

CROSSHARBOUR EXCHANGE FAQ'S Round 2

1. Are applicants expected to have comprehensive knowledge of the Isle of Dogs?

No, but applicants should demonstrate that they have the tools and sensibilities to work within a community context.

2. Is the service level agreement between the Operator and Ashbourne Beech available to view beforehand?

No, however this document will be drawn up in consultation and negotiation with the selected Operator.

3. Is there specific criteria that the applications are expected to meet?

No, but there are three things that the panel will be looking for:

1. A bold vision,
2. Evidence that the Operator and the programme will be strongly rooted in community, and
3. A business plan that works.

4. Will the Operator's vision impact the physical structure of what is built?

Yes. While the footprint of the building is fixed, the chosen Operator will work with Ashbourne Beech to designate the interior specifications of the space. However, long-term sustainability is key so any elements that feel too bespoke to the organisation might not be incorporated. Any interior spec must take into consideration potential future occupants.

5. Is Central Square available for programming when the venue opens?

No, Central Square is part of Phase 2 of the development. The Exchange and the school are opening ahead of the rest of the more residential side of the development. When The Exchange opens 50% of the site will still be a building site.

6. Will the panel review applications and suggest consortiums?

No, all match-making should take place before applications are submitted.

7. Does the panel have a preference over individual applications or consortium applications?

No. Each application will be evaluated equally. In consortium applications please be clear about the relationships between all parties and decision making process.

8. Are there limits to night-time activity due to residential spaces nearby?

No – if night-time activity is a strong portion of the application then this can be addressed in the interior spec: ie - licensing and sound-proofing.

9. Are there any restrictions on the bar/café given other restaurants or bar spaces that might move into the development?

Not currently. Applicants should be clear in their applications about how they would run the café/bar – if they would take this on themselves or sub-contract it. This should be a high-quality offer that gets people through the doors and potentially interest them in other activities in the space.

10. How many residents will inhabit the site when it's complete?

Approximately 5,000.

11. How much access will there be and what are the requirements for use regarding Central Square and the other public spaces?

Central Square, Belvedere and the Artway have all been designated by Futurecity as spaces that should be available for programming, however there is not an obligation for applicants to activate these spaces. If you intend to use these spaces, please discuss how you might handle ticketed and non-ticketed events.

12. What is Futurecity's continued involvement after an Operator has been selected?

Limited. Futurecity may be delivering projects elsewhere on site but will cease to be directly involved with the Exchange.

13. Are there ongoing services charges that the Operator will be expected to pay?

No. No service charges

14. How long are the "long-term peppercorn rent rates" expected to continue? Only during the provided revenue phase?

No, this will continue longer and is envisaged as a 25 year peppercorn-rent commitment

15. If applicants are in conversations about other opportunities, should they divulge this information during the application process?

Yes, please be transparent about other options you may be considering and the timelines for these decisions.