



**WORKING WITH LOCAL AUTHORITIES
TO BUILD SCIENCE & TECHNOLOGY
INNOVATION HUBS**

KICKSTARTING INNOVATION REQUIRES A "SPARK AND A PLACE"

Local Authorities face mounting pressure to stimulate economic development, foster innovation, and regenerate underperforming areas. While they often have all the right ingredients in their constituencies—talent, a thriving startup scene, industry partners, good academic institutions, and potential investors—they may lack the know-how to pull all these players together and catalyse action.

At Sciopolis, we specialise in designing, developing, and operating Innovation Hubs to support science and technology innovators and forge an innovation community. Through strategic partnerships with universities and other local players, we deliver inspiring yet cost-effective lab and office spaces, coupled with event spaces and a programme of activities to activate the local innovation ecosystem.

We focus on achieving the best value at every stage of the journey to maximise commercial performance.

WHAT SCIOPOLIS OFFERS

- Creation of Innovation Hubs that focus on the needs of science and technology innovators, to support their scaleup journey and generate growth and jobs creation.
- Quick to market, commercially viable, ready-to-occupy office and lab spaces that deliver early activation of districts and drive regeneration.
- Deployed via meanwhile or permanent buildings, revitalising underperforming assets and reducing planning requirements.
- Support through every phase of development: from design to construction (or refurbishment) to tenancing and operations.
- Tight integration with Universities and local stakeholders, to achieve a cohesive proposition, drive ecosystem gains, attract talent and generate on the ground momentum.
- "Science on show": creation of a permeable building which showcases innovation and inspires the next generation.
- Delivery of an onsite events programme to support early-stage innovation, driving footfall and attracting inwards investment.
- Capital funding for schemes and innovative partnering structures.

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HOW THIS BENEFITS LOCAL AUTHORITIES

- Create an obvious "anchor building" for innovation in a town or an area: a place where startups, academics and investors are invited to converge, colocate and host events.
- Help drive economic growth and jobs creation by clustering innovative companies in a dynamic space that supports their commercialisation and reduces failure.
- Provide cost effective and ready-to-occupy lab and office solutions to growing companies, recognising their need for flexibility.
- Establish a focal point for economic development efforts, by enabling collaboration and showcasing success stories.
- Attract and retain local talent, inject life into the City narrative and draw inward investment and government attention.
- Repurpose underperforming assets, creating a halo effect that drives the regeneration of entire areas and boosts local economies.

DEPLOYMENT OPTIONS

- Ability to activate existing and meanwhile sites, hence accelerating deployment and reducing lengthy consultations and planning stages.
- Speedy and cost-effective deployment, with site opening as early as 12 months from sign-off. Sustainable, modular add-on laboratory solutions possible.
- Possibility for joint-venture, and part-funding by Sciopolis, with Council option to buy-back once asset is stabilised.
- Operated at arms length by Sciopolis, to ensure commercial viability and returns.
- Activate ecosystems, increase land value and create immediate returns.



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CASE STUDY



WHITE CITY INNOVATION DISTRICT

WCID was created as a partnership between the London Borough of Hammersmith & Fulham and Imperial College, and is a great example of “entrepreneurial municipal government” culture.

2017

Officially launched in 2017

£6BN

in growth investment
generated (2017-2024)

13,000

New jobs created (2017-2024)

+79% BUSINESSES

WCID has seen an increase in the number of deep tech businesses by 79%, with 219% more employees

81% SURVIVAL RATE

The three-year survival rate for early-stage businesses based in White City Campus is 81%, compared to the London average of around 50%

Why is this relevant?

- WCID's growth was supported by a great anchor building: Scale Space, a 200,000 sqft meanwhile Innovation Hub, comprising of lab, office and event spaces.
- Scale Space is the beating heart of the Innovation District, it's home to 40+ early stage science and tech companies, the Imperial Incubator and Imperial Business School.
- Sciopolis' key staff were directly involved in the development and launch of Scale Space, and the activation of the wider ecosystem around it.

whitecityinnovationdistrict.org.uk

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ABOUT SCIOPOLIS

- Sciopolis creates remarkable Innovation Hubs where early-stage science & technology companies can develop and grow.
- It does so by partnering with landlords, universities and local governments to design, develop and operate flexible and affordable, ready-to-occupy laboratory and office spaces.
- Sciopolis is adept at converting existing sites, which can accelerate deployment and activation of an area, ahead of more extensive Masterplans being created.
- The creation of the physical space happens in parallel with the activation of the supporting ecosystem, by connecting every site with key local players, universities and local government to support innovators.
- The founding team comes with a wealth of experience in the sector. Mark Sanders, Charlie Mitchell and Caterina Rigoni worked on the creation of Scale Space, the innovative technology and life sciences hub in London White City. Adam Kelliher and Lee Harle are life science venture builders.
- Imperial are a shareholder in Sciopolis



Mark Sanders
Founder & Chairman



Charlie Mitchell
Founder & CEO



Lee Harle



Adam Kelliher



Cat Rigoni
Marketing & Ecosystem



Ian Whitehead
Development

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