



Meanwhile Space

Creating better places to live and work

Meanwhile
SPACE

We are the pioneering social enterprise at the forefront of ‘meanwhile uses’

Meanwhile use of space – where a vacant commercial property is used to provide temporary social or economic opportunities.

We create better places to live and work, by taking on challenging redundant spaces, and working with local communities to bring them into affordable temporary use.



Blue House Yard
Wood Green

What is Meanwhile Space?

As the market leader in Meanwhile uses since 2009, Meanwhile Space designs innovative Meanwhile™ solutions to create better places to live and work, by taking on challenging redundant spaces, and working with local communities to bring them into affordable temporary use.

We deliver this through development and management of temporary spaces, and other consultancy and capacity building work. The team has a proven track record throughout London bringing vibrancy and activity to underused spaces for the benefit of local individuals starting or growing their own enterprise, passion or skills.

From fixed desk incubators in vacant railway arches, to former council buildings re-imagined as creative hubs, to retail incubation on the high street - each of our spaces is a place responsive architectural and operational identity serving a range of tenant uses from product designers, to a bakery, to fashion designers and tech startups.

In January 2018 Meanwhile Space is currently operating a total of 59,000 ft², with 199 tenants, in 24 Meanwhile Spaces. Over 85% of the tenants in our projects live in the local area, and we have worked with 14 London Boroughs, primarily in outer London. We are adept at delivering high intensity projects with multiple stakeholders, physical improvements and workstreams in a dedicated and considerate way to achieve maximum employment and placemaking benefits.

We currently deliver this through development and management of temporary spaces (180 tenants but aiming for 400), and other consultancy and capacity building work (x3 projects but aiming for 10).

www.meanwhitespace.com



Sinhue Pianella
Pianella Furniture Limited
Loughborough Junction



Sourdough bakery & cafe
Today Bread
Central Parade, Walthamstow

Our Values

Over the last nine years, the Executive Directors Emily Berwyn and Eddie Bridgeman have grown the Meanwhile concept from something unheard of, distrusted, and even mocked, into something that is understood, welcomed and increasingly part of local authorities' strategic plans.

We like to try new ways of doing things (experimental)

We are prepared to be bold and take risks. No two projects look the same, combining multiple deliverables and using different funding streams, usually in new locations. We are also committed to negotiating spaces on projects, often finding and creating them ourselves, as well as bearing the initial property risk so others can have flexible space in which to develop, grow, make mistakes and learn

We are able to adapt our approach quickly (agile)

We trust our team to make good decisions and give them the power to do so, meaning we are able to move fast and respond to opportunities and changing circumstances swiftly.

We're up for the challenge (tenacious)

We don't shy away from difficult problems. We build networks and knowledge in a place before we work there and maintain them over time, because we want to find the right solution, not just a solution.

We help create supportive spaces (cultivating)

We create spaces and working environments where people are encouraged to try out new things, support each other and help each other develop and learn. We give support to staff and tenants but with that as much freedom, control and responsibility as we can to help achieve this kind of environment.



Meanwhile Space Team

“As it becomes increasingly unacceptable for space to lie unused for long periods of time, it is expected that ‘meanwhile use’ will become an integral part of how assets are managed efficiently. It is not an exaggeration to say that without the work, expertise and dedication of Meanwhile Space that this concept would not be as developed or as successful as it is today.”

Alex Hearn, Senior Area Manager Housing and Land, Greater London Authority

2017: 200 Tenants Across 24 Meanwhile Spaces with another three planned for 2018



“The work that Meanwhile Space have done to create a friendly, welcoming, and supportive environment should not be ignored. They have filled the space with interesting, innovative businesses with specific local interests which makes for an exciting and thriving working environment. As a small business, support is key. And Meanwhile Space and Lambeth have provided that aplenty. ”

Vaults Theatre Festival 2017

What we offer our customers

Landlords of underused space

- Reducing property and financial risks by taking on temporary leases and maintaining secure and safe spaces
- Sourcing and managing startup, social and creative tenants with unique skills, passions and enthusiasm
- Placemaking through uses which meet local needs
- Managing the interim development process including design and build
- Helping deliver social value including economic, cultural and built environment improvements

Local people and businesses

- Providing access to flexible, affordable, temporary space for start-ups and social businesses
- Giving local people the opportunity to improve the place where they live and work, through direct community engagement and participation
- Providing low cost residential space for local people, ensuring local social and creative enterprises can remain in the area

Other businesses, foundations, local and national government

- Research, policy, advocacy and consultancy on the role of temporary use of land and property in the creation of better places to live and work
- Acting as a strategic partner around unusual or challenging temporary spaces, involving hard to reach communities to deliver against regeneration goals

Awards

- Civic Trust Awards 140 Regional Finalists (2018, Blue House Yard, Wood Green)
- BPF Tomorrow's Leaders Innovation Award Winner (2017)
- Waltham Forest Design Awards Winner, Most Creative Building Re-Use (2017, Central Parade, Walthamstow)
- New London Awards Mayors Prize Winner (2017, Central Parade, Walthamstow)
- Estates Gazette Collaborators Award Finalist (2017, The Platform, Loughborough Junction)
- WISE 100 (2017)
- UK Social Enterprise Consumer Facing Award Finalist (2015)
- DCLG's Great British High Street Award Finalist (2014, Coming Soon Club, Wembley)
- SE100 Growth Award Finalist (2013)
- Regeneration & Renewal Boosting High Street Vitality Award Winner (2012, Queens Parade, Willesden Green)
- Luton's Best Community Award Winner (2009, High Town Art for All, Luton)

Meet Our Tenants: Makers



Illustrator
Susan Saunders



Jewellery and street wear
Amarachi Jewellery



Aromatherapy soaps
Spa Isha



Animator
Chesterfield Animator



Print designer maker
Torsiello London



Ethical fashion designer
House of Bilimoria



Bespoke carpentry
Sinhue Pianella



Handmade customised balloons
Grapefruit balloons

Meet Our Tenants: Retail start ups



Africa inspired fashion
Africanni



Bespoke bridal wear
Belle Amour



Recycled plastic designers
Smile Plastics



Customised bike builder
Racer Rosa



Scandinavian kids clothes
Birch & Star



Handmade silk flowers
Flowers by Anne-Marie



Massage concept store
Head and Hands



Portrait artist
Emima Coroma

Meet Our Tenants: Food and beverage



Kids candy floss & popcorn
Estar Artistics



Wholegrain grocery
The Grain Grocer



Pop up cider festival
World's smallest cider festival



Sourdough bakery & cafe
Today Bread



Community farm cafe
LJ Farm Cafe



Craft brewery
Clarkshaws brewery



Charity cafe / community events
Cafe Good Hope



Upcycled pallets & coffee shop
East London Furniture

Meet Our Tenants: Creative and Tech Entrepreneurs



Third sector consultants
M2



Architects
Milligan Knight



Theatre festival producers
Vault Festival



Graphic design cooperative
Wave Coop



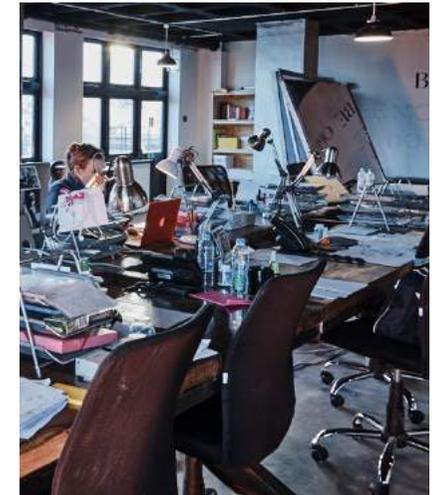
Internet Service Providers
Technology Box



IT social enterprise
AGT



Pop up exhibitions
Chesterfield Gallery



Graphic designers for TV
I Drew This

Projects: Central Parade, Walthamstow. 2016-2018



Retail incubation and creative workspace

Central Parade, Walthamstow: in partnership with the London Borough of Waltham Forest, this grade ii listed, former One Stop Shop now provides space to over 20 businesses of different scales and uses, a public bakery/café, incubator retail opportunities for startups and desks for freelancers.

Meanwhile Space has worked to transform with extensive refurbishment a former council direct centre into a mixed use creative hub, with a variety of retail; workspace and studio space, and bakery cafe, and will be open for two years whilst the long term future of the site is being decided upon. The model incorporates:

Cafe and Bakery Run by Alex and his Today Bread team, the cafe also has a flexible space which can be hired out for events.

- 2 High Street facing retail units
- 4 Incubator units offered at a concession rate to local startups who are in the first two years of building their enterprise, and can benefit from occasional visibility.
- 16 Fixed desks available to individuals and freelancers needing a regular workspace for quiet or small uses.
- 7 self-contained studio/office space suitable for established creative SME's looking for small to medium sized independent units within a shared building.

www.centralparade.com

Projects: Granby Space, Waterloo. 2016-2018



Retail incubation and creative workspace

Granby Space is a temporary creative hub – providing affordable workspace in central London. Designed to support local startups and growing independent enterprises,

Granby Space harnesses the creativity, knowledge and entrepreneurial talent of local people and their growing businesses. Spaces are let on affordable rates of between 50-80% of market value. Running for two years, the interim use of the building provides the opportunity to test the model of a flexible retail/workspace hub on Lower Marsh which will inform more permanent premises in the future.

We have a range of spaces available including a retail unit, desks for freelancers and self-contained office pods / studio spaces for 2-5 people.

www.granbyspace.co.uk



Projects: Start Here, Harrow. 2015-2017



Start up mentoring programme

The Start Here programme was a two year funded project to seed and nurture Harrow's enterprising spirit by enabling opportunities from vacant and underused commercial spaces. The Start Here project provided local entrepreneurs access to rent free space through the Meanwhile Academy programme which involved provision of free space for different timeframes, support to build capacity of startups and individuals, and support for existing high street businesses.

Four spaces in Wealdstone and Rayners Lane included three formerly vacant shops and a vacant library have hosted a variety of pop-up residents, a mixed use space with low cost co-working space, free pop-up shop and flexible event space, and individual spaces for graduates to 'step up' towards having permanent shop space.



Projects: Platform & Arches, Loughborough Junction. 2014-2018



Independent business cluster

Platform Project, Loughborough Junction: with JP Morgan Chase Foundation and Network Rail this project provided training and workspace for new, local projects and businesses. All participants reported an increase in business confidence and knowledge.

Since 2014, Meanwhile Space has partnered with Network Rail to bring multiple arches, which are due for redevelopment from 2018 into meanwhile use.

The arches have formed a series of follow-on spaces for graduates of The Platform, and the wider Meanwhile Space network of 11,000 people seeking temporary space to develop ideas. Fourteen arches have already been taken in the first and second phases on an affordable rental (50% market rate) to startup creative enterprises. We expect more arches to become available soon.



Projects: Queens Parade, Willesden Green. 2012-2018



A colourful retail parade

Queens Parade in Willesden Green launched in March 2012 as part of the Outer London Funded Project, New Windows on Willesden Green. Having negotiated a rent free lease with the landlord, Meanwhile Space worked with The Architecture Foundation and Blue Consulting, put out a call looking for new businesses and ideas to fill the eight vacant units.

Just two months after opening its doors, Queens Parade was voted by Time Out readers as one of nine best shopping locations in London, and still continues to hit headlines.

Offering something a bit different from existing businesses in the Willesden Green area, all spaces offer community workshops and skill exchanges. With the lease extended to November 2017, there is so much to see in this great example of innovation on the high street.



Projects: PLACE/Ladywell, Lewisham. 2016-2019



Alternative ground floor commercial uses

PLACE/ Ladywell is a project which will make interim use of the site of the former Ladywell Leisure Centre at 261 Lewisham High Street whilst long term plans are being decided. The building, which has been designed by acclaimed architect Richard Rogers; will be on site for four years and will have 24 residential units on the upper floors; providing accommodation for homeless Lewisham families. The 666m² space is available for at least three years and the model includes:

- Small retail pods, forming a mini indoor market
- Large high street facing self-contained retail unit
- Co-working desks
- Flexible self contained office OR co-working space
- Large self-contained unit without high street visibility • Larger street facing retail pods
- Cafe with separate flexible event space

www.placeladywell.co.uk

Projects: Rock House, Hastings. 2015-ongoing



Live / work / community action

Meanwhile Space CIC, Jericho Road Solutions Limited and White Rock Trust are three partners in a joint venture to purchase and redevelop a previously financially unviable nine-storey office block in Hastings Town Centre. Together they formed the company White Rock Neighbourhood Ventures Ltd and catalysed the re-development process.

Two floors of the building are now flats available to those in need in the local area for rents capped in perpetuity. These flats bring nine properties back into use as part of the Empty Homes and Community Grants Programme, DCLG.

The added value to the original grant scheme is a further six floors have been converted into affordable workspace, the facades renovated resulting in improvements to the public realm and a co-working space that brings a long-term revenue stream and therefore financial sustainability to White Rock Trust.

Through the redevelopment they have generated demand for rental of the units within the building using a rent and allocations policy designed to support the growth of community business in the local area.

www.rockhouse.org.uk



Projects: Blue House Yard, Wood Green. 2016 - 2021



Timber worksheds, food market & bus cafe

Blue House Yard, Wood Green: with Haringey Council this project provides studio space and new build retail/workspace for creatives and designers to establish and grow in the Wood Green area.

This meanwhile use site comprises a carpark and a building named Tulip House found at 5 River Park Road, London, N22 7TB. These spaces are being redeveloped to create new spaces for local creatives and start up enterprises who want to make, do and sell from the site for 4-5 years. The model involves:

- Series of two storey timber worksheds - storage above and visible work / retail space below
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- A new café housed in a double decker bus
-
- Raised planter “micro-allotments”
-
- Space for cultural events and pitches for occasional markets
-
- An open access wood and metal workshop
-
- Studios / office spaces for rent

www.bluehouseyard.com

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