

# ARCH LIFE

ISSUE 1



FEBRUARY 2021



## PILLARS OF THE COMMUNITY

The arches are more than bricks and mortar

### INSPIRATION

How The Arch Company businesses fought back during the pandemic

### INNOVATION

Top tips on improving your arch space from design firm TDO

### IMAGINATION

Express yourself in The Arch Company photography competition





## EDITOR'S LETTER

**W**elcome to the first issue of the brand new Arch Life publication.

There's no denying it's been a tough time for everyone this past year, and no more so than for our family of arch businesses. But despite all the personal and professional struggles the pandemic has brought, what's truly inspiring is to hear how so many business owners have found different ways to get through the crisis. Whether it's innovatively adapting their business strategies to cope with the unexpected turns of the pandemic or joining together to support their local communities, we wanted to share with you their stories from the past year in this issue.

It's more important now than ever that we support one another not just on a personal level, but on a business level too. Look out for plans for the coming year inside - including the return of the successful #loveyourarches campaign and details of their second national Arch Day this summer. Plus they've created a great photography competition to celebrate the rich heritage and unique environments that arch life provides - and to give you a chance to highlight your talents behind the lens too.

Elsewhere, we spotlight the brilliant work of top architecture firm TDO, who provide their top tips for utilising the full potential of your arch space, and speak to Property Manager Yvette Francis.

We hope you enjoy the issue. Let us know what you're up to and if you would like to be featured in our summer issue. Until then, stay safe and we'll see you soon. ●

**Adam Mattera**  
Arch Life Editor

Adam is an award-winning editor with over 20 years experience who's work has appeared in Attitude, The Sunday Times and The Observer

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## CONTACT US

**We're always on the lookout to shine a spotlight on the unique range of businesses in the arches. Feel free to get in touch and get involved in our Summer issue.**

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**Twitter:** @thearchcompany

**Facebook:** @thearchcompany  
**LinkedIn:** The Arch Company

### MEET THE TEAM

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**Design:** AB Comm



## WELCOME

A word from The Arch Company  
Managing Director, Adam Dakin

→ Welcome to the first edition of Arch Life, our new bi-annual publication covering key news and stories from our tenants, while also providing notable interviews, community articles, diverse special features and industry related content.

We hope that you'll enjoy reading this first issue and that you'll find the publication a useful resource that builds on the strong business communities that already exist in arches across the country.

The railway arches have been home to thousands of small and medium sized businesses for more than 150 years. These businesses have played, and continue to play, vital roles as pillars of the local communities, providing a diverse range of services, goods and experiences that shape the character of the local areas in which they are based.

This past year has highlighted, more than ever, the important contributions that these businesses make. Over the last 12 months, many have been involved in supporting community initiatives, raising funds for local NHS services, and stepping up to help vulnerable people in local communities. We've dedicated the centre pages to telling these stories.

You'll also find advice, inspiration and information about how we hope to further support our tenants' businesses over the coming year. If you would like to provide feedback, or to discuss your business being featured in future editions of Arch Life, please get in touch with the editorial team. We'd love to hear from you. ●

*A. Dakin*

## DEVELOPMENT NEWS

### Worcester arches project secures funding

→ A project to create a new hub for the creative industries through the refurbishment of six railway arches in Worcester has secured funding from the Government's Cultural Recovery Fund.

Worcester Arches secured a £145,915 share of the funding to help the regeneration of the arches into a modern workspace for the creative industries, while creating a cultural destination for tourists and local communities. The creation of a new pedestrian link to the arches from nearby Foregate Street will create a new gateway to the city of Worcester and provide space for creative performances and festivals.

The project is being led by Worcester City Council and The University of Worcester, in partnership with Severn Arts, The Arch Company and Worcestershire County Council. Find out more about the project at [www.thearchesworcester.co.uk](http://www.thearchesworcester.co.uk). ●



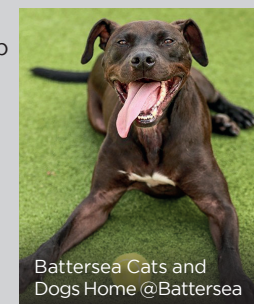
## OVER TO YOU



Refinery Photography  
@refineryphotography

### Instagram

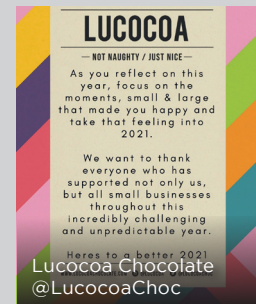
→ Who's ready to jump into the weekend?  
#fridayfeeling  
#studiophotography  
#wecreategreatimages  
#manchester  
#photography  
#studio #roomset  
#roomsetphotography  
#styling



Battersea Cats and Dogs Home @Battersea

### Facebook

→ 2020 was certainly a year to remember, but we're starting off 2021 as we mean to go on - with our fabulous animals, playing games and giving out lots of cuddles! ❤️



Lucocoa Chocolate  
@LucocoaChoc

### Twitter

→ Happy New Year. Here's to a better 2021

Tag us on social media, using the hashtag #loveyourlocalarches, to tell us what you are up to or email us with your news and views to [archlife@thearchco.com](mailto:archlife@thearchco.com)



# THROUGH THE STORM: 2020 IN REVIEW

We take a look at how arch businesses have been fighting back through the challenges of the pandemic in innovative and inspiring ways.

Michelle Ulyatt



Commando Temple

**T**he unprecedented health and economic crisis of the COVID-19 pandemic dominated 2020, creating huge challenges for many of the small, independent businesses based in arches. Tenants showed incredible fortitude in dealing with the effects of lockdown, pivoting their businesses to offer products in innovative ways, and introducing a variety of COVID-secure measures once they were able to reopen. What's more, many business owners came together to contribute in their local communities and to support the NHS.

## Coping with national lockdown

When the national lockdown was announced at the end of March last year, the leisure and retail businesses that make up a quarter of The Arch Company estate and who rely on face-to-face contact with customers were among the hardest hit, closing their doors completely until restrictions were lifted in late summer.

Among them was Commando Temple, an award-winning gym in South London run by former Royal Marines Commando Rob Blair. "We went from everything to nothing in the blink of an eye," says Rob. "We'd usually have around 200 members coming in for personal training, taking part in group classes or undergoing specialist rehabilitation."

Rob had to adapt quickly to keep his business going. "We loaned out £50,000 worth of gym equipment to our members during the crisis so that they could maintain their fitness regimes. Initiatives like that were crucial to retaining those memberships," he explains. "We've had to introduce lots of new procedures and with some funding from a government grant and a rent holiday, we also renovated the space to make the best use of it. It's been a really tough year."

The past year couldn't have been any tougher for BlocFit owner Dave Culver either. The climbing centre owner had already endured a rocky period when the pandemic hit. "It's



BlocFit

been a really traumatic time," says Dave. "I was sub-letting a property on a gentleman's agreement and when The Arch Company took over the arches, my landlord was asked to agree a new contract that recognised the sub-let agreement. Instead, he evicted me, and it was like the rug was just pulled out from beneath me."

**“WE LOANED OUT £50,000 WORTH OF GYM EQUIPMENT TO OUR MEMBERS DURING THE CRISIS SO THAT THEY COULD MAINTAIN THEIR FITNESS REGIMES. INITIATIVES LIKE THAT WERE CRUCIAL TO RETAINING THOSE MEMBERSHIPS.”**

**Rob Blair of Commando Temple, South London**

With some help from his property management team, Dave was able to move into a new arch on Coldharbour Lane in Brixton and restart the business. "They helped me to get a lease in place," says Dave. "We moved across and things were going well. Then COVID-19 hit, and we had to shut for four months. After the stress of being evicted it was the last thing I needed, and I was really worried it could be the end of the business. If I'd had to keep paying rent I probably would have had to close permanently."

BlocFit re-opened when the government's lockdown for gyms eased at the end of July. "We made lots of changes to make the gym COVID-safe and as a smaller gym, we're ideal for people who are looking for somewhere a bit quieter," Dave explains. "We've stuck it out during a really rocky year and now we hope we can come through the other side."

Across London in Herne Hill, Anne Fison and Joe Peyton of Fison Fitness had ambitious plans to grow their business at the start of 2020. "Our arch is in a really good location and the footfall and types of client we're attracting have suited us pretty well," says Joe. "We'd been going for five years and had developed a plan for growing the business, then COVID-19 hit and really knocked us back."

During lockdown Anne, Joe and the team made changes to the business, including shifting to online classes, which were streamed on Instagram, and running sessions in a local park. "It's been about a slow process of building everything back and making sure we're offering a space people feel comfortable in" Joe explains. "We're confident we'll get through this difficult period. It might seem a bit nuts in the current environment, but we still want to push on and look to open a second studio as soon as we can."

The support of the local community has been crucial. "We've had people donating and signing up for memberships throughout and our members have been really

supportive," says Joe. "We know lots of other business owners in the area, so it's been brilliant to be able to support them too – we pop in and get sandwiches for lunch from Dough Bakehouse, get meat from Dugard & Daughters and pick up some vegetables from Four Seasons."

## The value of small business communities

Bermondsey Beer Mile is well-known as London's finest collection of artisan brewers, with taprooms offering great weekend destinations for visitors and locals alike. COVID-19 had a severe and immediate impact on the area. Of the 17 breweries and taprooms there, fewer than half had reopened by the end of July. Hannah Rhodes, founder of Hiver, explains how her business adapted.

"When the lockdown happened, our sales dropped overnight to 15 per cent of our normal revenue. We stopped offering our tasting experiences and shut down our taproom, using the space to support our online sales by setting up a mini production line. We grew our online sales really quickly and



Hiver





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**SHARE YOUR PHOTOS**  
Find us on Instagram:  
[www.instagram.com/the\\_archcompany/](https://www.instagram.com/the_archcompany/)

→ thankfully sales through supermarkets also helped us to recover some of the business we'd lost.

"We were allowed to reopen from 4 July but chose not to at that point because there wasn't enough footfall to support all of the local businesses in the area, so we offered a takeaway service instead. Then we gradually reopened with table service and a simple track and trace system in place."

Tenants in Manchester also came together and responded to the pandemic in innovative ways. Honest Crust Pizza was part of the award-winning Eat Well MCR project that produced more than 20,000 meals for vulnerable people and NHS staff in the region. The initiative won the Lockdown Heroes Award at the Manchester Food and Drink Festival Awards last October.

"The Eat Well Manchester project wasn't our initiative, but we were early adopters," says Richard Carver who set up Honest Crust Pizza with his brother and brother-in-law in 2013. "The idea was that if restaurants had stock going to waste, we should make meals to help out. It was great to be involved and gave us the chance to contribute to something really worthwhile."

Manchester Union Brewery was also nominated at the awards for its creative response to the crisis. When pubs were told to close, it had no customers because it had previously relied on trade sales directly to Manchester's bars.

"We had zero revenue," says business founder Will Evans. Usually providing their beer in kegs, Will and his team ran a crowdfunder to source cans and used two litre glass bottles to allow them to restart production. "We introduced a milkman-style delivery service directly to the public all around Manchester," he continues. "The crowdfunder helped us to get our hands on 150,000 cans

printed with our logo so that we could get our sales volumes back to nearly normal levels."

#### Starting up in lockdown

For most entrepreneurs a global pandemic might not seem like the best environment to start a business, but Steph Giordano of Baked by Steph thought differently. She upscaled her business and moved into a new railway arch on Paradise Row in Hackney.

"It was definitely a giant leap of faith choosing to scale up in the middle of a global pandemic, especially considering we had to close for four months at the beginning of the year," says Steph. Moving to the arch also enabled her to bring more innovative machinery into her production process, including 3D printers and stencilling machines.

The impact of lockdown on other businesses that rely on footfall thankfully did not affect Baked by Steph. "We've always been a digital-led business with e-commerce driving our sales and technology at the forefront of our creative and operational



Baked by Steph

processes" she says. "Our set-up lends itself well to a world in which footfall is low."

Though the business failed to qualify for any state support during the pandemic, Steph found that with people



**AT A TIME WHEN PEOPLE ARE SO FAR APART, WE MAKE IT EASY TO SEND A LITTLE LOVE IN THE POST - A LITTLE SWEET SOMETHING TO SAY, 'I'M THINKING OF YOU.'**

*Steph Giordano of Baked by Steph, Hackney*

being unable to travel, her products were even more popular. "At a time when people are so far apart, we make it easy to send a little love in the post, a little sweet something to say, 'I'm thinking of you'," she says.

#### Supporting local communities

In the Midlands, start-up gin distillery Warwickshire



Warwickshire Gin Company

Gin Company adapted their business to respond to the pandemic. Owner David Blick and his partner Helena Harpham set about creating a sanitiser production line, instead of the distillery and bottling set-up they'd initially intended.

With a little help in the form of an additional railway arch, rent-free, they were able to make, pack and distribute more than 10,000 bottles of hand sanitiser to local health care providers and care homes. "Seeing how pleased the care homes, doctors' surgeries and frontline workers were when we delivered to them made it all really worthwhile," says David.

Food charity FareShare moved into two previously vacant railway arches on the Parkside Business Estate in Deptford early last year. The organisation works to relieve food poverty and reduce food waste in the UK. It used the arches as a storage and distribution centre so that it could pack up food boxes for vulnerable people and distribute them across London via Red Cross and NHS Volunteers.

"We've done everything we can to step up our emergency response so frontline charities have the vital food supplies they need," says Kris Gibbon-Walsh, Head of Network and

Operations at FareShare. "The additional space provided by The Arch Company meant we could get more food out to people at risk of going hungry during the crisis."

E-bike hire company Fully Charged took a lease on a formerly vacant property in Southwark so that they could store more e-bikes to keep up with demand for their bike hire service. At the height of the pandemic they offered three-months' free bike hire to frontline NHS workers. More than 500 people signed up for a bike to use as an alternative to public transport for their commute. "The extra space meant we had extra room to store, prepare and hand-over the e-bikes, so we could get them into the hands of frontline NHS workers more quickly," says company founder Ben Jaconelli.

#### Arch Day 2020

When the first national lockdown lifted last summer, The Arch Company worked with tenants, Transport for London, Network Rail, the Federation of Small Businesses and local



Arch Day 2020, Hiver



**THERE'S A MUCH GREATER APPRECIATION OF SMALLER INDEPENDENT LOCAL BUSINESSES NOW AND THE #LOVEYOUR-LOCALARCHES CAMPAIGN REALLY HELPED WITH THAT MOMENTUM.**

*Sean Gerrie, owner of UpSide Down Presents, Newcastle*

authorities to run the first #loveyourlocalarches campaign. Designed to increase footfall and help arch businesses to recover from the impact of the first national lockdown, the campaign drew support from Small Business Minister Paul Scully MP and Mayor of Hackney Philip Glanville. Mr Scully visited Electric Playbox, which offers immersive digital gaming experiences from its arch on Scoresby Street, London, while Mr Glanville stopped by Forest Road Brewing to hear how they diversified their business during the pandemic.

Many tenants supported the campaign by sharing stories, photographs and offers on their social media channels throughout August and on Arch Day which took place on 28 August. Others volunteered to be featured in case studies that were shared on The Arch Company website and social media, as well as with local media.

Rye Lanez Tattooing was founded in 2017 by tattoo artist Moby Kenyon and is based in Peckham. They held



a flash sale, offering tattoos for £50 and serving up pie and mash and rum punch to their customers for the day.

Meanwhile retail tenants including Tile World in Birkenhead and Tracks, a bar and deli in Forest Gate, provided special discounts on their products for customers shopping with them on the day.

Sean Gerrie, who founded UpSide Down Presents and Coffee On The Side, a gift and coffee shop in Newcastle-upon-Tyne, gave away a free gift to every customer who bought a product in store on Arch Day. "It feels like there's a much greater appreciation of smaller independent local businesses now and the #loveyourlocalarches campaign helped with that momentum," says Sean. "In order to keep a vibrant array of businesses in the arches open, people need to be encouraged to pay them a visit, whether in person or online. Life is extra hard for us all at the moment, but every one of us has a responsibility to support one another and get behind initiatives to raise awareness of small businesses like ours." ●

**More information**  
[www.thearchco.com](https://www.thearchco.com)



#loveyourlocalarches  
**ARCH  
 DAY  
 2021**  
 SATURDAY, 19 JUNE

## LOOKING AHEAD TO 2021

As the COVID-19 pandemic continues to impact tenants across the arches, The Arch Company will be doing all they can to raise awareness and public support for your arch businesses throughout 2021.



### Arch Day 2021

To support the second national Arch Day - set to take place on 19 June 2021 - the #loveyourlocalarches campaign will be running again during the summer. With your support The Arch Company can make Arch Day 2021 even bigger and better this year.

By surveying everyone who took part in Arch Day last year The Arch Company has learnt more about how they can work together to make a difference to arch businesses during the campaign. This year they will focus on providing digital packs for you to use across your social media channels, a detailed booklet with advice about activities tenants can take part in, including running events in key areas to help drive footfall. Plus they will be providing clearer, earlier communication about the campaign so everyone has plenty of advance notice.

To learn more about how to get involved, please contact [thearchco.comms@thearchco.com](mailto:thearchco.comms@thearchco.com).

### Photography competition

Another great initiative to help raise the profile of your arch business this year is the #loveyourlocalarches photography competition, which will celebrate outstanding images of arches across the country.

The Arch Company want to uncover interesting and distinctive images

that show the uniqueness of their arches and give a platform to talented photographers whose work may otherwise not be seen.

The competition is open to amateur and professional photographers of 18 years and above. The overall winner, as decided by the panel of judges, will be awarded the title of '#loveyourlocalarches Photographer of the Year 2021', and receive a £1,000 cash prize. Plus there will be further cash prizes for individual category winners and runners-up.

Categories include:

- Unique Spaces - illustrating what makes the arches different and distinct
- Capturing Movement - adding a touch of movement to help set the mood
- Industrial Heritage - a nod to the history of the arches and their heritage

"The railway arches represent some of the country's finest Victorian heritage, but they are also home to thousands of quirky and independent small businesses, from breweries and bakeries, to mechanics and metalworks," says Adam Dakin, Managing Director at The Arch Company. "With this photography competition we want to celebrate both the arches themselves, and what takes place inside them."

More information, including a full description of the categories for entries and the list of prizes on offer will be shortly available on [www.thearchco.com](http://www.thearchco.com). ●



## DESIGNING SPACES

Meet Southwark arch-based design and architecture firm TDO, who are currently working on the exciting new Low Line project in South London's Bankside.

**S**implicity of design, imaginative solutions and the use of interesting and unusual materials are hallmarks of the projects that creative architecture and design studio TDO has spearheaded as it has grown from strength to strength over the last decade. Founded by Tom Lewith, Doug Hodgson and Owen Jones, the firm was born after they collaborated on a competition to design a contemporary dolls house for architecture magazine Wallpaper\* in 2010. Their winning design was later adapted by them for a real-life build.

The team moved into their railway arch on Great Suffolk Street in Southwark in 2012. "We moved from Hackney so that we could start to expand the business" recalls Tom. "We liked the idea of using an inside-out space - not a building or something someone had designed, but something that has another purpose. It's a C-shaped, tall space that's really unusual and shows that you don't need to have the

maximum amount of space to have the best development opportunity. The space has become about our practice. We haven't had to worry about designing our own building to reflect the practice's work."

As they have grown, TDO has increasingly focused on mixed used developments, combining homes and apartments with commercial spaces, but they've also worked on one-off residential developments. One of their most exciting new projects is to deliver a new phase of the Low Line - a nod to Manhattan's High Line - an ambitious long term project that aims to open up the pedestrian walk way that runs along the base of the railway viaduct in Bankside, between Borough Market and Southwark tube station. The project is led by business improvement district Better Bankside, with partners The Arch Company, Southwark Council, Team London Bridge, Blue Bermondsey and Borough Market. TDO has been commissioned to adapt four vacant arches across three sites along the route.

"We were approached by Better Bankside as part of a selected list of practices and then took part in a competitive pitch process with three or four other firms" says Tom. "Our understanding of the arches, experience with adaptive uses and ability to take existing spaces and give them new functions gave us a real advantage in the pitch. We know the process that needs to be undertaken,



having fitted-out our own arch. It's an interesting brief that is firmly focused on improving the local area by providing new hubs for sustainable business and by enhancing the appearance of the arches themselves. We aim to retain and celebrate the historic character of the arches, while providing a benchmark for the regeneration of the spaces around them. They are fascinating and powerful spaces."

As the world continues to struggle with the coronavirus pandemic and pivots to new ways of working, TDO is adapting its practice too. "The pandemic has had

**“WE AIM TO RETAIN AND CELEBRATE THE HISTORIC CHARACTER OF THE ARCHES, WHILE PROVIDING A BENCHMARK FOR THE REGENERATION OF THE SPACES AROUND THEM. THEY ARE FASCINATING AND POWERFUL SPACES.”**

**Tom Lewith of TDO on the Low Line project**

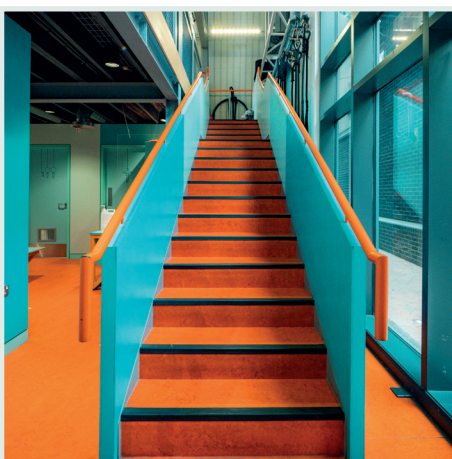
a big impact on how we think about building design" says Tom. "We have to consider how we make spaces safe and how new circumstances may affect how buildings are used over the next few years. We're working on some really exciting developments and looking to grow and take on larger projects this year. We can be quick and agile to adapt to changes in the economy and take a more flexible approach to the types of work we do, so we feel reasonably confident about the future. It's all about adding value for our clients and delivering design that goes beyond their expectations. I never get bored of walking around the buildings we've helped create for the first time, it's really satisfying." ●



# TOP TIPS



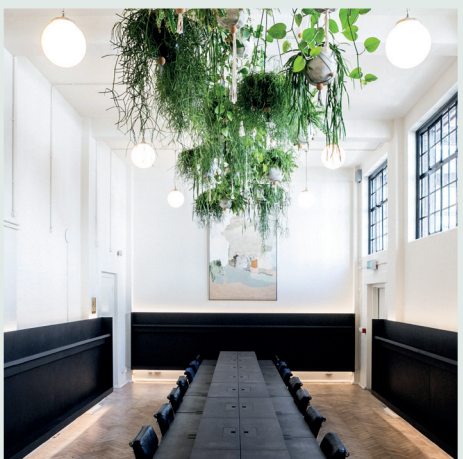
TDO founding partner Tom Lewith shares his top five tips on how tenants can get the most from their arch spaces.



**1 Express yourselves**  
Arches are blank canvases where you can express your brand values free from the constraints of a conventional office building or workspace. Consider what it is about your business that you want to communicate through your fit-out. You have the opportunity to communicate more about your business than you could in a normal office building.



**2 Be prepared**  
While the railway arches present lots of opportunities to be creative with your fit-out, you should also be prepared to work with the constraints. For example, you'll need to consider how you'll deal with any noise coming from the railway above. Engage with your property manager early on to get a handle on any restrictions that might affect your plans.



**3 See the light**  
Bear in mind that railway arches have large sources of light at each end or, like our arch, at one end. Consider how you'll get light deep into the space, what uses require the light, and which could be darker or more artificially lit.



**4 Celebrate the space**  
Arches are powerful, special spaces. Think about how to celebrate and engage with that through how you occupy it. Fitting it out to look like an ordinary office, for example, may not work for your space. Consider opportunities for double-height space, contrasting dark and light spaces, and making use of the curving soffit overhead.



**5 Consider your customers**  
The frontages of railway arches tend to open straight onto public space. Think about the experience of someone arriving at your arch. In a larger space you would pass through a reception or waiting area. Think about how you can make customers and guests feel welcome if they are entering straight off the street.



## NEW REPORT HIGHLIGHTS THE VALUE OF THE UK'S ETHNIC MINORITY BUSINESSES

Research published by the Federation of Small Businesses (FSB) shows that ethnic minority businesses contribute a staggering £25 billion to the UK economy - equivalent to the economic contribution of Greater Manchester.

The report reveals that businesses run by ethnic minorities are not only more innovative, but also more likely to export than other businesses. It also shows they tend to be detached from mainstream business support, and struggle disproportionately when it comes to accessing finance. The report makes a number of recommendations to address these challenges and

further boost ethnic minority businesses.

"This report shines a spotlight on the important contribution of Black, Asian and Minority Ethnic business owners to the UK economy," says Diana Chrouh, FSB, Black, Asian and Minority Ethnic Business Lead. "This industrious group are key drivers to the UK's wealth creation through their entrepreneurial skills, innovation and international trade. They also bring a positive social impact to many communities across the country by providing jobs and essential goods and services."

FSB offers a range of services to support small businesses.

For more information go to [www.fsb.org.uk](http://www.fsb.org.uk)

**“THERE'S NO SUCH THING AS A TYPICAL DAY IN PROPERTY MANAGEMENT... SOME DAYS ARE WEIRD AND WONDERFUL, OTHERS ARE VERY CHALLENGING. - Q&A**

### FIVE MINUTES WITH...

We thought you'd like to know a little more about the people who look after The Arch Company estate and to help, we'll introduce you to a new member of the team in each issue. First up, we spend some time with Property Manager, Yvette Francis...

**How long have you worked for The Arch Company and what attracted you to the role?**

I've been with the company since it was formed in February 2019, following the purchase of the Network Rail property estate. I transferred over from Network Rail, where I'd worked for five years. I have a background in property management, and I wanted to be a part of the challenge of working for the largest provider of commercial space for small businesses in England and Wales.

**What does a typical day look like?**

There's no such thing as a typical day in property management. It's often reactive, so you can be faced with anything on any given day. You can spend one day dealing with tenants' concerns and residents' complaints, and another day could be spent engaging with the local authority. Some days are weird and wonderful, others are very challenging.

**What are the most important skills in your role?**

Patience, diplomacy, understanding and common sense.

**What do you enjoy most about the job?**

The people. I also enjoy the satisfaction of getting the job done and it's extremely rewarding when you get a thank you from colleagues or tenants.

**What would be your dream job?**

Private Investigator or Ice Cream Taster.

**What is your motto or personal mantra?**

Every day begins and ends with your choices.

**What's your favourite book and why?**

Unbowed: A Memoir by Wangari Maathai. It teaches courage in the face of adversity.

**Do you have a hidden talent?**

I really enjoy Aerial Silks, which involves performing acrobatics at height while hanging from fabric. It's an incredibly demanding art-form that requires strength, flexibility and grace.



# PROPERTY TO LET

The Arch Company provides more inspiring commercial space for small and medium-sized businesses than any other business in Britain. They have over 5,000 properties of which more than half are converted railway arches. They work hard to create unique and vibrant spaces that inspire the creativity of business owners.

The Arch Company are driven by their commitment to support

great ideas for their spaces and communities, wherever they come from. Their portfolio is full of variety, from bakeries and restaurants to microbreweries and climbing walls.

What they do doesn't stop with their tenants. The Arch Company want the communities surrounding their estate to thrive too, by creating spaces to meet, eat, entertain or simply enjoy on a journey home.



## ARCH 62 GODING STREET, ALBERT EMBANKMENT, VAUXHALL, SE1 7TP

- **Property Reference:** VXH02608
- **Size:** 4,693 sq ft (435.99 sq m)
- **Location:** Vauxhall
- **Rent:** Price on application
- **Type:** Retail
- **Available From:** Immediately
- **Local Authority:** Lambeth
- **Contact:** [jonathanh@grantmillswood.com](mailto:jonathanh@grantmillswood.com)

## CHAPEL WALKS, SALFORD, M3 5DW

- **Property Reference:** SFD09210, SFD09215, SFD09217, SFD09220
- **Size:** from 2,647 sq ft (245.91 sq m)
- **Location:** Salford
- **Rent:** Price on application
- **Type:** Retail, Leisure, Office
- **Available From:** Immediately
- **Local Authority:** Salford City Council
- **Contact:** [jb@b1realestate.co.uk](mailto:jb@b1realestate.co.uk)



## 30-38 PROWSE PLACE, CAMDEN, NW1 9PN

- **Property Reference:** CMD05301
- **Size:** 13,360 sq ft (1,241.18 sq m)
- **Location:** London
- **Rent:** £400,000 per annum + VAT
- **Type:** Retail, Office
- **Available From:** Immediately
- **Local Authority:** Camden
- **Contact:** [jonathanh@grantmillswood.com](mailto:jonathanh@grantmillswood.com)

## ASTBURY ROAD, PECKHAM, SE15 2NW

- **Property Reference:** QRP02005
- **Size:** 9,077 sq ft (843.28 sq m)
- **Location:** Peckham
- **Rent:** Price on application
- **Type:** Storage, Light Industrial, Warehousing
- **Available From:** Immediately
- **Local Authority:** Southwark Borough Council
- **Contact:** [vc@unionstreetpartners.co.uk](mailto:vc@unionstreetpartners.co.uk)



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