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CLARION
HOUSING GROUP



Meeting the challenge of urban renewal

The g15's contribution to regenerating London's estates

October 2016

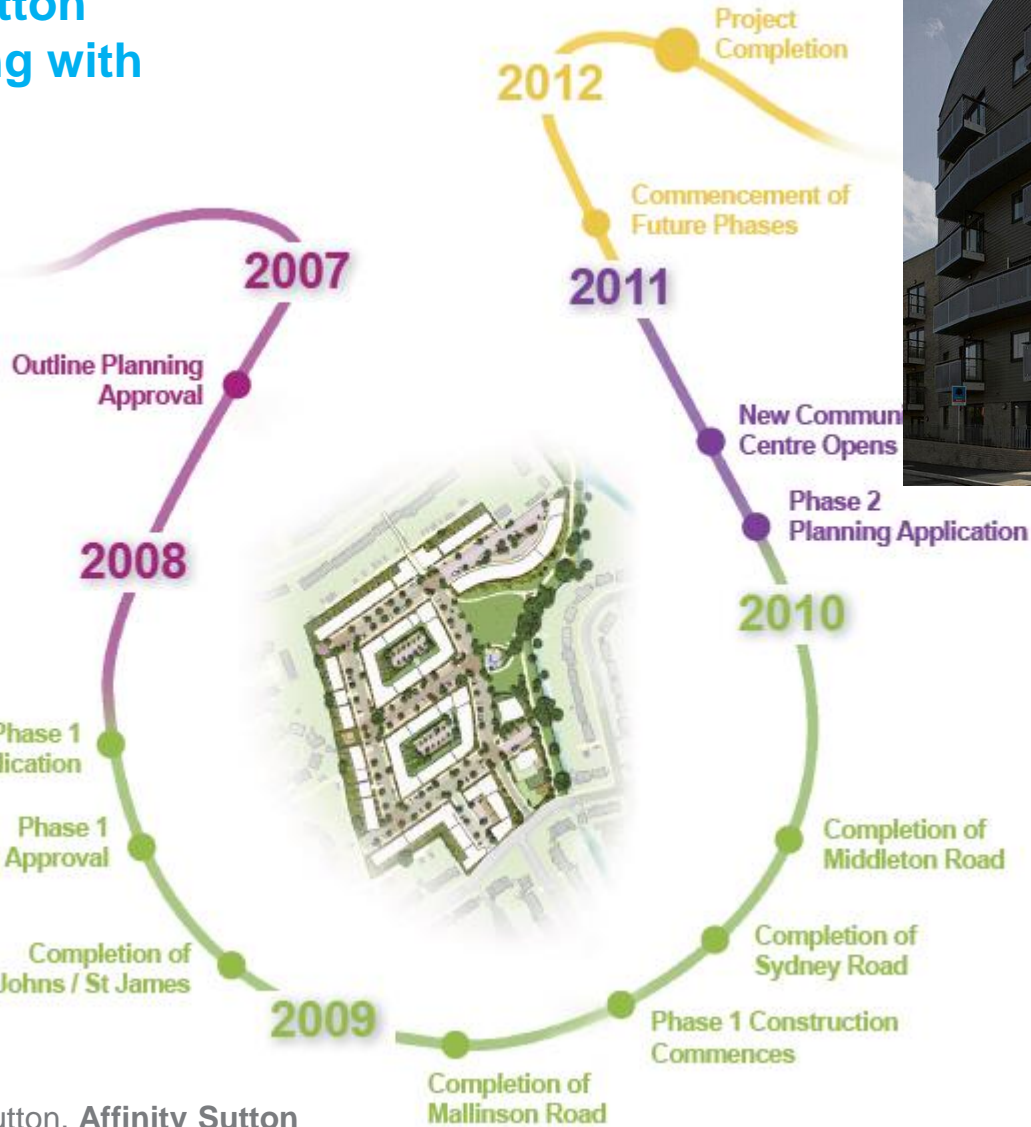


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5 December 2016

The changing context for regeneration

1997 LB Sutton begin talking with residents



2016: 500th home completed

2002
Affinity Sutton involved

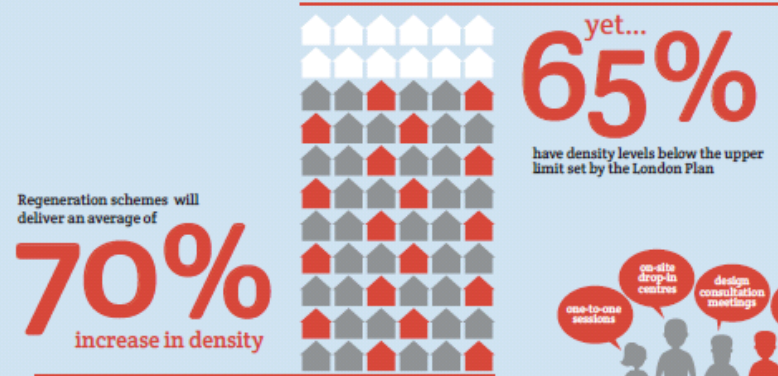
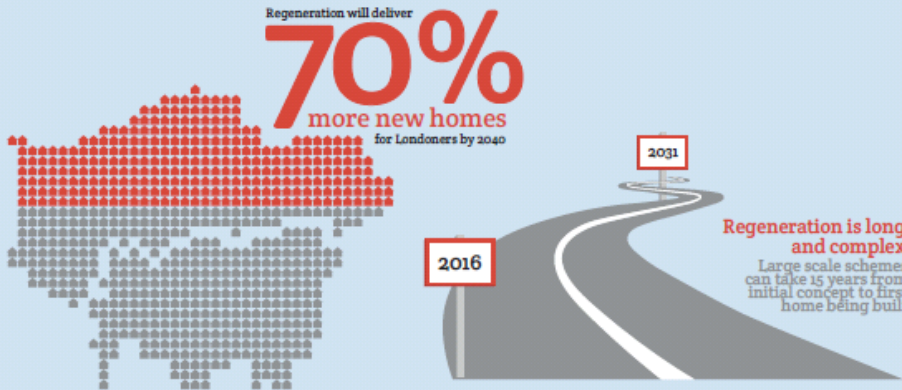
Countering the myths that regeneration results in:

- 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 can't be done on a shoestring, it costs **£7,000,000,000** to deliver the 35 schemes

partnership are key to success

RESIDENTS LOCAL AUTHORITIES DEVELOPERS HOUSING ASSOCIATIONS

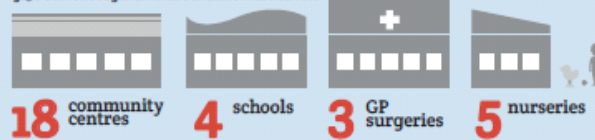
Key drivers for regeneration

REPLACE POOR QUALITY STOCK
ADDRESS SOCIAL PROBLEMS
INCREASE TENURE MIX
IMPROVE AREAS OF DEPRIVATION
MAKE BETTER USE OF PUBLIC ASSETS

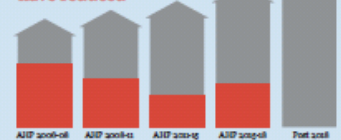


Improving facilities for the community

g15's current regeneration schemes will deliver:



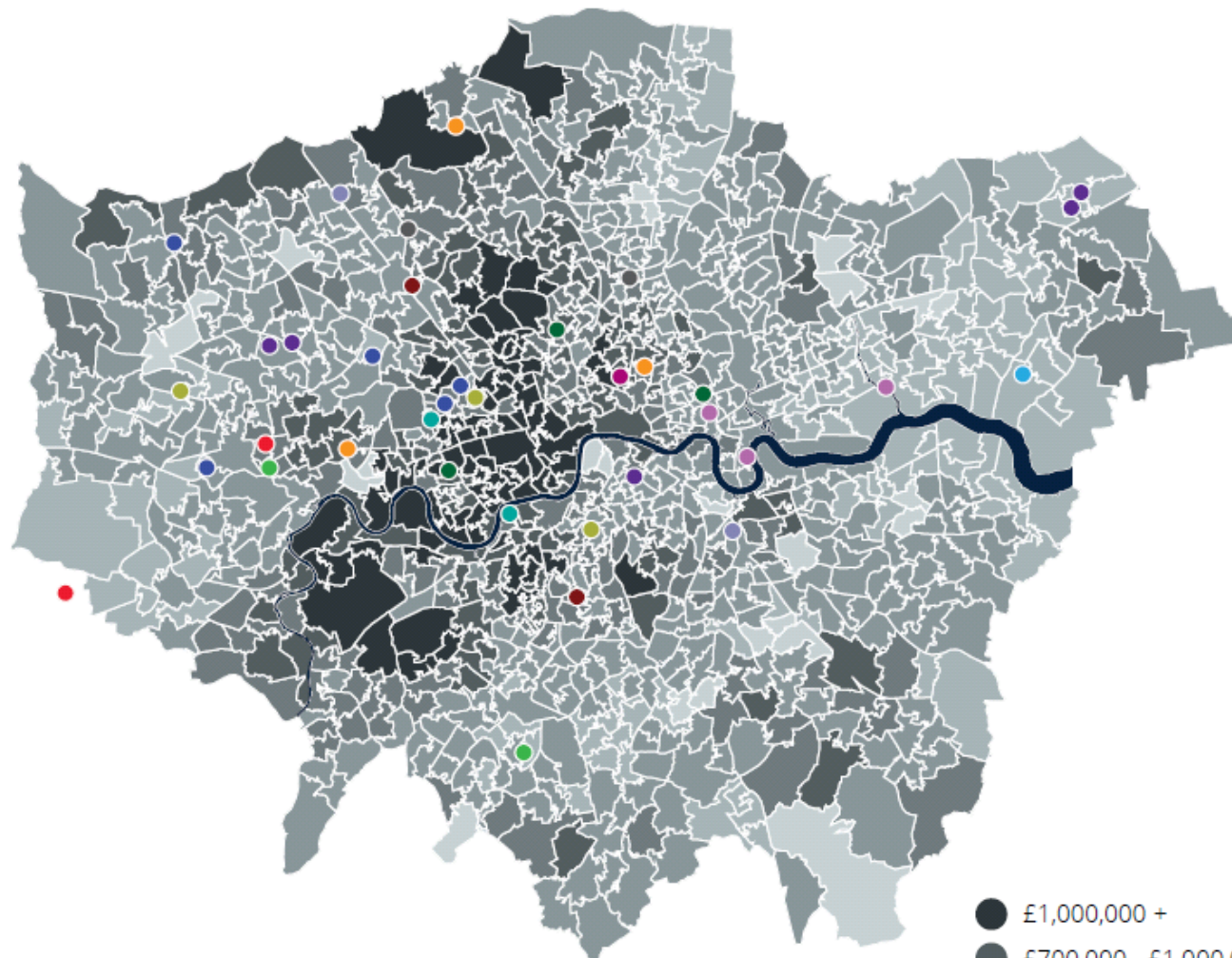
As development costs have increased grant levels per unit have reduced



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



Location of g15 regeneration schemes with average house price values



- A2Dominion
- Affinity Sutton
- Catalyst
- Circle
- East Thames
- Family Mosaic
- Genesis
- Hyde
- L&Q
- Metropolitan
- Network Homes
- Notting Hill
- Peabody
- Southern

- £1,000,000 +
- £700,000 - £1,000,000 | **3 schemes**
- £500,000 - £700,000 | **9 schemes**
- £300,000 - £500,000 | **23 schemes**
- £100,000 - £300,000

Targeting areas to alleviate deprivation

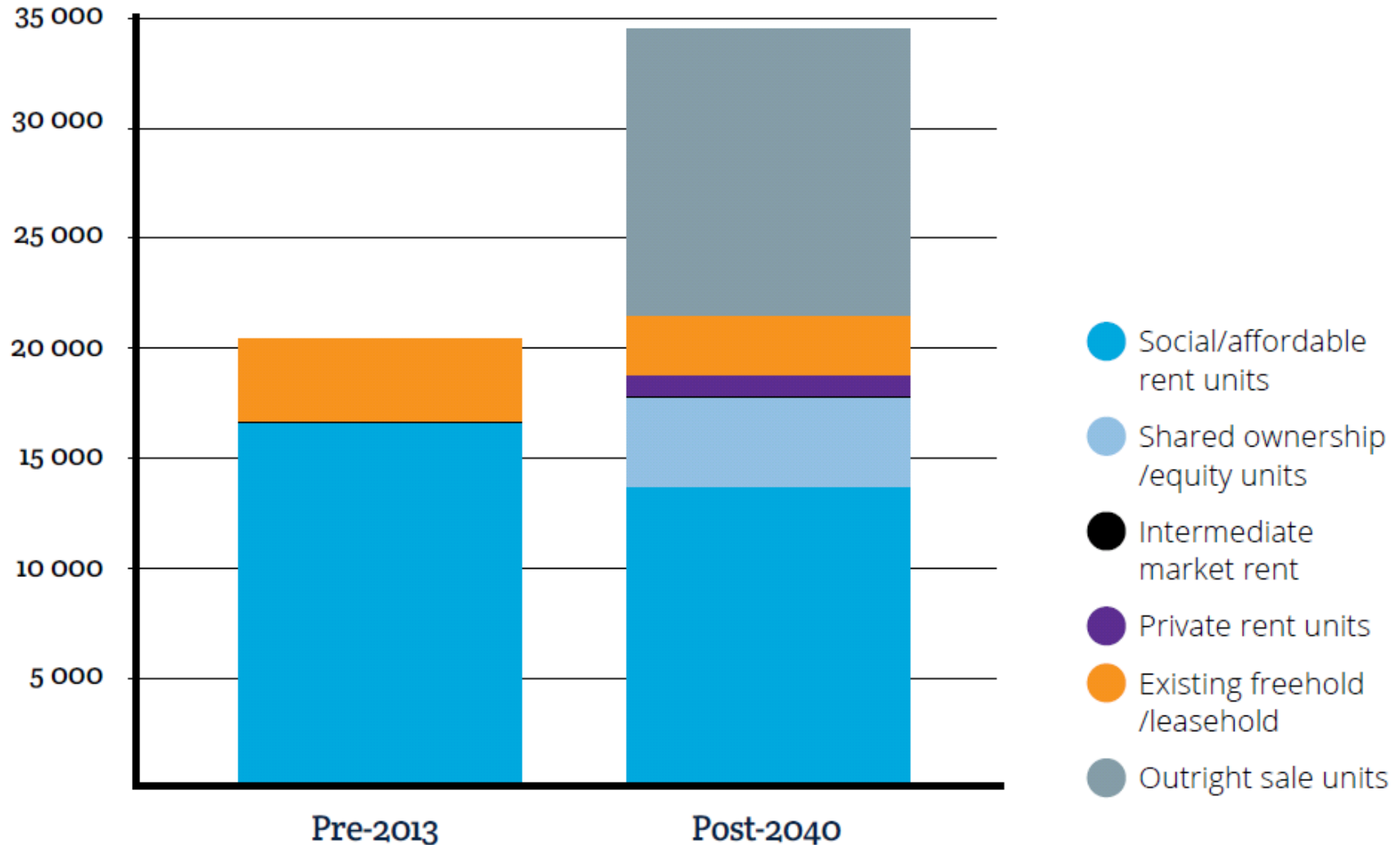
- Replacing poor quality stock most frequently cited driver for regeneration. Improving deprived neighbourhoods the second.
- An Index of Multiple Deprivation (IMD) score at the start of regeneration was available for 34 of the 35 schemes.
- All but five schemes had an IMD score that was higher than 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

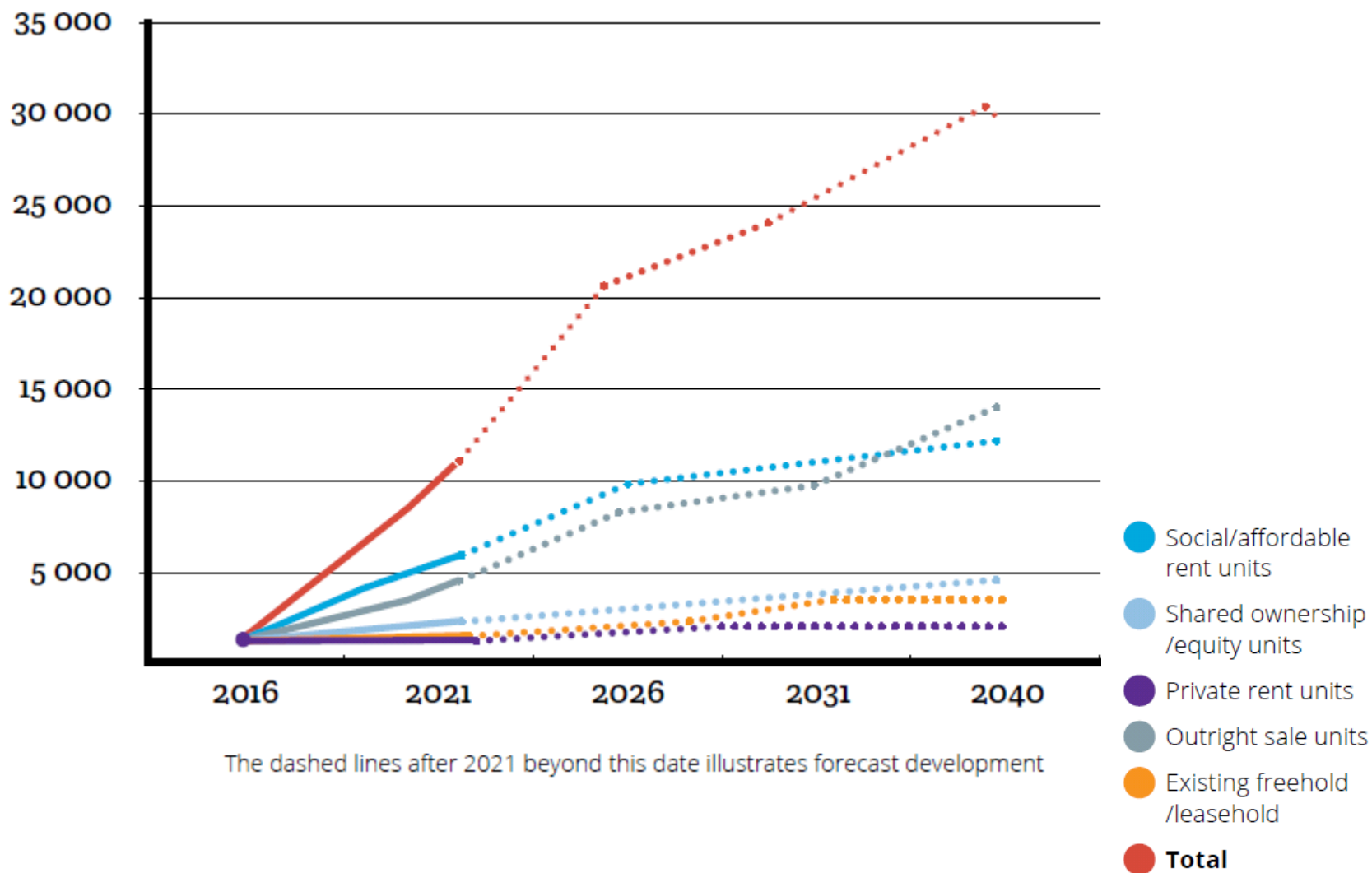
- Data on grant and non-grant investment provided for 29 schemes.
- Total scheme costs for these were £4.8bn, of which 10% was identified as grant from a variety of public sources.
- The definition of public subsidy is muddled by the issue of land - in most cases land was not provided by LAs for free - 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



Scaling up output - cumulative unit completions by tenure (forecast 2016-2040)



Locally appropriate density and tenure mix



Briar Road Notting Hill

Jigsaw at Green Man Lane A2Dominion

Heathside & Lethbridge Family Mosaic

Clapham Park Metropolitan

Local authority: Havering
Architect: PCKO
Original scheme: 1960s
Total scheme costs: £20m
Start-completion: 2013–2015
Funding: Cross-subsidy, grant and own reserves

Local authority: Ealing
Architect: Conran & Partners
Original scheme: 1970s
Total scheme costs: £170m
Start-completion: 2010–2023
Funding: Cross subsidy and grant

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

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: 1,163
Tenure mix after:
 AR: 1,265 (100%)
Density before/after: Low/–

Tenure mix before:
 Social/Leaseholder: 390/66
Tenure mix after:
 Social: 335 (44%)
 ORS: 305 (40%)
 SO/SE: 67 (8%)
 PRS: 63 (8%)

Tenure mix before:
 Social/Leaseholders: 527/111
Tenure mix after:
 Social: 199 (17%)
 AR: 248 (21%)
 ORS: 616 (52%)
 SO/SE: 129 (11%)

Tenure mix before:
 Social/Leaseholders: 1,444/592
Tenure mix after:
 Social: 2,275 (53%)
 Leaseholders: 2,032 (47%)

Density before/after: 78/131 dph

Density before/after: 105/197 dph

Density before/after: 95/119 dph

Number of homes before and after:
 (102 new units built as part of in-fill and renovation of existing scheme)

Number of homes before and after:

Number of homes before and after:

Number of homes before and after:

1,163

456

638

2,036

1,265

+9%

770

+69%

1,192

+87%

4,307

+112%

Residents shaping designs and programme



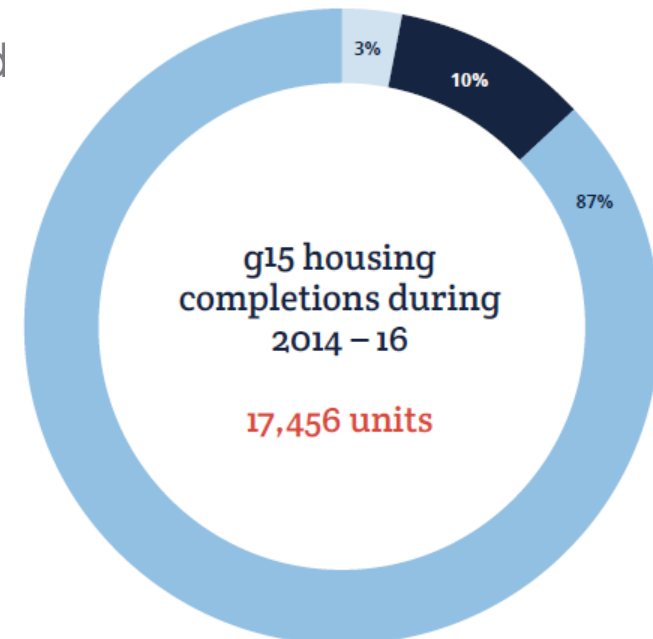
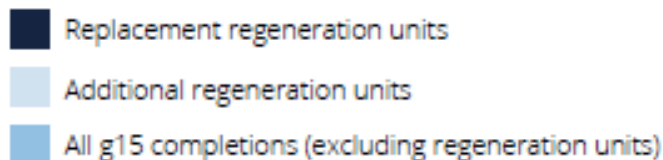
“There is a whole community here who have collaborated to bring this scheme together for the good of all; all the choices have been truly collective. Residents have taken ownership of the decisions around their estate by becoming involved”
L&Q resident Haggerston

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.





Thank you

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