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KIRKSTALL  
FORGE  
NEWSLETTER

# WELCOME

## Welcome to our summer newsletter and welcome to Kirkstall Forge.

It's been an exciting few months launching our event series 'Different by Design' with acclaimed speakers Oliver Wainwright and Keith Bradley provoking discussion around what makes good innovative design. We look forward to welcoming you to one of our regular events in the future.

Kirkstall Forge Life continues to go from strength to strength with those working at Kirkstall Forge able to take up lunchtime bootcamp classes or a cycle ride down the canal on our branded Kirkstall Forge bikes. Not to mention the running club and scooters! It really is important to us that the health and well-being of those working and (later) living at Kirkstall Forge is prioritised and that we offer as much as we can to encourage a healthy and sustainable life here.

With that ethos in mind we were delighted to have won the national Property Wellbeing award at the Property Week awards in April, followed by an incredible win at the BCO Northern Awards for Best Commercial Workplace for Number One, Kirkstall Forge and a further win for Commercial Project of the Year at the Yorkshire and Humber RICS Awards.

The awards are a real testament to the time, detail and design from our team of consultants that has created a building we can all be proud of. Finally, our 2018 apprenticeships will launch in September through our Forging Futures Campus, reaffirming our commitment to closing the skills gap in the construction and property industry and providing the apprentices with the opportunity to earn and learn as they begin their journey on the career ladder.

**JON KENNY**  
Development Director  
CEG

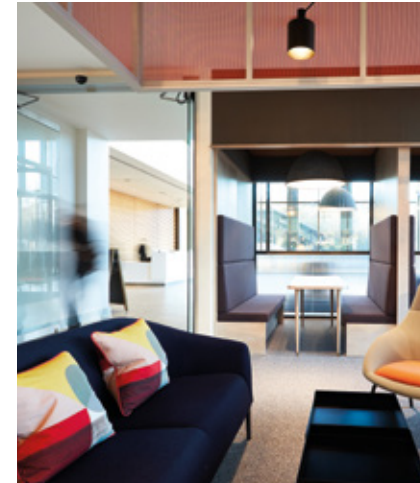


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# THE FOUNDATIONS OF THE FORGE

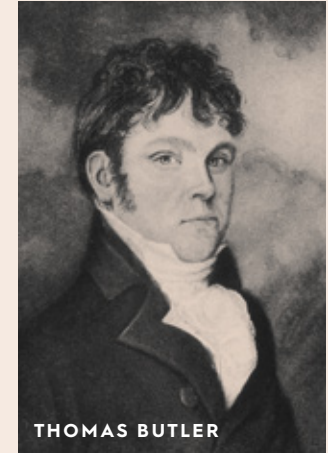
**We continue to learn more about the history of Kirkstall Forge, and whilst we have covered more of the recent history in the previous newsletter, we wanted to take a look at the very beginnings of the Forge and the role it has played in local and national history. We continue to honour the roots of the forge as we move forward into the next chapter of its story.**

## Cistercian beginnings

In 1151 over 850 years ago a small group of Cistercian monks came to the settlement of Kirkstall on the wooded banks of the River Aire to lay the foundations of Kirkstall Abbey. The Cistercian

monks would become the great industrial force of its age and Kirkstall, one of its most important abbeys. The completion of the Mill Race is estimated to have happened around 100 AD, the same time that Kirkstall Forge began, as it provided

the power needed to drive the water wheels operating the hammers to forge the iron. The water wheel and helve hammer ceased work in December 1918.



THOMAS BUTLER

## Dissolution of the monasteries

The forge stayed under the control of the monks at Kirkstall Abbey for nearly 400 years until the reign of Henry VIII and the dissolution of the monasteries in 1539. It was then given to Cranmer, Archbishop of Canterbury. Cranmer was later burnt at the stake and control of the Abbey and forge returned to the Crown in 1553 before being sold in 1584 to Sir Robert Saville. The Saville family remained in charge for over 80 years before passing to the Earl of Sussex, later to the Spencers, in the late 1600s before Sir John Watts. Richard Crookes took over in 1757.

## Trading with America

Whilst there are recorded purchases of iron in small quantities in 1744, 1753 and 1757, trade really began with America from Kirkstall Forge in 1794 following the War of Independence. Trade was hampered by slow communication and transport as the post left once a month for America. Despite these difficulties, by 1798 Kirkstall Forge was trading with 16 companies in Baltimore and Philadelphia.

## Contributing to Leeds General Infirmary

Leeds General Infirmary was founded in 1767 and Thomas Butler, also known as Thomas the Diarist, recorded in his diary on 28 July 1797 that his father Thomas Butler (who originally took over the forge with George and Betty Beecroft) went to Leeds to attend the weekly board meeting at the Infirmary and donated 20 guineas, which is roughly £12,000 in today's money. Again, in December 1798 Thomas wrote that the workmen at Kirkstall Forge had contributed £3 in support of the Leeds General Infirmary (roughly £1,500 in today's money) and that their donation was received with thanks.

# FORGING MORE FUTURES AT THE CAMPUS

You might remember from our Spring newsletter that CEG intends to launch their inaugural 2018 Professional Apprenticeship through the Forging Futures Campus this September. The apprenticeships are supported by our consultant partner teams involved in the Kirkstall Forge and Southbank Leeds regeneration schemes to provide 12 apprenticeships as part of our Forging Futures Campus, starting in September.

The apprenticeships will deliver opportunities in project management, cost management, building surveying, planning, infrastructure & civil engineering, structural engineering, mechanical and electrical engineering, architecture, landscape design, fire safety engineering, property management and commercial & residential agency.

We have received over 100 expressions of interest and continue to work with local schools, graduates of the Forging Futures Campus, referral partners and community groups to identify more potential candidates who are interested and would benefit from the scheme.

Those who are not selected to go through the apprenticeship programme will be directed to one of the other pathways. These are available through the Forging Futures Campus and the extended network that CEG continues to promote through our Kirkstall Forge and Southbank Leeds.

- Scheme starts in September and runs for 2 years
- Each pupil gets a rotation experiencing a project from a number of different disciplines
- Part of a paid apprenticeship
- Leading to a Level 2 HNC qualification with most of the content being Level 3

## Our next Employability Skills course will be a 3 week course

The next course will run from September to October 2018, for more information on what the course entails or to sign up for more information please take a look at our website:

[kirkstallforge.com/skills](http://kirkstallforge.com/skills)





# DIFFERENT BY DESIGN



**“One of the biggest responsibilities we have as architects is the making of good homes”**

**Keith Bradley**  
Partner & Architect  
Feilden Clegg Bradley Studios



**In April we launched our ‘Different by Design’ event series at Number One, Kirkstall Forge.**

The sold out event saw over 100 guests arrive for the inspiring design event. It featured speakers Oliver Wainwright (Architecture & Design Critic, The Guardian) and Keith Bradley (Architect and Partner, Feilden Clegg Bradley Studios) to discuss the housing at Kirkstall Forge and what makes good design.





Guests were then offered the opportunity to engage in a fascinating Q&A with the CEG team regarding the future residential development at Kirkstall Forge before returning to Butler's for canapés.

We had excellent feedback from guests who enjoyed the thought-provoking event and look forward to hosting future events at Kirkstall Forge.



**'I think what Feilden Clegg Bradley are working on is quite an exciting prospect and I don't say that about many developments...'**

**Oliver Wainwright**  
Architecture & Design Critic,  
The Guardian



OLIVER WAINWRIGHT

**IF YOU WANT TO  
BE THE FIRST TO KNOW  
ABOUT OUR EVENTS  
MAKE SURE YOU ARE  
REGISTERED  
ON OUR WEBSITE  
KIRKSTALLFORGE.COM**



# STUDIOS TO SUIT YOU



We're well underway with our small serviced suites at Number One, from 500 sq ft up to 5,500 sq ft. The suites will offer flexible leases tailored to suit your needs, and will all be fully fitted out with furniture, shared lounge and breakout space as well benefiting from our Wired Score Platinum WiFi. Bookable meeting rooms will be available on our ground floor enabling occupiers to take full advantage of every square foot of their office suite.

The studios will also benefit from the Life team amenities such as on-site bootcamp, running club, cycling and scooter hire as well as a car club and ground floor Butler's bar/restaurant.



**FORGE WORKS IS A  
UNIQUE WORKING  
ENVIRONMENT  
BASED AT NUMBER ONE,  
KIRKSTALL FORGE**





# INCREASED SERVICES AT KIRKSTALL FORGE

From 20 May 2018 the new train timetable has brought significant change to the frequency of trains to and from Kirkstall Forge. Kirkstall Forge station has proved hugely popular and surpassed its forecast annual passenger numbers within five months of opening in 2016. Although around 20,200 journeys to Leeds were forecast for the station's first year of operation, 21,400 were recorded in just the first five months.

Northern Rail introduced five additional peak-hour stops at the station in December 2017. In May 2018 they introduced more frequent services between Leeds and Bradford via Kirkstall Forge, which means that a half hourly service runs throughout the day and journey times between Leeds and Kirkstall Forge are just 6 minutes.

The half-hourly service is welcome news, not only for the 15,000 people who live nearby, but also the 10,000 people who will live, work and enjoy the site over the next decade.





# IT'S A HEALTHY CYCLE



**CONTACT OUR LIFE  
TEAM IN NUMBER ONE  
RECEPTION FOR FURTHER  
INFORMATION**

**We recently launched our very own Kirkstall Forge branded bikes which are ready to hire for those working in Number One.**

They can be hired online and then unlocked using the 'App-Bike' app which is easily downloaded. They have been incredibly popular at lunchtimes for people wanting to head to the canal for a relaxing bike ride and underlines our commitment to promoting well-being at Kirkstall Forge. Health and well-being is at the forefront of employee retention with an ever increasing link between the effect of healthy and well-motivated employees on the productivity and effectiveness of businesses.





# LEADING THE WAY

**In the last few months we have scooped a number of awards including the inaugural 'Property Wellbeing' award at the national Property Week awards, beating off tough competition from 5 key London developments.**



The award sought an exemplar building, project or initiative that has raised the bar in terms of the well-being of its occupiers, as well as demonstrating ground-breaking sustainability credentials both in terms of health and well-being initiatives and our investment into the community through the Forging Futures Campus.

We were delighted to receive the BCO award for Best Commercial Workplace in the North of England, for Number One, Kirkstall Forge. BCO Judges praised the way in which the building's design pulls the outside in, creating a modern office which makes the most of its truly inspiring location.

Number One celebrated further success at RICS Yorkshire and Humber awards, scooping the Commercial Award. The award honours an outstanding commercial property development and sees Number One entered into the national RICS awards in November to compete against the winners of the other regions.

## **We are currently shortlisted for a further 6 awards at the:**

- Housing Design Awards
- Construction News Awards
- Office Agents Awards
- World Architecture Festival Awards





## STAY IN THE LOOP

From 25 May 2018 if you haven't opted in to receive our communications then we will no longer contact you with the latest updates, information and news from the Kirkstall Forge scheme. If you don't want to miss out then head to our website and register your interest [kirkstallforge.com](http://kirkstallforge.com)



## MEET THE TEAM

**Each season we will give you an insight of one of the team involved in Kirkstall Forge.**



**PAUL RICHARDSON**

Investment Manager, CEG

### **Firstly, tell us a little bit about yourself**

I'm a hard working Yorkshireman with a fantastic young family. In-between work and my two daughter's social lives I'm a keen sportsman and enjoy football, cricket, racket ball, running, mountain biking and cycling. With a milestone birthday coming up next year I'm in training for a marathon and I enjoy running along the canal towpath by Kirkstall Forge.

### **What is your role at Kirkstall Forge?**

I'm the investment manager responsible for the office lettings and management of the building and the estate alongside our on-site Kirkstall Forge Life Team. I work very closely with the Head of Commercial Construction and Project team in the design of the commercial buildings to input from an occupier and management perspective. It is important to understand the significance of the design quality, use of space, technology, innovation, business continuity and new working practices to modern businesses who are looking to attract and retain the best employees.

### **What has been your personal highlight in the project so far?**

It has been a privilege to be involved in the transformation of this 57 acre site with an incredible 800 year heritage. Though the

last decade has been arguably one of the more turbulent periods of recent economic history, CEG and our consultant team have overseen the funding and delivery of an architect designed public realm, a new train station and an 110,000 sq ft BCO award winning office. The opening of the offices with 70% occupancy was a clear highlight, as was the achievement of securing the WiredScore Platinum accreditation. This is the highest accreditation available from the leading and most trusted industry benchmark for technological capacity, future proofing infrastructure resilience and connectivity. In achieving the Platinum rating, Number One joins an elite club of iconic buildings across the globe including the Empire State Building and The Shard and is testimony to the hard work, passion and innovation of the design team.

### **What are you most looking forward to?**

I'm really looking forward to delivery of the first phase of the housing. Stirling Prize winning architects, Feilden Clegg Bradley Studios have designed truly striking, modernist housing. With people living and working at Kirkstall Forge, CEG will have made another giant step in the transformation of Kirkstall Forge, creating a whole new neighbourhood and sense of place in a stunning setting.



## Q & A

**Q. Can I purchase a house now?**

Not yet but make sure you have registered your interest and we will send you a monthly newsletter to keep you updated on the progress.

**Q. I am interested in commercial space, who should I speak to?**

You can submit an via our website. Alternatively, you can speak to CEG's Investment Manager, Paul Richardson or our joint agents Paul Fox at Fox Lloyd Jones and Jeff Pearey at JLL.

**Q. What size of residential properties will be available?**

There will be a mix of 1 & 2 bed apartments and 3,4 & 5 bed houses.

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DIFFERENT  
BY  
DESIGN™

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