



















Elephant Jobs Premises Resource Management Profile

GLOSSARY: L/T = Lease/Tenancy at Will MR = Management Responsibility & MC = Management Contract

Address		Description	Size	Landlord	Terms of use	L/T	MR	MC	Refurb Investment	Duration	Actual Use	Occupants	Users	User Terms	Reason for closure/futureplans	Rent/Rates
King James St, SE1		Derelict Set of Bathhouses+ 2 storey office block + yard	1600 sq m	City of London Corporation	Peppercorn rent	T			MSC/ESF funds	Regular General review	1976-89	EJ	EJ training workshops to 83 then EE incubator units to 89	Incubators on subsidised phased rents then assisted transfer to commercial property	Agreement with Landlord due to site redevelopment plans	Peppercorn
Tress House, 3-7 Stamford St, SE1		Former Sainsbury's Research Food Headquarters - 5 floors of workshops/office	2400 sq m	Greater London Council	Peppercorn rent	T			MSC/ESF funds	Regular General review	1980-95	EJ	EJ projects + Vol Orgs + EE incubator units from 85	Vol Orgs + EJ projects shared running costs	Closure of GLC resulted in transfer to Residual Body then sale to property developer	Peppercorn
Winchcombe Court, Gloucester Grove Estate, SE15		Derelict Garages on Gnd & 1st Floor below Resident Block on Gloucester Grove Estate - 8 retail front units + 14 office/workshop units + launderette + mini-supermarket + garage/storage space	2400 sq m + 1600 sq m Garage/storage	London Borough of Southwark/CP	EJ had use of central unit in return for providing development, day-to-day management and support for all users	T		X	Central Gov Estate funds	Regular General review	1992-2000	EJ + LBS Leaseholders per unit arranged by EJ/LBS Commercial Properties	EJ projects, business incubators and local training projects/community groups then recycling project in storage area from 95	Units let by LBS commercial properties with priority to start-up local businesses and groups	Demolition of block due to Peckham Partnership SRB programme	EJ Unit free + CP letting
Sumner Workshops, Sumner Road, SE15		Previously derelict garages under Maisonette block converted by LBS in 93 providing 26 office/workshop units	2200 sq m + 1200 sq m garage/storage	London Borough of Southwark/CP	EJ had Lease for 3 units & provided support to LBS on day-to-day management in conjunction with visiting caretaker. EJ also moved recycling project into garages in 2001 when Winchcombe was demolished	L	X		LBS refurb	Renewable lease + discussions to provide more management services curtailed due to decision to demolish as part of Peckham Partnership programme	1998-2004	Small business lettings by LBS CP including EJ + EJ projects in 3 units + recycling project in garage/storage area.	Low cost office/workshops available to all through LBS CP	Normally 5 year lease	Plans to demolish required closure in March 2001. EJ supported LBS CP in clearing building and EJ then vacated in August 2001 with exception of recycling projects use of garages through to demolition planned for 2004	CP Letting
Unity Centre, SE15		Conversion of 2 terraced houses to community facility	230 sq m	London Borough of Southwark/PP	Managed by Peckham Programme/CP with capacity building support programme by EJ to redesign use and develop local management group				GPA £26k	Agreement to joint manage not realised - PP manage	Mixed community use with emphasis on Employment/Training & Economic Regeneration	New letting procedure to include both occupant groups and sessional use	Refurbished for full letting from March/April 2004	Review linked to projects relevance to local regeneration needs	Programme includes capacity building local group to become executive body	PP to manage user fees
Mortlock Close Off Queens Rd SE15		Blighted shops	80 sq m	London Borough of Southwark/CP	Handed over to Peckham Programme in exchange for use of Old Library (see below)	L	X	X	EJ £10k	Ongoing	OFFERS workshop until 2008	Peckham Programme	Project	Ongoing review	Transferred to Peckham Programme	PP to manage user fees
Aylesbury Learning Centre, Wendover, Thurlow St SE17		Previously housing services & office area above garages and below resident floors of residential block on Aylesbury Estate originally converted to single user IT centre then converted by EJ to multi-user Learning facility.	800 sq m	London Borough of Southwark/CP	EJ has lease linked to specific 'learning' use for centre and rent currently paid by LBS Regen Dept as part of annual project support.	L	X	X	LBS/ALS Refurb fund £49k	Renewable lease linked by break clause to council funding support	EJ Management providing space for approved 'learning' projects plus shared sessional areas and creche	EJ	EJ + EJ learning projects + Training for Life + At Work + Southwark Education, Training and Advice for Adults + Dept for Work & Pensions + Multiskills + bookings for sessional use by other local agencies	All projects contribute to running costs	Annual review of management & core funding + 5 year lease review	All projects contribute to running costs through user fee managed by EJ
Access Centre, Thurlow St, SE17		Portakabin installed in 2001 by LBS to provide office/meeting room facilities linked to Aylesbury estate regeneration programme	80 sq m	London Borough of Southwark	EJ management contract linked to New Deal for Communities funded capacity building programme	T	X	X	LBS purchase	Current proposal envisages transfer to resident led management board if re-occupation approved in 2008.	EJ employed staff and facilities support to residents and agencies involved in regeneration projects	EJ	NDC projects, resident groups and local service providers	Free use for unfunded local resident groups & sessional user fees for funded projects	Closure in 2007 in anticipation of INFOSHOP which has not now happened	Scale of user fees managed by EJ

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Unit 5 Brandon St, SE1		Blighted shop unit under walkway converted to shared project office use	70 sq m	London Borough of Southwark/CP	EJ lease linked to Elephant Links regeneration programme for approved project user groups	L	X	X	EL £15k	To continue until possible regeneration/demolition decision linked to local regeneration programme	Approved project user responsible for own running costs.	Tenants & Residents Assoc	Project	Review linked to group's continued link to regeneration programme	Pending regeneration decisions	EJ recovers running costs including rent charged by LBS
Unit 7-9 Brandon St, SE1		Blighted shop units under walkway amalgamated and converted to shared project office use	120 sq m	London Borough of Southwark/CP	EJ lease linked to Elephant Links regeneration programme for approved project user groups	L	X	X	EL £30k	To continue until possible regeneration/demolition decision linked to local regeneration programme	EJ projects + approved users responsible for own running costs	CRISP - OFFERS + Community Groups -	Projects	Review linked to group's continued link to regeneration programme	Pending regeneration decisions	EJ recovers running costs including rent charged by LBS
Unit 15 Brandon St, SE1		Blighted shop unit under walkway converted to shared project office use	70 sq m	London Borough of Southwark/CP	EJ lease linked to Elephant Links regeneration programme for approved project user groups	L	X	X	EL £15k	To continue until possible regeneration/demolition decision linked to local regeneration programme	Approved project user responsible for own running costs.	Elephant Angels	Project	Review linked to group's continued link to regeneration programme	Pending regeneration decisions	EJ recovers running costs including rent charged by LBS
Unit 17 Brandon St, SE1		Blighted shop unit under walkway converted to shared project office use	70 sq m	London Borough of Southwark/CP	EJ lease linked to Elephant Links regeneration programme for approved project user groups	L	X	X	EL £15k	To continue until possible regeneration/demolition decision linked to local regeneration programme	Approved project user responsible for own running costs.	Kickstart	Project	Review linked to group's continued link to regeneration programme	Pending regeneration decisions	EJ recovers running costs including rent charged by LBS
Surgery (27-29), Brandon St, SE1		Empty Health Centre converted for shared project use	250 sq m	London Borough of Southwark/CP	EJ lease linked to Elephant Links regeneration programme for approved project user groups	L	X	X	EL £60k	To continue until possible regeneration/demolition decision linked to local regeneration programme	Handed back to council July 2008	Elephant Angels & LBS referencing team	Projects	Review linked to group's continued link to regeneration programme	Pending regeneration decisions	EJ recovers running costs including rent charged by LBS
Unit 11 Brandon St		Blighted shop unit under walkway converted to project office use	70 sq m	London Borough of Southwark/CP	EJ lease linked to Elephant Links regeneration programme for approved project user groups	L	X	X	EL £15k	To continue until possible regeneration/demolition decision linked to local regeneration programme	To be decided within EL project strategy	EJ	OFFERS Sales Unit	Review linked to project performance & regen plans	Community Group IT training pilot on Open Source Software	EJ recovers running costs including rent charged by LBS
Ledbury Estate		Disused Garages	1800 sq m	London Borough of Southwark/H	Storage for LBS & Recycling projects	L			EJ £100k	Ongoing	OFFERS STORE	EJ	OFFERS & Composting store	Ongoing Review	Ongoing Review	EJ
Unit 10 Sandgate		WEEE Centre for Recycling	230 sq m	LBS	Recycling Plant & Process Centre	L			£60K	Capital Funds - CRED/Big L	Recycling Centre	EJ	OFFERS CENTRE	Commercial terms	N/A	EJ
Arch 15 Manor Place		CRT Disassembling Centre	45 sq m	LBS	Part of LBS Waste Centre		X	X	£36K	Capital Funds - CRED/Big L	CRT processing	EJ	OFFERS WEEE process unit	Ongoing Review	Ongoing Review	EJ
Old Library		Computer Repair centre	200 sq m		Agreed swap with Peckham Programme project	L			£12K	lbs	IT repair workshop	EJ	OFFERS IT repair reuse workshop	Ongoing Review	Ongoing Review	EJ