



PLACE / Ladywell

Impact and Progress Report 2016-2018

meanwhile
SP
ACE

Introduction

PLACE / Ladywell

'PLACE / Ladywell is a Lewisham Council funded project, with support from the Mayor of London, which makes interim use of the site of the former Ladywell Leisure Centre, whilst long term plans are being decided upon. The building was commissioned by Lewisham Council and designed by architect Richard Rogers.

PLACE / Ladywell is fully demountable and will be moved to another location within the borough after five years on site.

The upper floors are temporary housing managed by Lewisham Council. The ground floor offers affordable mixed-used spaces for local start-ups and creatives. The space creates opportunities for co-working desks, independent retail units, indoor market units focusing on making and selling, and a community cafe and screening space. Lewisham Council are working in partnership with Meanwhile Space CIC who is managing the ground floor until the project is complete.

Development

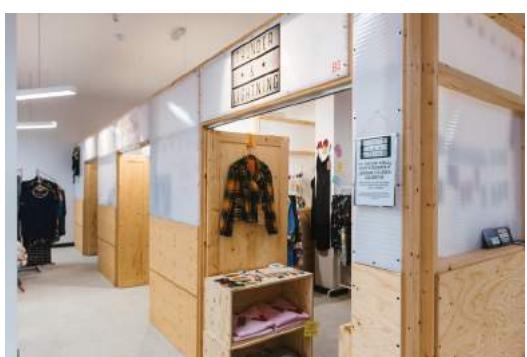


PLACE / Ladywell Before



PLACE / Ladywell After

Development Photos



‘Meanwhile Space have given an opportunity to a small business owner like me to reap the benefits of having a workplace, which I wouldn’t otherwise be able to afford. It came at a crucial time of development and growth, when things are usually working against small businesses like mine. They’re a great bunch and do wonders for the local community. And I feel proud to be a part of the initiative!’

- Konrad Sanders, The Creative Copywriter, 2018

‘Meanwhile Space offers affordable workspaces in a professional relaxed environment. Meanwhile spaces co-working/open plan atmosphere allows for cross-pollination of skills and an encouraging support system for your business.

- Judy Robinson, Paper Tango, 2018

Current Tenants



Community Café
Good Hope

Following the murder of Jimmy Mizen in 2008, the Mizen family launched the For Jimmy Charity. For Jimmy run three community cafes to financially support the charity, offering training, employment opportunities and placements to young people with Autism and the wider community. The cafe helps' create a vibrant community, rooted in the belief safer communities are achieved through collaboration and understanding.



Community Volunteer Charity
Rushey Green Time Bank

Founder of Rushey Green Time Bank, Philippe Grander, established the organisation to promote and engage locals to share their time, skills and knowledge with others. An alternative currency that deals with time, as opposed to money. For every hour you spend helping someone, you are entitled to an hour help in return. They are also creators of the Lewisham Local Card, an initiative that recognises the invaluable contribution of volunteers whilst boosting local economic spend by offering special deals to cardholders. The Time bank holds the City of London Sustainable City Award for Access to goods and services for disadvantaged communities.

Current Tenants



Haberdashers and Trimmings Ferpa

Ferpa Haberdashers and Trimmings was established in 2017 by Heval Ozhan. With a 30-year family business in Istanbul, Heval set up and ran her own shop in London after living here for 9 years. Ferpa stocks a huge range of haberdashers and trimmings, offering a personal service with competitive prices and delivering a wide range of quality goods.



Pots and Planters Potted

Good friends Nick & Vicky established Potted in February 2018 and are our newest PLACE / Ladywell tenant. They sell high quality plants for inside and outside along with pots and planters to make a stylish addition to any space. Not only do they sell a range of standard and more unusual plants, they provide clear instructions on how to help them thrive, plus bucket loads of friendly advice for gardeners of all levels of experience. Working with artisan makers as well as larger suppliers, they aim to provide a range of stylish plant pots to fit any home and any plant!

Current Tenants



Furniture Retailer
Instrument

Instrument, a small online furniture retailer was founded in 2014, managed and run by just 2 people. Since then it has grown to a 20-strong team and have no plans to use the brake pedal. But most importantly they are not just about size, they deliver exceptional quality to their customers, be it product or service and have become a 'go to' company for a fast, reliable and affordable service.



Writer and Actress
Somalia Seaton

Somalia is a playwright, screenwriter and theatre practitioner, born and raised in South-East London. As well as collaborating with several London theatres to deliver both acting and writing workshops, she also has a strong desire to use the creative arts to evoke change throughout communities, running bespoke sessions for both individuals and community groups.

Current Tenants



Passionate about Paper Paper Tango

Paper Tango provide a full creative bespoke service handling everything from concept generation, graphic design and paper engineering through to final print production, hand assembly and mail fulfilment. With a decade's worth of graphic design experience working in creative agencies in London and abroad, Judy Robinson, director of Paper Tango, works with clients to produce visually engaging pieces that meet the design brief and the client budget. Paper Tango can create anything from delicate laser-cut menus, kinetic/moveable invitations, pop-up invitations/menus, to large format paper sculptures or retail window displays.



Workplace Choirs and Instrumental Tuition Music in Offices

Founded in 2006 by Tessa Marchington, Music in Offices has quickly risen to become one of the most innovative education facilitators. With the lines between work and home life blurring, the well-being of employees has never been more important. Music in Offices brings music into the workplace by managing office choirs, instrument tuition and running bespoke music-led workshops and events which are guaranteed to engage and energise. This contribution was acknowledged in 2012 with an RPS Nomination under the Learning and Participation category.

Current Tenants



Art Director
Artwiz

Founded by Helena Kanoute, Artwiz Ltd provides graphic design, theming concept, concept design, schematic design, design development, field art direction of themed environments: amusement park attractions, theme park attractions, show sets, food & beverage, retail, facilities and public areas, signage design and way finding.



Web Designer
freshSPRING

freshSPRING works with charities and small business providing professional graphics, marketing, training and websites. Since 2005 it has run as a non-profit social enterprise (at cost); making the change to support clients express and share their passion. Plain English and end-to-end service with ongoing support is the heart of partnering with freshSPRING.

Outputs - Cultural & Community



Community Café Good Hope

Alongside supporting the charity, the café offers training and employment opportunities and provide placements for young people with Autism. In 2016 they opened a Good Hope school café to further support early intervention, education and engagement with young people. Good Hope also provides free charitable events and workshops for the community:

- Weekly Youth Club (50 young adults)
- Weekly Sing along Sally (30-40 parents & babies)
- NHS breastfeeding
- Gurjit Games Autism meet up (15-20 children)
- Weekly NHS diabetes Sessions - (60 adults)
- Bi-weekly Stroke meeting



Community Volunteer Charity Rushey Green Time Bank

Despite resourcing challenges the Charity continues to expand and provide space for wider outreach including events, meetings and collaborative work at PLACE / Ladywell. By March 2017, 1,000 people had been involved in community projects, performing 5,988 hours of volunteering.

- **FoodCycle Lewisham** - Supported 30 isolated people every week (1,022 meals prepared from 1,017kg of surplus food).
- **Wild Cat Wilderness** - Green space for the community to explore nature and learn new outdoor skills & crafts (90 events and volunteer sessions with 100 primary school children per week).
- **Lewisham Local** - Inspires local businesses and people to contribute towards good causes in the community to tackle disadvantage and exclusion (150 community organisations, 180 independent businesses & 4000 registered volunteers).

Events Snapshot

Since 2016 Place Ladywell has:

- Organised and hosted 27 events for the local community
- Reached over 1750 followers across social media platforms

PLACE / Ladywell
WEDDING FAIR
SATURDAY 7TH OCTOBER

BESPOKE FLOWERS - WEDDING CAKES - R

CAR HIRE - HAIR & BEAUTY - CATERING - HEN PARTY - VENUE HIRE - PHOTOGRAPHY - ACCESSORIES

Book your place now by emailing weddingfairplace.ladywell@outlook.com Good Hope Cafe 261 Lewisham High Street SE13 6AY www.placeladywell.co.uk

PLACE / Ladywell
Craft afternoon

Join us for an afternoon of crafting and make a difference.
Because no one should have to face a mental health problem alone.

SATURDAY 11th NOVEMBER 2017
10am - 4pm

20 attendees for various workshops hosted by the market pod retailers

PLACE / Ladywell
LEWISHAM MUSIC & SPOKEN WORD EVENT at PLACE / Ladywell

LIVE & INTERACTIVE performances throughout the day for adults & kids

Brei
Mark "Mr T" Tompson
Tai the Impressionist
Left Foot Firs
Huw Bevan
Sing Along Sally
The Coppergill
Lioness Chan
Jahmar Ngozi
Luke Addison
Jessica Nuall
Nasar Bhunnoo
plus many more

Search PLACE LADYWELL on www.eventbrite.co.uk for full listings & all day session only tickets

This is a fundraising event with proceeds going to the artists & FOR IMMEDIATE RELEASE

• 70 local residents
• Place Ladywell retailers partnered with local businesses inc. Fox and Firling & Snips
• External exhibitors displayed products

PLACE / Ladywell
Christmas Market 12pm-7pm

Friday 1st December 4pm | Saturdays 2nd & 9th December

Festive gifts, arts and crafts, handmade products, jewellery, Vintage clothing, and housewares

Wreath making and pottery painting workshops

Friday 1st December will be joined by Lewisham's Mayor to switch on the Christmas lights and St Mary's Primary school singers @ 4pm

Mulled pies and mulled wine

261 Lewisham High St, London SE13 6AY

Meanwhile SPACE | Lewisham

*Drawing courtesy of Rogers Strickland

- Lewisham Mayor turned on the Christmas lights
 - Local Primary School & parents sang Christmas Carols
 - Meanwhile Space & Good hope provided mulled wine and mince pies
- 20 attendees celebrated local musicians and artists

Outputs - Business

94%

of business are local to Lewisham

48%

of business are in growth & establishment stage

33%

of business are in startup stage

18%

of business are in expansion stage

Jobs Created			
	2016/17	2017/18	Total
	Meanwhile Space 2020 Target Output		
Full-time	24	38	62
Part-time	1	6	7
Total		69	25

New Business Starts			
	2016/17	2017/18	Total
	Meanwhile Space 2020 Target Output		
Registered	1	5	6
Not Registered	5	1	6
Total		12	12

(New business starts - Registered and non-registered businesses opening within one year of taking space)
(Jobs created - Total number of employees at PLACE / Ladywell since opening)

29%

growth of business turnover
since occupying a space at
PLACE / Ladywell

33%

growth of business contracts
since occupying a space at
PLACE / Ladywell

Finance

Income/Expenditure Summary Year 0 (Oct 15 – Sep 16)		
Cost Category	Total	Notes
<i>Income</i>		
Lewisham Council Capital Works Contribution	34,386.98	
<i>Outgoings</i>		
Management Fees	26,618.19	
Capital Expenditure	42,032.01	
Subtotal	68,650.20	
Profit / Loss	-34,263.22	

Income/Expenditure Operational Year 1 (Oct 16 - Oct 17)		
Cost Category	Total	Notes
<i>Income</i>		
Rental income	71,499.16	1
Service Charge	22,565.09	2
Subtotal	94,064.25	
<i>Outgoings</i>		
Loss from year 0	34,263.22	
Management Fees	52,483.93	
Service Charge	16,454.36	
Bad debt 5%	3,574.00	
Subtotal	106,775.51	
Profit / Loss	-12,711.26	

Notes

1. Actual rental income from tenants
2. Actual service charge contributions

* Based on actuals based on Kashflow Project Accounts

Place/Ladywell has provided us with an opportunity to grow our local presence and charity from a unique iconic location, and with a greater profile also attracts people wanting to collaborate with others in the same space.

- Philippe Granger, Rushey Green Time Bank, 2018

Past Tenants



Will Thompson
@willandart



Inez Kochanowicz
@huta_glassware



Hannah Coates
@hannahcoatesphoto



Sukai Eccelston
@casildas_nice_things



Morgan Webber
@thunderandlightningshop



Hannah Lau Walker
@_.hlw._

Past Tenants



Stefany Quintero
@leona.gifts



Konrad Sanders
@thecreativecopywriter



Created by Liz
@CreatedByLiz



Eleanor Mahon
@jiseadesigns



George Nindi
@georgenindi.com



Lillian Amoah
@aventual

Past Tenants



Fay Millen
@vonunterringcentrelewisham



James Greenshields
@tonichousing



Ann-Marie
@flowersbyannmarie



Corrado Scala
@welovepasta



Magna Aidoo
@naturesgifts



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SUPPORTED BY

MAYOR OF LONDON

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