

1. We are looking at bringing in charity and hospitality partners to scale social impact and community benefit. Would this be welcomed?

Yes, this is absolutely welcomed. The Royal Docks team is open to proposals from organisations that align with the vision for the space, including social impact initiatives, community benefits, and partnerships with hospitality partners.

2. Could you explain the background to the digital focus of the operation of this building?

The digital focus aligns with the Royal Docks' wider cultural and economic development strategy. There is a strong interest in digital skills, immersive technology, and innovation, with links to education, training, and creative industries.

3. Are you able to share a link to the cultural placemaking strategy/vision?

Yes, the Royal Docks Cultural Placemaking Strategy (March 2021) can be accessed here: [Royal Docks Cultural Placemaking Strategy](#) and also would be worth looking at the [Royal Docks Delivery Plan](#).

4. Could you clarify the Good Growth application? Is this for the £250k funding mentioned or for a separate amount of money?

The £250k forms part of the Good Growth Fund application. It is not a separate amount but is included in the overall funding for the project.

5. What is the internal area of the building? I couldn't seem to find this in the documentation.

The internal area of the building is just under 600m².

6. Does the landscaped frontage form part of the available space?

Yes, in addition to the 600m² internal space, the landscaped, currently set to hedging forms part of the demise.

7. Is collaboration with other local projects encouraged?

Yes, collaboration is strongly encouraged. There are existing cultural, hospitality, and skills-focused initiatives in the area, and operators are welcome to engage with or differentiate from these projects.

8. Are outdoor spaces available for activation?

Yes, under meanwhile activation outdoor areas such as green lawns and waterfront spaces could potentially be activated for various uses. While concepts or ideas are welcome this does not form part of the current exercise but may form part of a future discussion.

9. What level of support can operators expect from the Royal Docks team?

The team is open to active engagement, facilitating introductions, and supporting collaborations.

10. How long is the lease for Compressor House?

The lease intended to be offered is 10 years with a break clause to be determined and agreed.

11. Will site visits be available for interested parties?

No, due to construction site restrictions, physical visits are not possible. However, visual materials and photographs are available on the EOI to help inform proposals.

12. What is the deadline for Expressions of Interest (EOI)?

The deadline for EOIs is the 24th.

13. How can additional questions be submitted?

Interested parties can submit additional questions via email to the Daniel.Paulino-Arroyo@london.gov.uk – questions and responses will be shared on the Compressor House page of the Royal Docks website.

14. Why is there an emphasis on commercial activities?

The focus is on community, digital, culture and commercial activities as outlined in the EOI brochure. There are commercial opportunities available to an operator which can help ensure the long-term sustainability and financial viability of the building.

15. How much will it cost to operate the space?

We are interested in ensuring the long-term viability and success of the building and lease terms and duration will reflect this key ambition. To help this any income generated from the ancillary office space can support the operating model of the building. Further, as mentioned above, commercial opportunities exist that may support the key community and cultural and digital ambitions.

16. What kind of organisations can apply?

There is no restriction on the type of organisation and/or partnerships that may apply.

17. What if I am interested and represent a third sector and/or faith-based organisation that would like to look partner with an organisation to deliver the outcomes required but do not yet have a partner. Can you help?

One Newham is supporting such organisations, please do contact one Newham who can facilitate discussions and potential collaborations.

[Contact | ONE NEWHAM](#)

18. Can we propose an alternative approach?

Yes, alternative approaches to achieving the project's objectives are welcome. The operating model is open for interpretation, and proposals will be assessed based on their feasibility, sustainability, and alignment with the ambitions of the project.

19. Will rent be required?

While specific financial terms will be agreed during heads of terms discussion the primary goal is to ensure the successful activation of the building.

20. Can the community be involved in the project?

Yes, there is strong community interest in being involved. However, some community organisations have advised us that they may not have the capacity to take on full responsibility for the building. One Newham is offering to support discussions on partnerships.