

CROSSHARBOUR EXCHANGE FAQ'S

Round 1

1. Could we look at changing the name from The Exchange to the name of our organisation?

In principle. The name The Exchange is a holding title for the arts space.

2. Is there evidence of demand for the theatre from local community? Any data on current cultural engagement in the arts from the local community / current arts provision?

There may well be data although this is not currently held by Future City. At the community consultation sessions held 17 - 19 March 2017 there was considerable interest from local people on the Isle of Dogs in this opportunity and a theatre specifically.

3. (Audience Agency?) data on local demographic?

Potential applicants would need to source this themselves.

4. Price range of new homes? % that will be 'affordable'? Price of 'affordable' units?

Prices for all residential unit are yet to be established but will be at 'market' and affordable rates at the time that they are advertised. % of 'affordable' will be established in negotiations with LB Tower Hamlets, which are ongoing (and as yet, not conclusive).

5. Is the new school a re-housing of an existing school or a completely new school? Is the expectation that it will be populated wholly by existing residents or do you imagine places will also be taken up by new incoming residents?

The school is a new 3 form entry state primary school. The planning framework for LB Tower Hamlets has identified an urgent need for primary schools in the area, and the District Centre has designed to accommodate this requirement. It is assumed that the school will cater to pupils both from families resident within the District Centre, and from the surrounding area (one of the reasons for the location of the school on the edge of the site, so that it is proximate to existing communities).

6. What happens if the development's completion date is pushed back?

Like all developments, CDC is subject to planning and other approvals that may impact on the stated completion date. Realistically potential applicants should factor in the potential for some slippage in the current timeline.

7. Is there an option to spread the £2.5m revenue more thinly across a longer time period or to distribute it in a gradually decreasing way over a longer time-span than the five years referenced?

Yes. The £2.5m is the over-arching sum. This can be distributed according to need.

8. The reference to the revenue uses the words 'up to'. I wonder if you could expand on this?

£2.5m is the maximum guaranteed sum from the developer to the revenue on the Exchange. If there isn't a case for this full level of investment then a smaller sum would be granted.

9. Is the revenue guaranteed for five years or is it reviewed each year and approved for the following year on a year-by-year basis?

Guaranteed for five years (or can be spread more thinly over a longer period - see above)

10. What conflicts of interest might arise? For example, could we seek sponsorship from a supermarket chain or would this present a conflict of interest for ASDA? What other limitations might be placed on corporate relationships or programming?

A common sense approach is expected in relation to potential conflicts of interest. Sponsorship for The Exchange would be encouraged from any ethical company.

11. Are the references to Crossrail throughout talking about the Canary Wharf station?

Correct.

12. How has the central square been designed to increase the potential to be a flexible space programmed with activities etc? What are these flexibilities?

The Central Square has been designed to be an active space at all times, through the inclusion of seating areas and water features. When the water feature is not active, the area it covered may be used as space for (e.g.) an outdoor market - which the operator may choose to define and manage within its proposals, or outdoor performances. The Belvedere - a large green space on the south side of the site adjacent to, and looking over, Mudchute Park, is another area (almost equivalent in size to the Central Square) that the operator may consider as a programmable space.

13. Proposed weight-bearing of the main space and height to the grid?

The space has yet to be designed in detail. Once a chosen operator has been selected, there will be opportunities to work in partnership with the architect and theatre consultants to develop the detailed design and specifications for the space. The height of the space is suggested at 7m.

14. Any plans for the flexibility of the space in terms of seating and tech specs around grid, lighting, sound etc. If not, what's the budget?

The space has yet to be designed in detail. Once a chosen operator has been selected, there will be opportunities to work in partnership with the architect and theatre consultants to develop the detailed design and specifications for the space.

15. Does the example of Kings Place as an aspirational model suggest that one element the business plan could include is some kind of levy revenue from local business?

Possibly. This would be the responsibility of the chosen operator to negotiate.

16. What consultation or modelling has taken place with The Space round the corner? Is there sufficient demand there to suggest the area could sustain two theatres and have the operators of The Space been consulted on the plans for the new theatre?

At the recent community consultation there was considerable enthusiasm expressed for the building of a new theatre on the ASDA site. The Space is likely to offer a potential partnership and established routes into the local community.

17. Is the estimated annual attendance of 40,000 (110 a day / 49% capacity) a year 1 target?

This is the best estimate of a likely footfall and would be a good starting point for a target.

18. Are any restaurants or food chains signed up yet to the development?

Not yet.

19. What is the legal set-up between the Operator, the Freeholder and the Superior Landlord?

Ashbourne Beech is the landlord and they will enter into a contractual agreement with the chosen operator. If Ashbourne Beech were to sell their interest in the development, obligations to the chosen operator would be passed on to the new landlord.

20. What is the involvement of Ashbourne Beech? What is the involvement of ASDA?

Ashbourne Beech is the developer whose master plan and cultural strategy is appended to the plans for The Exchange. They are landlord of the site. ASDA is the freeholder of the land.

21. Would PP's board of directors get complete autonomy or would you expect a member of the local authority, Ashborne Beech, ASDA or Future City to join the PP board?

Subject to negotiation. We would expect best practice in terms of governance structures from the operator.

22. Are you expecting a mixed arts programme?

We're looking for bold plans that reflect the best of 21st century practice and the immediate community the Exchange will serve. We have no fixed commitment to a specific set of art form outcomes.

23. Has there been any discussion of a foot-bridge or tunnel between Greenwich/Rotherhithe and the Isle of Dogs?

There is a tunnel that runs from Greenwich to the Isle of Dogs, running from near the Cutty Sark to Island Gardens.