

<b>Schedule of community benefits and outcomes</b>
Provide a business hub for a mixed portfolio of businesses at Woodberry Down, with a mixture of self-contained office spaces and open plan workspaces. Target offer at start-ups who most need its support, as a cost-effective way to meet their business premises needs. Offices available on flexible terms, at up to 70% of market value
Appraise tenants on a variety of means including objective analysis of the potential viability of submitted business plans, opportunities for collaboration with other tenants, social value created for the local area and level of impact likely to the business from engaging with HCD’s Business Development Support Services.
Provide an onsite Business Development Manager, 35 hours per week, to provide business support services to the tenants. The Business Development Manager will also provide a range of training and consultancy services to non-members within the space and referrals to other training providers
Provide centre management services during core operating hours (through on-site receptionist), as well as an “out of hours” service
Deliver Into-Work training programmes in the centre to meet the needs of local residents.
Desks will be offered at reduced rates (up to 80% of competitor prices), without further charge for business development support services for 2 years.
Provide open plan workspace/hot-desking Space. For those who choose to stay beyond 2 years, the discount will reduce by 5% in Year 3, and a further 5% in Year 4, encouraging move-on. 4 years will be the absolute upper-limit to use of the open plan space by any one business.
Discounted access to facilities (not including desk/office rental) available to local residents for business use and to local civic organisations, such as Manor House Development Trust and Woodberry Down Community Organisation. <b>Minimum 25%</b> off to businesses / organisations within the immediate Woodberry Down area.
The business development support services made available to members will also be made available to residents in the immediate area.