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in Glasgow*

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Supervised by Dr James. T. White.

Abstract

The purpose of this study was to evaluate the emerging practise and support of meanwhile use initiatives throughout Glasgow. The study established that there were gaps in research concerning the benefits of meanwhile uses in conjunction with the barriers they faced in Glasgow. Meanwhile uses can provide a response to challenging contexts should they be given adequate support. The study selected an appropriate methodology and involved semi-structured interviews triangulated with embedded case studies and policy document examination. The study found that there are higher amounts of support for greening projects over other meanwhile uses that require less commitment. It found that there are numerous benefits and influence on the surrounding community from the presence of meanwhile uses but these must contend with barriers including policy support, inadequate funding and access to spaces often only possible with a receptive and positive developer. This study was undertaken to fulfil the requirements of this MSc and future research should evaluate the scope of meanwhile use projects in Glasgow in years to come.

Introduction

Meanwhile uses generate a reactivation of neglected and forgotten vacant land and properties with physical regeneration often seen as the only solution (Bishop & Williams, 2012). They can take many forms from community gardens, event programmes, learning experiences, cultural exhibitions and skills exchanges. Meanwhile uses present an opportunity for a community to take physical action against dereliction of a space within their community and increase accessibility to community-led placemaking. Meanwhile use projects can provide a response to decline, conflict and challenging political contexts by their flexibility and benefits they can bring for a community if they are reasonably supported in their efforts.

This research project aims to evaluate the potential opportunities and limitations of meanwhile uses in Glasgow and identifies the potential influence of current and future projects for communities and the wider urban environment. Firstly, an extensive review of the literature is offered and gaps in the research identified. A methodology chapter outlines the aims, objectives and research questions before discussing research methods chosen. A qualitative approach was chosen triangulating semi-structured interviews with embedded case studies and policy document examination. The results of the primary research are provided and analysed. A discussion and conclusion chapter detail the limitations of the study and the implications of future research into meanwhile uses. Currently, there is a lack of primary research into meanwhile uses and their presence in Glasgow paired with an evaluation of national and local planning policy in place to support it. Significantly, the research conveys the importance of facilitating meanwhile uses in Glasgow and the difficulties currently experienced by community groups in their attempt to reactivate vacant spaces. The incubation of meanwhile uses can bring numerous benefits and encourage exciting innovations specific to Glasgow.

Literature Review

Literature Review Overview

A communities' feeling of ownership over spaces is difficult to assess. One of many ways which the character of a city can be understood is not only by its unique approaches to creating 'public' spaces and deciding how to approach vacant and derelict spaces but also combating the many challenges which come with private and public ownerships of those spaces. The reactivation of neglected spaces by the citizens which are affected by it can both reflect the needs and provide missing facilities through the creation of temporary uses. So-called 'Meanwhile' or 'Interwhile' uses developed by the community can bring life to underused and neglected spaces. Meanwhile use can be defined in many ways such as a 'light, quick use as an alternative to decay' (Reynolds, 2011, p. 371) or as the 'temporary use of a space awaiting redevelopment' (Nicholas Bosetti, Centre For London, p.1). Meanwhile uses can also be defined as 'a set of practises with short term return developed in a context of economic, urban or political disorder in a more or less unplanned way' (Andres, 2012, p.759). For the purposes of this report, meanwhile uses will be defined as the *transitory use of space which is otherwise not fulfilling its full potential*. This literature review chapter introduces meanwhile uses and explores the 'rights' of community to occupy public spaces. It shall then examine the effects of management of the urban commons, the rise of austerity and contemporary town centres. Finally, it shall explore the existing policy framework and discuss relevant examples of urbanism in Glasgow. This chapter shall conclude with the benefits of meanwhile uses and identify research gaps found from the review of the literature.

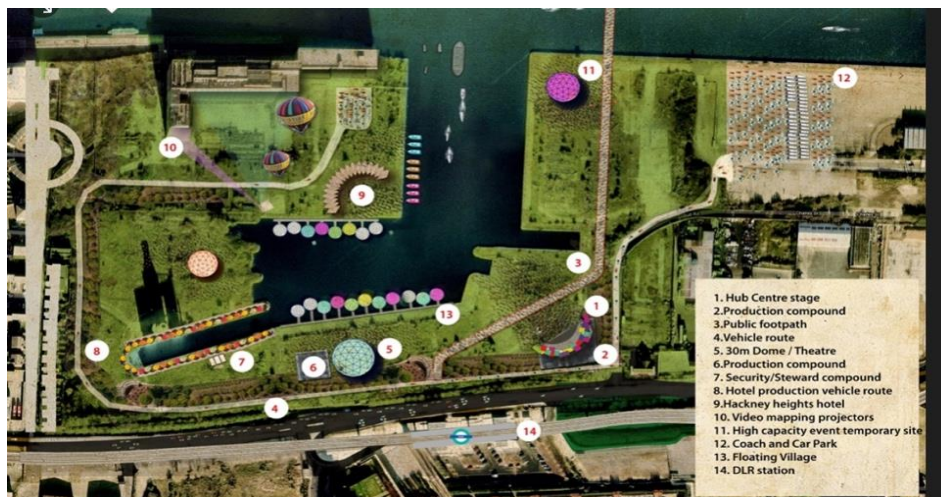
An Introduction to Meanwhile Uses

The presence of meanwhile uses brings activity to dead spaces sluggishly working their way through development stages and play an active role on sites which have often been fenced off and provide little contribution to modern city living. Restrictive fencing around vacant sites has been called an 'anti-social' imposition (Reynolds, 2011) on users experiencing spaces from the other side due to restrictions on pedestrian movements and community access. Often, decisions by the local authority or the site owners to allow meanwhile uses on a site can be so delayed that the perception and likely success of the project is damaged (Cole, 2012). This is because

citizens expectations of development and regeneration timelines rarely align affecting their attention and interest in projects. For spaces which may otherwise be lifeless, meanwhile uses can also create spontaneity in an otherwise rigid environment.

‘Meanwhile London’ held a competition in 2011 searching for creative temporary uses on three brownfield sites close to and on the site of the Olympic games for the winning entry. Meanwhile London was a partnership between the Mayors of London and Newham at the time (Boris Johnson and Sir Robin Wales respectively) with the power to provide land for temporary use owned by London Development Agency or London Borough of Newham. In the ‘age of austerity’, the promise of free/heavily discounted land proved popular with hundreds of entries (Dutton and Armstrong, 2012). One of the winning entries by Strong & Co (Figure 1) promised a new arts quarter, event venue and ‘cultural playground’ titled London Pleasure Gardens. However, despite a £3m loan from Newham Council coupled with political backing and publicity, London Pleasure Gardens Ltd entered voluntary administration (Evening Standard, 2012) less than 8 weeks after opening. Organisers attributed its quick demise with poor revenue and weak visitor numbers. Although London Pleasure Gardens was unable to survive, it succeeded in highlighting the potential of providing incentives to tackle large scale derelict sites before they decline further.

Figure 1: A winning ‘Meanwhile London’ entry “London Pleasure Gardens” by Strong & Co Ltd



Source: Architects Journal (2011)

Conversely, another Meanwhile London competition winner, Ash Sakula Architects created ‘Caravanserai’ a temporary adaptable open courtyard space providing an opportunity for performances, story-telling, enterprise and upskilling activities. It gained Charity status in 2014 and provided five years of activity until 2016 affording

an opportunity on a site only available via the competition (Figure 2). This project welcomed many types of temporary activities and benefitted from word of mouth of local residents and was hailed as a ‘visionary’ outdoor lounge for the city (Caravanserai, 2016). Its success was attributed to its form as a truly collaborative initiative led by local people who quickly took on feedback and held the views of the community to the highest regard. Both Caravanserai and London Pleasure Gardens demonstrate the peaks and the pitfalls experienced by meanwhile uses and which provide a valued stop-gap to the often-lengthy process of government funded regeneration initiatives.

Figure 2: Caravanserai, Canning Town Ash Sakula Architects



Source: <https://www.ahsak.com/projects/canning-town-caravanserai>

Many regeneration projects promising the revitalisation of neighbourhoods take years to be realised, with stages taking many years to complete while the space continues to be lifeless (Dutton and Armstrong, 2012). This demoralises communities, who may not understand the often-sluggish process of regeneration (Foley & Martin, 2000). The importance of fostering meanwhile uses to bridge the gap should not be understated. If supported and assisted by local government, informal and ever-evolving spaces can breathe life into the social vacuum often left by deteriorating spaces.

The Right to Public Spaces

The urban structure is continuously evolving, creating a complicated and fluid pattern of development forever changing the character of a city. Mourning the death of the integrative urban community, Habermas (1989) bemoaned the rise of the ‘mass society’ caused by the strict routine of industrial life that compromised the colourful and crucial ‘public life’ of its citizens. The disintegration of an integrative community

in cities is a by-product of urban sprawl and the gentrification of cities where citizens co-exist anonymously. For Lynch (1960, p. 119), the 'ideal' city should be symbolic of the needs of its people, providing a sense of place 'enhancing every human activity occurring there'. However, the 'ideal' city may not always be attainable. Ever evolving cities often emerge from a place of conflict. Lefebvre's (1991, p. 411) writings explored how space can transform and lead a process of change in a city. As a result, Lefebvre believed conflicts, among other upheavals, represented a 'constitutive duality' of space, whereby each event occurs in a recasting and transformation of what that social space represents. He believed space would play an increasingly important role in modern society and that political systems failed to appreciate the importance of these spaces. Expanding upon this is not only the 'right to the city' but the 'right to inhabit' with the belief that the myriad of ways people use and appreciate public spaces is a fundamental human right (Mitchell, 2003). Arguing that the right to the city is more than a universal feeling among all citizens, often the demand for the right to the city comes from those alienated in society, but is affected by a declining rate of 'use value' in cities (Mitchell, 2018). Finding methods to provide a city suitable for all can be difficult. Some believe that those marginalised at the edges of society have an inherent and perhaps more important need of the city. Marcuse (2009) argued that a hierarchy of demand for the city should be epitomised by those most in need as the 'excluded and the deprived' (p.191). closely followed by the working class and finally on a spectrum down to the politically powerful at the bottom. However, creating such a society within the current neoliberalist and populist agenda may be out of reach. One should perhaps argue that the only way to create a city for 'all' is to provide for all within it via places designed in mind to appeal to all sections of society. Ideally, the ability to create your own meanwhile use project should rely only on one's initiative to do so in the absence of any other barriers.

Lefebvre (1991) believed in the idea of everyone's 'right to the city'. However, over time there has been a movement away from a city for 'all'. This has contributed to growing neoliberalism (the promotion of free market consumerism and the increasing privatisation of assets). Many counter hegemonic movements are actively promoting against the current capitalist agenda, seeking to mobilize an urban form not constricted to privately owned interests and spaces (Purcell, 2014). The main priority being to prioritise the use of spaces rather than the value of them and establish a new

hierarchy. It is suggested that urban planners should take note of these struggles and nurture them to find a way out of the current free market agenda. Although an important point, it is difficult to see how modern planners could achieve this considering the free market context we live in today. Contemporary planners within the private sector often operate in a profit-based model with the aim of developing relationships with large scale organisations to secure projects.

Some argue that the neoliberal agenda has had a 'corrosive impact on cities', with democratic movements the most effective resistance against the progression of neoliberalism (Purcell, 2008). Furthermore, the ongoing neoliberalisation of the urban environment requires a communicative and collaborative planning process with the communities who live there, as described by the writings of Habermas (1990) to retain awareness of the community they are building for and how to deliver their needs.

Habermas envisioned an urban utopia whereby participants engage in deliberation to reach a common good for citizens through argumentation and detailed discussion.

Communication at its core was central to his writings, which can be argued has been squashed by the neoliberalist model today now seemingly intent on merely tokenistic consultation with communities forced by statutory consultation policy in the planning process. By recognising the temporary nature of meanwhile uses, the sense of empowerment and collective ownership generated by restorative actions could be facilitated by planners to allow citizens to influence the success of the places they care most about.

Urban Life

Increasingly, people are choosing to move to and remain in cities. It is estimated that 75% of the global population will live in the urban environment by 2050 (Burnett, R. And Sudiic, D. (2011). Many cities around the world follow the same form, although contemporary forms of public spaces can now be owned by multiple parties. This encapsulates the change in how we view public spaces, as primarily for those who use it, to a commodity which can now be sold with disregard for the needs of the community. This can also be attributed to the impact of austerity and decentralisation of local authorities in the United Kingdom. By offloading duties traditionally performed by the local council, the privatisation of spaces reduces regular maintenance costs with disregard for the consequences of users of these spaces. Interestingly, this same logic does not appear to be applied to supporting meanwhile

uses more widely and therefore providing low cost regeneration initiatives managed by communities. The ownership of many public spaces is also becoming increasingly unclear. A recent article by the Guardian (2017) examined the rise in pseudo public spaces across London. Encompassing large parks/squares and thoroughfares, many 'public spaces' in London are patrolled by security guards with reporters met with a wall of silence concerning the regulations that 'users' of the space are subjected to. Information on regulations of the pseudo public space is not required to be made public. The reporters also used the Freedom of Information Act to find out from the local authorities in London to find out how many privatised 'public' spaces there were in the borough. This information was declined. Guardian Cities (GIGL, 2017) in partnership with Greenspace Information for Greater London (GiGL) has mapped pseudo public spaces across London for the first time. Increasing numbers of pseudo public spaces across the capital are uniformly excluding large sectors of the public, removing assets meant for the people and creating regulatory environments. Asking permission to gather or protest is not uncommon and ostracises those unable to conform to who many large corporations seemingly want on 'their' land, including rough sleepers. A relationship can be drawn between London where spaces are at a premium and the sale of these spaces to the private sector; the more commonplace this practise becomes, the less 'physical opportunity' there is for a community to occupy these spaces via meanwhile uses and the less control a community has to ensure it remains 'public' over time. The fine line between the regulation of spaces and the potential to alienate much of the modern urban community is demonstrated in 'the tragedy of the commons'. Hardin (1968) argued that regulatory frameworks were necessary to stop the proliferation and deterioration of common resources. This is because while users benefit from full use of facilities, they only partially share in the cost. However, collective use of resources may not necessarily result in their exploitation. The aftermath of the 2011 earthquakes in Christchurch, New Zealand left widespread devastation of the city and wiped out approximately 80% of its inner city buildings (Carlton and Vallance, 2017). In response to this, meanwhile use projects such as 'Gap Filler' created a makeshift replacement centre unofficially names the 'Commons' comprising of numerous community facilities. The post disaster to recovery period led to the collaboration of many communities and the bonding experience of developing social capital encouraging a more interactive society. This developed through the necessity of shared working to clear damage and assist in the

rebuilding of their community. Meanwhile use projects in Christchurch were found to generate long lasting forms of social capital which contributes to a higher ‘common good’ for the community (Carlton and Vallance, 2017). While not every meanwhile use is a response to natural disaster, this demonstrates its influence over other challenging environments we are facing in cities. These include the challenges of austerity which led to the decentralisation of local government by offloading maintenance responsibilities and the importance of facilitating a policy framework to increase their presence while enhancing their positive influence. Therefore the ‘proliferation of the commons’ does not always result in a negative effect as the combined effort of Christchurch residents created a positive outcome from a devastating event.

The Commons

The influence of the ‘tragedy of the commons theory’ may have contributed in part to the rise of neoliberal political systems. Finding the balance between having an urban commons and the differing regulatory relationship between public and private spaces is typical of the neoclassical economic assumption that the most efficient way of managing these commons is by privatisation and not by communicative and collaborative processes (Garnett, 2012). The creation of business improvement districts (BIDS) is one example of such ‘privatisation’ of the urban commons, by providing funding to enable local business owners the ability to overcome the issues which can be encountered by voluntary urban commons initiatives. Often the success of the BID is dependent on how many businesses participate in it, and their ability to routinely collect financial gain through local businesses (Wonhyung, 2016) Although BIDS are not necessarily a negative public/private enterprise, questions must be asked of the relationships between the private (BID) and the public sectors (local government) and how much BIDS are willing to do for the entire ‘common good’. If the BID model is to be successful, the success of a BID should depend on the benefit they are proving for the community. The management needs of the urban commons are continually evolving, with the creation of ‘good’ public spaces dependent on a consistently active community willing to intervene in deteriorating public spaces (Benfield, 2013). The policy framework which exists to enable such intervention whether voluntary or not, is crucial in assisting and facilitating change where it is

needed most. Therefore, low-cost meanwhile uses should be fostered by the polity through statutory policy, guidance and extensive support frameworks.

The Age of Austerity

Many of the challenges faced by cities have been exacerbated by harsh political climates. Following the financial crash of 2008, brutal cuts in public sector funding ushered in the age of austerity and defined a new status quo for the public sector and the importance it placed upon public spaces. The rise in use of ‘Austerity’ within the local media grew exponentially since 2005 (Figure 3).

Figure 3: 'Austerity' in the media

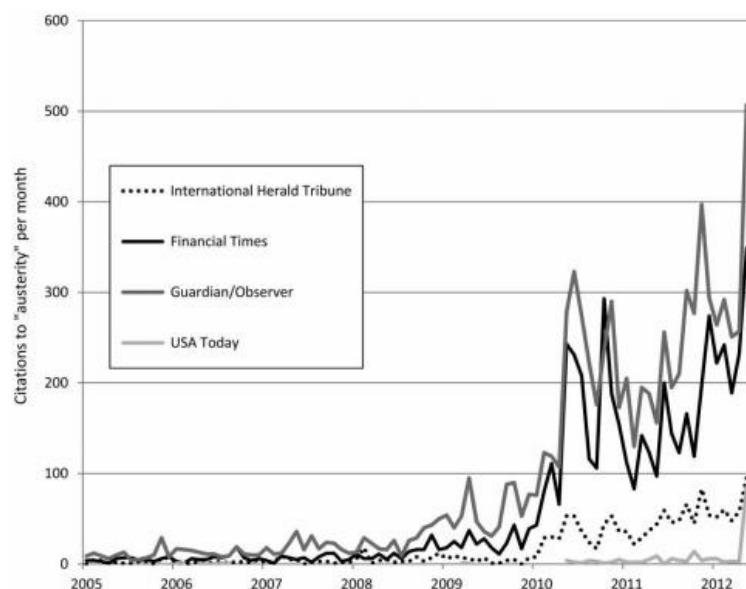


Figure 1 The rise of a keyword: *austerity*, 2005–12
(Source: Author's calculations from Factiva)

Source: 'Austerity Urbanism' (Peck, 2012)

Highland Park, Michigan once a thriving working-class city, was irreparably damaged following the wall street crash in 2008. 75% of its residents have decided to leave the city with both its tax and economic base damaged irreparably beyond repair and 42% of those who remain in Highland Park now live below the poverty line (Peck, 2012). With debts increasing, the local municipality was forced to surrender thousands of its streetlights in a debt recovery action with a local utility company. Such struggles have led to dramatic changes in the Michigan political landscape including the creation of Public Act 4 awarding the power to take 'local government

entities' such as school boards, planning authorities and municipalities into receivership and 'regulate expenditures, investments, and the provision of services by units of local government' (Public Act 4, 2011). Such powers to influence and take over services provided for the benefit of the community further removes the possibility that what is provided for them actually is of benefit to them. Eight miles away, Detroit's continual financial struggles have led to severe budget cuts almost as harsh as those imposed by Public Act 4 to avoid fiscal takeover at all costs (Peck, 2012). Almost out of money, the City of Detroit agreed to a financial agreement with the state to begin the process of recovery and provide minimal public services with negligible budgets, with around 40% of the city in perpetual darkness and is now in a long recovery process. Such bleak political environments during austerity have undoubtedly influenced the quality and upkeep of public urban spaces. Although Michigan is an extreme example of a challenged neoliberal political climate, continual privatisation of spaces in the UK may lead to the same fate. Such changes in the prosperity of our cities have also affected our high streets.

Our Town Centres

The traditional high street as we know it is changing. Falling consumer spending, low profitability and an overabundance of retail units in town centres has led to the diversification from primarily a retail centre to one which is a mixture of retail, service and commercial sectors (Bamfield, 2013). In 2018 alone, it is estimated that the UK's high streets will have lost 70,000 retail jobs (Grimsey et al, (2018 p.11) leaving a large surplus of vacant retail space. The active promotion of meanwhile uses in town centres is crucial to begin to tackle the death of the traditional high street model. Town centre businesses are faced with many risks including identifying declining town centres. Identifying areas at risk of 'locational obsolescence'; whereby 'the rate of decline in rental/capital value of an asset (or group of assets) over time relative to the asset (or group of assets) valued as new with contemporary specification' is proving increasingly difficult (Hughes and Jackson, 2015, p. 239). Identifying investment risks such as locational and economic obsolescence is important when 46.6% of retailers in the UK are at critical risk of failure (Grimsey et al., 2013, p. 15). Evasive measures should be taken to improve areas at risk with struggling high streets undoubtedly contributing to poor quality places. Footfall within town centres has fallen by 17% in the last 10 years (Grimsey et al. 2018, p. 16). Long

term vacant units are also having an adverse effect on our high streets which could be put to better use such as providing space for community hubs incorporating meanwhile uses. The Grimsey 2 review argues that local authorities should be more proactive in tackling vacant properties blighting the high street by fining landlords. Local authorities should advocate on behalf of the community and increase the transparency of the management of buildings or spaces used by the public. Critical to the success of future town centres are innovative lease agreements for short term use of property in which meanwhile uses can play a pioneering role (Grimsey et al, 2018). This identifies a widespread requirement not only for temporary growing projects in residential areas, but for the support for meanwhile uses to diversity and direct projects towards the heart of town centres.

Policy Framework and Guerrilla Urbanism in Glasgow

The introduction of a thorough policy framework and revision of existing policies to facilitate the management of spaces by the community is crucial. This could be strengthened by flexibility of the planning use class system to encourage short term uptake of vacant units. However, there has been some progress towards inclusive community planning. In addition to the ‘Community Right to Buy for Sustainable Development’ established by the Land Reform (Scotland) Act 2003, Mary Portas released a review of town centres. The Portas Review called for neighbourhood plans to include and address town centre issues, providing more transparency for funding opportunities and the steps in the process for communities. In addition, the review called for a ‘community right to try’ spaces to facilitate greater numbers of meanwhile uses for spaces (The Portas Review, 2014). The review strongly encouraged an increase in community participation in the planning system and asked local authorities to lead by example in actively promoting meanwhile uses in their own vacant units. In Scotland, the Town Centres First Principle (Scottish Government, 2014) aimed to prioritise the health of our high streets and asked local authorities, the wider public sector, businesses and communities to prioritise all development in town centres. The following year, the implementation of the Community Empowerment (Scotland) Act called for the promotion of community planning and communication, supporting community rights to buy land and the promotion of community bodies to represent the views of their communities (Scottish Government, 2015). As part of the Community Empowerment (Scotland) Act, the right to make a participation request to a public

body must be considered with good reason given if it is refused. The changing perception of individual emotional ‘ownership’ over public places is reflective of an increasing desire to influence and use the places we live in. While public spaces historically were viewed as functional entities; reflecting industrial modernist architecture; contemporary public spaces are praised for their aesthetic value (Madanipour, 2010). The changing perception of the value of public spaces and their place within the community hinges upon its key feature: accessibility. Without full accessibility for the community, it does not fulfil its role as a ‘real’ public asset (Madanipour, 2010).

Due to the challenging political and economic landscape, many towns and cities are burdened with large vacant spaces frozen behind anonymous landlords playing little role except in allowing the neglect and dereliction of their properties. These spaces have a crucial part to play in providing spaces for meanwhile use projects of real value to communities. Often communities frustrated with a lack of progress or removal of ‘their’ spaces take matters into their own hands through guerrilla urbanism.

Tactical/Guerrilla urbanism is described as “incremental and self-directed action toward increasing social capital, economic opportunity and general liveability” (Lydon & Garcia, 2015, p.25). Guerrilla urbanism tactics such as seed bombing have been recorded across Glasgow in groups such as ‘Glasgow Guerrilla Gardening’ (Guerrilla Gardening, 2018) which coordinated community efforts to reclaim neglected land. Residents in Clouston Street, Glasgow reacted when they heard that a derelict patch of land within their street would be sold to a developer to create flats. The community felt they would love a valued community asset and began a five-year fight with Glasgow City Council which was eventually called to Scottish Ministers for decision (Ref. 15/01223/DC, 2015). Despite lying vacant for 20 years, the community felt emotional ownership over the space and began peaceful protests, seed bombing and events on the space encapsulating a reactive community movement refusing to lose ‘their’ green space (Evening Times, 2016). This led to the creation of a permanent community asset (The Children’s Wood and North Kelvin Meadow, 2018) creating workshops for 14 schools and nurseries and providing 20 community events per year. The persistence of the campaigners to retain a space they felt emotional ownership over was crucial to making the vision a reality. Had there been an existing policy framework for meanwhile uses, clarity of the process in implementing a

meanwhile use project may have allowed the project to begin earlier. Often the difficulty of assessing the ‘public-ness’ of public spaces can delay valuable progression in the offering for the community. Varna (2014) established the ‘star model of public space’ which, although identifying the need for further exploration of the publicness of public spaces, identified privatisation of place and the increasing regimentation of ‘public’ spaces. The model facilitates more efficient and more frequent exchanges of information throughout the development process to avoid compromising the quality of projects that may benefit the community. Recognition of the benefits that projects in public spaces such as meanwhile uses can bring shall only be achieved by higher exposure to them.

The Benefits of Meanwhile Uses

Meanwhile uses in towns and cities across the world are making a positive contribution to the response to the changing nature of the city. ‘Appear [here]’, a digital platform aiming to provide quick access to space for temporary projects, offers space in 10 cities across the UK including Glasgow and Edinburgh from as little as £5 per day (Appear [Here], 2018). The platform has been used by large corporations such as Google and Apple. A collaboration between the Philadelphia University City district and the community provided the ‘Porch’, a temporary plaza which monitored its users to create a future plaza for its citizens taking on board visitor numbers and length of stay (Office of Policy Development and Research, 2014). Recognising the importance of tailoring temporary uses to attract a critical mass enables the project to bring longer term benefits to the community it serves. The growing success of temporary food carts in Portland, Oregon has encouraged the vitality and viability of previously vacant spaces (Urban Vitality Group, 2007). The study found that meanwhile uses such as food carts contribute to neighbourhood liveability, provide a presence on vacant spaces and provides a low-cost opportunity to start a business. The study recommended not only a more established policy framework to promote longevity of the food carts, but for developers to designate a space for the food carts in sites awaiting development. Temporary use projects have now extended to buildings, with innovative movable concrete apartments and offices able to occupy any number of vacant spaces promising installation within one day (Kodasema, 2018).

Although the benefits of temporary uses are well established and recognised in research, the facilitation of these projects through established policy is lacking. The UK government appears to be strong on rhetoric but fail to encourage a change in policy required to encourage and allow the benefits of meanwhile uses to be fully recognised. Within the planning system, the current 28-day policy for temporary projects may force temporary projects to close before they should, even if they are hugely successful. Meanwhile use projects should be recognised as crucial to introducing flexibility in traditionally rigid private spaces where the concentration of decline tends to be found in the most deprived places (Madanipour, 2017). Rates relief for landlords of vacant properties should be cancelled if they remain vacant for excessive amounts of time with no effort to change its circumstances (The Portas Review, 2014). Encouraging meanwhile uses are crucial to allow ideas to be tested, gradual change in cities to be implemented and for communities to thrive. The lack of a policy frame work for meanwhile uses is detrimental to their success and solidifies barriers to the realisation of the idea. Meanwhile uses not only provide temporary uses, but real lasting benefits.

Research Gaps

The review of the literature identified several gaps within the literature which shall be the focus of this dissertation. These research gaps have been incorporated into the qualitative data gathering and analysis methods discussed within the methodology section.

The gaps are as follows:

- The decentralisation of local government and the effects of austerity has resulted in a reduction in non-essential community initiatives.
- The benefits of meanwhile uses are acknowledged but not reflected in the esteem held in them by policy makers.
- The traditional town centre retail model is evolving into one favouring more cultural and leisure offerings. Although high vacancy rates are acknowledged, there is no current framework to actively promote meanwhile uses in vacant town centre businesses.
- It is important to determine to what extent do people have ‘a right’ to use vacant spaces in cities and what barriers stand in their way.

Methodology

Methodology Statement

Research is a ‘studious enquiry or examination aimed at the discovery and interpretations of facts’ (Glatstein, 2002, p.6.). It provokes the changing of minds through the revision of facts and theories and allows these changes to be widely understood and applied. Research is critical for the advancement and depth of understanding of any given subject. This chapter provides an evaluation of research methods, a justification of the method and a description of the research analysis process. The purpose of this project is to fill a gap in existing research on meanwhile uses and provide an insight into its current limitations. As a result of the literature review, it was subsequently noted that meanwhile uses have often stepped in as a response to challenging contexts but are not necessarily supported. Research can be conducted using either primary or secondary data (Frost, 2011) and the approach taken may be dependent on the research already available. Primary data involves the collection of data via a specific research method, while secondary data collection concerns the study of published literature. Although there is some published policy literature and research data on meanwhile uses, there is a distinct lack of research which focuses primarily on such projects in Glasgow and the gaps within the current policy framework to assist these uses. Often, the concept of meanwhile uses has been mentioned as a possibility but fails to move any further forward. The use of secondary data was not appropriate for this research project, due to the lack of specific research available. Thus, primary data was collected.

Problem Statement

Meanwhile uses have been hailed as a solution to sluggish development schedules by providing a low cost/high impact reactivation of vacant and derelict land. However, there is currently no planning policy which is explicitly facilitates the occurrence of meanwhile uses and mainly focuses on temporary uses only (up to 28 days). Clear, concise guidance regarding the encouragement of meanwhile uses by national and local government is lacking. Furthermore, guidance for community groups is mainly provided by third sector organisations. It is crucial to evaluate and better promote existing guidance while taking steps to implement planning policy for the

encouragement of meanwhile uses; proven to benefit both community and the public/private sectors.

Glasgow's decline following the collapse of the shipbuilding industry and the 2008 financial crash have led to decline in many parts of the city. There are multiple pockets of deprivation throughout Glasgow which in turn has yielded a large amount of both long-term vacant and derelict properties and land. Although Glasgow has begun to recover, there is a huge variety of meanwhile use projects across Glasgow which have been formed as a direct response to dereliction to regain some 'control' over what the city can offer its residents. Glasgow's ongoing recovery and current practise provide an important opportunity to evaluate the scope of meanwhile uses.

Aims, Objectives and Research Questions

The aim of this dissertation is to evaluate the potential opportunities and limitations of meanwhile uses across Glasgow. It will identify the scope of current projects, gaps within Scotland and Glasgow's policy framework and allow us to better understand the benefits of meanwhile uses for Glasgow's communities. The research objectives of this project are as follows:

- *Availability:* To explore the accessibility and viability of newly established meanwhile use projects in Glasgow considering the decentralisation of local authorities.
- *Benefits:* To explore the challenges to and benefits of existing and new meanwhile uses in Glasgow for the community.
- *Participation:* To discuss the barriers to participation for both volunteers, users and property owners to influence perception and tackle dereliction to spaces via meanwhile uses in Glasgow.
- *Planning & Policy:* To determine which policy frameworks exist to assist in the creation of meanwhile uses and statutory support available for these uses.

The research objectives were considered, and a set of research questions were created. There were as follows:

- *Availability:* How can meanwhile uses in Glasgow be better initiated and supported from idea to functioning project?

- *Benefits*: Is there enough emphasis on the benefits of meanwhile uses and how the benefits may outweigh the challenges to communities?
- *Participation*: What can be done to encourage participation by communities to influence the success of places in Glasgow via meanwhile uses?
- *Planning & Policy*: How efficient is the current framework for promoting and evaluating meanwhile uses in Scotland and particularly Glasgow?

Research Method

To achieve these objectives, research may be conducted via three key approaches: Quantitative (Statistical) or Qualitative (Quality based) or a Mixed-methods approach combining both methods. Quantitative data collection involves not only the collection of numerical data but entails a ‘deductive approach to the relationship between theory and research’ (Bryman, 2012, p. 36). Once quantitative data is collected, software can be used to analyse the data and show relationships and commonalities between participants. Often, quantitative data involves large numbers of participants with information collected by surveys. Some advantages of quantitative data collection include the ability to gather data from large numbers of people in a relatively short timeframe and the ability to use software for quick analysis. However, quantitative data collection assumes that participants interpret each question similarly and that methods of data collection can also be heavily structured, presuming each participant will respond truthfully and to the best of their ability (Bryman, 2012). A quantitative research method was not chosen for this research because meanwhile use projects can mean many things to different people. They can take many forms and can have differences in length of time, size and category of use. Due to the flexible nature of meanwhile use projects, it would be difficult to design a quantitative method which could be given to multiple participants and produce answers that could be compared against one another. The focus of this study is also on understanding the complexities of meanwhile uses in only one city (Glasgow) and its policy context. A quantitative study could be conducted on the use of meanwhile projects and typologies in multiple locations (such as across the UK or around the world, even). However, this would not be suitable in this context as it does not answer the more case-specific research questions.

Qualitative research provides an alternative way to gather research data by not only considering words as opposed to numbers, but also taking an interpretivist position by evaluating the participants interpretation of the research area (Bryman, 2012).

Qualitative research also incorporates an ontological approach whereby it considers the influence of interactions and the relationship between factors; therefore, it takes different experiences into consideration. Qualitative research has been criticised in the past because of its subjectivity; the results of the research relies on the researcher's interpretation of what is important and significant (Bryman, 2012). It has also been criticised for being difficult to replicate. Researchers may avoid this by mitigating for subjective viewpoints through theoretical or analytical frameworks. However, issues with replication could be said of many methods of study and it may be possible to gather more specific data than providing a tick-box exercise. The mixed-methods approach was discounted as it was determined not to be the most efficient method in answering the research question. As semi-structured interviews were a large part of the research method, qualitative data analysis techniques were found to be most suitable.

A qualitative method was chosen as the main research method, triangulating semi-structured interviews and policy document examination with the use of an embedded case study. Triangulation of methods facilitates the validation of information through multiple methods. A qualitative method was selected because its methods were considered to produce the most relevant results. A case study aims to explore 'a set of decisions, why they were taken, how were they implemented and with what result' (Yin, 1994, p. 12). The aim of the case study is also to demonstrate relationships between real interventions 'too complex for survey or experimental strategies' (Yin, 1994, p. 15). Case study research can be considered a robust approach, especially when a holistic approach is taken whereby there is an observation of the movement as a whole considering the political, social and cultural components. (Zainal, 2007). Yin (1984, p.23) described the application of the case study method as 'an empirical enquiry that investigates a contemporary phenomenon within its real-life context'.

An embedded case study was selected due to the research's focus on the meanwhile use movement across Glasgow. Glasgow was selected as a focus of this study because of its evolving social, political and cultural landscape. It has gone from a thriving working-class city, to facing the decline of the shipyards and becoming a post-

industrial city in recovery in addition to the effects of the 2008 financial crash. Members of many different communities across Glasgow have formed a reactive approach to create places which they feel reflect the needs of their community. Thus, an embedded case study was selected. Yin (1984) described an embedded case study as providing an analysis of the 'whole', in which sub units may also be evaluated. The identification of multiple sub units produces a more detailed research result (Yin, 2003). Due to the many community groups and organisations involved with meanwhile uses in Glasgow, I chose to do an embedded case study to explore the interactions and relationships they had with one another. In particular, an overview of the meanwhile uses movement across Glasgow will be provided while taking a more specific look at Stalled Spaces and Dot to Dot Maryhill. These two projects shall be discussed due to Stalled Spaces providing support for these projects and Dot to Dot Maryhill being one of many recipients of such assistance.

An extensive internet search was conducted, searching for relevant organisations or community bodies who had direct experience of creating, working in or participating in meanwhile uses in Glasgow. Throughout the course of the research, approximately 15 organisations or community groups were contacted, with six interviews gained. Interviews were recorded, and the participants gave their consent to be recorded and take part in the research by signing a consent form. All information that was collected about the participants was kept strictly confidential. Participants were identified by an ID number during the research analysis and all identifying information removed. There were some limitations to confidentiality as embedded case studies were selected discussing meanwhile use projects in Glasgow. This was also because projects in locations around Glasgow were identified and given as examples in answers to some interview questions. Participants were anonymised, but non-specific details of their occupation were included (such as a 'volunteer' 'public sector worker' or 'planner' for example). Ethical consideration was granted by the University of Glasgow's College of Social Sciences Ethics Forum. Full details including contact details of the ethics forum at the university were provided to participants in a plain language statement and consent forms signed (Appendix A & B).

Data Collection Tools

To begin the research portion of this dissertation, data collection tools had to be selected which were relevant to the Qualitative Method selected. These were semi-structured interviews, an embedded case study and policy document examination with a view to presenting the results post thematic analysis.

Semi-structured Interviews

As part of the semi-structured interview, questions were split into four themes corresponding with the four research objectives; *Availability, Benefits, Participation and Planning & Policy*. A copy of the research questions under the specified four themes can be found in Appendix C.

The questions created were designed to apply to a broad range of experiences and to provide relevant data for the embedded case study. Yin (1994) has accused case study researchers of being ‘sloppy’ and allowing bias or ambiguous evidence to influence the results. To combat this, the questions were phrased to be neutral without directive language to generate answers that weren’t influenced in any way. Participants were anonymised as far as possible considering the specific project names and places described. Research participants were identified and interviewed over the course of several weeks and line numbers from the interview transcripts have been provided for direct quotes. Participants are referred to by numbers and their details and experiences of meanwhile uses are provided in Appendix E.

The process of coding and identifying themes was informed by the six phases of thematic analysis proliferated by Braun & Clarke (2006). These included “familiarising yourself with your data, the generation of initial codes, searching for themes, reviewing themes, defining and naming themes and producing the report” (Braun & Clarke, 2006, p. 16-24). The primary data collected was read repeatedly and

was subject to thematic analysis to establish themes and associated codes for the data. The six themes and codes are demonstrated and evidenced in Appendix D.

Policy Documents

Policy documents were examined to determine the scope of policy which focuses on the facilitation of meanwhile uses at a national, regional and local level. This included National Policy Framework 3 (NPF 3), Scottish Planning Policy (SPP), Designing Places, Creating Streets and the Glasgow City Development Plan. This policy document examination shall also take account of any third or private sector guidance published to support meanwhile uses. This includes the Stalled Spaces toolkit and other guidance publicly available for the community. By examining these documents, this provides an overview of the support or the shortfalls available in promoting meanwhile use projects which as discussed in the literature review, are vital for the community as a way of expressing emotional ownership over neglected spaces.

Data Analysis

All data collected via interview and policy document examination was subject to thematic analysis techniques. Thematic analysis concerns the identification of text to establish themes or concepts and allows the categorization of qualitative data; the purpose of which is to identify a framework of ideas (Gibbs, 2007). The results were then presented as an embedded case study of meanwhile uses across Glasgow, policy document examination and primary data analysed and presented under six themes; *Support and Guidance, Benefits and Influence, Funding, Barriers to Success, Role in Town Centres and Policy Framework Participation and Planning & Policy* representing the overarching issues identified by both the literature review and the research data generated.

This chapter detailed the research methods employed for the purposes of this research project. Quantitative and Qualitative methods were considered and evaluated. A qualitative research method triangulating semi-structured interviews, policy document examination and an embedded case study was chosen. Information was gathered and analysed. The results of this research are provided in Chapter 5.

Results & Analysis

Overview

This chapter shall demonstrate and discuss the primary research undertaken to establish the emerging practise of meanwhile uses in Glasgow. The primary research undertaken aimed to provide answers to the research gaps identified in the literature review. These are;

- The decentralisation of local government and the effects of austerity has resulted in a reduction in non-essential community initiatives.
- The benefits of meanwhile uses are acknowledged but this is not reflected in the esteem held in them by policy makers.
- The traditional town centre retail model is evolving into one favouring more cultural and leisure offerings. Although high vacancy rates are acknowledged, there is no current framework to actively promote meanwhile uses in vacant town centre businesses.
- It is important to determine to what extent do people have 'a right' to use vacant spaces in cities and what barriers stand in their way.

This chapter shall provide an overview of the primary qualitative research data gathered and detailed in the methodology chapter. Thematic analysis of the primary data has resulted in the generation of six themes. Data was read and re-read frequently, and initial themes were discarded due to questions over their relevance. This method has also been triangulated with case studies concerning two of the initiatives who participated in this study and a policy document examination. The research was undertaken to address the research aims and objectives stated at the beginning of the research period.

Case Studies

Dot to Dot Maryhill

Figure 4: A group of volunteers at Dot to Dot Maryhill.



Source: www.facebook.com/D2DMARYHILL

Dot to Dot Maryhill was created by StudioPop who create spaces for innovation, education and urban reactivation across the city (Dot to Dot, 2018). It is based in the Kelvin constituency and Maryhill area in Glasgow. Its focus is upon providing an opportunity for the local community to improve the perceptions of local communities and mobilise them as active place makers (CCA, 2018). The project connects many types of people such as children, students, adults both employed and unemployed and local enterprises and local authorities to tackle the blight of derelict gap sites within communities. It aims to create an inclusive social capital and skills building environment and created the pilot project at Maryhill Station to reactivate the derelict urban void while promoting the culture of collaboration within the community through art events, recreational activities, skill building and talks (CCA, 2017). The project has had a generally positive reaction from the community and is focused on fostering community cohesion to reactivate lifeless spaces (Aletta & Xiao, 2018).

Stalled Spaces

Stalled Spaces is a legacy 2014 project which was formed by the Scottish Government and implemented by Architecture & Design Scotland (A&DS) to tackle vacant, derelict and neglected spaces across Glasgow. In contrast to Dot to Dot, Stalled Spaces is geographically limited as projects are required to be within the Glasgow City boundary. Aligning with the Scottish Government's Town Centres First Principle A&DS has created a partnership with seven local authorities across Scotland to implement their own initiatives within Angus, Argyll and Bute, East Dunbartonshire, East Renfrewshire, Fife, North Ayrshire and Renfrewshire Councils.

Figure 5: A Stalled Spaces supported community garden in Glasgow.



Source: Architecture & Design Scotland

The objective of Stalled Spaces is to create legacy spaces which provides facilities for knowledge exchange, skills exchange and a reactivation of vacant land. The programme focuses on open spaces across Glasgow and assists community groups with spaces they bring forward that they wish to bring back into use. The initiative provides grants of up to £4,500 to assist with the initial stages of grant funding and provides staff assistance and advice to overcome any barriers in the crucial early stages of meanwhile use projects. Previous projects supported include Dot to Dot Maryhill, a natural play area and growing space by Reidvale Neighbourhood Centre, a mountain bike and play space by Clevedon Community Club and a sensory garden by Shettleston Development Group (Stalled Spaces, Glasgow City Council, n.d). As the primary vehicle for reactivating derelict land in Glasgow, Stalled Spaces has had a variety of benefits. Approximately 9 out of 10 participants felt their participation in a Stalled Spaces project had a positive impact on their wellbeing, while 75% of people

felt they had become more connected and active within their community (Yates, 2015). Stalled Spaces continues to operate and to date has supported approximately 160 temporary projects.

Research Results & Analysis

This section shall discuss and analyse the results of the primary research by each of the six themes in order to provide an overview of the results of the data analysis.

Support and Guidance:

While ‘Support and Guidance’ was found to be important in the literature review, it also heavily featured in interviews with participants. The literature review found that with adequate support, meanwhile uses can bridge the gap in the development process and be beneficial for both communities and developers; with their success directly linked to the support they are given in establishing and maintaining a project. Support and guidance available to participants was cited as crucial to the successes of meanwhile use projects in both the literature review and interviews. The perspectives of the participants played a significant role in their experiences of the amount of support available to them. Both Participant 2 and Participant 3 as part of Stalled Spaces have developed a Toolkit providing guidance for meanwhile uses. During the interviews, the toolkit was described as one of the big outputs of the stalled spaces programme. When groups approach the initiative, they have a meeting and are given assistance to fill out grant applications, discuss their ideas moving forward and are also put in touch with other groups who may be of assistance (Participant 2, 151-155). Stalled Spaces are the ‘brokers’ of communication between community groups and developers including securing letters of comfort promising that temporary projects shall not prejudice planning permission (Participant 2 175-183). Often, Stalled Spaces felt they faced capacity issues concerning the skills of the community and described it as a ‘skill-mapping’ process (Participant 3 98-101). Many of the participants agreed that there was a variety of support vehicles available, but a large problem was for community groups to know where to begin. Significantly, it was acknowledged by three participants (Participants 2, 4 and 6) who recognised that although there was a good number of agencies and funders available, most groups felt they struggled in terms of knowing where to go for resource. Interestingly, as all of the participants have had previous experience in the area, only some of them acknowledged that it is

important to put themselves in the shoes of someone beginning from no prior knowledge. Participant 4 and Participant 6 acknowledged that it was important going forward to publicise the available support more widely. It was also acknowledged that without adequate support and guidance, the financial burden of occupying a vacant property would be shifted from the private sector who can afford rates on an empty property to the community sector who lack that capacity. This in turn can have detrimental effects on the confidence of the group and the viability of the project (Participant 4 257-261). Therefore, it was clear from the interviews that it is important to provide extensive initial support to ensure viability. In addition, Participant 4 called for wider communication for community groups to ‘crack on’ with it barring illegal activity and stated that communities have more permissions to activate vacant land than they realise (Participant 4 229-240). The use of accessible language and avoiding jargon was also important to providing accessible support for communities (Participant 6 84-87). Providing support to ensure community groups know their responsibilities regarding legality of agreement with the developer and liability of the community group was also keenly felt to be important to support meanwhile use projects (Participant 2 162-164). Inter-departmental communication was also significant in supporting groups, as one group was promised waste collection services by the local council and despite repeated attempts to contact them, it remained for six months (Participant 1 117-120). Participant 1 expressed the importance of including seemingly insignificant things such as waste collection within guidance created and stated that often this was the help they needed. Participant 1 described the process as a ‘learn as you go’ and described both the grant and support available from Stalled Spaces as needing improvement concerning the lack of guidance on recurring practicalities (Participant 1 117-120). Participant 4 acknowledged that while the guidance and resources for meanwhile uses will grow, the current level of support isn’t enough and highlighted that the push for community empowerment shall not take hold if the support needs for the community aren’t addressed. Generally, all participants recognised that the scale of meanwhile use projects in Glasgow is growing and that the support shall evolve. Participant 2 and Participant 3 both acknowledged that Stalled Spaces is land focused and does not provide any guidance for meanwhile uses in buildings. It is evident that there may be a large number of communities who feel they aren’t supported because there is currently no support for

meanwhile uses occupying Glasgow's many vacant properties which could be beneficial for multiple parties.

Benefits and Influence:

Benefits and influence generated by meanwhile uses were found to not only be restorative in the face of challenging contexts but also provide temporary entrepreneurial opportunities and community-led low-cost high impact initiatives. Significantly, both the literature review and the interviews agreed that the benefits and positive influence from the presence of meanwhile uses were not always recognised by the public and private sectors. All the participants noted the multiple benefits which meanwhile uses can bring to a community. The potential of a visionary framework for meanwhile uses was aspired to be scaled up in future to influence different communities around Glasgow and the rest of the country (Participant 1 46-49). Stigmatization around the project area when the project was first initiated dissipated with the presence of the project having notable influence on the surrounding area with many positive reviews and was credited with helping to break down the stigma of a traditionally deprived part of Glasgow (Participant 1 60-65). One of the research questions chosen sought to determine physical regeneration influenced by the presence of meanwhile uses in the area. A vacant site next to the Tramway was selected for 12-month arts meanwhile project (Pollokshields Playhouse) during the period the Turner Prize was coming to Glasgow. The project proved so successful that the community developed a positive relationship with the developer and the community was able to influence the design of the housing development (Participant 3 185-201). Many of the participants acknowledged that meanwhile uses and in particular Stalled Spaces was an innovative concept which may prove to influence developments in the future through reactivation of sites. The investigation of potential to include a temporary project onsite has also awoken the developer who has forgotten they owned the space and proceeded to reactivate it (Participant 2 216-223). Meanwhile uses were found by all participants to produce positive effects on social interaction, mobilization of communities and providing activity on dead spaces. One men's shed project provided a perfect opportunity for skill-upskilling and knowledge exchange. Participant 3 described one male volunteer who hadn't left his house for two years after a traumatic life incident, yet the project returned his confidence and reintegrated him into the community (Participant 3 161-167). Some greening projects

were also described as mobilizing communities by not primarily being focused on the end result but provoking social regeneration and integration of communities (Participant 5 182-191). Another participant described how litter picking developed into a community garden by instilling pride in residents and generating enthusiasm and energy from participation in that initial activity (Participant 6 119-124). However, one participant highlighted that meanwhile uses have not yet been proven to have influenced better socio-economic outcomes and reducing deprivation (Participant 4 230-233). Participant 4 also acknowledged a current research gap in the beneficial effects of meanwhile uses and the lack of a standardised approach to encouraging these uses (Participant 4 283-292). Many of the greening projects in Glasgow were acknowledged as developing so successfully that they have aspired to have effects on tourism, becoming permanent attractions and becoming ‘mini botanic gardens’ (Participant 6 161-169). Clearly, the aspirations of meanwhile uses can grow from small beneficial actions to community gardens to becoming permanent attractions. It is important to consider the impetus we currently place on meanwhile uses and how they could better be encouraged in Glasgow. Furthermore, considering the decentralisation of local authorities in Scotland, the proliferation of meanwhile uses should be supported further to fill recent shortfalls in council maintenance of city land. More of the benefits associated with meanwhile uses include not only benefitting from the product of the land such as vegetables in a community garden but providing an opportunity for ‘cultural exchange’ (Participant 1 141-144). Such initiatives can also provide learning opportunities for children concerning natural play and growing skills with Participant 1 describing a child as learning that ‘strawberries grow on plants and not in the store’ (Participant 3 152-154). The unlimited experiences that community involvement provides was described by one user of a project as a ‘real sense of adventure’ and provided an opportunity for testing ideas (Participant 2 201-203). The dozens of benefits generated by meanwhile uses are not recognised or promoted by current policy and this needs to be addressed to contribute to the current community empowerment agenda.

Funding:

Funding opportunities for meanwhile uses are imperative to their initiation and long-term viability. This theme was felt to be significant as the literature review found that austerity had led to cuts in non-essential public services such as support for

regeneration initiatives. The interviews also confirmed this to be true. All the participants interviewed described being affected by funding cuts to themselves or which support meanwhile use projects. The effects of impending Brexit were felt with access to European programmes and funds recently frozen. With one project midway through funding, this brought uncertainty to the viability of the project and the participant called for a separate body organisation responsible for financially managing funding streams affected by Brexit (Participant 1 286-296). Another participant described one of their 'big issues' is that funding reserved for deprived communities usually ends up in more affluent ones; this is because community groups in more affluent areas tended to have a retired lawyer, civil servant or accountant who has prior experience at acquiring funding (Participant 6 72-82). Some of the biggest cuts since the financial crash in 2008 have been to non-statutory services like regeneration and development (Participant 4 285-290) with the 'worst yet to come'. Access to continuing funding was found to be a large barrier to success for meanwhile uses, with strong relationships with funders weakened when staff moved on (Participant 6 297-300). Some participants reported greater competition for the same funding pots with funding also spread more thinly over multiple funds. Funding for regeneration over the next 3-5 years has been described as 'gloomy' and 'pessimistic' (Participant 6 279-283). Furthermore, the extensive funding cuts to money available for meanwhile uses has resulted in Stalled Spaces increasing their funding grants from £2,500 to £4,500 per group to compensate for the losses (Participant 3 393-397). The lack of funding available presents a further barrier to success for meanwhile use projects. One participant noted a severe gap in rhetoric between funding available for long and short-term regeneration and the Scottish Governments promotion of community involvement in placemaking (Participant 6 285-290). This gap in rhetoric was felt when an award-winning temporary project had its funding and staff cut dramatically with the future of the project in question. The research suggests that there is a substantial gap in financial support for meanwhile projects and that this may contribute to the failure of meanwhile uses which could bring many benefits.

Barriers to success:

There are many barriers to successfully creating and sustaining a meanwhile use project. This was identified in the literature review with the privatisation and

regulation of 'community' spaces and the difficulty in accessing those spaces to create meanwhile uses. Many of the participants described the many barriers to creating meanwhile uses in Glasgow. One seemingly banal but important barrier was continuous engagement, with bad weather resulting in a significant drop in activity and participation in meanwhile use projects (Participant 1 50-53). A lack of volunteers for projects provides a significant risk for longevity and sustainability (Participant 3 73-75). Greening projects which require a lot of physical input may be at risk from wavering levels of volunteering efforts. Participant 2 and Participant 3 described most of their projects as greening projects which typically require higher levels of expertise. If these projects do not receive that expertise, then they may be likely to fail. The following questions must be asked; what if we supported 'easier' projects? Would their success be more likely, and would there be an increase in number providing tangible benefits to the community?

Support for project leaders was found to be another barrier to success. One project leader was described as suffering burnout after a year of work with little volunteer support (Participant 3 262-273). The negative implications of disillusionment and stress associated with ill-supported meanwhile uses could be avoided with a strong supporting base of volunteers holding a shared vision for the project. Determining ownership details of spaces selected for meanwhile uses was also found to be a significant barrier and was highlighted by multiple participants. Absentee owners of vacant and derelict land and properties are often hard to locate and many overseas. Stalled Spaces highlighted the 'goodwill' which is now relied upon to allow a community group to use a space. They highlighted the lack of policy to force developers to allow their site to be used for temporary uses even though they are aware it will be vacant for the next ten years and often have to encourage groups to look at alternative sites. Stalled Spaces have also encouraged the planning department to include availability for temporary use as a condition of planning permission for private developers in the city (Participant 3 325-327). This is incredibly beneficial as it 'forces' the availability while the lines of communication are still open. The development of positive rapport with the local community has also been noted as returning favourable opinion on the developer when applying for planning permission. Overall, all participants highlighted the importance of a 'community champion', a leader who will lead the project and devote a lot of time and energy to it along with

creating a multifunctional space to appeal to many users. The champion shall hold responsibility for the site and be heavily involved in the day to day to ensure issues are being tackled with before they grow. Agitation associated with sluggish project timelines caused by a lack of champion and other barriers may lead to apathy with initial enthusiasm and involvement dissipating. One participant described the cyclical nature of local government as having a negative effect on the promotion of meanwhile uses and has led to them being 'mired in short term local politics where the term is kicked around' (Participant 5 (219-231)). Crucially, the barriers to success may be mitigated if a proper support mechanism was in place to give groups the best chance available.

Role in Town Centres:

In the literature review, the Grimsey 2 and Portas Reviews found that town centres were suffering the decline of the traditional retail model and recommended meanwhile uses to tackle vacancy, falling footfall and spending by reactivating town centre spaces. All of the participants agreed that meanwhile uses had a role to play in reactivating town centres in Glasgow. Despite the current lack of support for meanwhile uses within town centres, temporary community projects do have a strong role to play in the reactivation of town centres. Flexibility of activity within town centres in Glasgow can provide low cost and high impact answers to town centre vacancy and dereliction (Participant 4 183-187). The cyclical nature of the economy was cited as a strong factor in the decline of town centres as well as the fall of the traditional retail model and the increase of absentee owners. The promotion of pop up activities around Glasgow has been found to provide a testing ground for new restaurants, niche performance spaces and community initiatives. The possibility of a meanwhile use leading to a permanent benefit has been found in the Merchant City, when a social enterprise organisation gave 12 entrepreneurs six months of space and opportunity which led to a number of them being able to take on permanent premises within the city centre becoming viable businesses (Participant 6 161-169). Meanwhile uses should be promoted further than primarily greening projects and policy makers should recognise the benefits that they can bring to a town centre and not just the 'traditional' derelict spot next to a residential site. Interestingly, it was cited as a support for larger permanent interventions in town centres as 'very quickly when you drop new shiny stuff in the heart of a town it shows up the rest' (Participant 4 79-90).

Meanwhile uses can be used to remove the blight in town centres in Glasgow by providing events and activities accessible for all.

A significant gap in support by Stalled Spaces for meanwhile uses in town centres was identified, despite their desire for 75% of projects to be within a town centre. This does not disregard the benefits delivered by Stalled Spaces but considering they are the most publicised and accessible form of support for meanwhile uses in Glasgow, there should be scope for their strategy to evolve and facilitate use of empty properties while considering additional liability that comes when dealing with structures. It is also important to facilitate a policy change where owners are required to make their property available for use by the community. This view is echoed by the Portas Review and the Grimsby Reviews 1 and 2. The effects of pop ups in Glasgow and other places provide healthier psychological and socio-economic outcomes for residents who are seeing spaces returned to use. Crucially, it 'brings in' the community and gives more involvement to the people who use these places most.

Policy Framework:

Most of all, the establishment of a comprehensive planning and regeneration policy was called for by all participants to demonstrate clarity and protection for meanwhile use projects and the rights of developers. Policy Framework was selected as the final theme because the lack of policy 'protection' also featured strongly in the literature review. Starting at national policy, there is an incredible amount written about the greening of spaces and the stop gap it provides but all participants agreed that it could provide much more. Providing the momentum grower within and out with a project can have wider effects and test demand (Participant 2 396-404). Policy must recognise the multi-faceted nature of meanwhile uses and exist to solidify the agreements between the land owner and the community. Many developers currently show hesitation that once communities have access to sites and create something they love it may be hard to get them off of that land (Participant 3 307-312). An evaluation of the Glasgow City Development Plan and other LDPs within Scotland was conducted for this research and clearly demonstrated that Glasgow was one of the more innovative councils who explicitly promote meanwhile uses within their LDP guidance to emphasise their importance in supporting Glasgow. One of the participants from the

local council felt there was further to go in terms of pushing more for availability for meanwhile uses during the planning application stage and recognised that regular contact with developers was where the main bargaining power lay (Participant 3 344-351). Crucially, they recognised that the meanwhile use guidance supplied in the local development plan was advisory and not statutory. For community groups themselves, a temporary project in Maryhill found that the agreements in place did not always match their needs such as planning advice to erect temporary shelters on site, such as shipping containers. They felt that ‘if you start following all of the rules available’ they provide so much of a barrier and are not always inter-connected that a group would never be able to achieve their vision for the project (Participant 1 243-256). They also called for a fund to protect community groups from liability should the project fail.

One participant called for a more radical approach to planning policy for temporary projects with the development of supplementary guidance in the form of a pocket-sized guide to be shared with the economic sectors and development consultancies (Participant 4 367-379). However, the challenge to creating policy guidance is recognised. Currently, projects must apply for temporary planning permission which is 28 days or less. This was a concern to some participants as it limits the scope of a successful project to finish before the benefits are fully realised. However, the fluid form that meanwhile uses can take may present issues when developing planning guidance considering they can consist of community gardens, events, visual improvements to town centres or entrepreneurial approaches to the reactivation of vacant land or property. One suggestion could be a rolling planning permission which approaches meanwhile uses on a case by case basis and allows them to re-apply with the land owners consent on a rolling basis. If this route was considered, then capacity of community groups to cope with the applications may be lacking and require further assistance. Capacity of planning authorities may also be an issue with one participant detailing the complexity of keeping up with international, European and national planning policy as growing. The current planning bill review provided an opportunity to recognise the gap in provision of policy for meanwhile uses and the steps to create statutory guidance for it. One participant highlighted the lack of any temporary use discussion in several round-table events for the planning bill review (Participant 6 252-257). The movement towards communities creating local place plans to

compliment LDPs places them again behind planning authorities and doesn't encourage the initiative or empowerment to become more involved in creating great places specific to the needs to the community via temporary uses. Importantly, the complete lack of policy concerning the protection of land owners and community groups involved with meanwhile uses compounds many of the current barriers to their success.

This section provided an overview of the six themes generated through analysis of the interviews conducted. All six themes are also consistent with the review of the literature which identified both the opportunities from and the challenges to meanwhile uses.

Meanwhile, In the Policy Mainstream

The implementation of the Town and Country Planning Act (Scotland) 1997 (Great Britain, 1997) solidified the role of the planning authority within local authority area and ensured that all decisions are issued locally unless allocated to a reporter. This section shall discuss current planning policy from a national to local level and the policy which currently exists concerning meanwhile uses. Currently across all levels of planning in Scotland there are no policy frameworks designed to promote or manage meanwhile uses. The widespread benefits and opportunities which meanwhile uses bring and discussed at length throughout the course of this research do not appear to be recognised or supported within current planning policy. Therefore, a policy analysis was undertaken to fully determine the extent to which meanwhile uses have been promoted within current planning policy. The National Planning Framework 3 (NPF3) informs the national planning policy for Scotland (NPF3, 2014) and embodies the Scottish Governments Economic Strategy. The only mention of a use similar to meanwhile uses was:

Well-designed green infrastructure can support regeneration efforts within our towns and cities, and improved attractiveness and environmental performance can act as a catalyst for economic investment. Temporary uses for vacant and derelict land, for example for community growing or supporting biodiversity, can also help to attract investment in specific sites or wider areas. Whilst re-use of vacant land remains a priority, in some cases greening initiatives could be the best permanent solutions for sites where built development is unrealistic for cost or other reasons. (NPF3, 2014, p. 46)

This approach taken by the NPF3 focuses only on greening projects as the ‘best permanent solution’ to stalled development sites excluding properties. This statement does not recognise the benefits of meanwhile uses nor does it consider the role which communities can play considering ‘the re-use of vacant land remains a priority’. If it is considered that if NPF3 is to spearhead Scottish planning policy, then this is where the example should be set and to ingrain the benefits of meanwhile uses across local authorities.

Complimenting the NPF3 is Scottish Planning Policy (SPP) which sets out national planning policies and is focused upon the creation of Local Development Plans (LDPs), the planning application process and the design of developments (Scottish Government, 2014).

In support of temporary uses, SPP said;

“Local development plans should encourage the temporary use of unused or underused land as green infrastructure while making clear that this will not prevent any future development potential which has been identified from being realised. Plans should also encourage opportunities for a range of community growing spaces.”

(SPP, 2014, p.51)

This approach frames greening projects as the only viable meanwhile use which exist and encourages LDPs to encourage opportunities but does not go far enough to encourage the creation of local policies to facilitate them; this is left up to the local authority to implement. SPP also advocates for proactive and flexible planning for town centres. It encourages the application of the Town Centre First Principle by encouraging a wide mix of uses to encourage length of stay and higher visitor footfall. However, it stops short for advocating for meanwhile uses in town centres which currently have even less support than open space meanwhile uses.

The Town Centre First Principle (TCFP) (Scottish Government, 2014) promotes physical development first and foremost within Scotland Town Centres. It focuses on the advocacy of medium to long term decision making for the vitality and viability of town centres. In regard to meanwhile uses, the TCFP focuses on the prioritisation of town centres for physical development; there is no mention of promoting or directing

temporary use projects to be provided within town centres. The promotion of meanwhile uses would be a low-cost high impact intervention to respond to the decline of the traditional retail model as noted in the literature review. The potential for meanwhile uses to incubate great innovations in town centres across Scotland was also confirmed in the interview with representatives from Stalled Spaces. The interviews confirmed that there was a gap in promotion and support for meanwhile uses in town centres, but it wasn't an avenue they had capacity to explore at present and will be considered in the future.

There has been a large push for community led planning processes across wider planning reform. Within 'Making Places: Support for community-led action in local areas 2017-2018' calls upon local authorities to place the community at the forefront of planning by "enabling them to have a meaningful discussion about place and set their priorities" (Scottish Government, 2017, p. 3). It focuses on participative design and aims to establish the framework before local place plans will be implemented into the Planning (Scotland) Bill Review (Scottish Government, 2018). The making places document also promises a grant based 50% funding match for local communities. This approach focuses heavily on community-led design in currently established formal processes for place making. It reinforces the current power hierarchy in planning and lacks empowerment for communities to create their own projects and fails to recognise how meanwhile uses can 'make places' faster and more specific to its audience. Meanwhile uses are by no means the only way to create a community led place but it should be acknowledged the speed of which these actions can be implemented in comparison to plan led placemaking.

Locally, the Glasgow City Development Plan (GCDP) (Glasgow City Council, 2017) has made strides to encourage meanwhile uses across vacant & derelict land in Glasgow. It recognised the benefits of meanwhile uses within its placemaking policy within the GCDP and directly encourages the reuse of vacant and derelict land through short term uses (via Stalled Spaces) or long term uses. It also promotes the creation of healthy environments which provides the opportunity for members of the community to grow food. The majority of the focus of the Placemaking Principle is upon physical regeneration and design-led planning to create better places. The GCDP provides a welcome introduction to considering the importance of meanwhile uses but

stops short of promoting meanwhile uses past greening activities. While taking a more innovative approach than national and regional planning strategy, the GCDP doesn't quite go far enough considering it does not advocate for meanwhile uses in vacant properties, town centres or for a wider variety and promotion of these uses to the target audience of the GCDP. Furthermore, with the expected plan period of local plans being increased from 5 to 10 years as part of the planning bill review, this reduces the opportunity to publicly prioritise or promote meanwhile uses in terms of their promotion in local planning policy.

In conclusion, this section provided an evaluation of the current planning and regeneration policy documentation in place. It found that there is a distinct lack of policy available to protect those wishing to create meanwhile uses and land/property owners providing space for use. Policy currently regards meanwhile uses as 'on the periphery' of importance in new policy implementation. Overall, planning policy appears to focus on greening projects, community involvement in local plans and design led processes is physical regeneration. This facilitates the continuation of the power being held at arms-length of the community to have physical impacts on their local places. A widespread recognition of the strengths of meanwhile uses as detailed in the literature review and research within this study must be adopted. Considering the decentralisation of local authorities in Scotland, there is a gap in policy which allows the community to assist with the deactivation and maintenance of neglected land. Crucially if the benefits and importance of meanwhile uses are not recognised in overarching national and regional planning policy and held up as an example, this neglects to set an example which LDPs should follow.

Discussion and Conclusion

This dissertation aimed to evaluate current practise of meanwhile uses in Glasgow and identify their limitation or opportunities. A review of the literature was undertaken, and a research methodology was explored and finalised. A combination of semi-structured interviews, embedded case studies and policy document examination were conducted, and the results presented in the form of six themes. These were;

- Support and Guidance
- Benefit and Influence
- Funding
- Barriers to Success
- Role in Town Centres
- Policy Framework

Primary and secondary research was undertaken to provide answers to the research questions;

How can meanwhile uses in Glasgow be better initiated and supported from idea to functioning project?

Clear project guidance covering **all** types of meanwhile uses and the ongoing maintenance of such projects such as waste management with wider publication of financial support available. This could be published as a pocket-sized guide and follow a similar format to the existing Stalled Spaces toolkit which primarily focuses on greening project guidance. There is currently no explicit guidance for creating meanwhile uses within vacant properties in Glasgow. Meanwhile uses can play a positive role in neglected properties within Glasgow's town centres and this is not recognised or supported. Accessible language and efficient communication methods to enable community members who have had no prior experience. The literature review found that despite the decentralisation of local authorities, the effects of austerity and the decline of town centres, there is often a lack of support and guidance developed to support meanwhile uses which could provide solutions for these problems. The primary research demonstrated the same issues in Glasgow.

Is there enough emphasis on the benefits of meanwhile uses and how the benefits may outweigh the challenges to communities?

The benefits of meanwhile uses are currently partially recognised but not enough to be awarded consideration in current policy making. In the literature review, such projects not only benefitted the community but informed future development such as the Porch in Philadelphia which gathered information about what citizens want from their spaces and recording visitor numbers and length of stay. Overall, the results of the primary research and the literature review both demonstrated that there was a lack of recognition of the benefits associated with meanwhile uses and little translation of this into help in terms of policy or consistent financial help. The challenges to communities were often found to be left unclear and have led to a ‘learn as you go’ approach.

What can be done to encourage participation by communities to influence the success of places in Glasgow via meanwhile uses?

The provision of clear project guidance, wider publication of the existence and possibilities of meanwhile uses and the presence of a project champion influence the success of such projects. Likelihood of participation by volunteers and project managers was increased by proximity to the project and ease of access with no ‘visual’ exclusions for people to join and use such places. The primary research also found that projects created by local people within their area were less likely to be vandalised and were able to be left relatively open. The literature review and policy documentation found that there was a large focus on community participation via community-led design in physical regeneration but a lack of encouragement for participation in temporary projects. The primary research also found that there was a lack of awareness of what people can and cannot do. Significantly, an expectation of always needing permission to improve their local area added another barrier to participation. Provoking communities to take initiative and not always wait for permission (barring illegality) can generate greater confidence in communities to make the changes they wish to see.

How efficient is the current framework for promoting and evaluating meanwhile uses in Scotland and particularly Glasgow?

Both the literature review and the primary research undertaken found a clear and significant gap in the policy framework available concerning meanwhile uses. In the literature review, it was noted that there has been a push for community involvement in the planning process including the community right to buy while the non-statutory Portas Review called for a community ‘right to try’. It is noted that many of the non-statutory reports such as the Grimsey 1&2 and Portas Review among others recognise the benefits of meanwhile uses while no statutory policy has been created to promote and facilitate the presence of meanwhile uses in cities such as Glasgow. The primary research also noted a gap in the rhetoric between community involvement in placemaking and the funding made available for that purpose; including for temporary community projects. In both the literature review and the primary research, it was noted that meanwhile uses should be publicised as better than the alternative; doing nothing. The rhetoric of community involvement in policy is primarily focused on consultation and their involvement in the process of physical redevelopment. Overall, the lack of any policy to facilitate meanwhile uses in Glasgow provides arguably the biggest barrier to their success and therefore a missed opportunity to incubate great innovations in the city via temporary community projects.

Limitations of the study and lessons for the future

While the type and number of participants covered a variety of experiences, the sample size could have been extended to interview some users of the projects to determine further the barriers they faced and the benefits they believed meanwhile uses bring to Glasgow. This would verify or clarify further the views of the participants in this research. Considering the public facing experience of many of the participants, including one who had had direct experience of using and developing their own project from scratch, it was felt that their numerous experiences dealing with communities awarded some validity to the research. Furthermore, another limitation of the study was the focus upon Glasgow only. Although Glasgow was the primary research area, future studies may seek discussion with meanwhile use projects across Scotland and the rest of the UK to determine if this same experience is true in other places. Future areas of research into meanwhile uses may also include researching a correlation between meanwhile uses and their effects on improving

deprivation and wider socio-economic outcomes. In addition to this, considering meanwhile uses was considered by many participants as a relatively new concept, future studies may also conduct a comparison between current practises in Glasgow, and the benefits of meanwhile uses in ten or fifteen years' time considering the planning bill review and the continuous push for community involvement in planning. A significant lack of prior studies on the subject was noted. Finally, while conducting this research it was clear that the data collection and analysis could extend far beyond the limited word count afforded for this research.

In conclusion, the results of this study have demonstrated varying levels of support for meanwhile uses in Glasgow. While some guidance is provided for communities wishing to create their own greening projects, there is little support for communities wishing to create other temporary projects within town centres in Glasgow. The extensive benefits of meanwhile uses are overlooked while community groups are faced with extensive funding cuts, barriers to participation and an absence of policy to protect both owners and community groups wishing to reintroduce activity to dead spaces. Meanwhile uses were found to encourage knowledge exchange, learning opportunities, mobilisation and a reduction in social isolation by providing a common goal and aspiration for communities. Glasgow has the potential to build upon its innovative reputation for providing unique and interesting places within the city.

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Appendix A Consent Form



University
of Glasgow

College of Social
Sciences

Consent Form

Title of Project: Planning for Meanwhile Uses: An evaluation of emerging practice in Glasgow

Name of Researcher: **Supervisor:**

I confirm that I have read and understood the Plain Language Statement/Participant Information Sheet for the above study and have had the opportunity to ask questions.

I understand that my participation is voluntary and that I am free to withdraw at any time, without giving any reason.

I consent / do not consent (delete as applicable) to interviews being audio-recorded.
(I acknowledge that copies of transcripts will be returned to participants if requested.)

I acknowledge that participants will be referred to by non-specific identifiers and will remain anonymous.

I agree to take part in this research study

I do not agree to take part in this research study

Name of Participant Signature
.....

Date

Name of Researcher: Signature
.....

Date

Appendix B Plain Language Statement



University
of Glasgow
College of Social
Sciences

Plain Language Statement/Participant Information Sheet

Planning for Meanwhile Uses: An evaluation of emerging practice in Glasgow

Undertaken to fulfil the award of MSc City Planning and Regeneration

Researcher:

Supervisor:

You are being invited to take part in a research study. Before you decide it is important for you to understand why the research is being done and what it will involve. Please take time to read the following information carefully and discuss it with others if you wish. Please ask if there is anything that is not clear or if you would like more information. Take time to decide whether or not you wish to take part.

What is the purpose of the study?

This dissertation aims to discuss and evaluate past and present meanwhile uses across Glasgow. Meanwhile uses are short-term projects making use of vacant/derelict land or land prior to development. This can comprise of events, community projects or temporary food/drink stalls. It will determine any lessons which Glasgow can learn from other UK cities and abroad and shall allow us to better understand the benefits of meanwhile uses for communities. The duration of this study shall be from June-August 2018.

Why have I been chosen?

You have been chosen to participate in this study due to your experiences with meanwhile uses either professionally or with a community. Six to ten core participants in total shall take part with a selection of participants with experience in this area from other cities.

Do I have to take part?

You are not obligated to take part in this research. If you decide to take part, you are free to withdraw at any time without giving a reason.

What will happen to me if I take part?

If you take part in this research you shall not be required to give up any more than one hour of your time. Interviews shall be audio recorded for the purposes of transcribing only. If you choose to take part you shall be asked a short set of research questions.

Will my taking part in this study be kept confidential?

All information which is collected about you during the research will be kept strictly confidential. You will be identified by an ID number during the research analysis and any information about you will have your name and address removed so that you cannot be recognised from it. As there may be limitations to confidentiality if taking place in a location which may be identified (e.g. a case study) or in the case of a freedom of information request. Participants will be anonymised, but non-specific details of their occupation may be included (i.e. a 'volunteer' 'public sector worker' or 'planner' for example).

Please note that assurances on confidentiality will be strictly adhered to unless evidence of wrongdoing or potential harm is uncovered. In such cases the University may be obliged to contact relevant statutory bodies/agencies.

What will happen to the results of the research study?

The results of the research study shall be used to complete the above research project. Any data collected shall be used for this purpose only. The results shall be available from September 1st, 2018. A copy of the results shall be made available to participants upon written request. You will not be identified in any report/publication. Any personal data shall be destroyed at the end of the research project. Research data will be held for six months after completion of the project.

Who has reviewed the study?

This project has been reviewed by the College of Social Sciences Ethics Forum.

Contact for Further Information

If you have any concerns regarding the conduct of this research project, you can contact the College of Social Sciences Ethics Officer email:

Appendix C Interview Questions

The interview questions shall follow the following four themes; Availability, Benefits, Participation and Planning & Policy.

Availability:

- ✚ What is your knowledge/experience (if any) of meanwhile use/temporary project's during your time at [insert organisation/community group here]? Approximately how many meanwhile use projects have you been a user of or participated in?
- ✚ What role do you believe [insert organisation/community group here] can play in promoting exciting places via meanwhile uses?
- ✚ Many cities are increasingly privatising public spaces and specifying 'rules' for using a public space. What effect do you think this is having on availability of spaces for the community to create their own meanwhile use projects?
- ✚ Do you feel that there is enough guidance for the local community to create their own meanwhile use projects?
- ✚ How do you feel the viability of community projects such as meanwhile uses is affected by the availability of support offered by public sector organisations? How can the challenges to meanwhile uses be overcome?

Benefits:

- ✚ How has your experiences of meanwhile uses impacted your life and is it something you would do again? How important do you think it is for a community to have ownership over spaces?
- ✚ Can you tell me about the benefits you or someone you know have experienced through being involved in a meanwhile use project?
- ✚ Are you aware of any property developments or regeneration initiatives influenced by the presence of meanwhile use projects in vacant spaces?
- ✚ The traditional town centre is evolving and moving away from primarily retail with vacant units. What type of role do you think meanwhile uses can play in town/city centres?

Participation:

- ✚ What is the best way to attract and retain volunteers to produce viable projects such as meanwhile uses?
- ✚ Can you tell me the reasons why you believe more members of the community do not get involved in meanwhile use projects?
- ✚ What more do you think can be done to encourage participation to reactivate dead spaces?
- ✚ What do you believe is the best way to make long term vacant property or land available for temporary community projects?

Planning & Policy:

- ✚ How do you feel the planning system and government policy currently provide for the creation and promotion of meanwhile uses? If not, how could it assist meanwhile use projects more efficiently?
- ✚ What type of challenges were you faced with from the public or private sectors when creating your own community projects?
- ✚ Since the financial crash in 2008, public sector funding was cut dramatically, ushering in the age of austerity. Have you had experience of funding cuts or lack of funding for community projects? If so, what happened.
- ✚ Do you have anything else to add?

Appendix D Thematic Analysis: Themes and Codes

Support and Guidance	Benefit and Influence	Funding	Barriers to Success	Role in Town Centres	Policy Framework
<p>Learn as you go</p> <p>Adequate financial support.</p> <p>Inter-departmental communication.</p> <p>Waste Management.</p> <p>Using accessible language & communication methods.</p> <p>Tailored support.</p> <p>Capacity building.</p> <p>Fostering a testing ground for ideas.</p> <p>Understanding legality and liability.</p> <p>Use/awareness of tools.</p>	<p>Mobilization/motivation.</p> <p>Removal of area stigma.</p> <p>Improvement of area perception.</p> <p>Encouraging community involvement in placemaking.</p> <p>Inclusion, exchange and positive social interaction.</p> <p>Renewed developer interest & positive collaboration.</p> <p>Testing out ideas.</p> <p>Sense of adventure</p> <p>Learning experience.</p> <p>Breaks social isolation.</p> <p>Positive change and activity.</p> <p>Social regeneration.</p>	<p>Brexit uncertainty.</p> <p>Funding shortfall.</p> <p>Compensating for funding cuts.</p> <p>Pessimistic outlook</p> <p>Authority gap in rhetoric.</p> <p>Long term relationship with funders.</p> <p>Juggling multiple funding agencies.</p> <p>Competition.</p> <p>Weakened viability.</p> <p>Wider spread of funds.</p>	<p>Engagement of volunteers and users.</p> <p>Lack of policy.</p> <p>Maintenance and responsibility.</p> <p>Lack of project 'champion'.</p> <p>Access to prior expertise (eg legality)</p> <p>Absentee owners.</p> <p>Burnout.</p> <p>Fellow support.</p> <p>Poor relationships with land/property owner.</p> <p>Apathy.</p> <p>Use of jargon.</p>	<p>Supported but lack of assistance available.</p> <p>Tackling the decline of retail with pop ups.</p> <p>Providing enterprise testing ground.</p> <p>'quick wins'; small fixes.</p> <p>Complimenting larger interventions.</p> <p>Filling the gaps during physical regeneration.</p> <p>Engagement with the community.</p> <p>Higher proportion of residents now live in cities/town centres.</p> <p>Removing the blight of V&D land in town centre.</p> <p>Tackling lack of cohesion.</p>	<p>Clear and specialised guidance on legality/liability.</p> <p>Forced communication/action on vacant & derelict land/properties.</p> <p>Current policy fails to deliver what's needed.</p> <p>Multifaceted policy eg not just greening projects.</p> <p>National policy setting an example.</p> <p>Promotion of meanwhile uses in LDPS.</p> <p>Conditional planning permission.</p> <p>Conflict between decentralisation & site permissions</p>

Appendix E Research Participant Profiles

Name	Participant Profile	Direct experiences of meanwhile uses.
Participant 1	Founding director of a temporary urbanism organisation with experience in multiple projects across Glasgow.	Around 10 projects consisting of event days and community-based projects.
Participant 2	Planning Officer with past involvement of Stalled Spaces, Glasgow City Council.	Approximately 60 projects across seven authorities. Stalled Spaces has assisted approximately 140 projects.
Participant 3	Planning Officer at Glasgow City Council with present involvement with Stalled Spaces.	Approximately 50 projects since taking up the post. Stalled Spaces has assisted approximately 140 projects.
Participant 4	Chief Officer of a body for advice and information sharing with the aim of supporting town centres across Scotland.	Approximately 5 projects.
Participant 5	Director of a Glasgow Landscape Architecture Company.	Approximately 10 projects
Participant 6	Policy and Participation Manager of a Scottish regeneration network.	Assisted in awarding community-led regeneration project awards to temporary projects