SOCIAL HOUSING REGENERATION
LEARNING LESSONS FOR LONDON

RECOMMENDATIONS

Master Thesis I July 2017
TU Delft I Urbanism
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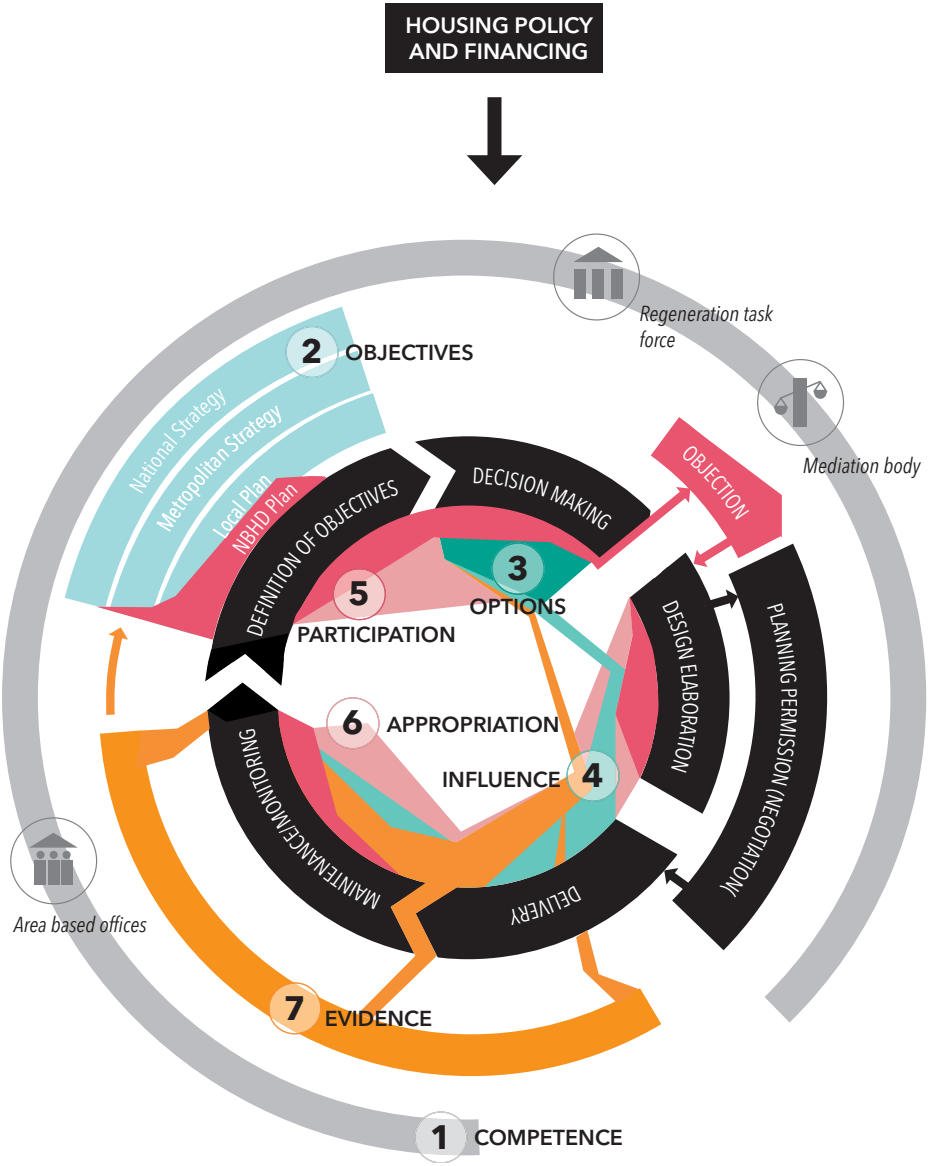

HOUSING POLICY AND FINANCING
Regeneration task force
Mediation body
2 OBJECTIVES
National Strategy
Metropolitan Strategy
Local Plan
NBHD Plan
DEFINITION OF OBJECTIVES
DECISION MAKING
OBJECTION
3 OPTIONS
5 PARTICIPATION
DESIGN ELABORATION
PLANNING PERMISSION (NEGOTIATION)
6 APPROPRIATION
INFLUENCE 4
MAINTENANCE/MONITORING
DELIVERY
Area based offices
7 EVIDENCE
1 COMPETENCE

PREFACE: HOUSING POLICY AND FINANCING I *National government*

Revise housing policy that impacts the maintenance and future regeneration of council estates.
Support actors with a long time interest with grants or loans.

1 **COMPETENCE I** *National government, GLA*

Support planning capacity of local authorities by setting up institutional support structures – regeneration task force, urban renewal offices and conciliation body.

2 **OBJECTIVES I** *National government, GLA*

Support local authorities in their decision-making by re-evaluating the objectives for estate regeneration in national and metropolitan strategies.

3 **OPTIONS I** *Local authorities, Designers + Regeneration Task Force*

Adopt a thorough and open-ended option appraisal process including an impact assessment on residents as mandatory step.

4 **INFLUENCE I** *Local authorities + Regeneration Task Force*

Give preference to delivery options that allow the local authority to retain a large degree of influence over the outcomes throughout the process.
At the same time, collaborate with actors with a long-term interest and give space to community-led and co-housing initiatives.

5 **PARTICIPATION I** *Local authorities + Mediation body & area based offices*

Allow residents to influence key decisions – make use of the neighbourhood planning process to define regeneration objectives and give them the possibility to formally object to the conciliation body

6 **APPROPRIATION I** *Local authorities, Designers*

Take inspiration from Amsterdam and Vienna - adopt a forward oriented attitude and design to facilitate not restrict appropriation

7 **EVIDENCE I** *(National government), GLA, Local authorities, Designers + Regeneration Task Force & area based offices*

Set up adequate structures to monitor and evaluate social impacts of estate regeneration.

1 OBJECTIVES

National Government

>Shift from output to outcome related targets in national policy and revaluation of asset management objectives

>avoid identifying densification as goal for estate regeneration

- Primary Legislation (Planning Act)
- National Planning Policy Framework
- National Estate Regeneration Strategy

GLA

>Shift from output to outcome related targets in the *London Plan*

>avoid referring to densification as goal for estate regeneration

- London Plan
- Good Practice Guide to Estate Regeneration

Local Authority

>Shift from output to outcome related targets in the *Local Plan*

> Create spatial visions for the area

- Local Plan
- Neighbourhood Plan

PLANNING PERMISSION

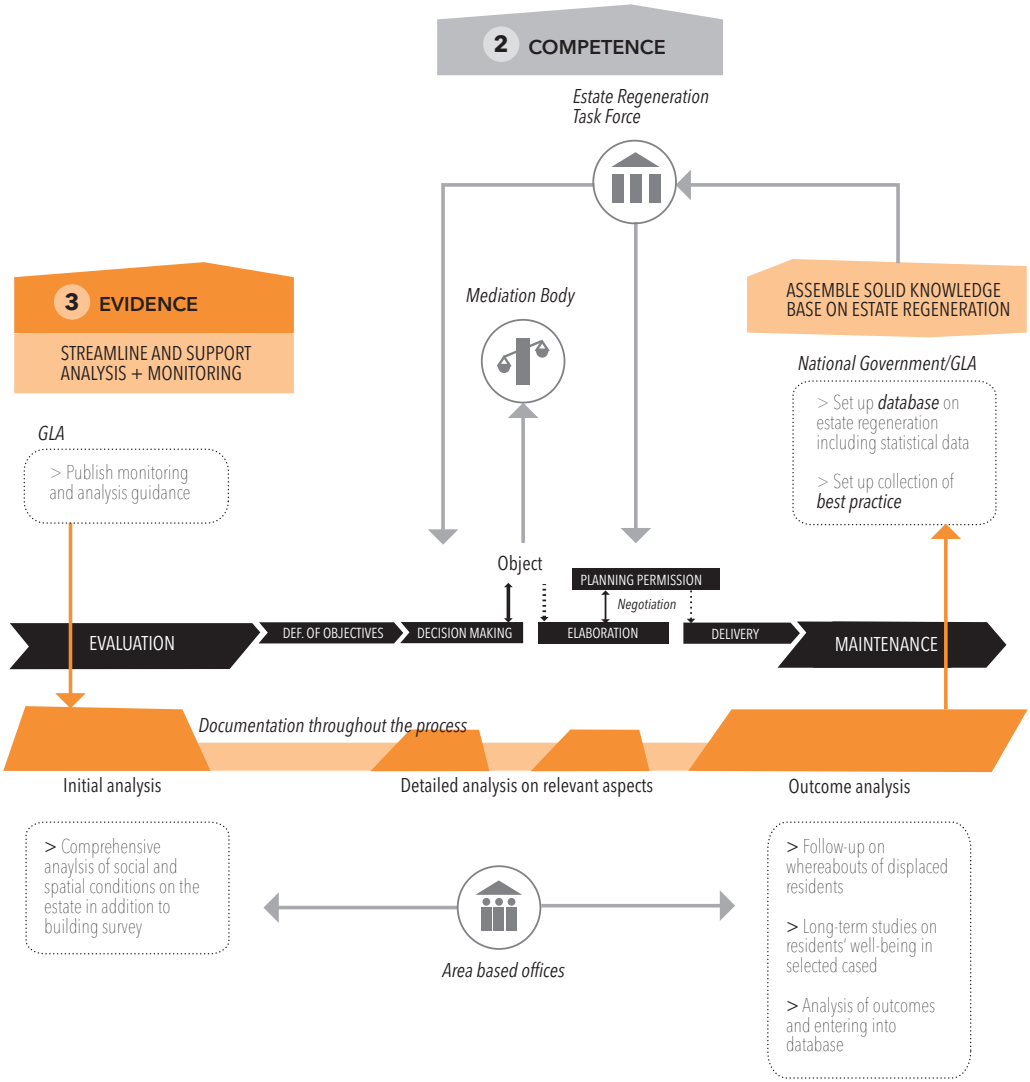
Negotiation

EVALUATION | DEFINITION OF OBJECTIVES | DECISION MAKING | ELABORATION | DELIVERY | MAINTENANCE

Local Authority

> Early and transparent definition of objectives for the particular estate in collaboration with residents

> Putting them on record in *Resident's Charter*


2 COMPETENCE
Estate Regeneration Task Force
3 EVIDENCE
STREAMLINE AND SUPPORT ANALYSIS + MONITORING
Mediation Body
ASSEMBLE SOLID KNOWLEDGE BASE ON ESTATE REGENERATION
National Government/GLA
> Set up database on estate regeneration including statistical data
> Set up collection of best practice
GLA
> Publish monitoring and analysis guidance
Object
PLANNING PERMISSION
Negotiation
EVALUATION
DEF. OF OBJECTIVES
DECISION MAKING
ELABORATION
DELIVERY
MAINTENANCE
Documentation throughout the process
Initial analysis
Detailed analysis on relevant aspects
Outcome analysis
> Comprehensive anaylsis of social and spatial conditions on the estate in addition to building survey
Area based offices
> Follow-up on whereabouts of displaced residents
> Long-term studies on residents' well-being in selected cased
> Analysis of outcomes and entering into database

FINANCING + HOUSING POLICY

National Government/GLA

> Requirement of Impact Assessment on residents (in national *Planning Act* or policy in the *London Plan*)

EVALUATION → DEF. OF OBJECTIVES → DECISION MAKING → ELABORATION → DELIVERY → MAINTENANCE

PLANNING PERMISSION

Negotiation

4 OPTIONS

Local authority + designers + residents

> Allocation of appropriate resources and time to thorough appraisal of all options

> Spatial exploration of all possible options and consultation with residents

> Appraisal according to financial and non-financial criteria (assessment of each option's viability, potential to contribute to strategic objectives and impact on different stakeholder groups)

Local authority + designers + residents

ALternative:

> Exploration of a developer competition system to stimulate innovation and collaboration

5 INFLUENCE

Local authority

> Self-development where possible

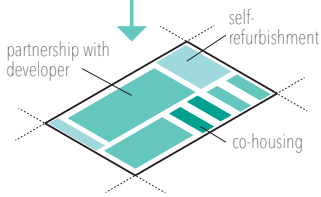
> Setting up of local authority housing companies

Local authority + developers

> Solid contractual base for partnership agreement

> Retain land ownership in the process; explore options for land lease system

> Explore collaboration with multiple delivery partners

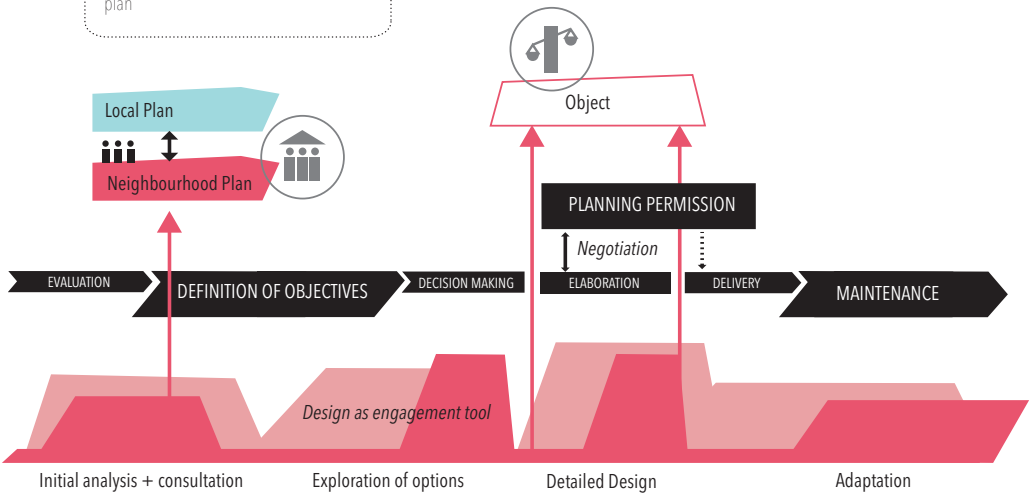


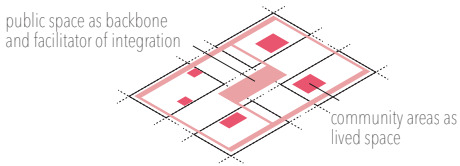
6 PARTICIPATION

Local authority

> Using neighbourhood planning as engagement tool in regeneration areas

> Stronger integration of neighbourhood planning in the development of the local plan





Local authority + Designers + Residents

> Using design as engagement and conflict management tool

> Designing spaces that facilitate and not restrict use

> Allowing for unconvential solutions

7 APPROPRIATION

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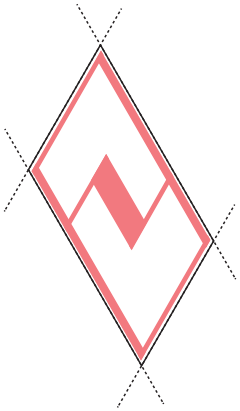
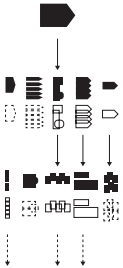
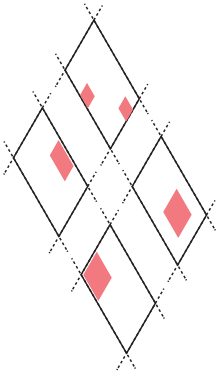
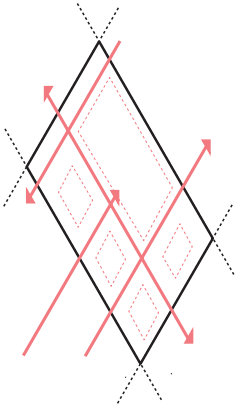


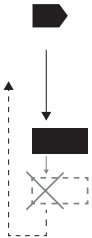


VIENNA

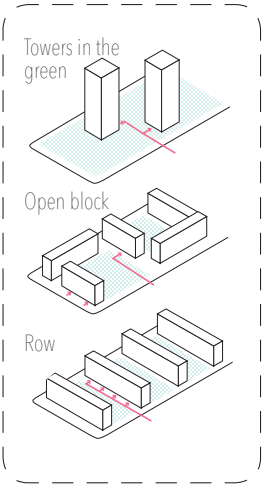


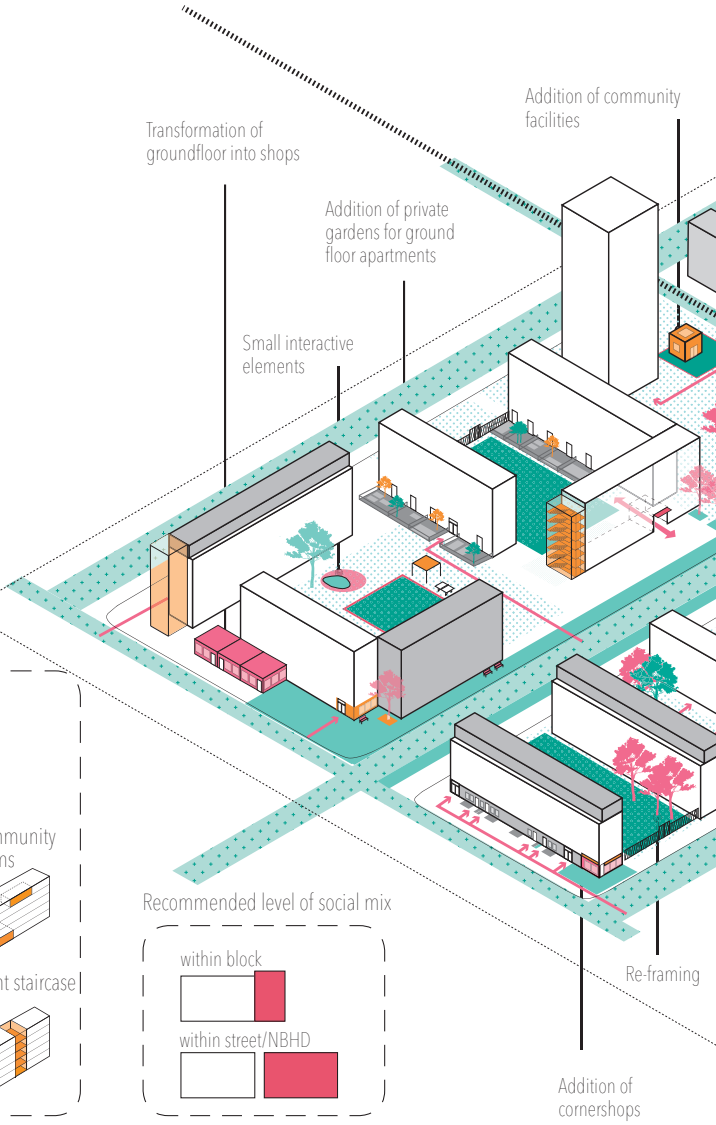
LONDON



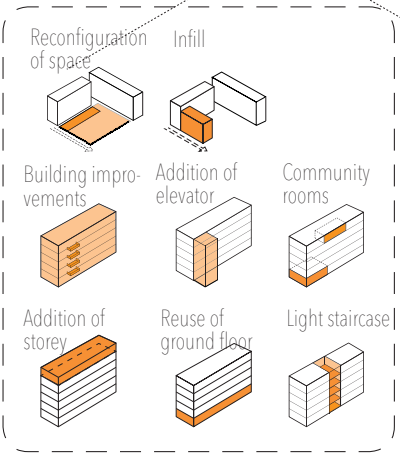


Council estate typologies:

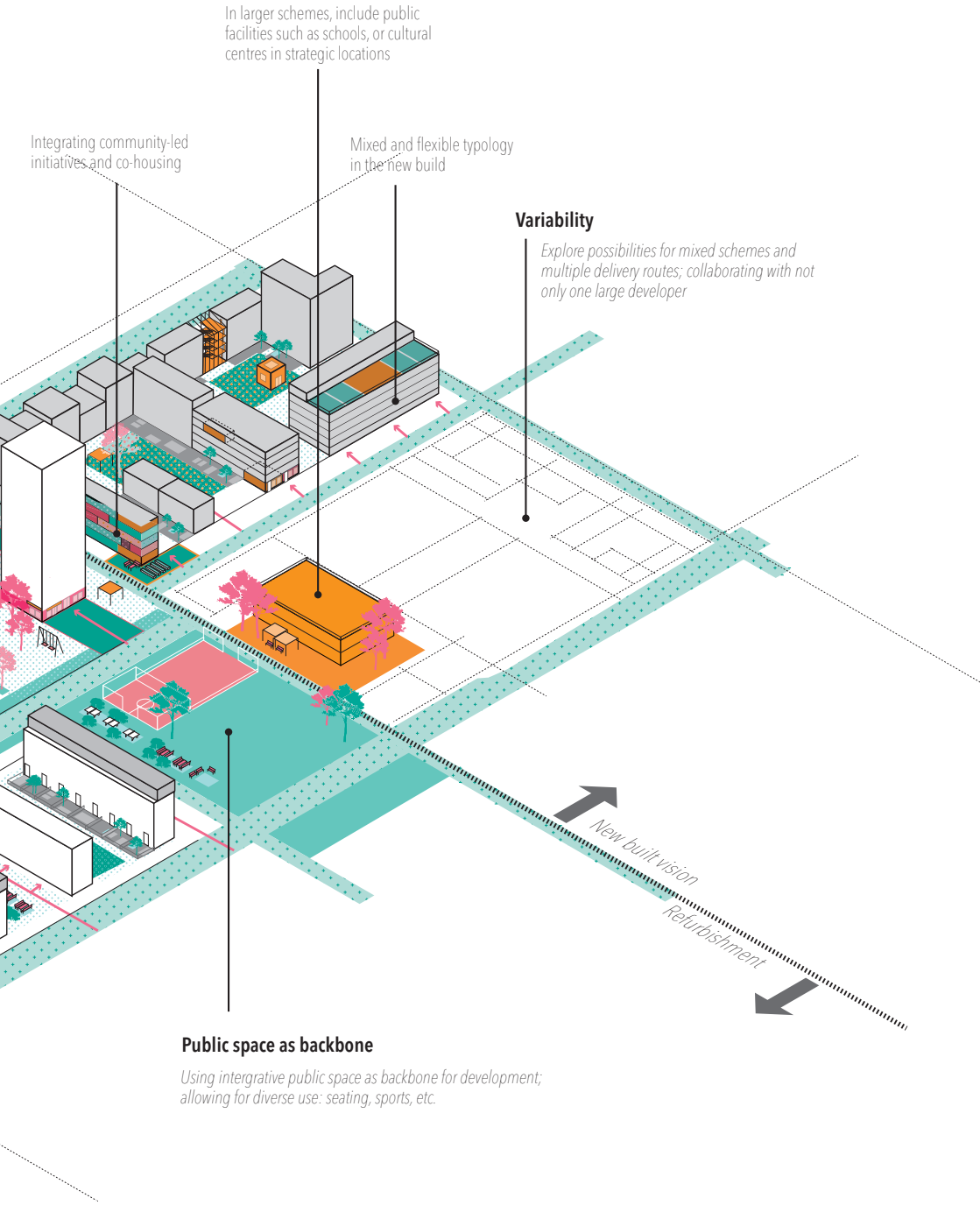




Refurbishment measures & community spaces within the building



Recommended level of social mix


In larger schemes, include public facilities such as schools, or cultural centres in strategic locations
Integrating community-led initiatives and co-housing
Mixed and flexible typology in the new build
Variability
Explore possibilities for mixed schemes and multiple delivery routes; collaborating with not only one large developer
New built vision
Refurbishment
Public space as backbone
Using intergrative public space as backbone for development; allowing for diverse use: seating, sports, etc.