



CLARION
HOUSING GROUP

Sustainable Regeneration: What's in it for residents?

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Head of Strategic Policy
and Research



Clarion: England's largest housing Association



- 125,000 homes across England
- One hundred year history
- Recent merger of Affinity Sutton and Circle Housing
- Manage and build homes for rent and sale
- A charitable business for social purpose
- Act to maximise life chances for our residents
- Creating places for communities to thrive

The challenge of our stock and communities



State led gentrification or sustaining existing communities?



“Within these so-called sink estates, behind front doors, families build warm and welcoming homes. But step outside in the worst estates and you're confronted by concrete slabs dropped from on high, brutal high-rise towers and dark alley ways that are a gift to criminals and drug dealers.”

“The riots of 2010 didn't emerge from within terraced streets or low-rise apartment buildings. The rioters came overwhelmingly from these post war estates.”

David Cameron Prime Minister - Jan 2016

“We must protect and improve our estates. The social housing they provide is a foundation of our mixed city.”

“Demolition of estates should only occur if all other options for fixing problems and enhancing them have been exhausted.”

Sadiq Khan London Mayor - Dec 2016

<https://www.london.gov.uk/draftgoodpracticeestateregenerationguidedec16v2.pdf>

Winners and losers in estate regeneration



ALTERED ESTATES



How to reconcile competing
interests in estate regeneration



Levitt Bernstein
People.Design

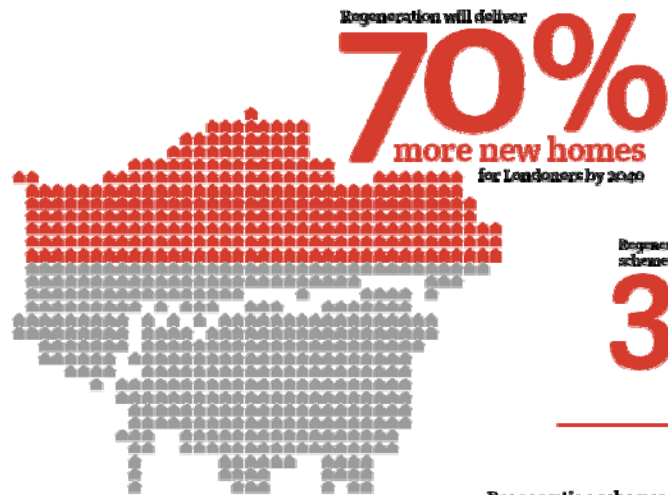
Pollard
Thomas
Edwards

PRP

www.alteredestates.co.uk

Meeting the challenge of urban renewal:

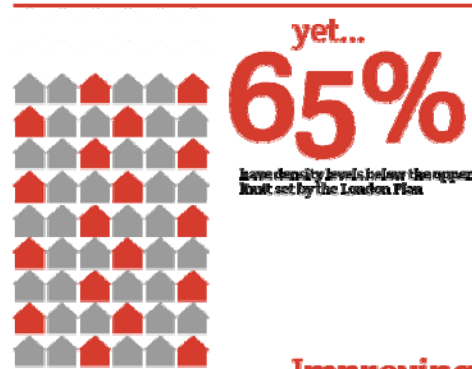
The g15's contribution to regenerating London's estates



Regeneration schemes deliver a

33%

uplift in density



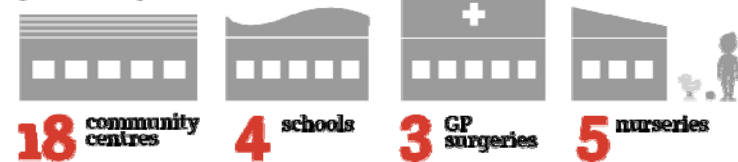
Regeneration schemes can't be done on a shoestring, it costs

£7,000,000,000

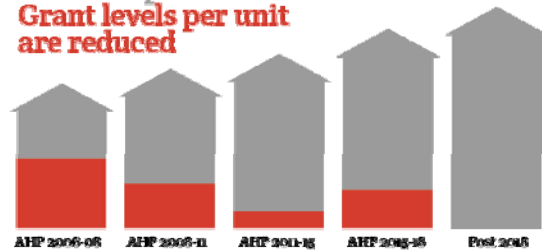
to deliver the 35 regeneration scheme

Improving facilities for the community

g15's current regeneration schemes will deliver:



As development costs increase
Grant levels per unit
are reduced



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



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



Hard decisions - demolish or refurbish?



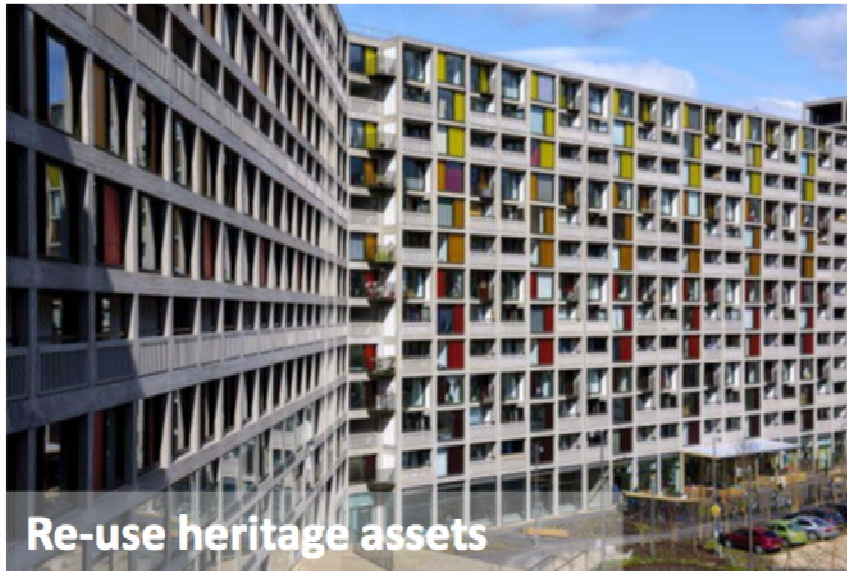
LONDON ASSEMBLY

Housing Committee

Knock it Down or Do it Up?
The challenge of estate regeneration
February 2015



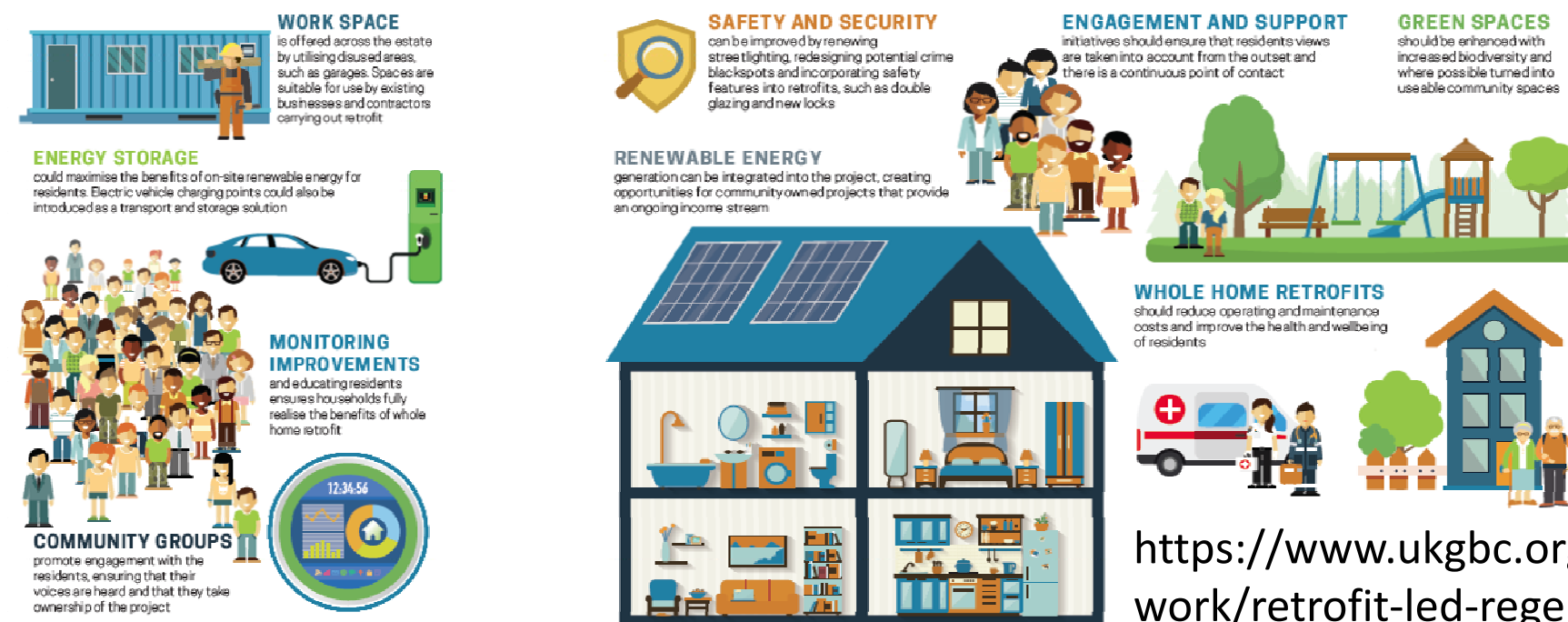
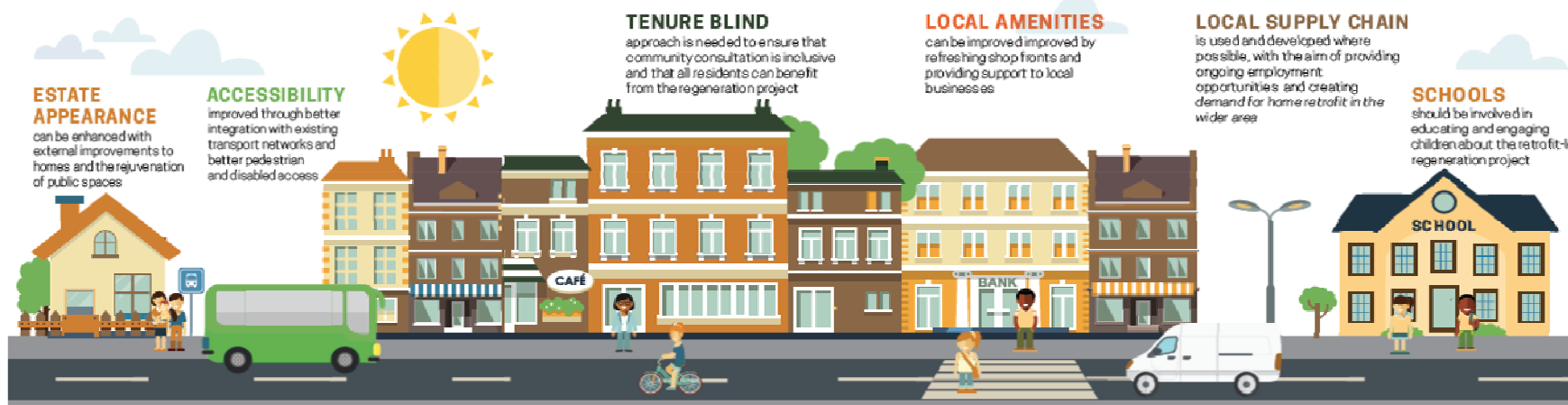
Alternative approaches depending on viability



Neighbourhood benefits of retrofitting at scale



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<https://www.ukgbc.org/ukgbc-work/retrofit-led-regeneration/>

Promoting long term investment to pay for regeneration



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



Valuing more intangible benefits



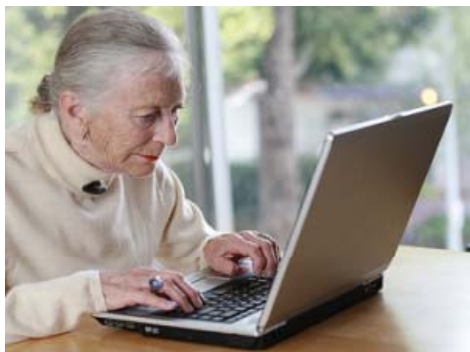
Getting a full time job **£10,767**



No longer
homeless
£24,467



Getting on-line
£1,875



Valuing Housing and Local Environment
Improvements using the Wellbeing Valuation
Method and the English Housing Survey

Results and Guidance Manual

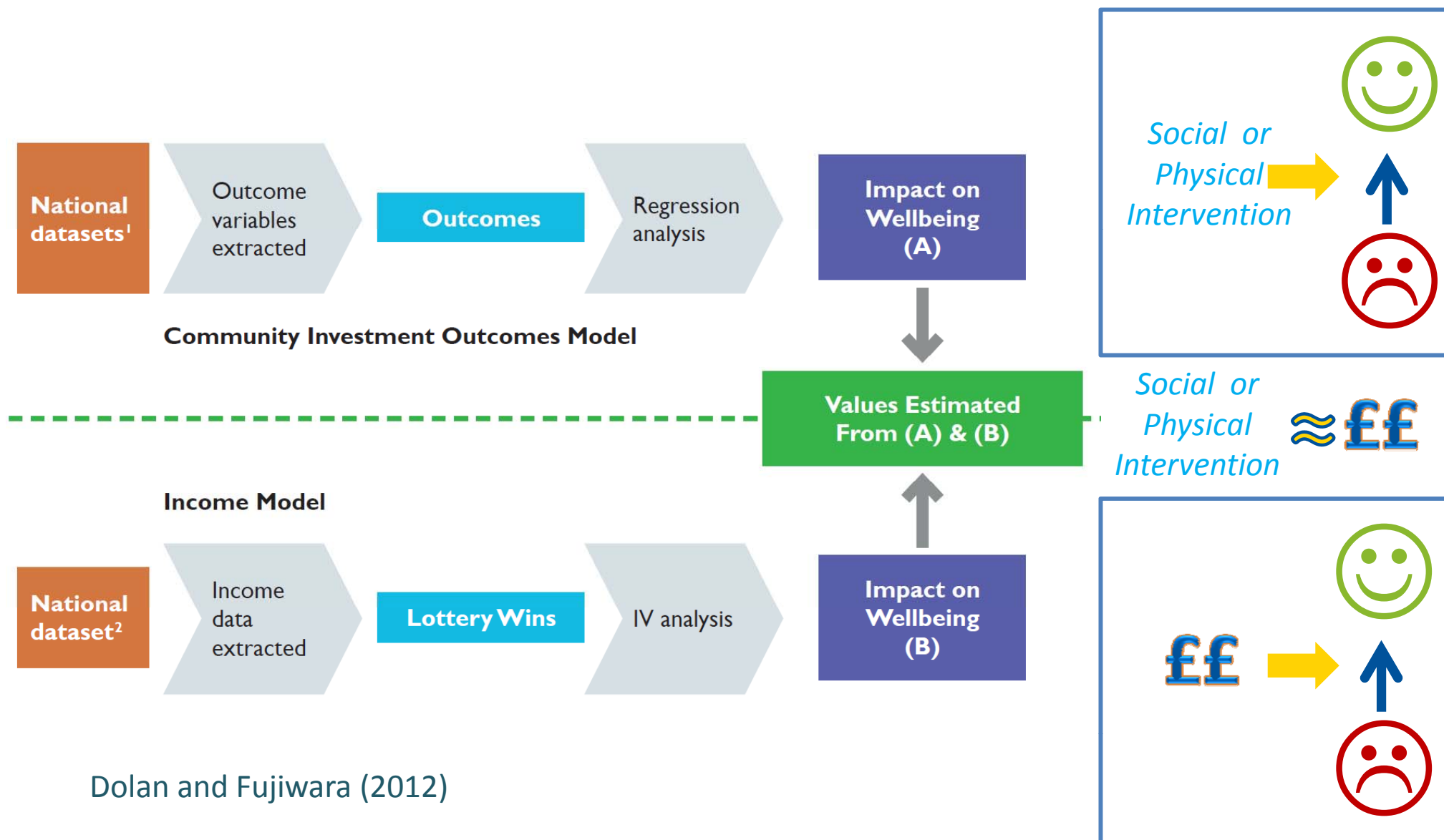
Jim Vine, Mary-Kathryn Rallings Adams, Christina Knudsen (HACT)

Ricky Lawton, Daniel Fujiwara (Simetrica)

February 2016

For more details on the Social
Value Bank and Wellbeing
Valuation see www.hact.org.uk

How does the Wellbeing Valuation approach work?



The wellbeing value of a warm home on a tidy vandalism-free estate



Average wellbeing value per occupant:

- Energy efficiency improved by one EPC band = **£217**
- Rectification of serious condensation / mould growth = **£770**
- Improved landscaping / tidied gardens = **£379**
- Graffiti problems solved = **£439**



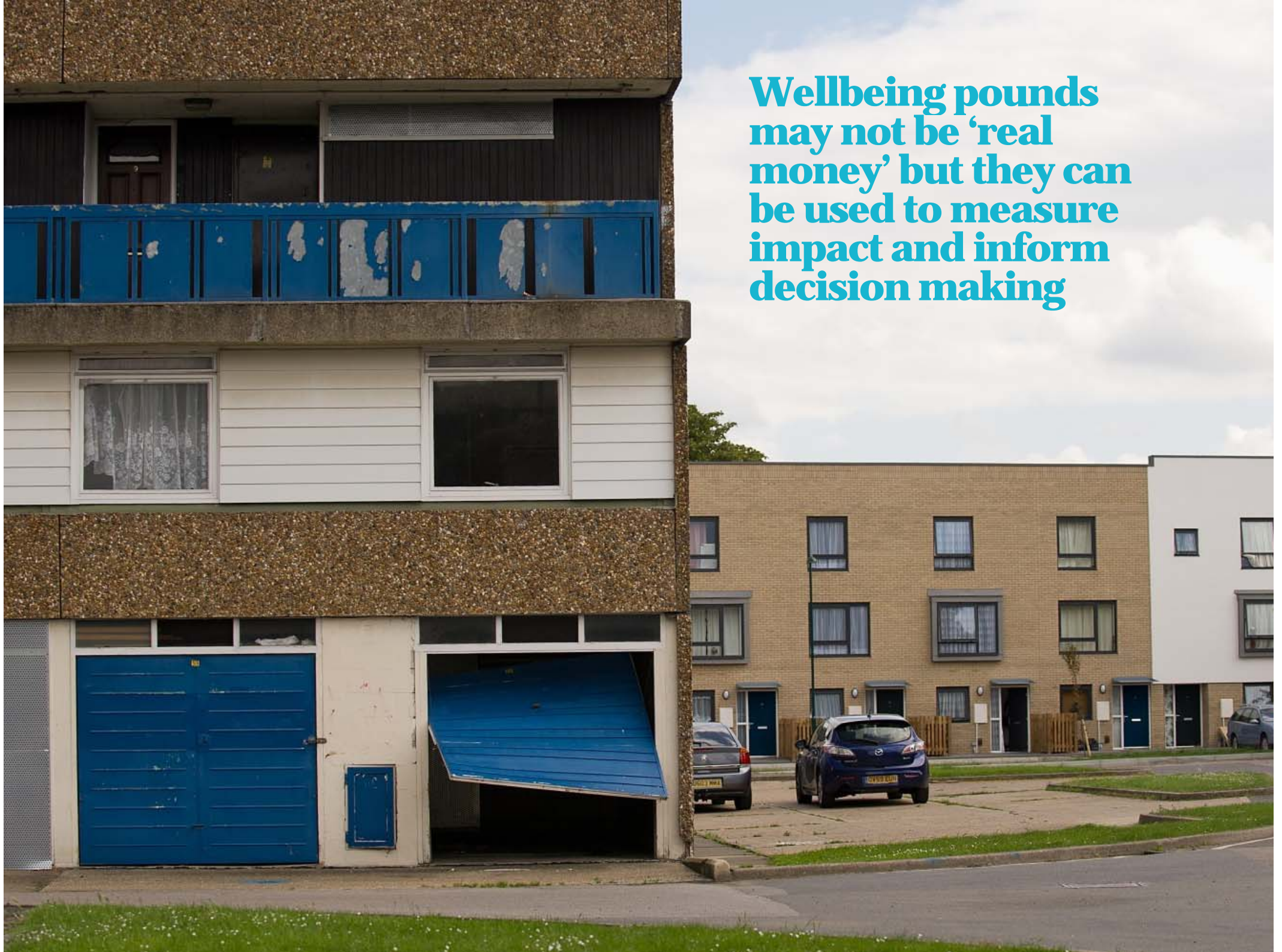
Wellbeing values for renewing homes and the spaces surrounding them



Outcome	Average value	<25	25-49	>50
Energy efficiency improved by one EPC band or	£217	£293	£130	£348
Resolution of problems with litter, rubbish or dumping	£449	£471	£299	£578
Resolution of problems with graffiti	£439	£379	£465	£390
Resolution of problems with vandalism	£299	£478	£320	£179
Resolution of problems with scruffy gardens / landscaping	£379	£228	£234	£498
Resolution of problems with scruffy / neglected buildings	£449	£270	£439	£482
Resolution of problems with dog or other excrement	£401	£412	£241	£498
Resolution of problems with condition of dwellings	£336	£255	£299	£331
Resolution of problems with condition of road, pavements and street furniture	£196	£158	£117	£299
Rectification of serious condensation / mould growth	£770	£1,232	£462	£1,212
Rectification of penetrating (higher level) damp	£674	£404	£482	£876
Rectification of ceiling fault	£266	£426	£160	£426
Rectification of floor fault	£754	£1,206	£615	£786
Rectification of wall fault	£390	£401	£234	£514
Rectification of door faults (interior doors)	£578	£347	£347	£903

Values per person in the household, variable by age, and applicable over several years

**Wellbeing pounds
may not be 'real
money' but they can
be used to measure
impact and inform
decision making**



The practical decisions that lead to great (or not so great) places to live



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6 Community Engagement Principles



Department for
Communities and
Local Government

Engagement with residents should start early and continue throughout regeneration

1

Engagement should be accessible and include all residents including tenants, leaseholders and freeholders

2

Residents should have access to opportunities to build their capability to take part in regeneration

3

Engagement needs trust to be effective. Conversations should always be honest, open and inclusive

4

Residents should be involved at all stages including feasibility, option appraisal, design, procurement & construction

5

Residents should have the chance to be involved in the future management of the estate

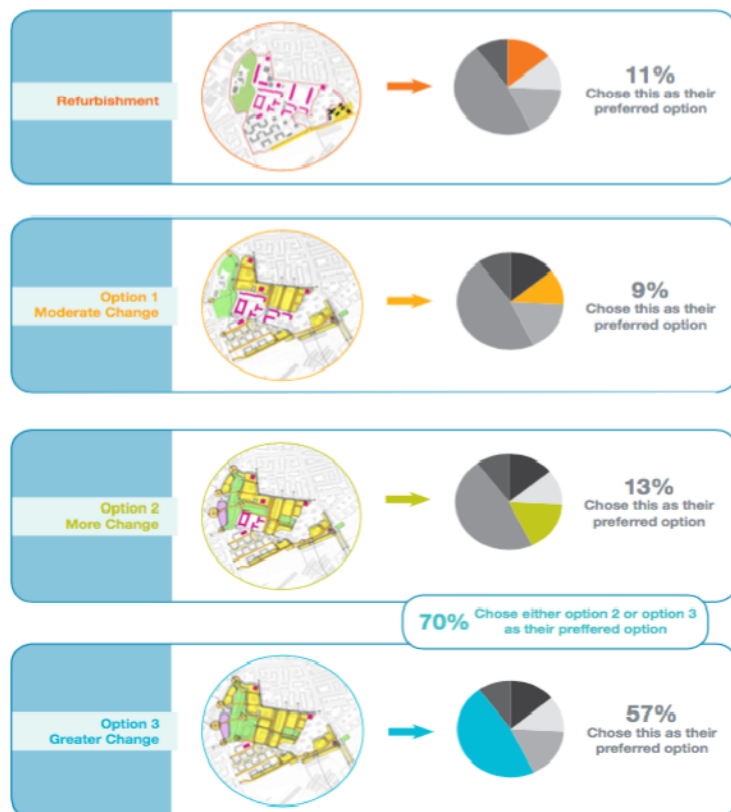
6

A fair deal for residents of all tenures?



Your Choice

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



The future of...

High Path

https://www.mertonregen.org.uk/high_path/high_path_residents_offer/

Residents Offer

Housing options
Compensation
Support



Regenerating your
neighbourhood



Keeping residents at the heart of regeneration



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"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

Positive long-term outcomes



- 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***.

Thank you
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Peabody Avenue, London Peabody Trust / Haworth Tompkins