JUSTICE AND LIVEABILITY IN SOCIAL HOUSING REGENERATION
LEARNING LESSONS FOR LONDON

P5 PRESENTATION I 28.06.2017
COMPLEX CITIES RESEARCH GROUP

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1. Introduction: Council Housing

2. Case Studies: Regeneration in London

3. Recommendations: The Role of Planning and Design
THE IMPORTANCE OF COUNCIL ESTATES

% SOCIAL TENANTS OF ALL HOUSEHOLDS 2011

- >40-68,4%
- >30-40%
- >20-30%
- >10-20%
- 1,1-10%

(Redrawn from London GLA, 2015 with data from ONS, 2011)
A NEW WAVE OF ESTATE REGENERATION

(10km)

PLANNED
IN DEVELOPMENT
COMPLETED

ESTATE REGENERATION SCHEMES IN THE PAST DECADE

(Source: Chakrabortty and Robinson-Tillet, 2014 and own survey)
PROTEST MOVEMENT

Photo: Paul Coleman, 2015
(http://paulcolemanslondon.blogspot.nl/2015/01/march-for-homes-london-housing-crisis.html)
BETTER INTEGRATION OF THE NEEDS OF LOWER INCOME GROUPS IN THE ESTATE REGENERATION PROCESS:

1. Delivery of affordable housing
   - staying in the city -

2. Meaningful resident engagement
   - shaping the city -

3. Good design for all
   - using the city -

- Just city theory (Fainstain, 2010)
- Social capital theories (as summarised by Tallon, 2010 and Lawton, 2013)
- Liveability (Dorst, 2005)
- Ladder of citizen engagement (Arnstein, 1969)
- Participatory planning (Healey, 1996, Fainstain, 2010)
- Community engagement observation (Tallon, 2010)
- Social mix (Lawton, 2013)
Two comparative case studies

_Literature study
_Policy analysis
_Fieldwork
_Expert Interviews
Targeted Analysis of two cities well-known for housing

- Literature study
- Fieldwork
- Expert Interviews

Amsterdam
Netherlands

Vienna
Austria
SITE VISITS

LONDON

Case studies

Unregenerated Estates

Flagship regeneration schemes

Goethehof

Tustin Estate

Northumberland Estate

Woodberry Down

Dover Court Estate

Tusin Estate

Amphill Square Estate

Packington Estate

 elephant & castle

Dover Court Estate

Tustin Estate

Northumberland Estate

Woodberry Down

Packington Estate

VIENNA

Gemeindebau

Post-war

Brownfield developments

Housing cooperatives

Goethehof

Rennbahnsiedlung

Sonnwendviertel

Sargfabrik

Karl-Marx-Hof

Alt-Erlaa

Kabelwerk Meindling

Intercultural living

 rennbahnsiedlung

 alt-erlaa

 sonnwendviertel

 sargfabrik

 AMSTERDAM

Neighbourhoods under regeneration

Renovation projects

Jacob Geelbuurt

Overtoomse Veld

Dudokhaken

Gakgebouw

Kolenkitbuurt

Overtoomse Veld

Dudokhaken

Gakgebouw

Jacob Geelbuurt

Overtoomse Veld

Dudokhaken

Gakgebouw
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CASE STUDIES

REGENERATION IN LONDON
> London Plan policy 3.4: resist the loss of affordable housing unless this is replaced at existing or higher densities with at least the equivalent amount of floorspace.

> London Plan paragraph 3.82: redevelopment of affordable housing should not be permitted unless it is replaced by better quality accommodation and at least the equivalent amount of affordable housing floorspace.

> London Plan policy 3.11: boroughs should seek to maximise affordable housing provision and define affordable housing targets for every scheme.
PLANNING PROCESS

REFURBISHMENT OR DEMOLITION?
PLANNING PROCESS

NEGOTIATION!
DEFINITION OF OBJECTIVES
DECISION MAKING
DESIGN ELABORATION
PLANNING PERMISSION/NEGOTIATION
DELIVERY
START

PLANNING PROCESS

INTRODUCTION
CASE STUDIES
RECOMMENDATIONS
Policies and guidance

Local circumstances and political objectives

- DEFINITION OF OBJECTIVES
- DECISION MAKING
- DESIGN ELABORATION
- DELIVERY
- MAINTENANCE/MONITORING

PLANNING PROCESS

REFURBISHMENT OR DEMOLITION?
heygate estate

recommendations

introduction

case studies

500M
demolition of 1194 social rent and leasehold units

construction of 2500 new dwellings among them 25% affordable (50/50 affordable rent and shared ownership)

off-site replacement of ~600 units
recommendations introduction

case studies

10km

(resource: Lees, 2014)
recommendations

case studies

Photo: Southwark 35%, 2013
(http://35percent.org/2013-01-16-objectors-excluded-from-heygate-hearing/)
252 social rent units

demolition of 18 units + garages

addition of 51 social rent and 19 private market units
THE LIMITATIONS OF PLANNING

Election of Conservative Government under Thatcher

- New homes built in Greater London
- Average Housing price in London
- Housing built by private sector
- Housing built by local authorities
- Housing built by housing association/other public sector

Redrawn from GLA, 2015 and Meek, 2014
THE LIMITATIONS OF PLANNING

LONDON

VIENNA

AMSTERDAM

INTRODUCTION

CASE STUDIES

RECOMMENDATIONS
negotiation

recommendations

introduction

case studies

construction of 2500 new dwellings among them 25% affordable (50/50 affordable rent and shared ownership)

off-site replacement of ~600 units

demolition of 1194 social rent and leasehold units

construction of 2500 new dwellings among them 25% affordable (50/50 affordable rent and shared ownership)

off-site replacement of ~600 units
ECONOMIC PRESSURES

THE LIMITATIONS OF PLANNING

DEFINITION OF OBJECTIVES
DECISION MAKING
PLANNING PERMISSION/NEGOTIATION
DELIVERY
DESIGN ELABORATION
MAINTENANCE/MONITORING

INTRODUCTION

CASE STUDIES

RECOMMENDATIONS
HOW CAN PLANNING AND DESIGN CONTRIBUTE TO BETTER OUTCOMES?
RECOMMENDATIONS
THE ROLE OF PLANNING & DESIGN
DEFINITION OF OBJECTIVES

DECISION MAKING

DESIGN ELABORATION

PLANNING PERMISSION/NEGOTIATION

MAINTENANCE/MONITORING

DEVELOPMENT

START
1. COMPETENCE

DEFINITION OF OBJECTIVES
DECISION MAKING
DESIGN ELABORATION
PLANNING PERMISSION/NEGOTIATION
DELIVERY
MAINTENANCE/OPERATIONS
Regeneration task force

INTRODUCTION
CASE STUDIES
RECOMMENDATIONS
2. OBJECTIVES

- Metroplan Policy
- Metropolitan Strategy
- Local Plan

Regeneration task force

DEFINITION OF OBJECTIVES
DECISION MAKING
DESIGN ELABORATION
PLANNING PERMISSION/NEGOTIATION
DELIVERY
MAINTENANCE/MONITORING
3. OPTION APPRAISAL
4. Resident Engagement at all Stages

- Competence
- Definition of Objectives
- Options
- Influence
- Decision Making
- Design Elaboration
- Planning Permission/Negotiation
- Delivery
- Maintenance/Management

- National Strategy
- Metropolitan Strategy
- Local Plan

Regeneration task force

Recommending Introduction Case Studies

Definition of Objectives          Decision Making

Objectives

Planing Permission Negotiation
5. Influence

Recommendations

Introduction case studies

Objectives

Decision making

Planning permission/ negotiation

Delivery

Maintenance/ monitoring

Participation

Options

Definition of objectives

Competence

Regeneration task force
7. EVIDENCE

INTRODUCTION

CASE STUDIES

RECOMMENDATIONS
REVISE THE OBJECTIVES FOR ESTATE REGENERATION!
PRIMARY LEGISLATION
(PLANNING ACT)

NATIONAL PLANNING POLICY FRAMEWORK

NATIONAL GUIDANCE

LONDON PLAN

SPG AND SPDS

METROPOLITAN GUIDANCE

LOCAL PLAN

LOCAL CORE STRATEGY

SPG AND SPDS

NEIGHBOURHOOD PLAN

OUTPUT RELATED OBJECTIVES

austerity
asset management

densification

moving upmarket
delivering targets
primary legislation (planning act)
National Government
National planning policy framework
National guidance
London Plan
Local plan
Local core strategy
Spg and spds
Neighbourhood plan

National Estate Regeneration Strategy
Draft Good Practice Guide

Public good
Improvement of the resident’s living conditions

Outcome related objectives
GIVE LOCAL COMMUNITIES THE POSSIBILITY TO INFLUENCE THE REGENERATION PROCESS!
1. Resident engagement included throughout the process and given real power

- 70% vote
- Mediation
- Support
- Consultation
- Protest groups

LONDON

VIENNA

AMSTERDAM
DEFINITION OF OBJECTIVES

DECISION MAKING

DESIGN ELABORATION

PLANNING PERMISSION/RECONSTRUCTION

DELIVERY

MANAGEMENT/OPERATION

LOCAL PLAN

NEIGHBOURHOOD PLAN

METROPOLITAN STRATEGY

NATIONAL STRATEGY

POSSIBILITY TO OBJECT
POWER RELATIONS

INTRODUCTION

CASE STUDIES

RECOMMENDATIONS
GET INSPIRED BY VIENNA AND AMSTERDAM!
DENSITY VIABILITY PARADOX

Modernist

‘Ideal’

‘Viable’

INTRODUCTION  CASE STUDIES  RECOMMENDATIONS
VIENNA COMMUNITY

INTRODUCTION

CASE STUDIES

RECOMMENDATIONS
AMSTERDAM

SOCIAL INTEGRATION

INTRODUCTION

CASE STUDIES

RECOMMENDATIONS
AMSTERDAM

USEABILITY

INTRODUCTION  CASE STUDIES

RECOMMENDATIONS