



# Affordable Workspace Strategy

Workspace Task and Finish Group – November 2022

# Background



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2016

Lewisham Council opens DeK affordable co-working space on 5<sup>th</sup> floor Old Town Hall and Bow Arts opens on 4<sup>th</sup> floor Old Town Hall

2018

Lewisham Council delivers a Creative and Digital Industry strategy as well as design guidance for workspace

2019

Lewisham Council accredited one of the first six Creative Enterprise Zones and SHAPESLewisham is launched

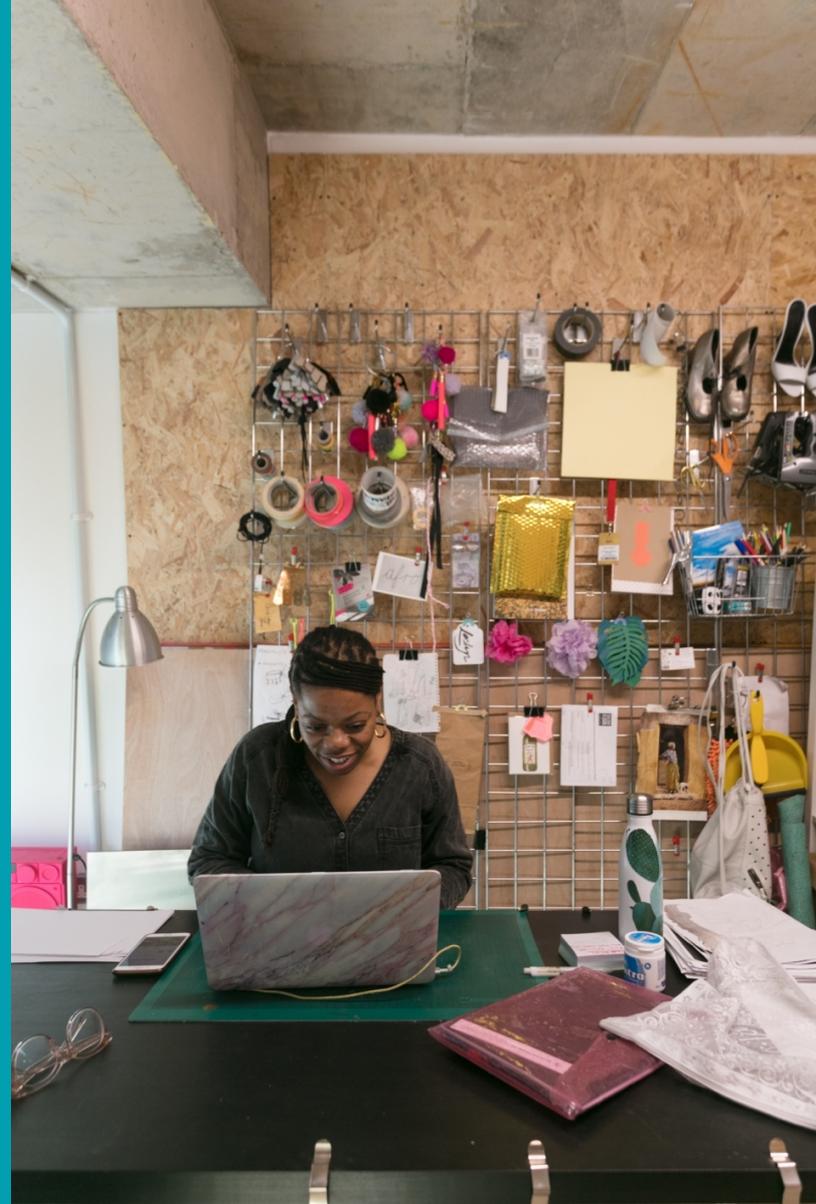
# Background

- Lewisham Council have been supporters of a number of creative workspaces in the borough either directly by providing space or through S.106.
- The Council has taken part in a number of initiatives including a pilot scheme by the GLA to accredit an affordable workspace, this pilot was successfully delivered and Cockpit Arts received accreditation in 2020.
- The Council was recently re-accredited as a Creative Enterprise Zone in Deptford & New Cross. As part of the re-accreditation application we have committed to the delivery of the Affordable Workspace Strategy.

# Affordable Workspace Provider List

- Lewisham Council are currently developing an Affordable Workspace Provider List to build on the pilot scheme
- Workspace providers currently operating in Lewisham will be able to apply to be part of the list, they will need to showcase:
  - Their pricing and how this is deemed affordable
  - Financial statements to show evidence of trading/income from operating a workspace
  - Any socio-economic outputs delivered from their space
- This list will be updated by the E,J&P team and will be used by the Council, its partners and developers to better engage with workspace providers when space becomes available at multiple stages of development

# Overview of scope



# Internal Workspace Review

As part of the Strategy work PRD will be undertaking an internal workspace review which will cover:

- Affordable workspace definitions, prices, and lease arrangements
- Types of workspaces already present (e.g. size, specification, operator type, sectors catered for, accessibility) and in the pipeline
- Existing and proposed affordable workspace provision vs growth areas, local demand, and areas of greatest need
- Council-owned assets and precedents for LB Lewisham using these for workspace
- Lessons learned from past and current council approaches to workspace and current council ambitions for enterprise, economy, and role in delivering workspace

# External Workspace Review

- PRD will be reviewing affordable workspace strategies and other approaches to workspace (e.g. Local Plan policies, provider lists, use of a local authority's influence, using own assets or delivery vehicles) elsewhere in London, highlighting any particularly interesting or replicable methodologies that could inform Lewisham's strategy
- Engagement is underway with a number of local authorities and external partners.

# SWOT & Gap analysis

- PRD will assess the current workspace landscape in Lewisham and analyse gaps in provision. This will include which types of workspace are missing based on council ambitions and local need; sectors not sufficiently catered for; gaps in what is perceived as 'affordable'; spatial disparities in workspace provision; infrastructure requirements for workspace; and whether Section 106 can be used more effectively.
- PRD will also use the information to assess the strengths, weaknesses, opportunities, and threats relating to workspace in Lewisham, which could include a high-level comparison with neighbouring boroughs' approaches to and provision of workspace.
- This will support the Council in focusing on the issues that underpin the strategy options and create achievable recommendations.

# Mapping – Workspace Types and Sizes

## Lewisham workspace mapping Workspace types & sizes

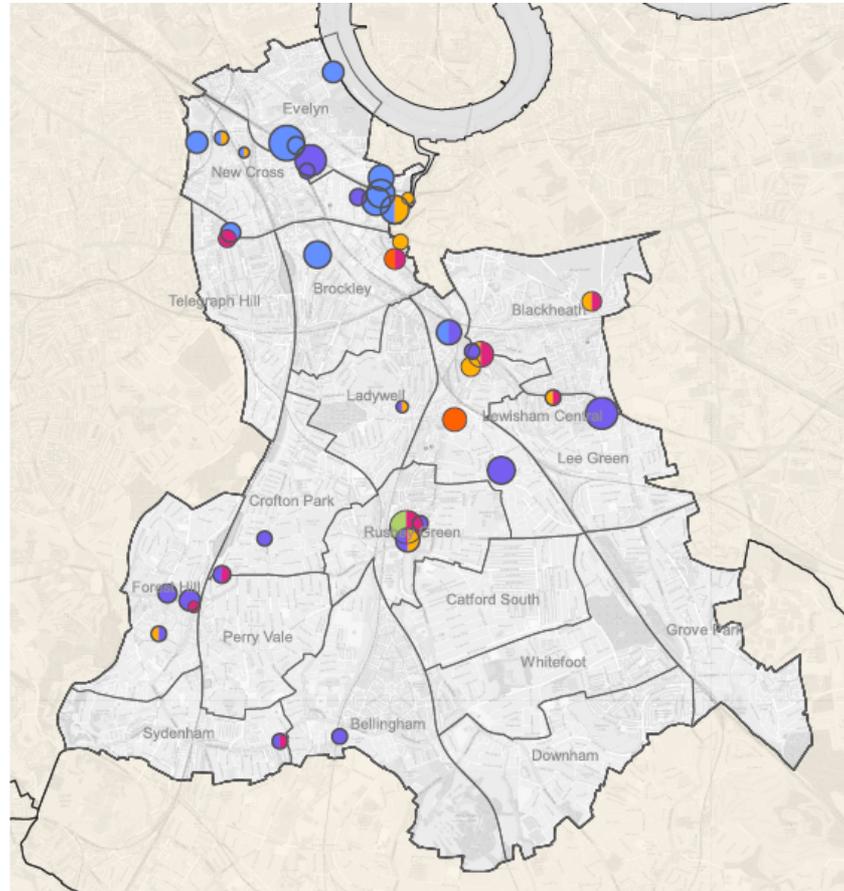
### Type of workspace

- Makerspace
- Artist workspace
- Hotdesk
- Shared office/fixed desk
- Private office
- Kitchen/dining

### Target sector

- Creative
- Any

Size of circle = relative m2 floorspace of workspace (data not available for all workspaces)

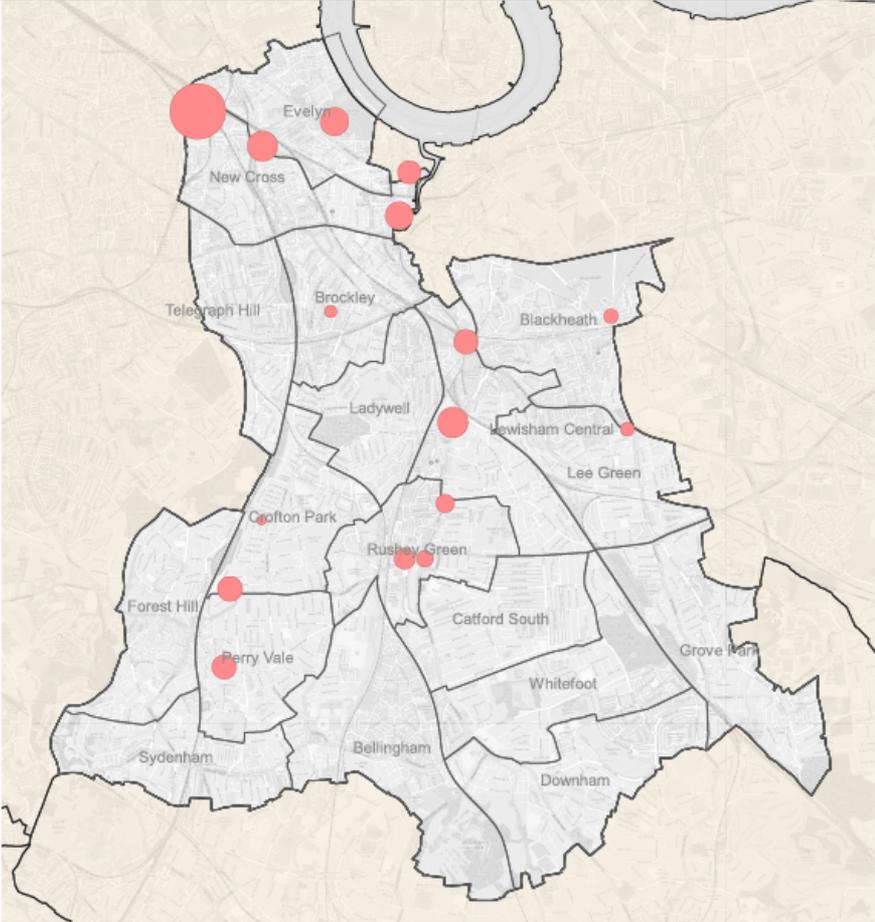


Notes: Information on type of workspace and target sectors taken from workspace websites and GLA Open Workspace map. 'Artist workspace' may refer to desk space for creative industries or spaces for making/production, but details aren't provided online.  
Sources: LB Lewisham; GLA Open Workspace Map; GLA Cultural Infrastructure Map; Valuation Office Agency; workspace websites  
Date: Data collected by PRD in September 2022 on behalf of LB Lewisham  
Contact: amanda.robinson@prdemail.co.uk  
Map: Contains OS data © Crown copyright and database right (2022)

# Mapping – Commercial Pipeline

## Lewisham workspace mapping Development pipeline

- Forthcoming commercial development
- Size of circle = relative size of commercial floorspace in development (m2)



Notes: Commercial development refers to all floorspace scheduled for commercial use, some of which may be workspace, some of which may be other commercial uses

Sources: LB Lewisham planning portal  
Date: Data collected by PRD in September 2022 on behalf of LB Lewisham  
Contact: [amanda.robinson@prdemail.co.uk](mailto:amanda.robinson@prdemail.co.uk)  
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# Engagement



# Engagement

- The Affordable Workspace Strategy will include input from a number of partner organisations including:
  - Affordable Workspace Forum
  - Creative Enterprise Zone Programme Board
  - Phoenix Community Housing
  - STRIDE (South London Innovation Corridor)
- Engagement has started with affordable workspace providers in and outside Lewisham as well as with Goldsmiths University of London and Phoenix Community Housing.

# Engagement

Engagement sessions will seek to cover the following topics:

- Definitions of 'affordable'
- Operator space preferences e.g. tenancy arrangements, minimum viable site/building size, specification
- Positive and negative experiences of interfacing with councils and ideas to streamline/improve relationships
- What needs to happen for operators to deliver social, economic, and environmental value in the current challenging economic climate
- What would compel operators to deliver social value outputs and embed practices that support net zero

# Engagement

Early feedback from interviews include:

- Most operators have a large proportion of tenants from Lewisham and high demand for space. Spaces that become available are quick/easy to fill.
- Distinct lack of rehearsal space, especially large rehearsal spaces (e.g. dance, theatre)
- All say size is only one part of the whole package: building condition, light, services, location all important
- Feedback from Workspace Forum suggests no less than five years for Meanwhile Spaces to work

# Outputs



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Affordable Workspace Strategy & Action Plan will :

- State the council's commitment to securing affordable workspace
- Describes, or acknowledges the various factors of, 'affordability' for Lewisham
- Sets out the requirements to meet workspace demand across the borough's neighbourhoods and sectors
- Reviews 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
- Supports inclusive growth and measures of success that better demonstrate the positive impacts generated
- Establishes 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

# Input from Task & Finish Group



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We would seek input from the Workspace Task and Finish Group on the following points:

- Engagement session with PRD
- Engagement with community groups
- Attend next Affordable Workspace Forum (Dec 2022)
- Draft of the Affordable Workspace Strategy and Action Plan (due Dec 2022)
- Proposed Council developments including during spec design
- Launch of Strategy and Action Plan