

Overview and Scrutiny



Workspaces Task and Finish Group Agenda

Wednesday, 16 November 2022

6.00 pm, Civic Suite

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Katie Wood

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

Part 1

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Workspaces Task and Finish Group Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Wednesday, 16 November 2022.

Kim Wright, Chief Executive
8 November 2022

<p>Members</p> <p>Councillor Aliya Sheikh</p> <p>Councillor Billy Harding</p> <p>Councillor Mark Ingleby</p> <p>Councillor Rudi Schmidt (Chair)</p> <p>Councillor Liam Shrivastava</p>	
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Community Workspaces Task and Finish Group

Declarations of Interest

Date: 2 November 2022

Key decision: No

Class: Part 1

Ward(s) affected: All

Contributors: Director of Law, Governance and Elections

Outline and recommendations

Members are asked to declare any personal interest they have in any item on the agenda.

1. Summary

1.1. Members must declare any personal interest they have in any item on the agenda. There are three types of personal interest referred to in the Council's Member Code of Conduct:

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests.

1.2. Further information on these is provided in the body of this report.

2. Recommendation

2.1. Members are asked to declare any personal interest they have in any item on the agenda.

3. Disclosable pecuniary interests

3.1 These are defined by regulation as:

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member’s knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:
 - (a) that body to the member’s knowledge has a place of business or land in the borough; and
 - (b) either:
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
 - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

4. Other registerable interests

4.1 The Lewisham Member Code of Conduct requires members also to register the following interests:

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25.

5. Non registerable interests

- 5.1. Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

6. Declaration and impact of interest on members' participation

- 6.1. Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take not part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- 6.2. Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph 6.3 below applies.
- 6.3. Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- 6.4. If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- 6.5. Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

7. Sensitive information

- 7.1. There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

8. Exempt categories

- 8.1. There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-
- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
 - (b) School meals, school transport and travelling expenses; if you are a parent or

guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor

- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception).

9. Report author and contact

- 9.1. Jeremy Chambers, Director of Law, Governance and Elections
jeremy.chambers@lewisham.gov.uk, 020 8314 7648



Maximising Creative and Community Workspace in Lewisham Task & Finish Group

Scoping Report

Date: 16 November 2022

Key decision: No

Class: Part 1

Ward(s) affected: All

Contributors: Assistant Chief Executive (Overview and Scrutiny Manager)

Outline and recommendations

This report defines the role of the Task and Finish Group (TFG), and puts forward a suggested scope for the review.

The TFG is asked to:

- Consider and comment on the content of the report.
- Hear about the work being undertaken on the Council's Affordable Workspace Strategy
- Discuss and define the intended outcomes of the review
- Agree Key Lines of Enquiry
- Agree a timetable for the completion of this work

Timeline of engagement and decision-making

The subject of this TFG was proposed by Cllr Rudi Schmidt, Cllr Billy Harding, Cllr Mark Ingleby, Cllr Aliya Sheikh and Cllr Liam Shrivastava.

The subject and membership of the TFG were agreed by Overview & Scrutiny Committee on 21st September 2022.

1. Summary

- 1.1. This report asks the TFG to consider and finalise the scope of the review and to hear from key officers about the Council's Affordable Workspace Strategy.
- 1.2. The full summary of the title of the TFG is: *How can the Council maximise strategic opportunities for inclusive meanwhile, creative & community workspace in Lewisham, post Borough of Culture, to ensure that we grow and retain talent within the Borough and attract inward investment.*

2. Recommendations

- 2.1. The TFG is asked to:
 - Consider and comment on the content of the report and agree the scope of the review.
 - Hear about the work being undertaken on the Council's Affordable Workspace Strategy
 - Discuss and define the intended outcomes of the review
 - Agree Key Lines of Enquiry
 - Agree a timetable for the completion of this work

3. The role of the Task & Finish Group

- 3.1. The role of the TFG is to consider how the Council can maximise strategic opportunities for inclusive meanwhile, creative and community workspace in Lewisham, post Borough of Culture.
- 3.2. The proforma for the TFG can be found at **Appendix A**.

4. Context

- 4.1. The Council's newly adopted Corporate Strategy outlines the Council's vision to deliver for residents. Delivering this strategy includes the following priority outcomes that relate to the Community Workspaces Task and Finish Group:

Open Lewisham - Lewisham is a welcoming place of safety for all, where we celebrate the diversity that strengthens us. This includes that Lewisham will be a place where diversity and cultural heritage is recognised as a strength and is celebrated and also includes the development of a Live Music Strategy.

A strong local economy - This includes a focus on building a thriving local economy, providing support for local businesses and working to attract jobs and businesses to the borough.

- 4.2. TFGs are run as projects, utilising an *agile* methodology, and are intended to be:

Collaborative – officers and councillors working together to address a topical issue of concern, using a shared space on MS Teams

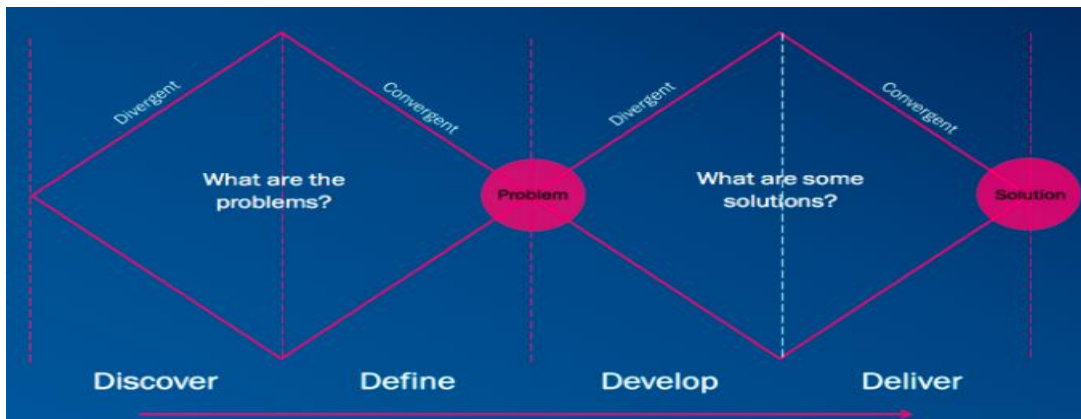
Time limited – to suggest solutions in a timely manner, with allocated tasks, progress checks and deadlines

Flexible – with a mixture of formal and informal meetings, visits, research, user engagement etc

Focussed on residents – service user experience is key, the issue will be clearly defined, and solutions suggested, on the basis of understanding residents' experience

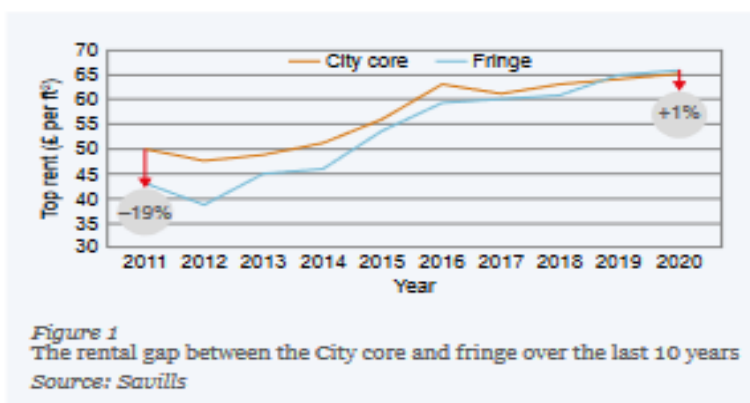
Focussed on solutions – the aim is to take evidence from a wide range of sources and good practice to develop affordable, practical solutions that are evidence based and implementable and that will have a positive impact on the lives of residents.

- 4.3. A ‘double diamond’ approach will be taken which will split the project into two parts (diamonds). The first part is the ‘discovery’ stage. The issue (the topic of the TFG) is the starting point and then research and evidence collection is carried out to really understand the issue and define it more clearly. Once the issue is well understood and well defined, the second stage begins. Further research and evidence collection is carried out, seeking inspiration from elsewhere and working with a range of different stakeholders and experts to investigate potential solutions. Then a clear set of recommendations can be produced.



Businesses and Workspaces in London

- 4.4. London has always been expensive for businesses but costs have increased rapidly over recent years. Furthermore, according to Savills, costs in non-central London locations have increased most rapidly. Savills highlight that what was once the “affordable fridge” is increasingly just as unaffordable as central locations. For example they state that whilst the City Core locations experienced increases in rent of 29 % over the last 10 years, fringe central locations experienced rent rises of up to 58% over the same period.¹

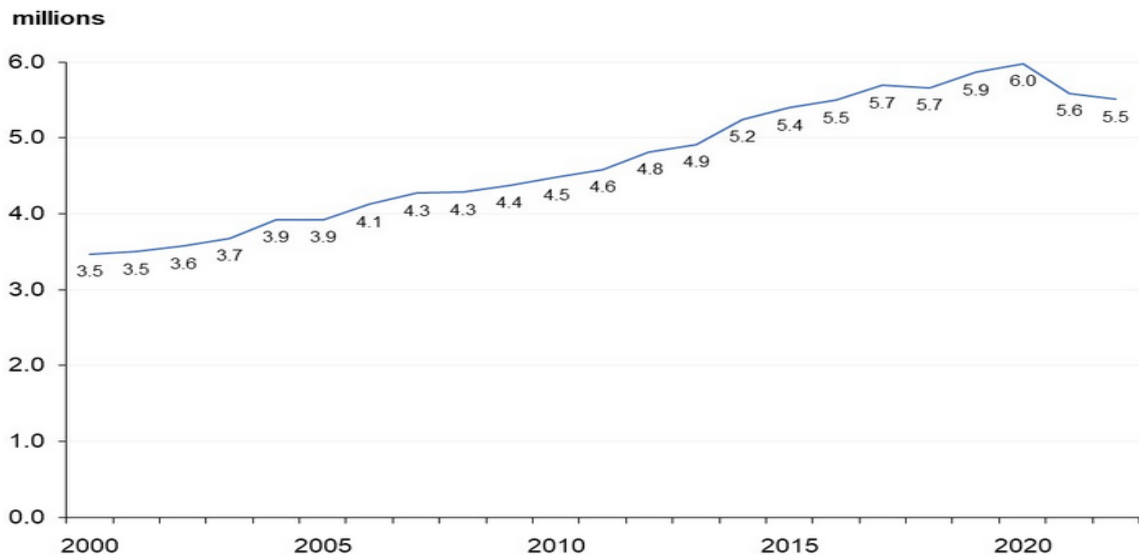


- 4.5. There were 5.6 million businesses in the UK in 2021 of which 5.5 million were SME

¹ British Council for Officers, Affordable Workspaces: A solution not a problem, July 2021
<https://pdf.euro.savills.co.uk/uk/office-reports/bco-affordable-workspaces.pdf>

(Small and Medium-sized enterprises). These figures showed a decrease since 2020 reflecting the challenges faced by the pandemic on many businesses. However up until 2020 there had been a steady rise since 2000 in the numbers. 74% of businesses at the start of 2022 employed no other employees. In London in 2022 there were 1 million private sector businesses and London has the highest density of businesses per adult population in the UK.²

Figure 1: Number of private sector businesses in the UK, 2000 to 2022



BEIS

- 4.6. In 2019, LB Lewisham contained just under 11,000 registered businesses, 91% employing less than 9 people, higher than the London average. The professional, scientific and technical sector is the most prominent in Lewisham when measured by total business count with strong representation from management, computer and general business consultancies, 26% of the total business count. Specialised design, architectural and engineering firms are also well represented. The human health and social work sector is the largest employer, accounting for 18% of all employment in the borough.³

Affordable Workspace

- 4.7. Affordable workspace is defined in the London Plan⁴ as “workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose.” The Plan goes on to state that it “can be provided and/or managed directly by a dedicated workspace provider, a public, private, charitable or other supporting body; through grant and management arrangements (for example through land trusts); and/or secured in perpetuity or for a period of at least 15

² Business Population Estimates for the UK and Regions 2022, Dept. of Business, Energy and Industrial Strategy.

³ London Councils, London Business Profiles, Lewisham, 2019
https://www.londoncouncils.gov.uk/sites/default/files/Lewisham%20report_IM.pdf

⁴ The London Plan, 2021, https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

years by planning or other agreements.”

Lewisham Affordable Workspace Strategy

- 4.8. With high demand and space at a premium across all of London, Officers in the Council’s Economic Development team have assessed that Lewisham alone needs 21,800 m² of new employment space by 2038 and demand has risen throughout the pandemic. Lewisham’s Draft Local Plan acknowledges the importance of affordable workspace for supporting new businesses.
- 4.9. The Draft Lewisham Local Plan commits all major commercial development to ensuring that 10% of new employment floorspace is delivered as affordable commercial space, which is crucial to growing Lewisham’s economic base.
- 4.10. As part of the Borough’s reaccreditation as a Creative Enterprise Zone the successful plan submitted to the GLA included commissioning an affordable workspace strategy & action plan. This was undertaken in July 2022 and PRD in partnership with RE:DO and Bow Arts were appointed.
- 4.11. PRD have been tasked with producing a draft strategy and action plan for the borough that will do the following:
 - State the council’s commitment to securing affordable workspace
 - Describe the various factors of ‘affordability’ for Lewisham
 - Set out the requirements to meet workspace demand across the borough’s neighbourhoods and sectors
 - Review the council’s options for securing new affordable workspace through planning and development as well as meanwhile use and reusing its own or third party existing assets
 - Support inclusive growth and measures of success that better demonstrate the positive impacts generated
 - Establish a bias for action with clear headline commitments, principles, and planned interventions in an Action Plan, which will be manageable and deliverable by the council
 - Review S106 usage especially in underserved areas of the borough.
- 4.12. Currently PRD are almost finished with the mapping exercise, this will include mapping of current workspaces, development sites and council owned assets. They are also engaging with other local authorities, workspaces in the borough and public sector partners (Goldsmiths/Trinity Laban/Phoenix CH).
- 4.13. The TFG will receive a detailed presentation from officers at their first meeting on 16th November so they can start to analyse the work being completed and consider how it can help shape the review’s findings.

Live Music Strategy

- 4.14. As part of the Council’s newly adopted Corporate Strategy, the Council will be developing a Live Music Strategy. The TFG has requested that this review include investigating potential locations for live music. Any work on this by the TFG, could be done in collaboration with colleagues from the relevant service areas.

5. Nature of expected outcomes

- 5.1. The TFG will work with Council Officers and stakeholders and consider local and national expertise. The group will use the research and discovery work to ensure that:
- The Council has a robust and achievable Affordable Workspace Strategy and Action Plan.
 - There is a comprehensive understanding of the needs of stakeholders and the benefits to the Council and local community of supporting creative and affordable workspaces in the borough.
 - There is an improved understanding of the Council's assets and raised awareness of using assets to support affordable workspaces.
 - There is raised awareness of how planning policy can be used to support affordable workspaces and community workspaces.
 - There is a meanwhile use policy that helps support short-term use of empty buildings where practicable.
 - Through consultation and research there is a greater understanding of potential partners and sources of funding to support community and cultural workspaces.
 - The Council has additional information and analysis that can be used during the creation of the "Live Music Strategy".
 - Further exploration of workspace availability for Lewisham's young people has taken place and an analysis completed of what further work needs to be done in this area.

6. Stakeholder engagement

- 6.1. There are a wide range of relevant stakeholders for this TFG, including:
- Councillor Kim Powell, Cabinet Member for Businesses, Jobs and Skills; Councillor Brenda Dacres, Deputy Mayor and Cabinet Member for Housing Development and Planning; and Cllr James-J Walsh, Cabinet Member for Culture and Leisure.
 - Community and Business Groups in Lewisham. (The TFG could undertake a survey or issue a call for evidence examining the challenges and barriers faced by businesses and creatives in the borough.)
 - Affordable workspace Providers in Lewisham.
 - Officers in the Council's Economic Development Team, the Director of Inclusive Regeneration, the Director of Planning, and the Executive Director of Housing Regeneration and Public Realm, the Director of Culture, Learning and Libraries
 - PRD, RE:DO and Bow Arts (in relation to the work they have been commissioned to undertake on behalf of the Council).
 - Workspace Provider Forum.
 - Musicians groups in the borough.

7. Key Lines of Enquiry

- 7.1. The key lines of enquiry (KLOE) could include:
- What are the definitions of affordable workspace and can we agree a definition for

Lewisham?

- What work is being undertaken on the Affordable Workspace Strategy? How can we use the findings and the stakeholder engagement already undertaken to shape the direction of the review?
- What are other London Boroughs doing on this and what does good practice look like? How can we learn from the work of other boroughs in this area?
- Who are our partner organisations and what potential sources of funding are available to support community and affordable workspaces?
- How does the TFG's work feed into the Council's Economic Development Strategy and how does it relate to the newly established Creative Enterprise Zones?
- What do Lewisham's business and creatives say they need to support them?
- What can be done to secure more affordable work space?
- What do our young people need to support them accessing communal spaces such as homework clubs and spaces for creativity?
- Are there groups who are currently excluded from participating in local business and creative community? What are the barriers to participation?

8. Out of Scope

- 8.1. The TFG need to consider the scope carefully to decide whether there are any areas that do not need to be included in the review so focus can be maintained in other areas. Similarly, if there are additional areas that the TFG wish to be included, careful consideration of time and resources needs to take place so that the level of analysis can be sufficient for the group's intended outcomes.

9. Sources of Evidence and Potential Witnesses

- 9.1. It will be important to thoroughly understand the work being delivered currently on the Lewisham Affordable work space strategy. At this first meeting of the TFG the Committee will therefore here from the Council's Economy and Partnership Team who will outline the work currently being undertaken. This can form a basis for the committee's analysis and ensure that the work of the TFG complements the work the Council is already undertaken and prevents duplication.
- 9.2. Carrying out a tour of spaces in the borough looking at existing workspaces and organisations that deliver them as well as examining some of the potential workspaces available in current Council assets. For example, this should include organisations such as Hatcham House and Cockpit Arts in the North of the Borough and Bow Arts and Set Studios in the South.
- 9.3. Hearing from experts and other local authorities such as the London Borough of Brent, LB of Camden and LB Waltham Forest on their workspace strategies and on their borough of culture legacy work where applicable.
- 9.4. Hearing from industry experts such as Capital Enterprise.
- 9.5. Organising a survey or call for evidence via the Council's website seeking the views of businesses and creatives in the borough and details of the challenges they face.
- 9.6. A number of documents have been produced by the GLA which will be of relevance to this review:
- Creating Open Workspaces
 - Flexible Workspace on Our High Streets

- The London Open Workspaces Map
- 9.7. Hearing from the London Workspace Advisory Group. The Workspace Advisory Group (WAG) is an advisory body to the Deputy Mayor of London and the London Economic Action Partnership (LEAP). Members represent the views of workspace providers, users and developers as a sector and act as a conduit between the wider sector and the Mayor and the LEAP.
- 9.8. Hearing from the GLA on their work on Creating Open Workspaces. For example organising visits to their casestudies of good practice including:
- [639 in Tottenham](#) which describes itself as a “landmark for Tottenhams’ creative businesses and entrepreneurs;
 - [Camden Collective](#) which provides free co-working space and pop-up retail in vacant shops and offices; and
 - [Blackhorse Workshop](#) – a refurbished vacant warehouse that has been transformed into a public workshop with space for start-up makers.

10. Timeframe and resources

- 10.1. The timeframe is suggested as 4 to 6 months from the date of the first meeting, depending on the extent of the final agreed scope of the review. The final meeting of the TFG would be likely to be held between the end of March to beginning of May. Throughout December, January and February, stakeholder engagement will take place as well as going on visits and hearing from expertise from partner organisations and other key witnesses. It is suggested that the TFG hold at least one informal meeting per month in addition to the evidence gathering listed above. Key officers for the review will include: The Scrutiny Manager; Officers in the Council’s Economic Development Team; the Director of Inclusive Regeneration; the Director of Planning, and the Executive Director of Housing Regeneration and Public Realm; and the Director of Culture, Learning and Libraries. It is likely that there will be very little activity over the Christmas period as this would be a difficult time for engagement activities and site visits.

11. Financial implications

- 11.1. There are no direct financial implications arising from the implementation of the recommendations in this report. Elements of the work of the Task and Finish Group may have financial implications and these will need to be considered in due course.

12. Legal implications

- 12.1. The Council’s Constitution provides at paragraph 6.11, Article 6 that the Overview and Scrutiny Committee may from time to time appoint sub-committees, to be known as task and finish groups which will exist for a period of no less than 3 months, nor more than 12 months from the date of their creation. It further adds that “Any task and finish group shall consist of 5 members and be established for the purpose of examining a particular issue in depth. The terms of reference of any task and finish group shall be agreed by the Overview and Scrutiny Committee which shall also appoint members to it.”

13. Equalities implications

- 13.1. The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. It covers the following nine protected characteristics: age,

disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

13.2. The Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

13.3. There may be equalities implications arising from activities undertaken by the Task and Finish Group and it will need to give due consideration to this.

14. Climate change and environmental implications

14.1. There are no direct climate change or environmental implications arising from the implementation of the recommendations in this report. Matters considered by the Task and Finish Group may have climate change implications and the Task and Finish Group will need to give due consideration to this.

15. Crime and disorder implications

15.1. There are no direct crime and disorder implications arising from the implementation of the recommendations in this report. Matters considered by the Task and Finish Group may have crime and disorder implications and the Task and Finish Group will need to give due consideration to this.

16. Health and wellbeing implications

16.1. There are no direct health and wellbeing implications arising from the implementation of the recommendations in this report. Matters considered by the Task and Finish Group may have health and wellbeing implications and the Task and Finish Group will need to give due consideration to this.

17. Report author and contact

17.1. If you have any questions about this report please contact: Katie Wood, 020 8314 9446

Appendices

Appendix A – Task and Finish Group Proforma

Appendix B – London Councils London Borough Profiles

https://www.londoncouncils.gov.uk/sites/default/files/Lewisham%20report_IM.pdf

Appendix C – Cllr Schmidt submission

Background Documents:

GLA, Creating Open Workspaces,

https://www.london.gov.uk/sites/default/files/regeneration_guide_2_-_creating_open_workspace.pdf

GLA, London Open Workspaces Map <https://apps.london.gov.uk/workspaces/>

GLA, Flexible Workspaces on Our High Streets

https://www.london.gov.uk/sites/default/files/210316_gla_high_streets_compressed.pdf

Lewisham Draft Local Plan <https://lewisham.gov.uk/-/media/draft-regulation-19-lewisham-local-plan-2022.ashx?la=en>

Task and Finish Group Proforma

<p>Proposed title <i>This should be written as a question. What is the main question that you are looking to answer? Ideally use “how” i.e. “How can we improve.....XXX?”</i></p>	<p>How can we maximise strategic opportunities for inclusive meanwhile, creative & community workspace in Lewisham, post Borough of Culture, to ensure that we grow and retain talent within the Borough and attract inward investment?</p>
<p>Overview <i>Provide 2-3 sentences explaining the proposed investigation in more detail including the key areas that you are proposing to look at.</i></p>	<p>The TFG will investigate: (A) Potential locations across the borough for inclusive meanwhile use/creative spaces/hubs (B) Potential partners and sources of funding (e.g. workspace developers, community architects, collaborating proximity landowners, grants schemes etc) (C) Potential locations for live music hubs to help establish these zones</p>
<p>Reason for proposal <i>Why do you think that a task and finish group is the most appropriate way to address this issue / answer this question? Where has the suggestion come from? (i.e. through resident engagement, casework, external inspection, performance information.)</i></p>	<p>Feedback from diverse stakeholders in the 2021 Borough of Culture Diversity Committee emphasised the Legacy need for ongoing space for creative practitioners, requiring effective partnerships in the Creative & Digital Industries sector & community sectors to develop workspace.</p> <p>This investigation will require a substantial number of site visits & meetings with practitioners, workspace developers/ architects, communities and further research of the Asset Register.</p>
<p>Policy Context <i>How does the proposal support delivery of the Lewisham Corporate Strategy; national/regional policies, initiatives; legislation etc.</i></p>	<ul style="list-style-type: none"> - ‘Future Lewisham – an economically sound future’ March 2022 Economic Development Strategy report (to O & S) ‘to encourage the continued development of local economic priorities to be reflected in the Council’s future strategies and plans’ - The (GLA supported) Economic Recovery Framework for London, which includes: the Creative Enterprise Zone (In 2018 the Mayor of London designated Deptford and New Cross as one of six Creative Enterprise Zones (CEZ), which is focussed on supporting local digital and creative sectors) - Manifesto/ upcoming Corporate Strategy commitment to “establish a post Borough of Culture ‘Creative Lewisham’ programme to drive ongoing cultural and economic development in the Borough.”

	<ul style="list-style-type: none"> - Manifesto/upcoming Corporate Strategy commitment to “develop a ‘Live Music Strategy’ around existing key ‘creative quarters’ in the borough, such as New Cross, Deptford, Ladywell and Forest Hill.” - Lewisham’s 2017 Creative and Digital Industries (CDI) Strategy (by Regeneris), predating BoC and the CEZ, but with detailed typologies & site studies. - the BoC creative happenings grant scheme (which supports local creatives, including freelancers, who have been impacted by national and local COVID19 restrictions)
<p>Criteria for the investigation (Essential)</p> <ul style="list-style-type: none"> • <i>Is the proposed investigation timely? Why?</i> • <i>Is it a strategic and significant issue? How?</i> • <i>Is it of concern to one or more sections of the population? Who?</i> <p>(Desirable)</p> <ul style="list-style-type: none"> • <i>Is the issue of concern to partners or stakeholders? How?</i> • <i>Will the investigation add value in terms of improving the council’s or partner’s performance or service delivery? How?</i> • <i>Will the investigation be duplicating any other work? What?</i> • <i>What control or influence does the Council have in this area?</i> 	<p>This 3-6 month investigation will dovetail with the end of the Borough of Culture Year, which has thrown Lewisham into the spotlight in London and beyond as a diverse and creative borough, a reputation which needs an effective legacy to capitalise on opportunities for growth & inward and locally driven investment, post Covid. The investigation will feed into the Council’s Economic Development Strategy and the GLA’s Economic Recovery Framework & CEZ programme at a critical time.</p> <p>Finding places for local creativity to be more inherent in Lewisham’s identity will help to embed this character in the borough, leading to creativity & diversity becoming even more fundamental to what the borough is, what it does and who participates. Finding workspace and diversity of involvement are the necessary and time-limited next steps.</p> <p>Seeking a range of further partners and opportunities in workspace provision and in the community sector is critical to ensuring that workspace provision is inclusive and reciprocal to the diverse needs and talents of all Lewisham’s population.</p> <p>Exploring the availability of communal space for under-18’s and post-16’s students – especially in the shadow of Cost of Living/ energy crisis – is equally a resource issue for Lewisham’s younger creatives and their potential future, as it is for all our young people.</p>

<p>Sources of evidence <i>Do you have any thoughts/ideas on where you might gather evidence from? e.g. research or site visits. (Officers will be able to recommend suggestions and help with this.)</i></p>	<ul style="list-style-type: none"> - Use planning ‘charettes’ & Member Questionnaires in next steps of economic development and potential site aggregation for finding more workspace – <i>key role of ward councillor knowledge of local Council-owned sites & neighbouring land.</i> - Map & receive suggestions from Musicians’ Union members re a ‘live music strategy’ & the development of ‘cultural quarters’. - Interview community & CDI partners and workspace providers/ designers - Examine specifications for communal & workspace criteria in current Planning Gain dialogue & policy - Re-examine Asset Register & previous data & reports on workspace, including role of schools & community centres as both ‘homework-space’ hubs & creative hubs - Benchmark legacy works of other London Boroughs of Culture , eg Brent
<p>Co-optees / Technical advisors? <i>Would the task and finish group benefit from having expert input such as an academic or local expert?</i></p>	
<p>Suggested timeframe <i>Do you estimate / suggest that the investigation take 3, 6, 9 or 12 months? Outline your suggested timetable for evidence gathering.</i></p>	<p><u>3 - 6 months</u></p>
<p>Equalities Impact <i>Identify any equalities issues that might be applicable.</i></p>	<p>Proposals for meanwhile use & beyond must have the involvement of diverse local communities to serve local needs as well as retain & grow skills and jobs within the Borough, and the TFG will examine both desktop research on equalities in the creative & meanwhile use sector, as well as the potential role for local communities & schools. The challenge of ‘homework-space’ & communal space for young people is also critical to providing real opportunity for the future of all Lewisham’s young people, especially in the creative sector.</p>
<p>Councillor(s) submitting the proposal <i>Please list the names of the submitting councillor(s)</i></p>	<p><u>Cllr Rudi Schmidt, Cllr Liam Shrivastava, Cllr Billy Harding, Cllr Aliya Sheikh, Cllr Mark Ingleby</u></p>

London Borough Business Profiles Lewisham



Methods of Transport

Car	46%
Bus	30%
Bicycle	24%

serves to state that business...
be by parties to ensure there...
end of each month,so people

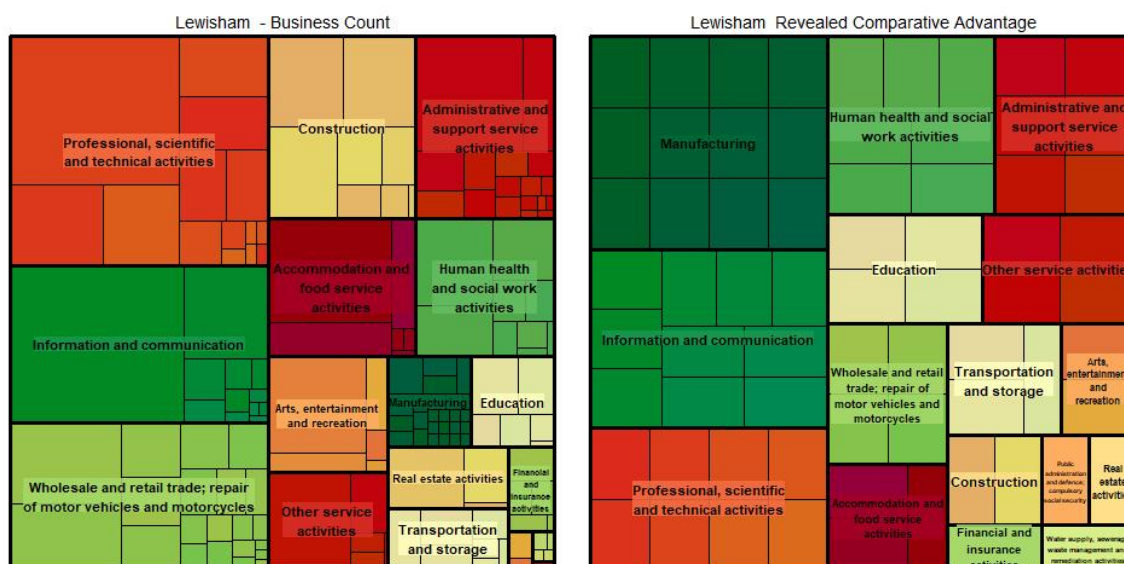
Borough Overview

Measure	Description	Borough	London
Business count	The number of registered business in the borough.	10,970	568,200
Business density	The number of registered businesses per resident employee. A score of 1 indicates an equal number of business and employees based in the borough. A low score suggests that resident employees are out-commuting or work for a few large companies, a high score indicates low levels of out-commuting and/or smaller businesses.	0.11	0.21
Micro-share	The share of registered business that are micro-businesses - defined as those businesses that have between 0-9 employees.	91%	87%
Rateable properties per business	The number of rateable properties per registered business. A low ratio indicates that there are more businesses than rateable properties in the borough suggesting smaller businesses in industries that may not have a fixed place of work e.g. consultancy or construction.	0.49	0.48
GVA per business (£m)	The borough's total economic output (Gross Value Added) per registered business.	0.48	0.75
Business diversity	A measure of the industry concentration of the total business count. Higher scores indicate the business population is more concentrated in a few industries.	0.31	0.32
Complexity	<p>The complexity score measures the number of industries in which the borough 'punches above its weight' i.e. where the share of businesses in that industry exceeds the borough's share of all businesses in the country. The borough holds a 'comparative advantage' in these industries.</p> <p>The final score is the count of industries in which the borough has a comparative advantage, scaled by how widespread the industry is nationally, as measured by the count of local authorities that also punch above their weight in that industry.</p> <p>A score of 0 indicates no industry specialism. Higher scores indicate more specialist and unique economic activity.</p>	0.51	0.90

Sources: ONS Interdepartmental Business Registry, Annual Survey of Hours and Earnings, Cebr calculations

Business count and areas of comparative advantage

The charts below illustrate the business count and relative comparative advantage of businesses in Lewisham by industry. The different colours represent the broad industry sectors whereas the smaller rectangles within each coloured rectangle reflect industries that make up each sector¹. The area of each rectangle represents the relative size of each element in the borough’s business base.



The image to the left displays Lewisham’s business count data. The image to the right highlights the comparative advantage of various sectors within the borough. The comparative advantage considers whether an industry business count is large relative to its own business base and the size of the industry nationally. Larger rectangles imply more of a sectoral strength and opportunities for future growth.

Sector Rank	Business count	Comparative advantage
1	Professional, scientific and technical	Manufacturing
2	Information and communication	Information and communication
3	Wholesale and retail trade	Professional, scientific and technical
4	Construction	Human health and social work
5	Administrative and support services	Administrative and support services

The professional, scientific and technical sector is the most prominent in Lewisham when measured by total business count with strong representation from management consultancies, specialised design, architectural and engineering firms. Information and communication and wholesale and retail firms are also well represented in Lewisham’s business base.

Lewisham has 12 industries within manufacturing that hold a relative comparative advantage over local authorities nationally.

¹ Industries defined according to their 3-digit Standard Industrial Classification code

Top industries

Industry	Total borough business count	Total share of borough business count
70229 : Management consultancy activities	855	11%
62020 : Computer consultancy activities	745	9%
82990 : Other business support service activities	465	6%
47110 : Retail sale in non-specialised stores with food, beverages or tobacco predominating	295	4%
74100 : Specialised design activities	240	3%

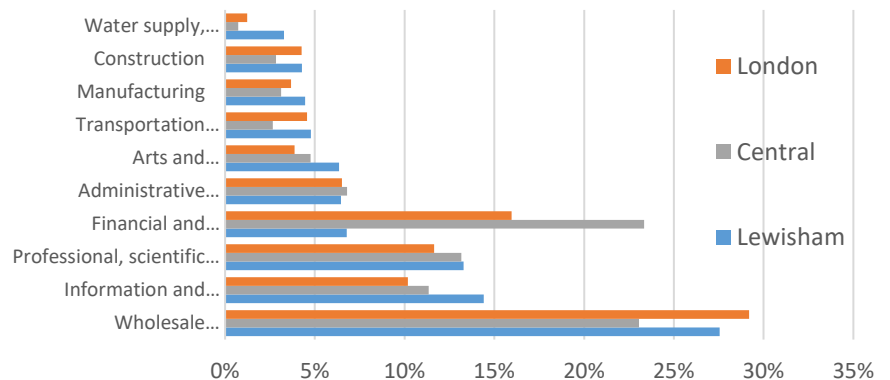
Management consultancy activities followed by computer consultancy activities have the highest number of businesses in terms of local units in Lewisham. Together the top five industry groupings account for a third of all registered businesses in the borough.

Turnover

Total business turnover in Lewisham is dominated by the wholesale and retail sector which accounts for 28% of the total (30% of turnover among micro-businesses).

This compares to 23% of turnover across the Central London subregion and 29% across London.

Top 10 sectors by % of total turnover



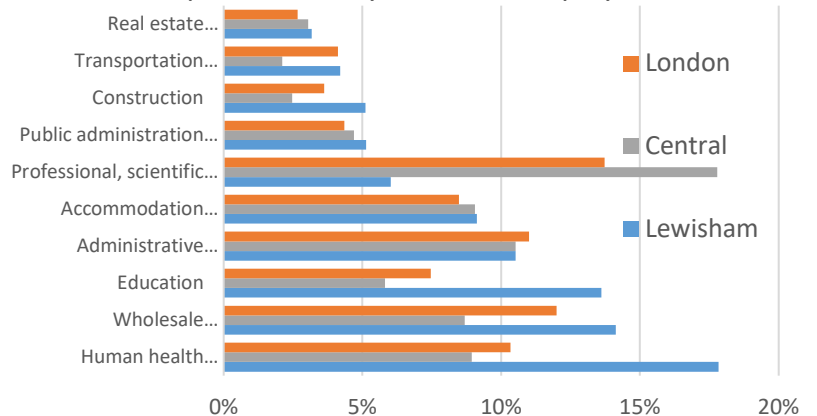
Employment

The top ten sectors by employment account for 89% of total employment in Lewisham.

The equivalent sectors account for 73% of employment across the Central London sub-region and 89% of employment in London.

The human health and social work sector is the largest, accounting for 18% of all employment in the borough.

Top 10 sectors by % of total employment



Clustering

Sector	Industry	Cluster score	Business count across borough	MSOA Dominance ²	Dominant MSOA name	Knowledge Intensive industry	Share of micro-business
Wholesale and retail trade; repair of motor vehicles and motorcycles	Retail sale of clothing in specialised stores	0.158	35	57%	Lewisham 012	No	78%
Financial and insurance activities	Banks	0.099	15	66%	Lewisham 012	Yes	60%
Manufacturing	Printing (other than printing of newspapers and printing on labels and tags) nec	0.078	25	40%	Lewisham 016	No	100%
Wholesale and retail trade; repair of motor vehicles and motorcycles	Retail sale of second-hand goods (other than antiques and antique books) in stores	0.072	30	33%	Lewisham 012	No	86%
Wholesale and retail trade; repair of motor vehicles and motorcycles	Other retail sale in non-specialised stores	0.072	30	33%	Lewisham 012	No	70%

A business cluster can be defined as a geographic concentration of related businesses in a particular field. Business clusters are known to increase competition and productivity. There are numerous famous business clusters around London such as the tailors situated on Saville Row to the jewellery shops in Hatton Gardens. The table above is a snapshot of the geographical clusters³ present in Lewisham.

The most geographically clustered industries in Lewisham are outlined in the table above. The industry with the highest cluster score of 0.158 is retail sale of clothing in specialised stores. More specifically, of the 35 local business units, 20 of those (57%) of them are situated in one MSOA indicating that there exists a geographical cluster in Lewisham 012. Additionally, there is also a small geographical cluster of printing firms registered in Lewisham 016.

The clustering table also identifies whether the industry is classified as Knowledge Intensive⁴ and the share of businesses in the industry operating in the borough that are defined as micro-businesses (fewer than 10 employees).

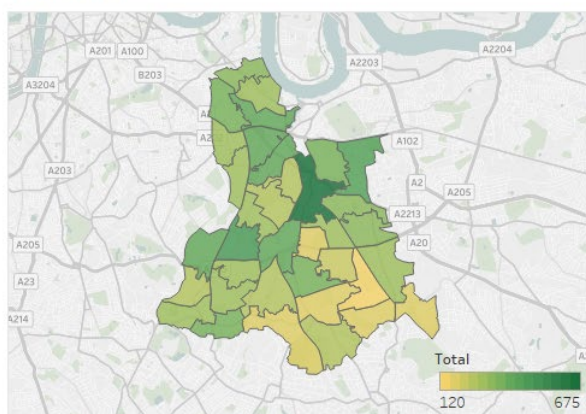
² Proportion of industry local units found in the dominant MSOA.

³ The cluster score is calculated as the proportion of businesses with the same 5-digit SIC code operating in the same MSOA divided by the sum of all the businesses with the same 5-digit SIC code in the borough. The higher the score the more geographically clustered the industry.

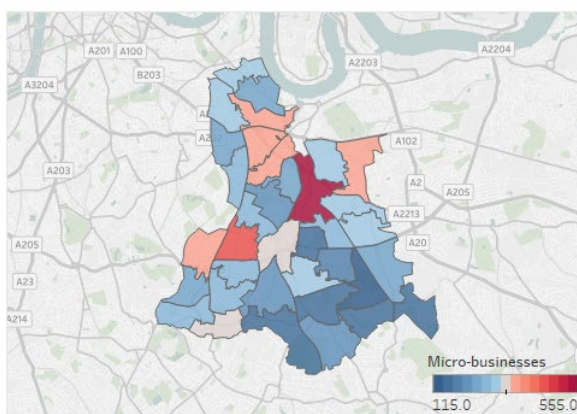
⁴ The Office for National Statistics has categorised certain Standard Industry Classification (SIC) codes as Knowledge Intensive service industries. This categorisation is based on the proportion of tertiary-educated people employed in the industry.

Mapping the business base

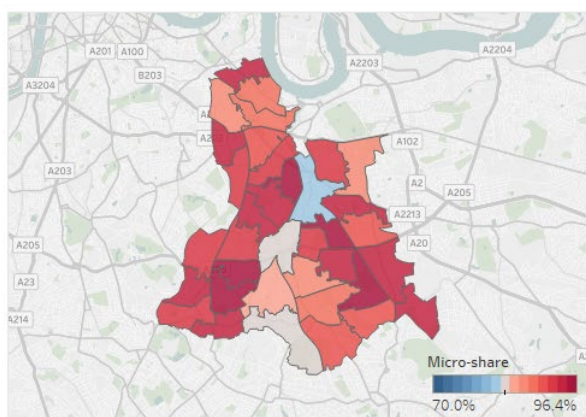
Local Units



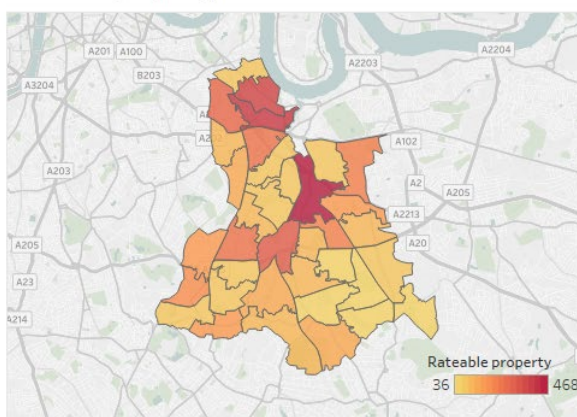
Micro-businesses



Micro-share



Rateable property



Local units: There are 10,970 businesses (in local units) across Lewisham. As illustrated on the map in the left corner, the businesses are relatively evenly spread out across the borough with a higher density of businesses located in the middle of the borough. The MSOA with the highest concentration of businesses is Lewisham 012 which contains 6% (675 local units) of all local units in Lewisham.

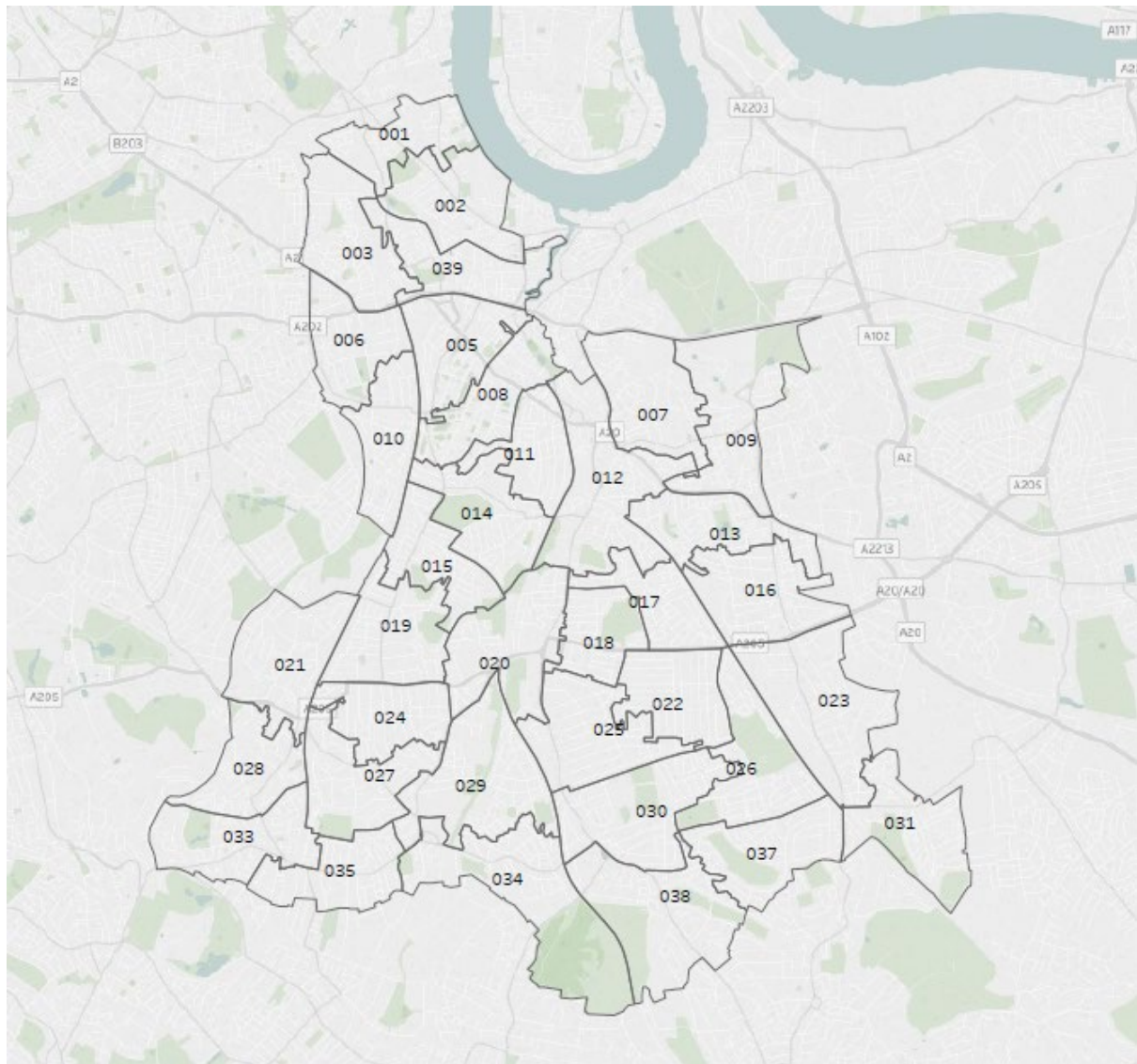
Micro-businesses: Of the 10,970 businesses located in Lewisham, 9,990 are microbusinesses with 0-9 employees. Unsurprisingly, the MSOA with the highest number of microbusinesses is Lewisham 012 with 555 local units. The map in the top right corner displays the distribution of micro-businesses across Lewisham. Similar to the local units map to the left, there is a high concentration of micro-businesses located in the middle of the borough.

Micro-share: The average share of microbusinesses across MSOAs in Lewisham is 91%. Lewisham 011, 024 and 026 have the highest share of microbusinesses at 96%. In contrast, Lewisham 012 who have the highest number of microbusinesses in local units only have an 86% share of microbusinesses because most of the larger businesses are also located in this MSOA.

Rateable property: Lewisham has 5,420 rateable properties the majority of these properties are located in Lewisham 012. This aligns with other results as Lewisham 012 also has the highest number of businesses local units.

MSOA reference map

The map below indicates the three-digit reference number for each of Lewisham's MSOAs.



Task and Finish Group Strategy

How can we maximise strategic opportunities for inclusive meanwhile, creative & community workspace in Lewisham, post Borough of Culture, to ensure that we grow and retain talent within the Borough and attract inward investment?

Manifesto/ upcoming Corporate Strategy commitment to “establish a post Borough of Culture ‘Creative Lewisham’ programme to drive ongoing cultural and economic development in the Borough

Aims

Identify unused and underused, private and council-owned spaces in order to:

- Establish affordable **workspaces, creative hubs and live music venues**
- Contribute towards the **legacy of the Borough of Culture**
- Foster **inclusive economic activity**
- Offer pathways and training leading to **social, cultural and economic participation**
- Energize the **circular economy and attract investment**
- Create **guidelines and recommendations for new developers** when creating community and business spaces
- Generate **council revenue**

Objectives

Data driven approach which harnesses existing expertise and avoids duplication in order to create actionable recommendations which help achieve aims by:

- Benchmark the work of other boroughs post BoC
- Establishing community stakeholders
- Engaging relevant council departments and councillors
- Identifying supporting local and national policies
- Collating existing reports and studies e.g. Musician Union report on how live music venues drive economic activity
- Harnessing expertise in Lewisham and beyond
- Mapping un/underused council and private assets including new developments

Other aims and outcomes

- Test viability
- Ensure high quality community engagement
- Communicate process and findings effectively to stakeholders and public

Additional comments:

The Task and Finish Group should:

Work to really understand is meant by **affordable** in relation to workspaces

- What are different levels of affordability to different groups?

- What are different models of pricing for space e.g. incremental rising

Understand who is not included in the local economy and cultural life

- Identify groups of people excluded
- Understand the barriers to participation

Promote inclusion in economic and cultural activity

- Identify ways of including excluded groups e.g. digital literacy training
- Bring together a range of partners including charities and grant schemes

Explore how we can maximise the use of the spaces for multi-purpose use

- Workspaces
- Music Venues
- Study spaces
- Mental Health Provision