

# Making Meanwhile Space Work For You

Part of Flourishing Barnstaple



Supported using public funding by



**ARTS COUNCIL  
ENGLAND**



# What Is Meanwhile Space?

'Meanwhile' is a term describing how a space (like a vacant shop unit) might be used temporarily while it is awaiting its' next permanent tenant or another long-term use. It can be a great opportunity to try out new ideas and enliven an empty space!



Meanwhile uses include...

- Exhibitions
- Interactive performance
- Workshops
- Pop up shops
- Pop up venues

# What are the benefits?

## RATE RELIEF

- If a vacant property becomes occupied for **13 weeks and 1 day** (or longer) the owner is eligible for **3 months of vacant rate relief** after that occupation, which is often a substantial sum.
- For example, if your property has a rateable value of **£20,000**, the rate relief you could be entitled to would be **£2,495** (calculated using <https://www.gov.uk/calculate-your-business-rates>).
- More information can be found at <https://www.gov.uk/apply-for-business-rate-relief/empty-property-relief>

## IMPROVED PERCEPTION

- **Occupation attracts attention** - more people will be drawn to the area, and those who come will stay longer.
- **Busier areas feel safer and more vibrant**, appearing more attractive to potential tenants.
- Meanwhile events can generate **positive press**.
- All of the above not only makes the unit in use more attractive to potential tenants, but also benefits other units in the vicinity. For example, if one vacant property on Barnstaple High Street was utilised for meanwhile activity, the **increased footfall, dwell time, and overall perception would benefit other properties** you manage on the street.

## MAINTAINED/UPGRADED UNITS

- Filling a space with activity makes it **physically more attractive**, with many projects also **clearing and decorating** spaces as part of their tenure.
- Occupied units are **less likely to attract anti-social behaviour** in and around them, lowering the chance of damage to your property.

## How does it work?

1. The **Flourishing Barnstaple project** become a **temporary tenant** in one of the properties you manage on Barnstaple High Street.
2. We will sign a tenancy agreement for **13 weeks and 1 day**, triggering your rate relief period.
3. In exchange for enabling the rate relief, **rent** will be agreed at a reduced rate (subject to negotiation).
4. It should be ensured that the **power and water for the property are switched on** in advance of the start of the tenancy.
5. The Flourishing Barnstaple project will **curate a programme of events** in the space – you will receive full information on the events taking place, however your contract and contact will always be with us, enabling a more streamlined process.
6. The property will be left exactly as it was found.
7. All events will have comprehensive marketing plans, and your **logo and details** will feature on/in any promotional materials.
8. Upon our departure you are eligible to **claim your 3 months rate relief**. This must be arranged directly with the North Devon Council, however we will link you with the relevant department to expedite this process.

# BRED: A Case Study

BRED was an **interactive art project** by performer Julia Pond, that was brought to a vacant shop unit in **Barnstaple's Green Lanes shopping centre** from 24th to 28th May.

BRED was **open to all ages and backgrounds** from 11am-4pm each day, and was **free to access**.





# BRED: Key Statistics



BEFORE

**Increased footfall** - 240 people attended the event across 5 days

**Increased dwell time** - most of those who attended the performance did not know it was taking place before walking past

**Positive perception** - all those who completed a feedback form ranked the event as 'very good' or 'excellent'

**Supporting the local economy** - the event partnered with 5 local organisations, 3 of which were local businesses



AFTER



Interested?  
Contact us!

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