ALTERED ESTATES

How to reconcile competing interests in estate regeneration
The latest initiative: Estates Regeneration Advisory Panel

Claudia Janke
Mixed and balanced neighbourhoods
Engaging communities
Start early: as soon as there is a realistic prospect of regeneration

- High level appraisal
- But don’t start without political support
- To start... listen and learn
Empower residents

Provide training to enable informed participation
- Testing of options appraisals process
- Planning process
- Vote
- Selection of developer partner
- Seeding the community
What’s in it for residents?
What’s in it for the wider stakeholder community?

– Neighbours
– Local housing need
– Planning process
– Interest groups: e.g. conservation

Engaging communities
Be inclusive and prepare well

– Address different interests
– Group approaches
– Inclusivity
– Reach the less vocal
– High quality presentational material
What’s in it for residents?
Agree the housing offer before consulting on the detail

For tenants & home owners:
– New homes
– Tenancy and lease terms
– Buy-back principles
– Replacement homes or equivalent value
– Service charges
– Disturbance costs

Engaging communities
Appraising the options
Process to establish the case for change

5 stages:
– Planning the process
– Feasibility and development of process
– Shortlist of options
– Appraise, validate and select
– Next steps - delivery

Appraising the options
Establish viability in principle

What are the drivers?
- Building defects
- Poor design
- Poor public realm
- Community safety and security
- Environmental performance
- Etc.......

Appraising the options
Consider a wide range of options: Refurbishment

Watney Market
A diverse outcome

Appraising the options
Establish viability in principle

- Opportunity for additional housing
- Commercially driven
- Reliance on cross subsidy
A wide range of options

Remember:
- Doing little or nothing is an option
- Don’t underplay the downsides
- Non-financial and unquantifiable criteria
- The appraisal and consultation processes are inextricably linked
- Transparent process
- Relevant criteria and priorities
- Divergent options
- A clear preference

Appraising the options
Getting the design right
Why not improve rather than replace?

Bradwell Street, Tower Hamlets - affordable family houses replace vacant garages

Getting the design right

Crossways - tower refurbishment
Back to the future

Estates cut off from the surrounding neighbourhoods

Getting the design right
Urban repair: reintegrate the estate with its surroundings

Getting the design right
Dissolving boundaries

Getting the design right
Creating mixed communities at Superdensity

Getting the design right
Achieving sustainable outcomes

“Sustainable communities are places where people want to live and work, now and in the future. They are safe and inclusive ... and offer equality of opportunity and good services for all.”
Valuing the existing, building new communities

Achieving sustainable outcomes
Plan for long-term management

Portobello Square, Kensington - integration of affordable and high value homes

Achieving sustainable outcomes
Promote long-term investment models

Maiden Lane, Camden - long-term investment and community ownership on an iconic modernist estate
The policy conflicts
How to pay for it

The ‘Barking Model’: private investment model designed to enable social regeneration

Tower Hamlets Housing Action Trust

Achieving sustainable outcomes
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