

## Artful changes to property regulation

Alex Ground has recently been quoted in the Times Central Online. In a piece about the temporary use of vacant premises, Alex was quoted saying "Developers have really come alive to the possibilities of using their sites for a range of temporary purposes which not only enliven the site and help create interest in it, but more importantly to the owner can provide an income stream," Ed Fennell from the Times highlights in the piece how "One of the few good things to stem from the growing number of vacant premises on our High Streets is the use to which many of them are being put as pop-up galleries by artists. From cathedral cities to central London, artists who thought they would never get a public showing in a prominent venue suddenly discover that they have all the space they could desire."

A common scenario is where a site is cleared for redevelopment which is then delayed, perhaps due to planning issues or, particularly in this depressed market, problems securing funding. In these uncertain times developers are becoming much more used to these kinds of interruptions and delays. Landlords are becoming much more alive to opportunities for making use of a site in the intervening period, i.e. on a temporary basis, to secure a small income stream from the site at the same time as raising profile/interest in the site. It's also a positive from the point of view of keeping that all-important buzz in the surrounding community, rather than run the risk of a whole area falling into the doldrums because of empty sites and stalled developments - from which it can take years to recover. For some it's also about giving something back to the community.

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