

TRILOGY

The social impact of the
Republic Education Campus

THRIVE





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Between 2017 and 2023, initiatives at Republic generated a total monetised social impact of **£5.1m**. In the last six years, Republic also supported an additional **1,342** jobs onsite. The jobs and students at Republic generated an economic benefit of **£699.61m** in the wider economy. Republic also generated a further **£7.91m** over the six years, released to the local council through business rates.





Introducing Republic

Republic is home to a thriving community of 20,000 students, who study at one of the eight higher education institutions and universities based there.

These range from The University of the West of Scotland, City Gateway College, Global Banking School, Anglia Ruskin University and York St John University.

Water gardens and outdoor working areas run through the public realm – alongside cafés and leisure facilities. Republic's co-working space, The Greenhouse, fosters entrepreneurs and supports change makers in the local community. The site is also home to national charities and local businesses. In total, there are more than 4,500 jobs based at Republic. Managing the site, alongside a Facilities Team, is a Community and Place team, who work to make Republic a vibrant ecosystem, for students and staff, guided by annual Place Strategies.



The Republic campus was created by retrofitting a 1980s development – four office buildings totalling 700,000 sq ft on Clove Crescent in Tower Hamlets. The buildings were built on the site of the old East India Docks – and this history can be seen in original dock wall that circles half the site and in the canal waterways, lake and views of the Thames.

Republic has an island feel to it – ringed as it is by the dock wall, the DLR highline and one of the busiest road intersections in London, leading to Blackwall Tunnel.



Trilogy and LaSalle acquired the site in 2015. With existing tenants remaining in place, they undertook a retrofit of two of the buildings – adding timber-based extensions and turning a bus lane into biodiverse public realm.

The award-winning development was rebranded as Republic – and the transformed buildings renamed as Import and Export. Import was completed in October of 2018 and Export opened in the summer of 2020.

Together they now offer 480,000 sq ft (net internal area) for education, office and ground floor amenity. Early lettings to City Gateway College and Anglia Ruskin University heralded a shift to becoming an education campus, with other universities and educators following.



15k

Republic is home to a thriving community of 15,000 students, who study at one of the eight higher education institutions and universities based here.

Located in Poplar, Tower Hamlets



60%

Around 60% of the population in Tower Hamlets is living in within 30% of the most deprived neighbourhoods in the UK.

Poplar, situated in the south of Tower Hamlets and north of Canary Wharf, has experienced significant transformation over the past two decades. Originally facing post-industrial decline and unemployment following the decline of the docks in the 1960s and 1970s, the area became a focus for government regeneration initiatives. The introduction of the Docklands Light Railway (DLR) in 1987 marked a new phase of improved transport connectivity and economic growth.

Despite changes in the demographic landscape since the 1980s, population expansion in Poplar has been modest compared to London as a whole. The area is often described as an island, surrounded by the imposing glass skyscrapers of Canary Wharf, symbolizing the stark contrast between the traditionally working-class district and the immense wealth of its surroundings.

Poplar is home to a diverse population, including the largest Bangladeshi community in England. While economic development has brought improvements to local infrastructure, it has also led to challenges such as a lack of affordable housing and the erosion of social cohesion. Gentrification has resulted in growing inequality and population displacement, with concerns about the changing dynamics of community engagement.

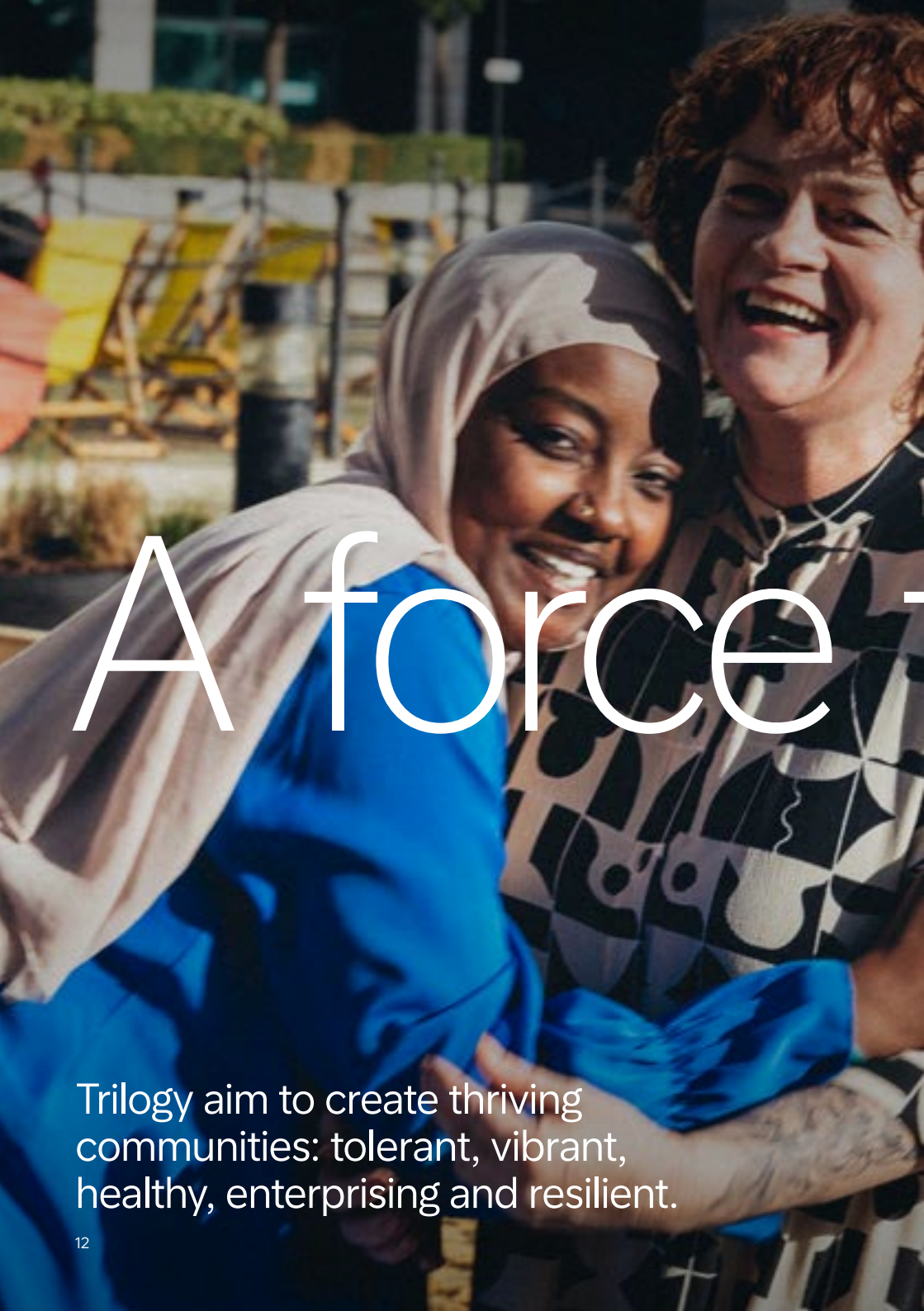
Housing remains a major policy issue, with rising property prices and limited social housing. The right to buy program has depleted the housing stock, making it difficult for young people to afford living in the area. The proportion of young people in Poplar has declined sharply since 2000, with families often staying in inadequate housing due to a strong sense of community attachment.

Improvements in education have been noted over the past two decades, with an increase in residents holding degree-level qualifications. However, there remains a mismatch between skills and employment opportunities, especially in high-skilled segments of the labour market. Health outcomes in Poplar show significant disparities, with higher rates of preventable deaths and challenges exacerbated by the COVID-19 pandemic.

While there have been positive developments, such as the regeneration of housing estates and improvements in air pollution, challenges persist. The need for affordable housing, community engagement, and addressing health inequalities are ongoing concerns for residents of Poplar.

East x South East: Local research in Poplar, Stratford and Thamesmead

Patrick Diamond, Claire Harding and Farah Hussain, Centre for London with Queen Mary's University, May 2022.



A force

Trilogy aim to create thriving communities: tolerant, vibrant, healthy, enterprising and resilient.

**Republic is managed by Trilogy
Real Estate.**

Trilogy understand buildings are part of a complex web of connections in their locality. Buildings impact - and are impacted by - the communities in which they are based.

“Trilogy find buildings and places with untapped potential. We work to breathe new life into them, creating centres of learning and the workplaces of the future.

When managing developments, we understand that to create strong returns for our investors, we also need to create social value returns for the communities around the buildings we manage.”

May Molteno,
Trilogy Head of Social Impact

for good

What makes a thriving community?

The National Lottery Community Fund defines a thriving community as one where people are enabled to live fulfilling lives, are connected to and support others, and are involved in issues that affect their community.

What Works Well-being and the National Lottery Community Fund, 2019



Trilogy's THRIVE framework defines a thriving community as having six key features:

Trilogy robustly monitors their work against the THRIVE framework, using a mixture of nationally recognised qualitative and quantitative measures

1

2

3



1 Tolerant, inclusive and welcoming

A community where discrimination and inequalities are pro-actively addressed, and diversity is celebrated.

2 High quality, health promoting, local environments

A community which has spaces for recreation and leisure – that promote health and well-being, foster biodiversity and increase tree cover to tackle climate change.

3 Resilient, caring and interconnected

A community whose members can support each other; take part in local decision making; and bring about meaningful change on the issues affecting them.

4 Individuals' well-being

A thriving community is one which enables people to lead fulfilled lives – developing their skills, interests and confidence – and where physical and mental well-being is fostered.

5 Vibrant

A bustling, animated place that people feel part of and have pride in; having a strong sense of belonging & community ownership; with opportunities for arts and culture, regular community events and celebrations.

6 Enterprising and sustainable local economy

Where people have access to meaningful work and are paid a living wage; in a place that values and nurtures local businesses, start-ups, and creatives.



Trilogy's Social Impact Strategy is to offer SUPPORT through their developments to help create thriving communities.



Providing free or discounted **SPACE** for local projects, in the short and long term

Delivering **PROJECTS** to meet a gap in local provision

Providing worker **TIME** and expertise to engineer change

Working to **UNDERSTAND** local needs

Creating employment and upskilling **OPPORTUNITIES**

Creating **PARTNERSHIPS** to make things happen

Using targeted **RESOURCES** to catalyse change

to THRIVE

How this works at Republic



From the beginning of Trilogy's management of Republic, there was an understanding that for the campus to thrive, Republic needed to be well connected to its locality, catalysing local talent and supporting positive change.

The first approach taken was to give space to The Trampery in 2016 – to enable them to offer affordable co-working spaces at Republic and run entrepreneurship programs. Whilst successful, more needed to be done to build robust local connections.

In 2020, Trilogy hired May Molteno as Head of Campus and Social Impact, bringing community development expertise into the business. She began by undertaking a research project to understand local needs – which highlighted the need for employment opportunities and play and community spaces. The work also evidenced that local people didn't feel Republic was a place for them – they could walk through the campus but didn't feel they could spend time there.

To begin to create connections locally, a free-to-use sandpit was installed by the lakeside. Local community organisations were supported to hold their events at Republic, with the Community Management Team offering event support. In addition, the Trilogy team made some 'impact' lettings to local charities – putting hard-to-let space to good use. A Republic Social Value Partnership Working Group was created, which brought the universities together with businesses and charities. Ideas from this group led to the creation of The Greenhouse – which aimed to foster entrepreneurship amongst students and local people.

In 2022, a significant 'impact letting' was made to the anti-poverty charity First Love Foundation and Republic appointed a dedicated Social Impact and Partnerships Manager, Anne-Marie Payne. The role was created to enable proactive work to be delivered around social value and develop the partnerships which were forming with universities.

Alongside the appointment, Trilogy developed their Social Value Strategy – to guide the delivery of social impact work across their assets and measure it with their THRIVE framework (used in this report). This strategy drew on research around social impact – that consistently demonstrates the value of community spaces – showing how they enable people to come together, to organise activities and offer mutual support. So, enabling community organisations to use space at Republic became a central part of the Social Impact strategy. In addition, Republic's team can offer small grants for community-led projects. This community use of space, coupled with catalytic resources, acts as a fertile soil – from which resilient and caring community networks are growing.

This impetus in 2023 marked a step change in the pace and scope of social impact work at Republic – with a multiplicity of small projects undertaken to explore how best to deepen local connections and create opportunities around upskilling and adult education.

To help the surrounding community to **THRIVE**, Republic has offered **SUPPORT**.

Republic has repurposed **SPACE** for community benefit

The Greenhouse offers affordable co-working and business support to start-ups and social enterprises. Impact leases have provided game-changing rent-free facilities for charities. The public realm and play facilities are maintained for community benefit.

Republic commits to **UNDERSTAND** and meet local needs

The team at Republic kick-started community consultation locally in 2021, involving young people in assessing local needs and mapping community requirements. This led to the creation of the sandpit and making the public realm and event spaces at Republic more accessible for community projects. Now the team regularly gather the views of local people, through surveys, workshops and 1-1 contact with grassroots organisations.

Republic have created and strengthened **PARTNERSHIPS** to meet gaps in local provision

Partnerships are central to delivering community focussed work at Republic. Social impact lettings to First Love Foundation and Oitij-Jo have led to a wealth of service delivery from creative training courses for Bengali women to advice sessions for families using food banks. Micro partnerships are also flourishing with the individuals and social enterprises based at The Greenhouse – such as True Ambassadors – who have delivered mental health outreach work at the campus.

Extra social value is created through **PROJECTS** initiated by the team at Republic

Running The Greenhouse and the transforming the public realm have been two flagship social impact projects led by the Republic team. In addition, since employing a Social Impact and Partnerships Manager, extensive smaller projects have forged closer contact with the surrounding community. For example: the 'Tea and Tech' series has delivered technology training for local seniors.

Republic has created employment and upskilling **OPPORTUNITIES**

Republic have targeted **RESOURCES** to make things happen

Republic have provided worker **TIME** and expertise to catalyse change

As part of our ‘education for all’ approach, most of the social impact projects run at Republic have a skill development component. The Greenhouse is supporting new businesses to flourish. 84 people have volunteered in Republic’s social impact projects and 3 young people have been employed onsite as apprenticeships.

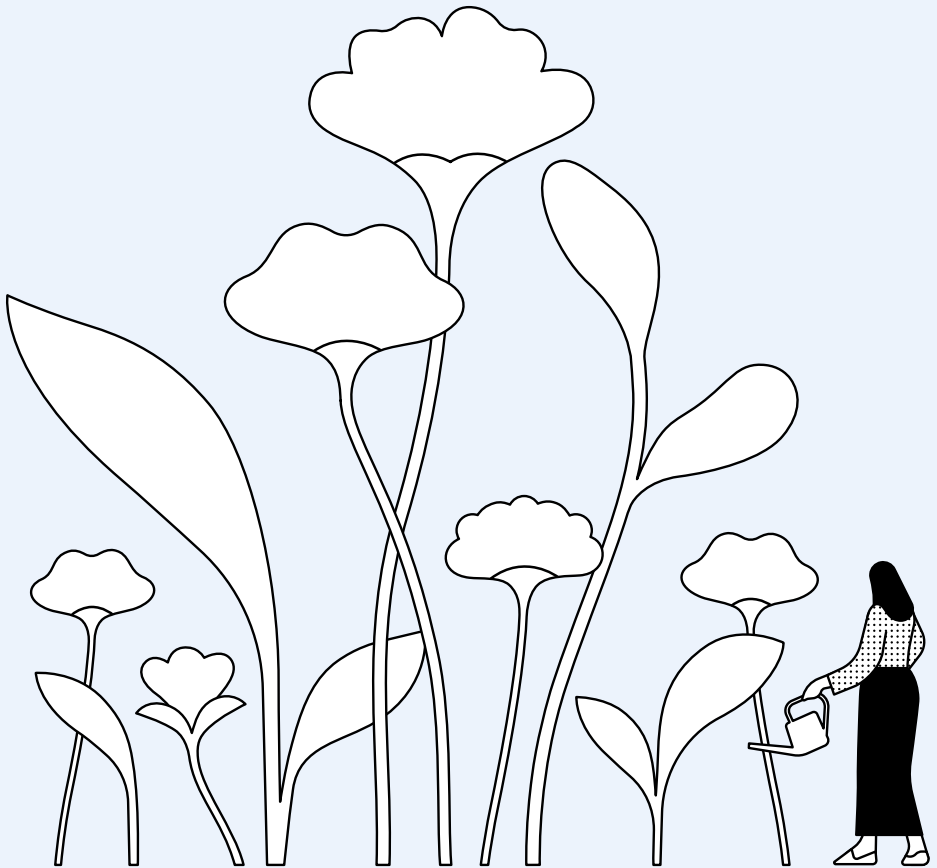
Republic have a £4000 annual ‘Great Stuff’ grant fund to catalyse community projects at Republic – usually given in amounts of £200 – £400. Social impact leases for offices, community meeting rooms, event spaces, and affordable desks have contributed £21,400 to local charities in lieu of rent.

The Landlord team have invested in a Social Impact and Partnerships Manager. In addition, the Asset Management Team at Trilogy, dedicated 0.5 days a week for two years to social impact work, through their Head of Campus role.



Facts and figures

Social value created through/by		Value (£)
Tolerant, inclusive, welcoming place		
Equality, diversity, and inclusion training	41 attendees	£4,172
High quality, health promoting, local environment		
Planting trees/biodiverse plants	7 trees planted	£7,640
Public realm, parks and open spaces improved/created	1.3-hectare public realm	£1,007,937
Community gardening	13 people	£5,787
A resilient, interconnected community, whose members support each other		
Regular volunteering	84 volunteers	£113,685
Charitable renting spaces	<i>included below</i>	-
Fundraising for charity	-	-
Individual well-being - people able to lead fulfilled lives		
Improved health due to physical activity (frequent mild exercise)	31 adults	£2,267
Free play activities and sessions	2,087 children	£81,770
Frequent visits to libraries	10 people	£28,778
Improved confidence	93 adults	£157,161
	76 young people	£4,999
Local access to crisis support advice	89 people	£61,418
Youth clubs	1,820 young people	£100,824
Food vouchers/groceries/free lunches	2,150 people	£19,250
Internet access due to improved digital skills	67 beneficiaries	£7,266
Improved wellbeing due to being part of a social group	99 people	£46,789
A vibrant community people feel part of and pride in		
Arts and culture events	314 people	£54,006
Theatre shows	-	-
Live music events	319 people	£5,439
Local guided walking tours	2,813 participants	£41,857
Other community events	4,495 people	£1,986,393
An enterprising and sustainable local economy		
Employment created	6 jobs	£494,616
Self-employment created	17 entrepreneurs	£370,491
Apprenticeships supported	3 apprentices	£68,643
Job trainings	69 people	£8,613
Business start-up training support	31 people	£4,744
Spend in the local economy (onsite)	2,259 visitors	£59,207
Rent-free spaces/operational costs	£367,992 in cost savings	£367,922
Cost saving on co-working/desk spaces	79 free desk spaces	£29,160
Total social value		£5,140,833



Harnessing the
engagement of
universities +
building the capacity
of community
organisations
and individuals
= building social
capital together.



T¹ H² R³ I⁴ V⁵ E⁶

Republic helps to build a ‘**Tolerant, Inclusive and Welcoming**’ community.

Republic is a relative newcomer to the diverse Poplar neighbourhood – where only 23% of local people describe themselves as “White British”. In addition, over 90% of Republic’s student community are not White – with most coming from countries such as India and Nigeria.



It is therefore vital that Republic is managed in a way that ensures it is a welcoming and inclusive place – somewhere that discrimination and inequalities are proactively addressed, and diversity is celebrated. Projects that have sought to do this include:

- An exhibition in 2022 curated by Oitij-Jo, of 15 London **contemporary British-Bengali artists** attended by over 350 people.
- A refugee-led activity celebrating 2023 **International Women’s Day** run by local organisation ‘Coffee with Kids’, featuring sand play, a yoga session and a film screening.
- Two therapy sessions for a local men’s group, targeted at **men at risk of social isolation**.

A key highlight was Black History Month in 2021 – where a Black creative team was commissioned to photograph and interview Black people at Republic. The powerful interviews focussed on people's experiences with racism and racial bias. Lecturers, business owners, entrepreneurs, and staff from Security and Front of House team took part.



Consultation with local groups to help choose diverse, inspirational figures from Tower Hamlets for the Republic vinyls on ground floor windows.

2023 Pride pop-up at Republic – including writing letters of hope to LGBTQ+ refugees and asylum seekers and giving out 250 cupcakes made by a local queer-owned bakery.

Capacity-building workshop in 2023 for Consortium 50, a local organisation dedicated to supporting the over-50s demographic in East India. The workshop focused on enhancing the staff's proficiency in social media usage to improve their outreach efforts and gave an overview of Chat GPT and free image libraries such as Unsplash.



4,500

Collectively these events welcomed 4,500 visitors



T¹ H² R³ I⁴ V⁵ E⁶

In developing the Republic campus, the team worked to create a **‘High Quality Health Promoting, Local Environments’**.



Extensive research over the last 30 years demonstrates the positive impact that good quality public realm brings to communities: they create space for recreation and leisure, promote health and well-being, foster biodiversity and increase tree cover to tackle climate change.

Creating a free-to-use sandpit

In response to a 2021 community survey which highlighted a lack of play spaces in Tower Hamlets, Republic installed a free-to-use sandpit near the lake. Additional planting was put in, the lakeside fencing enhanced and free toys added. From the beginning, engagement with users showed how popular the sandpit was.

The 2022 Public Realm Survey, including 18 in-depth interviews with sandpit users, showed that 93% enjoyed the facility. Parents emphasized its positive impact on children’s well-being and family life. The sandpit, benefiting children’s social, cognitive, physical, and emotional development, has attracted around 16,000 people – including 7,000 children (based on daily user counts by the security team).

It has been significant in forging a greater sense of connection between the local community and the campus and has generated a social value impact exceeding **£1.7 million**.

Creating a transformational pedestrian water garden

Trilogy and LaSalle, in collaboration with Remapp and Studio RHE, revitalized barren public realm at Clove Crescent into a vibrant pedestrian water garden. The central walkway, now a “social spine,” features spaces for social interaction, cafés, and workspaces. Native and non-native plants, along with 11 lime trees, offer a rich sensory experience and year-round interest.

This transformation contributes to climate change mitigation, earning an ‘Excellent’ BREEAM rating and inclusion in the L.I. Climate Change Publication. A 2022 survey of 300 visitors revealed 87% felt “very positive”, citing ambience and the lake’s serenity. People said they could now ‘hang out’ and socialise in the space – and felt it helped them work more productively when they took breaks in the gardens. 86% of those surveyed, said their favorite part was being by the water, with several users commenting the changes helped them feel safe to use the space at night-time. Others said that they love the outdoor pavilions for study.

The improved public realm has generated a total social impact of over £1m.



73%

of users surveyed said that the public realm contributed to an improvement in their well-being.

“This area used to be horrible and not a place you’d want to spend any time in. It is so much better now.”



7,000

Around 7,000 children have played in the sandpit.

T¹ H² R³ I⁴ V⁵ E⁶

Republic works to help make the surrounding community more **‘Resilient, Caring and Interconnected’**.

One hallmark of a thriving community is that people can work together in a time of crisis and support their most vulnerable members. It has been important, at Republic, that the site is a **good neighbour** to its surrounding communities.

Three small projects illustrate this approach:



300 students accessed the ‘larder’

450 free lunches were eaten

A **‘warm space’** was created during the harsh winter of 2022.

York St John University created a **student ‘larder’** onsite to ensure no student went hungry.

A partnership project between York St John and Oitij-Jo, a community food project based at Republic, offered **free lunches** to their student community.

Enabling community organisations to use space at Republic has been a central part of the Social Impact strategy. Two key social impact lettings demonstrate this approach:

City Gateway College

A Republic tenant since 2018, founded in 1999 by professionals, City Gateway addresses youth unemployment through support services and training. During the pandemic, City Gateway faced a 338% rise in demand, with students affected by challenging home situations and digital exclusion.

Republic aided by offering one-year rent-free use of event spaces. This support enabled City Gateway to conduct the 2021 ‘Summer Gateway Scheme’ in-person, providing mentoring and paid online placements for 50 students with partners like IBM and the BBC. Another 100 students took part in training in the space. Republic’s provision of realistic office environments during lockdowns broadened students’ exposure to corporate settings: crucial amid pandemic challenges.



First Love Foundation

Significantly, in 2022, Republic provided anti-poverty charity First Love Foundation with a rent-free ‘meanwhile’ letting and a commercial letting for a new advice centre. Specialising in the hardest-to-reach communities in Tower Hamlets, First Love tackles underlying issues of poverty, providing rapid intervention, welfare rights advice, and upskilling.

Their model, recognized by the All-Party Parliamentary Group, has been one of the most effective in the UK. Since joining Republic, First Love has expanded, hiring 11 staff and engaging volunteers, including students and professionals. Since taking the office space at Republic, the charity has advised 630 people in various crisis situations and have levered in **£756,000** of benefits to local people.



Work at Republic works to foster people's 'Individual Well-Being'.



Thriving communities depend on individuals who have the capacity and resources to initiate projects and extend help to others. So, working to improve individuals' well-being can be an engine of social change. Research by the NHS shows that people's well-being is enhanced when they are active, connected to others and learning new skills.

The TATI project

Run by the Oitij-Jo Collective, The TATI project is an inspirational project that exemplifies this approach. OITIJ-JO is a collective of creatives who promote Bengali culture and support Bangladeshi women in developing their skills and confidence.

In 2020, Trilogy made a significant contribution to Oitij-Jo's work, giving the charity a 'social impact' lease at Republic. This rent-free space gave the charity a stable base from which they could run projects, employ freelance staff, and fundraise for small grants. The charity went on to run: a monthly film club celebrating Bangla films; a gardening club with mindful gardening sessions; a one off summer playscheme in 2021, offering arts and craft sessions to children on free school meals; a Bengali language library; and a training programme to enable women to take their home-based cooking skills into a professional café context.

One of their flagship projects has been the TATI Creative Women's Project – which works with women who are economically inactive and/or isolated. This project aimed to encourage women to become 'designer makers', giving mentoring and training in art, design and crafts.



Training can be a powerful tool to build confidence and well-being.

At Republic, upskilling opportunities have been offered to over 240 people through a myriad of small projects. A highlight has been the partnership with Engage Here Arts where £5k of funding enabled the delivery of the ‘Tea and Tech’ project. This taught 132 local seniors how new technology could enhance their hobbies and daily life.

Enabling individuals to access meaningful work is also critical for improving well-being.

However, around 33% of young people in Tower Hamlets aged over 16 are economically inactive. The teams at Republic have therefore sought to create opportunities for work experience and employment. Apprenticeships have been created in the Republic M&E team, the Front of House team and in the data analysis team at UWS.

In addition, when a major piece of community consultation was needed in 2021, Trilogi ran a course with City Gateway to train 15 young people in consultation skills.

Five of those young people were taken on to form a pop-up consultation team, gathering the views of 340 local people. From the original cohort, 8 young people progressed into employment following the course.



“Apprenticeship gave me an edge because they offer practical experience in today’s competitive job landscape. My mentor at Republic saw potential in me. She believed in equipping me with the right skills, so when I eventually leave the apprenticeship, I’d have a diverse skill set.”

Mohammed, Front of House Apprenticeship





Republic works to make sure the campus is a **‘Vibrant’** and animated place.



The Republic team runs a dynamic events programme to create a bustling, animated place for the students and workers on the campus. Local people are welcomed to the flagship events – such as the Winter Fayre or the Summer by the Lake music series.

However, in addition, the Social Value Manager works to enable local organisations to run their own events and celebrations from Republic, also offering support and small budgets. Republic recognises that these types of events are part of the ‘social glue’ that helps create a thriving local community and builds a sense of pride and ownership around the Republic campus. Around 1,900 local people have attended one of these events since the pandemic. Highlights include:

- First Love Foundation received 21 days’ free space from Republic during the 2020 pandemic, to assemble **Christmas hampers for struggling families**.
- A 2021 event to **celebrate the GCSE results of children in care** in Tower Hamlets.
- Hosting a major community event to mark **50 years of Bangladesh’s independence**: dancers, music, and performance artists took over Import, the 9th floor, and the public realm.

By 2023, local charities and organisations began to use Republic for their events and trainings. Examples include: LEAP Micro Anaerobic Digester’s strategy meeting; Aberfeldy Big Local Partnership meeting; the Wild Women Collective held a mapping workshop on how to combat social isolation locally; and ‘Babes in Development’, a collective of Black women/non-binary creatives, hosted an incubator masterclass, a book swap and a Christmas sewing event.

In addition, the Open House Festival was run from Republic in 2021. This festival is run by Open City, a charity dedicated to making architecture and neighbourhoods more accessible and equitable. In 2021, the charity had to vacate their offices, and Republic offered them a free temporary home, whilst they looked for a permanent base. The charity occupied space on the 1st and 9th floors at Republic – and ran their acclaimed festival from there – involving 600 volunteers across London.



Sharing the benefits of education is centrally important to everyone at Republic. So, increasingly, Republic social impact events are targeted to give local people opportunities for life-long learning and skill development. For example, the local college is now using Republic weekly to deliver English for Speakers of Other Languages (ESOL) classes and the ‘Knit and Natter’ community group has run creative workshops on the campus.

For Mental Health Awareness Week in 2023, Republic partnered with tenants True Ambassadors, F45 Gym and Anglia Ruskin University, to host an exercise session for 26 seniors followed by a talk on government strategies for tackling loneliness. True Ambassadors also worked to deliver health education during Suicide Prevention Awareness Week at Republic.

“Learning new skills can improve mental well-being by boosting self-confidence, building a sense of purpose, and helping to connect with others.”

NHS advice on improving mental health.

“Human beings are meant to grow, stretch, extend and expand.”

Dennis Buttimer, Wellness Coach



Republic seeks to contribute to an **‘Enterprising and Sustainable Local Economy’.**

A thriving community is one in which its members can support themselves economically and sustainably. Republic works to support a thriving local economy by offering affordable spaces for local businesses and social enterprises to start up and grow. This has been done in partnership with The Trampery – a workspace provider that fosters entrepreneurship from all sections in society.

“Being part of a creative diverse community like this one keeps me inspired and has helped me grow both personally and professionally.”

JC Candanedo, Photographer



Since 2017, Republic has offered space to The Trampery through a social impact lease, enabling The Trampery to offer desks to local start-ups at highly affordable rates. The Trampery designed and managed the workspaces, which have been sited in a variety of spaces across the campus. Over the years the workspaces have supported 31 micro businesses at Republic.

Evo Pioneers was a project that supported businesses to grow at Republic. This six-month scheme by The Trampery was targeted at purpose-driven entrepreneurs, especially those from low-income, minority, or refugee backgrounds. The programme provided free desk spaces, business guidance, and peer support.

“Evo was absolutely fantastic. Just the right length of sessions, packed with information and practical tasks.”

Yaz Osho, Founder, Black, Asian and Minority Ethnic Women Academics



Building on the partnership between Republic and The Trampery, the most recent iteration of supported workspaces is The Greenhouse, which aims to make the most of the unique mixture of universities, community groups and business activity at Republic. Desks are offered on a sliding scale – targeting students at Republic as well as local community groups and start-ups. Some desks are also offered on ‘social impact’ leases – whereby organisations swap their desk space for offering outreach activities and workshops to the wider community. Universities offer expertise around innovation, viability, and scalability. The Greenhouse also runs outreach events – a recent ‘Women in Business’ event attracted 50 women running or seeking to run start-up companies and around 80 individuals attended the Good Business Charter training sessions.

“The Greenhouse provides opportunities for student entrepreneurs to launch truly change-making projects.”

Lucie Pollard, University of the West of Scotland

In 2022, Evo Pioneers collaborated with The Entrepreneurial Refugee Network, introducing an ‘Evo Start’ program for refugees, focusing on digital and real-life skill development. Evo Pioneers resulted in 40 people transitioning to self-employment and generating a social value benefit of nearly £300,000. A success story includes FibreLab, a sustainable solution for small-scale fashion, whose founder, Kae Katz, benefited from Evo in 2021, leading to business growth and hiring from marginalized groups.

“Starting a business can be a frightening and lonely time, as you don’t typically have a lot of people around you doing the same type of thing. The one-to-one coaching and mentoring, going to events at Republic, mingling with other entrepreneurs, was really nice. Writing our mission, vision and values really helped us make sense of those early-stage plans.”

Kae Katz, founder FireLab





For more information about the social impact of Republic contact **May Molteno** at may@trilogyproperty.com

The Trilogy THRIVE social impact framework has been designed in collaboration with Forever Consulting. It is informed by best practice and technical guidance, including the Cabinet Office Guide to Social Return on Investment, the HM Treasury Green Book, and the HCA Additionality Guide 2015. Social value monetary proxies have been sourced from a wide range of different sources including the HACT UK Social Value Bank, the Department for Communities and Local Government, and the Office for National Statistics.



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