



# SEEDS Final Report



## Acknowledgements

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The project partners are:

- South Yorkshire Forest Partnership/Sheffield City Council, Sheffield UK
- Deltares, Delft NL
- Göteborg Stad, Göteborg SE
- Lawaetz Stiftung, Hamburg DE
- Regio Groningen Assen, Groningen NL
- University of Copenhagen, Copenhagen DK
- University of Sheffield, Sheffield UK
- Vlaamse Landmaatschappij, Bruges BE

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We at South Yorkshire Forest Partnership, and our colleagues across the North Sea Region, are very proud to present the findings of our ERDF Interreg IVb project Stimulating Enterprising Environments for Development and Sustainability (SEEDS).

I would like to extend my warmest thanks to all those whose hard work, devotion, imagination and sometimes bloodymindedness made our project the success that it is. We knew the work we were doing was timely, but it was only as SEEDS drew to a close did it become apparent just how timely it was, how important, how influential, how needed it was.



*Sara Parratt-Halbert*

Since the crash in 2008 when towns and cities and their communities began to suffer from the increasing number of stalled developments, empty shops and vacant spaces, local people with imagination, determination and a sprinkling of sass slowly and quietly began to take things into their own hands. Why should they suffer a struggling local economy, a blighted town centre, or forgotten green spaces (please don't call it wasteland – green space is not a waste) that became a symbol for all that was bad, when they were so far removed from the root cause that was greed, power and faceless corporatism? Here and there vacant spaces were taken on by people who had no space of their own. Perhaps a mothers' collective that wanted a safe place for their little ones to play; a group of flat dwellers with no gardens that wanted to grow their own organic food; an artists' movement needing studio space; a creative startup of one who wanted

to move out of her bedroom and into the high street. Slowly there were areas in our towns and cities that were being repopulated, with the results of a higher footfall, recovering economy and the dissipation of the poor reputation that goes with uninhabited spaces. Good was rising from the ashes of despond.

Yet at the same time, those very same people who harboured drive and ambition for their own corner of their community were coming up against often impossible barriers. No, they couldn't use the derelict brownfield land because the developer wanted it empty 'just in case' the economy picked up. No, they couldn't use just a few square feet of a 10,000 square feet unit in town, not if they weren't going to pay rent on the whole lot. No, they couldn't open a street café in an ex-office, because that would be a change of use. No, they couldn't make use of a half derelict church if they



weren't going to pay to put in disabled access. No, they couldn't use that plot of land going spare in case it adversely affected planning permission. No, they couldn't use an empty building because the person on the end of the phone was always different from the last person they had spoken to, and anyway, he didn't know who was in charge. It was really quite bizarre. Here were incredible opportunities to begin taking baby steps towards a recovering economy and it was a big fat 'No' at every turn. Why was something so simple so difficult?

This was SEEDS set out to find out, and to find out how to set it right. And we did. All across the UK and the North Sea Region we found out how it was often policy that was no longer fit for modern purpose, or it was an inability to speak 'Excel' to a real estate investor, or even the simple fact that within a Local Authority you really do need to know the name of the right person in the right department to get anywhere. We also found out how easily a lot of these barriers could be lowered, or even removed in some cases. We found there were Local Authorities and other organisations

that really understood how powerful temporary use and re-use can be when accepted as a potent device in the planning toolbox, and our own Partners learnt that if you can show the positive effects of temporary use with hard results – social as well as economic – then you can begin to garner political support and will.

There are fantastic examples of this all over Europe, and I'm pleased to say there are some of those that would not exist if it hadn't been for SEEDS' influence. Groningen, for example, where local policies were tweaked to make it easier to re-use an old and iconic sugar factory; Assen where the town's planning masterplan was adjusted to allow for smaller areas of the old harbour to be regenerated; Sheffield, where an intermediary has been put into place to broker between small enterprises and the Council. And our Final Conference in Sheffield in April 2015 brought together a fast expanding movement of temporary re-users drawn from even further afield than Europe. It is clear that for now anyway, temporary use and re-use will be the way forward for our towns, cities, villages and their economies.

The Interreg IVb North Sea Region Programme showed great trust in funding SEEDS, and for that we are so very grateful. When we first began, the idea of temporary use as a way in which to kickstart the economy made us sound like we had just landed from another planet. But the Programme had faith, and the SEEDS Partners rewarded that faith a hundred fold. Over 20 organisations signed up to our Charter for Re-use, with another 33 offering their support. We have shown that there is a need for re-use, that it has a purpose and a vital role to play. And we know that even now as SEEDS must step back from the fray, the temporary re-use ball is now well and truly rolling. As Jane Jacobs said way back in 1961, 'Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.' She was right of course, and temporary use and re-use will give us back the ballet of our pavements that our towns and cities so desperately need.

Welcome to our Final Report. Welcome to our world. Please take our lessons with you and cast them like seeds to the wind.





This report provides an overview of EU Interreg IVB North Sea Region Programme funded project ‘Stimulating Enterprising Environments for Development and Sustainability (SEEDS)’. It demonstrates a real need for temporary use and re-use to be written in to town and city planning if local economies are to grow and thrive. Without that local level expansion, there is no solid base for the national economy to rest on.

A compelling mix of research; review of current policy and practice using case studies; and monitoring and analysis of SEEDS’ 20 re-use demonstration sites was used to help design recommendations for change within both practice and policy across the Region. The culmination of this is SEEDS’ Charter for Re-Use, aimed at professionals and supported by decision makers and practitioners drawn from the North Sea Region; a distilled essence of requirements in support; and a pan-European Spatial Planning Forum to continue to lobby for temporary use and re-use to be accepted as a legitimate tool in long term planning.

SEEDS’ findings strongly indicate a need for new and flexible policies strategies that support re-use of abandoned land and buildings. This in turn helps struggling local economies to grow and expand; town centres to regenerate and begin to thrive; and communities to become better connected.

SEEDS’ commendations are:

**Recognise:** The role of temporary use as a low-cost, innovative and dynamic catalyst for physical, social and economic transformation must be recognised alongside long-term development goals.

**Consider:** When reforming existing or developing new policies related to land and property development, their impact upon temporary use should be considered.

**Define:** The full breadth of temporary uses should be considered within a flexible definition that enables a wide range of activity and innovation within this dynamic form of land and property development.

**Consistent:** Ensuring a consistent policy approach across all geographical scales is crucial to reducing the complexity of the policy environment and to ensuring that it does not act as a barrier for temporary users.

**Encourage:** If reform of extant policy and legislation is not possible in the short-medium term, policymakers should push the boundaries of existing frameworks, encouraging bottom-up approaches to temporary use in the absence of top-down prescription.

**Guide:** The provision of technical, regulatory and legal guidance, training, tools and networking opportunities for temporary use stakeholders is an effective way to foster bottom-up initiatives. Such guidance should seek to bridge the gap between temporary users and land / property owners.

**Fund:** Due to low start-up costs temporary use demonstrator projects can be funded with minimal outlay. These can act as catalysts highlighting possibilities to new entrant temporary users and land /property owners, and should be seen as an opportunity to experiment, rather than a threat to more permanent use.

**Support:** Cross-party political support for temporary use must be garnered in order to ensure that changes in government do not threaten to destabilise the policy environment for temporary use.

**Promote:** The benefits of temporary use should be promoted where land and property is underutilised, for example: large-scale phased developments; stalled projects; and in the case of land and property with no immediate prospect of occupancy or redevelopment.

**Dialogue:** Dialogue should be facilitated between land and property owners and temporary users to increase awareness of mutual benefits, develop shared confidence, and manage expectations.

**Train:** Frontline local government staff should be trained to answer enquiries regarding temporary use and be able to connect users with all relevant departments.

**Streamline:** Local government permissions procedures for temporary use should be streamlined and responsive, minimising bureaucracy and cost.

SEEDS recommends practitioners and decision makers from all strata and spheres of temporary use and re-use sign up to the Charter for Re-use (page 34), and pioneer the political and practical changes needed for the resilient city to rise, thrive and survive.

### South Yorkshire Forest Partnership/Sheffield City Council Sheffield UK

#### Partner City Context

Built across seven hills and five valleys, with a 12,000 year history of habitation, Sheffield today is a thriving city and a Metropolitan Borough. Located in South Yorkshire, the city now has an estimated population of 550, 500. It built its past wealth on its famed steel and cutlery industry. Boasting of over 170 woodlands, 78 parks, 10 public gardens and 2.5m trees, it is the greenest city in Europe. Still internationally renowned for its steel, Sheffield is now the fastest growing city outside London and one of the best top ten cities in which to locate business.



#### Involvement in SEEDS

SYFP was the Lead Beneficiary of SEEDS, and led all the other partners across the EU, ensuring timely delivery of all aspects of the SEEDS project. There were four pilots in the UK, run by SYFP's subpartners Sheffield City Council; Rotherham Metropolitan Borough Council; and Sheffield Wildlife Trust. Two pilots were in Sheffield; Porter Brook, and Sheffield Showcase, one concentrating on bringing a city river back into public consciousness, the other finding solutions to the blight of empty shops in the city centre. The pilot run by Sheffield Wildlife Trust was a part of the Living with Nature programme, and had a range of small sites on the outskirts of the city. In common with each other, these sites are in the more deprived areas and had become forgotten spaces. A fourth pilot is in Rotherham and concentrated on the re-imagining of a town centre as a part of bringing it back to life and attracting investment.



#### Subpartners

Living with Nature/Sheffield Wildlife Trust  
<http://www.wildsheffield.com/what-we-do/projects/living-with-nature>

Sheffield City Council  
<https://www.sheffield.gov.uk>

Rotherham Metropolitan Borough Council  
<https://www.rotherham.gov.uk>

#### Useful Links

[www.seeds-project.eu](http://www.seeds-project.eu)  
[www.syforest.co.uk](http://www.syforest.co.uk)  
<http://www.youtube.com/TheSYForest>  
<http://www.flickr.com/photos/98089531@N02/>

## Deltares Delft NL

### Partner City Context

Delft was classed as a city as early as 1246. It is located between the larger cities of Rotterdam and The Hague in the province of South Holland (Zuid-Holland), in the Netherlands. The painter Vermeer (1632-1675) was born here and featured Delft in much of his paintings. When the Dutch East India Company (VOC) was founded in 1602, one of its five offices was established in Delft. The VOC specialised in shipping spices, coffee, tea and Chinese porcelain to The Netherlands, thus providing among other things the basis for Delft Blue pottery (Delftware), which is still manufactured here today. The city is well known for its historic town centre and canals; the Delft University of Technology; and its association with the Dutch royal family, the House of Orange-Nassau, for whom the Grote Kerk (Large Church) holds their family graves until the present day.

### Involvement in SEEDS

Deltares is an independent institute for applied research in the field of water, subsurface and infrastructure. Deltares works throughout the world on smart solutions, innovations and applications for people, environment and society. Its main focus is on deltas, coastal regions and river basins, and works closely with governments, businesses, other research institutes and universities at home and abroad. Deltares employs over 800 people and is based in Delft and Utrecht, The Netherlands.

Deltares shared and gained knowledge with participants of other countries: Denmark, Sweden, Germany, Belgium and United Kingdom. Deltares considers temporary use and reuse of vacant land as a means to achieve sustainable living environments. Against this background, Deltares focussed on the subject of partnerships needed to make temporary use and reuse work, and help upscale the concept of temporary uses in Europe.



### Useful Links

<http://www.deltares.com/en>  
[www.tijdelijkandersbestemmen.nl](http://www.tijdelijkandersbestemmen.nl)



## Göteborg Stad Göteborg SE

### Partner City Context

Göteborg is the second largest city in Sweden by population and the fifth largest Nordic city. Situated on the west coast of Sweden, the city has a population of 519,399. Founded in 1621, the city was named after the Geats who were the inhabitants of Gothia, now southern Sweden. Göteborg is home to many students, as the city includes both the University of Gothenburg and Chalmers University of Technology. Trade and shipping have always played a major role in the city's economic history, and they continue to do so: the port is the largest harbour in Scandinavia, although the shipbuilding industry has not survived. Göteborg's economy also rests on industry - Volvo was founded here in 1927 - with major companies such as SKF, Volvo, and Ericsson operating plants in the area.

### Involvement in SEEDS

Göteborg Stad led on three pilot sites in the city: Activity Trail in Lundby; Urban Local Food Gardening in Linnéstaden; and Bunkeberget in Gamlestaden, a suburb of the city. All were very different opportunities for re-use. The Activity Trail is a test area and first step of a new residential area that today lack suitable places for children/young adults; the Urban Local Food Gardening made better use of an iconic hillside site in an important part of the city while answering the need for gardens close to home or work; and the Bunkeberget pilot is the renewal of a city district park where forms of participation and dialogue with residents, officials and other local stakeholders have been developed. This last is in partnership with its subpartner Fastighetsagare i Gamlestaden



City of  
Göteborg

### Subpartner

Fastighetsagare i Gamlestaden.  
<http://www.tryggagamlestaden.se>

### Useful Links

[www.goteborg.se](http://www.goteborg.se)  
<http://skansodling.se/>  
<http://www.helagamlestaden.se/>



## Lawaetz Foundation Hamburg DE



### Partner City Context

Hamburg, with its official title of Free and Hanseatic City of Hamburg, is the second-largest city in Germany and the seventh-largest city in the European Union. The city is home to over 1.8 million people, while the Hamburg Metropolitan Region has more than 4.3 million inhabitants. Situated on the river Elbe, the port of Hamburg is the third-largest port in Europe and it is among the twenty largest in the world. A media and industrial centre, it is one of the most affluent cities in Europe. Hamburg is a popular tourist destination. Hamburg dates back to 808AD when the first permanent building was constructed. Today, Hamburg offers more than 40 theatres, 60 museums and 100 music venues and clubs. The city's latest achievements are the title of European Green Capital, awarded for 2011, and the appointment of National German Candidate for the Olympic Games 2014 and 2028 (next to Boston, Paris, Rome and Istanbul).

### Involvement in SEEDS

Lawaetz Foundation had three pilot projects in Hamburg and the State of Schleswig-Holstein: Bernhard Nocht Quartier (BNQ); Empty Shops; and Universität der Nachbarn (UdN). The Bernhard Nocht Quartier is situated close to the Reeperbahn, red light district in Hamburg. A run down area popular with creatives, the neighbourhood is being gradually transformed by the Municipality which is risking driving out the artists through gentrification. BNQ worked towards a medium between the two, collaborating with the artist community to rework the area while still remaining accessible to local people.

The Empty Shops initiative attempted to find a way of working with landlords to re-use empty shops as an interim use for the buildings until new tenants are found, or until the 'temporary' tenants can become more permanent.

Empty shops are a real problem for smaller and medium-sized cities at peripheral regions, that's why Lawaetz co-operated with the City of Elmshorn –converting the Knecht'sche Halls, a former plant, now an empty National Heritage with 20.000 sqm. Lawaetz worked with "HafenCity Universität", of which the "Universität der Nachbarn" (Neighbourhoods University) is a part. UdN is based on the Elbinsel of Wilhelmsburg, a longtime forgotten and isolated part of the city. It is housed in an old building earmarked for demolition. Working with its students and the local community it developed the idea of the 'Hotel Wilhelmsburg', a permanent temporary hotel serving the island and its visitors.

### Subpartner

HafenCity University  
<http://goteo.org/project/neighborhoods-university-hotel-wilhelmsburg?lang=en>

### Useful Links

[www.lawaetz.de](http://www.lawaetz.de)  
[www.kranhaus-elmshorn.de](http://www.kranhaus-elmshorn.de)

## Regio Groningen Assen Region of Groningen NL

### Partner Region Context

The region covered by RGA is a T-shaped area defined by the A7 and A28 motorways around Groningen and Assen. About 50,000 people live in RGA's catchment area. The Local Authorities in the area are: Assen, Bedum, Groningen, Haren, Hoogezand-Sappemeer, Leek, Noordenveld, Sliochterenm Ten Boer, Tynaarlo, Winsum and Zuidhorn, as well as two Regional Authorities Drenthe and Groningen.

### Involvement in SEEDS

RGA had four pilots managed by their subpartners Gemeente Assen; Gemeente Leek; Gemeente Groningen; and Gemeente Noordenveld. Assen concentrated on an old harbour area close to the centre of the town; Leek worked towards improving the entrance to the village by finding a temporary re-use for an hotel and industrial park during its phased redevelopment; Groningen consulted with its communities to find suitable re-uses for an old sugar factory; and Noordenveld attempted to find a balance between redevelopment and nature on an old business park.



### Subpartners

Gemeente Groningen

<http://en.gemeente.groningen.nl/suikerfabriek/prijsvraag-suikerunie>

Gemeente Leek

<http://www.leek.nl/actueel/projecten/entree-leek.html>

Gemeente Nordenveld (check)

[https://gemeentenordenveld.nl/ondernemen/bedrijfshuisvesting/haarveld\\_roden/](https://gemeentenordenveld.nl/ondernemen/bedrijfshuisvesting/haarveld_roden/)

Gemeente Assen

<http://www.florijnas.com/projecten/havenkwartier>

### Useful Links

[www.regiogroningenassen.nl](http://www.regiogroningenassen.nl)



Regio Groningen-Assen 2030  
nationaal stedelijk netwerk

## University of Sheffield Sheffield UK

### Partner City Context

Built across seven hills and five valleys, with a 12,000 year history of habitation, Sheffield today is a thriving city and a Metropolitan Borough. Located in South Yorkshire, the city now has an estimated population of 550, 500. It built its past wealth on its famed steel and cutlery industry. Boasting of over 170 woodlands, 78 parks, 10 public gardens and 2.5m trees, it is the greenest city in Europe. Still internationally renowned for its steel, Sheffield is now the fastest growing city outside London and one of the best top ten cities in which to locate business.

### Involvement in SEEDS

The University of Sheffield explored and evaluated existing planning policies and case studies of temporary use projects in order to develop shared innovation frameworks and evidence for transnationally transferrable land use strategies. The work developed a shared understanding of how public policies influence temporary use within each of the six partner nations. Its findings, along with the experiences of the University of Copenhagen, helped to inform SEEDS' recommendations; these form the basis of the project's Re-use Charter.



The  
University  
Of  
Sheffield.

### Useful Links

[www.shef.ac.uk](http://www.shef.ac.uk)



## University of Copenhagen Copenhagen DK

### Partner City Context

Copenhagen is the capital of Denmark, with an urban population of app 1,200,000. During the latest 25 years there has been an increased focus on uplifting neighborhoods by activating and upgrading the existing physical and social fabric of the city. In the late 80ies young families would typically leave city life in favor of the suburbs, but today many choose to stay in Copenhagen. Public life is valued as a barometer of good city quality and many investments have been made on squares, parks, bicycle paths and recreational places in general. Today there are more bicycles in Copenhagen than people and the harbor water is clean enough for swimming. Temporary use is reflected in the city through the increasing number of events and festivals that takes place throughout the summer. Also temporary tactics have been employed as user involvement methods in the neighborhood lifts. Temporary projects have emerged in vacant buildings and sites – but as recession has ended many temporary projects have disappeared – sometimes losing significant cultural and entrepreneur value. Copenhagen is a growing city with more than 1000 new inhabitants arriving each month.

### Involvement in SEEDS

The Danish SEEDS partner is situated at the University of Copenhagen, Division of Landscape Architecture and Planning. The UoC SEEDS group explores temporary use in cities and landscapes as a way to transform and reprogram our ever changing environment. This is examined through academic research, knowledge exchange networks and practical experimentations. Then team has facilitated SEEDS pilots through workshops and contributed actively to the design and realisation of projects. Here iterative and artistic interventions are tested as a more dynamic approach to regeneration and transformation of urban industrial areas. Parallel we have gathered samples of best practice, created networks of learning loops between SEEDS pilots, and hosted cross border and cross sectorial seminars on the planning paradigms around temporary use.

### Subpartners

Valby Lokatudvalg [www.valbylokaludvalg.kk.dk](http://www.valbylokaludvalg.kk.dk)  
 Vanløse Lokatudvalg [www.vanloeselokaludvalg.kk.dk](http://www.vanloeselokaludvalg.kk.dk)  
 Bispebjerg Lokatudvalg [www.bispebjerglokaludvalg.kk.dk](http://www.bispebjerglokaludvalg.kk.dk)  
 Skt Kjelds Kvarter [www.klimakvarter.dk](http://www.klimakvarter.dk)

### Useful Links

<http://ign.ku.dk/english/research/landscape-architecture-planning/>



## Vlaamse Landmaatschappij (VLM) Bruges BE

### Partner City Context

Bruges is the both the capital and largest city of the province of West Flanders in the Flemish Region of Belgium. The area of the whole city amounts to more than 13,840 hectares. The city's total population is 118,000 of which around 20,000 live in the historic centre of Bruges which is listed as a UNESCO World Heritage site. The first fortifications here were built in the first century BC to protect the coastal area against pirates. Bruges' wealth was built on the wool and cloth trade in the 12th Century and lace in the 17th Century, but its economy in the present day is built on tourism and the internationally important port of Zeebrugge.

The Flemish Land Agency (VLM) aims to enliven rural and peri-urban areas. Through projects of all scales, the agency aims to improve the environmental quality of rural areas hereby helping farmers improve their working practices, working in co-operation with the local population and other governmental institutions and organisations.

### Involvement in SEEDS

VLM's pilot sites are very different from SEEDS' other pilots in that they are situated in a rural area rather than an urban one. Many of the barriers and legislations are different from those facing SEEDS' urban sites, giving the project a much wider experience and knowledge base. The organisation's pilots are the Dudzeelse Polder on the edge of the expanding Zeebrugge harbour, and the temporary exchange in use of agriculture land in an area affected most by the construction of the road A11 in an harbour area.

### Useful Links

[www.vlm.be](http://www.vlm.be)





## SEEDS Collaborators

Throughout the lifetime of the SEEDS project, great efforts were made to work in collaboration with other organisations involved in temporary use and re-use. Promoting the concept of, and working within, the re-use 'sector' can make one feel one is working in isolation, that one's organisation is the only one grappling with seemingly insurmountable issues. Bringing together different organisations and individuals, all of whom had their own valuable experiences to share, proved invaluable, and the SEEDS partners are grateful for the opportunity to work with a broad range of talented and inspiring people.

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**Occursus/Furnace Park  
Associate Pilot Sheffield UK**

## FURNACE PARK

The idea was to create a new space on the site of waste ground in Shalesmoor, Sheffield. The project was the latest collaborative venture by Occursus/Plasticities. The park brought together architects, creative practitioners, students and members of the local community to create an active space for creative production, open air talks, performances and other interventions

<https://sheffieldfurnacepark.wordpress.com/>

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**Meanwhile Creative and  
Bridewell Space, Bristol UK**



## BRIDEWELL / SPACE

Meanwhile Creative works in Bristol, UK to unlock dormant space for positive use. It mediates flexible work space for art projects; start-ups; and medium sized businesses. Its aim is to support Bristol's young creative and entrepreneurs in developing their projects. It provides affordable and lively places to work in the heart of the city and has cultivated a thriving community of innovative, like-minded people, while at the same time creating an arena for networking and collaboration.

<http://www.meanwhilecreative.co.uk/>

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**Unlimited Meanwhile and  
Meanwhile Space, London  
UK and Barcelona E**



Meanwhile Space is a Community Interest Company that works with landlords, landowners, developers, local authorities and communities to advise and deliver projects that relieve them temporarily of liabilities associated with holding redundant shops, offices and cleared land whilst an appropriate commercial solution is being sought. Unlimited Meanwhile is a sister organisation that works outside London and the UK, spreading the Meanwhile ethos through bespoke consultancy and workshops that better enable stakeholders to deliver temporary use/re-use projects.

<http://www.meanwhilespace.com/>  
<http://www.unlimitedmeanwhile.com/>

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**Temp Architecture,  
Groningen NL**

**temp.architectureurbanism**

Temp Architecture. published 'The Flexible City', a book which shows step by step how the challenges of temporary use can be overcome using a range of instruments. They became involved with SEEDS in order to share what they had learnt while writing 'The Flexible City, and to expand their ideas for their new English edition of the book.

[info@temparchitecture.com](mailto:info@temparchitecture.com)

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**D efac.to, Delft NL**

**D.EFAC.TO**  
*architecture, urban design & research*

Defacto is an interdisciplinary design studio which offers a variety of services from strategic planning to architecture, urban and landscape design, at scales that reach from building interiors to urban environments. Its speciality is the ability to combine a multitude of technical and spatial aspects in a unified, coherent plan.

<http://www.d.efac.to/>

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**CADS, Sheffield UK**



The Creative Arts Development Space (CADS) is a multi-purpose arts charity based in Sheffield. It provides affordable studio hire for people involved in all facets of the arts alongside exhibition and performance space. It hosts a range of exhibitions and events to promote the arts across all disciplines. There are around 85 studios and several larger spaces over six sites for public exhibitions, music performance, film shows, dance performance, theatre performance and conferencing. The spaces are affordable to a range of different income groups, including those on low incomes or are unemployed, to allow the widest reach and benefit.

<http://www.cads-online.co.uk/>

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**SKINN (Shalesmoor, Kelham Island and Neepsend Network)**



SKINN is a not-for-profit community group. It aims to improve an inner city area of Sheffield by empowering local residents and businesses to take part in the planning and development of the area. It builds on local resources, both physical and intellectual, in order to build community ties, promote a positive perception of the neighbourhood and safeguard against negative development.

<http://www.skinn.org.uk/>

It had been clear for some time before SEEDS came into being that the blight of abandoned land and buildings have serious negative effects on local economy and growth, and on community wealth and wellbeing.

There were – and still are – organisations and individuals all over Europe working towards legitimising temporary re-use of vacant land and buildings as an important and authoritative part of longer term planning and development, and as a tool for stimulating regeneration and sustainability at local, national and European levels. But temporary use and re-use is fraught with difficulties that threaten to undermine the economic parity underwriting the EU's success as an international aggregate.

Thus SEEDS dedicated itself to promoting a durable double legacy of: improved planning policies flexible enough to allow temporary re-use; and transferrable re-use strategies. But of course there is little point in trying to promote new policies and strategies supporting of temporary

use and re-use without the evidence to support them. Using on-the-ground examples in a range of countries to test old and unfit policies and trial new ones, SEEDS set out to develop a new Re-use Charter for adoption by towns and cities across Member States that would not only clearly outline the importance of re-use but how to facilitate.

This could only be achieved by establishing dynamic partnerships between developers; owners; planners; and citizens, whose locally instigated impacts would act as the cornerstone for transnational, sustainable and economic results. And not only that, those partnerships need to survive and work together beyond the short space of time that was available to the SEEDS project. In short, we needed a legacy:

1. **A durable legacy of improved planning policies** flexible enough to allow temporary re-use, and transferrable re-use strategies
2. **Dynamic partnerships** between developers, owners, planners, commerce chambers, entrepreneurs and citizens
3. **A range of recommendations** endorsed through a Re-use Charter
4. **Temporary use of land and buildings** as a catalyst for local investment and skills development for local people through small and medium enterprises, local entrepreneurs and start-ups
5. **A pan-European Spatial Planning Forum** that will strive to propose, promote and lobby for a new co-ordinated spatial planning policies and frameworks, and ensure short term re-use becomes an important and accepted aspect of long term planning, development and local economic growth.





Of course, having a legacy is one thing, but legacies don't appear without a lot of forethought and hard work.

The vision for SEEDS was an ambitious one, but one that South Yorkshire Forest Partnership and its partners were passionate about.

1. We needed to provide shared innovation frameworks and evaluate current instruments in order to support evidence-based policy development. This included evaluation of current EU strategies, instruments and practices that encouraged or discouraged empty sites' re-use. It meant analysing interventions in the context of institutions and conditions. It was important to benchmark adaptive governance mechanisms, monitor and evaluate innovations' hard and soft results and provide a joint action framework that would help disseminate the factors that help implement quality and dissemination.
2. If we were to develop, transfer and mainstream proven strategies and deliver transnational spatial planning policy on land re use, an important delivery tool – a transnational planning forum – would be necessary. We needed to generate new policy solutions for re-use using project findings which had been garnered from the work of the SEEDS pilots, research and interaction with those already involved through thematic focus groups. We also envisaged enterprising partnerships that would support each other with practical advice, share their problems and experiences – an intensive and creative engagement that would help us to develop robust, flexible and responsive planning policies and strategies for sustainable and competitive communities.
3. Co-delivery of demonstration, or pilot, sites and the transfer between them of tested innovations would help the SEEDS project to demonstrate advanced transnational co-operation and jointly transfer innovations between partner regions. It was at grass roots level that joint diagnoses would generate transferrable solutions, enabling cross-fertilisation and real time modification. We also needed to highlight the benefits to businesses as well as citizens. We needed to communicate the advantages to businesses using 'excel speak'; communities could see the employment and environmental quality that comes with temporary use, but needed a different language. The communities involved with the projects were able to show that creativity can indeed stimulate enterprising environments and attract investment. This was a language that could potentially cross the 'border' between business and community interests.
4. Partners wanted to secure success and growth via enterprising partnerships and transnational cross-sector networks. This is where the opportunities to deliver optimum and mutual responses could be cultivated. Here, in the SEEDS hothouse, would the first seedlings of start-ups, skills development and growth begin to show themselves, increasing the optimism of deprived communities and the tools to reduce their own disaffection.

## 6 Main Findings



The work carried out throughout SEEDS – its retrospective view of policies relating to temporary use and re-use; unpicking where they were not fit for purpose; how they could be adapted for new regeneration and planning strategies; and combining these with on-the-ground experimentation and innovations, increasingly clarified the common difficulties encountered across the Region, and highlighted the varied and transferrable solutions designed to circumvent them.

They were exciting times. It was clear temporary use and re-use had a very important part to play in the regeneration and resilience of our towns and cities; and that embedded attitudes needed to change. Re-use needed to be seen as an acceptable part of longterm planning, not a stop gap and certainly not a threat. And rusty old policies designed for a narrow fit of use needed to be redesigned and repolished to allow re-use to take place easily.

To us, it really wasn't rocket science, but we needed to prove very clearly to decision makers and strategists that frameworks, mindsets and partnerships need to be allowed to adapt and grow in order to enable short term innovation to lead to long term transformation.



## 6.1 Changing Mindsets

### Introduction

Two overarching questions shaped the University of Sheffield's work – how do the extant policy environments in the SEEDS partner countries contribute to the enterprising and sustainable use of vacant, derelict and stalled sites? And, are these policy environments capable of stimulating the use of such sites in an enterprising and sustainable way? These questions were addressed through the identification of best practice in each of the SEEDS nations, which formed the basis of policy recommendations that fed into the SEEDS Charter.

### Summary of Activities

The work was initiated through the development of a conceptual framework, which defined temporary and vacant land uses, examined drivers of urban change, and set out the institutional structures and policies that shape the development of such uses. This conceptual framework provided seven broad site descriptors through which SEEDS case studies could be evaluated, including the urban context and development trajectory, economics circumstances, governance and policy, the social and cultural setting, physical characteristics, the legal structure, and the stakeholder interests. This analysis was framed by an approach to evaluation that identified how short-term use can shape the transition to desirable long-term outcomes.

Following this, a two-part study was conducted into temporary use practice in Europe. Part one examined how temporary use practice has been conceptualised and categorised in the key literature on the subject. The second part focused on transnationally transferrable good practice – first interrogating the nature of best practice as a concept, then developing a methodology by which good and bad temporary use practice could be identified. SEEDS partners reviewed case studies from Europe and North America to identify good and bad temporary use practice, and opportunities and

constraints for transnational transfer. Case studies were selected based on their relevance to the SEEDS pilot projects, and were analysed according to the seven crosscutting drivers of policy performance developed in the conceptual framework.

Shifting focus back to the SEEDS partner nations, the second part of the University of Sheffield's work was a SWOT (strengths, weaknesses, opportunities and threats) analysis of existing planning policies that have had a significant impact upon temporary use practice, at a local, regional and national scale. Twelve policies from across the partner countries were subdivided according to geographical scale, and then further identified as being either good/best practice, or adequate/inadequate practice. The subsequent evaluation of each policy was structured according to the seven drivers of policy performance, and the commonalities and differences between the policy environments of the SEEDS partner nations with respect to temporary use were examined.

### Main Findings

The research found that the range of temporary use types has increased over the past decade. Furthermore, that temporary use is no longer perceived as an activity carried out primarily on an informal basis by marginal groups and urban subcultures. In recent years the economic value of temporary uses has been recognised by both public and private sector actors. Temporary uses are no longer simply seen as a convenient stopgap. They are now regarded as having a significant regenerative effect upon localities by fuelling creativity, entrepreneurship, and creating a destination in otherwise transitional spaces. Temporary uses are increasingly regarded as an essential element of the transformation process that should be fostered.

The research also sought to understand how best practice can best be transferred or replicated, and

found that ideas, principles, methods, techniques, know-how and operating rules are most likely to be transferable. As such, best practice should be regarded as a source of inspiration, recognition, and legitimisation of what is possible.

A further finding was that increased intra-national and transnational sharing of best practice with respect to fostering temporary use would encourage a more consistent policy approach at all geographical scales, which is critical in enabling temporary users who often have limited resources, time, and expertise in land and property development. Currently, public policy and legislation related to land and property development in the SEEDS partner countries by and large focuses on long-term development objectives and pays scant attention to temporary use. The recommendations set out by this package of work address this bias, and harness the power of temporary use, addressing both policy and practice.

### Key Challenges

The main challenge addressed through this research was the need to alter the perception of temporary uses from stand-alone, stop-gap measures to initiatives that have an important role in shaping the long term development of cities.

### Conclusion

This research highlighted the need to recognise temporary use as an innovative and dynamic catalyst for physical, social and economic transformation alongside long-term development goals. Ensuring a consistent policy approach across all geographical scales is crucial to reducing the complexity of the policy environment and to ensuring that it does not act as a barrier for temporary users. Sharing best practice within and between nations could help to achieve this.

### Accompanying Texts

- Temporary Use Practice
- Temporary Use Practice Annex: Case Studies
- SWOT Analysis of Land Use Policy Environments in Relation to Temporary Use
- Conceptual Framework



## 6.2 Dealing with Organisational Frameworks

### Introduction

The main body of this work dealt with developing, delivering and mainstreaming proven instruments and skills transnationally via new policies. It was closely aligned with the fourth project theme 'People and Partnerships'.

### Summary of Activities

The work was divided into three separate tasks:

1. The organisation of 'task and finish' working groups, one in each partner country, each dealing with the three original project themes: people and partnerships; paradigms and policy (changing mindsets); and practice and finance (short term innovation, long term transformation). The results of all 21 groups were gathered and collated into a report.
2. It was an important part of the project's objectives to show that temporary use and re-use were a valuable aid not just to local economies, but for addressing citizens' skills gaps. Without the skills to create a job ready community, addressing economic growth at local level was never going to be easy. Towards the end of the project SEEDS pilots were asked a range of questions around skills learnt through temporary use and re-use. The information was gathered using an on-line questionnaire, and then collated as a full report.
3. A major requirement was to ensure the work of SEEDS' partners was not lost once the project closed. Thus it was necessary to gather together successful practitioners and lobbyists to create a pan-NSR sustainable lobbying platform. This was done in conjunction with the work on the Charter for Re-use and the Final Conference. Organisations that collaborated on the Charter or signed the Wall of Support at the conference have since provided the continuation required and become a fully functioning Forum.

### Main Findings

The main findings for the working group dealing with people and partnerships were that communication; creating freedom within existing frameworks; and acknowledging and using stakeholder knowledge is very important. Temporary use often happens spontaneously. Governments and other formal organisations cannot create temporary solutions or enforce them by law and are often dependent on other organisations and individuals to make it happen. However, the right conditions for temporary use to develop can be created.

From the second group which dealt with paradigms and policy, it was discovered that policies themselves are heavily dependent on the governance structure of a particular country. National policies are often not well-suited for temporary use, and that relatively small amounts of money are dedicated to it. Potential benefits of temporary use are often not taken into account and there is a large cultural preference towards classic property development, whether





or not this is rationally the best choice, too. An important fact to note is that the use of language is important when discussing temporary use, for example discussing wasteland where others talk about greenspaces. Interim use is shifting from a niche phenomenon to something that is embraced by society at large. Finally, re-use is about creating value – financial and social.

From the third group which dealt with practice and finance, it was clear a ‘classic’ organisation is probably not the best suited to promoting temporary re-use. With regard to finance, although it is supposed to be the same all over the world, this is somewhere where there are many cultural differences. However, lenders, property developers and banks in general are interested first and foremost in the bottom line, and they love securities. For temporary projects (by their very nature) such guarantees cannot be offered, and as a result new inroads are being made in circumventing such finance structures, or inventing new ones.

From the work on addressing citizens’ skills gaps the project learnt that while temporary uses and re-uses were not set up with the express intention of improving local economies or helping local people in to the jobs market, it was certainly a common result of successful re-use projects, with economies becoming more robust in areas where re-use is supported than in areas where it is not.

### Key Challenges

Changing the culture at the organisations involved in spatial planning. This is particularly prominent at local governments (including RGA), housing corporations etc. It takes a long time to adjust the internal organisation to changing conditions (stalled development, bad market, economic tide), and even if the organisation has been adjusted for this, there are many people who work in these organisations that cannot or will not adjust to the new modus operandi.

### Conclusion

The work in on this theme yielded many insights on suitable transnational spatial planning policies on land re-use. Many good examples were documented and served as inspiration for new activities, leading to innovations small and big. The way of working with transnational groups has been a real added value and has led to better use of opportunities in all of the regions involved.

### Accompanying Texts

- Transnational Working Groups
- Conclusions
- Addressing Citizens’ Skills Gaps



## 6.3 Short Term Innovation, Long Term Transformation

### Introduction

Through physical interventions and the facilitation of new uses temporary projects can completely change the status of a site or area. Thereby it can support the transformation of a place bringing in new conditions and potentials. Some main interests and questions have been drivers of all our activities:

How can short term innovation support long term transformation?  
How can planning systems become more responsive and adaptive to values created through iterative and temporary site interventions?

### Summary of Activities

Throughout the SEEDS project UoC has facilitated and followed all 20 SEEDS pilot cases. This has been done through continuous case studies; national and transnational workshops; and customised themed seminars. Further knowledge exchange and support has taken place through exchange of references and experiences on specific topics; co-design processes; and participation in local workshops, teaching activities and site visits.

The University team has worked both specifically with sites and strategically on a lobbying political level; both have been extremely valuable. Through developing projects with local partners the team has experienced first-hand the meandering way projects happen through local involvement; how to convince owners; how to attract funding and how to design and construct locally meaningful interventions. This knowledge has been instrumental in defining workshops and seminars where authorities; land owners; developers; and designers have been brought together to exchange and learn from each other. All of this has fed back valuable knowledge to many of SEEDS' main topics.

The SEEDS UoC team has been successful in establishing networks across sectors and across borders. The team has continuously promoted and discussed SEEDS and its related issues through lectures; public discussions; and publications, both academic and more broadly, focusing on understanding the processes behind the projects, affecting and moving the discussions on temporary use from the 'why' to the 'how', thereby adding and channelling more specific knowledge into the discussions on temporary use. All findings on both a specific and a general level has been instrumental in shaping the SEEDS CHARTER for temporary use. The UoC team was responsible for drafting the charter and for the process of incorporating input from both SEEDS partners and the SEEDS forum.

### Main Findings

1. Every little project requires a lot of work behind the scenes, but these small places can create value beyond themselves establishing meaningful environments, often without big, direct economic costs.
2. It is difficult to label projects with value and cost in a traditional way and this challenge the established planning procedures and vocabulary.
3. Through physically interventions and facilitation of new uses temporary projects can completely change the status of a site. They can support the transformation of a place bringing in new conditions and potentials.

### Key Challenges

The biggest challenge is still a wider acknowledgement and willingness to address the current need for more adaptive planning paradigms - both structurally and through a general mind shift among stakeholders. Municipalities and planners must develop a mind-set that actively supports temporary use as a resilient and valuable planning tool. It is more about the recognition than about the laws. Despite an emerging interest a majority of temporary projects still come to life as exceptions outside the usual process of urban renewal.

### Conclusion

Temporary use can be a valuable tool when renewing our towns and cities. It can change the discourse of a place introducing new uses and meanings that can have a profound positive long term effects. It can bring people together, support new skills and small enterprises and it can create ownership locally. Working transnationally in SEEDS at both projects and policy level has been effective in accumulation knowledge, recognition and concrete results in several sectors. The SEEDS Charter is the best tool to carry this legacy forward and hopefully many stakeholders will commit to its content and keep promoting its message.

### Accompanying Texts

Book of Pilots

## 6.4 People and Partnerships

### Introduction

The main objective of the work around People and Partnerships was to promote co-operation between different actors and cross-sectors across regions, developing latent potential through six local and regional themed workshops cultivating innovative opportunities for enterprise and transnational learning, based on experiences in pilots and cases in partner countries. This task was carried out in partnership by Lawaetz Foundation DE and Deltares NL. To achieve this objective, activities were focused on collecting and disseminating best practices and lessons learnt on how to forge successful partnerships to support temporary and re-use initiatives, and how to foster co-operation and common actions of these partnerships to actually reach results.

### Summary of Activities

Most of the work carried out for this theme centred around workshops, through which valuable information was gathered on different aspects and models of partnership. A proforma for collecting the discussions from one workshop held in each partner country was designed, and then a workshop for the partners themselves was held to ensure the information gathered from each country was consistent. It was left to each partner to decide how their workshop would be run. Some conducted their workshop by phone and one-to-one, whilst others held physical workshops with a range of stakeholders attending. Further research to complement the work done by the partners was carried out, with the entire process and the results collated into one document by Defacto Urbanism, 'People and Partnerships'.

The final task of the Lawaetz/Deltares partnership was to investigate organisations and networks in each partner country that could theoretically become the Transnational Strategic Planning Forum. Quite late on in the project's lifetime it was realised that to have a physical forum

was not going to be self sustaining, and it was agreed with RGA and the University of Copenhagen that those organisations brought in to help agree and finalise the content of the project's Re-use Charter would become, by default, the Strategic Planning Forum.

In order to ratify the work that had been carried out on the Charter, Lawaetz and Deltares created a second proforma for use in specially designed workshops held at the project's Final Conference 'Innovation Through Temporary Use'. Each workshop dealt with one of the four themes, relating them to content of the draft Charter. The workshops were carefully designed and the facilitators instructed on what information was required and how best to gather it in. It was a highly efficient way of finalising the Charter, and ensuring its adoption by a wide range of re-use organisations, institutions and individuals from across Europe and the rest of the globe.

### Main Findings

1. Involving different types of stakeholders, experts and local residents in a neighbourhood and/or pilot project can be challenging, and building a partnership can be part of the solution. However, managing a partnership will also present its own challenges. It takes a lot of time and energy to manage stakeholders and their interests. This can often be perceived as lost time, as it is time not spent on developing the pilot itself. Difficulties managing stakeholders can be the result of conflicting goals and interests; fear of the re-use interfering with future development plans; and insufficient insight into the motives and interests of some stakeholders.
2. Honesty, clear goals and clear communications are constructive factors when working with stakeholders.

3. Active and strategic stakeholder management can contribute greatly to a re-use project's success.
4. Begin with a stakeholder analysis, followed by a participation strategy, and monitor the level of engagement of each key stakeholder throughout the process.

### Key Challenges

Temporary use is in many cases not the first option for the owners and landlords. They prefer constructional renewals. They fear that artists and social organisations do not contribute to the recovery of the neighbourhood and the local area.

### Conclusion

Europe is different in many ways; member states and regions have their own traditions, ways of co-operating and governance models. There is not one Best-Practice – fitting all; a tailor-made approach is needed. Partnerships have to be developed by considering the regional background (influential stakeholders, legal rights, planning laws). There is however one basic principle valid for every attempt to co-operate, regardless cultural differences, namely: partnerships can only be based on and thrive through trust. Building trust is a most important precondition to be fulfilled for co-operation to be fruitful.

### Accompanying Texts

- People and Partnerships





The most important output for SEEDS was to demonstrate how important temporary use and re-use is for town and city regeneration and future vitality. We wanted to show how interim uses for stalled sites were not a threat but an enhancement, and should be accepted as a valuable part of longterm visioning.

There are masterplans all over Europe that outline building and development with timelines of 10 years or more, and their focus is on the distant result. But what of the journey towards that end result? Were prime sites to remain empty until their 'phase' in the masterplan were to begin? How would that lay the foundations for robustness and energy? Would it not be better used as a testing ground for future use, or as a method for creating the sparkle that would make subsequent development sing right from the start?

We needed to leave behind a legacy that could continue to encourage temporary use and re-use, and for us that meant a Charter for Re-use that could be used as a promotional tool by a Forum made up of active re-use professionals and decision makers. In addition, throughout the project careful research has been carried out that clearly shows where changes to the status quo need to take place. This has been captured in several reports, and these are included in SEEDS' box set. Finally, it was felt that temporary use and re-use was not just relative to disciplines intimately linked to town and city planning. For the first time SEEDS opened up the discussion that normally encompasses architects, urban geographers and urban sociologists to include the disciplines of economics, finance and real estate. The resulting ideas and debate will be captured in a book to be published at a later date.

## The Charter for Re-use

Aimed at a broad range of people termed loosely as decision makers, the Charter identifies the tasks to be carried out and perspectives to be promoted for temporary use and re-use to take up its rightful place within planning and development. It will be officially adopted by SEEDS' Re-use Forum, and supported further by future 'converts'. The full Charter can be accessed on page 34.

## The International Re-use Forum

Drawn from re-use supporters from across the North Sea Region, the Re-use Forum is a virtual group of 'champions' that will promote good practice and advocate both system adaptation and an evolution of enlightened perspectives. It is strongly felt by many that this is the way forward, and members already reflect this in their own practice. Bringing together innovatives such as these into a Forum takes efficient advantage of their original frames of reference, translating them into tools for re-use

## The Reports

The reports are the culmination of research carried out under the four project themes: Changing Mindsets; Dealing with Organisational Frameworks; Short Term Innovation, Long Term Transformation; and People and Partnerships. An overview of each of these can be found on pages 22-28.

## The Book

The book is the result of work carried out by the University of Sheffield team which strongly felt the petition for temporary use and re-use needed to be widened to include disciplines not normally associated with the theme. A symposium hosted by the University resulted in 16 papers rigorously debated via peer review. The results, which offer alternative perspectives, will form the basis of a book that will counter the fragmented nature of research in this field to date.

## The Book of Pilots

The University of Copenhagen helped to guide SEEDS' pilots, and observed their progress and their trials. The pilots worked hard to bring re-use to fruition and faced many obstacles. Their journeys were highly valuable to SEEDS, and the University felt their contribution and their stories should be fully acknowledged. To that end the University has produced a booklet documenting their experiences.



Funded by the Interreg IVb North Sea Region Programme, SEEDS stands for 'Stimulating Enterprising Environments for Development and Sustainability' and followed on from the project 'Making Places Profitable, Private and Public Spaces' (MP4).

MP4 was also funded by the North Sea Region programme and led by the South Yorkshire Forest Partnership. MP4 concentrated on greenspace and how to ensure the continuation of longterm economic benefits through promoting the importance of what became known as 'place-keeping'.

SEEDS took the lessons learnt from MP4 and extended them by concentrating on urban 'brownspace' – land or buildings – and how it could be brought into a stable of planning strategies as a valuable opportunity for improving local economies where development had stalled.

SEEDS addressed several key challenges facing communities throughout the North Sea Region. They were challenges shared by all regions where the economic downturn had resulted in stalled development. All the Partner countries were (and still are) increasingly exposed to vacant and derelict sites that posed an escalating threat to economic competitiveness, especially at a local level. Abandoned sites do tend to project an image of a failing economy, which in turn deters investment. The detrimental effect of even one vacant site is far out of proportion with the cause, and impacts at both local and national level. It threatens parity and eventually undermines economic equity between NSR regions.

At the start of the project, SEEDS felt that reasons for stalled sites included market failure; inflexible planning policies; and the vested interests of speculative investors who sit on land-banks of empty sites until land values rise. Policy responses were thought to be piecemeal and unco-ordinated with no structure to enable innovative solutions that did not sit easily within current frameworks.

Using this as a starting point, SEEDS set out to formally identify the reasons behind stalled sites, which would then provide a structure for solutions. The combination of using pilot sites as testing grounds and a conceptual framework to help make sense of the results provided the foundation on which SEEDS' work was built.

Longterm masterplans tend to lay out development plans over five years or more and usually assume a buoyant economy with developers willing to be an active part in their execution. It is rare they plan for the short term, consider a steady or non-existent local economy, or recognise the possibility of reluctant developers. Equally rare are flexible planning frameworks, easily accessible bureaucratic layers and owners prepared to risk short term innovation. Thus SEEDS concentrated on learning from its pilots and particularly from external best practice examples to understand the barriers to temporary use and re-use, gathering recommendations that had been proven on the ground. It is these recommendations SEEDS intends to present to key players. Time and again the project learnt from successful temporary re-use projects that speaking the language of those one needs to influence is hugely important, as is having practical proof that temporary use is an acceptable interim arrangement that rather than being a threat to long term plans, could easily become the longterm solution.

If one is to use vacant land or buildings, one needs to show there is an advantage to the owner to allow it. Because of the way investment is structured, buildings often have a high value on paper that is compromised if the building is rented. This, and other financial structures meant that

it was nearly always impossible to get owners on board, suggested the need for a fiscal 'prod' in the right direction. SEEDS also learnt that several policies included in the planning process are responsible for preventing temporary use – not just planning permissions or change of use, but business taxes; health and safety regulations; disability access; and fire regulations – and none of them is fit for purpose. Regulations, legislations, strategies, many have become disablers rather than enablers. SEEDS' pilots discovered that some of these barriers require only imaginative legislators prepared to take a risk; others could be circumvented using loopholes. But there still remain some that need reinventing. These, and possible alternatives have been identified.

In SEEDS' experience, urban areas where buildings are being re-used have encountered an increase in vibrancy via attracting young entrepreneurs who are ready to move from the bedroom office of a virtual Etsy shop to real High Street premises; creatives who want to share office space with other like-minded individuals; and artists looking for studio/gallery space. The resulting dynamism attracts potential customers and investment, and is successful enough for some to level the criticism of gentrification. But that is an argument for another day. Two of SEEDS' pilots have directly influenced the ability of young people to gain access to the job market. The lack of local skills that are the key to gainful employment often goes hand in hand with vacant spaces. Thus it could be argued the reverse is true, and certainly at least two of our pilots are proof of that.

For any of this to work, good partnerships and relationships – within the public or private realms as well as between them, and between natural 'enemies' such as investors and local communities – are paramount to success. All of SEEDS' pilots and best practice examples have demonstrated this – and one or two have demonstrated what happens when good partnerships fail to evolve.

SEEDS partners have worked hard towards providing transferrable solutions to a transnational phenomenon. Throughout the project partners have shared what worked and what didn't through a pairing up of similar pilots from different countries. Working together they were able to support each other and share their stories. It is this that has helped ensure the project's recommendations are transnationally transferrable. Abandoned sites are not going to disappear from our narrative any time soon. It is, therefore, politic to bring them into the story of our villages, towns and cities. They can be the solution to the problem, and help bring economic and social benefits not just locally, but nationally and internationally too.

The first step to encouraging this is to adopt the SEEDS Charter for Re-use. Read it on page 34, work with our Forum and help us to make abandoned sites and their re-use a valuable tool for reinvention and regeneration.





## 9 SEEDS Charter

### supporting temporary use of vacant land and buildings

We believe that temporary use and re-use of abandoned land and buildings can help create dynamic and resilient places in and around our towns and cities. Through this Charter we will promote such uses as an integrated part of both short and long term planning to help bring landscapes and urban areas back to life.

**Reactivate:** Stalled spaces increase decline, so vacant land and buildings should not lie passive, but be reactivated by temporary uses wherever possible.

**Enhance:** Buildings are best maintained through use. Temporary use can bring places that have lost their former purpose back to life, protecting, rejuvenating and enhancing valuable social and cultural heritage.

**Experiment:** Temporary intervention is an effective and engaging way to improve a place instantly responding to immediate needs, foster design experiments and explore new creative public experiences.

**Create:** Temporary projects can act as transformative agents of stalled areas and create local ownership through involving people, institutions and businesses in common acts of place making.

**Learn:** Temporary activities can harness local resources and foster new skills and capabilities.

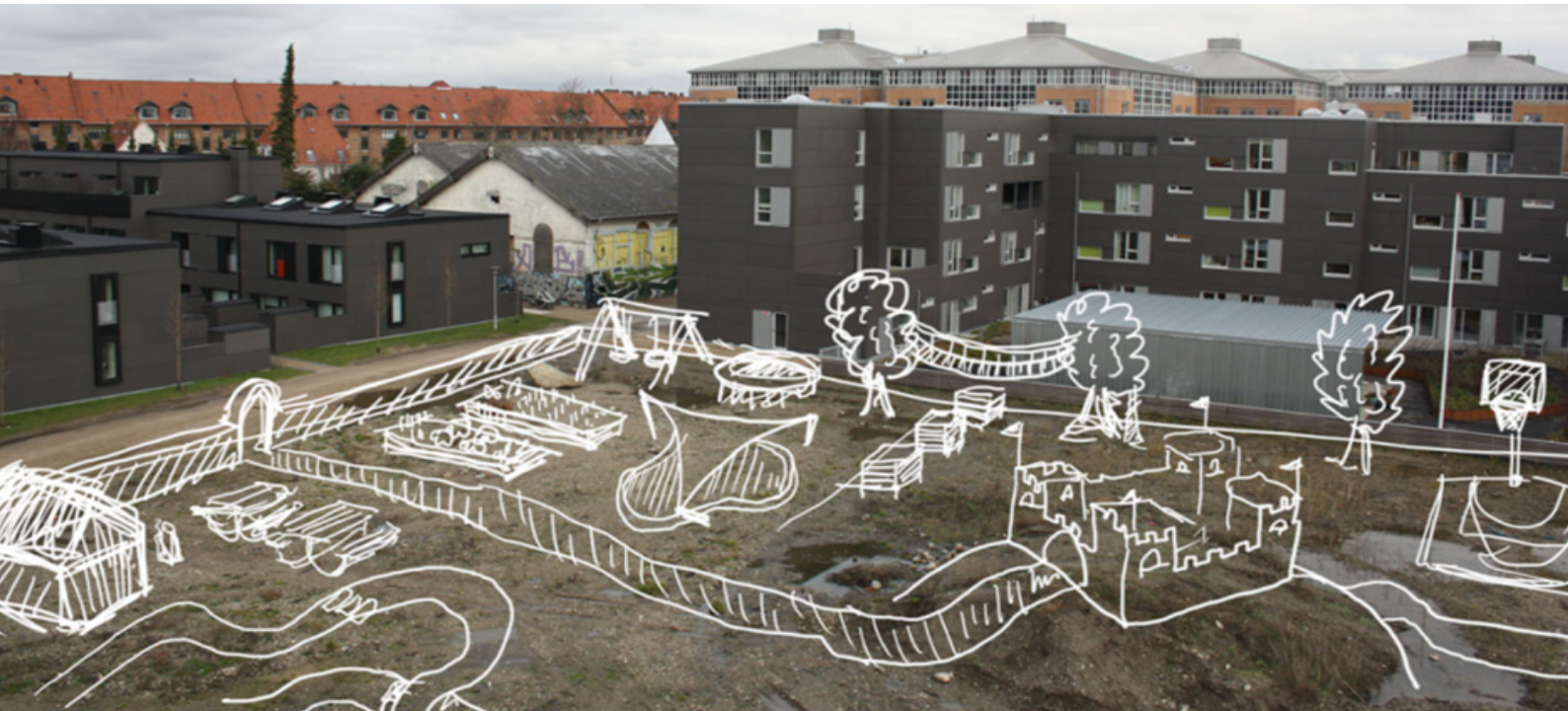
**Ripen:** Reconciling interim approaches with formal planning procedures, allowing a slow ripening of places through site specific initiatives should be an integral part of developing resilient environments.

**Value:** Value should be defined not only in terms of finance, but also include cultural, aesthetic, entrepreneurial, environmental and social activities that can act as a significant catalyst for community development.

**Support:** Decision makers must be encouraged to adopt a mindset that actively supports temporary use and bottom-up initiatives that can create better and more interesting urban and rural environments.

**Enable:** Policies and procedures should be streamlined, accessible and responsive, enabling temporary use, discouraging vacancy, and minimising bureaucracy and cost.

**Recognise:** Short term use should be recognised as valuable and inherent part of long term planning. It should not be excluded or dismissed; it is an enhancement, not a threat.



The work of SEEDS and its partners will not stop at the Final Conference ‘Innovation Through Temporary Use’ and subsequent culmination of the project.

SEEDS’ experiences and findings were very clear, showing a definite need for temporary use and re-use, particularly with reference to the regeneration and revitalisation of local communities, towns and cities. For both longer term planning strategies and short term re-uses to be successful, the two need to be conjoined. It’s OK to have short term plans embedded within those that are longer term. Every city has a five year strategy, but what about the six months at the beginning of that strategy, or before it even gets under way? Temporary use and re-use hold the answer.

The transnational forum we leave behind will continue to lobby for strategic change, with the European Charter for Re-use as one of its tools. Since its ratification and signing by over 20 re-use organisations and individuals at the project’s Final

Conference, a further 30 have offered their support. We know that even with recent economic improvements, this issue is not going to disappear any time soon. Fortunately, these organisations across the North Sea Region and beyond that have taken the Charter under their wing fully understand this to be the case, and SEEDS is confident that they will continue the work already begun.

With this in mind, we are certain that we can move on to another equally pressing issue, that of sustainable financing of flood adaptation and ecosystems regeneration. We found through SEEDS that to make change one must speak the language of those making the decisions, and that language is, more often than not, exel. Thus the next project, TRANSFER (Transnational Sustainable Financing of Ecosystems Regeneration) will look

to finding ways in which environmental regeneration and adaptation and mitigation relating to climate change can be financially self sustaining. This, and looking at how behaviour patterns can be influenced in order to tackle the difficulties suffered through climate change – it should be a complement to, if not a replacement for, expensive engineering solutions.

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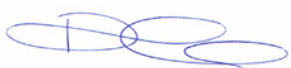

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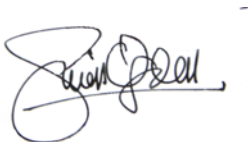


  
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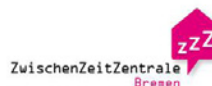
  
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