	Sutton
<b>Award</b>	£447,000



Initial concepts showing emerging opportunities in Beddington.



NAME	ORGANISATION
Shehzad Ahmed	London Borough of Harrow
Shamon Akhter	LB Barking and Dagenham
Mark Allan	London Borough of Brent
Tom Ashby	
Richard Barret	London Borough of Brent
Sally Blomfield	Sutton Borough Council
Tom Bridgman	London Borough of Lambeth
Hermione Brightwell	Sutton Borough Council
Genny D' Souza	Greater London Authority
Georgina Davey	South London Gallery
Matt Davies	London Borough of Enfield
Jamie Dean	Greater London Authority
Matthew Dibben	London Borough of Brent
Patrick Dubeck	Greater London Authority
John Gazeley	
Lauren Gee	LB Havering Council
Peter George	London Borough of Enfield
Sean Gillen	London Borough of Richmond
Dan Gregory	Bexley Council
David Harley	LB Barking and Dagenham
Paul Harper	Greater London Authority
Margot Heller	South London Gallery
Dan Hill	Peabody
Cathy Hirschmann	South London Gallery
Debbie Jackson	Greater London Authority
Tina Jadav	Greater London Authority
Joanne Jolley	Create London
Stephanie Joslin	Greater London Authority
David Jubb	Battersea Arts Centre
Levent Kerimol	Greater London Authority
Matthew Kleebabeur	Greater London Authority
David Knight	DK-CM
Suzanne Lansley	LB Havering Council
Holly Lewis	We Made That
Holly Mann	Bexley Council
Alex Marsh	Greater London Authority
Alison Mayer	Greater London Authority
Iona McArdle	Waltham Forest

NAME	ORGANISATION
Kane Moore	Battersea Arts Centre
Sarah Moss	LB Havering Council
Calum Murdoch	Ealing Council
Tim Rettler	Greater London Authority
Carol Sam	Ealing Council
Adam Towle	Greater London Authority
Lucy Webb	Peabody
Finn Williams	Greater London Authority
Blossom Young	Poplar Harca

## WHAT NEXT?

The first thing we need to do is get projects in to grant. The rest of this booklet gives examples of some key sections of the grant agreements to be explained in more detail today.

The Team can also offer advice on project scoping, design, place-shaping, and procurement of skilled and creative consultants.

We'd like to be engaged in your projects and help to make them as great as possible. If you have any questions, the map on the following pages shows the person responsible for your area that you should get in touch with. Grab them this afternoon for a quick introduction.

Below are a few additional things you need to know about.

## SPECIALIST ASSISTANCE TEAM

As part of the support available to all London Regeneration Fund winners the Greater London Authority has assembled a team of 47 consultants and 6 borough experts across 16 areas of expertise, to help the realisation

of projects. Availability is limited so you should discuss with your project lead as soon as possible.

The Specialist Assistance Team (SAT) Menu is available to take away today.

## OUTPUTS AND OUTCOMES

As part of the application process, you will have chosen appropriate outputs and outcomes and quantified the level of impact your project will have. When writing the grant agreement you will have to further describe how your project achieves those outputs and outcomes chosen, explain

how you will evidence this and provide some baseline figures for measurement against. This information will form an important part of our evaluation and monitoring of the programme.

Further advice is available from the GLA Economics Team should you need it.

## DESIGN DIALOGUE

With your project lead you will need to determine appropriate design dialogue arrangements.

Once agreed, each activity and milestone should be embedded

in the project description and milestones of the grant agreement. Reviews and workshops should be coordinated so projects can progress and develop efficiently.

## EVALUATION

You are required to evaluate your project at the end of the programme, to assess its impact and offer learning for future activity.

When writing the grant agreement you will be required to fill out an evaluation plan that describes how and when you will undertake various assessments.

## COMMUNICATIONS AND PRESS

To help us make the most of opportunities and to raise awareness of projects and investment there is a communications protocol that needs to be followed. This covers press release sign off, Mayoral and advisor visits, photographs,

and other promotional and communication materials.

We encourage you to sign up to the high street newsletter, follow us on Twitter and use the hashtag #highstreets.



Where we work



## AGREEMENT FOR THE PROVISION OF FUNDING RELATING TO [REDACTED]

between

The Greater London Authority

-and-

[REDACTED]

## Schedule 1 Project Description

[REDACTED]

[Introduction]

**Project objectives**

**Activities**

### **Design dialogue arrangements**

*Delivery partners and GLA project leads to populate with a short paragraph describing agreed design dialogue arrangements for each project phase. Headings can be adjusted, added to or omitted as required. Refer to attached guidance note.*

1. Project Scoping
2. Brief writing
3. Procurement
4. Design development
5. Development-to-delivery milestone
6. Delivery
7. Completion and evaluation

### 8. Meetings and Reviews

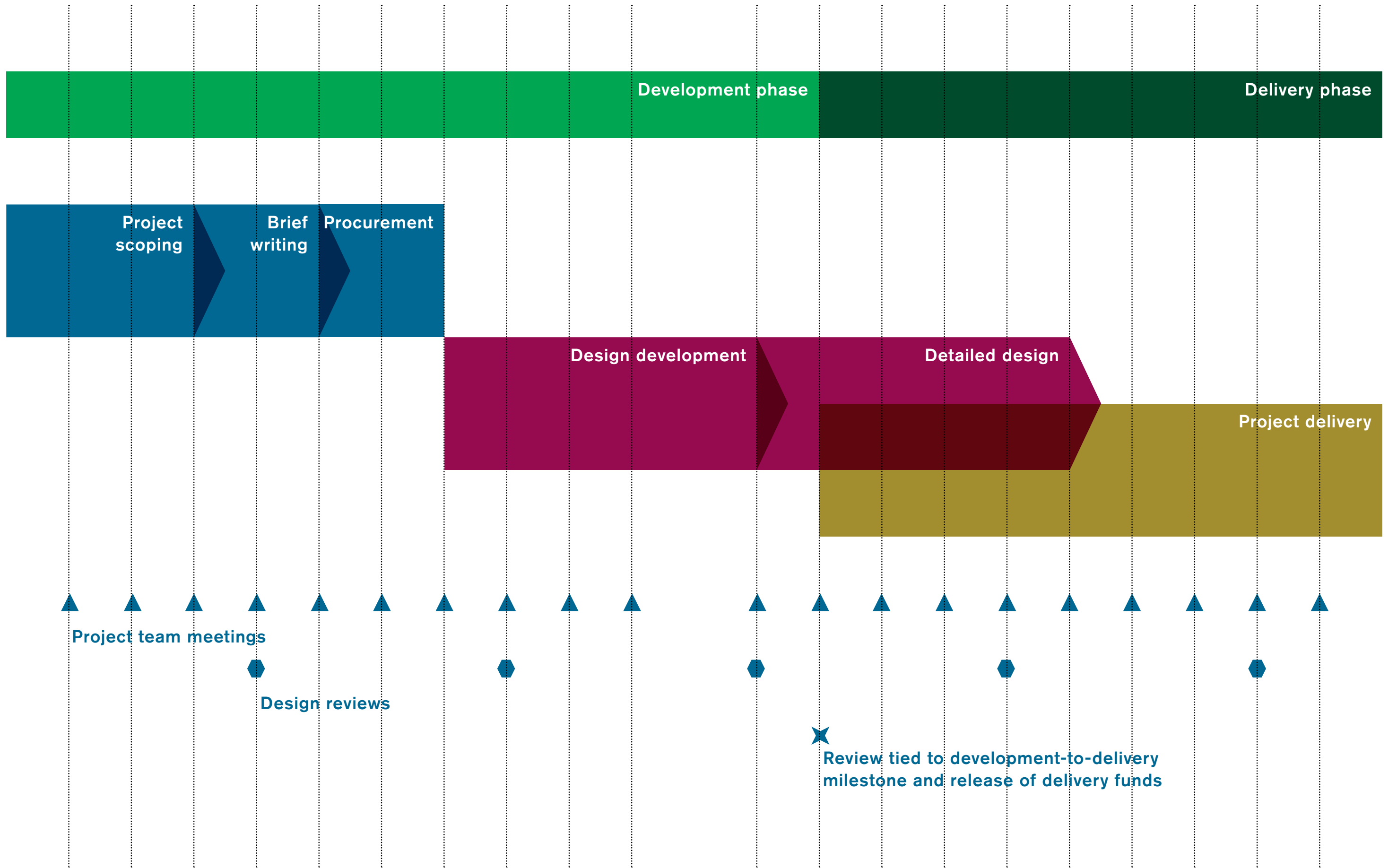
*The following generic examples should be adjusted to suit the project.*

#### Project team meetings

*Recurrence: monthly or bi-weekly as required*

1 week in advance:

- Agenda prepared by borough lead
- Documents circulated to GLA/DfL and provided at meeting, at appropriate scales and number of copies. These should include:
  - Related reports and studies



Design dialogue arrangements, hypothetical project schedule

**Annex to Schedule 1**

**Outputs and outcomes**

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
<i>Please include a brief description here of how each output measure relates to the overall project – e.g. this project will deliver 1250 m2 of public realm as part of the redevelopment of XXXX, or this project will deliver 10 jobs as part of XXXX.</i>	<i>Where applicable please include a baseline figure.</i>	<i>What is your aim against this output?</i>	<i>Please insert a brief description of the approach you will take.</i>	<i>List monitoring and verification information you intend to collect.</i>
<i>Jobs created, jobs safeguarded</i>				
<i>Area of public realm improved</i>				
<i>Number of buildings or shop fronts improved</i>				
<i>Value of match funding secured</i>				
<i>Number of businesses supported, number of pre-starts supported, number of businesses improving performance</i>				
<i>Number of town centre strategies adopted</i>				
<i>Number of cultural events held</i>				
<i>Increase in footfall</i>				
<i>Percentage decrease in vacancy rate</i>				
<i>Area of commercial space created or improved</i>				
<i>Number of housing units unlocked or supported as part of high street regeneration</i>				
<i>Local environmental improvements</i>				

Example annex to schedule 1, outputs and outcomes

**Annex to Schedule 7**

*Table 1. Core Targets*

Output / Outcome	Final Target	Actual Achieved	Variance against Final Outputs/Outcomes		Notes: please provide further detail on the following: a) assumptions made in arriving at achieved targets b) any insight you can provide into the nature of support which has resulted in these impacts (e.g. were jobs mostly created through the shop front improvement scheme or something else?) . Please back this up with figures where possible.
			(Actual)	(%)	
Core direct / indirect jobs	FTE Jobs Created				
	FTE Jobs Secured				
Temporary construction / design jobs	New Jobs Created - please state total hours worked for all temporary construction / design jobs				
	Jobs secured – please state total hours worked for all temporary construction / design jobs				
% Change in Business Turnover					Please set out baseline and change
% Change in Visitor Satisfaction					Please set out baseline and change
% Change in Footfall					Please set out baseline and change
% Change in Vacancy rates					Please set out baseline and change
Young people receiving support / training					
Young people placed in Apprenticeships					

*Table 2: Additional Indicators*

Indicator	Target	Actual	Variance		Notes - please specify any notes which you think are appropriate e.g. assumptions made in meeting targets set.
			(Actual)	(%)	
Number of high street frontages improved					
Commercial floorspace created or improved (m2)					
Number of empty shops / buildings activated (pop-ups)					
Area of Public Realm Improved (sq.m)					
Number of street trees planted					
Wayfinding/signage improvements					
Junction/highways improvements					
Number of pocket parks established					
Individuals supported into employment					
Young people supported into employment					
Business support and training: young people, individuals, businesses					
Number of new business start-ups					
Number of events held/ supported					
Town teams established					
Business associations established					
Business Improvement Districts (BIDs) supported/established					
...Please add any additional indicators which you think are appropriate.					

Example annex to schedule 7, evaluation plan













## AGENDA

- 4:00pm Registration and coffee
- 4:10pm Welcome  
Debbie Jackson, Assistant Director Regeneration
- 4:15pm Keynote  
Sara Turnbull, CEO Bootstrap Company and Co-Chair of the Open Workspace Providers Group
- 4:30pm London Regeneration Fund project showcase part one
- South Kilburn Enterprise Hub
  - Unlocking Beddington Industrial Park
  - Meridian Water Workspace
  - Richmond RACC Workspace
  - Erith Regeneration Programme
- 5:40pm Break
- 5:50pm London Regeneration Fund project showcase part two
- Camberwell Old Fire Station
  - North Woolwich
  - Uxbridge Change of Heart
  - Battersea Arts Incubator
  - Royal Docks Silvertown
- 5:20pm London Regeneration Fund next steps followed by questions
- 6:10pm Meet the Regeneration Team followed by networking and drinks