# Hackney yoga and dance studio faces closure due to soaring lease costs



A yoga and dance studio located in Hackney is facing potential closure due to a significant increase in its lease renewal costs. Tripspace, situated beneath the railway arches on Acton Mews, has been informed by Places for London (PfL), the commercial property arm of Transport for London (TfL), that the price of renewing their lease will rise dramatically, necessitating a six-month deposit of £25,500. The studio's management is now appealing to the local community for financial support through a crowdfunding campaign to help secure the funds needed to "keep their home."

Since 2013, PfL has increased the rental price of the lease by a significant margin, leading to concerns that Tripspace could suffer the same fate as JC Motors, a mechanical workshop that was evicted from the same area after 40 years of operation. This event occurred last November, sparking further anxiety among local business owners about the sustainability of their enterprises amid rising costs.

Giuliana Majo, Director of Tripspace, expressed her concern regarding the financial demands placed on the business, stating that the annual rent increases "are far outpacing" the disposable income of the local community, forcing the studio to adopt strategies that are "of unsustainable personal cost." Majo noted that, despite these pressures, Tripspace has remained dedicated to offering health and well-being services, particularly targeting low-income individuals and the elderly. To maintain their services, the staff have had to undertake additional jobs and extend their working hours, often providing services at little or no cost.

Tripspace is one of several small businesses operating in the Hackney railway arches, which also include florists, fishmongers, restaurants, studios, and event spaces. The East End Trades Guild (EETG), representing around 400 small businesses in East London, has strongly criticised TfL's approach, describing it as "blanket market-driven" and detrimental to the survival of small enterprises that contribute significantly to the local economy. The EETG is particularly puzzled by the dramatic increase in lease costs, especially when compared with nearby businesses such as Signature Brew E8, which did not experience a similar hike in deposit requirements.

Krissie Nicolson, EETG director, stated that the Guild has long advocated for the adoption of social value leases, a model similar to those employed by other public landlords, such as Islington Council, to support small businesses. Such an approach could help sustain businesses like Tripspace and JC Motors, providing the resources necessary to contribute positively to the community. Nicolson accused TfL of intentionally diminishing the viability of businesses that do not meet perceived profitability standards, despite these establishments enhancing the area's overall appeal and community fabric.

In response, a spokesperson for PfL asserted their commitment to working collaboratively with tenants and recognised the value that businesses like Tripspace bring to the local community, adding that they believe the rents are "fair, market rent." They also indicated that there are no plans to sell any part of the property estate.

In an effort to address these economic challenges, members of the East End Trades Guild are set to host a roundtable meeting with Deputy Mayors of City Hall and Hackney Mayor Caroline Woodley in May. The goal of this gathering is to explore the possibility of establishing a Community Land Trust that would enable local businesses to gain access to the railway arches under community ownership, aligning with a commitment made by Mayor of London Sadiq Khan in 2021.

In previous interactions, including a People’s Question Time event, Tripspace Director Giuliana Majo appealed to Khan regarding the pressing need for solutions to ongoing issues faced by small businesses in the area, to which the Mayor responded affirmatively, saying, "We've got to sort this out."

Labour Councillor Jon Narcross, along with his Haggerston Labour colleagues, has voiced deep concern regarding the ongoing situation, supporting the EETG's campaign. He emphasised that small enterprises like Tripspace and those like JC Motors that have already been displaced are fundamental to the local economy. Narcross stated that the demanding lease terms are driving out established businesses that have historically contributed to the community, leading to the emergence of vacant premises and the loss of jobs, services, and community value.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.hackneycitizen.co.uk/2025/03/21/hackney-yoga-studio-eviction-transport-for-london-quadruples-rent/> - This article discusses Tripspace, a yoga and dance studio in Hackney, facing potential eviction due to a significant lease renewal cost increase imposed by Transport for London.
* <https://www.hackneycitizen.co.uk/2025/03/21/hackney-yoga-studio-eviction-transport-for-london-quadruples-rent/> - It highlights the concerns of other small businesses in the area and the East End Trades Guild's criticism of TfL's 'blanket market-driven' approach.
* <https://homehold.org/lease-extension/hackney/> - This resource provides information on lease extensions in Hackney, which could be relevant to understanding the broader context of lease negotiations in the area.
* <https://hackney.moderngov.co.uk/documents/s86974/Appendix%207%20-%20Proposed%20Fees%20and%20Charges%202024-25.pdf> - This document lists proposed fees and charges by Hackney Council for various services, including housing, which can provide insight into local economic policies.
* <https://www.noahwire.com> - The original source of the article, providing the initial context about Tripspace and the challenges faced by small businesses in Hackney.