



# W I N T E R T R E

KIRKSTALL  
FORGE  
NEWSLETTER

# WELCOME

## Welcome to our second winter newsletter and welcome to Kirkstall Forge.

It has been an exciting few months here at the Forge, as our first Forging Futures Campus apprentices started their placements with our trusted consultant teams. We have also seen another cohort of students graduate from our Employability & Skills Course and move on with our ongoing support to further training, apprenticeships and employment taking our positive outcomes to over 70% which is an incredible achievement for all involved.

When the vision for Kirkstall Forge was agreed, it was fundamental that the development upheld the quality of life that could be provided for those living and working here. So to see our first office building, Number One, Kirkstall Forge recognised nationally for its high quality design and emphasis on wellbeing by the British Council of Offices is something that we truly are proud of. We consider Kirkstall Forge to be innovative and an intentionally different offer to what currently exists in the local market both in terms of the office buildings and the master-planned homes that we expect to go on sale next year.

Number One is now 90% let and in April we will welcome a new tenant and their team to our multi-award winning office.

We look forward to seeing them become a part of our vibrant and welcoming community alongside CEG, Zenith, Butler's and led by the Kirkstall Forge Life team.

We've had a successful year of events, launching our Different by Design series and in October we joined forces with the Rotary Club of White Rose Leeds to host a Bollywood Bonanza evening with incredibly generous attendees who raised over two thousand pounds for their chosen charity partner Shine West Bowling. If you haven't been able to attend one of our events in 2018, make sure you are registered to receive our updates for the upcoming events in 2019.

From everyone here at Kirkstall Forge, we want to thank you for your continued support we look forward to a productive and prosperous 2019.

**JON KENNY**  
Development Director  
CEG



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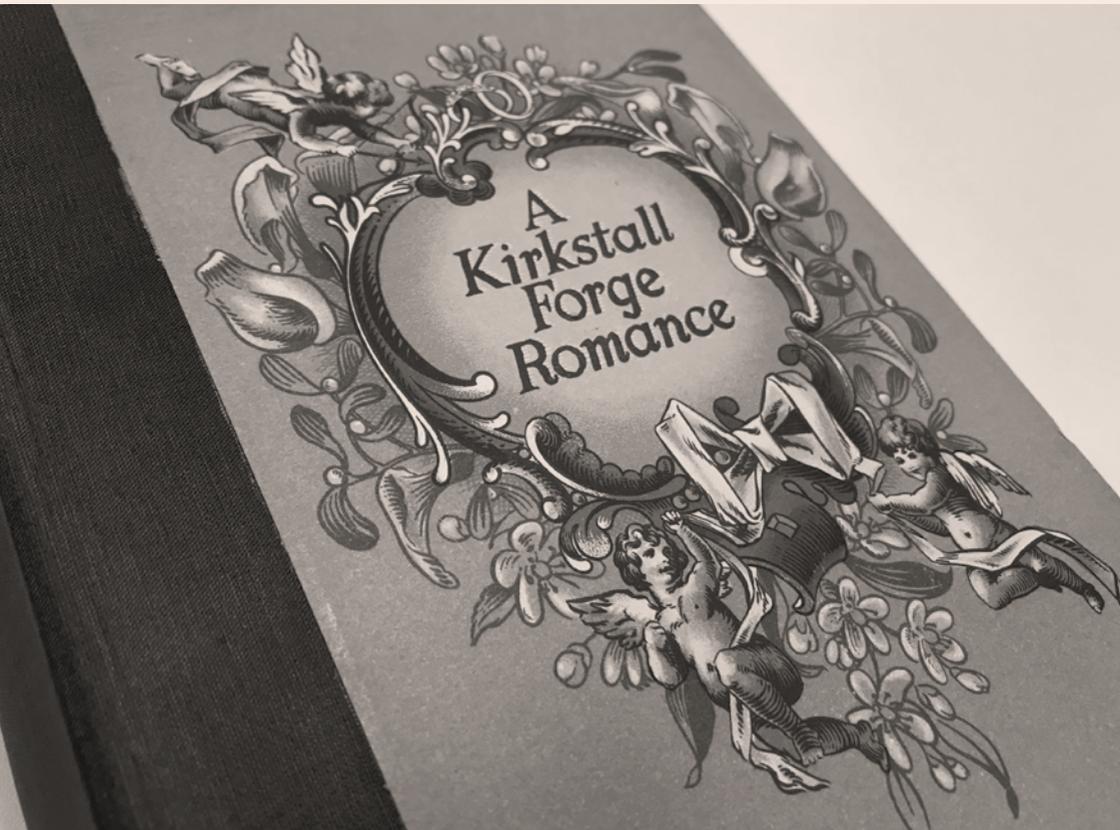
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# FORGE HISTORY

Earlier in the year we mentioned a book of letters written between Ambrose Butler and his soon-to-be wife Isabella Fawcett Holgate during their courtship between 1837 and 1841.



AMBROSE BUTLER

In Isabella's letters, which she eventually addresses to "My dearest Ambro" as the relationship develops, she talks positively about life at Kirkstall, saying: "Surely we find there most elements of happiness – abundance of the creature comforts dispensed by kind friends, a pleasing variety of scenery, an interesting variety of people and an amusing variety of employments." There's plenty of romantic gestures in the correspondence too, with Ambrose recollecting their first meeting:

**"I well remember how my heart beat, and when I felt the response of the gentle squeeze of they hand, O, how I did wish to catch one glance of they eye."**

The book was compiled by Hugh Myddleton Butler, Isabella and Ambrose's son in 1939, some 100 years after they were written.

## A KIRKSTALL FORGE ROMANCE

As well as giving an insight into their relationship, the letters also paint a good picture of Kirkstall Forge in the 19th century and the dynamics of the Butler family, who managed the forge for decades. A Kirkstall Forge Romance is full of discussions about love, marriage, the death of loved ones and living arrangements, as well as life at the forge. There's also the fair share of trivial discussion about such things as whether mince pies should be served hot or cold – a debate which is still going on 180 years later.

**f** If you have your own images of the Forge you would like to share, please head to: [facebook.com/kirkstallforge](https://facebook.com/kirkstallforge)



ISABELLA FAWCETT HOLGATE

# BUTLER'S

Butler's is the first restaurant to open here at Kirkstall Forge. In its first year, Butler's has become a hub of activity at Number One and in the wider community.

Favoured by everyone from office workers at Number One, to commuters travelling to and from Leeds city centre, cyclists and walkers stopping off for a quick bite or drink, Butler's is certainly popular.

The lineup of fresh hot and cold food includes salads, sandwiches and pasta, which change daily with plenty of vegetarian and vegan options too.

Butler's has also begun to host a range of events including a Bollywood Bonanza event which raised over £2,000 for charity and a MacMillan coffee morning which raised over £600.

Dave, the new chef at Butler's is planning a few events too including a pay-as-you-feel supper club for older people. If you'd like to find out more about upcoming events at Butler's make sure you are following them on social media or why not come in and ask in Butler's itself.

 Follow Butler's on social media @butlerskf



## HOMAGE2FROMAGE PRESENTS A NIGHT OF FESTIVE

Join us in Butler's between Wednesday 5th December to Saturday 9th December for four nights of festive cheese-based tastings. For more information keep an eye out on the Kirkstall Forge website.



# CAMPUS UPDATE

## PROFESSIONAL APPRENTICESHIP SCHEME

**Our professional apprenticeship is now underway. Working with Efficiency North, Leeds College of Building and our consultant team.**

The Professional Apprenticeships will run for the life span of the Forging Futures Campus project. The two year apprenticeship programme is aimed at young people aged 16-24 and sees them rotate every 2-3 months between a range of partnering host companies comprising of our Kirkstall Forge consultant teams to provide the apprentices with a wealth of skills and experience.

For one day per week during this two-year programme, the apprentices attend Leeds College of Building to receive the curriculum based modules of the course.

Efficiency North provides the pastoral care and supports the accreditation on successful completion of the programme. The apprentices will obtain a Level 3 NVQ and HND in Construction and the Built Environment, CSCS card as well as additional training and learning provided as an enhancement to the core course content.



This is a real opportunity for young people to earn, learn and forge their future through an apprenticeship programme that covers a wide range of career opportunities from project management, cost management, architecture, civil engineering, asset management, building surveying and planning law.

CEG intends to show that investing into the future of the property/construction industry benefits all whom are involved by reducing the skills shortage and bringing fresh new ideas to the table. We will also implement a trade apprenticeship programme that will be delivered in partnership with the house building contractor for the residential scheme at Kirkstall Forge.



**For more information on our next course sign up at [kirkstallforge.com/skills](http://kirkstallforge.com/skills)**

# BOLLYWOOD BONANZA EVENT

We were delighted to host the Rotary Club of White Rose Leeds' Bollywood Bonanza at Kirkstall Forge!

The event was incredibly well supported and attended, with authentic Indian food provided by Butler's and some great entertainment in the main reception of Number One with Bollywood dancing lessons taking place into the late evening.

**Over £2,000 was raised from the event, and goes to their chosen charity, Shine West Bowling.**

If you were unable to join us for this event, we look forward to welcoming you to one of our future events at Kirkstall Forge.

# OFFICES DESIGNED FOR PEOPLE

**We are seeing a systemic shift in how we design our office space. Directors recognise that the right working environment delivers tangible benefits from attracting and retaining the best talent to increasing productivity.**



An office with a gym, showers, cycle facilities and lunchtime fitness classes is as important as the amount of natural light the staff will benefit from.

Offices need to inspire those working within them. The variety of spaces offered becomes key – collaboration amongst employees has moved far beyond the water cooler; quiet rooms, telephone or Skype rooms, break-out pods and places to eat together can provide a suitable environment to meet, chat, work and get good coffee.

Inspiring environments. Diverse local amenities. Healthy lifestyles. These are all high on the list of occupier requirements, along with reduced building operating costs.

Employees are now an incredibly important part of the decision making process and a positive working environment is vital for all new build developments. A CEO will have less interest in a building's technical specification but discovering that 47% of employees say that their offices aren't conducive to productivity (according to the Leesman Index) will attract their attention.

Engineering solutions such as purged, filtered, fresh air, cooled perfectly to the optimum temperature to maximise productivity, become an attractive option.



## **FLEXIBLE CO-WORKING ENVIRONMENTS**

Flexible, co-working environments enabling the team to work in the space that best suits their daily to-do list improves efficiency and reduces businesses running costs.

Intelligent buildings will radically change the workplace. Imagine an office that offers an informed, personalised welcome to employees using facial recognition technology.

# FORGE STUDIOS

Here at Number One we have some market-leading, well-established companies, but we're excited to have launched a new way for smaller businesses to join our community at Kirkstall Forge.



## STUDIO SUITES

Forge Studios offers a range of high quality studio suites, with flexible spaces, inclusive lease terms, no hidden charges and a tenancy designed to suit the individual business.

The variety of suites on offer range from eight desks upwards, with plenty of flexibility when it comes to space requirements. There are also some great collaborative spaces, meeting rooms, a board room for up to 20 people, a modern kitchen with a dishwasher and access to ready-to-use Wi-Fi.

Of course, businesses will have access to the whole range of perks on offer at Kirkstall Forge, including a 24-hour manned reception, the latest AV and conference facilities, cycle and scooter hire, on-site boot camp, running club, car valet and dry cleaning.



## TRAVEL

Number One is just a matter of minutes on the train from the centre of Leeds, while commuting on bike couldn't be more pleasant, thanks to the Liverpool Leeds canal, which runs right past the development.

**PLEASE CONTACT OUR  
KIRKSTALL FORGE LIFE TEAM  
FOR FURTHER DETAILS  
[LIFE@KIRKSTALLFORGE.COM](mailto:LIFE@KIRKSTALLFORGE.COM)**



# NEW TENANT

The New Year will see a new tenant joining us at Number One, Kirkstall Forge.

**“We have attracted another well-known national brand to the site, which is testament to the quality of this city centre specification office development.”**

**Nick Lee**  
Development Director  
CEG



**OUR FLAGSHIP OFFICE BUILDING WILL BE 90% LET WITHIN A YEAR OF ITS COMPLETION**

The new tenant takes us to an almost capacity building which means that our design and development team are beginning work on the next commercial building!



The blue-chip company will move into its space at Number One in April 2019, meaning our flagship office building will be 90% let within a year of its completion.

They will occupy all of the second floor and part of the first floor at Number One, which has a total capacity of 110,000 sq ft.

It marks a really positive year for us at Number One, alongside the launch of our Forge Studios, a number of national and regional awards as well as a real community at Kirkstall Forge that we're excited to be welcoming our latest tenant into.



# AWARDS ROUND-UP

**What a year it has been for us at Kirkstall Forge with a number of national awards won in the first year of opening for Number One as well as a national Housing Design Award for the residential scheme.**

Number One, Kirkstall Forge has been recognised with seven awards so far this year, including the Property Week inaugural 'Property Wellbeing' award beating off tough competition from half a dozen prestigious London West End developments.

Regionally Number One has also scooped the British Council of Offices 'Commercial Workplace' award and the RICS Yorkshire and Humber 'Commercial' award as well as the national Office Agents Society Development Awards 'Best New Build outside Central London' award against extremely high quality schemes.

Number One then went to compete as a category winner at the BCO and RICS national awards, winning the national BCO award for 'Best Commercial Workplace' in the UK.

The awards highlight that Number One can not only compete alongside London based and national schemes with greater budgets but that the design, delivery and detail of the office make it a worthy award winner in these highly competitive shortlists.

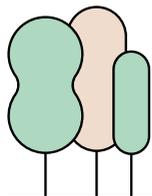
**NUMBER ONE,  
KIRKSTALL FORGE HAS  
BEEN RECOGNISED  
WITH SEVEN AWARDS  
SO FAR THIS YEAR**



# 2018 HIGHLIGHTS

**70%**

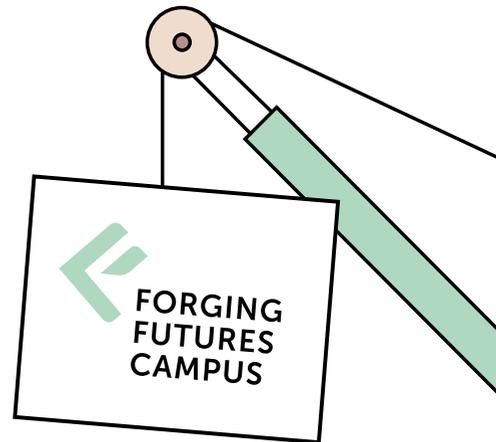
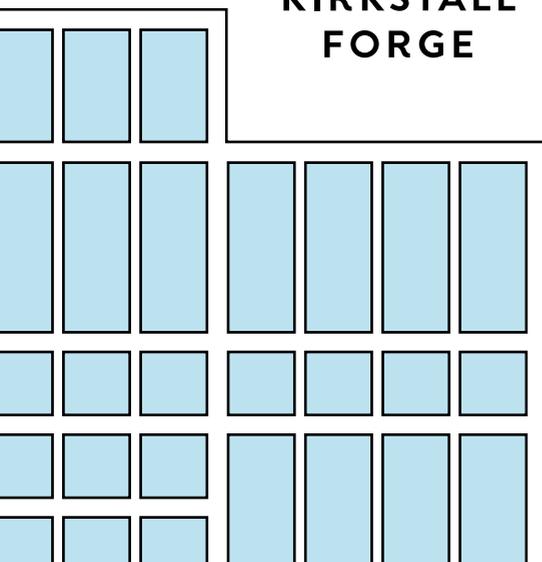
**OF EMPLOYABILITY AND SKILLS COURSE GRADUATES HAVE GONE ON TO POSITIVE OUTCOMES**



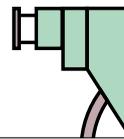
**LAUNCH OF FORGE STUDIOS**

NUMBER ONE

**KIRKSTALL FORGE**



**HAS BEEN USED AS AN EXEMPLAR IN LEEDS CITY COUNCIL'S INCLUSIVE GROWTH STRATEGY**



**90% LET**

**IN IT'S FIRST YEAR, WITH OUR NEWEST TENANT MOVING IN APRIL 2019**

**MULTI AWARD WINNING**

**SCOOPING FIVE NATIONAL AWARDS**

# MEET THE TEAM

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



**LUCINDA YEADON**

Community Liaison Manager  
CEG

**Firstly, tell us a little about yourself...**

I'm a Kirkstall local and have been following Kirkstall Forge's exciting journey for years. I represented Kirkstall on Leeds City Council for a decade and for the past 3 years was Deputy Leader, ending my term of office in May. Kirkstall has a fantastic community and it's great to still be part of this.

I love culture and I'm involved with a number of arts organisations in Leeds. In my spare time I enjoy music, drinking good wine, cooking and walking my mischievous little dog, Abbey.

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

I started my role as Community Liaison Manager in June continuing the excellent engagement that has already taken place. My role involves strengthening links with the local community, communicating with residents and ensuring that the positive impact of Kirkstall Forge is felt far beyond the development itself. I'm joining a team which is already well respected in Kirkstall and has shown a real commitment to honest, open and genuine community engagement.

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

Attending the graduation for our Forging Futures Campus Employability course has certainly demonstrated how Kirkstall Forge can help change the lives of young people. Hearing the powerful stories of individual learners was inspiring and I was proud to see the incredible journey they have been on. The commitment that Kirkstall Forge has for promoting learning, skills and employment opportunities illustrates a vision which embraces the development of people as well as property.

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

The opportunities which are set to explode through the development of Kirkstall Forge are extremely exciting. When house building begins we'll see even more chances for young people to develop practical skills and gain employment experience. The relationships being developed to ensure long term sustainability are ground breaking. The rich cultural heritage of the site gives more avenues for local people to be involved in its future. To be part of the team that's pulling all of this together and seeing the results is certainly something to look forward to.

# Q&A

## Q. I'd like to know about events going on at Kirkstall Forge. Where can I find out more information?

Make sure you're following Kirkstall Forge on social media and that you've registered on our website as we send out regular updates on events and life at Kirkstall Forge!

## Q. Who is designing the houses at Kirkstall Forge?

Designed by the only architects to win the prestigious Stirling Prize for a residential development - Feilden Clegg Bradley Studios, the homes at Kirkstall Forge will be unlike new houses seen before in the region.

## Q. How can I find out more about Forge Studios?

You can email our team directly for further information at:

[info@kirkstallforge.com](mailto:info@kirkstallforge.com)

or register online and download the brochure from our website.

## OUR AWARDS



**Commercial Workplace Award**  
2018



**Property Wellbeing Award**  
2018



**Housing Design Project Award**  
2018



**WiredScore Platinum Certified**  
2017



**Regional Commercial Award**  
2018



**Regional Commercial Workplace Award**  
2018



**Top Tech Yorkshire Report**  
2018



**Best New Build Outside of London**  
2018

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