Meeting the challenge of urban renewal
The g15’s contribution to regenerating London’s estates
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The changing context for regeneration

1997 LB Sutton begin talking with residents

2002 Affinity Sutton involved

2007 Outline Planning Approval

2008 Phase 1 Planning Application

2009 Completion of Mallinson Road

2010 Phase 1 Construction Commences

2011 New Community Centre Opens

2012 Commencement of Future Phases

2016: 500th home completed
Countering the myths that regeneration results in:

- Loss of housing
- Market sale units squeezing out low cost/rent affordable housing
- Over densification is ‘cramming in’ units on regenerated estates
- Existing residents being priced out
- Communities are displaced elsewhere
- Housing associations cherry-pick locations to make most profit.
- Commitments to residents are ignored

35 London regeneration schemes completed between 2013 and 2015, on-site now or in the pipeline until 2040.
Regeneration of the 35 schemes is about more than just bricks and mortar

Regeneration will deliver **70% more new homes** for Londoners by 2031.

Regeneration is long and complex. Large scale schemes can take 15 years from initial concept to first home being built.

Regeneration schemes will deliver an average of **70% increase in density**.

Yet... 65% have density levels below the upper limit set by the London Plan.

66% of residents choose to be re-housed in the new scheme.

Regeneration can’t be done on a shoestring. It costs **£7,000,000,000,000** to deliver the 35 schemes.

Improving facilities for the community:
- 18 community centres
- 4 schools
- 3 GP surgeries
- 5 nurseries

We believe in mixed communities and providing a range of products at different price points.

Key drivers for regeneration:
- Replace poor quality stock
- Address social problem
- Increase tenure mix
- Improve areas of deprivation
- Make better use of public assets
Location of g15 regeneration schemes with average house price values
Targeting areas to alleviate deprivation

• Replacing poor quality stock most frequently cited driver for regeneration. Improving deprived neighbourhoods the second.

• An Index of Multiple Deprivation (IMD) score at the start of regeneration was available for 34 of the 35 schemes.

• All but five schemes had an IMD score that was higher than the score for the LA in which they are situated.

• Confirming g15’s regeneration programmes are focussed on transforming struggling communities in London.
Extent that HAs are funding regeneration themselves

• Data on grant and non-grant investment provided for 29 schemes.

• Total scheme costs for these were £4.8bn, of which 10% was identified as grant from a variety of public sources.

• The definition of public subsidy is muddied by the issue of land - in most cases land was not provided by LAs for free - but may have been at a discounted rate or subject to other conditions.

• Regeneration requires substantial up-front investment - seed funding is required at an inherently risky stage given the initial uncertainty as to whether a scheme will proceed.

In the context of reduced / no public subsidy who will pay for regeneration?
Increasing tenure mix - tenure of units before / after regeneration

- Pre-2013:
  - Social/affordable rent units
  - Shared ownership/equity units
  - Intermediate market rent
  - Private rent units
  - Existing freehold/leasehold
  - Outright sale units

- Post-2040:
  - Social/affordable rent units
  - Shared ownership/equity units
  - Intermediate market rent
  - Private rent units
  - Existing freehold/leasehold
  - Outright sale units
Scaling up output - cumulative unit completions by tenure (forecast 2016-2040)
Locally appropriate density and tenure mix

**Briar Road, Notting Hill**
- Local authority: Havering
- Architect: PCKO
- Original scheme: 1960s
- Total scheme costs: £20m
- Funding: Cross-subsidy, grant and own reserves

**Tenure mix before:**
- Social: 1,163
- Leaseholder: 1,265 (100%)

**Density before/after:**
- Low

**Number of homes before and after:**
- Before: 1,163
- After: 1,265 (+9%)

**Jigsaw at Green Man Lane, A2Dominion**
- Local authority: Ealing
- Architect: Conran & Partners
- Original scheme: 1970s
- Total scheme costs: £170m
- Start-completion: 2010–2023
- Funding: Cross-subsidy and grant

**Tenure mix before:**
- Social/Leaseholder: 390/66

**Tenure mix after:**
- Social: 335 (44%)
- ORS: 305 (40%)
- SO/SE: 67 (8%)
- PRS: 63 (8%)

**Density before/after:**
- 78/131 dph

**Number of homes before and after:**
- Before: 456
- After: 770 (+69%)

**Heathside & Lethbridge, Family Mosaic**
- Local authority: Lewisham
- Architect: PRP/BPTW
- Original scheme: 1950s and 1960s
- Total scheme costs: £272m
- Start-completion: 2010–2022
- Funding: Cross-subsidy, grant, asset based subsidy and own reserves

**Tenure mix before:**
- Social/Leaseholders: 527/111

**Tenure mix after:**
- Social: 199 (17%)
- AR: 248 (21%)
- ORS: 616 (52%)
- SO/SE: 129 (11%)

**Density before/after:**
- 105/197 dph

**Clapham Park, Metropolitan**
- Local authority: Lambeth
- Architect: PRP
- Original scheme: inter-war and post-war
- Total scheme costs: £1.7bn
- Start-completion: 2010–2025
- Funding: Cross-subsidy without grant

**Tenure mix before:**
- Social/Leaseholders: 1,444/592

**Tenure mix after:**
- Social: 2,275 (53%)
- Leaseholders: 2,032 (47%)

**Density before/after:**
- 95/119 dph

**Number of homes before and after:**
- Before: 2,036
- After: 4,307 (+112%)
Residents shaping designs and programme

“There is a whole community here who have collaborated to bring this scheme together for the good of all; all the choices have been truly collective. Residents have taken ownership of the decisions around their estate by becoming involved”

L&Q resident Haggerston
g15’s regeneration philosophy

• A regeneration philosophy which is focused on the resident. Fostering community involvement in the process and incorporating resident views into the design of new homes and their neighbourhood.

• Working to ensure new housing is affordable to existing residents while providing new low cost homes for rent and ownership to help young Londoners get on the housing ladder.

• A promise to deliver high quality, safe, warm, new homes abiding by best practice standards of design.

• Acknowledging our long-standing obligation to communities. We will commit to all existing management obligations to support communities over the lifetime of the neighbourhood.

• Resulting in the delivery of refreshed and modernised neighbourhoods with improved facilities and a chance to meet new neighbours from all walks of life.
Support and partnership required to unlock urban regeneration potential

- A stable policy environment which provides the flexibility Housing Associations need to deliver new projects;
- Certainty over rental income to provide the finance necessary for new and refurbished homes;
- Increased public subsidy and greater flexibility over how funding may be used;
- Active support in targeting estates that would benefit from regeneration; and
- Leadership and partnership in the planning and delivery of successful schemes.

![g15 housing completions during 2014 – 16](17,456 units)
Thank you

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