

ALTERED ESTATES



How to reconcile competing
interests in estate regeneration



Levitt Bernstein
People.Design

Pollard
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PRP

The latest initiative: Estates Regeneration Advisory Panel



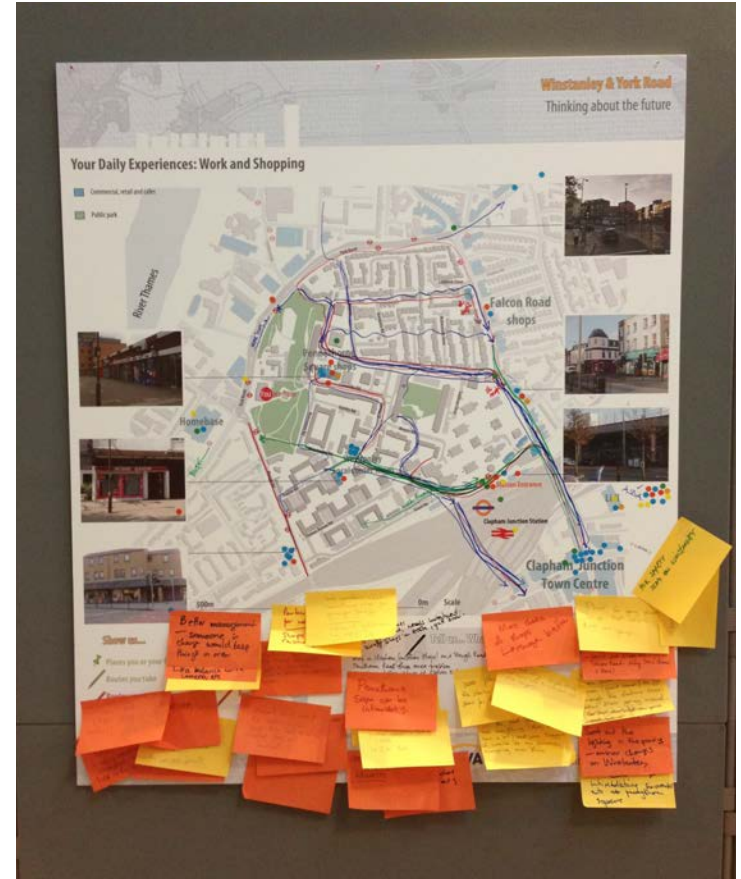
Mixed and balanced neighbourhoods



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?

-  Freehold houses
-  Freehold houses - absent buy backs
-  Leasehold houses



What's in it for the wider stakeholder community?

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



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



Regenerating your
neighbourhood



Appraising the options

Process to establish the case for change

5 stages:

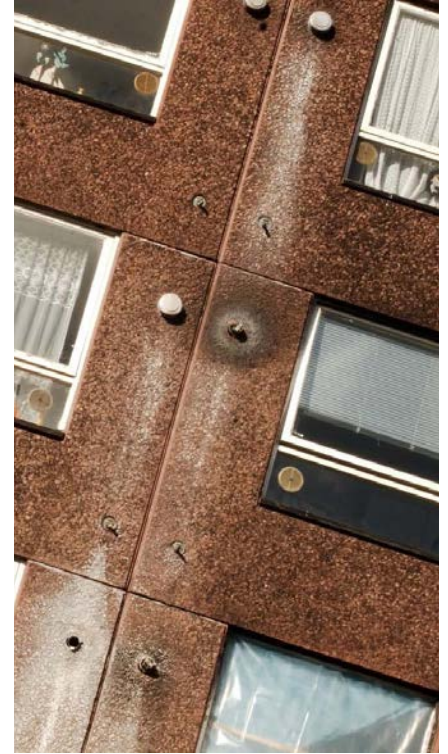
- Planning the process
- Feasibility and development of process
- Shortlist of options
- Appraise, validate and select
- Next steps - delivery



Establish viability in principle

What are the drivers?

- Building defects
- Poor design
- Poor public realm
- Community safety and security
- Environmental performance
- Etc.....



Consider a wide range of options: Refurbishment



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

Your Choice

How you ranked the options...
(10% of returns were non-committal)



Getting the design right

Why not improve rather than replace?



Getting the design right

Back to the future



Estates cut off from the surrounding neighbourhoods

Getting the design right

Urban repair: reintegrate the estate with its surroundings



Packington Estate before (left) and after regeneration

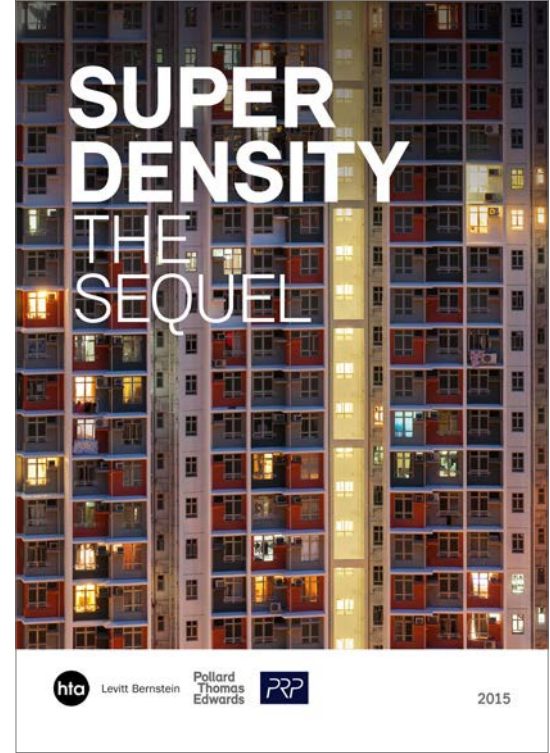
Getting the design right

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

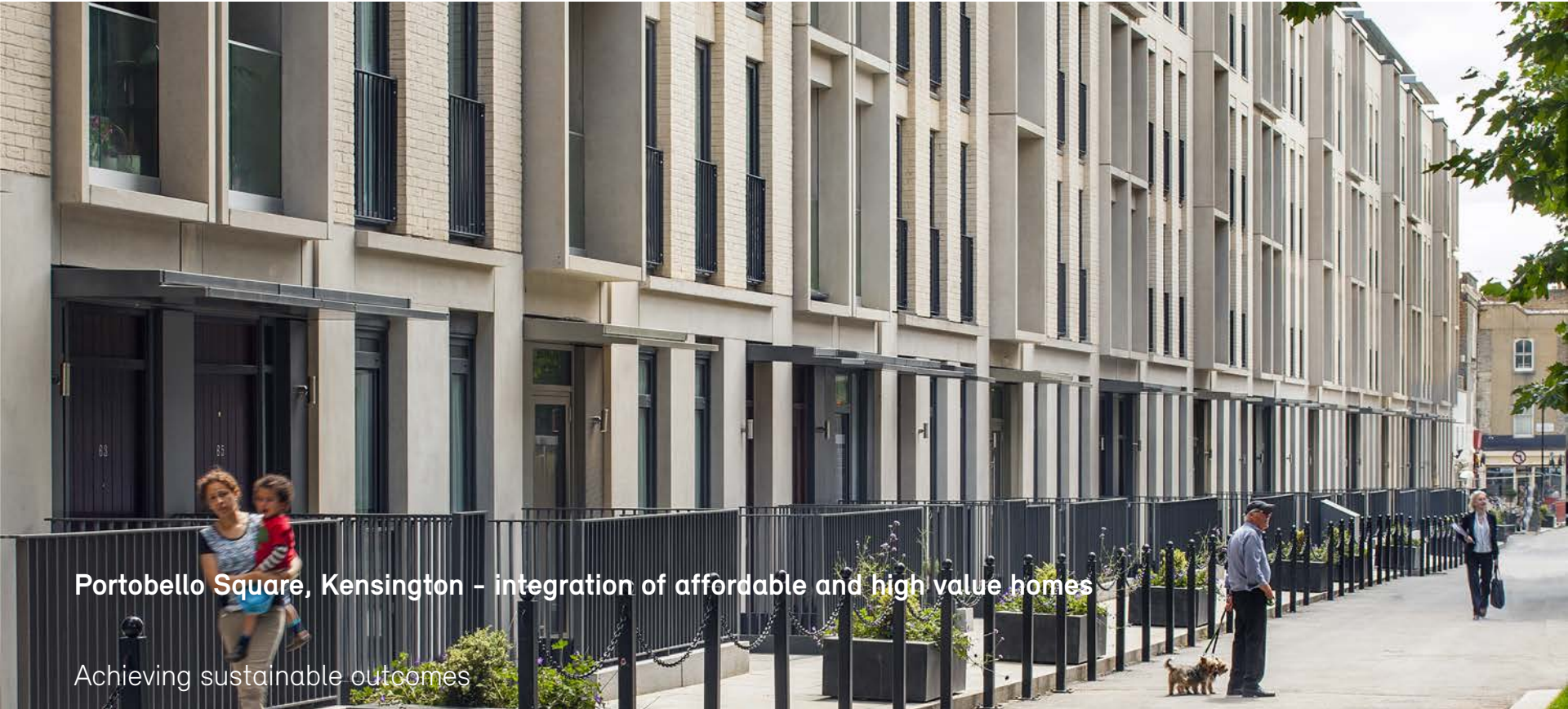
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Valuing the existing, building new communities



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

Achieving sustainable outcomes



The policy conflicts

How to pay for it



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



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