Proposal:
Temporary use of vacant buildings for creative social enterprise.

We develop short and long term projects to bring underused spaces back to life.

We’re looking for spaces with clear revenue potential, in which we can balance commercial and creative activities.

In return, we can generate an income and boost the profitability of an otherwise empty building, while contributing to an area’s creative economy, arts, education and community provision.

July 2015
**We are Ugly Duck.**
We revitalise underused spaces through arts and creativity.

In 2012 we took over 47/49 Tanner Street, a Victorian warehouse in Bermondsey. In 2015, we added the Kirkaldy Testing Works Museum to our portfolio.

We hire the spaces for filming, events and photography.

These commercial activities allow us to host and fund a range of arts and community projects, as well as a ‘time-banking’ scheme, where our 300+ members can use the space in exchange for their time and skills, enabling access to creative workspace to people who would not usually be able to afford hire costs.
We’ve boosted profitability and occupancy of the space.

At the end of our first year at 47/49 Tanner Street, we doubled yearly profit for the owner, reaching over £150k per year.

We’ve built relationships with well-known creative brands, such as the BBC, Google and Accenture.

The space is now used more than 85% of the time, compared with about 30% previously.
Developing cultural and creative infrastructure

We have received funding from Arts Council England, Southwark Council and Ernest Cook Trust to deliver specific arts and community projects.

Previous partners have included: Cardboard Citizens, Sluice Art Fair and Penned in the Margins.

We provide a platform for visual arts, architecture; science, digital; social sciences and activism. We are interested in projects that involve audiences in new and dynamic ways, and educate and advocate for social, political and environmental change.
Community and placemaking

In addition to providing a platform for creativity and enterprise, our model also creates opportunities for local people to come together and engage in out-of-the-ordinary cultural and educational activities.

For example, our ongoing CityHunt project with Southwark Council teaches a diverse cross-section of people about local history through an educational ‘gamified’ treasure hunt using smartphones.

Since inception, we have provided workshops and activities for primary and secondary school, SEN and PRU facilities for 1,100 young people.
Working together

We take a flexible approach to property management, working with owners to develop a suitable model. Whether that means you are looking to fill a space for one month or one year (or even longer), we are looking to follow one of these two forms of appointment and can tailor to suit.

Option 1: Meanwhile tenancy

- Ugly Duck pays: a peppercorn rent, utility bills, business rates, insurance, basic maintenance and any necessary adaption of the space for temporary use.
- The building will be well maintained - occupation actively discourages vandalism, squatting and saves money that would be spent employing private security.
- Lower costs during vacant periods – as we cover all general building costs, direct savings are passed on to the owner.
- Increased prospect of future commercial use – our activities can increase awareness of the property to prospective tenants or owners.
- The lease can be terminated with two months notice.

Option 2: Agency

- Ugly Duck works as a location agency on behalf of the property owner and takes commission on all commercial bookings.
- The owner stands to gain a significant income for an otherwise empty building.
- The owner would be responsible for paying all utility bills and business rates, and maintaining the property to a safe and reasonable level.
- The owner grants Ugly Duck a license to use and hire out the building.
- Ugly Duck can either occupy the building regularly, or take residency only when hires take place.
Contact

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"On my recent visit I saw the support that this initiative has among local people... a hotbed of innovation and creative thinking."

- Simon Hughes,
Southwark MP, April 2015