

# Former Science and Technology Centre, Wilson Road, Camberwell

Project Brief for Proposals for Interim Use

May 2018

# Project Opportunity

## Site

Former South London Science and Technology Centre, Wilson Road, Camberwell, SE5 8PB.  
See site location and floor plans at Appendix 1.

## Opportunity

The London Borough of Southwark is inviting proposals for an interim use (approximately 5 years) of the former South London Science and Technology Centre, Wilson Road, Camberwell.

The Council will make the property available for viewing to all prospective applicants at an Open Viewing Event on Wednesday 13<sup>th</sup> June 2018 between 09:00 and 13:00.

Acceptable proposals are anticipated to respond to the Council's ambitions for the Southwark Creative Enterprise Zone (CEZ), 'The Peckham to Camberwell Creative Corridor'. Proposed uses should be in the creative and cultural field and have an educational and community outreach component with a focus on young people in the surrounding area. Acceptable uses will probably sit within the B1 / D1 use classes and may include, but not be limited to, the following:

- educational or training centre providing services within the creative and cultural sector;
- artist and/or maker studios with community activity programme;
- music or dance studios with rehearsal and performance space;
- incubator space for start up companies working in the creative and cultural sector; or
- a gallery with short courses, exhibitions, talks and events.

Acceptable uses will need to manage operations in a manner sympathetic to the surrounding properties, which are predominately residential. As such the hours of operation will need to be sensitive to its location.

Proposals from a sole organisation or a consortium of users with a single lead are welcome.

Proposals will be subject to two rounds of evaluation. The first round requires applicants to submit an Expression of Interest (EOI). Where applicants are successful at the EOI stage, they will be asked to submit Detailed Proposals. Where necessary, applicants from the second round will be shortlisted and invited to present their project to the evaluation panel.

## Background

The former South London Science and Technology Centre is currently occupied and secured through the use of property guardians. The Council are the leaseholder

and lease the premise from a Charitable Trust, Wilson's Grammar School. The Council, as leaseholder, have been operating the premise as part of its libraries and bibliographic service until recently.

The Council are currently seeking an interim use for this site, whilst considering the longer-term future of the site in tandem with realising the Council's ambitions for Camberwell. An interim use centred on creative and cultural uses with an education and outreach component will have multiple positive impacts for the local community including but not limited to: extending Camberwell's cultural and creative offer, engaging local people with the cultural and creative sector and complementing and improving the town centre.

Creative Southwark, our cultural strategy, places culture and creative industries at the heart of our priorities supporting our long-term ambition of Southwark being the first choice for people to live, work, study and visit. The draft New Southwark Plan (2017) identifies Camberwell as a 'thriving modern town centre surrounded by Georgian residential streets' and 'a place for small businesses, learning and creativity'.

Camberwell is a hub for creative and cultural uses with ambitions of becoming one of London's first Creative Enterprise Zones (CEZ). As part of the proposed 'Peckham to Camberwell Creative Corridor' CEZ a consortium of partners have been established and it is expected that occupants of the premise will engage with this consortium.



## Building

The building is located in close proximity to the junction of Peckham Road and Wilson Road. Camberwell College of Arts occupies the eastern corner of this junction and St. Giles Church, Camberwell. The site is not located within Camberwell Town Centre but is on its eastern edge.

The building is served by Denmark Hill station, which is a 10 minute walk away and a network of buses including routes 12, 36, 136, 171, 343, 345 and 436. It is also located on the Quietway 7 cycle route.

The total site area comprises 1193.5 sqm with a total of 940 sqm GIA floorspace arranged across two floors. The site includes nine car parking bays and some informal external space on its eastern flank. The building dates from the early 1960's and has not been updated recently. The premise is accessible to wheelchair users on the ground floor only. There is a pond located on the ground floor which is currently boarded over. There is an existing electrical supply to the building. The building has a potable water supply and sewage connection.

The building is available as seen. Repair and improvement works will be subject to agreement and consent between the successful applicant, freeholders and leaseholders consent. The successful applicant will be responsible for repair and alterations based costs.

The building will be available for a new interim use subsequent to securing necessary permissions from the freeholders, planning and building permissions and other necessary permissions. Due to the time required to secure these permissions, it is likely that a new interim use would not be eligible to occupy the building until late 2018 or early 2019.

## Terms:

The Council would initially expect to enter into an agreement for lease with the selected tenant, subject to achievement of necessary consents, including planning and building control, whereupon a lease would be granted. As the Council are looking to the long-term future of the site, the Council expects to offer a lease term of up to 5 years.

The Council will be expecting to receive a commercial rent for space within the building. The Council is not specifying the level of commercial rent payable as this will be just one of the elements upon which competing proposals will be comparatively assessed (see Evaluation below). Proposals will be expected to set out the level of commercial rent offered.

## Tenant Responsibilities

- You will be liable for business rates. Relief for small businesses and charitable organisations may apply. You should contact our business rates team directly to discuss.
- Payment of all utility bills including water, electricity, phone line and broadband.

- Public liability insurance must be held by the individual/organisation at a minimum of £10m.
- Fire safety in the demise and Portable Appliance Testing.
- All legislative and lease compliance issues concerning the property and the tenants activities will be solely the tenants responsibility.
- The property must not be damaged by activities and events taking place. Any damage will be made good at the tenant's expense.
- Appropriate risk assessments must be undertaken for all public activities.
- The correct licences must be obtained such as temporary events notices through Southwark Council licensing.
- You will need to ensure that all public events include an available trained first aider/fire marshal.
- Access limitations will need to be noted on all publicity while every effort should be made make the space as accessible as possible following best practice

## Proposals (Expression of Interest and Detailed)

Proposals will be subject to two stages of evaluation as follows:

- 1) submission of an Expression of Interest and;
- 2) submission of Detailed Proposals.

EOI proposals will be considered against the following criteria:

- Summary of proposals and associated synergy with the 'Peckham to Camberwell Creative Corridor' CEZ and Southwark's Cultural Strategy;
- Anticipated regeneration outcomes and benefits for the local Camberwell Area;
- Public engagement strategy and inclusive and accessible participatory opportunities;
- Schedule and details of the proposed uses on each floor; and
- Overview of your organisation including relevant skills and experience of relevant work.

The strongest proposals, when assessed against these criteria, will be notified and asked to submit Detailed Proposals.

Detailed proposals should supplement the above details with the following and will present their plans and delivery model to the cross Council evaluation panel:

- Likely demographics and numbers of visitors, users and employees
- Operational details including building management, health and safety strategy, fire strategy and hours of operation;
- Business plan and proposed commercial terms; and
- Details of any proposed works to the building, including provision of any infrastructure and utilities.

Where necessary a further round of evaluation will take place to determine the successful proposal. This will take the form of a project presentation to the evaluating panel.

### EOI proposals should:

- Be no longer than 20 A4 pages in length
- Not exceed 7MB in size
- Be submitted electronically via email to [sophie.hall-thompson@southwark.gov.uk](mailto:sophie.hall-thompson@southwark.gov.uk)

### Eligibility

This is an open tender process. Southwark Council are seeking proposals from a range of suitable and/or experienced organisations who have the vision, resources and expertise to deliver a positive and commercial creative and / or cultural use at this location.

### Evaluation

Expressions of Interest will be evaluated by a panel of officers working in regeneration and arts across the Council. EOI's will be evaluated against the adjacent four criterions listed.

Detailed Proposals will be comparatively evaluated by an evaluation panel comprising of officers and members working in regeneration and arts across the Council. Detailed Proposals will be evaluated against the following criteria.

- Business plan and level of commercial income to the Council;
- Deliverability and integration of proposed uses with Camberwell's significance as a creative and cultural hub;
- Overall contribution to development of the wider town centre and local community.

### Indicative Programme:

Brief published	Wed 23rd May 2018
*Open Viewing Event	Wed 13 <sup>th</sup> June 2018, 09:00-13:00
Deadline, Submission of Expression of Interest (EOI)	Wed 20 <sup>th</sup> June 2018, 5pm
Deadline, Submission of Detailed Proposals	Wed 11 <sup>th</sup> July 2018, 5pm
** Project Presentation to Evaluation Panel	w/c 23 <sup>rd</sup> July 2018

\* Please note it is necessary to confirm attendance at this event prior to the 13<sup>th</sup> June. Please confirm attendance with Sophie Hall-Thompson.

\*\* Where necessary, applicants will be asked to present their proposals to the evaluation panel.

### Contact

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### Relevant supporting information

- **Southwark Cultural Strategy**

<http://www.southwark.gov.uk/events-culture-and-heritage/creative-southwark/about-creative-southwark/cultural-strategy>

- **Southwark's Cultural Enterprise Zone (CEZ)**

<https://www.southwark.gov.uk/events-culture-and-heritage/creative-southwark/projects-and-programmes/southwark-s-creative-enterprise-zone-cez>

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