

## **LAIN Place Based Working Group Meeting: Anchor Assets**

**Date: 12/03/2024**

**Location: Victorian Station House**

### **Attendees:**

**Abi Taylor, Principal Policy Officer, Economic Strategy, GLA**

**Clara Cezar de Andrade, Consultant, Bloomberg Associates**

**Darren De Souza, Senior Project Officer, London Higher**

**Hope McGee, Senior Project Officer LAIN, GLA**

**Kate Gibbs, Head of Inclusive Economy, LB of Camden**

**Linda Gibbs, Principal, Bloomberg Associates**

**Maria Diaz-Palomares – Senior Manager, Strategy and Planning, Places for London**

**Rachel Williamson, Head of LAIN, GLA**

**Sam Szczurek, Innovation Lead, Places for London**

**Thorsten Dreyer, Programme Manager, Culture and Community Spaces at Risk, GLA**

### Workshop 1 Agenda: Nature of the barriers and how we tackle them

- Scene Setting from Caroline and Kate
- TFL present: Progress of the platform – features and possibilities
- Interests and Motivations: Which groups would TFL most like to host? Which groups would councils most like to use the spaces? Any criteria.
- User Profiles: Councils come with some example users.
- User Journeys: What can councils and TFL provide through their networks and services? What are the challenges of matching? How can council's access the platform and or/how can they match tenants?
- Decide NEXT Steps: Define objectives. Decide who should be in the room for the next session.

### Minutes

TD: Culture at Risk have already created a register which organisations and space providers can apply to. Councils refer spaces and services – London wide.

MD: With Sam working to identify properties – currently TFL have around a 1000 in London, We know where they are, but they are all in very different conditions, we don't currently keep the data needed for tenancies.

SS: It will be ad hoc at the start, looking to choosing 4-5 properties ready to go and then we will do an open call to take the spaces. The open call will collect data on what type of spaces they are looking for and what level of rent they are looking for. The market has changed. We want to prove concept in order to encourage colleagues from asset management to consider Meanwhile. Clear cost benefits with Business rates relief – currently TFL are liable for up to 50% of business rates and security costs while vacant.

MD: Open the call a number of different groups – charity, commercial and services. Once they identify spaces, they will take pictures and share.

SS: A good example is, [Westminster Oxford Street](#), supported by [Someday studios](#) – currently 75% rates relief – want to replicate this.

\*\*300 Applications – see Westminster City Council Criteria

KG: At Islington they are looking at a neighbourhood approach with their current available space – doing local consultations.

Sam: We have trialled in North London, which included a community consultation accepting community proposals for pop ups.

KG: [Islington also has a Neighbourhood Spaces Programme](#), some are estate based.

TD: Need for a knowledge sharing with the Culture at Risk team. They have learnt a lot about how to promote to limit the common inequality of space distribution. Less advantaged groups can often end up in more precarious spaces. Usual proposals often welcome workspace providers.

MD: They do need to be able to manage the space themselves with a level of financial stability.

TD: Needs to be a balance between security of tenure, as time is needed to secure appropriate funding. We have a list of people who have already lost their space.

KG: Needs to be localised, local authorities already have a level of intelligence on organisations in need of space but would want to understand the hyper local demands first.

MD: Still exploring the type of properties that are ready to be used. Will could up with a list of 15, which the group can narrow down to 5-6. Would like a variety of usages to test (artists, incubator, charities).

DD: Universities are home to numerous incubators, as well as the majority of startups within certain knowledge fields such as legal advice.

SS: Need to build up the use case so it can be adopted by wider commercial colleagues. They need to fit within the Places for London Social Value concept.

CC: Can we once we have the list, work with the council and work out what their demands are – use the group for shortlisting.

SS: Even internally, there is not a great level of transparency, but are open to bringing a long list to the group to be whittled down by local reps.

MD: We have an existing Artist Incubator space in Kensington and Chelsea Arches, for long-term lets – currently collaborating closely with LA officers over allocation and maintenance.

CC: How can we work together as a group to make the process more efficient, create something we can replicate again in others?

KG: Need to demonstrate a process which connects institutions to communities through local authorities.

LG: Priority of focus could be those with the most need.

TD: My team is just finishing work commissioned by Locality which looks at the additional barriers for those struggling to access space. Can't share pre-election Period but may be able to bring to some highlights to the group.

AT: How to ensure the pilot embeds these ideas of equity.

HM: Sophie has already shared a previously mentioned example from Tower Hamlets, where Architecture students were also involved in renovations (more [here](#) and [here](#)) and can link us up with new [Centre for Applied Research in Empowering Society](#) (CARES) and runs Public Works too. I can also share examples of existing Meanwhile studies that have considered local context.

CC: To keep the momentum in the project we should come back to share knowledge within two months, so we are ready when Places for London are.

#### ACTIONS:

- Collate Meanwhile Activity best practice and research (Hope)
- Help compile local policy on affordable workspace (Abi) and speak to planning colleagues also about Vacant, Community Asset and Social Value policies (Hope).
- Share a depository of existing research from Community at Risk on increasing access for less advantaged groups (Thorsten)
- Develop a presentation, pitch for London Councils to encourage wider LB engagement (Places for London)
- Keep us updated on progress of access of property (Maria)
- Schedule a monthly meeting to share knowledge – and end of April to convene on spaces (Hope)