

The Climate Hub
At The Neighbourhood office

Affordable Workspace Overview
For Grand Union House Camden

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01/ BACKGROUND

The Neighbourhood Office (TNO) is a co-working and events company Bermondsey St, London SE1. TNO operates a standalone building of 15,000sqft over ground and three upper floors comprising 250 desks hosting 20 companies alongside a restaurant / bar.

TNO was borne out of a partnership between James Sellar and Sam Aldenton. In 2011 James as CEO of Sellar was looking to establish a space to support Social Enterprises and Third Sector companies that could facilitate local economic impact in a part of London where Sellar were delivering a transformational development. Sam Aldenton was the CEO of Bootstrap a leading Social Enterprise charity supporting start-ups, SME's and charities in East London.

Originally operating as 'The Exchange', located in Fielden House SE1, a space was created that provided high quality workspace and a community for co-location and mentoring of start-ups and SMEs with many operating as not for profit / social enterprises in what is termed the Third Sector.

The space was heavily subsidised and provided start up's much needed support to successfully develop and grow. This included investor presentations and networking opportunities whilst the day-to-day provision of desk space was tiered ranging from free space for up to 6 months for Start-up's alongside discounted desk rates for SMEs in the charitable sector.

A number of successfully seeded (by subsidised accommodation) start-up's transitioned through the space including the below examples:

- Kitchennette - a social enterprise providing migrant communities and ex-offenders skills to develop in food entrepreneurship. (www.kitchenettekarts.org)
- Year Here - a postgraduate course in social innovation as an alternative year out to travelling abroad. (www.Yearhere.com)
- Good People - A socially orientated recruitment company working with councils to create link new between developments and job opportunities. (www.Goodpeople.co.uk)

The Exchange including a highly regarded restaurant known as The Rooftop Cafe that supported ex-offenders by providing training and work experience.

(<https://lifeofyablon.com/rooftop-cafe-at-the-exchange-he-before-me/>)

The Exchange grew a network of business' operating with the Climate Sector and when Sam Aldenton left to found Second Home with Rohan Silva, James Sellar moved the operations to a larger building on Bermondsey Street to accommodate the growing network. This was rebranded as 'The Neighbourhood Office' and one floor was dedicated to companies who co-located all working with the Climate Sector - London's first Climate Hub was born.

02/ THE NEIGHBOURHOOD OFFICE

TNO features on several London Borough's lists as an approved Affordable Workspace Operator, ensuring SMEs are not priced out of new developments in order to achieve their ESG ambitions. TNO's main objective is to provide an environment that actively supports sustainable and green focused organisations to benefit the wider community. It specifically looks to:

- Provide an environment focused on well working, to encourage like-minded organisations to collaborate and network.
- Provide industry specific events and seminars with industry leaders to progress the sector including specialised support such as Grant application support. As well as giving insight from market leaders, these events enable networking opportunities. Examples of past events include: 'Renewable energy from solar, wind, and hydro sources' with Hayden Wood and Amit Gudka from Bulb. 'How to run a zero-waste retail business' with Catherine Conway of Unpackaged. 'Closing the gap on London's Climate ambitions' with Lord Ian Duncan, (Secretary of State for Climate Change).
- Provide programming and workshops focused on supporting SMEs upskill their team members.
- Become a local pioneer for sustainable actions and education with local communities through outreach.
- Ensure sustainability is embedded into the operation of the building to lead by example and find innovative way to share these with the community; and
- Become a valued resource to the Borough of Camden by supporting and advising with their environmental ambitions.



TNO is currently run by Kerry Carmichael who has a passion for supporting start-ups and SME's and supporting all initiatives that have a desire to deliver for good. Kerry brings a wealth of experience to the establishment of new venues having set-up a number of very successful co working centres in UK and overseas.

Kerry started her career in London within hospitality focusing on Event Management. Kerry's passion for delivering experience led bespoke events and eye for detail meant she regularly worked with big name companies in the property industry, financial institutions and media world to create one off exclusive experiences most notably for Kensington Palace. Following this, she

was approached by Event Oracle to develop their brand and product, to work alongside more notable clients and improve their delivery standards.

Through discovering an interest in product growth and development, Kerry joined Never Ever Limited, a white label company who was appointed by Barclays bank to create and operate their FinTech innovation hubs - named 'Rise'. It is here that Kerry was able to pair her love of hospitality with brand scaling which saw Rise grow to eight global locations within its first two years, often within untested markets. Kerry's commitment to the development of this brand and hands on approach meant that she would often relocate to other countries for their site openings. This determination ensured relationships and brand presence were built with local authorities, organisations and investors, ultimately obtaining statuses in each location as 'The Home of FinTech' and the world's largest global FinTech community. Kerry was responsible for the product design, delivery and ongoing operation and development of the Global brand which had a presence of over 95,000 square feet, nearing 2,000 in house members and a wider network than spanned over 200,000 people.

Her final project within this role saw her placed with a new client, ABSA in South Africa, to develop their concept for a pan African coworking brand, again focusing within the financial technology and local economy sector.

With Kerry's experience in scaling brands, Kerry joined The Neighbourhood Office Bermondsey in 2019 to expand its London presence and subsequently build upon the network of sustainable companies within The Climate Hub's web. Since then, Kerry has developed relationships with many local organisations in the immediate area supporting local initiatives that benefit the community including:

- Donating event space to Team London Bridge who run monthly bike servicing and theft prevention workshops for locals and workers.
- Funding memberships to local charity, Streets Ahead, who work with schools in economically deprived areas in London to help individuals recognise and develop the skills they need to achieve their own version of success, specifically within Southwark. In 2019, 50 students went through this course.
- Annual food drive with its members to donate food, clothes or money to The Manna Society, a local centre for the homeless.
- Donating vacant space to be used as gallery space for various local artists and performers to host showcase evenings to increase their exposure.



03/ THE CLIMATE HUB

The Climate Hub ambition is to have at least 80% of its members from companies working in the sustainable and environmental sector. The additional 20% should be of a social good cause adding value back into the community. The Climate Hub network includes a range of companies as shown below (some additional companies operate in privacy and have asked for their names not to be publicised):



By facilitating the growth of the Climate network, notable milestones have been achieved including The ECF, in collaboration with ECIU. This developed a long-term vision at The Neighbourhood Office which submitted a 'Framework Convention on Climate Change (UNFCCC)' in 2020 to the United Nations.

The possibility to establish The Climate Hub at Camden will be a fantastic opportunity to exemplify the ESG ambitions of the development of Grand Union House. This is a rare opportunity for companies operating within this space to locate within a building that exhibits their agendas and will assist them in recruiting and retaining the talent to pursue the most important agenda of any generation.