

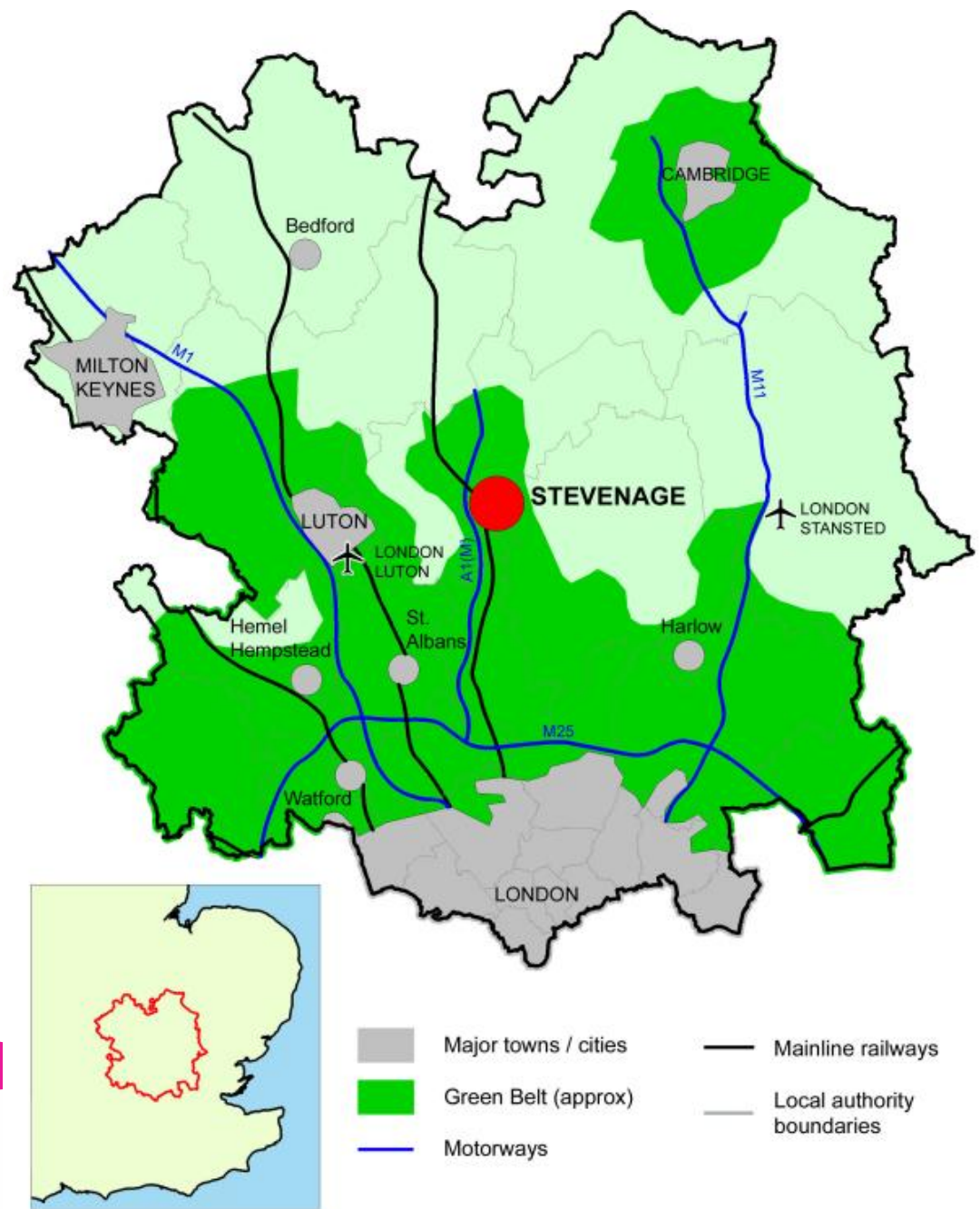


# APSE – Repurposing old buildings for successful regeneration

11 February 2026

Ross Hughes & Nick Middleton

Location  
Location  
Location





# Priority: Transforming our Town



The Stevenage Bus Interchange



Former Bus station transformation  
- Event Island Stevenage



Stevenage Town Square



Co-Space



SG1



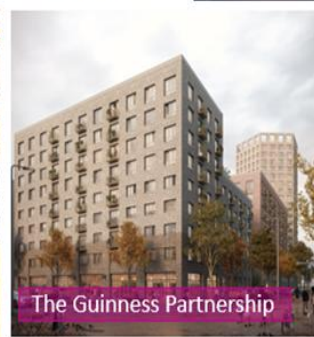
Autolus Headquarters



Market Place



Station North multi-storey car park



The Guinness Partnership



Queensway North



# 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.



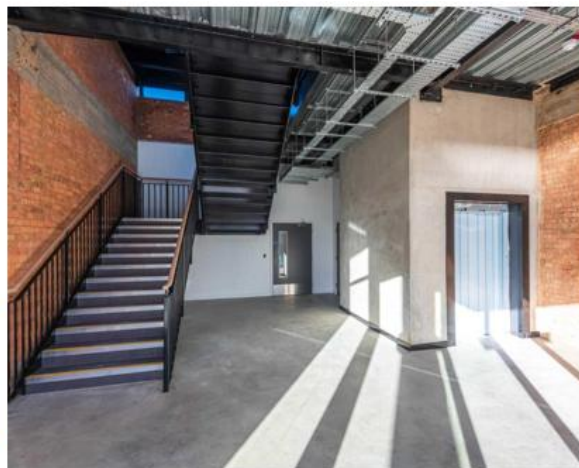
[www.co-space.co.uk](http://www.co-space.co.uk)





## 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

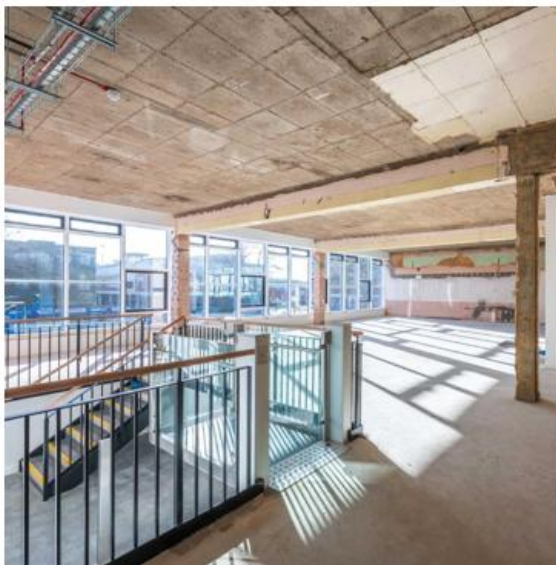
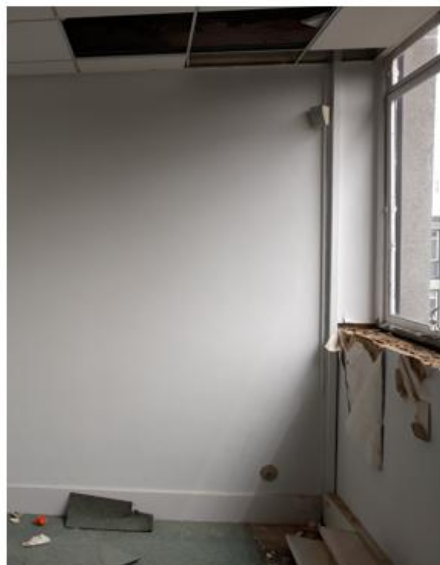


## Phase One: Modern Workspace delivered





## Phase One: Modern Workspace delivered

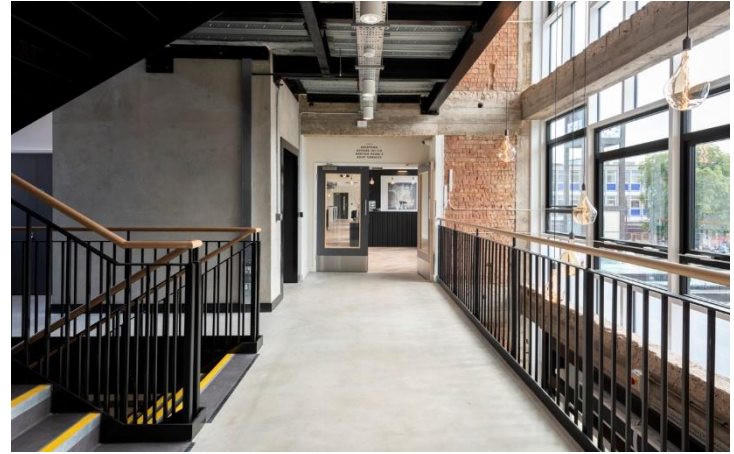


## Phase One: Modern Workspace delivered





## 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.



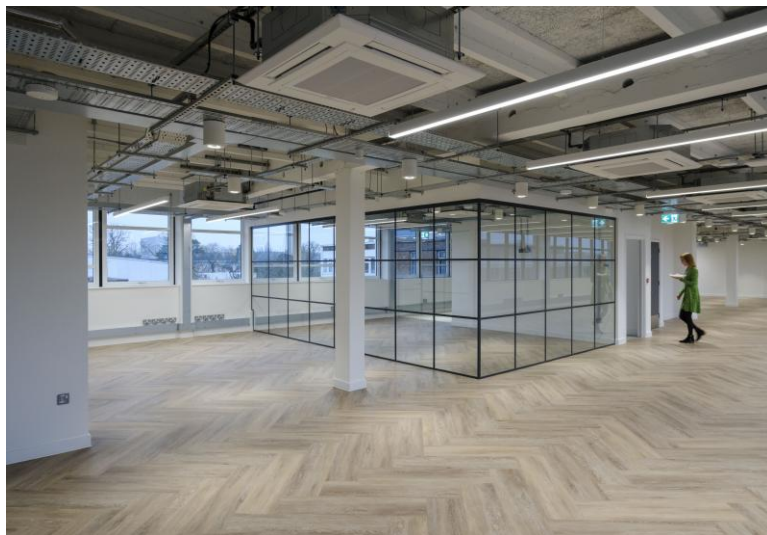


## Phase Two: The declining east side of the building.

- 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 designed, 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



# Any Questions?

