

Stalled

Spaces

Scotland



ADULIS | GLASGOW

BY 87 007
RCHA
ROYAL

A person walking away from the camera down the path.

BRITISH LIGHT 07-10-2004
Founders of the New School 11-04-1991
HARRY COPE 15-10-1997
Daniel Canale 03-04-1990
GARY LANE 04-04-1992
W.A.C.P. 26-10-1992
CROWN 28-06-1992
CROWDED HOUSE 12-07-1992
URBAN HALL 29-10-1998



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The Steve Tiesdell Collection;
The Bothy Project © Patrick Jamieson;
The Mutual

Introduction

Stalled Spaces Scotland is a national programme commissioned by the Scottish Government and delivered by Architecture and Design Scotland (A+DS) to facilitate the temporary use of under-used green spaces, stalled development sites or vacant and derelict land throughout Scotland.

Through this programme A+DS aims to support local authorities to develop their own initiatives, using the knowledge and learning from the award winning Stalled Spaces initiative developed by Glasgow City Council. This supports community groups to create temporary activity on under used open spaces in their area. Local authorities throughout Scotland have the opportunity to bid for a small fund to help kick start the project and will also have access to a package of seminars and workshops to support them and the communities in their area to realise their plans.

This guidance provides an overview of the benefits for all interested parties in becoming involved in the programme and in the use of stalled spaces along with some top tips on how to start. There is associated background material and more in depth information on the A+DS website.

Benefits for Communities

Bringing together a variety of community members to re-activate a vacant piece of land in your area can have a number of very positive benefits. Key to successful projects is involving people who bring a variety of useful and relevant experience, skills and contacts.

The benefits can include:

- > improving the look and feel of your neighbourhood and bringing communities together
- > reducing anti social behaviour on the site
- > promoting active healthy lifestyles
- > combating loneliness for community members
- > providing activities for a variety of community members
- > attracting businesses into the area if it appears attractive and vibrant
- > attracting a wide range of people into community activity

Key considerations for communities

There are number of important things to consider when deciding to undertake a project like this:

- > You must have written permission to use the land from the landowner.
- > Get organised. Before you get granted a temporary lease or licence to use the land, you will need to be a constituted group.
- > Be tenacious and don't give up. There is often a good 'plan b' if plans or locations need to be changed.
- > Be very aware of the temporary nature of the project. All members of the group must understand that it is a temporary arrangement and you must leave with good grace when asked to.
- > Maintain a good relationship with the landowner. Trust between the parties involved is a very important element of these projects. If you are a good tenant your chances of advance notice to vacate or being offered an alternative location may increase.
- > Find out if your site is suitable for your purpose. For example the land may be contaminated and thus unsuitable for growing projects. If your preferred site is not available there may be one nearby that is.
- > Most landowners will require you to have public liability insurance and to leave the site in the same state as you found it.

Benefits for Local Authorities

Enabling communities in your area to take over stalled spaces will bring a variety of positive outcomes and target strategic objectives for a number of local authority departments.

The benefits can include:

- > improves the look and feel of the local environment for residents
- > contributing towards the regeneration of an area through sustainable initiatives
- > positive impact on the health and wellbeing of communities
- > improved access to or use of facilities by local people
- > enhances partnership working across council services and with external organisations
- > can deliver on many areas of strategy simultaneously
- > can be used as a learning resource for local schools
- > contributes to the sustainability and resilience of communities

Key considerations for local authorities

There are number of things a local authority will need to do and think about to support this type of initiative:

- > if the communities lead the projects they are more likely to work hard to see it succeed and sustained
- > provide straightforward templates for lease agreements to facilitate the process
- > provide a simple application form for communities to apply for money
- > allow time to support communities through the application process
- > maintain a good relationship with communities and ensure handovers are managed effectively
- > manage the expectations of community groups as to what may be achieved on a site in the time available
- > input across teams and support from the top is beneficial in facilitating this

Benefits for Land Owners/Developers

There are plenty of benefits for landowners in allowing temporary community use on stalled development sites. Whilst these may not be commercial or financial they can contribute to an overall positive change to an area.

The benefits can include:

- > developing positive links with the community
- > the community take responsibility for the maintenance of your site for the duration of their lease/license
- > reduces antisocial behaviour on sites
- > can promote a positive relationship with the local authority
- > your site presents well
- > can open up access to a previously inaccessible area
- > can be a step towards gradual change in an area due for development

Key considerations for land owners/developers

There are a few things to keep in mind when entering into this type of agreement with a community group:

- > consider and assess each site and proposal on its merits
- > make sure all legal paperwork is in place
- > keep legal documents very simple and straightforward
- > maintain a relationship and contact with the local authority and the occupiers as this will help with managing the process of vacating
- > get to know the community group and build respect and trust

Ideas



Greening projects and community gardens are a popular choice for stalled spaces but there a variety of other possibilities and innovative ideas including, but not limited to:

Food growing projects

A food growing project could be an activity for a community group, a school or perhaps a group of local restaurants wanting to grow their own produce.

Rain gardens

A rain garden is an environmentally friendly and attractive way to deal with rainwater runoff slowing down the process and filtering out pollutants. This can ease flooding and erosion whilst providing a habitat for wildlife.

Solar farms

Solar farms can provide energy and income for a community and contribute to combating climate change.

Community gardens

Community gardens come in a variety of forms. It may be a place in which community members can take a plot to grow their own plants, food or flowers or just a landscaped green space for the community to enjoy.

Market places

A temporary marketplace could include mobile market stalls to be used on a variety of occasions by members of the local community to sell produce, craft etc.

Wildflower meadows

Wildflower meadows provide habitats for wildlife and access to nature in urban locations, they also improve the appearance of vacant land with very little outlay or impact on the site.

Ideas



Performances spaces

A performance space could be a landscaped temporary amphitheatre or something even more informal to be used by theatre groups or for community events such as galas or outdoor ceilidhs.

Event spaces

An event space for temporary or pop up events run by the community such as bike maintenance workshops, book and toy swaps, or a local services road show.

Temporary public art

With public art the only limit is your imagination. Vacant plots have been used for large scale sculpture, temporary exhibitions and lighting projects.

Outdoor gym

An outdoor gym can have a positive effect on the physical fitness of community members of all ages. Apparatus can be as low tech as necessary and made from natural materials to create less impact on the site.

Green gym

A green gym offers local people an opportunity to take part in outdoor physical activity whilst learning about environmental conservation and improving the local environment.

Natural play area

A natural play area for children to use can have a very positive effect on an area, encouraging physical activity, outdoor learning and providing social space. Natural materials, like timber logs, willow arches and grassy mounds can be relatively cheap to provide and easy to look after.

Links & Resources

Links:

A+DS

ads.org.uk

Glasgow Stalled Spaces

glasgow.gov.uk/stalledspaces

Community Land Advisory Service

sc.communitylandadvice.org.uk

Planning Aid for Scotland

planningaidscotland.org.uk

Grove Community Garden

grovecommunitygarden.wordpress.com

Shettleston Community Growing Project

shettlestongrowing.org.uk

Green Gym

tcv.org.uk/greengym

Grounds for Learning

lfl.org.uk/scotland

About A+DS

Architecture and Design Scotland's purpose is to promote the value of good architecture and sustainable places. We believe that design matters, that Scotland's built environment is important to everyone and that people create the best places. Architecture and design is an important part of our culture and identity. We provide advice and support and share what works. We are a non-departmental public body of the Scottish Government.

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