THE QUADRANT

- Managed Workspace (66,000sq ft)
- Start up & growing SME’s
- Business Community
- Inter trading / networks
- Communal space & facilities
- Environmentally friendly building

ASSET BASED REGENERATION
SUSTAINABLE DEVELOPMENT

- Manor & Castle Development Trust
- Grants > capital asset
- Rents > Revenue stream

Manor & Castle Development Trust

- Grants to Voluntary Groups
- Community Health schemes
- Childcare facilities
- Training schemes, Managed Workshops
  97 new businesses, 572 jobs
- 160 private homes
- Local environmental improvements/ parks
Development Rationale / Policy
- Sheffield First Partnership / Yorkshire Forward/ Objective 1
- Consultants: SHU, Price Waterhouse Cooper, Charles Monck & Co, DTZ Pieda
- Low Inward investment
- Grow Micro business sector
- Link to areas of deprivation

SHU Demand Study
- Reviewed Provision for small firms
- High demand, Extg units full
- Property industry unlikely to supply speculatively
- Shortage hampers economic growth
- Flexible re size and sector
- High quality design / finishes

Environmental Aspects
- Photovoltaic cells
- High levels insulation
- Air tight specification
- Breez-e solar shading
- Solar glass
- North light roof
- BREAM energy assessment "excellent"

Grant Aid Issues
- Priority 5 Objective 1 Rules OK?
- Voluntary Community organisation
- No profit – surpluses reduce grant
- No business expertise?
- Classed as commercial project
- Had to buy land (though earmarked)
- State Aid rule: 50% except LA’s
- MCDT raised £3.8m loan
- Asset based contribution difficult

Progress
- Opened
- 66% let
- Range of firms
- Package (environment, community ethos, non profit, social aspects) attracts lettings
- Good prospects from enquiries

Meeting Room
The Street