

Briefing Paper 9 | November 2025

Meanwhile Use

Overview

To provide an overview of the concept of “meanwhile use,” assess its relevance within Jersey’s current planning and regeneration context, and evaluate recent political developments related to its potential application.



What is “Meanwhile Use”?

“Meanwhile use” is a catch all term that refers to the temporary or short-term occupation of otherwise inactive land or property to deliver public, commercial or community benefit ahead of long-term redevelopment. It is intended to provide a mechanism for public land and assets to deliver social and economic value while awaiting permanent transformation.

Typical Meanwhile Use can include –

- Pop-up shops and local markets
- Temporary cafés or food outlets
- Outdoor arts and cultural events
- Community workshops and gathering spaces

It should be noted that Meanwhile Use does not have to be limited to short-term interventions – for example the Queen Elizabeth Olympic Park in London, where Meanwhile Uses of up to ten years have been utilised before the commencement of a phased construction¹.

Strategic benefits identified in relation to Meanwhile Use include –

- Testing new ideas prior to permanent investment
- Demonstrating the viability of a site
- Generating public interest and confidence
- Strengthening community identity and cohesion

Meanwhile Use does come with some risks that should be managed, mainly that occupants may lack the same legal protections as standard tenants due to the brief nature of licences. As Meanwhile Use often utilises vacant or underutilised spaces, it can also result in poor building conditions and maintenance problems.

¹ <https://www.arup.com/insights/meanwhile-use-long-term-benefit/>



Models of Implementation

There are a number of different methods of implementation for Meanwhile Use, including –

1. Temporary installations that preview upcoming large-scale developments, encouraging early buy-in from the public and stakeholders.
2. Small interventions that attract attention to neglected sites.
3. Shared temporary spaces for dialogue, collaboration and testing ideas with local communities.
4. Use of temporary activities to gather data and evaluate the viability of permanent change.

Key Planning Considerations

Before initiating a Meanwhile Use project, the following should be assessed –

- **Strategic Rationale** – Why would a temporary use suit the site?
- **Target Audience** – Who benefits?
- **Parameters** – What is the available budget, timeframe, and scale?
- **Impact Evaluation** – How will success be measured?

Successful projects also require a clear framework for design, implementation, monitoring, and transition. Projects should include analysis of permissions, lease terms and any other consents.

Among others, Glasgow City Council have published a “[Meanwhile Use Toolkit](#)” which includes a substantial checklist of items that should be considered by both parties before development of a meanwhile Use space.

There are also resources that deal more specifically with establishment of Meanwhile Use interventions within historic buildings, for example the London Historic Buildings Trust’s “[HOW TO: Establish a Meanwhile Use](#)”.

Strategic Value for Jersey

In Jersey, land constraints and the high cost of property could be considered to promote innovative approaches to interim land use. Meanwhile Use can also be considered to align with a number of policy priorities, which broadly fall under the umbrella of the Common Strategic Policy “Deliver a plan to revitalise Town”².

These are further identified within the “[Investing in Jersey 2026-2050](#)” report published in July 2025, namely –

² [Common Strategic Policy 2024 to 2026.pdf](#)

<https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/Common%20Strategic%20Policy%202024%20to%202026.pdf>



- Revitalise the centre of St. Helier - Enhance public areas in and around the town centre, including parks and gardens, improved planting, better lighting, and more accessible pedestrian routes
- Improve accessibility and inclusion in public spaces - Promote inclusive design in all new regeneration schemes, so that Island spaces work for all ages and abilities.

There are also arguments put forward that Meanwhile Use could support local entrepreneurship and the creative economy, whilst providing accessible space for community use.

Meanwhile Use in Jersey

Debates

In July 2025 the Assembly debated [Meanwhile Use of the former Gas Place Site](#) (P.48/2025), lodged by Deputy D.J. Warr of St. Helier South.

Overview

The proposition called for the activation of the former Gas Place site through meanwhile use, with a focus on youth engagement and community benefit while the site awaits long-term redevelopment.

Amendment – Deputy A.F. Curtis (St. Clement)

The amendment supported the principle of meanwhile use and expanded the scope to include –

- Community and cultural activities
- Short-term economic uses (e.g., storage, construction support)
- Temporary tenancies or flexible low-cost uses
- Broadened applicability across ownership models (Andium Homes, Government of Jersey, or other public bodies)

Council of Ministers' Comment

The Council acknowledged the community-oriented intent of the proposition but raised several concerns –

- Operational and logistical feasibility
- Misalignment with broader strategic priorities
- The need for clearer governance around meanwhile site management.

Outcome

The proposition was ultimately [rejected](#) by the States Assembly.

While P.48/2025 was not adopted, the debate highlighted the following –



- Growing political and public interest in temporary site activation;
- Need for clearer policy guidance and governance frameworks; and
- Opportunity to develop standard criteria for site selection, funding, and evaluation.

Other references

Meanwhile use is also recognised in the Bridging Island plan under policy ER5 – [Policy ER5 – Meanwhile retail and town centre uses](#) –

“Proposals for meanwhile retail and town centre uses, excluding residential use, will be supported where the proposal:

- a. is within St Helier core retail area; St Helier town centre or the defined centre at Les Quennevais;*
- b. contributes positively to the character and early activation of the local area, and reinforces longer-term use aspirations for the area;*
- c. does not adversely impact the deliverability of a permanent use for the site or premises;*
- d. does not have an unacceptable impact on neighbouring residents and uses; and*
- e. utilises materials and designs appropriate for its intended lifespan and setting.”*

The answer to [Written Question 231/2024](#) refers to the use of “meanwhile” for Jersey’s high street and seeking ways in which to work with landlords on meanwhile use in some of the empty shops.

[Cabinet Office - Supplementary planning guidance – Holiday lets - Effective from July 2024](#)
Paragraph 3.7 “Meanwhile use - the temporary use of a building whilst it would otherwise be vacant and where the original use is expected to be reinstated. For the purposes of this guidance, ‘meanwhile’ is taken to be a period not exceeding 12 weeks in any calendar year”.

The Jersey Public Art Strategy - [5.1.4 Temporary Art Interventions and Site Specific Meanwhile Use](#) which sets out that *“Both prior to and during this major long-term development and construction programme, it is recommended that a series of artist-led projects be developed that will animate, celebrate, enliven and interpret the progress and the development of construction.”*