

LightBox



CEO

Soreen
Billbas

Founder of LightBox and BARCX
Architects. 12+ in construction and
property development industry.
Involved in the team who designed
the worlds tallest modular
skyscraper.

We're  and we're on a mission to box up the problem of space.

why we are here

time to
unbox the
problem

LightBox offers affordable, adaptable container spaces that transform underused areas into thriving hubs for living and business, making space accessible and turning challenges into opportunities.

why we are here

The big space problem

The high cost of living has created a significant problem: finding space. Whether for homes or businesses, securing a space that meets your needs has become increasingly difficult.

High Rental Costs

Traditional commercial spaces often come with high rental prices, making it difficult for small businesses and startups to afford them

Long-Term Leases

Many landlords require long-term lease commitments, which can be risky for new or small businesses that may not be able to predict their future needs or financial stability.

Lack of Flexibility

Traditional spaces can be inflexible in terms of layout and location, limiting businesses' ability to adapt to changing market demands.

Community Disconnect

Many commercial real estate developments do not prioritize community integration, leading to a lack of engagement and support between local businesses and residents.

High Initial Setup Costs

Renovations and setup costs for traditional spaces can be prohibitive for new businesses.

Zoning and Regulatory Hurdles

Navigating local zoning laws and regulations can be complex and time-consuming for businesses trying to set up in traditional spaces.

why we are here

Let's light up your day

Affordability

Containers offer a more cost-effective solution compared to traditional brick-and-mortar buildings, reducing the financial burden on businesses.

Flexibility

Containers can be easily relocated, reconfigured, and adapted to different needs, providing businesses with the ability to scale up or down as needed.

Short-Term Rentals

Container spaces can be rented on a short-term basis, offering more flexibility for businesses that are not ready to commit to long-term leases.

Community Revitalization

Placing container spaces in underdeveloped or vacant areas can help revitalize communities by attracting businesses and fostering economic growth.

Rapid Deployment

Containers can be quickly set up and moved, allowing businesses to establish their presence in new areas with minimal downtime.

Zoning & Regulatory Hurdles

Navigating local zoning laws and regulations can be complex and time-consuming for businesses trying to set up in traditional spaces.

Local Engagement

By creating a hub for local businesses, container spaces can enhance community engagement and create a supportive network of entrepreneurs and residents.

Lower Initial Setup Costs

Containers typically require less initial investment for setup and renovation compared to traditional spaces, making it easier for new businesses to get started.

Pop-Up Potential

Containers are ideal for pop-up shops and events, providing temporary but attractive spaces that can draw in customers and create buzz.

What we do

Find spaces

Add LightBox

Light up the community

Live Light.

Our plan

The plan

Phase one

Container sites

Using modular units for startups and affordable care homes cuts costs and promotes vibrant communities.

This approach lessens financial pressures on local authorities by reducing reliance on costly, ad-hoc emergency solutions.

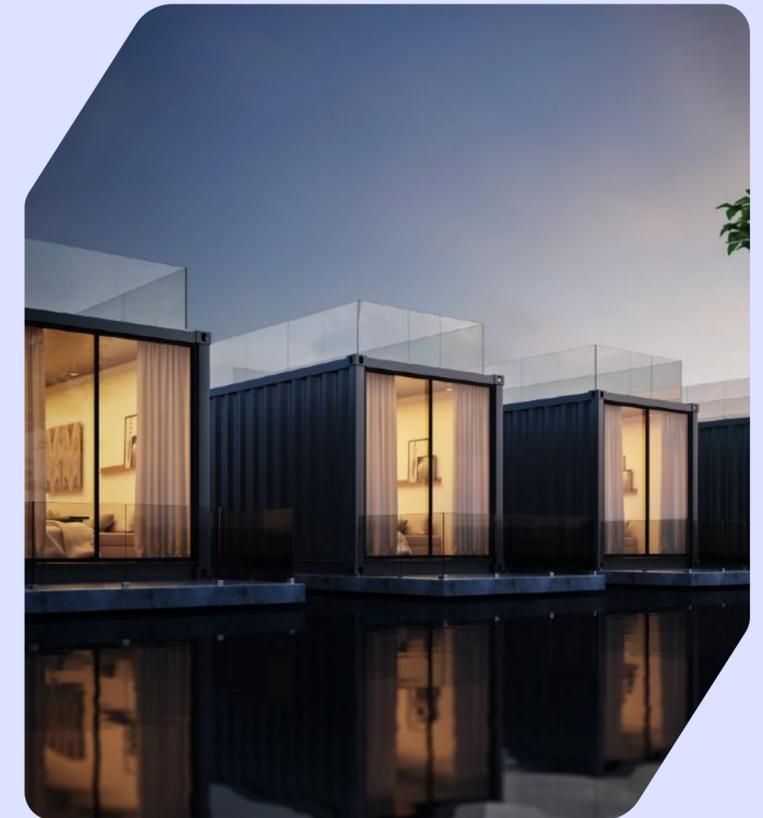
Efficient resource use safeguards public funds, ensuring consistent quality and boosting community trust and safety.



food/shops



upstart business



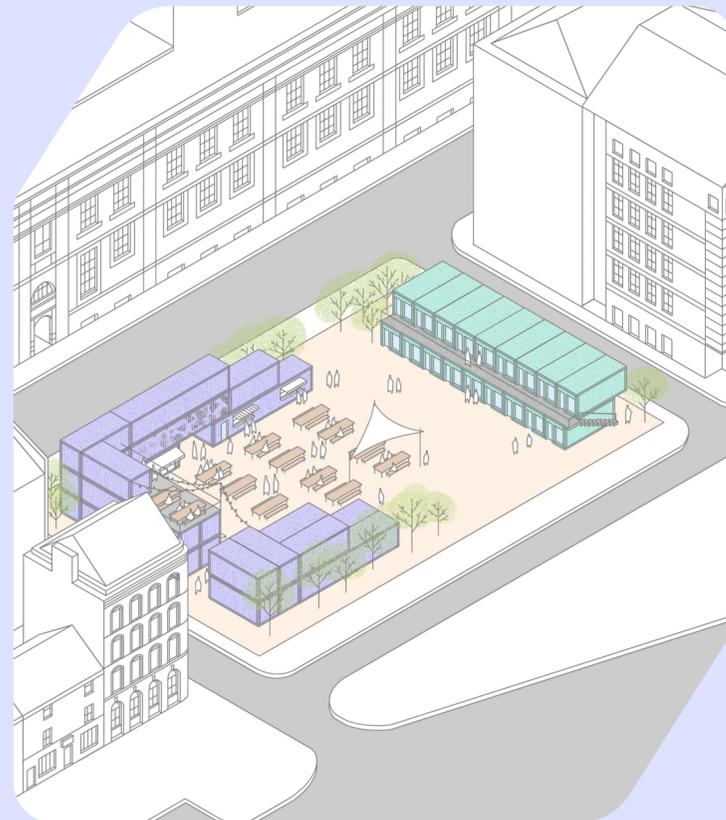
care/home

Phase one

Meanwhile Sites

Phase 1 focuses on establishing versatile container sites that serve various purposes, including startup spaces, cafes/food outlets, and housing.

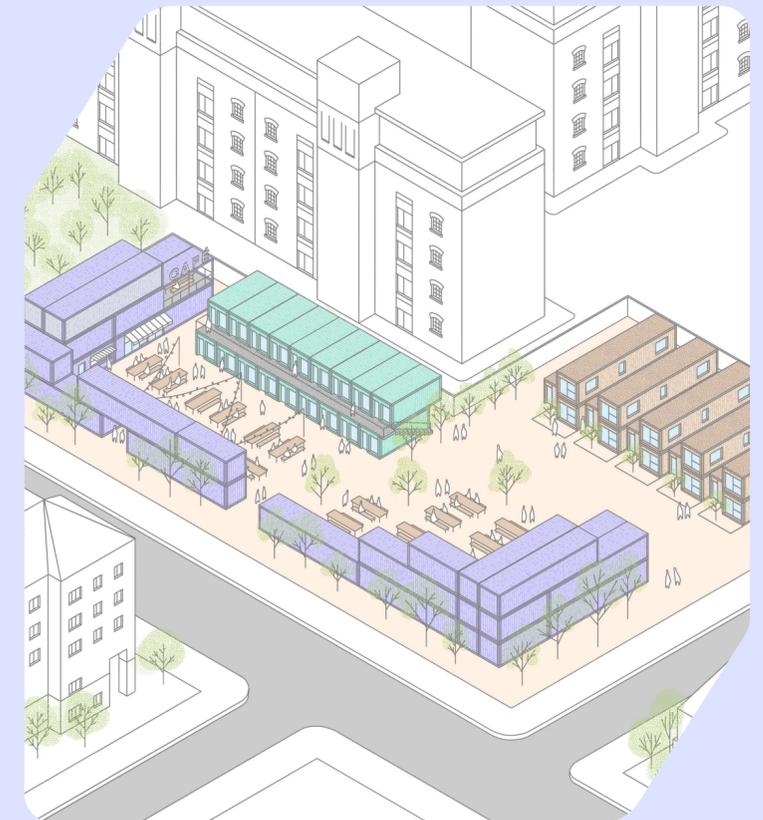
The composition of each site will vary, with some featuring a combination of these elements or focusing solely on one, based on site suitability and performance feedback that we can monitor.



site 1



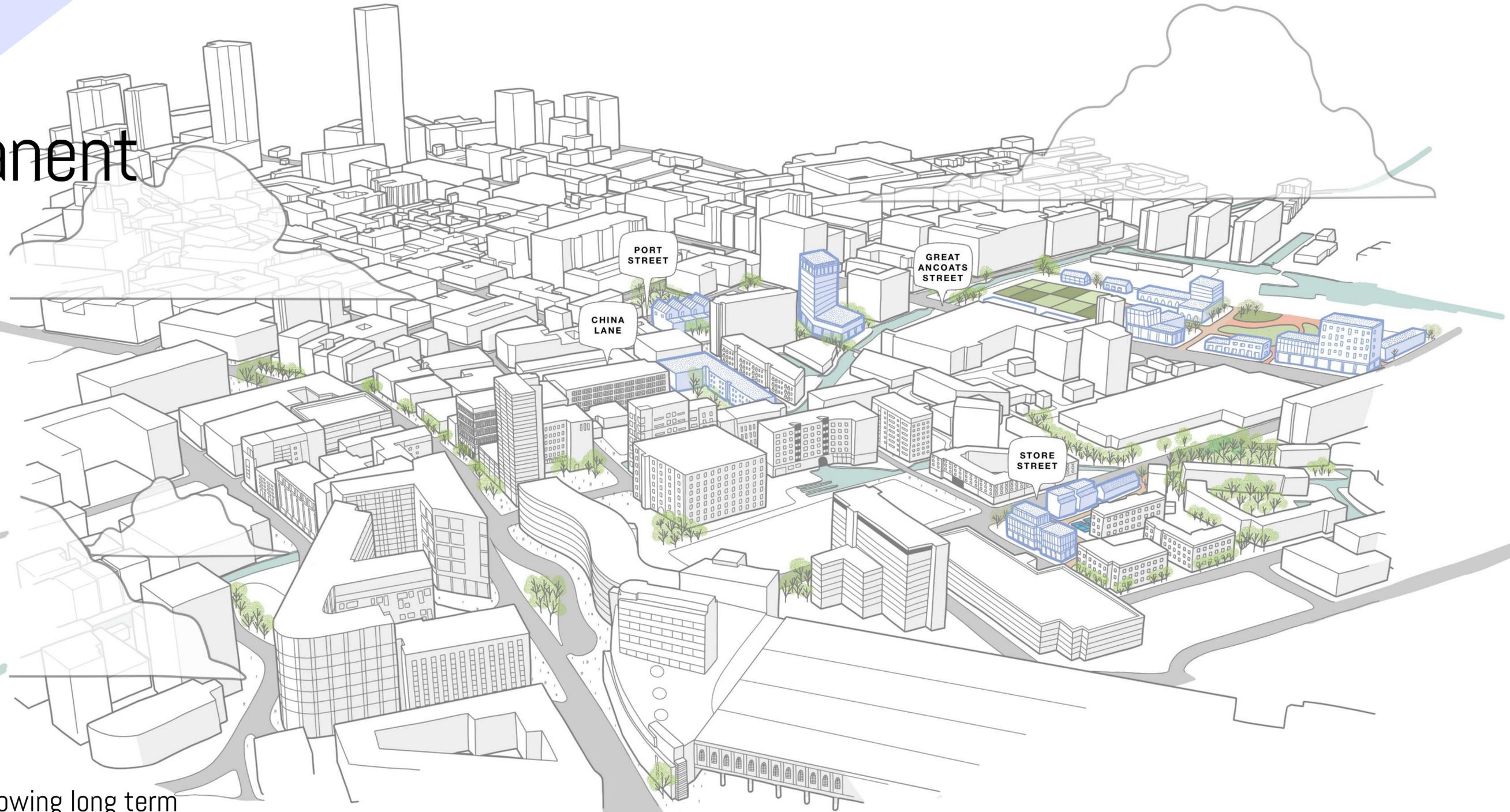
pilot sites



site 2

Phase two

Permanent Sites



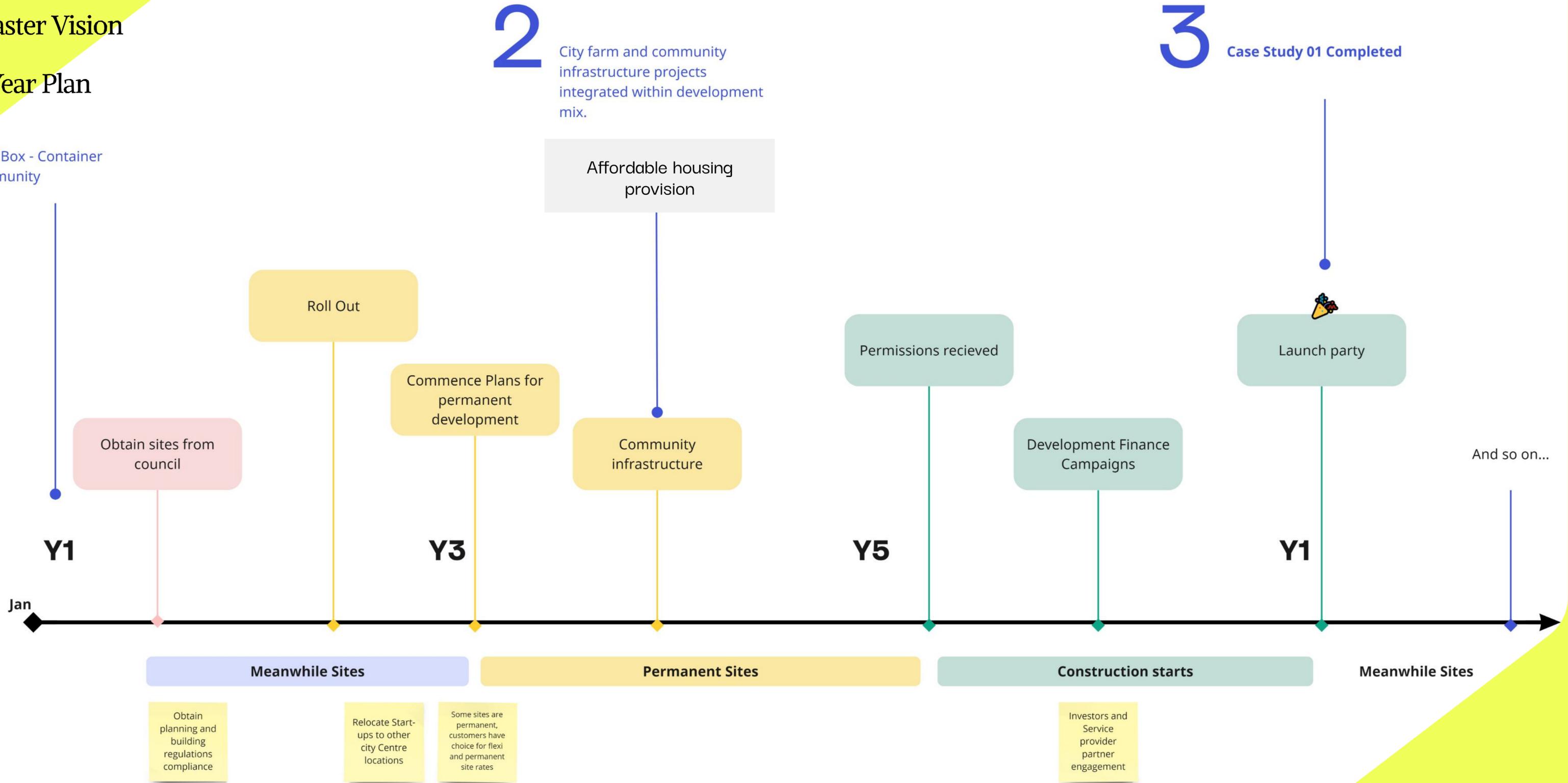
Wider vision showing long term plan and transition from meanwhile to permanent fixed sustainable sites...

Master Vision

5 Year Plan

Light Box - Container Community

1



2

City farm and community infrastructure projects integrated within development mix.

3

Case Study 01 Completed

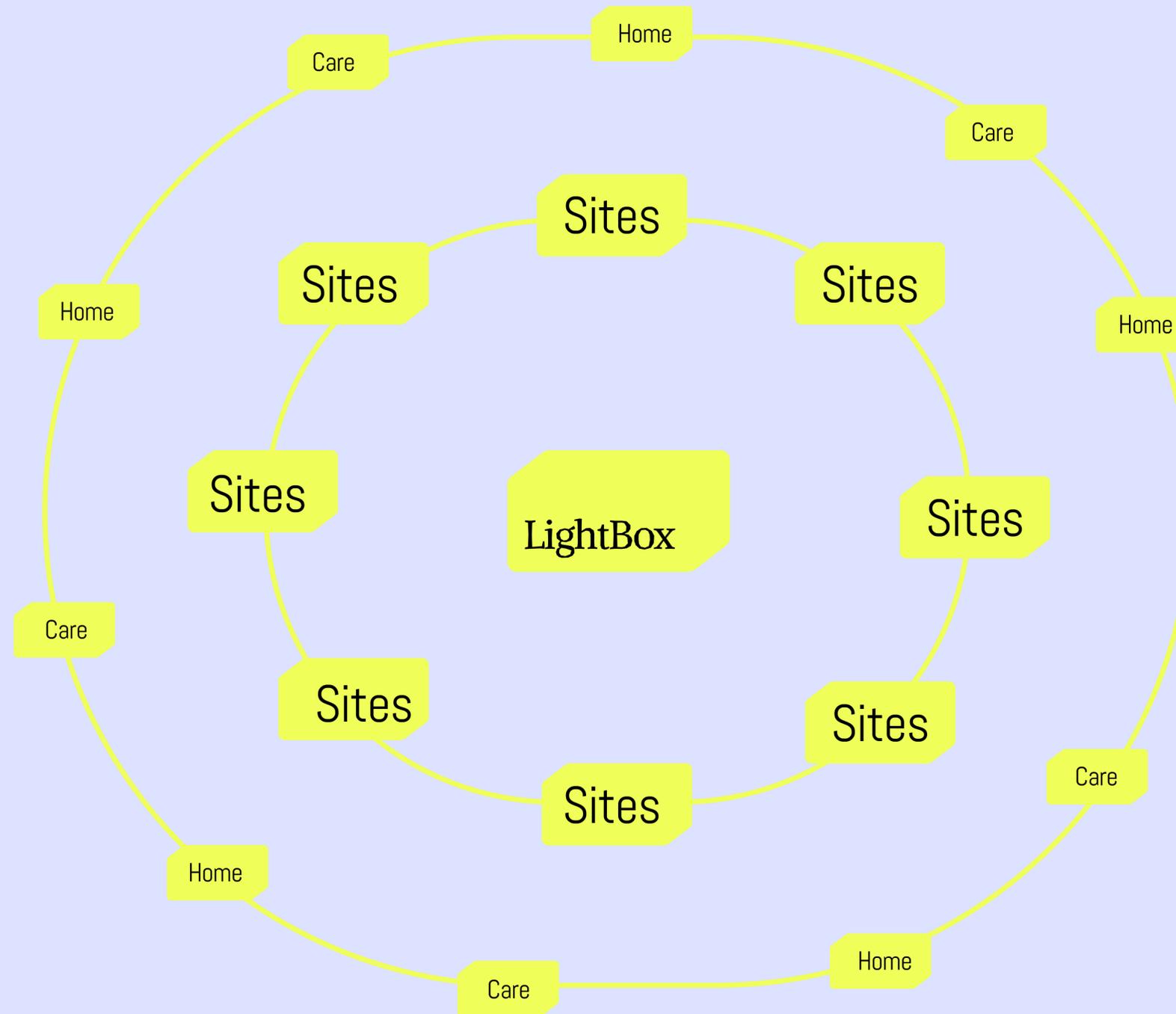
The lightbox dream

Lightbox ecosystem

The Lightbox model ecosystem is based on acquiring sites and mobilising quickly and sustainably, with a strong focus on community.

This approach will enable us to grow revenue streams as the model scales, allowing for an expansion of community-focused uses.

The revenue generated will then support major applications for permanent development, all anchored by community-led infrastructure.



Why it matters for the community

Benefits

These container sites are designed to empower aspiring young individuals by providing them with affordable rates and flexible contracts, minimising financial burdens as they pursue their business dreams.

They will serve as place-making hotspots, offering affordable and care housing for vulnerable populations, and fostering an inclusive community.

In the long run, the city will benefit from reduced emergency housing needs and the eradication of unregulated markets.



The success and revenue generated from Phase 1 will fund planning applications for major developments, all focused on community-led infrastructure. This initiative will not only strengthen the local economy but also inspire hope among the youth and vulnerable populations, fostering unity across the city.

What we need from you

Support for a site

We are aiming to establish a partnership and joint venture with the Manchester City Council to gain exclusive access to strategic sites situated near train and tram stations in the city centre.

Our goal is to develop a framework of engagement rules during this process and determine the appropriate formulas for the different use classes we require.

Strategic Sites

For the initial pilot, we require strategic sites that are ideally flat surfaced and located near public transport hubs. Additionally, visibility from public streets and highways is important to secure the best possible marketing advantage.

Lease holidays

We would request lease holidays to help jump start our funding efforts for the primary development and anticipated operational costs.

Exemptions

We would appreciate exemptions and assistance with planning application fees, especially as the primary goal is to support startup businesses and provide care home facilities.

Framework Agreements

We are aiming to establish an active collaborative framework agreement with the council to ensure full coordination with their team. Additionally, we seek exclusivity on certain sites, long-term lease holidays, and the option to acquire sites in specific cases.

LA Collaboration

We are looking for the local authority's assistance in connecting us with charitable organisations, key partners, and affiliates to reach a broader audience and effectively help scale our operations.

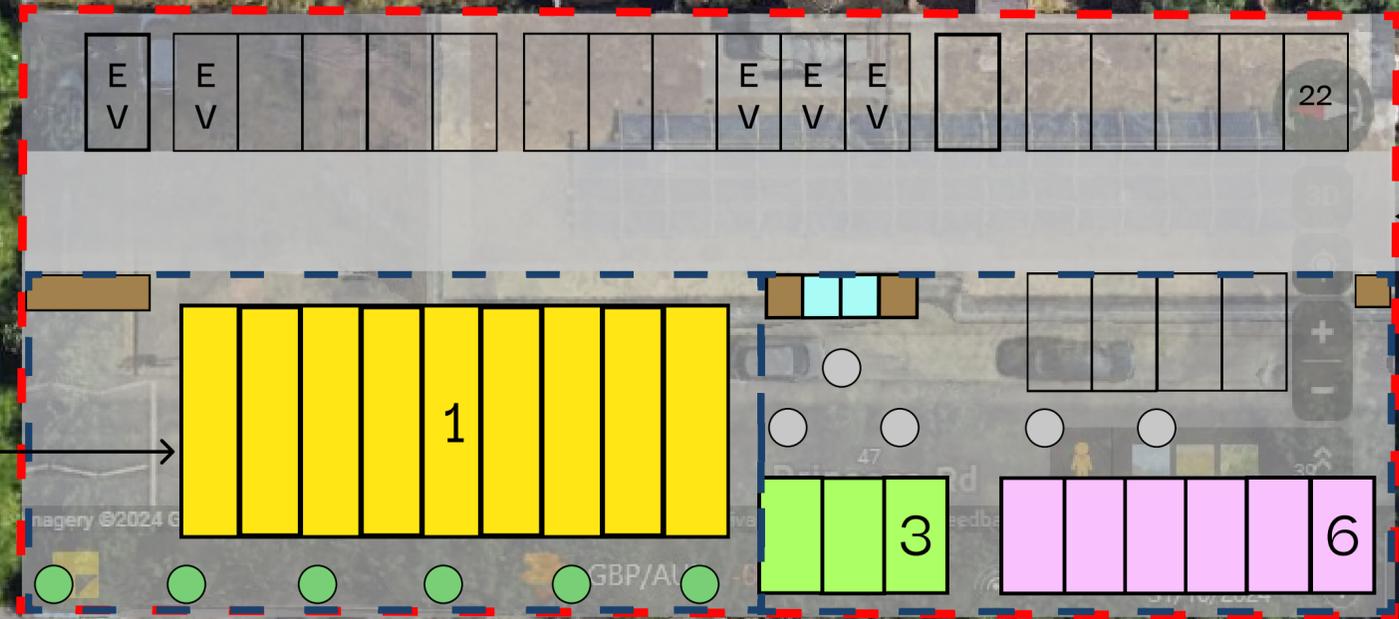
Funding assistance

We are seeking funding mechanisms to help us adopt sustainable technologies, significantly reducing our carbon footprint, which would greatly enhance our project's impact.

- Office
- WC
- Care
- Cafe
- Bins

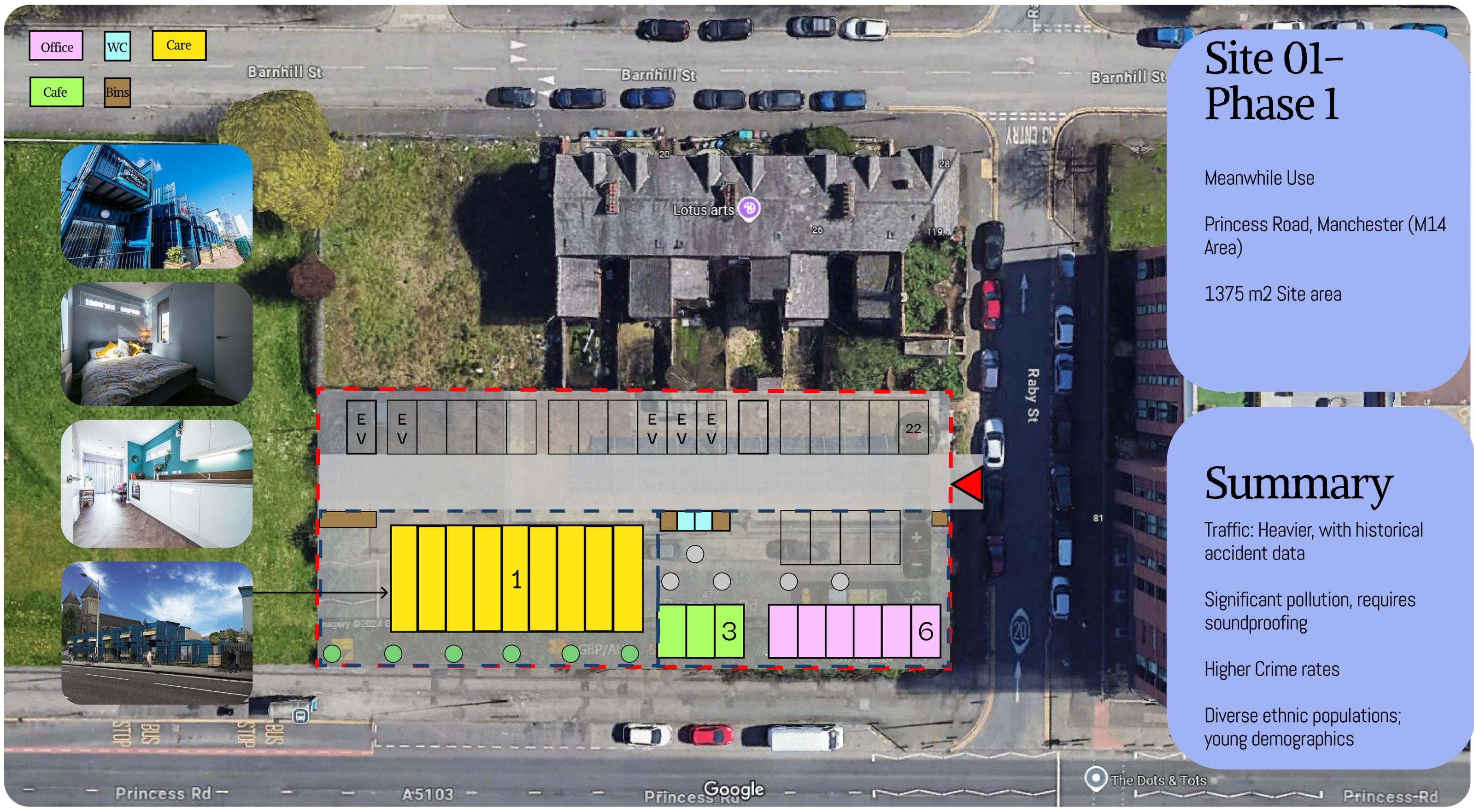
Site 01-Phase 1

Meanwhile Use
 Princess Road, Manchester (M14 Area)
 1375 m2 Site area



Summary

- Traffic: Heavier, with historical accident data
- Significant pollution, requires soundproofing
- Higher Crime rates
- Diverse ethnic populations; young demographics



The Dots & Tots

Princess Rd

A5103

Google

Princess Rd



Mixed

Bins

Barnhill St

Barnhill St

Barnhill St

Lotus arts

20

28

26

119

E
V

E
V

E
V

E
V

E
V

21

S
E
R

MIXED USE G+3



81

20

STOP

STOP

Princess Rd

A5103

Google
Princess Rd

The Dots & Tots

Princess Rd

Site 01- Phase 2

Permanent Use

Princess Road, Manchester (M14 Area)

1375 m2 Site area

Summary

Ground floor mixed use - anchor tenants, offices and supermarket

Residential floors

In keeping with street regeneration



Care

Resi

Bins

Site 02

Permanent Use

Hyde Rd, Manchester, M18 7LL

985 m2 Site Area

Offers opportunities for local partnership

Summary

Traffic: Moderate, with fewer incidents

Significant pollution, requires soundproofing

Moderate, with property crime concerns

Working-class families; mixed demographics

Site 03

Land off Enterprise Way,
Manchester M22 1PP

110 Car parking spaces

5-7 year lease

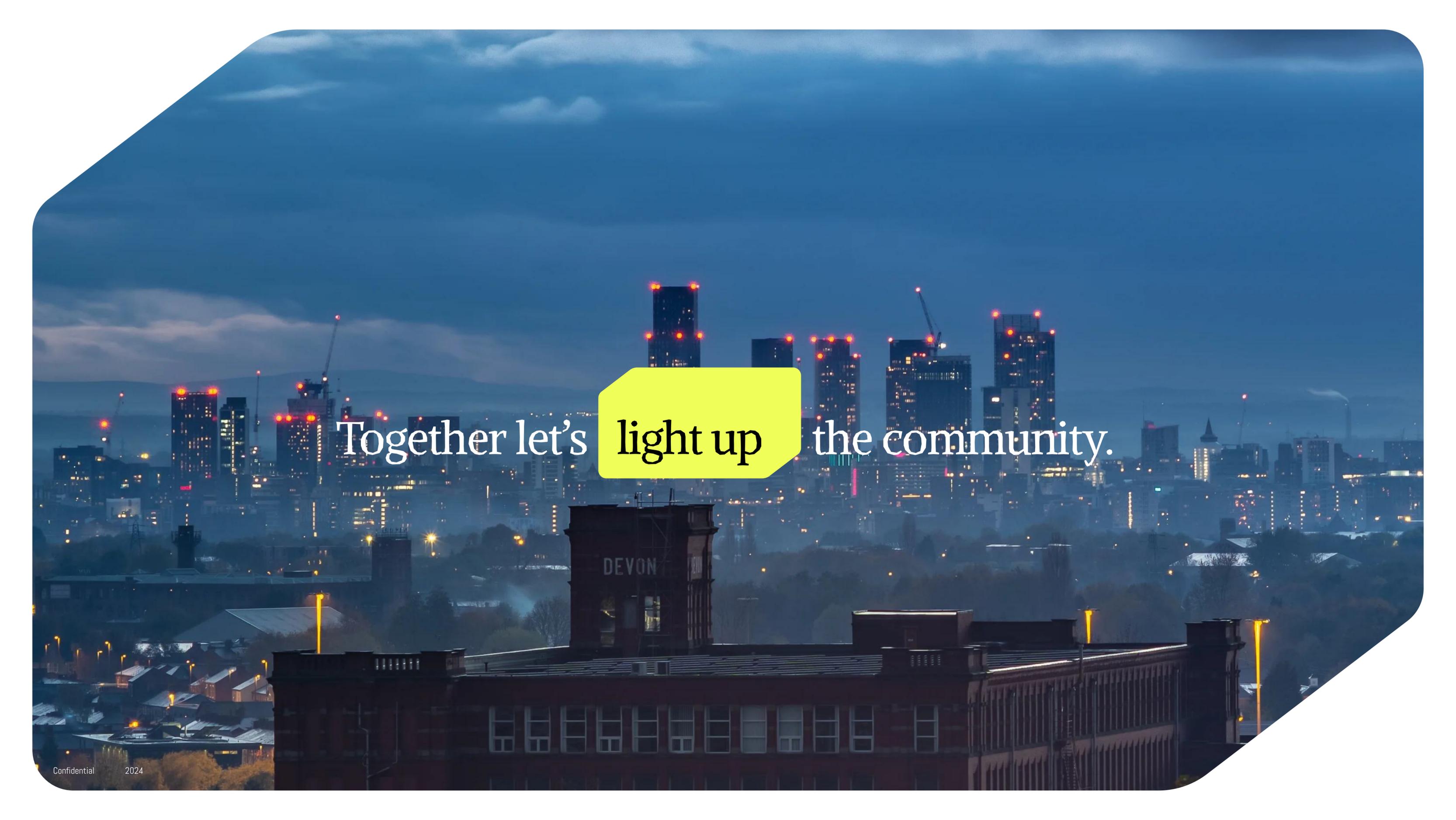
27 EV Charging Stations



Going beyond boxing
up businesses and
helping fill the gap in
community housing.

Our Sponsors



A nighttime cityscape with a yellow callout box. The scene shows a city skyline at dusk or night, with several tall buildings illuminated. In the foreground, a brick building with the word "DEVON" on its side is visible. A yellow callout box with a white border is positioned in the center, containing the text "light up". The overall atmosphere is dark and moody, with a blue and purple color palette.

Together let's **light up** the community.

Thanks...