

crew

Regeneration Wales
Adfywio Cymru

Meanwhile Use in Wales:

Summary and Guidance

SEPTEMBER 2015

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INTRODUCTION

Meanwhile use is a term used to describe the interim temporary use of vacant property or land until such a time as it can be brought back to more permanent use.

Examples of meanwhile use can include the temporary use of vacant property or land for the purpose of; business incubation, arts and creative industry, events, exhibitions, 'pop-up' shops or market stalls or temporary office space.

Meanwhile uses are increasingly being used to deliver temporary, creative solutions to the issues of failing retail and empty shops on our high streets. Much of the coordinated activity in the UK around Meanwhile Use has been largely focused in London and the South East. Based on research through the regional officers in CREW and consultation on current and future planned activity with various local authorities, community organisations and housing associations this work aims to address some of the gaps in the current information for meanwhile use activity in Wales and to provide a signposting guide for those interested in utilising meanwhile use for social and economic benefits in their locality. This paper provides the context and background to the concept of Meanwhile Use in Wales and offers a summary of the potential benefits and challenges to localities, occupiers and landlords in developing spaces for temporary use. The findings of the CREW survey on Meanwhile Use in Wales are also included, carried out at the Wales Regeneration Summit Fringe event in Swansea in October 2014. The results of the survey, along with a detailed scoping exercise of Meanwhile Use in the UK, have helped to guide the content of this document and have fed into the recommendations for future action.

The case studies included in this paper have drawn on unique projects in Wales and beyond to demonstrate the diversity and impact that this type of delivery can provide as well as drawing on lessons from on the ground practice.

Further reading, resources and guidance can be found at the end of this paper.

This document is for the purpose of guidance only, CREW cannot offer technical, legal or planning advice in regard to Meanwhile Use activities. Each area and project, occupier and landlord will have a different set of circumstances and factors to consider. As such, it is highly recommended that you seek advice specific to your project.



DEFINITION AND TERMS:

'Meanwhile Use': This refers to the temporary use of vacant buildings or land as a space to develop local projects, until such a time that the land or building can be brought back into full commercial use. It makes practical use of the 'pauses' in property processes, giving the space over to uses that can contribute to quality of life and better places whilst the search for a commercial use is ongoing. The "locally driven renovation, revamping and revivification of urban areas considered 'wasted', 'dead', or 'empty'" (Zeiger in Deslandes 2013, p.217).

The term is interchangeable with other terms such as: 'Meanwhile space', 'Temporary Space' Temporary Urbanism' and 'Pop-up's', DIY urbanism, hacktivism and tactical urbanism.

Temporary uses are not defined by their nature of use, whether rent is paid, whether use is informal/formal, the scale or longevity, but the intention of the user, developer or planner, that the use should only be there temporarily (Bishop and Williams 2012). Uses can only be accurately defined in hindsight; "a use is not temporary until it has proved to be so by disappearing, and by the time an interesting phenomenon reaches our attention it may well no longer be there to be studied" (Bishop and Williams 2012, p.5). It is this time-limited exclusivity that permits many projects to grow that would be inconceivable if considered for the long-term (Bishop and Williams 2012 in Temel and Haydn 2006). However, increasingly meanwhile uses are becoming a habitude of use, and become permanent fixtures (Tonkiss 2013).

Pop-up retail is now worth 2.3 billion to the UK economy, up 12.3% on last year (Lobel 2015)

CONTEXT & BACKGROUND

The past decade has seen a fairly relentless decline in the vibrancy of the economic base of UK town centres with a corresponding shrinking demand for retail space, resulting in decreased footfall, an increased influx of 'low value' commerce and most significantly, substantial numbers of empty units.

Other factors contributing to their decline include longer-term trends such as an increase in internet shopping, out of town retail competition and local factors where rural, coastal and post-industrial areas have their own specific set of challenges, where reduction in disposable income and lower consumption levels has had a more significant impact than in larger, more affluent settlements.

The temporary use of increasing numbers of vacant retail premises has risen in line with an understandable concern for our changing town centres. Driven by a perfect storm of factors- tough economic times, the emergence of a new creative culture, and the preponderance of stalled development- DIY urbanism is a pre-eminent feature of a post-scarcity urban economy (Bishop 2012, Greco 2012, Sterling 2000 in Deslandes 2013). This has been spurred by high profile campaigns such as the Portas Review and more recently, the Grimsey Review – [See Appendix 1](#).

Thus, the temporary use of an increasing number of empty shop units within a town centre / high street can be seen to have an aesthetic and even viable impact, contributing (albeit temporarily) positively to a town's regeneration and vitality. However, Meanwhile Use should not be seen in isolation, but as part of a holistic toolkit used to tackle our town centre issues. No high street can be seen as separate to the wider influences which are affecting our society and economy and our response must reflect this wider context.

It is in this climate/ context that this summary and guidance is prepared.

15%

Vacancy rate in Wales
(Local Data Company, Sept 2015)

Largely heralded as originating in the US in the early 2000's, the 'Pop up' shop concept has gained a degree of traction in the recent recession. From their inception, as part of a marketing strategy of the US based company 'Vacant', these 'pop-up' initiatives have spread rapidly to include a diverse array of temporary uses of empty spaces across the world. From small retail spaces to warehouses and large-scale industrial or office buildings, meanwhile spaces are now often associated with the concept of multi-use, community 'hubs' of activity. The practice has taken off most notably within the UK with community and third sector organisations, often with a strong association to the arts.

The case studies within this guide demonstrate the diversity of applications from England, Wales and further afield, it is important to note the potential barriers to meanwhile use activities as well as the advantages. The phenomenon should be seen not as a remedy for town centre decline but as a potential tool to be used alongside other local interventions to promote local economic development. Meanwhile uses could serve as an instrument to encourage more realistic, pragmatic and incremental approach to urban regeneration.

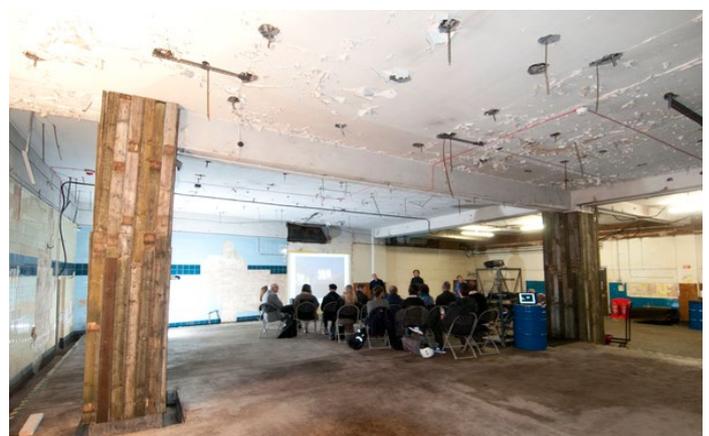
Meanwhile uses are normally short term, where occupation is agreed for a number of weeks or months, although some can be over a number of years. The Coventry Canal Basin Warehouse is one of the most long-term examples and has been used as a meanwhile space since 1980, offering workspace for creative business start-ups. Meanwhile use can cover any activity which is temporarily occupying a vacant or unused space.

Some examples would include:

- Pop up shops
- Business Incubation Projects
- Arts & events
- Pop up markets
- Temporary use of land for food growing / community activity

KEY POINTS

- Meanwhile Use has been growing in popularity since the early 2000's as a response to growing town centre decline.
- Meanwhile Use should not be seen as a remedy in itself but as part of the 'toolkit' for promoting local economic development.
- Many meanwhile use projects are usually short term but some can be delivered over many years.
- Meanwhile Uses are strongly, although not exclusively, associated with the third sector and the arts.
- Meanwhile Uses are diverse in application and can be applied unused property or (less commonly) land sites.



ADVANTAGES OF MEANWHILE USE

Temporary use of empty spaces can provide the opportunity for early wins by quickly bringing life and activity to an area before permanent development begins. The value of temporary uses has been recognised across the property and regeneration industry, not least as a stop-gap for longer-term regeneration and development proposals.

Due to the diverse opportunities provided for by Meanwhile uses, there is often an element of local social benefit, in addition to the economic activity of the business, adding value to local democracy through the use of town or village halls, shops, pubs or markets. Meanwhile use, even in its simplest form, can provide added vibrancy to an area if it is done well and fills vacant premises which might otherwise be an eyesore in prominent locations. It can often be a catalyst for physical renewal. In some cases, it can bring or renew visitor interest and increased footfall (see [NSW, Australia case study](#)). Using meanwhile spaces as a test case for business start-ups can lead to increased enterprise and economic development, many are utilised for ‘business incubation’ purposes or test marketing and pilots which, if successful, can lead to business growth and expansion. (see [Holyhead Empty Shops Initiative case study](#)).

By adopting a pragmatic and collaborative approach, landlords, occupiers and authorities can successfully come together to realise the full potential ‘meanwhile use’ interventions. However, the concept is reliant upon the willingness and mutual support of both the landlord and the user.

POTENTIAL BENEFITS OF MEANWHILE USE INCLUDE:

- Local democracy/empower communities
- Added Vibrancy
- Physical renewal
- Fills vacant eyesore premises/avoid gaps in activity
- Visitor interest
- Dynamic presence
- Test marketing and pilots
- Stimulate development
- Encourage others to engage; areas can become a nuclei for new social/cultural institutions
- Place marketing
- Buys time while planning for the long-term
- Encourages partnership working
- Influence local government/revise planning practices
- Stimulates less prescriptive changes and more socially aware habits



BENEFITS TO PROPERTY OWNERS OR LEASEHOLDERS

Property or land owners usually incur costs from vacant or unused space, whether it’s business rates, insurance, maintenance or security costs or the loss of income from untenanted sites. One of the key benefits of meanwhile use for owners and leaseholders is that it reduces these costs, normally at very low risk and in a minimal time frame.

Typical owner / leaseholder benefits include the security of active occupation of premises and reduce the risks of vandalism, squatting and disrepair that long-term unused sites have to bear. As with traditional tenancies, insurance, bills and other running costs are usually fronted by the meanwhile use occupier along with business rate responsibilities (many Meanwhile uses are eligible for business rate relief). In a report produced for the Meanwhile Foundation by TownCentred, case studies showed that a landlord of a city centre property in Cambridge saved £18,000 of business rates over 6 months and a landlord in Hastings saved £4,500 over 6 months. (<http://goo.gl/W7HfsJ>)

Meanwhile use also increases the prospect of the property being brought back into more permanent use, offering prospective tenants an opportunity to view the potential and increasing awareness of the area, property or site which is being used. This is particularly significant for retail spaces.

The specifically designed ‘Meanwhile Lease’ addresses potential concerns from property owners or leaseholders about ensuring maintenance or repair costs and significantly, how to ensure full possession if and when commercial use becomes viable again. There is increasing recognition across the sectors in the UK of Meanwhile use as a viable and beneficial tool for both owner and occupier needs. However, successful projects are often in areas where there is structured recognition from a top-down agency as well as bottom up support.

“The ability to point to ‘meanwhile’ as a recognised term was comforting for the developer, it reassured them that it was a recognised feature of regeneration and a solution being explored by others”

Gideon Seymour, Fabric, Bradford

In some areas, the risk for property owners is removed virtually altogether where local authorities (or other established organisations) step in as intermediaries and take on the leases (and subsequent risk) themselves to sub-let to community groups. For examples of this sort of activity by local authorities, please see our ‘[Further Reading & Resources](#)’ page.

KEY BENEFITS TO PROPERTY OWNERS OR LEASEHOLDERS

- Security of active occupation
- Cost reduction
- Increased prospect of long term use
- Building restoration

BENEFITS TO COMMUNITY GROUPS AND OCCUPIERS

The main occupiers of temporary spaces tend to be community groups, charities and social enterprises. The arts sector is especially predisposed to meanwhile activity. Commercial sector occupation is increasing although at present it represents only a small proportion. The key advantages for these groups with limited resources, is that meanwhile use offers low cost and low commitment space. This can help to promote their aims and provide an ideal space for community activity and engagement in a prominent setting which may otherwise be inaccessible to them. The occupation of highly visible areas in the high street can be extremely valuable for the group's profile and for raising awareness of their cause. Spaces hosting arts activities and events have a huge potential to reinvigorate a declining street or neighbourhood.

A short term space can also provide the chance for a group to try out something new and pilot a service or an activity with relatively low costs and commitment, enabling an informal demand assessment to inform a subsequent case for the activity becoming permanent. (<http://goo.gl/sjum7o>).

KEY BENEFITS TO COMMUNITY GROUPS AND OCCUPIERS

- Low cost
- Low commitment
- High profile space
- Space for innovation and growth

BARRIERS AND CHALLENGES TO MEANWHILE USE:

Meanwhile use should not be seen as a 'free' occupation. Whilst property owner costs are usually minimal, establishing new leases, building insurance and maintenance should be factored. Although overall costs are generally much lower than traditional commercial arrangements, potential occupiers should be aware of their costs, including their own liability insurance (regardless of activity), utility bills and any licensing still apply.

Landlord engagement can be a challenge, particularly if the owner is not aware of the meanwhile use concept or support arrangements. Lessons from England have shown that public sector owned premises can be the most challenging although the most successful adoption of meanwhile use schemes have been where local authorities have adopted the concept as a positive part of their local asset management.

Unlike in parts of England, there are few dedicated 'matchmaking' services for potential owners active in the Wales region, meaning that potential occupiers establishing initial connections with property owners quite difficult. Local authorities, Chambers of Trade or Town Centre partnerships could be approached as potential routes to engagement although building a relationship with the stakeholders, particularly if they are not already 'sold' on the concept can be time intensive.

KEY BARRIERS & CHALLENGES TO MEANWHILE USE

- Costs & Risks
- Legal Issues
- Landlord Engagement
- Aspiration of the local authority
- Planning processes in respect to change of use
- Changes in legislation
- Lack of creative communities
- Association with negatives of gentrification



UK POLICY

Meanwhile Use activity in England includes a number of positive and diverse interventions which have been successfully led by local authorities and established organisations. At present however, many of the well-established projects are centred around London and districts of the South East and have yet to extend to the poorer economic regions of the North of England and Scotland. The increase in co-ordinated activity can be largely contributed to the UK government recognition of the concept and the active development of leases and guidance since 2009 when the term was given mention in the 'Planning for Town Centre's' document produced by Department for Communities and Local Government. A subsequent call for greater guidance leading on from that report led to consultation and a call for the development of specific leases to be made available for property owners to assist with meanwhile provision. The UK government have since responded in facilitating Meanwhile use by recognising the value to Town Centres and retail zones in subsequent reports and more recently with the creation of specific 'meanwhile leases' for landlords. (See '[Further Reading & Resources](#)')

This has been facilitated further in England by two recent major acts in the UK Government; The Localism Act 2011 and the Social Value Act 2013. The former aimed to encourage greater devolvement of decision making powers to local communities and town councils whilst the latter requires public authorities to have regard to economic, social and environmental well-being in connection with public services contracts; and for connected purposes.

In addition to this, the UK has temporarily relaxed the ability to change between property uses through a revision of the 1987 Use Classes Order in response to an increase in empty property and various campaigns which have highlighted the issue of town centre decline.

Our consultation showed that meanwhile use activity in Wales is growing in interest although current activity is at a slower pace and less co-ordinated and established than areas of England. Meanwhile Use activity tends to be highly localised with few rural examples. The Welsh Government currently has no specific guidance on the subject, which may account for the slower pace of activity, although this has not deterred an increasing number of pilots in certain regions, most notably in Swansea, Newport and Merthyr. However, these remain few in number and relatively isolated examples. Despite some interest by local authority staff, of these, very few are local authority led.

MEANWHILE IN SCOTLAND;

Whilst the Scottish government has recognised the value of meanwhile use of vacant shops in various recent town centre reports, take up has been similarly isolated to that of Wales. However, meanwhile land use in Scotland, particularly for the purpose of community food growing, has taken off quite significantly in recent years. This activity has largely been supported by the Federation of City Farms and Community Gardens (FCFCG) in Scotland (www.farmgarden.org.uk).

FUTURE POLICY IN WALES AT A GLANCE:

Although Meanwhile Use is not explicitly mentioned in any current consultations in Wales, it is worth noting imminent legislation and policy changes that may impact on potential projects.

THE PLANNING (WALES) ACT 2015:

www.legislation.gov.uk/anaw/2015/4/contents/enacted

BUSINESS RATES CHANGES

In 2014, the Welsh Government agreed full devolution of business rates. New information on Business Rates Relief and new developments can be found here: <http://goo.gl/4FH5YL>. Special rates and funding may be applicable to new startups or social enterprise. See Further Resources for more information and links to the Wales retail Relief Scheme.

FUTURE CHANGES TO TAN 4 & PLANNING POLICY (EXPECTED):

Preparatory research undertaken April 2014:

<http://goo.gl/mg4Hre>

October 2014 statement: <http://goo.gl/63coav>



CREW SURVEY ON MEANWHILE USE IN WALES

As part of the fringe events to the regeneration Summit held in Swansea in October 2014, CREW developed a survey on Meanwhile Use in Wales to gauge the level of interest, support and current activity. The Fringe event utilised meanwhile spaces in Swansea High Street for the event and prompted interest from delegates in the creative temporary use of empty spaces in visually high impact areas.

The majority of respondents were based in the South Wales area and represented a variety of sectors, including local authorities, social enterprise and the commercial private sector. Knowledge of the concept of meanwhile use was spread roughly equal across respondents but only 25% had been involved to any extent in Meanwhile Use delivery. Examples of Meanwhile Use in Wales which were cited by respondents were isolated projects in Newport, Merthyr and Swansea although more renowned projects in Bristol and Australia were mentioned a number of times. (This may be as a result of the case study and evidence paper on Meanwhile Use carried out by CREW in 2012 which looked at both of these areas in detail: <http://goo.gl/bi4G1K>).

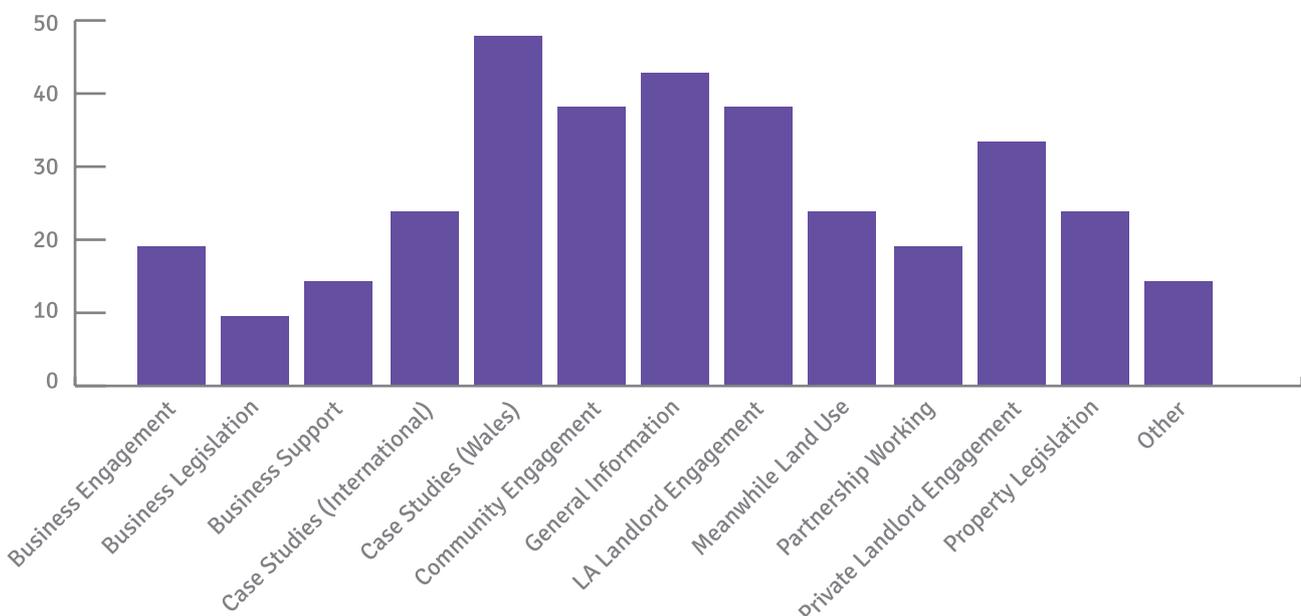
Only 30% of respondents could suggest organisations which could offer advice and support for Meanwhile Use, although there were no suggestions of organisations in Wales and respondents currently receiving advice were looking to certain individuals, UK or even Australian examples.

However, 50% of respondents said that they were interested in developing Meanwhile Use in their area with another 48% as 'unsure'. Of those respondents who were considering MU projects, almost 80% of these projects would aim to utilise unused property (rather than unused land sites). A third of those indicated that they had business activity in mind, whilst a further 30% were interested in arts and events. Only 5% indicated an interest in more 'general' community activity.

The survey asked what specific advice would be the most useful in terms of developing Meanwhile Use in their area, the results are below.

50% of respondents said that they were interested in developing Meanwhile Use in their area

MOST USEFUL AREAS OF ADVICE ON MEANWHILE USE ACTIVITY

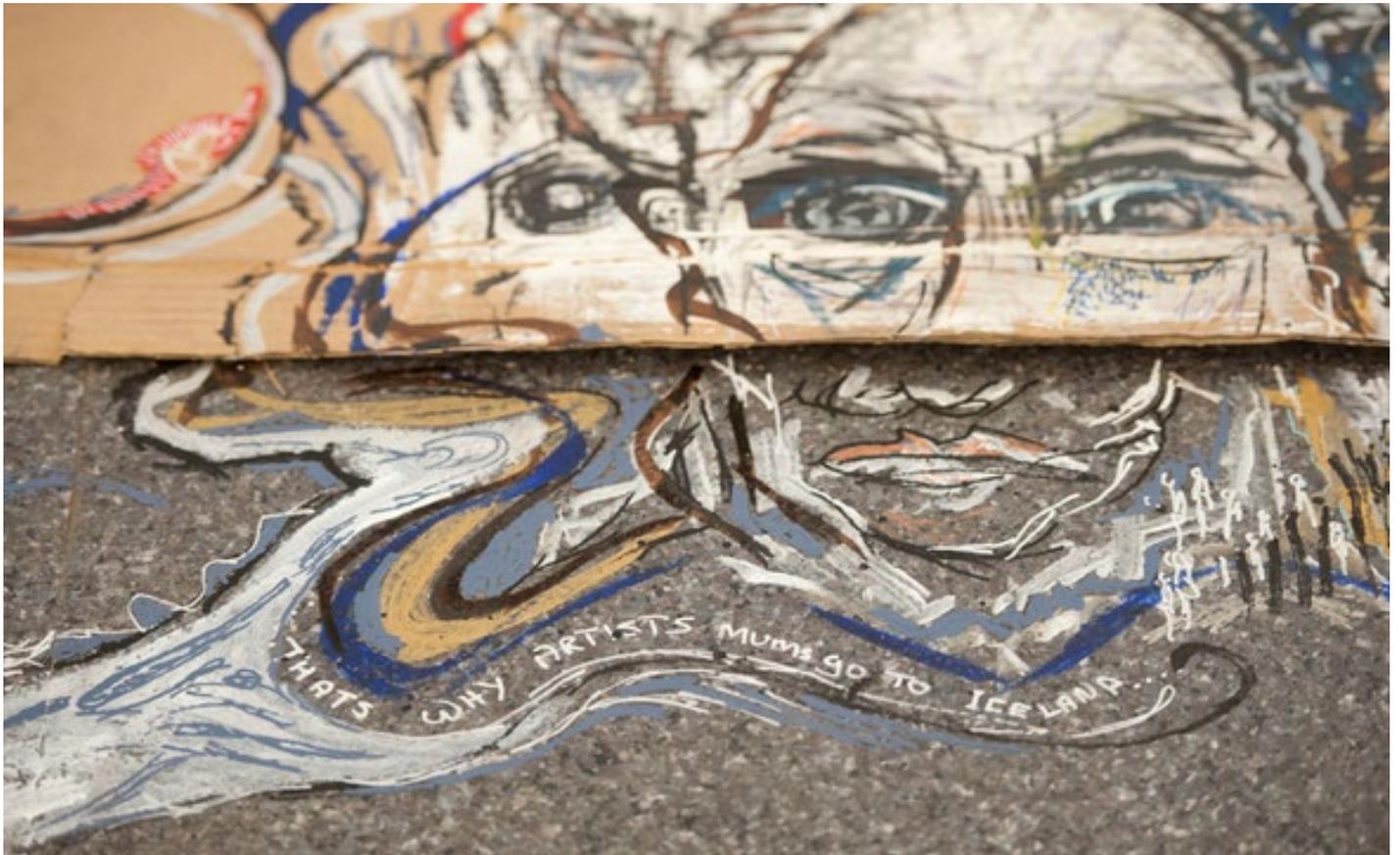


Although these results are only indicative, they can provide a useful indication of where the gaps in support lie and what provision of support is needed in order to foster greater meanwhile use activity. Examples of best practice in Wales would help to gather momentum and a collective bank of knowledge amongst the relevant sectors. Most crucially for Meanwhile Use to be effective, these results indicate the need for greater engagement with local authority and private landlords and the development of shared understanding of the potential benefits across the sectors. This alone can be one of the biggest barriers to effective Meanwhile Use activity and may indicate a greater issue behind the relatively slow pace in Wales. Effective engagement of the commercial business and property sector willing to engage with Meanwhile Use projects and offer technical advice would be highly beneficial to third sector projects, whilst actual business support appears less of a need.



KEY CREW SURVEY FINDINGS:

- The survey indicated a high level of interest in the area of Meanwhile Use from a diverse range of sectors including Housing associations, local authorities, community and art groups and the private sector.
- Survey results indicated a gap in knowledge of local organisations that could advise and support on Meanwhile Use. None were able to suggest any organisations active in Wales.
- Despite a growth in interest, meanwhile Use activity remains isolated in Wales and many best practice examples which were cited are outside of the UK.
- Of those who are thinking of developing Meanwhile Use projects in their area, many indicated that the project would be for the purpose of business incubation rather than for 'general community' activities
- The majority of those who had a project in mind were actively looking at unused properties rather than land sites.
- Almost all respondents indicated that they required more advice, guidance and support on the subject, particularly on the subject of leases, general guidance and best practice examples.
- Local authority and private landlord engagement is a crucial development as the results may indicate this as a current barrier to activity



CONCLUSION & RECOMMENDATIONS

Meanwhile Use activity in the UK has been increasing in popularity, coinciding with recession led decline and growing concern for declining town centres. As a result of a number of high profile campaigns and growing international recognition of the concept, the UK government has been proactive in developing guidance and legislation to facilitate temporary use of empty spaces.

Dedicated organisations now exist to promote meanwhile activity, with a growing range of tools and advice available to support those engaged in it, together with standard 'Meanwhile Lease' templates for establishing new arrangements. Much of the meanwhile use activity in the UK has been led by the voluntary and arts sector, and supported by the public and private sector. Interest in meanwhile use appears to be gathering momentum, as does the number of projects getting off the ground and although many of the well-established examples are in the London region there are many more examples from further afield.

Whilst Meanwhile Use is not a solution to town centre decline, it can be seen as an important and diverse intervention in localities faced with empty spaces and decreased footfall which, when successful, can produce multiple social and economic benefits and bring an added value and vibrancy to local development plans. Vacant spaces can be used at low cost for limited periods, providing that users are, sometimes, willing to put up with poor conditions; the growing success of artistic and creative interventions is highlighting the importance of experimentation (Haydn and Temel 2006; Schwarz and Rugare 2009).

However, it is important to bear in mind that any meanwhile use activity relies on the willingness and cooperation of all parties and is, by its very nature, a cross-sector intervention where good relationships and a shared understanding of the challenges and benefits is a crucial element to success.

Meanwhile Use activity in Wales has been slower than in England. Despite this, interest in the concept is growing in Wales and there are some successful examples of temporary use of space on major high streets although these are predominantly led by the third sector and the arts. It is worth noting that the most successful (and sustainable) examples in the UK (and beyond) are ones where local authorities have incorporated Meanwhile Use into the Local Asset Management Plans and have been proactive in working with potential occupiers and willing to share some of the risk elements. These projects have transpired as a direct result of top down recognition from the UK government and in addition, given strength to discussions with private sector landlords.

The recent growth of Business Improvement Districts (BIDs) in Wales should also present an opportunity to address some of these challenges within our town centres and start to encourage more and enable Meanwhile Use initiatives within town centre locations. Empty units along a high street discourage shoppers, visitors and potential investors. Meanwhile Uses tend to be lively, colourful and locally relevant.

The recent designation of Local Growth Zones (Powys, Teifi Valley) in Wales can mean measures such as rate relief, a simplified planning environment, support for apprenticeships, priority for next generation broadband and a focus for European structural funds. Meanwhile Use initiatives should once again be seen to be complimentary and actively encouraged as part of the mix, especially where empty units are available.

In all cases Meanwhile Uses should be considered as part of a total plan for town centres alongside BIDs, and Local Growth Zones.

If Meanwhile Use in Wales is to be fostered as part of a wider plan for our town centres, greater support and collaboration across the sectors is required, this can be largely facilitated by recognition of the Meanwhile Use concept from both a national and regional level.

SUGGESTED STEPS TO PROMOTE FUTURE MEANWHILE USE ACTIVITY IN WALES:

Welsh Government to consider adopting general guidance which is currently used by the UK Department for Communities and Local Government

To develop and fund a central programme of support for meanwhile uses that recognises the potential to revitalise the high street and promote business start-ups that could address some of the gaps indicated in this paper.

Support Local Authorities in facilitating Meanwhile Use with third sector organisations, particularly in areas of high vacancy rates, as part of their Local Asset Mapping and Local Economic Development Plans.

Establish local 'Meanwhile Use Champions' who would be the contact for potential occupiers and would support matching premises with proposed activity.

Identify best practice case studies in Wales by continuing to monitor activity and develop further guidance and support.

Organise events and/or seminars to share knowledge and raise the profile of meanwhile use.



FURTHER READING, REFERENCES AND RESOURCES:

GENERAL READING & INFORMATION:

'Meanwhile Use -Benefits to Landlords' Meanwhile Space. 2014 <http://goo.gl/jFI2gP>

'The Intermediary Landlord Handbook'. Meanwhile Space. 2014 <http://goo.gl/jFI2gP>

'The Benefits to Local Authorities on the Cost-Benefits of Meanwhile Uses'. 3Space. (2013): <http://goo.gl/NO9ips>

'The Hidden Economy: A Critical Review of Meanwhile Use'. Sue Ball & Ruth Essex. (IXIA)(2013) <http://goo.gl/cWkQQ4>

'Benefits to Stakeholders & The Future of Meanwhile Use'. Development Trusts Association (SQW Consulting). (2010) <http://goo.gl/kHeSM2>

Bishop, P., and Williams, L. (2012) The Temporary City. Routledge; Oxon.

Deslandes, A. (2013) Exemplary Amateurism: Thoughts on DIY Urbanism. Cultural Studies Review. Vol.19(1) pp.216-227.

Greco, J. (2012) From Pop-Up to Permanent. Planning. American Planning Association. November.

Schwarz, T., and Rugare, S. (eds) (2009) Pop Up City. Cleveland Urban Design Collaborative: Cleveland.

Temel, R. and Haydn, F. (2006) Temporary Urban Spaces. Birkhauser: Basel.

Tonkiss, F. (2013) Austerity Urbanism and the Makeshift City. City: Analysis of Urban Trends, Culture, Theory, Policy, Action. Vol.17(3) pp.312-324.

Vacancy Report. H1 2015 Summary. The Local Data Company. September 2015

LEASES AND LICENCES (UK):

The UK DCLG template 'Meanwhile Lease' and guidance: <http://goo.gl/TMsAhC>

A short legal summary of the Meanwhile Lease (for both parties) can be found here: <http://goo.gl/uV7V5H>

Potential occupiers must remember that all public liability and licences for their activity apply as normal. To see what licences or permissions are required for your activity, please see the government guidance here: <http://goo.gl/NW7cmq>

For information on new business rates relief in wales, please see: <http://business.wales.gov.uk/running-business/tax-corporation-tax-allowances-business-rates-vat/business-rates-relief-in-wales>

Wales Retail Relief Scheme Guidance and information: <http://wales.gov.uk/topics/localgovernment/finandfunding/businessrates/publications/wales-retail-relief/?lang=en>

Meanwhile Use Organisations (UK):

There are three main organisations working for Meanwhile Uses in the UK, all based in the London area. This is not an exhaustive list as there are many more areas working in different regions in the UK, they represent the type of 'meanwhile use' organisations that are rapidly growing in number.

Locality / Meanwhile Space: Locality is a network of community-led organisations that have set up a CIC subsidiary concentrating solely on Meanwhile Use. The majority of advice and guidance mentioned across the UK leads directly to this organisation; 'Meanwhile Space'. It is well established and has a wealth of resources for occupiers, landlords and local authorities on their website and plenty of case study examples. Although all leases and guidance are the same as those found on the UK DCLG website. There is no separate advice for Wales.

Website: www.meanwhilespace.com
Contact: info@meanwhilespace.com
Twitter: [@meanwhile_space](https://twitter.com/meanwhile_space)

3Space: 3Space is a charity which works in partnership with landlords and leaseholders to offer organisations that benefit the community temporary free of charge access to otherwise empty properties. The charity is Essex based but operates across the UK, their charitable status means that they can offer 80% business rate relief. Although resources on their website are scarce, they do have a UK map of empty properties, although none currently marked in Wales, there are locations marked in the North of England and Scotland

Website: www.3space.org
Contact: info@3space.org
Twitter: [@3spaceorg](https://twitter.com/3spaceorg)

Meanwhile Foundation: A newly established national charity to come out of a partnership between Brent and Locality, offering a similar 'matchmaking' service to Meanwhile Space with added support for business and training, with the same favourable rate relief due to their charitable status. A number of London -based projects on their website.

Website: www.meanwhile.org.uk
Contact: info@meanwhile.org.uk
Twitter: [@The_Meanwhile](https://twitter.com/The_Meanwhile)

CASE STUDIES (UK):

Bristol, UK: Details are contained in this CREW Case Study from 2012 on Capacity Bristol and other projects in the city. <http://goo.gl/bi4G1K>

Swansea, Wales: To see the Regeneration Fringe Summary report of their Meanwhile Use event in Swansea High Street please see: <http://goo.gl/wbHCf0>

Coastal Housing, Swansea: Creative Cluster, see: www.urbanvillageswansea.com/index.php/creative-cluster.

LookUp, Bridgend: Local movement to make more of the buildings in Bridgend, see: <https://lookupbridgend.wordpress.com>.

Dismaland, Weston Super-Mare: In the news recently, Banksy's latest exhibition, see: www.theguardian.com/artanddesign/gallery/2015/aug/20/banksy-dismaland-a-theme-park-unsuitable-for-children-in-pictures.

Bristol Urban Beach: Mean, M., and Johar, I., and Gale, T. (2008) The Bristol Beach: An Experiment in Placemaking. DEMOS: January 2008.

Bristol Enterprise Zone: Bristol Temple Quarter Enterprise Zone. (2014) Temporary Uses [online]. Available from: www.bristoltemplequarter.com/temporary-uses. [1st Accessed 1/8/2014].

Bristol: Andersen, L. (2011) Bristol: Using Empty Space on a Grand Scale [online]. Available from: <http://emptyspaces.culturemap.org.au/book/export/html/2401>. [1st Accessed: 5/9/2014].

Local Authority Collaborations (UK): Certain local authorities have established their own CIC's or consultancy services to match empty properties with potential users. Croydon and Brent are amongst the most active although it is worth noting that these two are supported by the organisations above in a respectively. These agencies have an established database of users and properties with agreements and leases in place and act as facilitators by providing a meanwhile use 'matchmaking' type service. Whilst activity is centred on the borough area, they provide good examples of how local authority landlords can successfully promote Meanwhile Use in partnership with a facilitatory third sector organisation. Below you will find two London-based examples.

Croydon: Croydon provides a wealth of information on their website for potential occupiers, including business and funding support, cost and risk guidance. <http://goo.gl/bVNd3Y>

Richmond: Richmond Council provides a good guide for 'Finding and using an empty shop' in their borough along with relevant council contacts and an online empty unit search. <http://goo.gl/JGjtuw>

CASE STUDIES (INTERNATIONAL):

New South Wales, Australia - New South Wales, Australia has become recognised as supporting some of the most developed 'temporary use' practice with a reputation for innovation and excellence. See the 2012 Case study by CREW Regeneration Wales for details of the projects across the NSW region. <http://goo.gl/bi4G1K> and the RenewAustralia website: www.renewaustralia.org

Portland, USA - The City of Portland's Regeneration district (Central Eastside) has established a 'No Vacancy Project' guide which is a good example of a large scale initiative: <http://goo.gl/S26Qi0>

MEANWHILE LAND USE

Interest in Meanwhile Land Use for community growing is increasing, although there are few established examples in Wales and England, there are a growing number in Scotland.

FCFCG offer specific advice on Meanwhile Land Use: <http://goo.gl/AcA9vD>

Contact CLAS for further support in your area: <http://goo.gl/qKAUW7>

SPECIFIC SECTOR GUIDANCE:

A Guide on utilising vacant historic buildings by English Heritage: <http://goo.gl/K15hdE>

Guidance for users on developing a meanwhile use arts space by the organisation of 'Artists and Makers': <http://goo.gl/iKRJ1H>

APPENDIX 1

PORTAS VS GRIMSEY? AT A GLANCE

Mary Portas, celebrity retail expert, published her high street review in 2011 which included 28 recommendations. Her review helped to bring the issue of town centre decline into the public realm and resulted in a number of 'Portas' Pilots.

Bill Grimsey, ex-Iceland and FOCUS DIY Boss, responded critically to the Portas Review with his own report in 2013. Containing 31 recommendations, the Grimsey review expanded on the themes contained in the Portas review with a more holistic vision for the future high street. Whilst the themes in the reports are largely similar, the approach is quite different. Most notably is the differing emphasis on retail with Grimsey advocating a much broader 'community hub' approach and Portas claiming a 'retail renaissance'. Both advocate the introduction of free parking into town centres whilst Portas goes further to introduce a 'parking league table'. Town Centre management under Portas consist of 'Town Teams' and advocates the development of BIDs and 'Super-BIDS' whilst Grimsey demands more rigorous 'Town Centre Commissions' put into place to develop a 20 year vision of the High Street. Portas calls for a more flexible business rates system which can be more responsive to economic change whilst Grimsey calls for immediate reform to realign property values rated by annualised CPI rather than 1 month snapshots. Grimsey pushes for the idea of 'wired/ networked' towns, emphasising the power of technology that could benefit retailers.

The 'Portas Review: <http://goo.gl/78lcPN>

The Grimsey Review: <http://goo.gl/FwKy1w>

Portas : "Town teams should focus on making high streets accessible, attractive and safe."

Grimsey "The future town will need a whole host of accommodation, it will need to be pedestrianised, it will need things like health centres, entertainment centres, cultural centres, leisure - things that have vibrancy about them. It should all be focused around the local economy, staying in the local community."



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