

# Business Centres Update November 2022



Harborough  
Grow-on  
Centre

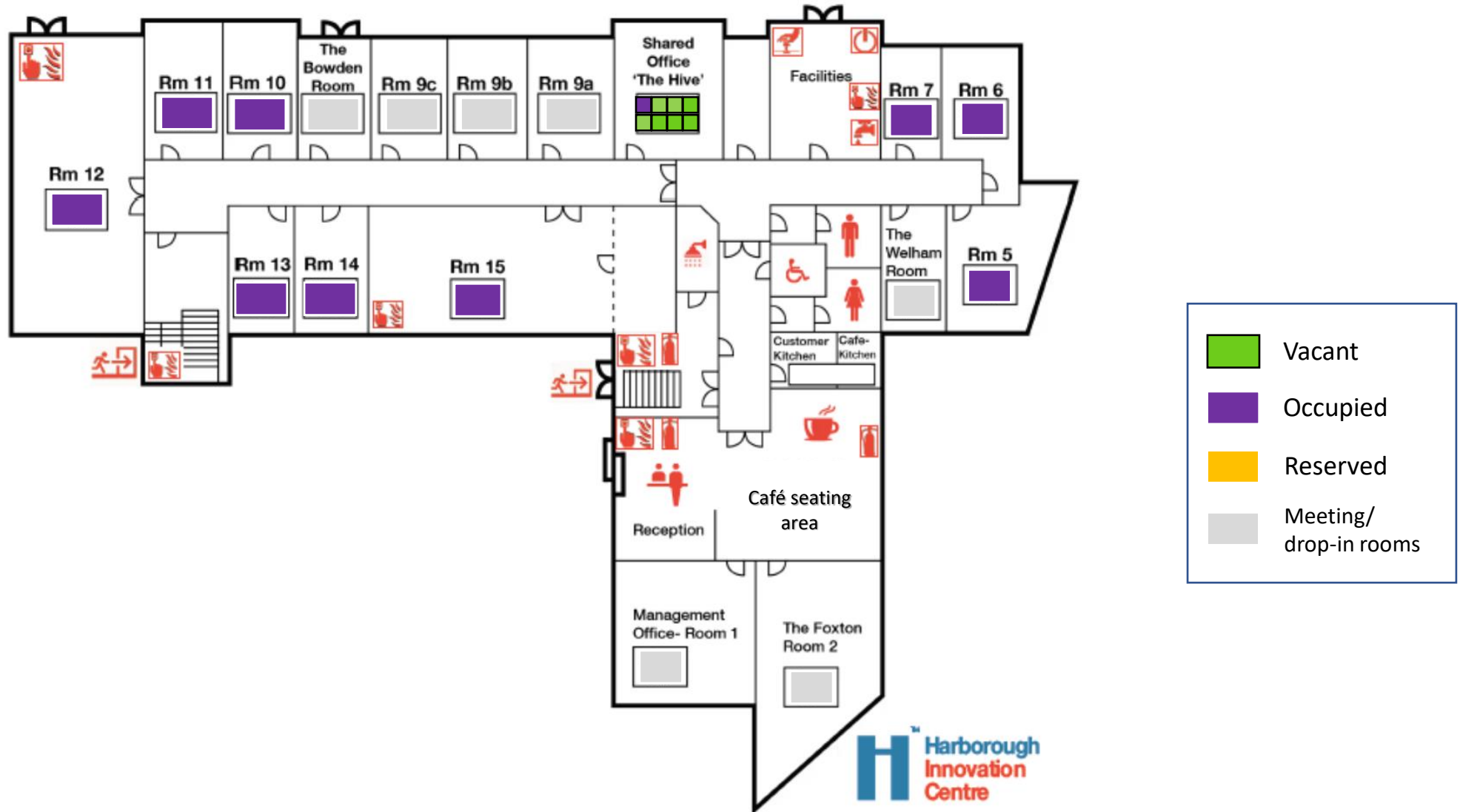




# Harborough Innovation Centre

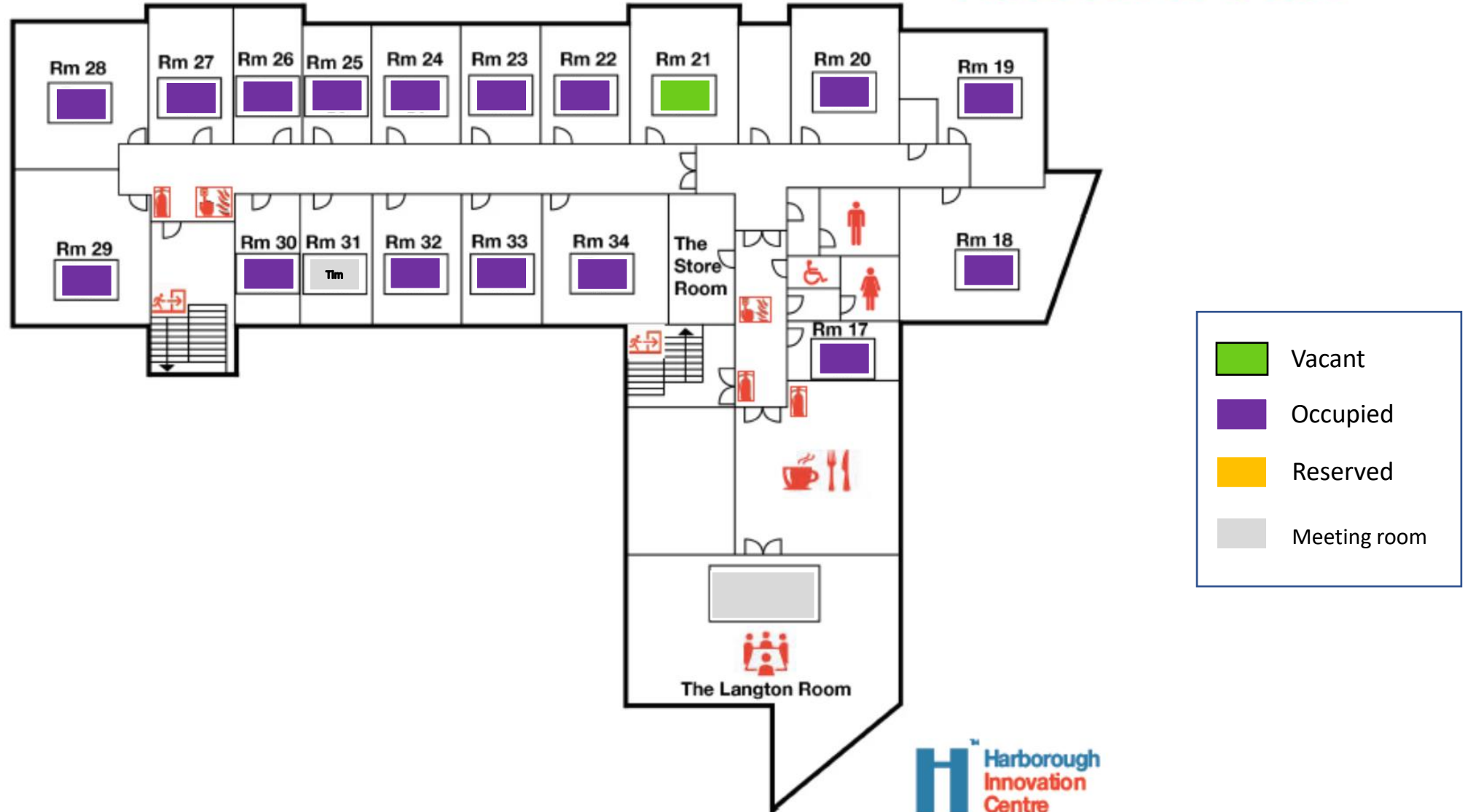
# Harborough Innovation Centre :

## Ground Floor Plan



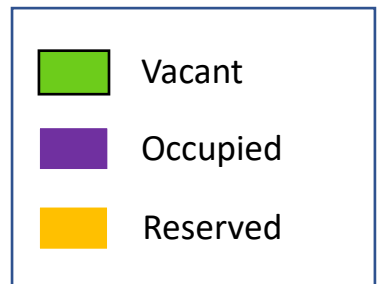
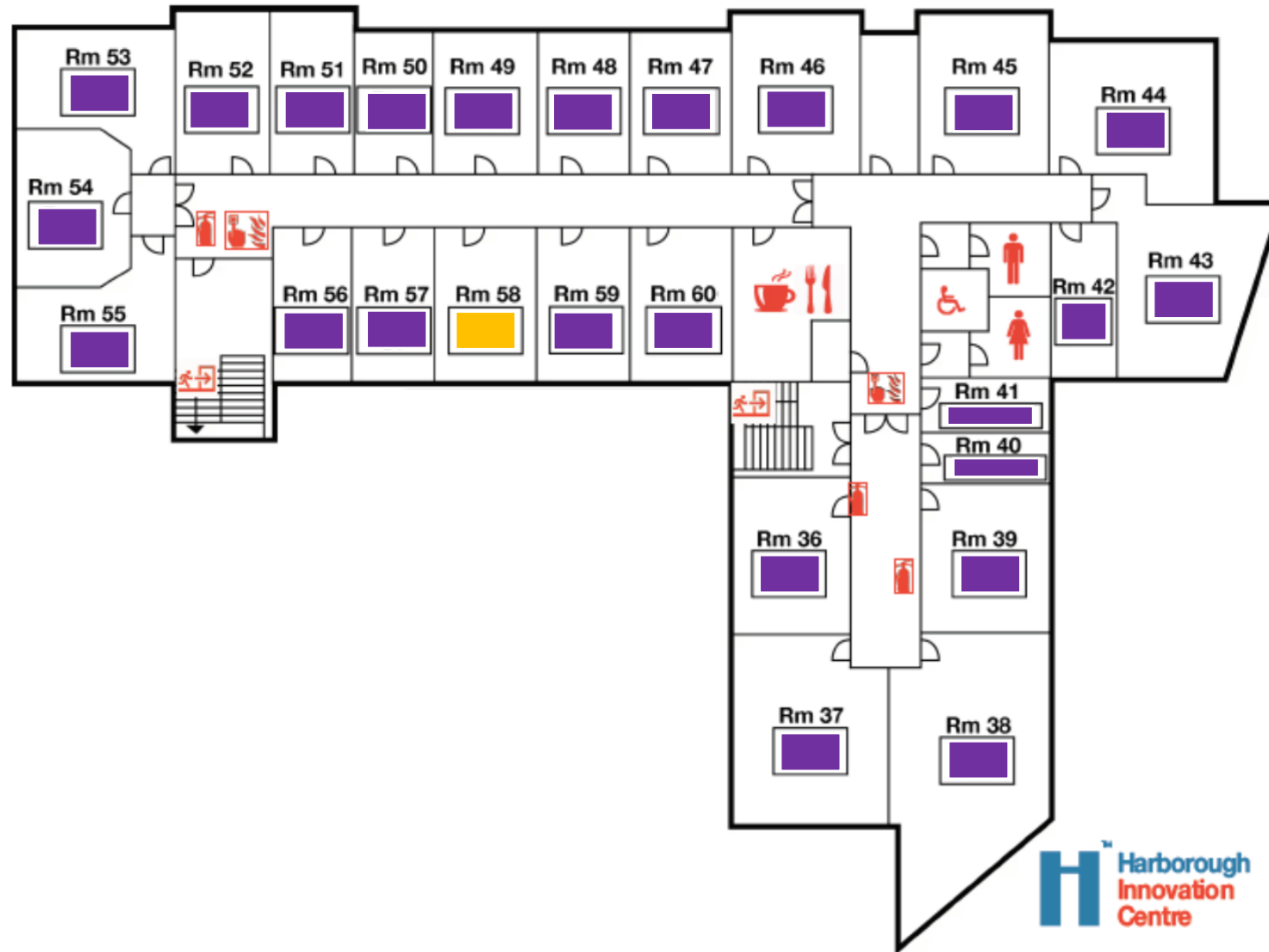
# Harborough Innovation Centre :

## First Floor Plan



# Harborough Innovation Centre :

## Second Floor Plan



# Harborough Innovation Centre - key facts

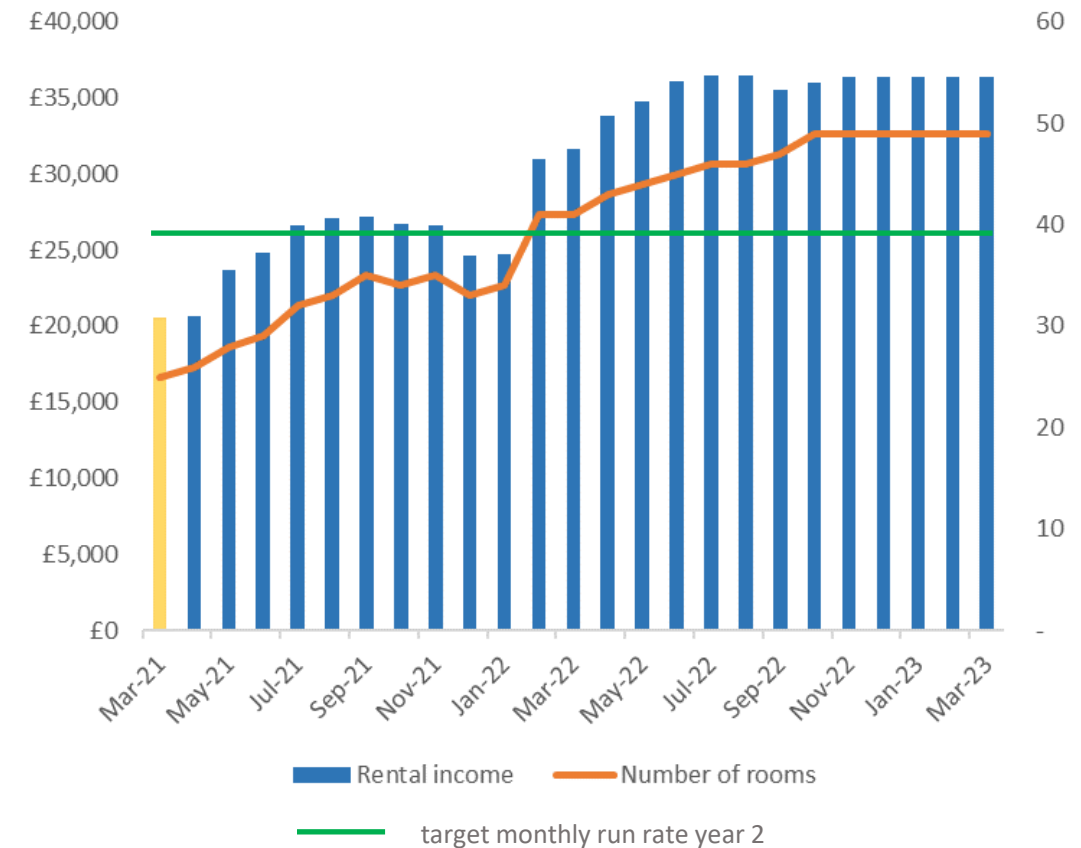
- Current occupancy (sq.ft) - 94% (up from 71% in 2021)
- Number of businesses – 48 (up from 35 in 2021)
- New joiners in 2022



Deepening Understanding



vs year 2 - over achieving



# Harborough Innovation Centre – future focus

- Green initiatives:
  - Finish LED lights install by end 2022
  - EV charging upgrade install in November 2022
  - Capital proposal for Solar panels target install early 2023
- Develop and deliver a more detailed and focused marketing plan for 2023 focused on increasing usage of meeting and flexible workspaces
- Increase networking events and business support opportunities in 2023 by developing relationships with key partners
- Café – new operator for 2023 – improve offer and maximise benefit for business centres
- Improve customer access to toilet facilities for café and meeting rooms
- Increase usage and income from meeting, flexible and shared workspaces
- Review and install new simplified internet/wifi provision at the HIC
- Upgrade and improve kitchens provision at the HIC in 2023

# Harborough Grow-on Centre





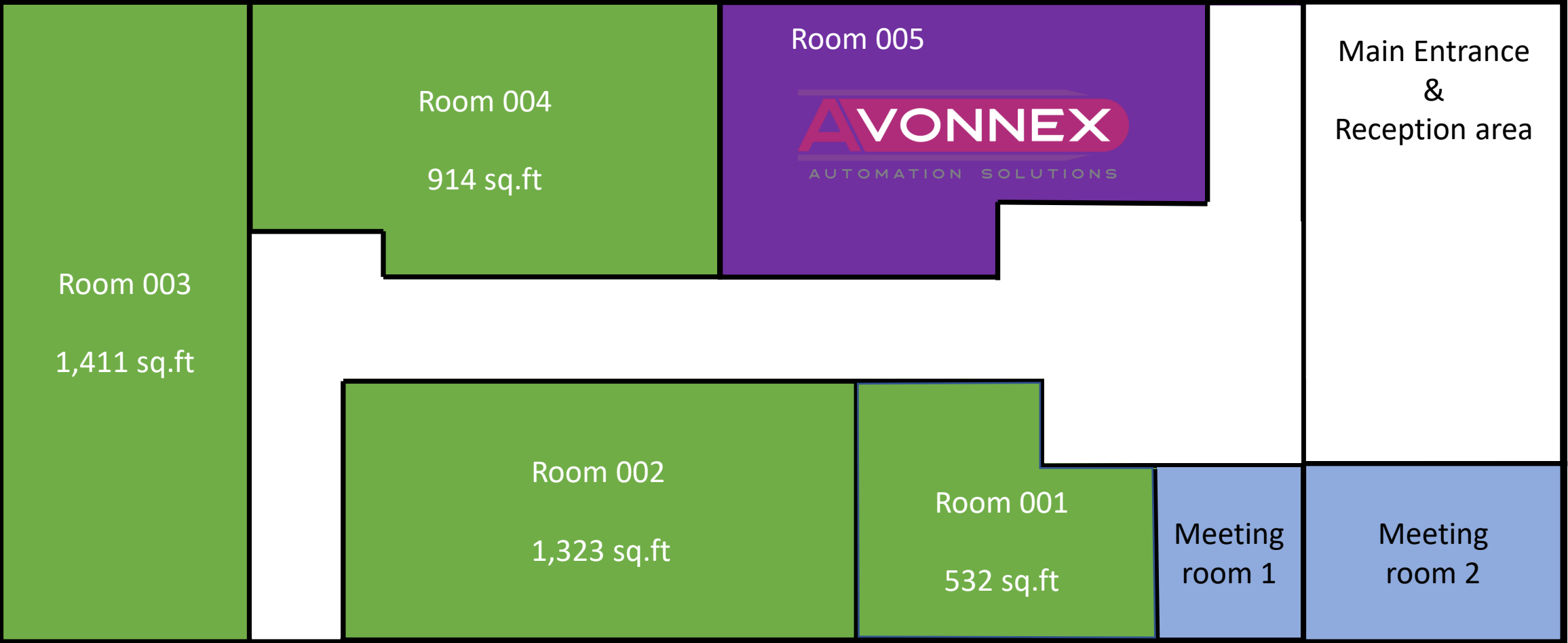
# Ground floor map

Vacant

Occupied

Reserved

Meeting rooms



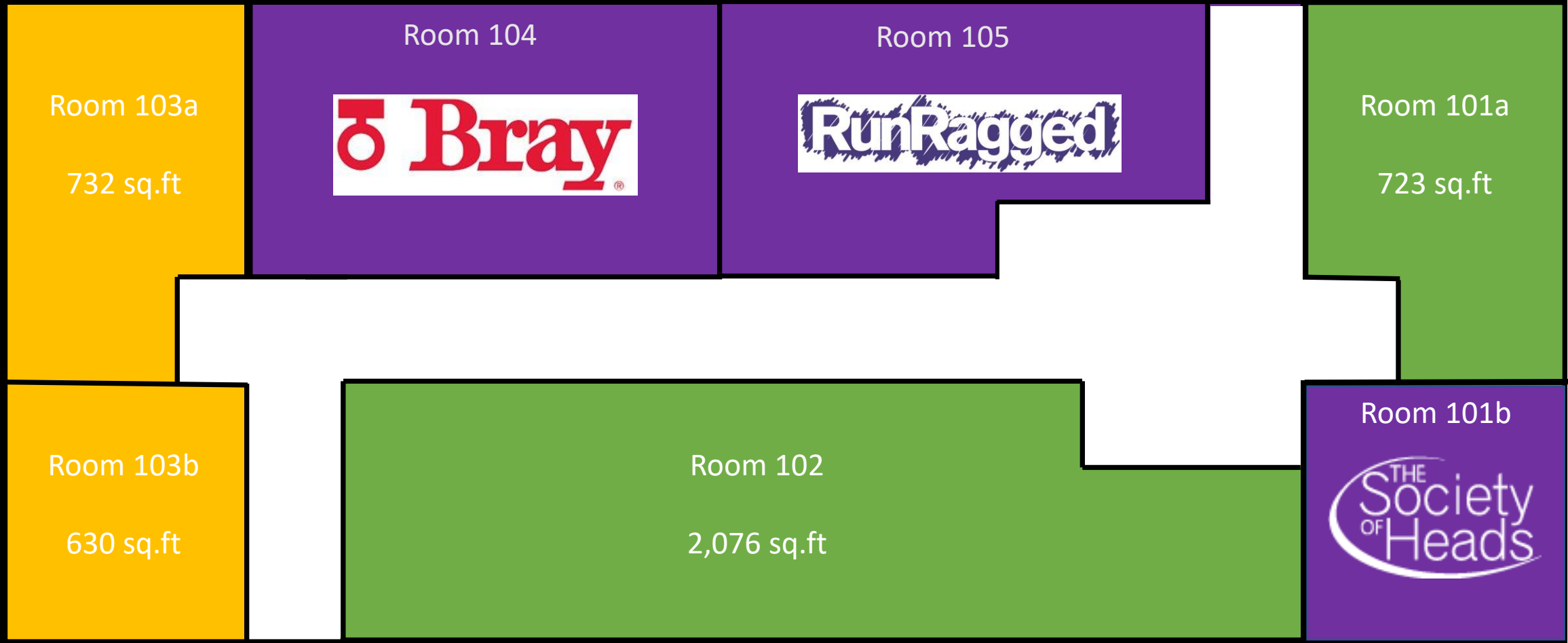
# First floor map

Vacant

Occupied

Reserved

Meeting rooms



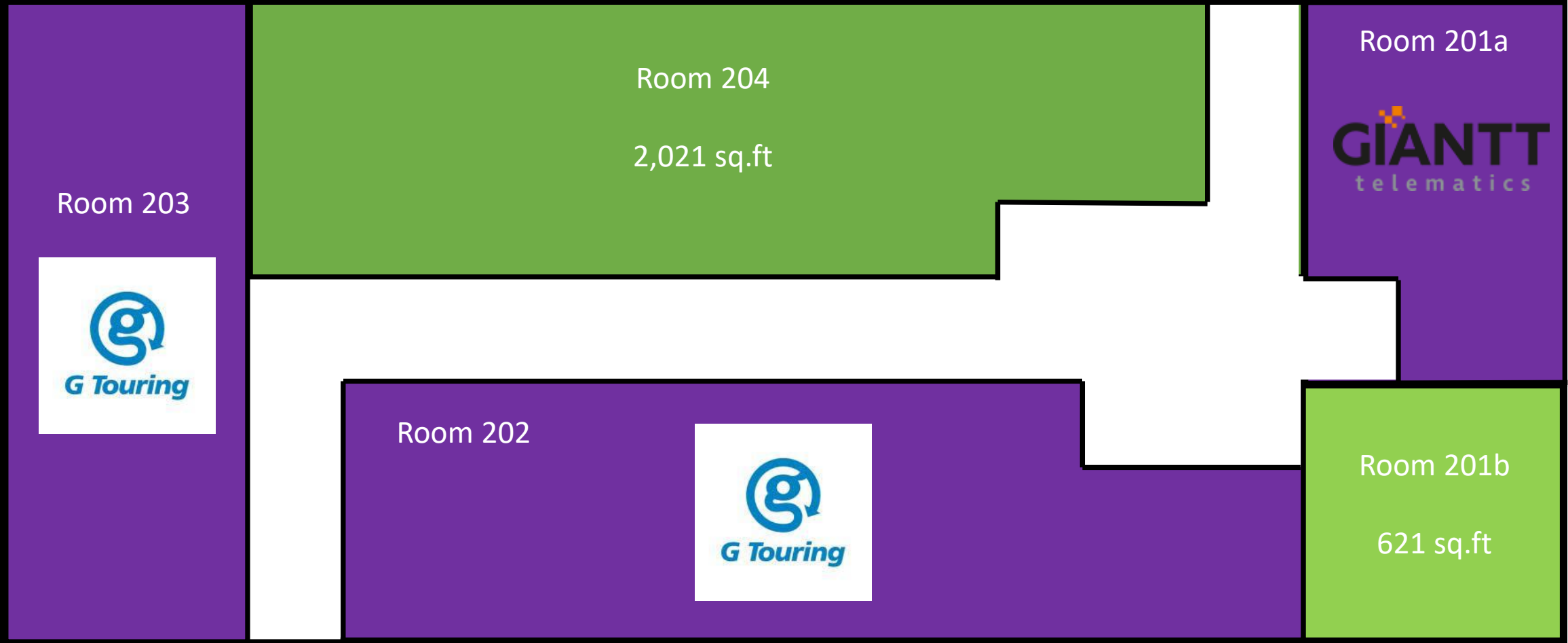
# Second floor map

Vacant

Occupied

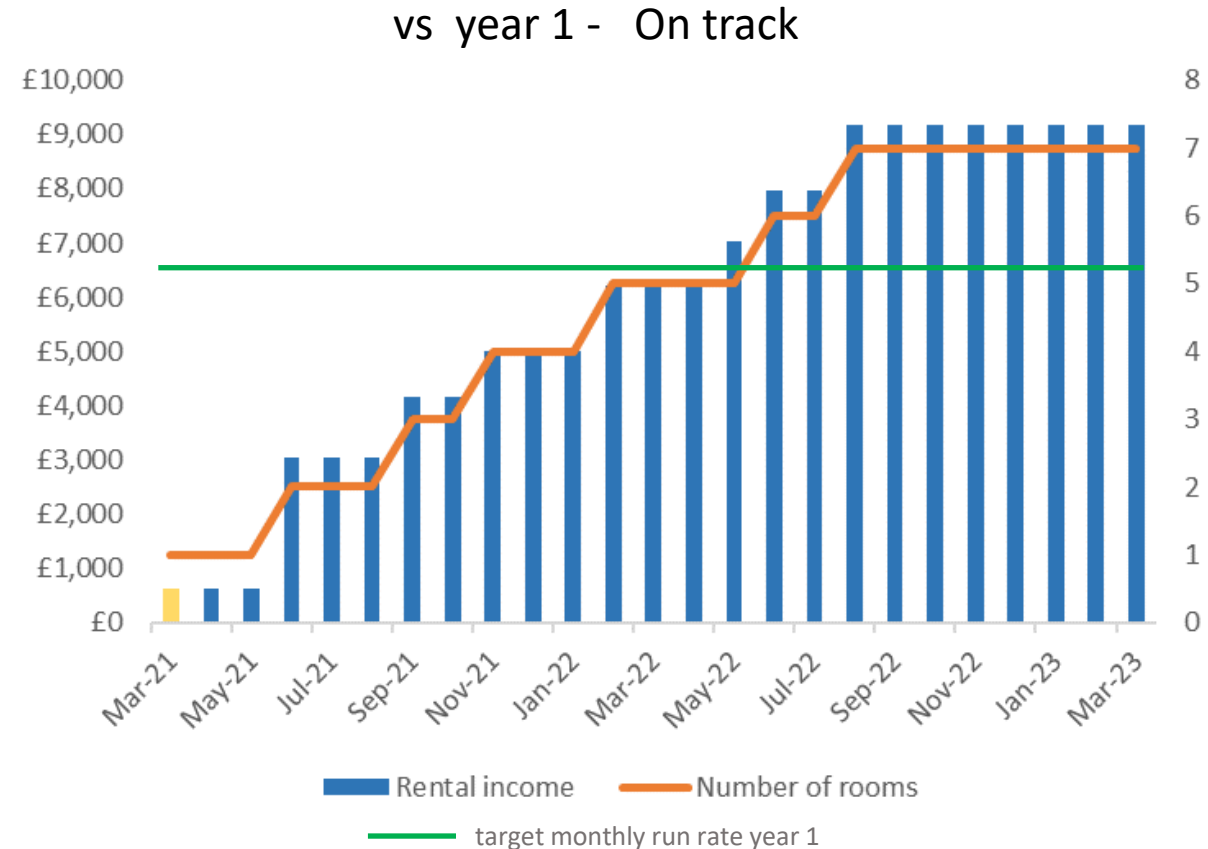
Reserved

Meeting rooms



# Harborough Grow-on Centre - key facts

- Current occupancy (sq.ft) - 46% (up from 23% in 2021)
- Number of businesses – 6 (up from 4 in 2021)
- New joiners in 2022



# Harborough Grow-on Centre – future focus

- Bring operational and facilities management under Business Centres team (requires recruiting new Operations role in the Business Centres team)
- Deliver improved marketing plan for the Centre to attract potential clients
- Continue focus on converting potential clients from Harborough Innovation Centre
- Deliver provision of a Café service at the Centre with the new HIC Café operator
- Maximise opportunity for further expansion within the Centre with current tenanted businesses
- Negotiate and deliver new internet/wifi provision target saving £20K per annum
- Install online meeting booking system and display in line with system at the HIC to improve experience for tenants