

### **About:**

### What is LJ Works?

Lambeth Council in collaboration with the LJ Works Steering Group, supported by the Mayor's London Regeneration Fund, are constructing new affordable workspaces, including a food business kitchen/incubator, studios, maker-spaces, co-working offices and individual and shared workshops, as well as a programme of on-site business support and training activities.

### Where will LJ Works be located?

LJ Works will be located on the land between Styles Garden and the railway arches on Rathgar Road on Loughborough Junction. The site fronts on to Loughborough Road directly opposite Wyck Gardens recreation space. The northern section of the site had, until recently, been used as a depot for the Lambeth Decent Homes Programme and the southern section of the site presently occupied by the Loughborough Farm community growing project.

### What will happen to the Loughborough Farm community food growing project?

The Loughborough Farm food growing project will be incorporated into the new space and safeguarded for the future. The Farm is currently an informal use of a site designated for workspace, however, we are aware of the many social, health and community benefits the project delivers hence our efforts to safeguard it. This will offer exciting opportunities for collaboration with future workspace tenants on the site alongside the existing users. The Loughborough Farm is open to all and always looking for new volunteers.

### When will it open?

Construction work is expected to begin in the summer of 2017. We are aiming for completion in early 2018 with the site opening for business soon after.

### **Business:**

### What type of businesses spaces will be available at LJ Works?

The project will include approximately 1500m<sup>2</sup> of space. This will be divided into

- Food Business Incubator spaces
- Workshops – shared and independent
- Studios
- Co-working desks
- Incubator spaces (5-10m<sup>2</sup> studio offices)
- The Loughborough Farm food growing project

### How can I apply for a space?

Any business can apply to use the space. Space will be allocated through an application process. Please register your interest with Meanwhile Space and they will update as soon as this process has been

determined. There will be an allocation policy which will look at where you are located, the type of business, and the stage of the business, amongst others. If you would like to express interest in a space now please email [alison@meanwhilespace.com](mailto:alison@meanwhilespace.com).

## What support is there for new businesses?

Local skills providers 'Tree Shepherd' and the 'Green Man Skills Zone' will provide on-site business support staff who will work with all tenants for agreed periods of time on business development. There will also be workshops and shared learning opportunities for all tenants and others.

## Who are Tree Shepherd?

Tree Shepherd bring entrepreneurial individuals together in a shared, collaborative learning environment, enabling them to gain confidence, set up a business, start trading and ultimately employ other people. They run enterprise courses, face-to-face business clinics, broker trading opportunities at street markets and events, and have a support network of business start-ups. For more information please see: <http://treeshepherd.org.uk/>

## Who are Green Man Skills Zone?

Green Man Skills Zone are a local skills and job support provider based in Loughborough Junction. They deliver 'Licence 2 Work' courses covering Construction, Security, Transport and Health & Social care. For more information please see: <http://www.greenmanskillszone.com/#start>

## How much will a workspace cost?

Rents are to be kept as low as possible. Cost will depend upon the type and size of the space that you need. Rental figures will be made available soon.

### **Community:**

## How will LJ Works benefit the community?

Workshop spaces and business support will prioritise people local to Loughborough Junction, and particularly the residents of Loughborough Estate.

## What opportunities are there to get involved in the project prior to opening?

What is crucial for the success of this project is that it is used by local people.

### ***WE ARE LOOKING FOR FUTURE TENANTS***

People who run or are interested in starting food or textiles projects/businesses, crafts people or even just someone who wants a local space to work on their laptop. If you are interested please give us your details.

### ***WE ARE LOOKING FOR BUILDERS AND CRAFTSPEOPLE***

We have so many talented craftspeople locally and we are investigating opportunities for them to be involved in building elements of the project. If you are/know local builders, carpenters, metal workers or others please give us your details.

### ***WE ARE LOOKING FOR VOLUNTEERS AND WORKSHOP PARTICIPANTS***

Through the process of building LJ Works we will be hosting a series of training workshops which we want people to get involved in. At the moment we are looking to do construction training with local

young people, ceramics and textiles workshops lead by local craftspeople, horticultural and food preparation workshops, solar panel making classes... and more. Please give us your details if you are interested in taking part.

## Who will run LJ Works?

The site will initially be run by the experienced local workspace provider, Meanwhile Space, for the first five years of operation. During this period, Meanwhile Space will assist with the capacity building and training of a community organisation who will take responsibility for management after five years.

## Who is Meanwhile Space?

Meanwhile Space CIC designs innovative Meanwhile solutions to vacant commercial space, working across sectors to deliver Meanwhile projects and strategies, operate affordable workspace, and deliver longer term Meanwhile developments.

As proven by their network of 11,000 members of our forum, newsletter and social media, there is significant demand for highly visible, low cost, low risk space that allows the 'opportunity of failure' for brand new businesses and ideas, which can then grow and feed in to the existing workspace offer.

Meanwhile Space has been working in Loughborough Junction since early 2014 and have located their main offices in an arch in the Rathgar Road. The Platform space and arches 504 and 505 in Ridgeway road are operated by Meanwhile space and have provided opportunities for local people.

## Who is Mission Kitchen?

Mission Kitchen operates a shared cooking space that acts as a workspace for small food businesses and a place for the community to come together around food. The purpose of Mission Kitchen is to help local food businesses grow, and to inspire more talented people to make a career out of food. It will do this by making it easier and more affordable for them to access the space, equipment, training and support they need.

The people behind Mission Kitchen are Chris Lumsden, Charlie Gent, Paul Smyth and Andy Merritt. They are four food lovers from the local area, with experience of setting up and running shared workspaces in other industries, managing bars and restaurants, starting up social businesses and environmental and artistic projects, and working with hundreds of small businesses in the food industry and beyond.

## Who are the designers and architects for LJ Works?

### Architecture 00

Architecture 00 is an architectural practice with a track record in delivering a broad range of activities relating to the shaping of our built environment. Founded in 2005, their office brings together skills in action-led research, urban design strategy, architecture and place making with a detailed understanding of how the physical fabric of buildings can be accompanied by innovative, engaging and collaborative processes.

In addition to their award-winning commissioned research and strategic work, that includes Compendium for the Civic Economy and A Right To Build, their architectural projects, ranging from education spaces, enterprise centres, co-working spaces and self-led housing masterplans to ultra-low-energy residential new build and refurbishment - have increasingly gained a reputation for excellence.

## Public Works

Public Works is a not-for-profit critical design practice, set up in 2004, that works with the terrain of architecture, art and design activism to bring about positive social and environmental change and support urban democracy.

Public Works re-work spatial, social and economic opportunities to encourage citizen driven development with the intention to improve civic life. Outputs include discursive events, campaigns, urban strategies, participatory art and architecture across all scales and have recently been awarded the Curry Stone Design Prize in 2017 recognising them for their work in both the arts and the architectural field.

## How long will LJ Works last?

The bid proposed an initial 20 year period for LJ Works though there are no plans for the site after this time, so it is envisaged the site will continue in perpetuity.

## Is this going to be another Pop Brixton?

No, and for several reasons. Firstly, the project is not seen as a meanwhile use of a site, such as Pop. More fundamentally, unlike Pop, LJ Works is solely focussed around employment, manufacturing and industry and not retail or food & drink. The site is designated within the Lambeth Local Plan 2015, as a Key Industrial Business Area; this designation prohibits commercial uses on the site.

### **Finances:**

## Who is paying for LJ Works?

The project has been funded by a successful bid for £1.3m from the Mayor of London's Regeneration Fund. Lambeth Council has contributed additional match funding.

## What will happen with the profits?

The business plan projects a small surplus from year 4. 50% of this will be used for reinvestment into the project, via the steering group, with the other 50% split between Lambeth Council, as land owner, and the operator. The council will receive at least 25%.

### **Operation:**

## What will the opening hours of LJ Works?

This is still to be decided based on the tenant mix.

## How will vehicles access the site?

Vehicles will access the site from Loughborough Road.

## How will noise and smell be managed on the site?

Noise and smell emissions are a planning consideration - the details of how these will be managed to protect our neighbours will be subject to approval by the local planning authority.