

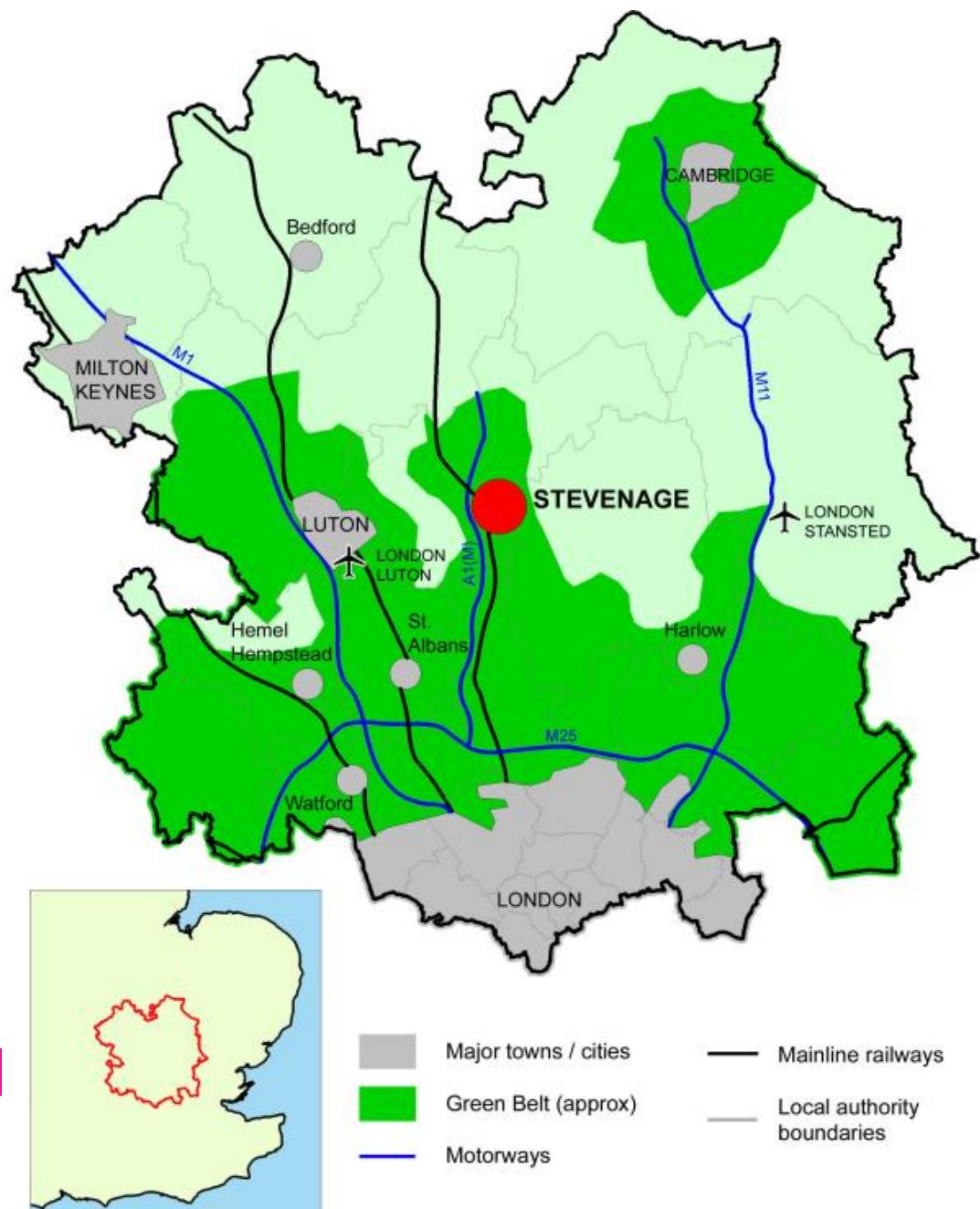


APSE – Repurposing old buildings for successful regeneration

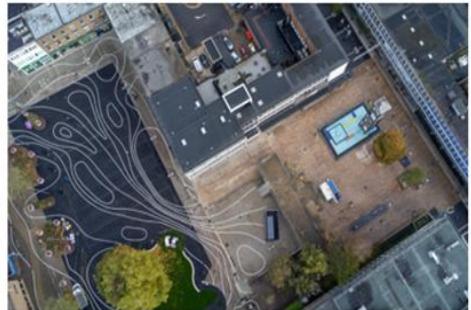
11 February 2026

Ross Hughes & Nick Middleton

Location Location Location



Priority: Transforming our Town



SG1: Regeneration at the heart



12,700
SQ. M
OF NEWLY
LANDSCAPED
PUBLIC OPEN
SPACE

£38.6
MILLION IN NEW
CONSUMER
SPENDING POWER
PER ANNUM FROM
NEW RESIDENTS
IN SG1

SG1 DELIVERS
MORE THAN
1,700
NEW HOMES
IN THE TOWN
CENTRE

SG1:
14.5 ACRES
OF TOWN
CENTRE LAND

10 YEAR
REGENERATION
PROJECT

11 NEW
BUILDINGS
FOR STEVENAGE



Phase One – The Vision

- The Project involved re-purposing a 3-storey building located within the Town Square conservation area.
- In parallel, the physical Town Square was transformed into a modern, rationalised public space.
- The improvements of phase one had been the overarching development of a high value public area.



Phase One – Problematic Building



- 1960s building over three floors. Including 8 ground floor units. Approximately 16,000 sq ft of under-utilised upper floor space.
- Upper floors had been vacant, leading to anti-social behaviour, trespassers and unsafe access/exit concerns.
- Early Public Consultation revealed strong public concerns about the building and negative connotations/perception of Stevenage.



Phase One: Key constraints and Early Decisions



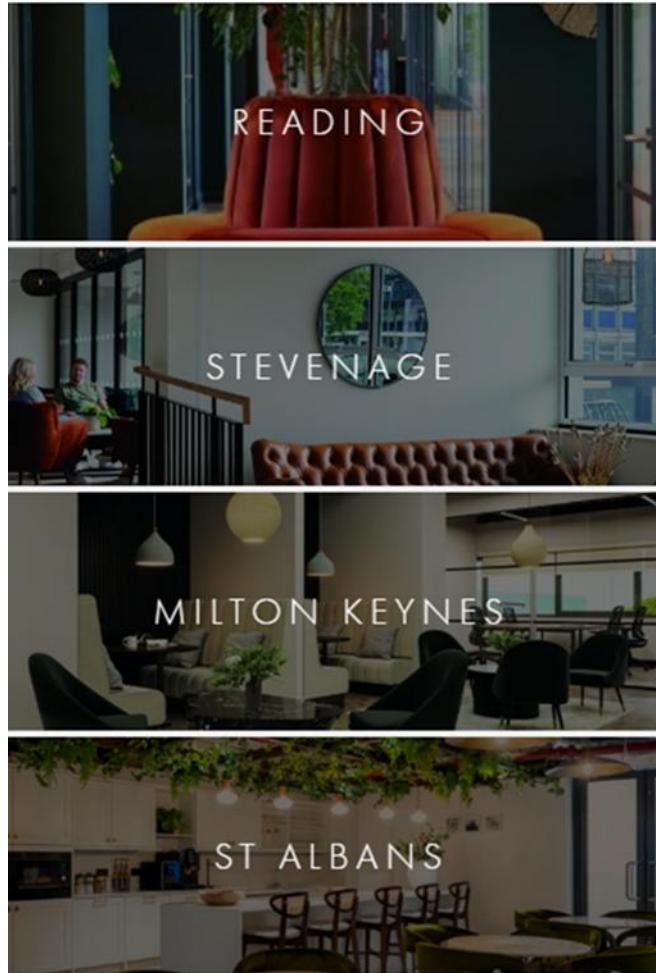
- Strict funding deadlines created early delivery pressure.
- The building was losing income and needed urgent repairs.
- The project progressed via the SCAPE framework, limiting works to shell and core while seeking an operator.
- The scheme aimed to kick-start confidence in the wider regeneration programme.

Phase one: Identifying the right operator:

- Market testing was carried out to find a suitable operator.
- An operator that offers a different model from 9 – 5 working, supporting flexible modern work space.
- Bringing the operator on board for design development.

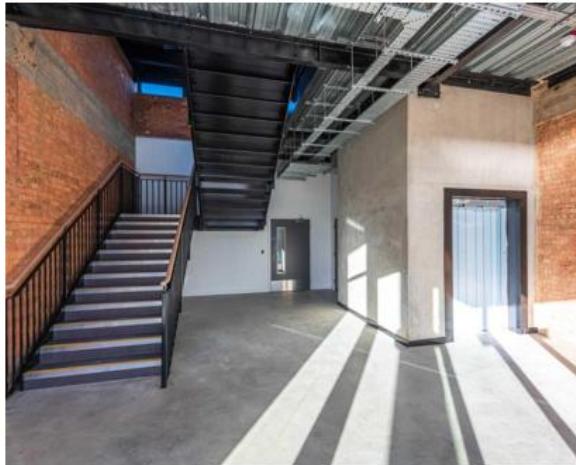


www.co-space.co.uk



Phase One: Including the operator in the delivery.

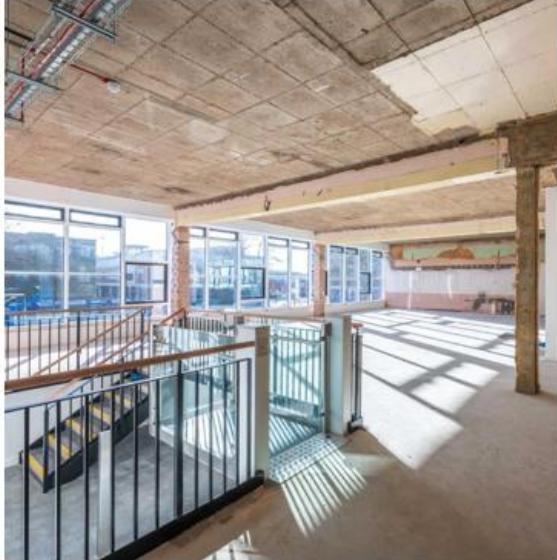
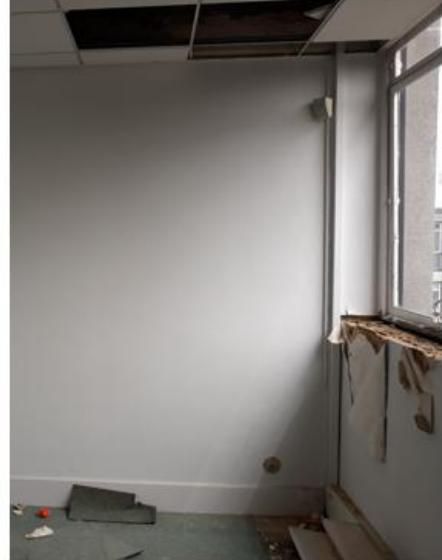
- Early engagement with the operator improved build efficiencies and coordination.
- Enabled pre-opening marketing activity, driving early occupancy and minimising post-handover downtime



Phase One: Modern Workspace delivered



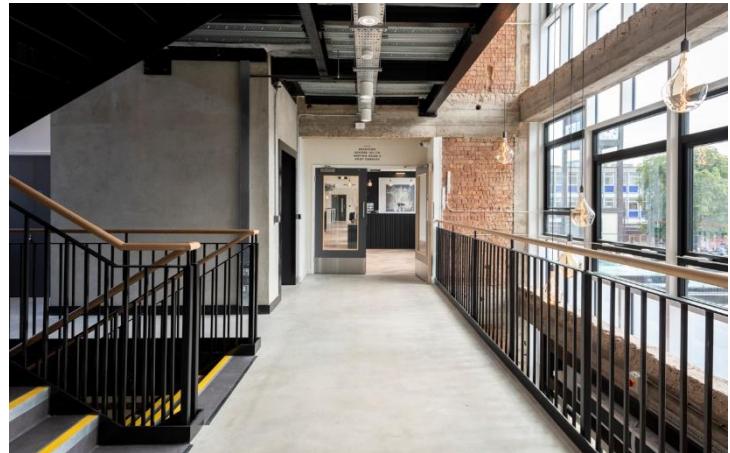
Phase One: Modern Workspace delivered



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Phase One: Modern Workspace delivered



Phase One: Creation of new terrace.

- Phase One also delivered a new terrace breakout area, a brand new feature to the building.
- These terrace areas helped to activate the rear of the building, improving use and engagement along with the added benefit of natural surveillance to the area.



Phase One: Impact on the Square.

- The project created a vibrant hub of activity, enhancing the energy and use of the space.
- Improvements strengthened the relationship between the building & Town Square, making it an attractive place to visit and spend time.



Phase Two: Continued success, 3 years on.

- UBS is a significant investor in Stevenage, including involvements in a £900 million life sciences quarter within the existing GSK site.
- UBS had already taken space in the new facility for talent development and seeking to expand and remain in the Town Square.



Phase Two: The declining east side of the building.

- The east wing had significantly deteriorated and required major investment.
- Contained outdated 1960s chambers that were vacant, unsafe and in disrepair.
- Using Towns Fund, the Council along with Co-Space developed a plan to improve and create an extension to the existing new offices.



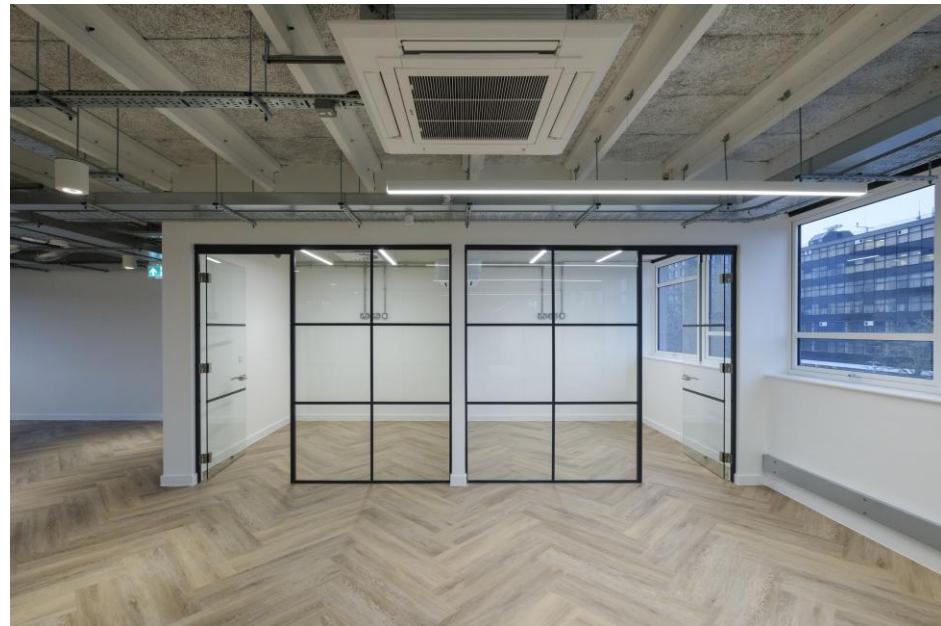
Phase Two: Fast delivery



- First approach – **April 2024**
- Design and planning completed – **Sept 2024**
- Construction started – **October 2024**
- Completed and Handover – **February 2025**
- Success came from strong council alignment and effective partnerships.
- Using established local partners to complete the build.



Phase Two: Fully let



Key Outcomes – Impact

Phase 1

- **16,000+ sq ft** transformed into design-led, 24-hour flexible workspace
- **254** desks, **37** private offices, plus meeting rooms and hot desks
- New three-storey glazed entrance strengthening links to Town Square
- Fully let within **8 months** – **37 new businesses** attracted
- Notable occupiers include **Varago (US start-up)** and **UBS**

Phase 2

- **7,000+ sq ft** of new, state-of-the-art workspace
- **150** additional desks delivered
- Secured **UBS graduate/talent development hub** in Town Square
- Attracting a new professional demographic into the town centre

Overall Impact

- Increased inward investment and local business spend
- Strengthened competitiveness against London and Cambridge markets
- Supported a growing 24-hour economy
- Increased sustained footfall in the town centre

The key is in partnership working



STEVENAGE BETTER
a place for everyone

Any Questions?

