





Worthwhile in the West Midlands: WMCA Meanwhile Use Framework

We Made That

West Midlands Combined Authority

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00 Executive Summary

Meanwhile use

Meanwhile use is the temporary activation of underused or vacant buildings, land, or spaces. It takes advantage of a window of opportunity, until a longer-term use is found. Meanwhile use:

- Can range in timescale from ‘pop-up’ or events-based programming lasting days or weeks, to long term approaches lasting 10 years or more
- Often has a socially beneficial purpose, with flexibility and lower costs enabling groups like community and creative organisations to take on space they couldn’t otherwise
- Can be commercially beneficial, providing a successful incubator and ‘R&D space’ for businesses in many sectors
- Is a negotiation between landlord and tenant, which ideally achieves a ‘win-win’ outcome for both. In some cases, the meanwhile use can even become the long-term use of the space

The case for meanwhile use in the West Midlands

The scale of high street and industrial vacancy in the West Midlands presents an opportunity for local communities and entrepreneurs to develop social and economic capital with meanwhile uses.

The West Midlands is poised for significant growth and investment via the integrated funding settlement, building on the earlier Deeper Devolution Deal. This is already driving the transformation of many of its town and city centres through major house building initiatives and by fostering skills and enterprise development.

The West Midlands meanwhile use framework

This framework aims to unlock meanwhile spaces across the West Midlands, providing guidance to public, private, and institutional landlords on facilitating temporary use of vacant spaces at both a strategic and operational level. Developed through stakeholder engagement in early 2026, including local authority and operator workshops, interviews, and a collaborative roundtable, the framework synthesises best practice from across the UK and beyond, tailoring it to the region's unique social, economic, and geographic context.

The West Midlands already demonstrates innovation in meanwhile activity, from cultural hubs in Digbeth and the Jewellery Quarter to high street pop-ups and night-time safety initiatives in Wolverhampton, and the field-leading work led by Civic Square in Ladywood on the green transition. This framework provides practical tools and recommendations to scale and replicate these activities, making meanwhile uses more accessible, worthwhile, and easy to implement across the region, guided by principles of responsiveness to local need, circularity, fairness, experimentation, and legacy.

Diagram highlighting the structure of the report

Aim: Unlock the supply of meanwhile use in the West Midlands to support inclusive growth

Guiding Principles

These guiding principles for meanwhile use in the West Midlands should guide thinking by facilitators and landlords of meanwhile uses to making spaces available on a temporary basis in a way which is worthwhile in the long term:

1. Responsive to place and community
2. Fairness and mutual value creation
3. Adaptive re-use and circularity
4. Flexibility, adaptation and experimentation
5. Strategic legacy and long-term thinking

Strategic Impact Themes

Strategic impacts aligned to the WMCA

Growth Plan and Inclusive Growth Framework, and other strategic priorities including the Cultural and Creative Industries Framework, which meanwhile activation can help achieve:

- High streets and town centre activation
- Communities and quality of life
- Skills and enterprise
- Culture, innovation and creative industries
- Regeneration and placemaking
- Environmental sustainability

Tools for Strategic Activation of Meanwhile Use



Image: Exhibition at Eagle Works, Wolverhampton.
Credit: Marcin Sz.

In addition to supplying the guidance within this framework, WMCA is also working on the following allied initiatives:

- **Planning policy:** We will develop further guidance on planning policy tools for meanwhile uses, engaging specifically with local plan-making authorities to understand relevant contexts, and develop tailored options which adopted by local authorities according to need.
- **Licensing:** We will explore further options to develop licensing tools to support meanwhile uses, aligning with the work of Mayor's Night-Time Economy Commission.
- **Social Economy:** WMCA will facilitate the development of strategic partnerships with experienced meanwhile operators to unlock particular kinds of meanwhile activity, for example retail, innovation, film, or night-time. economy to stimulate locally led meanwhile activity.

01 Introduction

Unlocking the West Midlands' Meanwhile Potential

This framework is a strategy document aiming to unlock a supply of meanwhile use opportunities, making them available and worthwhile for both providers and occupiers.

Targeted towards unlocking property held by public, private, and institutional landlords, the framework provides guidance and recommendations to enable meanwhile use at strategic and practical levels. The goal of this is to move the conversation on meanwhile use beyond simply addressing vacancy, to its use as a tactic to achieve economic growth and inclusive place-based renewal.

How this framework was developed

This framework adapts learning from best practice and experimentation in meanwhile use across the UK and beyond to the context of the West Midlands. It has drawn on many good examples of guidance documents, evaluation reports, and other literature – signposted in the Resources section (p. 68) – to highlight successful approaches and case studies.

The framework was collaboratively developed in early 2026, and involved two online workshops with local authority officers and meanwhile space operators, one-on-one interviews with strategic stakeholders (including private space providers, consultants, and enablers of meanwhile space), and a final stakeholder roundtable to test and refine recommendations.

Meanwhile activity and innovation in the West Midlands

In Birmingham, areas like Digbeth and the Jewellery Quarter are recognised hubs for creativity and leisure. There have been a range of meanwhile projects which support this, from night-clubs to food pop-ups, to creative workspaces in spaces like the former Typhoo Tea Factory and the Custard Factory. The Digbeth Cultural Action Plan solidifies this experience into a set of demands which include a meaningful approach to meanwhile use to safeguard the area's cultural identity. The establishment of Production Central WM and Digbeth Loc Studios reflect the region's strong film industry and should catalyse the further use of meanwhile use to support its growth.

Creative organisations have often led the way in utilising meanwhile uses for cultural and community benefit. From Eagle Works in Wolverhampton, Artspace in Coventry, creative and cultural communities have demonstrated how meanwhile use can serve artists' longer-term need for genuinely affordable workspace. Initiatives like Coventry's LTB Rooms have opened participation in making and enjoying culture in the heart of the city, during a period of significant change and regeneration. In Walsall, Urban Hax's meanwhile use activity in local venues including a shopping centre unit, and in historic building the Stable has incubated ideas, and provided proof of concept to for a new Creative Enterprise Centre in the town which reimagines the town's historic Guildhall.

Smaller centres like Solihull and local high streets from Kings Heath to Soho Road in Birmingham also demonstrate an appetite for pop-up markets, galleries, and leisure activities, hosting activities including a Diwali Mela to a Pride celebration. Beyond bringing people back to the high street, these activities support local business incubation and help to re-imagine the future of high streets and town centres, diversifying their offer beyond retail. In high streets in areas like Northfield, community-focussed meanwhile uses have arisen in response to the lack of local community spaces, a model which could be scaled further.

Innovative ideas show how meanwhile uses can be used to respond tactically to a range of issues. Civic Square's initiative in Ladywood has utilised meanwhile uses as part of its ambition to build skills and capacity in the region to take on the green transition, within the context of the Port Loop regeneration development. In Wolverhampton, a partnership between the local BID and City Council has transformed a disused retail unit into a "Night Safe Haven" which helps to make the city's streets friendly and welcoming at night.

This framework aims to provide a guide for scaling and replicating this activity, providing practical tools and recommendations to make meanwhile uses more available, worthwhile, and easy to facilitate across the West Midlands.

02 The Case for Meanwhile Use

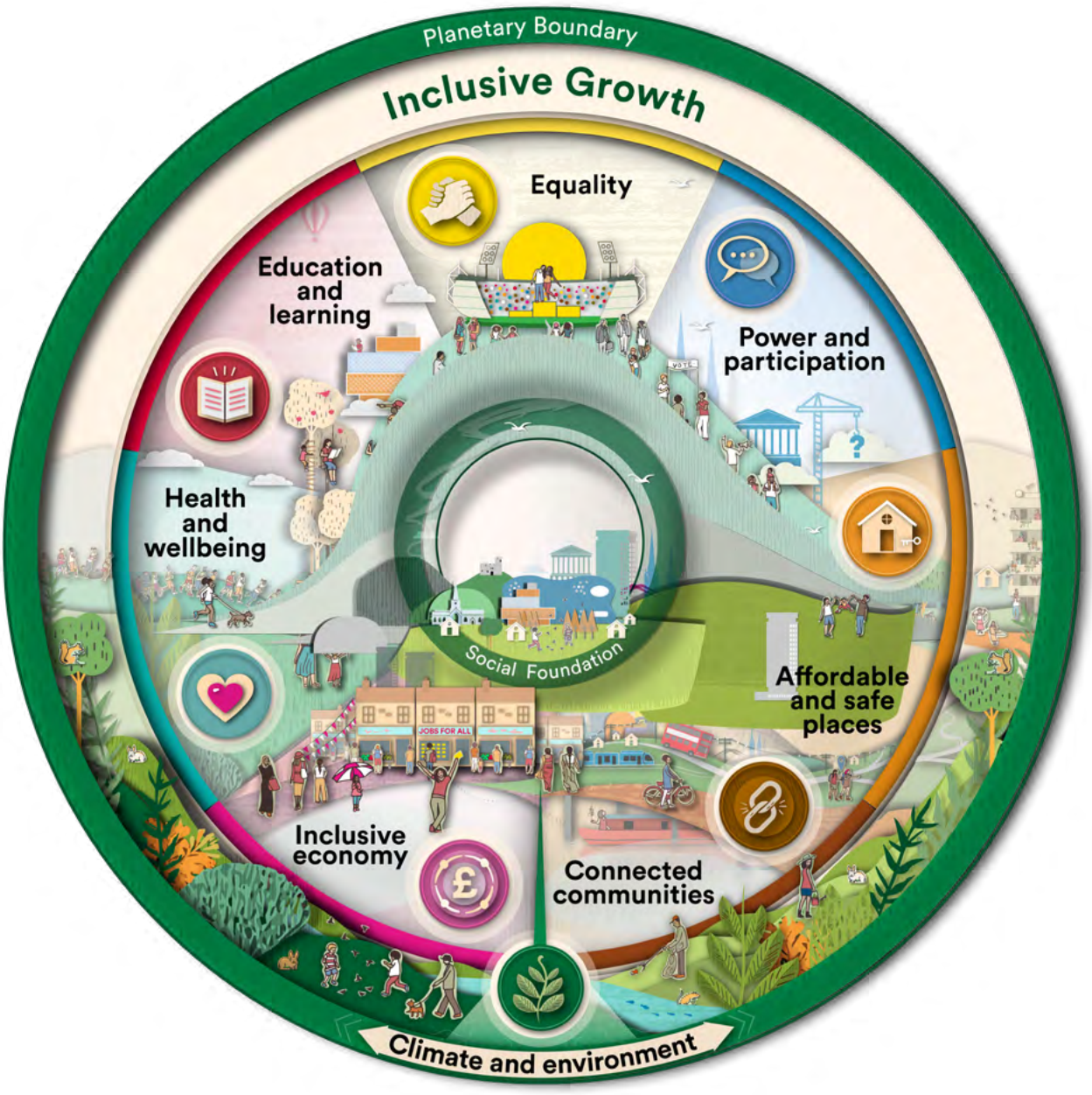
Introduction

The West Midlands is a region poised for significant growth, driven by its diverse communities, youthful population, and strong economic ambitions across high-growth clusters, which are set out in the West Midlands Growth Plan. However, it also faces substantial challenges that impact its inclusive development and vibrancy. High street and industrial vacancy

The WMCA's Inclusive Growth Framework proposes that any approach to addressing these challenges will only be fit-for-purpose if it meets the needs and aspirations of people whilst being regenerative of the environment. Meanwhile use, by enabling a flexible, innovative, and people-led model of urban development, can help make spaces available to meet these challenges.

WMCA Inclusive Growth Framework

The Inclusive Growth Framework includes eight fundamentals: one climate focussed, and seven human-focussed.



Benefits for Communities and Local Authorities

Meanwhile uses can help respond to the region's ambitions and challenges in several areas. These strategic impacts set out the benefits that can be achieved across diverse policy areas and align with the WMCA's Inclusive Growth Framework, as well as priorities from strategies including the WMCA Growth Plan, the Cultural and Creative Industries Framework, and the Night Time Economy Commission.

High streets and town centre activation

How meanwhile can help:

- Broaden the range of activities available on high streets, creating more reasons to visit, increasing dwell time and footfall.
- Make local initiatives more visible, contributing to a greater sense of pride and community ownership in the area.
- Address retail vacancy and activate 'problem sites' which contribute to negative perceptions, making spaces livelier and more attractive.



Image: Northfield Arts Forum pop-up in Northfield Shopping Centre, Birmingham.
Credit: Northfield Arts Forum.

Regeneration and placemaking

How meanwhile can help:

- Testing the market for future permanent uses, to ensure viability.
- Bridge existing and newer communities, by providing opportunities for local operators to take on space, and for activities that support existing communities through the regeneration process.
- Ensure new developments are attractive places to live, and can maintain the expected rental values for developers.



Image: Indoor pop-up market at Mell Square, Solihull.
Credit: Visit Solihull.

Night-time economy and 24-hour activation

How meanwhile can help:

- Test the market, and scale up food and music, leisure and culture offers in a particular location, dovetailing with efforts to create high streets and residential developments that are vibrant around the clock.
- Support nighttime safety, through improving spaces and their environments, making places more overlooked, and through active uses which support safety.
- Support the night-time workforce through initiatives which cater to their needs, such as delivery-driver common rooms.



Image: Night Safe Haven, Wolverhampton.
Credit: Enjoy Wolverhampton BID.

Communities and quality of life

How meanwhile can help:

- Create new free and accessible spaces for sport, leisure, and coming together, like skate parks and community gardens.
- Meet the need for “on-your-doorstep” community space, where provision may be currently lacking.
- Empower people to make things happen by taking on space at lower-risk building skills and community through doing so, and prototyping future models.



Image: YARD arthouse by MAIA, in Ladywood, Birmingham.
Credit: MAIA.

Skills, enterprise and growth

How meanwhile can help:

- Provide, low-risk start-up and incubation opportunities, accompanied by support to progress to the next step.
- Make commercial space available for various industries, creating space for innovation, and creating jobs and growth.
- Use the supply chain for developing meanwhile spaces to support skills development, for example working with organisations like the Wood Shack to support young people in apprenticeships.



Image: Digbeth Dining Club night market.
Credit: Digbeth Dining Club.

Culture, innovation and creative industries

How meanwhile can help:

- Make creative workspace including studio space and makerspaces available and affordable to freelancers and micro-enterprises.
- Foster artist-led spaces that can engage diverse communities in the arts and widen cultural participation.
- Provide lower-cost and lower-risk space to "incubate, take risks and develop the skills, experience and ideas which will grow into world leading art and culture".
- Support growing industries like film and TV production, by removing barriers to uptake of meanwhile space.



Image: Sky Blue Studios, Coventry.
Credit: The SPACE-2 Group Limited.

Environmental sustainability

How meanwhile can help:

- By making good use of vacant buildings, prove the building has a viable future, reducing the incentive for demolition and newbuild and the associated embodied carbon footprint.
- Intensify use of under-used or vacant buildings, making them more energy efficient to run.
- As a ‘demonstrator’, building skills and knowledge for green transition, building on the work of organisations like Civic Square and Grand Union
- Provide space to test out sustainability initiatives, e.g. circular economy hubs, materials re-use stores, equipment libraries for specific industries or for communities, or repair cafes like that run by Urban Hax.



Image: Repair Cafe, Urban Hax, Walsall.
Credit: Urban Hax.

Benefits for Landlords

In addition to the clear strategic benefits of utilising meanwhile use, there are many practical benefits for public and private landlords of engaging with meanwhile uses. Yet private landlords are typically attracted to less progressive forms of business rates mitigation on empty properties and landlords in general tend to underestimate the benefits and overestimate the risks of meanwhile uses, preferring certainty and a long-term 'market' lease, even when this means a building sitting empty or under-used for years. To incentivise landlords to instead engage in worthwhile meanwhile uses, the following benefits can be explained:



Financial savings

How meanwhile can help:

- Reduced or eliminated business rates liability on empty properties.
- Potential savings on services and insurance costs that would otherwise be incurred for vacant units.
- Potential for rental income, even if below market rate, for previously unproductive assets.



Property management and security

How meanwhile can help:

- Increased security through active occupation, reducing risks of vandalism, squatting, and other illicit activities.
- Ensures the unit is maintained and building services remain functional, slowing deterioration of the property.
- Reduces ongoing maintenance and security costs associated with vacant properties.



Enhanced marketability and future investment

How meanwhile can help:

- Improves the perception and vibrancy of the property and surrounding area, making it more attractive to potential long-term commercial tenants.
- Provides an opportunity to test the viability of new uses, business models, or anchor tenants before committing to a permanent development.
- A successful meanwhile tenant could potentially transition into a long-term commercial tenant.
- Generates placemaking value, contributing to a positive economic impact on the local area and potentially increasing future development values.



Flexibility and risk mitigation

How meanwhile can help:

- Offers short-term lease agreements with adequate break clauses, providing flexibility to regain possession if a permanent commercial tenant is found.
- Limits the landlord's risk as the tenant typically has no security of tenure under the Landlord and Tenant Act 1954.
- Can be utilised over lengthy viability and development stages of a project where long-term plans are unclear, and during development delays.



Social value and reputation

How meanwhile can help:

- Contributes to local community resilience, vibrancy, and footfall, enhancing the landlord's public image and corporate social responsibility (CSR) initiatives.
- Demonstrates active engagement with local needs and priorities.

03 Guiding Principles

Making Meanwhile Use Worthwhile in the West Midlands

These guiding principles for meanwhile use in the West Midlands is a guide for facilitators and landlords to making spaces available on a temporary basis in a way which is worthwhile in the long term.

Responsive to people and place

Facilitators should take as a starting point what organisations and communities in the West Midlands are already doing, and what is needed and wanted in each area. Understanding this and providing relevant support should be the basis for scaling and growing the meanwhile eco-system, in a way which can last, and create worthwhile activities.

Circular and focussed on adaptive re-use

Making better use of vacant and under-used buildings and spaces is not only beneficial for communities, but for the climate. By looking after these spaces, and making good things happen inside them, meanwhile use can make the case for their long-term future while preventing further deterioration.

Fair, safe and affordable

Those wishing to promote meanwhile use should prioritise generating social value over maximising commercial returns, which is often reflected in low or peppercorn rents, or a flexible approach to business rates. This can make the meanwhile use viable, justifying investment in the activity in the context of a short term or highly flexible lease. Landlords should typically be responsible for ensuring spaces are physically safe and meet basic health and safety regulations.

Flexible and experimental

Meanwhile use can enable us to re-imagine the purpose of spaces like high streets, office buildings and carparks.

Legacy-focussed

Meanwhile use should be seen not just as a stopgap, but as part of strategic approach to create meaningful social and economic impact. To this end, decision makers should be thinking about how meanwhile users can get onward support, the evaluation of the impact these spaces make, and any lessons learned.

04 Strategic Tools for Delivery

Setting the Conditions for Meanwhile Uses

Options for Pro-Meanwhile Planning Policy

Although there is no defined approach to meanwhile use in planning policy and guidance, there are several ways in which existing planning policy in England and Wales can enable it. Through their local plans, (and, in some cases, town centre or area action plans), each WMCA constituent authority provides policy hooks and constraints that can be favourable to meanwhile uses, but again, meanwhile use is not overtly referenced. Local authorities can more explicitly create favourable conditions for meanwhile use by:

Local meanwhile use strategies

Local place-based meanwhile use strategies which identify key areas of vacancy or locations most suitable for meanwhile activity. This can include a presumption to support meanwhile uses on vacant properties. This can support S106 funding for meanwhile uses in areas of higher development change.

A requirement for major developments to submit a meanwhile strategy

- Such a policy would include:Phasing of the site, and parts likely to be vacant at any given time;
- Identification of the constraints and opportunities for delivering meanwhile space;
- Recommendations on the appropriateness of land and/or buildings to host different meanwhile uses, such as business space, retail, eating and drinking establishments, leisure, culture and sports space, public art and open space.

Identify local organisations who can facilitate community participation in planning

To support developers who are unfamiliar with community participation, local authorities should signpost developers to local specialists, such as engagement consultants or community organisations, who can facilitate this process.

Permitted Development Rights (PDRs):

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) typically requires planning permission for uses exceeding 28 days. However, PDRs introduced in May 2019 (and later in August and September 2020) have expanded temporary change of use rights for specified community uses (exhibition halls, public libraries, museums, clinics, or health centres) for periods of two to three years without requiring a full planning application.

Use Class Order Changes:

Reforms in September 2020 grouped several previous use classes (e.g., A1 Shops, A2 Financial and professional services, A3 Restaurants and cafés, B1 Business, parts of D1 Non-residential institutions, parts of D2 Assembly and leisure) into new broader classes (Class E, F1, and F2). This change aims to provide greater flexibility for changes of use within these broader classes without requiring planning permission, potentially benefiting meanwhile uses.

Planning Obligations (S106) and Community Infrastructure Levy (CIL):

Local authorities can use Section 106 agreements and CIL funds to secure contributions for infrastructure required to support new development. These mechanisms can be utilised to fund early site activation, which may include meanwhile uses, particularly within large-scale regeneration schemes, by helping to make development acceptable where it might not otherwise be.

In addition to planning policy, there are other policies and tools which local authorities can employ to create more favourable conditions for meanwhile activity.

Provide support for temporary and licensed event approvals:

Create a simplified fast-track process for temporary nightlife or other events within planning and licensing, ensuring that council officers understand conditions for success, and that local authority planning and licensing teams are aligned on goals.

Support material re-use:

Coordinate with the development pipeline and building contractors to set up circular re-use hubs which can re-allocate construction waste – from clay to doors, to water pipes and scaffold boards – to support meanwhile spaces and other locally beneficial construction projects. These leftover materials can be transformative for small projects with limited capital, as in the case of London's mobile Skip Garden in Kings Cross.

"We've put planning conditions in [for meanwhile use] and it's being talked about a lot more, but we don't have policy or any kind of supporting documentation that actually talks about placemaking and meanwhile use interventions that are appropriate for our city or for areas of the city..."

Local authority staff, West Midlands

"I think there could be a longer-term consideration, particularly in these areas that are going through regeneration, for how to incorporate organisations and groups like all of ours to be stakeholders around those decision-making tables."

Meanwhile operator, West Midlands

Business Rates

Owners of empty commercial property are typically liable to pay business rates after a limited time period. Typically, landlords seek to mitigate liability for these business rate by using approaches which deliver little benefit to the local area, for example utilising storage-based methods, where the property is not occupied or activated.

A key route to promoting the uptake of beneficial meanwhile uses is to promote progressive alternatives to these forms of business rates mitigations with landlords. There are several models and strategies by which the business rates issue can be navigated, supporting meaningful occupation of the site.

Statutory relief based on occupier type and property value:

Charitable Status: Registered charities are typically eligible for up to 80% mandatory business rates relief, which local authorities can then top up to 100% through discretionary relief. This makes letting to a charity for a meanwhile use financially attractive for landlords, and is a common approach in meanwhile use, as shown in the LTB Rooms case study below.

Small Business Rates Relief:

Occupiers whose property has a rateable value below a certain threshold (£15,000 in 2026) and is their sole commercial property may qualify for up to 100% small business rates relief. Meanwhile projects can be designed to split or redesign spaces to fit these criteria. For example, Meanwhile Space CIC's Ujima House in Wembley is a 5-storey mixed-used meanwhile workspace, providing space to a range of small organisations, resulting in the highest business rates' savings per day among their projects, according to their 10-year report.

Local Authority targeted rates relief:

Local authorities possess the power to award discretionary rates relief (up to 100%) under Section 47 of the Local Government Finance Act 1988, provided it is deemed "reasonable" and serves the interests of council tax payers. This relief is often granted when the council is currently seeing no activity, and receiving no rates, and when the meanwhile use demonstrates significant social value. For example, since 2018, Waltham Forest Council have offered 'Targeted Relief' for workspace providers who are not-for-profit, reinvest surpluses into affordable workspace within the borough, and can prove that they will achieve 'local social, economic and cultural benefits'." This relief tapered down annually.

Local authorities in the West Midlands could also consider applying discounts according to locally-relevant criteria and social value policy. For example, this could enable the provision of targeted relief to socially-trading organisations like social enterprises and Community Interest Companies.

Statutory relief based on zone:

National guidance on business rates relief notes that properties in enterprise zones, freeports or areas benefiting from local growth incentives may be eligible for further reductions, offering another route to support temporary uses within designated growth locations, for example potentially in the Black Country which is an enterprise zone designated for advanced manufacturing and engineering, aerospace, automotive, low carbon industry. Local authorities could engage landlords within the enterprise zone to promote uptake of meanwhile uses for start-up businesses, highlighting these incentives.

Strategic use of empty property rates relief regulations:

Many types of empty buildings qualify for a period of 100% business rates relief for 3 months, which can be 'reset' through an intervening period of "beneficial occupation". Recent changes to these regulations require a 13-week period of "beneficial occupation" (previously 6 weeks) to be undertaken, to qualify for a further rates-free period. This longer time window may incentivise landlords to allow genuine meanwhile uses for the 13-week period, rather than leaving properties empty or seeing to avoid rates through superficial occupation. This option requires further exploration by potential landlords and local authorities.

"[The case to landlords is], if you let us do this project in your building, A, it's fully insured and there's no risk for you other than there would be if anyone was in there. But, B, also we can help reduce your costs."

Local BID member, Birmingham



Image: LTB Rooms, The Litten Tree Pub, Coventry.
Credit: We Made That.

Case Study: LTB Rooms

Location	Coventry, UK
Established	2017 and shifted site in 2025
Theme	Grassroots community and culture hub
Typology	Initially in a pre-development building, later moved into a multi-functional heritage building called Priory Visitor Centre in the City Centre
About	LTB Showrooms is a volunteer-run community arts venue born from Coventry's grassroots DIY scene. Originally based at the Litten Tree pub, LTB thrived under a council-supported peppercorn rent and 100% business rates exemption. Following its 2024 Charitable Incorporated Organisation (CIO) registration, the venue relocated to the Priory Visitor Centre in 2025. The council subsequently granted a 3.5-year rent-free lease and a charitable 80% business rates exemption, acknowledging LTB's vital role in transforming this historic, previously troubled site into a thriving cultural hub. Employing a hands-off curatorial approach, LTB offers free exhibition and event space to local creatives. Open four days weekly with free admission, the venue hosts diverse programming, ranging from visual arts and performance to hosting film screenings and community markets. Supporting over 1,500 practitioners, LTB demonstrates how volunteer-led initiatives can sustain a powerful cultural presence with minimal resources.
Impact	Activates underused civic buildings as accessible grassroots arts hubs, fostering civic pride, wellbeing, and cultural visibility at low operating cost.
Relevance to West Midlands	Illustrates how volunteer-led meanwhile occupation of characterful city centre buildings can support urban regeneration, community cohesion, and local cultural identity beyond formal institutional provision.
Link	https://www.ltbshowrooms.com/pvc

Understanding Typical Business Models and Timescales

Meanwhile practice now encompasses a huge range of activity and timescales, from purely non-profit community focussed activities to commercial initiatives where meanwhile use is deliberately employed by an organisation as part of their long-term business model. These are the main business models:

- **Non-profit or grants-dependent:** Typically employed by charities or social enterprises for social purposes and potentially relying on public or private grants to cover costs, such as Global Generation's Story Garden in King's Cross or Core Landscapes' mobile gardens.
- **Hybrid model:** Blends social and commercial objectives, Often, these are run by non-profits that generate some revenue from low-or no-income paying tenants, for example many creative workspaces; or 3Space's 'Buy/Give/Work' model, where revenue from commercial and cultural tenants subsidises free workspace for local charitable organisations.
- **Commercial model:** Is driven by financial returns, often revenue sharing with the property owner, as seen in Space2's sustainable film studios in the West Midlands, or Digbeth Dining Club (See both case studies below).

Timescales can also vary significantly, meaning that the terminology "meanwhile" may appear misleading. While some meanwhile activities are genuinely short term, many opportunities develop into multiple-years long partnerships, due to the mutual value created.

- **Short term:** for example, short-term activations such as activities in Smithfield Square, during the Commonwealth Games.
- **Medium-term:** for example, utilising warehouse space for filming production over multiple months or years.
- **Longer-term:** for example, Artspace have occupied Eaton House in Coventry for 10+ years, pending the redevelopment through the City Centre South scheme

Although meanwhile opportunities span these timescales, it tends to be underpinned by the following factors:

- **Flexibility:** In standard meanwhile uses, leases are typically a 30-day rolling contract allowing the landlord to prioritise commercial tenants if they become available and providing easy in-out terms for both parties. However, there are different options for setting out meanwhile leases. Further information and options are provided in the model contract section.
- **Affordability:** Typically, recognising the benefits afforded the landlord by the reduction of holding costs and liability for business rates, and the lack of security of tenure for tenants, landlords provide the space at no or peppercorn rent.



Image: Artist studio at Coventry Artspace, Coventry.
Credit: We Made That.

“I think that flexibility is key, so that you know they [meanwhile tenants] don’t have a long-term commitment and a lot of it comes with the versatility that they can offer. So if things aren’t working, they can change it up a little bit or move.”

Developer working in the West Midlands

Case Study: Camden Street Studios

Location	Jewellery Quarter, Birmingham, UK
Established	2021 (Active)
Theme	Film / Culture
Typology	Repurposed industrial warehouse, on the edge of the City Centre
About	Camden Street Studio is an artist-led initiative providing high-quality, low-cost workspace in a repurposed industrial building in Birmingham's Jewellery Quarter. Established to address a critical shortage of affordable, professional-grade studios for media and event production in the city centre, the project transforms an underutilised commercial unit into a flexible production ecosystem. The space is the Birmingham pilot site for the SPACE-2 Group's initiative, LOCATIONZ™, focused on delivering creative ecosystems for media and creative content production that deliver on sustainability-first commitments. It offers partitioned studio units alongside communal collaborative areas, with short-to-medium-term tenancies provide practitioners with meaningful security during periods of rapid urban development. Supported by the local BID and Birmingham City Council, the studio demonstrates that meanwhile use need not be limited to lower-spec community programming, with its accessible production spaces generating immediate economic activity and creative placemaking within pre-development properties across one of Birmingham's most characterful inner city quarters.
Impact	Activates industrial voids as flexible, affordable workspaces and film locations, generating economic activity and creative placemaking in pre-development properties.
Relevance to West Midlands	Demonstrates how low-carbon, accessible meanwhile interventions can retain local creative talent and support a resilient, inclusive creative economy across the region.
Link	https://camdenstreet.studio/



Image: Camden Street Studios, Birmingham.
Credit: The SPACE-2 Group Limited.



Image: Digbeth Dining Club at Compton Verney.
Credit: Monica Martini.

Case Study: Digbeth Dining Club

Location	Digbeth, Birmingham, UK
Established	2012 (Active)
Theme	Culture/Hospitality/Entrepreneurship / Regeneration
Typology	Multi-venue hospitality operator and event platform; repurposing vacant industrial, heritage spaces
About	Digbeth Dining Club (DDC) is a pioneering hospitality model that transformed from a weekly street food event into a sophisticated regional engine for economic and social value. By merging a high-growth commercial business model with a commitment to community wealth building, DDC acts as a low-barrier incubator for independent food and drink startups. Originally launched in a back of a bar, DDC's commercial model is built on the activation of unused space - taking pre-development or industrial sites and transforming them into vibrant, economically viable, social street-food destinations. The model operates on a symbiotic relationship: DDC provides the infrastructure, branding, and footfall, while a rotating roster of independent UK traders provides affordable high quality food and drink. By bypassing the high capital requirements of traditional brick-and-mortar leases, DDC allows micro-businesses to test the market within a collective ecosystem. While the project has evolved into a couple of permanent sites like Hockley Social Club and Herbert's Yard, it maintains its meanwhile DNA through pop-up events throughout the Midlands that utilises short-term licences to drive footfall. Their commercial diversification - spanning bar operations, event management and a dedicated Community Interest Company (CIC) ensures longer-term financial resilience without heavily relying on traditional grants. However they have also successfully partnered with the WMCA for specific initiatives like the Street Food Incubator Pilot – providing free training, mentoring and trading opportunities funded by the Mayor's initiative.
Impact	Transforms industrial voids into revenue generating economic hubs; provides a high-volume commercial testing ground for over 50+ startups; and creates immediate social value in areas awaiting structural redevelopment.
Relevance to West Midlands	Provides a scalable blueprint for creative placemaking, demonstrating how meanwhile interventions can retain local talent and build "destination" status in overlooked areas across the region.
Link	https://digbethdiningclub.com/

Delivering and Resourcing Meanwhile Spaces

Key Partners

Typically, a range of partners are involved in facilitating meanwhile use, including:

- **Private and commercial landlords:** Typical landlords for meanwhile space, they may rarely actively seek out meanwhile opportunities, but their buy-in needs to be secured to make it happen.
- **Local authorities:** Involved in both enabling meanwhile uses, and sometimes as a landlord, although operators often say local authorities are not best suited to delivering meanwhile uses due to bureaucracy and risk-aversion.
- **Developers:** Some developers, though not all, are integrating meanwhile use into their large-scale schemes from the outset, recognising its value for community integration and testing future uses.
- **Place-based stakeholders:** Local stakeholders such as BIDs are well-networked locally, invested in activating spaces, and interested in targeting long-term vacancy where possible.
- **One-time or less experienced operators:** For many organisations operating meanwhile space is a necessity to secure affordable workspace, but permanence and longevity may be preferred. Community organisations are likely to take space in their locality as the opportunity arises in their community but will not be seeking out space in other areas.
- **Serial operators and meanwhile specialists:** Some operators deliberately employ the use of meanwhile use as part of their business model, becoming experts through repeated, experience sometimes developing into the role of brokers or intermediaries, supporting others to access spaces. See further information in the section on the role of curation, brokerage and third parties (p.32).

"We've got those networks of creative people who want to use that space, they're all out there."

BID member, Birmingham



Image: Turf Projects, Whitgift Shopping Centre, Croydon.
Credit: Turf Projects.

Case Study: Turf Projects

Location	Croydon, London, UK
Established	2013 (Active)
Theme	Arts / Culture
Typology	Vacant unit in a shopping centre in the Town Centre
About	The experience of Turf Projects shows how meanwhile spaces often rely on a range of partners. As an artist-run organisation using vacant retail units in Croydon town centre, Turf works with private landlords and property managers, including those connected to the Whitgift Centre, to access empty units created by stalled regeneration. Public sector partners also play an enabling role. Funding and strategic support from Arts Council England, the Greater London Authority and Croydon Council help sustain programming and ensure the space delivers public benefit. Turf collaborates with community and cultural partners including Club Soda, the National Autistic Society and the Museum of Croydon, alongside local schools and creative networks. Through initiatives such as MOSS and the youth programme Art Press, these partnerships extend activity beyond the visual arts and connect the space to local communities. Together, they show how meanwhile projects can bring together landlords, funders and community organisations to activate vacant space and support local cultural infrastructure during periods of urban change.
Impact	Activates dead retail space as a visual arts and community hub, providing affordable studios and events for under-supported creatives and non-profits during development delays.
Relevance to West Midlands	Artist-led model for reviving shopping centre vacancies offers a tested template for generating social and economic value in West Midlands town centres undergoing stalled or slow regeneration.
Link	https://turf-projects.com/

The Role of Curation, Brokerage and Third Parties

Third parties, or intermediaries typically play an important role in supporting the meanwhile ecosystem, by using their expertise or experience to stimulate activity, bring users into spaces, and to navigate the practicalities of leasing a building:

Experienced operators and intermediaries:

Experienced operators – particularly in creative fields - or meanwhile use specialists like Meanwhile Space CIC commonly act as a broker for meanwhile spaces, taking on buildings and supporting sub-tenants to navigate legal complexities, manage negotiations and paperwork, allowing local organisations or individual freelancers to take on space without needing specialist property knowledge.

Property 'brokerage':

Property industry brokers – for example business rates mitigation agencies like ASTOP - facilitate meanwhile use by acting as intermediaries between landlords and tenants, 'speaking the language' of the property industry and reducing the perceived risks for property owners associated with taking on less commercially-oriented tenants. Experienced operators often find these organisations useful, for a further level of mediation between themselves and property owners.

Commercial curation:

Curation involves strategically selecting and managing a mix of temporary uses to shape an area or site's identity and achieve specific place-making goals and might typically be employed by property developers with commercial goals. It allows for testing new concepts (e.g., niche retail, cultural events, night-time entertainment) that might differentiate a location and attract desired footfall.

Charity curation:

Charities may take the role of lead tenant, and sub-lease space other people and organisations in the space, who may pay rent towards them, to cover building management costs. Taking advantage of their business rates discount, they help to make the space affordable to their sub-tenants and can choose to actively curate their user-base.

There are further ways in which local authorities or other support bodies can support this kind of activity to scale, or match potential users with owners of spaces:

Matchmaking:

Matchmaking involves actively connecting property owners with suitable meanwhile users, attempting to match interest in spaces with potential opportunities. Informal methods of matchmaking have been successful in Europe, involving 'speed dating'

events between city administration officials and local initiatives, to find creative ideas for uses of publicly owned buildings, or bringing in private landlords. This can kickstart the collaboration process, and short-cut the process of finding the 'right person' to speak to.

Industry-specific approaches to matchmaking may be particularly impactful for example building on Production Central WM's space database, to host similar approaches, or networking in other industries, to unlock rehearsal and performance, or nightlife spaces.

Information sharing:

Local authorities or bodies can support the matchmaking process by providing information about vacancies and land ownership. Understanding who owns a vacant site and makes decisions about how it's let is a key challenge for potential operators, particularly when there are multiple layers of ownership, or it's owned by a large investor or developer. Local authorities could support by providing known information and connecting operators to Land Registry data, for example promoting tools such as the Land Explorer, which makes this information available for community groups. A coordinated approach may be costly and require grant funding to deliver.

Support existing specialists to scale:

Identify existing organisations with specialism in meanwhile use who are operating in the region. Talk to them to understand what they are currently providing, what they want to provide, and their future potential, and through this process identify what additional capacities or support they need to scale their provision in the West Midlands.

Explore strategic location or topic-based partnerships:

Explore options where providers are selected to take on multiple units on a sub borough or borough wide basis, in line with a strategic goal – such as addressing supporting the nighttime economy or incubating new businesses. Or consider how focussing meanwhile uses in a particular area could support regeneration of a particular location – for example, asking landlords on the same high street to sign up to a 'Meanwhile Charter' committing to meanwhile uses. Or work with an expert convenor like Platform Places, to develop a Local Property Partnership to unlock spaces in a town centre, with meanwhile as the first step. Connect operators with funding support and broker relations or partnerships to support this process.

Explore the role of High Street Rental Auctions in facilitating meanwhile uses: In 2024, High Street Rental Action regulations came into force, enabling local authorities to carry out mandatory auctions of certain empty properties and compel landlords to grant a new lease to a successful bidder. Properties must also have been empty for at least a year, or for more than 12 months in a 24-month period and provide an economic or social benefit to the area. To make the process worthwhile for local authorities, properties are likely to be let on a short-term lease (1-5 years) rather than a meanwhile lease. However, if local authorities engage in this process, advocating meanwhile uses could be part of their strategy in engaging with landlords, before resorting to the High Street Rental Auction process.



Image: Northfield Arts Forum pop-up in Northfield Shopping Centre, Birmingham. **Credit:** Northfield Arts Forum.

“If a charity or group of artists approaches a landlord, they see that as emotional support… it’s slightly different if a broker approaches the landlord and offers help to find people. ”

Meanwhile intermediary

“I’m trying to figure getting in touch with the right people that are owning the properties or knowing who to contact because you go, okay, there’s an empty shop front, but who is it that I get in touch with about running like a pop-up event there?”

Meanwhile operator, West Midlands

Case Study: Northfield Arts Forum

Location	Northfield, Birmingham, UK
Established	2022 (Active)
Theme	Community Arts / Creative Placemaking
Typology	Repurposed retail unit within a shopping centre in the Town Centre
About	Northfield Arts Forum (NAF) is a community-led arts charity providing low cost/free, flexible creative space within a repurposed retail unit in Northfield Shopping Centre. Established to address the absence of accessible, non-commercial community infrastructure in a working-class area of Birmingham that has experienced long-term decline since the Longbridge Rover closure, NAF hosts around 12 groups per week and commissions approximately 45 local freelance artists. This meanwhile space has become embedded within the high street context - providing a warm, welcoming, non-commercial environment in the shopping centre. The space initially moved into the unit with the help of Cultural Action Area funding and peppercorn rent from the landlord. The space offers flexible layout furniture, a sensory room for SEND users, and practical amenities including a food pantry alongside arts programming and public events. East Street Arts (ESA) played a critical brokerage role in securing the meanwhile unit. They negotiated lease terms, rates relief, and landlord relationships on NAF's behalf, the project exemplifies the critical enabling role of intermediary organisations in securing space for small community arts organisations that lack in-house property expertise.
Impact	Embeds social and creative services into a high street void, increasing footfall and sustaining local freelance employment in an area with limited regeneration investment.
Relevance to West Midlands	Demonstrates how lean, community-led meanwhile interventions can deliver social value in areas overlooked by conventional regeneration, with a replicable model centring accessibility, neurodiversity and economic inclusion.
Link	https://northfieldartsforum.com/

Innovative and Legacy-focussed Business Models

A criticism of meanwhile uses can be a lack of support to help tenants and operators develop onwards commercial pathways, access grow-on space or improve their financial sustainability.

There is a variety of business models and delivery methods which have been utilised, to support meanwhile users to become sustainable and think long-term.

Incubator and laddered rent models:

Incubator models often incorporate "laddered rent" where initial rents are low or even free, gradually increasing as the business or individual tenant's income increases. This provides a structured commercial pathway, enabling a smoother transition to market-rate leases or independent operation. Major developers such as Muse Places increasingly integrate this approach into their regeneration schemes, offering successful meanwhile occupants subsidised or market-rate leases within the completed development.

Wrap-around support:

As well as making space available, some meanwhile initiatives offer vital business development support, training, and networking opportunities, which help users build develop their business or artistic practice, and develop the skills and connections which may enable them to become more financially sustainable or grow into new or permanent space. For example, East Street Arts operate 70 meanwhile use artist workspaces across the UK, supporting artists through creative development opportunities, and financial and business support, helping them to develop sustainable careers.

Revenue and profit sharing:

Working with the landlord to develop revenue share agreements, creating a 'shared risk, shared gain' arrangement allowing new socially trading retailers to take on space without fixed rent commitments. This model if it works well, can enable businesses develop a pathway to a commercial lease, after a trial period, though it might not always be suitable due to the constraints of short term meanwhile leases. For example, in Meanwhile Space CIC's Central Parade in Walthamstow, tenants started on a two-year rent-free lease, which was extended on a profit-share basis, before transitioning to a rent paying model and transferring operation to the local council.

Partnership collaborations:

Consider developing partnerships, whether from local authorities, BIDS, developers or public bodies, as in the case of Wolverhampton's Night Safe Havens, where the BID, council, and police and health teams came together to create a safe night-time space offering medical help and somewhere to wait for a taxi (See case study below).

Hub and spoke model:

The hub and spoke model establishes larger, central spaces ('hubs') offering shared resources and incubation, linked to smaller, distributed units ('spokes') across a neighbourhood. This creates a network for mutual support, and a more coordinated approach to testing and scaling an idea across a wider area, as trialled by Makespace Oxford in their Meanwhile In Oxfordshire project.

"A number of developers are beginning to go, well, we can use the meanwhile space whilst we're doing our development, to essentially do a test run on potential businesses who we will then offer subsidised locations within our development."

WMCA staff

"I think there's this really interesting opportunity that we would like to explore one day in the future, perhaps around a sort of a commercial business incubator opportunity."

BID member, Birmingham



Image: Sparks Bristol, an arts and community hub.
Credit: Jack Moyse.

Case study: Sparks Bristol

Location	Bristol, UK
Established	2017 (Active)
Theme	Arts / Community
Typology	Vacant department store in the city centre transformed into an arts and community hub
About	Sparks Bristol is a creative meanwhile project activating an empty M&S departmental store in Broadmead - with artist residencies, exhibitions, and community events. Working with landlords through temporary lease arrangements, the project transforms retail voids into pop-up galleries and workshop spaces, building local creative networks during periods of economic transition. It transitioned from a temporary meanwhile use into a longer-term project by delivering high footfall, community value, and sustainability leading to extended leases to a slightly longer term. By matching artists with vacant properties, Sparks creates a dual benefit: providing affordable access for emerging practitioners while revitalising high streets and demonstrating cultural value to property owners and local authorities. Its inclusive programming serves a wide range of audiences, building social capital that persists beyond individual activations. Artist-led and supported by council other funds like the Vacant Commercial Property Grant (VCPG) scheme, Sparks demonstrates how a lean operational model can deliver consistent cultural programming across multiple sites, making it a useful national comparator for West Midlands cities managing high street vacancy.
Impact	Revives vacant retail units with 50+ events annually, providing affordable access for emerging artists and building the case for permanent cultural tenancy.
Relevance to West Midlands	High street activation model mirrors retail vacancy challenges in Birmingham and Solihull, offering a tested approach to social and economic uplift through creative meanwhile use
Link	https://sparksbristol.co.uk/

Case study: Wolverhampton Urban Room & Late Night Safe Haven

Location	Queen Square, Wolverhampton, UK
Established	2024 (Active)
Theme	Public Safety / Urban Regeneration / Strategic Engagement
Typology	Meanwhile activation of a vacant retail unit in the city centre; dual-purpose community hub and emergency triage space
About	The Wolverhampton Urban Room and Late Night Safe Haven represents an important meanwhile use strategy that repurposes a vacant high-street unit to serve two distinct, commercially vital functions. By day, Urban Room acts as an interactive exhibition and engagement space, allowing the City of Wolverhampton Council and partners to consult with businesses and residents on the city's regeneration masterplans and host other community-led events. By night (Friday and Saturday), the space pivots into a 'Safe Haven', providing a security-focused sanctuary to support the Night-Time Economy (NTE) – via drop-ins, meeting opportunities and direct assistance from staff at Wolverhampton Council. Here, during night time hours visitors can charge their phones, have a glass of water, access free WiFi and report any concerns and receive support to arrange transport home. The project is a flagship example of cross-sector partnership, delivered through a collaboration between the Council (who also own the property) , Enjoy Wolverhampton BID, West Midlands Police, and St John Ambulance. It is strategically funded by the West Midlands Police and Crime Commissioner (PCC) and the Council, utilising the transition period of city-centre transformation works to provide immediate social infrastructure. The model bridges the gap between commercial viability and public welfare: by reducing alcohol-related hospital admissions and crime, it lowers the operational "safety tax" on local bars and clubs, fostering a more resilient and attractive environment for the public and other businesses in the area.
Impact	Directly supports the resilience of the Night-Time Economy by increasing public confidence; reduces the burden on emergency services through on-site medical triage; and provides a transparent "front door" for the public to engage with major structural redevelopment plans.
Relevance to West Midlands	Aligns with WMCA regional priorities on safety and inclusive growth; demonstrates how meanwhile interventions can be used as tactical tools to mitigate the disruption of long-term construction while securing the safety of the regional economy and the people.
Link	https://enjoywolverhampton.com/bid/a-clean-safe-and-welcoming-city/late-night-safe-haven https://www.wolverhampton.gov.uk/news/interactive-hub-opens-provide-support-during-major-city-centre-transformation-works



Image: Night Safe Haven, Wolverhampton.
Credit: Enjoy Wolverhampton BID.

Funding and Investment

In some cases, the meanwhile opportunity may not require additional funding, for example where a building is in good condition, or the business is simply financially sustainable on the rental terms agreed. In other cases, capital funding may be required to ensure the property is fit for occupation, depending on the existing condition of the building. Funding may also be needed to cover fit-out contributions for items such as heaters, point of sale (POS) systems, display cabinets, and lighting fixtures. In some cases, revenue funding may be required, for example to pay for a facilitator or building manager. There is no one size-fits-all approach, but different options depending on the diverse nature of meanwhile projects.

Public or philanthropic grants

In addition to the ways in which local authorities might consider addressing business rates, emerging public funding avenues include:

- Funding to support creative placemaking
- Pride in Place
- High Street Incubator or Accelerator programmes

Examples of how funding could be allocated:

- Creating a temporary or meanwhile use fund, available for businesses and organisations to improve the condition of vacant or under-used properties, improve safety or soundproofing and maintenance, to bring the vacant or under-used property back into productive use. Examples: Glasgow Meanwhile Use Fund, Ghent Temporary Use Fund.
- Carrying out improvement works on publicly-owned spaces to 'Whitebox' them to make them available and suitable for temporary use.
- Funding staff roles embedded in existing organisations, for example a 'Meanwhile Producer', whose job involves unlocking meanwhile spaces in a particular location, or sector.
- Funding strategic or area-based partnerships, to unlock particular kinds of meanwhile activity, for example retail, innovation, film, or night-time economy.

Note that capital funding may be difficult to justify for short term meanwhile uses, so capital funding will be best directed towards local authority owned properties or invested in materials which can be disassembled and reassembled on future sites, ensuring their longevity beyond the meanwhile lease. The Meanwhile in Oxfordshire case study offers one example of how local authorities might approach this. If funding goes towards privately owned properties, conditions could be attached to this, to incentivise positive social and economic initiatives. To be eligible for certain capital or revenue funding streams, meanwhile users may need to have longer term meanwhile leases in place.

Landlord and developer contributions

Typically, landlords provide space at no or peppercorn rental cost, recognising the benefits of meanwhile occupation. They also might typically fund all or part of any building refurbishments required to their property to make it usable.

Where a developer considers that meanwhile use may unlock value-add to their placemaking efforts, or to their rental values, they may invest more intensively in infrastructure for the meanwhile use, for example Lendlease invested in infrastructure to support the Commonwealth Games at Smithfield Square in Birmingham.

As set out in the section on pro-meanwhile planning policy, developer contributions can be required through the planning system, to enable meanwhile use, providing a more formal mechanism to capture developer contributions.

Case study: Eagle Works

Location	Wolverhampton, UK
Established	Originally 1984 and shifted in 2020
Theme	Fine Art / Communit
Typology	Vacant industrial buildings and moved into roof of a central city shopping centre
About	Eagle Works operates adaptive meanwhile spaces within derelict industrial buildings, providing affordable studios, workshops, and co-working facilities for makers, artists, and early-stage startups. Securing short-term leases on stalled development sites, the organisation installs flexible fit-outs that support creative enterprises during pre-development voids, demonstrating how redundant industrial buildings can be repurposed as testing grounds for maker economies. Rather than allowing vacant buildings to deteriorate during planning or ownership delays, Eagle Works activated their prior site on Great Brickklin Street before shifting to the roof space of Mander Centre called Victoria House them as productive, community-facing environments. The organisation places significant emphasis on knowledge transfer, documenting and sharing its processes to enable replication elsewhere. They are run by a social enterprise team and funded and supported through Arts Council support and local authority investment, and additional investment by WMCA and other support funds from the Commonwealth Games Legacy Enhancement Fund, Multistory and the Mander Shopping Centre. Their focus on the maker economy positions it as a directly relevant comparator for post-industrial areas across the West Midlands seeking to retain creative talent during periods of economic transition.
Impact	Provides low-rent workspace for 100+ creatives, building a sustainable local creative ecosystem.
Relevance to West Midlands	Industrial-to-creative reuse model is directly applicable to Black Country factory stock, supporting maker economies in development limbo and retaining local creative talent. Projects like these contribute to reinforcing the polycentric character of the region defined in the Growth Plan.
Link	https://www.eagle-works.com/



Image: Artist studio at Eagle Works, Wolverhampton.
Credit: We Made That.

Unlocking and Managing Meanwhile Spaces

Developing a Place-based Response

As a landowner or local authority, the approach to developing place-based meanwhile activity depends on who is leading this approach, and the aims you want to achieve. It might be about occupying a vacant property and ensuring it's looked after, about stimulating community activity, or about matching existing operators with available space. Whatever your purpose, it's important to make sure your approach is relevant to the local area.

Understand what kinds of spaces are needed and relevant:

Recognise that each locality has unique strengths, assets, and challenges. Develop place-based meanwhile strategies that involve different actions in your local borough, development scheme, or high street, ensuring meanwhile activity is relevant to the distinct local identity, socio-economic background and priorities, and therefore successful. For example, in one area, the focus might be around stimulating nightlife and leisure, while in another area, it might address a lack of community meeting space.

Engage communities early on and throughout:

If developing a strategy, it is crucial to engage with existing communities and stakeholders from the outset.

This can establish a genuine understand of community wants and needs, equitable principles for the strategy and its legacy, transparencies about potential risks, and identify new uses and operators.

Developing a participatory approach that goes beyond consultation to active involvement, can help to build trust and a sense of community ownership over the choices and decisions that are made.

Understanding what spaces could be made available:

Meanwhile uses often involve thinking creatively about space, and different ways it can be used. Beyond vacant buildings and shop units, it can cover anything from open land or public space, carparks, to rooftops, to railway arches. In addition to reviewing local vacancy registers, mapping exercises can be held to identify appropriate spaces, as well as mapping local development opportunities, beyond housing, to include forms of development including railway, education, health, or supermarkets, to reveal potential opportunities. This local understanding helps to match suitable spaces with potential occupants for new meanwhile projects.

Engagement with local landlords:

Seek to build relationships with landlords of local vacant properties to understand their commercial imperatives and ambitions, as well as the costs and risks they may be currently incurring through holding vacant properties. This can form the basis of productive engagement to promote meanwhile uses, and to understand which opportunities are more viable.

Develop practical toolkits and guidance:

To demystify meanwhile use, and make local people and organisations aware of what it is, and how it works, create and share practical and user-friendly guidance and tools for starting a meanwhile space, contacting landlords, and how to set up and run a meanwhile space.

"What I do really like about meanwhile spaces, is how it uses the personality of the area... we know our community, we know what they want and I think what's so important with these things is that they do reflect their community because then it means that you are invested in the people around you."

Meanwhile operator, West Midlands

"Meanwhile use needs to be the R&D space fundamentally for the region and that R&D space needs to be very much prescribed to what are you trying to achieve in that place."

Meanwhile operator, West Midlands



Image: The Meanwhile Use Project, by Plymouth Culture, Plymouth.
Credit: Plymouth Culture.

Case study: The Meanwhile Use Project by Plymouth Culture

Location	Plymouth, UK
Established	2022- 2023
Theme	Culture / Events
Typology	Vacant units and space in and around the high street/city centre
About	Plymouth Culture's Meanwhile Use project leased disused sites and vacant shops for cultural pop-ups, markets, and performances as part of the city's post-Covid recovery strategy – recognising the potential of meanwhile spaces in the town centre. Rather than treating meanwhile use as a short-term tactic, the programme adopted it as a deliberate strategic tool, bringing together Plymouth City Council, the Business Improvement District, and Vacancy Atlas to create a cohesive city-wide approach. Plymouth Culture worked in partnership with Plymouth City Council, the City Centre Company, and Vacancy Atlas to support imaginative projects occupying vacant city centre spaces through a meanwhile use model. They also utilised funding streams including Historic England's High Street Heritage Action Zone, Interreg EU funding, and Arts Council, the programme activates six or more sites simultaneously with rolling exhibitions, workshops, climate-focused initiatives, and community-led programming. Several pilot projects have transitioned to permanent high street presence. The programme's development of documented toolkits and replicable blueprints makes it one of the more transferable national models for city regions seeking to embed meanwhile use strategically within broader regeneration frameworks.
Impact	Delivers festivals, markets, and cultural programming on idle sites and vacant shops, with several pilot projects transitioning to permanent high street presence.
Relevance to West Midlands	Public-led meanwhile programme with documented toolkits offers a directly transferable model for stalled urban sites across the region, including Birmingham canalside developments.
Link	https://www.plymouthculture.co.uk/about-us/previous-projects/meanwhile-use

Case study: Pop Recs (Meanwhile Activation Phase)

Location	Sunderland, UK
Established	2013 - 2013 (Hired space)
Theme	Music / Community
Typology	Vacant retail unit in a heritage building
About	Pop Recs began as a two-week pop-up in a disused Fawcett Street shop, founded by Sunderland band Frankie and the Heartstrings. The overwhelming community response led it to evolve into an ongoing arts space hosting live music, knitting circles, poetry groups, workshops, and makers meetups, rapidly becoming a critical piece of local community infrastructure. As a creative repurposing project within Sunderland's Heritage Action Zone, Pop Recs later activated Grade II listed buildings at 170-175 High Street West during structural conservation works managed by the Tyne and Wear Building Preservation Trust, using Historic England grants and HAZ funding. The interim cafe and event space proved community demand and cultural viability during restoration, playing a crucial role in securing long-term investment. Today Pop Recs is a thriving permanent cultural anchor with a 250-capacity venue.
Impact	Activated derelict heritage voids as gig spaces, cafes, and community hubs, proving community need and cultural viability during conservation works.
Relevance to West Midlands	Relevance to West Midlands: HAZ and Building Preservation Trust meanwhile model is directly applicable to the region's at-risk listed retail stock, enabling cultural pop-ups during conservation as proof of viability for permanent anchors.
Link	https://poprecs.co.uk/about/



Image: Pop Recs, Sunderland.
Credit: Pop Recs.

Making Your Spaces Available

When considering how to unlock your assets for meanwhile activity, practical approaches can help encourage uptake by potential users.

Promoting opportunities:

Establish demand by circulating Expressions of Interest (EOIs) to understand potential uses, level of experience, and delivery models. Work with local area managers, BIDS, or Town Centre Managers to promote the opportunities.

Consider specific uses:

For example, if you think your space has potential for filming, this can be added to the Production West Midlands database, where it can be viewed by industry professionals.

Make it easy to have a go:

Due to the temporary nature of the opportunity, lengthy applications or bureaucracy is likely to be off-putting to potential users, who may not consider it worth their while. Make processes simple and quick.

Make it affordable:

Rental terms must be negotiated, but evidence shows that meanwhile uses are usually agreed at below market rent, and often on zero or peppercorn rents. This makes it viable for operators to take on the space on a short term or very flexible basis, and reflects the other benefits accrued to the landlord through meaningful occupation of the site. In most cases, seeking commercial rents for meanwhile uses is likely to result in the site remaining empty.

Preparing the site:

Undertaking light refurbishment, ensuring the building is safe to use, and basic utilities are in place. If the space is outdoors, you might consider what infrastructure might be needed depending on the use, such as lighting or electricity points. Refurbishments should be swift to maximise the temporary opportunity window of the space.

Think sustainably:

Environmentally sustainable design involves prioritising modularity, disassembly, and the use of reclaimed or upcycled materials. For example, creating “mobile meanwhile spaces” with elements like shelving on wheels allows for quick relocation and reuse across different sites, significantly reducing waste and the need for new capital expenditure. This commitment to circular economy principles can extend to reusing materials within a permanent development or donating them to local community groups.

Prioritise local suppliers:

Engaging local construction firms and community members in the fit-out process can further reduce costs and importantly, will embed skills locally.

“So the manager that’s currently in the building took gets why we’re useful for his community and for his shopping centre…. Sometimes you really need that buy in from those people that they trust what you’re doing.”

Meanwhile operator, West Midlands

“At its core, the question is simple: What’s riskier – bringing a building back into use, or leaving it empty? In our experience, choosing activity, energy and creativity always wins.”

Meanwhile operator, West Midlands

Case Study: Civic Square Birmingham CIC

Location	Birmingham, UK
Established	2018 (Active)
Theme	Community/Civic
Typology	Vacant urban spaces
About	Civic Square Birmingham CIC is a neighbourhood-based community interest company working in Ladywood to develop civic infrastructure for social, ecological and economic transition. Their work enables communities to actively shape the future of their neighbourhoods through new approaches to land stewardship, retrofit, governance and local economic systems. Rooted in place, Civic Square aims to co-build long-term, community-supported infrastructure that helps neighbourhoods respond to the ecological emergency and the challenges of decarbonising the built environment. This often happens through various meanwhile projects where they lease disused sites from public or private landowners to host community gatherings, fostering social value and urban vitality during regeneration delays. Through initiatives such as the Neighbourhood Public Square, Neighbourhood Doughnut and Neighbourhood Transitions, they bring together residents, makers, builders and public bodies to test new ways of organising neighbourhood change. A key focus is building the skills and local supply chains needed for the green transition, particularly in construction and retrofit. Managed by local directors and supported through council grants and partnership funding, their model demonstrates how strategic collaboration between public bodies, communities, and landowners can convert interim spaces into genuine assets for community belonging, treating meanwhile use as a purposeful intervention rather than a stopgap.
Impact:	Demonstrates how neighbourhood-led initiatives can build local skills, strengthen community participation and support sustainable, low-carbon approaches to regeneration.
Relevance to West Midlands	Local CIC model activates brownfield sites in urban transition, generating community benefits and economic activity relevant to stalled high street and civic space revivals across the region.
Link	https://civicsquare.cc/



Image: Artist representation of the Civic Square's future Neighbourhood Public Square, Ladywood, Birmingham.
Credit: Civic Square CIC.

Managing Logistics: Guidance on Model Contracts

The increasing relevance of meanwhile use in the West Midlands underscores the critical need for clear, robust and accessible legal frameworks that can adapt to local contexts. A key driver for this is addressing the cost and administrative burden that can be associated with negotiating meanwhile for landlords who are unfamiliar with the process, and which can prevent landlords from engaging in meanwhile use. It is also important to clearly allocate costs and responsibilities between landlords and tenants, safeguarding both parties from unexpected costs and issues that arise.

This work committed to building upon established model contracts and lessons from prior projects, testing and refining these legal instruments to create a model contract and user-friendly guidance suitable for the West Midlands. Existing examples are signposted in the Resources section. Key priorities from West Midlands stakeholders, gathered through extensive engagement and desk research, have proved to be useful in shaping this guidance. Stakeholders emphasise the need for fair and transparent exit strategies for temporary occupiers, clear allocation of costs (including rent, business rates, services, and insurance), and a strong recognition of the social and environmental impact of meanwhile spaces. Landlords often seek short, flexible, or rolling contract terms (typically 30 days to 3 months) to manage risk and maintain agility, while operators and community groups prioritise protection from undue costs, support for initial fitouts, and ensuring spaces are accessible to all.

"When you're dealing with interesting community individuals... it's unrealistic to expect them to understand the realities of insurance and liability and health and safety of buildings, particularly post war buildings."

Local authority staff, West Midlands

Types of leases and agreements to consider for a meanwhile space and best practice for each

- **A Lease** (for direct lettings by a landlord to a temporary occupier): A formal contract granting a tenant exclusive possession of a property for a fixed period. In a meanwhile context, these are typically short-term (between 30 days – 6 months, however there is no strict minimum or maximum) and include a "rolling break" clause that allows the landlord to end the agreement quickly if a permanent commercial tenant is found.

  Best practice example: Communities and Local Government Meanwhile use lease and guidance

  - Which type of landlord is the example suitable for? Public, Private and Institutional
  - Which type of tenant is it suitable for? Non-commercial, town centre occupying charities, artists, musicians, community groups, information centres

- **An Intermediary Lease** (for lettings by a landlord to an intermediary, eg a local authority or voluntary body): A specific lease used when a "middleman" (such as a local council, charity, or meanwhile provider) rents the space from the main landlord. The intermediary does not use the space themselves but holds the lease to manage and sublet it to smaller temporary occupiers.

  Best practice example: Communities and Local Government Intermediary Meanwhile use lease and guidance

  - Which type of landlord is the example suitable for? Public, Private and Institutional
  - Which type of intermediary is it suitable for? Local authorities, voluntary bodies

- **A Sublease** (for direct lettings by a landlord to a temporary occupier): A secondary lease where the intermediary (the "intermediate landlord") lets the property to a final temporary occupier. This allows the intermediary to manage multiple small projects within a single building while remaining responsible to the main landlord.

  Best practice example: Communities and Local Government Sub Lease Meanwhile use lease and guidance

  - Which type of landlord is the example suitable for? Public, Private and Institutional
  - Which type of tenant is it suitable for? Non-commercial tenants

- **License to Occupy**: A more informal, personal permission to use a space that does not grant exclusive possession. It is often used for very short-term "pop-ups" or shared spaces (like hot-desking) because it is faster to set up and easier to terminate than a full lease.

  Best practice example: Meanwhile Space CIC + Meanwhile Foundation templates for Brighton and Hove City Council

  - Which type of landlord is the example suitable for? Public, Private and Institutional
  - Which type of tenant is it suitable for? Short term Commercial and commercial and Non-commercial

- **Hirer's Agreement**: An even simpler, short-term contract (often hour-by-hour or day-by-day) for the use of a specific area within a meanwhile site, such as a community hall, a workshop bench, or an event space. It is typically used for one-off or recurring activities rather than continuous occupation.

  Best practice example: Meanwhile Space CIC + Meanwhile Foundation templates for Brighton and Hove City Council.

  - Which type of landlord is the example suitable for? Public, Private and Institutional
  - Which type of tenant is it suitable for? One-off, Commercial and Non-commercial

This report looks to focus on analysing and providing recommendations for additional lease terms, namely:

- A Lease
- An Intermediary lease
- A Sublease

Considering best practice and suitability of existing templates

Existing meanwhile use lease templates, such as the ones issued by national government's former Ministry of Housing, Communities and Local Government (MHCLG) in 2012 offer a solid foundation, providing mechanisms suitable for various landlord types – public, private, and institutional. These templates generally include clear terms regarding lease duration, notice periods, and termination clauses, typically allowing for short-term engagements (e.g., 30 days to 6 months) with provisions for one-month notice. This established clarity in foundational legal aspects supports this framework's aim for simplicity and user-friendliness in model contract development.

However a review of existing, best practice templates against the feedback highlighted by West Midlands stakeholders highlighted some areas which could be strengthened, to align with current meanwhile use practice:

- Clearer allocation and responsibilities for costs, for example more specificity about utilities, which stakeholders have highlighted as sources of hidden costs and complexity.
- The need for fairer exit strategies, going beyond vacant possession and reinstatement to put in place provision for fair return of investments into a meanwhile space.
- A requirement to consider further scope for commercial uses of meanwhile, including where social enterprises or CICs incorporate trading arms to support their organisational sustainability.
- Explicit disclosure or guidance on business rates relief eligibility and responsibility wording, which can be a major cost for tenants and a key driver for landlords to engage in meanwhile use.

Using the national government's meanwhile lease issued by the former Ministry of Housing, Communities and Local Government (MHCLG) in 2012 as a basis, a revised template model contract has been created as part of this project. This takes into account feedback from West Midlands stakeholders on existing templates and requirements, and a review by Field Seymour Parkes to bring the template up to date with current legal best practice and guidance.

Guidance for landlords on using meanwhile use leases in the West Midlands

In addition to the model contract template, this guidance highlights the key considerations for agreeing a legal contract for meanwhile use, please refer to the full template for details. We emphasise that the parties using the contract are recommended to seek legal and professional advice in each case before signing.

Step 1

Establish if you're issuing a lease, sub-lease or an intermediary lease

Step 2

Review the Template Meanwhile Use lease and Guidance (see Appendix) as a base to build on: https://www.gov.uk/government/collections/meanwhile-use-leases-and-guidance-notes.

Notes

This is best suited for local authorities, developers and charities considering to let their property at concessionary rates.

Step 3

Consider how costs will be allocated between landlord and tenant

Why: Transparency for tenants and landlords for costs that will arise from the tenancy, including business rates, insurance and utilities, mitigating the impact for both parties.

For example: absorption of fit-out costs where possible.

Notes

The lease should provide for 'uninsured risks' provisions and what happens in the event the Property is damaged or destroyed by a risk that is not insured. This is accounted for in the template lease.

Step 4

Consider an enhanced exit strategy.

Why: Early consideration of exit strategy supports fair practice and helps build a case for reinstatement for tenants where possible. Also brings greater clarity for tenant and landlord on next steps after the lease term is over.

For example: Having a photo schedule; clearly listing and considering the proportion of the Service Charge and Insurance Payment between Landlord and Tenant so further complications post exit are reduced.

Step 5

Ensure the lease is contracted out of the security of tenure provisions under sections 24-28 of the Landlord and Tenant Act 1954

Why: to ensure the lease does not benefit from the security of tenure provisions of the 1954 Act. As the meanwhile lease is intended in most instances to be relatively short-term, the Landlord should ensure the lease is excluded so the space can be let to a commercial tenant where required.

Notes

To ensure flexibility of Meanwhile use space is achieved. This clause is listed in the template.

Step 6

Check if there is a requirement for commercial use by charity or social enterprise occupying the space

Why: Meanwhile use leases are primarily used for rates mitigation and if the lease is for a commercial purpose, usually a different form of lease is used. Seek legal advice to confirm requirements, and ensure defined use is clearly is listed and that the property has the requisite planning permission for the use.

Notes

Also, check how adding a commercial offer may affect business rates relief for the occupying party.

Step 7

Ensure longer leases should account for rent reviews

Why: to ensure the annual rent accounts for market movement and reflects the commercial standard

Notes

However, as meanwhile leases can often have the rent of a peppercorn, this may not be required.

Step 8

Review, add and adapt these steps as per your needs

Notes

It is highly recommended to seek legal and professional advice in each case before signing.

Planning for the Future

Exit Strategies and Future Planning

When the meanwhile activity ends, there are multiple potential outcomes, including: the activity rotating to another meanwhile site; moving into a longer-term site; or the individual sub-tenants moving onto new opportunities; or it simply ending.

By its temporary nature, it can be difficult to precisely plan for what comes next after a meanwhile opportunity, but it is important to do so. Ending a meanwhile space which is established or well loved, can also have reputational risks.

Having early conversation with meanwhile operators to understand their needs and future ambitions is important. Early planning and thinking about the exit strategy can help ensure that the positive impacts achieved by the meanwhile activity are continued, and to manage risks and community push-back when plans fall through.

Be transparent about the temporary nature:

It's necessary to be upfront about the temporary nature of the opportunity, to support shared understanding of why the opportunity is available, and to manage conversation when the space ends.

Support operators to take the next step:

Build relationships with key operators, to understand their needs and ambitions around space, so you're aware of what support they will need in their next steps, whether it's finding a new meanwhile or longer-term space, or supporting sub-tenants to grow their practice or business.

Provide support to find new meanwhile or permanent spaces:

Local authorities and other partners can support meanwhile operators in their next steps through:

- Utilising their local knowledge to make introductions to potential commercial or private landowners for future spaces; and helping to advocate for the project.
- Advocating for successful examples to move into council-owned spaces, having proved the value they bring; this could help to fill vacant council properties which can be tested for shorter or longer term occupation.
- Being realistic about the commercial potential of meanwhile operators. Many will not be able to 'trade up' into paying commercial rents, and should be supported to find space which is affordable for them and their user-base.

This may require coordination across multiple council teams, to ensure opportunities are identified.

Plan for material re-use:

If your meanwhile use involves a temporary installation, research into finding a new home for it. If there are building materials including doors, or fit-out elements, plan to recycle them into a new meanwhile use, or share it locally with other projects.

"We should be asking about meanwhile, can it curate activities and potential tenants for the space that then gets created at the end of the development you know?"

Meanwhile operator, West Midlands

"When you talk about meanwhile, there's almost a collective sigh from certain people, because there's an experience of political backlash when tenants leave."

Local authority staff, West Midlands

Measuring Impact and Ongoing Learning

Evaluate and understand impact:

For developers and landowners, tracking the social, economic, and environmental value generated by meanwhile use can be valuable. It can evidence positive impacts, which put them in a beneficial position for winning future contracts. Consider developing monitoring and evaluation framework for meanwhile use in the West Midlands, which can tailor established social impact metrics to the WMCA Meanwhile Use Framework. This could be utilised by developers, councils, and other landowners, as well as operators, to help encourage uptake of meanwhile use.

Collaborate and share learning and knowledge:

As different partners test, pilot and scale varied meanwhile approaches, it's necessary to learn from practice, exchange knowledge and learning with others. To support this, creating live opportunities for ongoing dialogue and knowledge exchange among landowners, local authorities, and meanwhile operators is crucial. This could involve regular workshops, roundtables, or dedicated forums to share best practices, discuss challenges, network, and collectively problem solve.

"Measuring social benefits is more difficult than economic benefits, because how do you go about defining if something's a success or not?"

Local authority staff, West Midlands

"I think work around [measuring social impact] could be interesting because we're doing that with our landlords at the moment, actually helping them see the wider impact beyond what he thinks he can do."

Potential meanwhile operator, West Midlands

Case study: Meanwhile in Oxfordshire

Location	Oxfordshire, UK
Established	2021-2025
Theme	Community / Mixed Use
Typology	Vacant shops and plots
About	The Meanwhile in Oxfordshire was a pilot programme, with a budget of £1.9m, launched in 2021. The project was designed by Oxford City Council, carried out by Makespace Oxford, funded by Oxfordshire Local Enterprise Partnership (OxLEP), and supported by all Oxfordshire's council. The project re-activated 28 sites in Oxfordshire by matching vacant properties with community groups for temporary uses including cafes, community hubs, and gardens many of which were owned by local authorities. The programme was developed to transform underused space and support local communities and diversify the urban centres. Developed to move beyond market-driven vacancy toward community-centred placemaking and lowering barriers to access, the programme brokers below-market leases to nonprofits and startups, activating commercial voids with social enterprises during housing or development delays. By illustrating their success and missed opportunities in their impact report and building proposals to formalise meanwhile use within local planning guidance – Oxfordshire represents one of the more advanced examples of institutional integration, demonstrating how a council-led matching function can systematically reduce vacancy while generating measurable community benefit across a range of typologies and site contexts.
Impact	Activated and agreed leases on 28 sites with community led pop-ups, retails spaces and hubs. Generated high footfall in the town centre, creating over 200+ jobs and housing over 200 community organisations - while sites awaited redevelopment.
Relevance to West Midlands	Council-brokered matching model offers a replicable template for high street and brownfield recovery in places like Coventry, with strong potential for policy-level integration.
Link	https://makespaceoxford.org/launching-the-meanwhile-in-oxfordshire-impact-report/ https://www.oxford.gov.uk/building-projects/meanwhile-oxfordshire



Image: Setting up the Ducky Zebra pop-up shop at the Covered Market.
Credit: Makespace Oxford.

Roadmap for the WMCA

In addition to supplying the guidance within this framework, there are further actions that the WMCA is considering, to enhance meanwhile activity in the region:



Social value framework

Build a further case for public funding of meanwhile space, by developing a social value outcome framework for meanwhile use, identifying specific and measurable indicators for the economic and social benefits of meanwhile use for the region. This could also be applied to the development of social value leases, which could enable local authorities to charge rents which reflect the social value rather than the commercial value of meanwhile uses.



Social economy cluster

Develop strategic partnerships with experienced meanwhile operators to unlock particular kinds of meanwhile activity, for example retail, innovation, film, or night-time economy, taking on multiple units across the region, to stimulate locally led meanwhile activity.

Planning policy

Develop further guidance on planning policy tools for meanwhile uses, engaging specifically with local plan-making authorities to understand relevant contexts, and develop tailored options which adopted by local authorities according to need.

Licensing

Explore further options to develop licensing tools to support meanwhile uses, aligning with the ongoing work of Mayor's Night-Time Economy Commission, and supporting alignment with planning policy and economic regeneration teams.

Resources

This section signposts to useful resources which were consulted in the course of creating this framework, and which may be useful to organisations and people in the West Midlands looking to activate meanwhile uses.

Area-based guidance, strategies and frameworks

Meanwhile Use Study and Framework Birmingham, Meanwhile Space CIC (2022)

Meanwhile Use Strategy, Brent Council (2021)

Meanwhile Use Toolkit, Glasgow City Council (Undated)

Meanwhile Use Toolkit, The London Borough of Croydon and the Greater London Authority (2013)

Meanwhile Use London, ARUP for The Greater London Authority (2020)

Meanwhile Opportunities Strategy for Thurrock, We Made That (2023)

Topic Paper: Managing Vacancies Through Meanwhile Use Strategies, Retail & Leisure Study 2022, London Borough of Newham (2024)

Impact and evaluation reports

A journey through temporary use, REFILL network and URBACT EU, (2023)

Meanwhile use and the Carpenters Estate, Meanwhile Space CIC (2025)

Meanwhile in Oxfordshire Impact Report, Makespace Oxford (2023)

Meanwhile Space: Ten Years in Practice, Meanwhile Space CIC (2019)

Circular economy and material re-use

Building Skills: A Material Strategy for Birmingham and the West Midlands, Material Cultures (2024)

Circular Economy in the Built Environment, Architects Climate Action Network (ACAN), (2023)

Material Reuse Playbook, Fletcher Priest Architects (2025)

Heritage and historic buildings

Heritage Works for Creative Businesses, Historic England (2026)

HOW TO: Establish a Meanwhile Use, London Historic Buildings Trust (Undated)

Meanwhile lease examples and precedents

Meanwhile use lease and guidance notes, Communities and Local Government (2012)

Typical Meanwhile Use Lease, Brent Council (2021)

Meanwhile lease and relevant templates, Meanwhile Space CIC and Meanwhile Foundation for Brighton and Hove City Council (2022-3)

Meanwhile Space In-depth guide, Urban Foundry for the Welsh Government (2021)

West Midlands evidence and policy

Companion Culture: Four Actions for Digbeth, Eastside Projects and Grand Union (2025)

West Midlands Combined Authority (WMCA) Culture and Creative Framework, West Midlands Combined Authority (2025)

West Midlands Growth Plan, West Midlands Combined Authority (2025)

Workspace for Creatives in the West Midlands, Colliers International Property Consultants Limited (2025)

Additional context

Pop Down: How can local authorities facilitate meanwhile use for long-term community benefit?, Public Practice (2019)

How meanwhile spaces can improve the urban streetscape, MEB Design Ltd (2025)

Good practice in dealing with empty shops, We Made That (2021)

Appendix

Meanwhile use lease and guidance notes

(for direct lettings by a Landlord to a temporary occupier)

wmca.org.uk/meanwhile-use/leaseguidance

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