

BBP Regeneration
Appraisal • Strategy • Delivery

workbase
creating sustainable
business communities **plus**



BBP Workbase plus

Delivering inspiring space and environments for Business, Innovation and Growth

The new government is committed to promoting business as the driver of economic growth, enterprise and innovation. Opportunities to create workspace, facilities and environments to support new and growing businesses need to be identified and brought to fruition. There are immense challenges ahead for Business, Innovation and Growth, and local authorities and their partners can play a key role in instigating and nurturing an economic recovery.

Supporting enterprise across all regions and all industries is at the heart of the new government's agenda.

Through the creation of Local Enterprise Partnerships, local authorities will themselves be promoting economic development. Changes in working practices, reorganisation and consolidation mean that space for business development is becoming available across the country, some of which may be suitable for cost effective conversion to Managed Workspace. These facilities and environments can be key in driving enterprise and supporting economic development. Universities, businesses and the public sector need to come together to create environments where entrepreneurs can thrive. The benefits can include:

- New life and income streams for surplus or underused buildings
- Better opportunities for 'Start Ups'
- Creating a balance between homes and jobs
- Developing partnerships between education and business
- Graduate retention and local employment opportunities

This also aligns with the new 'Total Capital' approach to maximising the efficient use of public and private sector assets to achieve better outcomes.

Large mixed use regeneration projects may provide opportunities to create modern business space combined with enterprise support and learning environments. Often the public sector may be able to work with developers to provide employment opportunities as part of planning agreements. Managed Workspace in the form of an enterprise centre can be a beneficial and cost effective solution.

BBP Regeneration has worked for many years on assessing the feasibility and viability of workspace development for public and private sector clients including local authorities, the HCA and RDAs. For example, we provided delivery advice to SEEDA for the Enterprise Hub and Gateway Programmes across the South East, and have examined the accommodation needs of creative and cultural industries and other growing business sectors. We are experienced in developing economic development and employment strategies, and understand the role that Managed Workspace plays in this wider context.

Phil Stansfield, **Workbase plus** founder, has delivered a wide range of facilities including Canterbury Innovation Centre on the campus of the University of Kent, Newhaven Enterprise Centre in Sussex, and Bromsgrove Business Centre as the first phase of the Bromsgrove Technology Park development by Advantage West Midlands. He has also provided delivery advice for facilities such as the Joiners Shop in the Chatham Historic Dockyard, a centre which provides an environment for new and small businesses in the creative industries sector.



BBP Workbase plus specialises in delivering successful business environments to support enterprise and innovation, and we offer a range of services from initial feasibility through to funding and delivery of facilities, including:

- Feasibility studies
- Estate audits and site searches
- Appraisal and business planning
- Funding
- Advice on management and governance
- Project management
- Centre operation

BBP Regeneration is an established Property Development and Regeneration consultancy and Workbase plus specialises in the conception and delivery of Enterprise and Innovation Centres, Business Incubators, Business Hatcheries and 'grow on' space. Together we bring the experience of senior personnel with a 'hands on' track record of successfully delivering a range of enterprise projects and programmes across the UK.

For more information on the services we offer please contact us on 0207 307 7000



BBP Regeneration

279 Tottenham Court Road,
London W1T 7RJ

www.bbpregeneration.co.uk
skelley@bbpregeneration.co.uk

Workbase plus

Cott Stable, Cott Street Lane,
Swanmore,
Hants SO32 2QG

www.workbaseplus.co.uk
philstansfield@workbaseplus.co.uk