

The Loop:

Call for innovators seeking desk & studio workspace

Overview

ReLondon and Hackney Wick & Fish Island Community Development Trust (HWFI CDT) are pleased to be teaming up to create a circular, low waste neighbourhood in Hackney Wick & Fish Island under the banner of [ReRoute](#). ReRoute is a project designed by local people and businesses in Hackney Wick and Fish Island aimed at tackling climate change by coordinating local action and working together. You can find out more about ReRoute [here](#).

We're looking to host established small and medium sized businesses that want to strengthen and scale their pre-existing circular offering and invite you to bring your activity to Hackney Wick & Fish Island. Business will be hosted at our site **The Loop**.

This is a fantastic opportunity to be an active partner in a pioneering physical micro demonstrator hub for the circular economy. The overall objective is to give the community increased access to sustainable consumption choices and, as a result, help reduce waste.

About The Loop

HWFI CDT is creating a vibrant circular economy in the area, with **The Loop** as a focus for change.

The purpose of **The Loop** is to stimulate the innovation and growth of the circular economy sector in east London, so that the community (residents, visitors, businesses) is better able and/or motivated to reduce their consumption-based emissions.

The Loop will help circular economy businesses scale their operations in the area by connecting them with like-minded peers and helping them trial new processes and undertake R&D activities locally. The physical site will also ensure that circular products and services are accessible to the local community (e.g. finding new uses for locally-generated waste, or connecting tenants with relevant research initiatives).

The Loop is complementary to the Future Industries Demonstrator accelerator programme, funded by the UK Shared Prosperity Fund, with objective to scale cleantech SME products and services in east London. This programme is delivered by a consortium of partners: [SHIFT London](#), [Plexal](#), [HWFI CDT](#) and [UCL](#).

In practice, **The Loop** will be a physical micro demonstrator hub for the circular economy, and will offer the following facilities at a site in Hackney Wick & Fish Island:

- 1) **Desk space:** flexible number of desks in an open-plan workspace, with access to knowledge and resources from UCL academic network; 5 of these will be allocated to Shift Future Demonstrator businesses
- 2) **Studio spaces:** Potential for self-contained unit/s that provides private working space (approx. 50 sqf -100 sqf of space – can be built for needs);
- 3) **Operational space:** space for light-industrial use, for circular businesses offering specific products/services and that want to improve and scale their processes; and,
- 4) **Public-facing leisure space:** food and drink venues (café/bars, small scale retail and community hub space) that will engage the local community and offer an opportunity to showcase products, services and processes from circular businesses hosted at the site and from across East London.

This document specifically describes the desk and studio spaces at the site – click here to find out more about the other facilities at the site.

1. The site

The Loop is based at a temporary site at [119 Wallis Road](#) in its first iteration and is available for a minimum of 12 months and up to 2 years. At the end of this period, the site will move to its permanent site in or around the Queen Elizabeth Olympic Park, with location yet to be defined.

This unique hub will host a cluster of businesses working on the circular economy. By being part of this pioneering project, you will play a key role on developing and scaling a hub that aims to create a closed loop system within a hyper localised area, to serve Hackney Wick.

Tenants of The Loop will also have the opportunity to develop relationships with Hackney Council, LLDC/ SHIFT Future Industries Demonstrator, HWFI CDT, ReLondon and UCL's academic network.

1.1. Overall layout

The site at 119 Wallis Road is a warehouse located in a creative neighbourhood, surrounded with a lively food and drink economy (such as Mainyard Studios, Grow, Crate brewery and pizzeria). Located within a 5 minute walk of Hackney Wick Station, the site offers a canal side space, easy road access and potential for off-street parking. There may be scope to adapt access to meet the specific needs of occupiers.

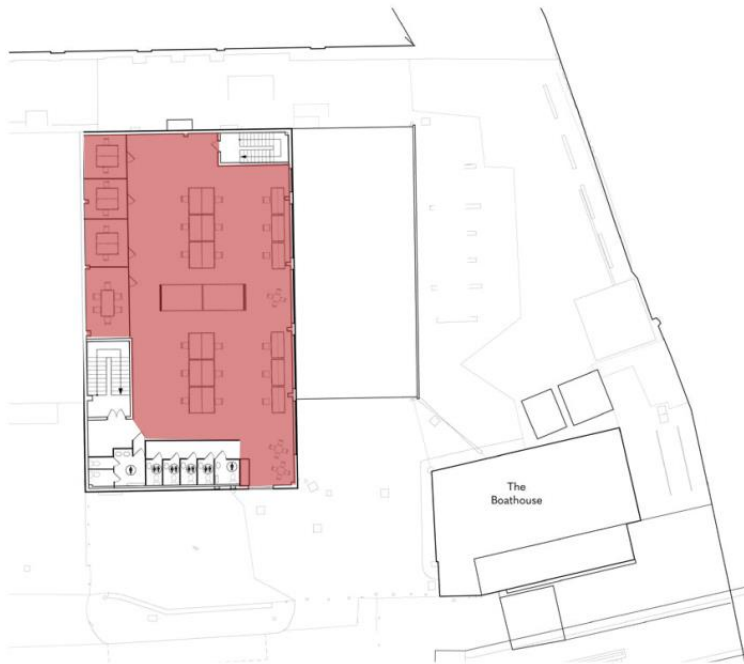
The site also includes the following characteristics:

- 2 floors (ground floor: operational space; 1st floor: desk space)
- natural light
- mains electricity
- toilets (on both floors)
- kitchen unit
- space for storage
- D1 Use class in property
- outdoor area facing canal

The site is currently designated for D1 Use, but there is potential to amend this if required. HWFI CDT will provide desks and seating to tenants, however businesses are expected to bring their own equipment and materials, along with any specialised equipment for their operations.

The site may be modified to suit the needs of selected tenants, with elements co-designed with prospective users of the site, with the following allocation:

▪ **First floor:** desk space



● Desk / Office Space

▪ **Ground floor:** operational space



● Daytime Cafe / Community Space

● Food Tech

● Logistics / Servicing

● Industrial Work Areas

As part of the development of The Loop concept, a number of local businesses have been actively involved in supporting the HWFI CDT, and will be tenants at the Loop:

- Food Tech (Koji Room and Ferments Lab): [Silo](#)
- Daytime café/ community space: Maisie's Bakery
- Working Yard- logistics services to tenants based at the site: [Zhero](#)

Please note that HWFI CDT currently holds a draft licence (including permission from 119 Wallis Road owner) but are currently on the project closure phase waiting for site completion. It is expected that the facility will go live in November 2023.

1.2. Desk & Studio space

This area of the site provides desk space for approximately 20-25 circular business to improve or scale their pre-existing processes. In addition to desk space, the site will provide an enterprise and SME business specialist from UCL based at the site who will be able to support tenants with the trialling and prototyping of new processes, R&D initiatives in the local area, and brokering access to the expertise from UCL academic networks.

In addition, there will be two self-contained units (*approx. 50 sqf -100 sqf of space – can be built for needs*) either upstairs or in the backroom downstairs that provide private working space for a business. One business will be able to lease out one of the studios at a time.

The site will offer businesses the following benefits:

- Central London location to scale their innovative solution and business model
- Affordable desk workspace relevant to the circular economy at circa £200 per month. These are affordable rents for the area, but if you need further discount please let us know in the application form.
- Access to connections and opportunity to share knowledge and build strategic partnerships with like-minded peers occupying the space
- Access to UCL's academic network and a dedicated enterprise and business support specialist for R&D support and specialist facilities will be based on site

- Facilitated connections through HWFI CDT to local commercial opportunities and networks in the area (e.g. business networks, community networks, etc.)
- Opportunities to apply for Shift Future Demonstrator funding to support the development of your innovation

2. Eligibility criteria

To rent desk space at the site, you must meet the eligibility criteria.

To be eligible for the desk space, your business must:

- Be a small and medium sized businesses based in London (i.e., employ fewer than 250 people; and have either an annual turnover not exceeding EUR 50 million or an annual balance sheet total not exceeding EUR 43 million)
- Your core product or service can be categorised under at least one of ReLondon's 5 circular business models – for more information please refer to [here](#):
 - **Using stuff wisely:** preventing waste by reducing the materials passing through your business in the first place – either because you planned what you needed more accurately, optimised your processes or eliminated the need for materials altogether – then making the most of every bit of material you do use.
 - **Using stuff again:** repurposing either your own or others' waste by capturing or recovering materials at the end of their first life and redistributing, reusing and/or recycling them to give them new value.
 - **Making things well:** designing things to be in use for as long as possible by choosing durable materials and ensuring products can be maintained, re-used and repaired. And then having a plan for the end of their life, when it arrives.
 - **Renting, not buying:** instead of selling an item just once, leasing or renting it out to another user for a fixed period to create revenue from repeated use, or offering access to it as a service. the ownership and maintenance, repair and recycling stays with your business instead of being passed to the user.
 - **Sharing:** a peer-to-peer model that makes it possible for individuals or businesses to lend and borrow under-used products, vehicles, buildings or other assets so they are used to their fullest potential
- Be seeking to trial and prototype new processes and undertake R&D locally related to the circular economy
- Your intention is to deliver a solution that can support local businesses and residents, and contribute to the project aims and ambition

Excluded business types:

- Cleantech businesses or other sustainability businesses not focused on the circular economy (e.g. energy efficiency, water pumps, health tech etc.)

- Business that don't currently operate a circular business model such as office-based businesses (e.g. solicitors, accountants, estate agents, consultants, banks)
- Businesses that don't have a registered address/office in London
- ReLondon and HWFI CDT reserve the right not to work with businesses that engage in illegal activity and/or what it deems to be ethically ambiguous projects or projects that do not align with The Loop's goals of working towards a just net zero.

Please note, we are committed to social justice and tackling under-representation in the sector. Therefore, we particularly encourage applications from those organisations with leadership teams made up of the global majority (including those of African diaspora heritage, South Asian, East Asian and South EST Asian heritage, mixed heritage), those who have faced other socio-economic barriers, women, those who identify as LGBTQA+, and disabled people.

3. How to apply

Desks and studio space are currently available – to apply, please complete the online application form [here](#). The online registration form asks for basic information about your business, as well as what you are currently doing around the circular economy and how you intend to support the objectives of the site. Following your submission, ReLondon and HWFI CDT will carefully review your application to ensure your business meets eligibility criteria and the aims of the project.

Desk spaces will be allocated on a rolling basis and subject to availability.

If you would like to join a site visit with other potential tenants on 1st December 9am – 12 pm please express your interest by email addressed to business transformation's business engagement lead Mafalda Oliveira at business@relondon.gov.uk (agenda to follow).

We aim to get back to all applicants, regardless of their outcome.