**105-121 Judd Street – Affordable Workspace and end use apprenticeship note**

This note has been prepared to set out how the affordable workspace and end user apprentice proposals have been improved subsequent to the grant of planning permission, given that LifeArc is the prospective tenant for the entire building. It forms part of a Section 73 application which seeks minor material amendments to the current planning permission.

The below compares the permitted and proposed position:

|  |  |  |
| --- | --- | --- |
| **Topic** | **Permitted** | **Proposed** |
| Affordable workspace | 102 sqm of workspace within the lower ground floor, based on 50% of the market value. | 102 sqm of workspace to be providedon **Floor 1, *free*** of charge. |
| End use apprenticeships  | The recruitment and provision of two end use apprentices per year following occupation of the development for a five-year period. | The recruitment and provision of two end use apprentices per year following occupation of the development for a ***ten***-year period. |

**Affordable Space**

With regard the provision of affordable workspace, LifeArc propose to operate this as follows:

* 102 sqm of workspace would be provided;
* The space would be provided free of charge, rather than at a 50% discount;
* The space would consist of a combination of work settings, breakout spaces, and a meeting room.
* For security reasons and to maximise collaboration within the Knowledge Quarter, LifeArc would seek to retain control of this space and ensure that it is only used by companies operating within life sciences;
* It would be available on a bookable, rather than permanent basis;
* It would be made available to up to, but no more than, 25 SMEs and/or charities operating within the life science ecosystem via a membership scheme;
* Membership to the scheme is intended to be advertised to organisations local to Camden with whom LifeArc currently partner with (e.g. UCL, GOSH, The Francis Crick Institute etc) and other local life science groups more generally within Camden (e.g. KQ Labs initiatives, small businesses with no physical workspace etc);

Membership admission will be granted based on clearly defined criteria:

**Life Science Focus**

The organisation must operate within or contribute meaningfully to the life sciences ecosystem. This may include areas such as biomedical research, diagnostics, therapeutics, biotechnology, healthcare innovation, genomics, digital health, or medtech.

**SME or Charitable Status**

Applicants must be either:

* A registered SME (Small or Medium-sized Enterprise) as defined by UK Government Standards (e.g. fewer than 250 employees, turnover < £50m), OR
* A registered charity with demonstrable alignment to life sciences research, education, or community health impact.

**Alignment with LifeArc’s Mission and Values**

The organisation's purpose or activities must broadly align with LifeArc’s mission and values. This includes the pursuit of advancing health, science, or innovation for public benefit and a commitment to maintaining ethical practices, sustainability, and responsible research.

**Collaborative Ethos**

The organisation should be open to opportunities for collaboration with LifeArc, other scheme members, researchers, or partners within the wider life sciences community.

**Impact Potential**

Preference may be given to organisations demonstrating social, scientific, or educational impact – including emerging ventures, underrepresented groups in STEM, or those focusing on public or global health challenges.

* Annual monitoring updates to be provided to LB Camden, as per the position currently permitted.

**Judd Street: Floor 1 Space Diagram**

