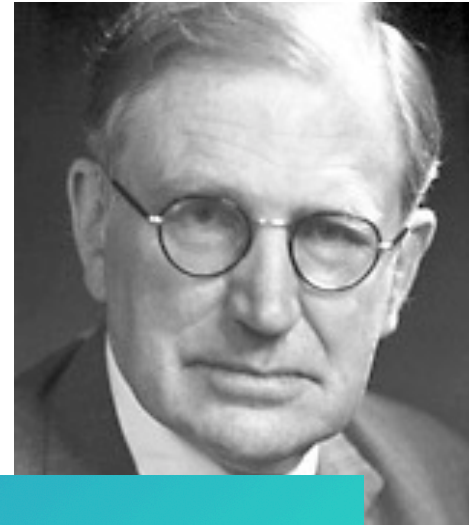


Cambridge Science Park

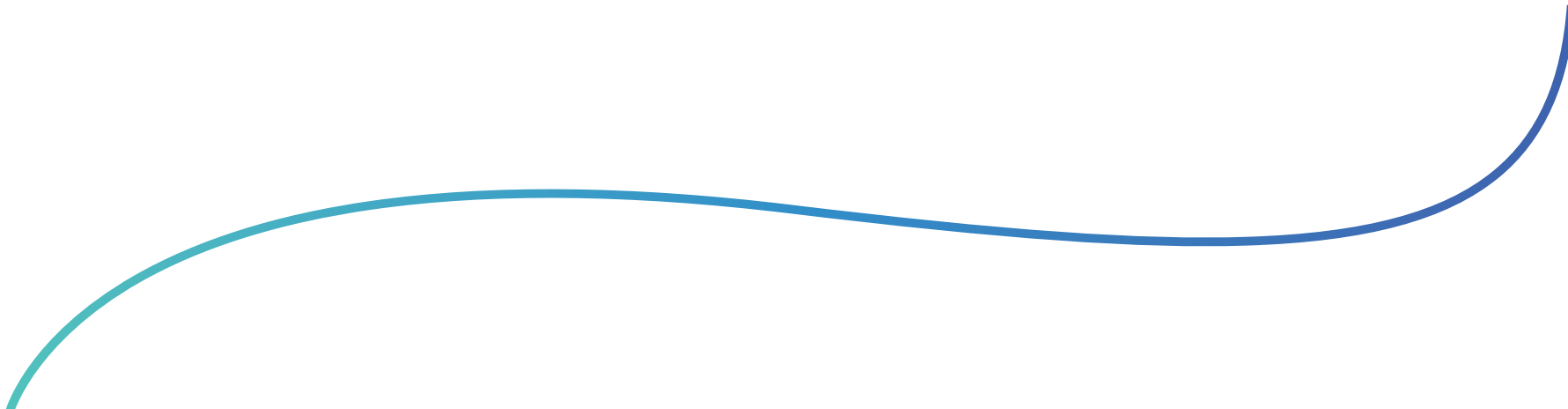
Building a better world

Jeanette Walker
Director

People maketh the place...



**48 years of history & 700
years of heritage**





1973

**Cambridge
Science Park**

Phases 1 and 2





Phases 3 and 4

Phases 5 and 6



Aerial Photo May 2019





152
acres

1.7m
sq ft

130
companies

7000
employees



Science Park - vision

A better world for everyone

Healing



Connecting



Protecting



Feeding



Entertaining



Educating



Mission

Create a community-based innovation **eco-system** that enables companies developng life-enhancing products and services to succeed



Hypothesis...

By locating on the Cambridge Science Park, companies are more likely to succeed than if they locate elsewhere

How can the Park influence the performance of occupiers?



Property

The Bradfield Centre



**New developments
TusPark first phase**

Units
22
25
26





Unit

26

Opened Spring 2018





Unit
26

Opened Spring 2018



Unit
22

Completion – Spring 2019



Unit
22

Completion – Spring 2019



Unit 25
**BiInnovation
Centre**

Opened May 2019



Unit 25
**BioInnovation
Centre**

Opened May 2019



Plaza

Opened Spring 2019



TusPark Second Phase of Development



Units
1 & 21

Construction underway



Units
1 & 21



Units
1 & 21



Units
1 & 21



A horizontal banner with a blue and teal abstract background. The text "Where people love to work..." is written in white, bold, sans-serif font.

Where people love to work...

It's Your Park

- Park-wide consultation held 27 June 2017
 - Out door spaces
 - Transport
 - Sustainability
 - Social activities
 - Business support

Goal – for members feel part of something more than just a workplace
High quality, multi-faceted, life-style oriented community

Proposed Hotel - Village Hotels



Social Hub

Planning application submitted
Dec 2018



Social hub



150 rooms



Gym



20m pool



Starbucks



Pub



Restaurants



Lounges



Business Centre



Access/transport

Members & visitors enjoy easy access by all modes of affordable transport

- Member of Travel Plan Plus – Prajina Baisyet based 2.5 days at the Bradfield Centre
- Operations Manager role includes personal travel planning
- Mobility & Cycle Hub opened Sep (bike repair & service)

Reducing # drive-alone drivers

- ✓ Free taxis to/from Cambridge North
- ✓ E-bikes from CET hub at Cambridge North (December)
- ✓ e-bikes from Longstanton P&R
- ✓ Car share club
- ✓ e-scooter pilot
- ✓ Enterprise Car Club

Individual travel planning

Safety

Members & visitors feel safe & secure at all times

- On site security – Abbey
- New CCTV system
- Emergency alert system via Abbey Security/FM SIG
- Better signage and way-finding
- Road enhancements
- Dedicated cycle lanes
- Better lighting particularly centre park area

A pleasant environment

Members & visitors enjoy the Park's outdoor spaces

- Diversity of outdoor spaces for relaxation, meetings and activities
- LDA developed landscape master plan
- Perkins +Will currently developing Park-wide master plan



Illustrative Landscape Masterplan

On site services

Members can reclaim their free time & spend quality time with family & friends; have time to follow their pursuits

On site services



- Mortgage advice
- Financial planning
- New housing developments

On site amenities

Food & drink

- Trinity Centre
- Lakeside Café at the Bradfield Centre
- Café at BioInnovation Centre (Chinese)
- Sandwich vans
- FoodPark

- Nursery
- Postbox
- Osteopath
- Beauty salon
- Hair dresser

Personal development

Opportunity to improve personal skills in their lunch breaks
More fulfilled in their work and therefore more productive

Free Lunchtime Sessions

- The Mind Architect
- Self-compassion workshop
- Drama based communications workshop
- Problem solving with Lego



Health & wellbeing

Everyone enjoys optimum health & vitality

- Free NHS health checks
- Health MOTs
- Glow fitness class
- Posture
- Smoking cessation
- Table tennis
- Netwalking
- Ladies running club
- Better gym & swimming pool
- Listening Ear



Social - more than just a workplace

Members make friends, learn new skills and have fun

Social events:

Gin tasting, Quiz, Floristry, Cookery, Gliding,
Crime scene investigation, CSP's Got Talent
Future of Travel, Christmas crafts & fair, book club
Wild life walks, Hidden Secrets of Cambridge

Summer fun day – friends & family welcome



Well-informed

Members know what's happening on the Park
Everyone feels they are kept informed

- ParkLife – weekly newsletter to all tenant companies
- Website & social media



Inclusive

Members are consulted on new developments

Feel their views have been taken into account

- Regular briefings with member companies e.g. pop-up displays at companies
- On-line polls via ParkLife
- Social committee

Diverse



The eco-system is diverse in terms of nationality, age, gender, religion
Everyone feels welcome and included

- Parks at One monthly meetings for Christians
- LGBT network
- Prayer room
- Athena Swan

Cost-effective

Members can save money/are better off financially

Offer a range of discounts e.g. travel, shops, restaurants, local services

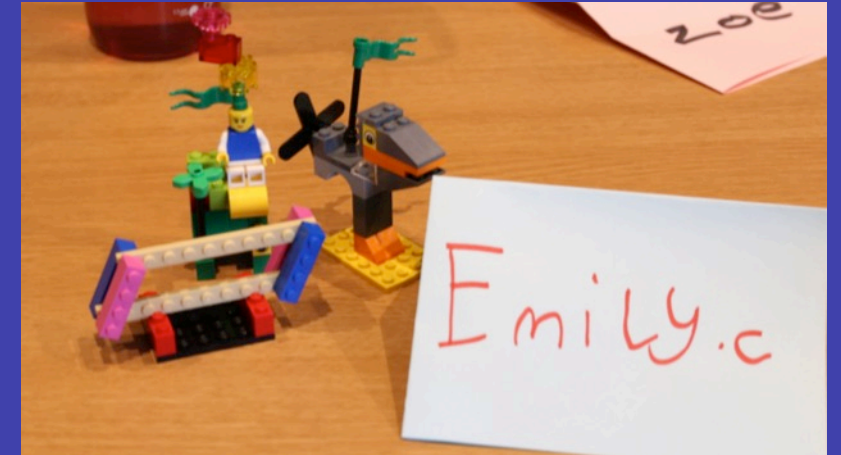
e.g. 10% off season rail tickets

Self-worth

Opportunities to give something back to society
Members have a greater sense of self-worth

- CSR programme e.g. Grove Primary School
- Lego
- Maths
- Coding clubs
- Motivational speakers
- Engineering Department

...Mentoring platform



Santa Run in aid of EACH

Innovative

Park is the first place to trial and adopt innovation

Members can take part in trials; be the first to experience innovation

- DisplayLink VR event
- Carrie delivery system
- Clinical studies

Sustainability

Park cares for the environment

Members are proud of the Park's green credentials

- Hilson Moran –a Park-wide energy strategy
- Members of Cambridge Cleantech
- Property-tech event
- Facilities Management SIG



Comms Platform

Community app

All members can set up/join special interest groups e.g. sport, cookery, knitting – anything they want!

Location based groups (promote car sharing)

Business Support

Special Interest Groups

Facilities

Human Resources

Executive/Personal Assistants

Marketing

Life sciences

Post-docs

Finance

IT

The Smart Science Park

How can we make the Park as smart as the people and companies based here?

Energy



Benches/ driverless cars



Challenges

Congestion

Quality/iconic (?) buildings ...affordable?

Revolutionise construction – processes,
materials, design?

Multi-purpose car parks?

Energy

A final thought



Smart...

Smart and wise!