

# Building Sustainable Communities

**Seminar two:** The tensions between aspirations and what people want – how can ways be found to negotiate solutions locally?



# Context

## Housing Green Paper

- Four existing growth points
- 29 'New growth points'
- Eco towns

## Empowerment Agenda

- Quality of services
- Community empowerment
- Civic participation

## Environmental sustainability Agenda

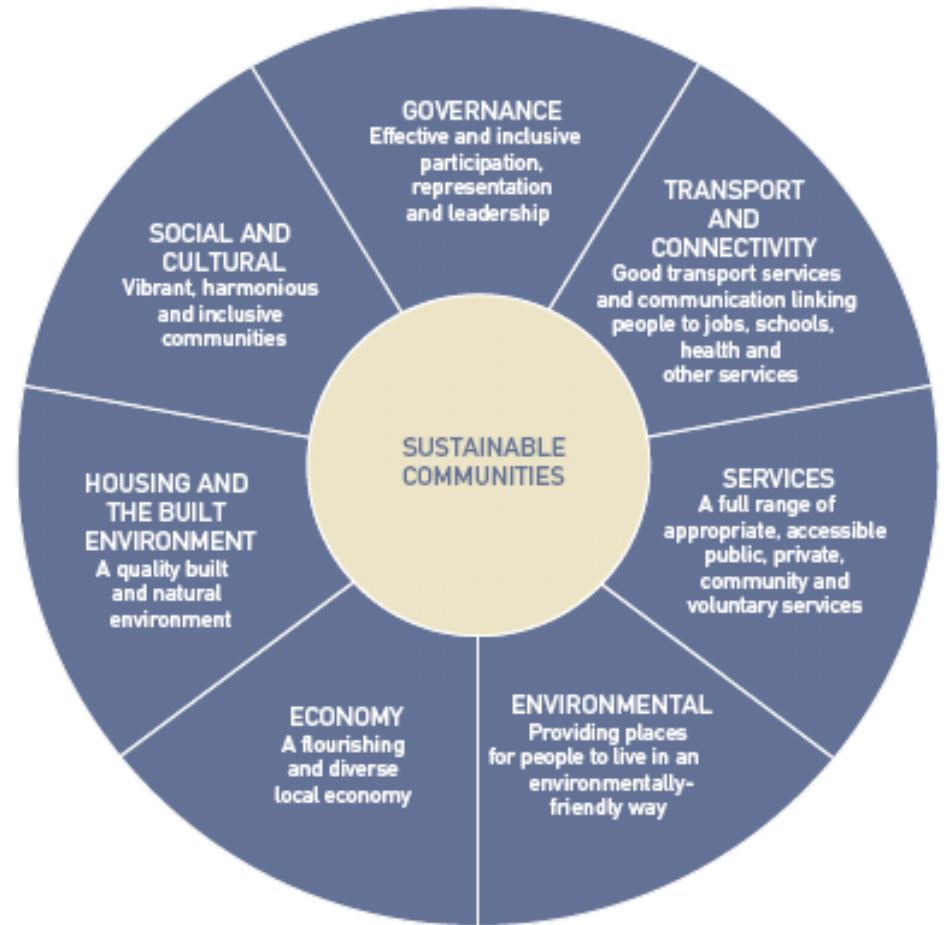
- CO2 reduction
- Tackling waste
- Behaviour change



# What is a sustainable community: two views

## 1 Institutional

- Governance
- Social and Cultural
- Housing & the built environment
- Economy
- Environmental
- Services
- Transport & Connectivity



Source: Egan Review: skills for sustainable communities, 2004

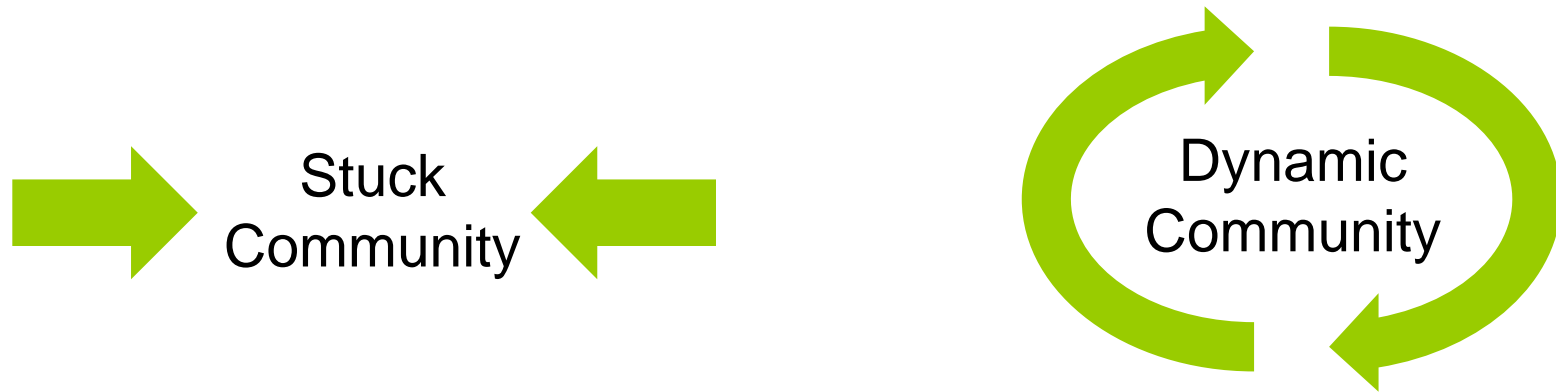


## 2 An alternative view

- Physical boundaries to promote geographical identity
- Visible leadership
- Rules and laws specific to the area, e.g. car free areas
- Possibly shared belief system, e.g. garden cities, new towns, eco-cities
- Strong social relationships, networks & bonds
- Local myths & stories
- Rituals and rhythms



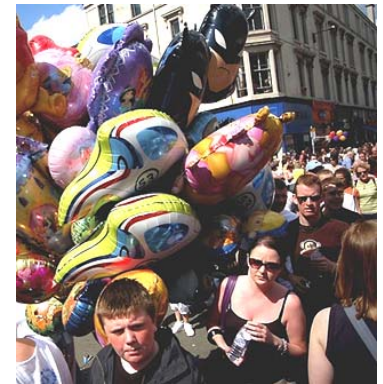
# What does success look like?



- unemployment
- low social capital
- little physical movement
- low expectations



- employment
- social capital
- movement
- aspiration



# Aims of the seminars

To examine **transferable lessons** from previous experience

To stimulate **discussion** into the best ways forward

To **bring together** the **interests** that need to work together:

- Agencies (including the new Homes and Communities Agency)
- Housing providers
- Local authorities
- Third sector organisations



# Competing aspirations?

## Residents want ...

- A home of ones own
- Traditional design with garden?
- Neighbours who reflect own values
- Good amenities and infrastructure
- Good services, e.g. GPs, schools
- Some opportunity to participate

## Government & agencies want ...

- Mixed tenure developments
- New settlements
- High density housing
- 'Green' design, meeting CO2 targets
- Pro-environmental behaviour
- Participation in civil and civic life



# Different research studies have concluded that:

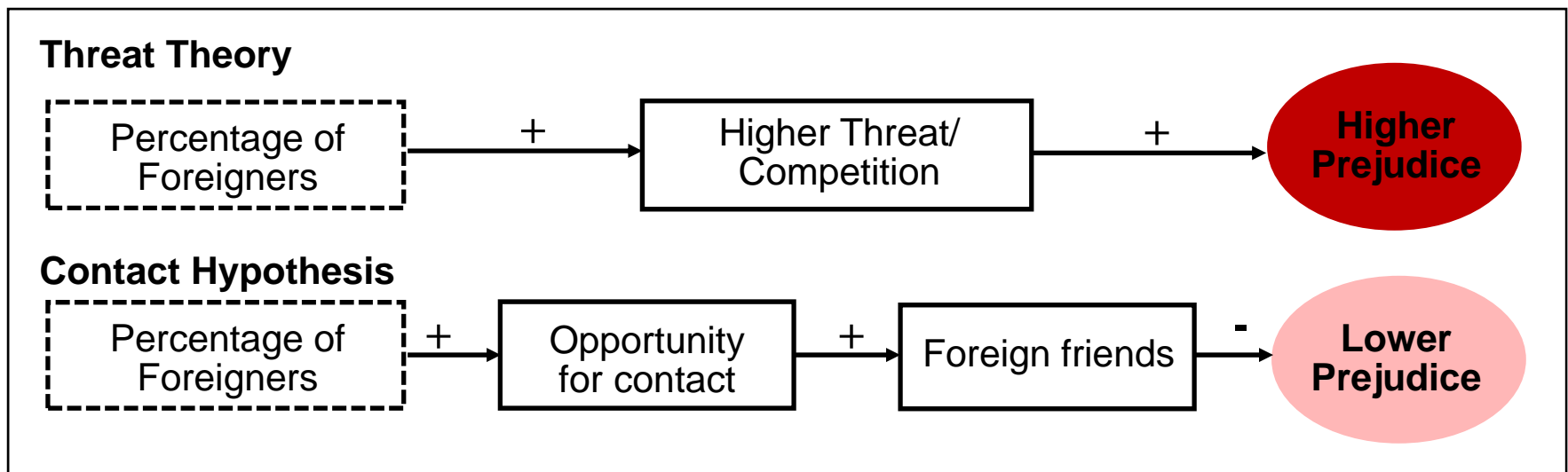
- current residents of mixed tenure communities are more happy with the concept than potential residents
- people are happier with the reality of high density radical design in practice than in theory
- people in mixed tenure developments can feel stigmatised (if subsidised) or concerned about living close to social housing tenants (if owner occupiers)
- residents of new developments are more happy with their homes than public space and social interactions
- new developments sometimes fit uneasily with surrounding neighbourhoods



# And when conflict emerges?

Is possible to negotiate solutions and bring people together by increasing social networks

Contact hypothesis: relevant to Northern Ireland, Hindu-Muslim conflict in India, former Yugoslavia?



# Attracting and keeping residents are two different tasks

What makes people move to a new area is not what makes them stay?

What makes them stay is linked to

- sense of belonging?
- contact and social networks?
- personal and family wellbeing?



# The four seminars

## 1. 28<sup>th</sup> April – London

Building forms of stewardship that encourage participation in new developments

## 2. 19<sup>th</sup> May - Birmingham

The tensions between national policy aspirations and what residents want

## 3. 2<sup>nd</sup> June - Manchester

The link between environmental sustainability and participation

## 4. 30<sup>th</sup> June – Milton Keynes

Constructing longer term stewardship and governance



# Agenda

- 10.00 – 10.15** Topic introduction
- 10.15 – 11.25** Findings from New East Manchester
- 11.40 – 13.00** A look at Neighbourhood Taskforces
- 13.00 – 14.00** Lunch
- 14.00 – 15.00** Walking tour of Castle Vale





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# New East Manchester

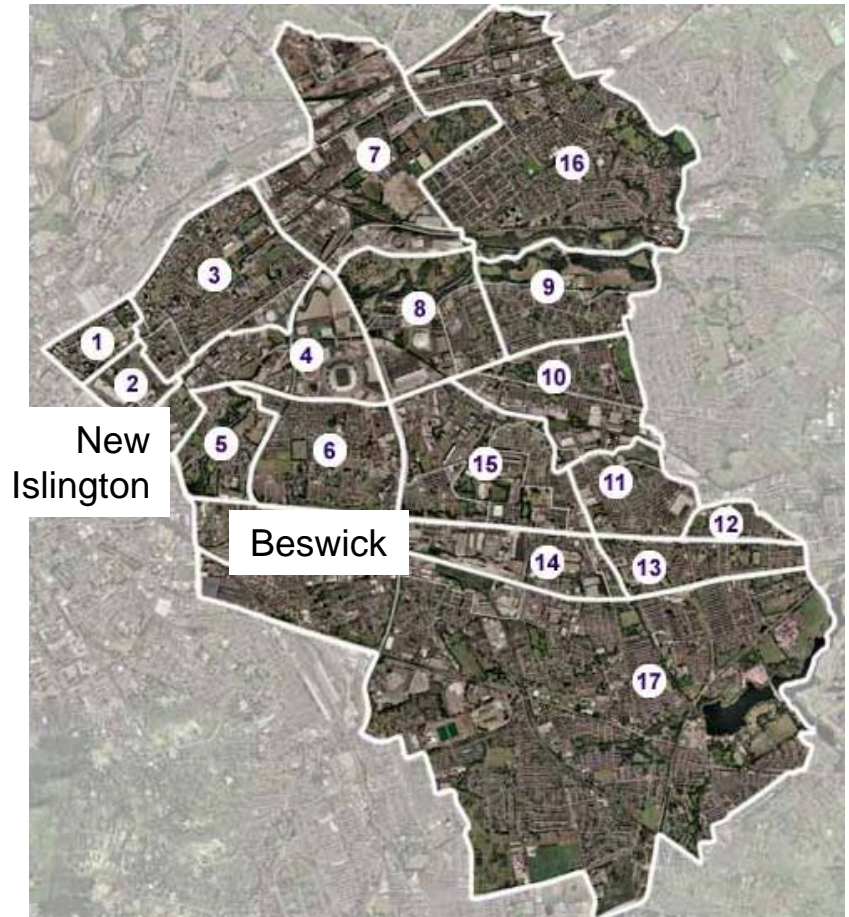


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# New East Manchester

- 60% employment loss 1975-85
- 13% population loss in 1990's
- Collapse in housing market
- 20% vacant properties, negative equity
- Low skills base/high crime/poor health/poor community and retail facilities



## Funding partners:

- English Partnerships
- North-West Development Agency
- Manchester City Council

## NEM aims:

- Increase the population to 90,000 over next 10-15 years
- Build upto 12,500 new homes
- Improve 7000 homes
- Deliver a 160 hectare business park
- Create 10,000 new jobs
- Raise educational attainment above the city average



# Beswick

- Almost half-way through
- Over 160 existing residents
- New primary school already complete
- New academy planned
- Working with two developers – Gleeson and Lovells



# New Islington

- Around 60 existing residents
- Used some high profile design practices: Alsop architects & FAT
- Health centre on site complete
- Significant work involved in cleaning the contamination from the land and creating a park on site



# Suzanne Price Manchester City Council



# Richard Hutton

## Urban Splash



# Neighbourhood Taskforces



# Background

Young Foundation project since October 2006

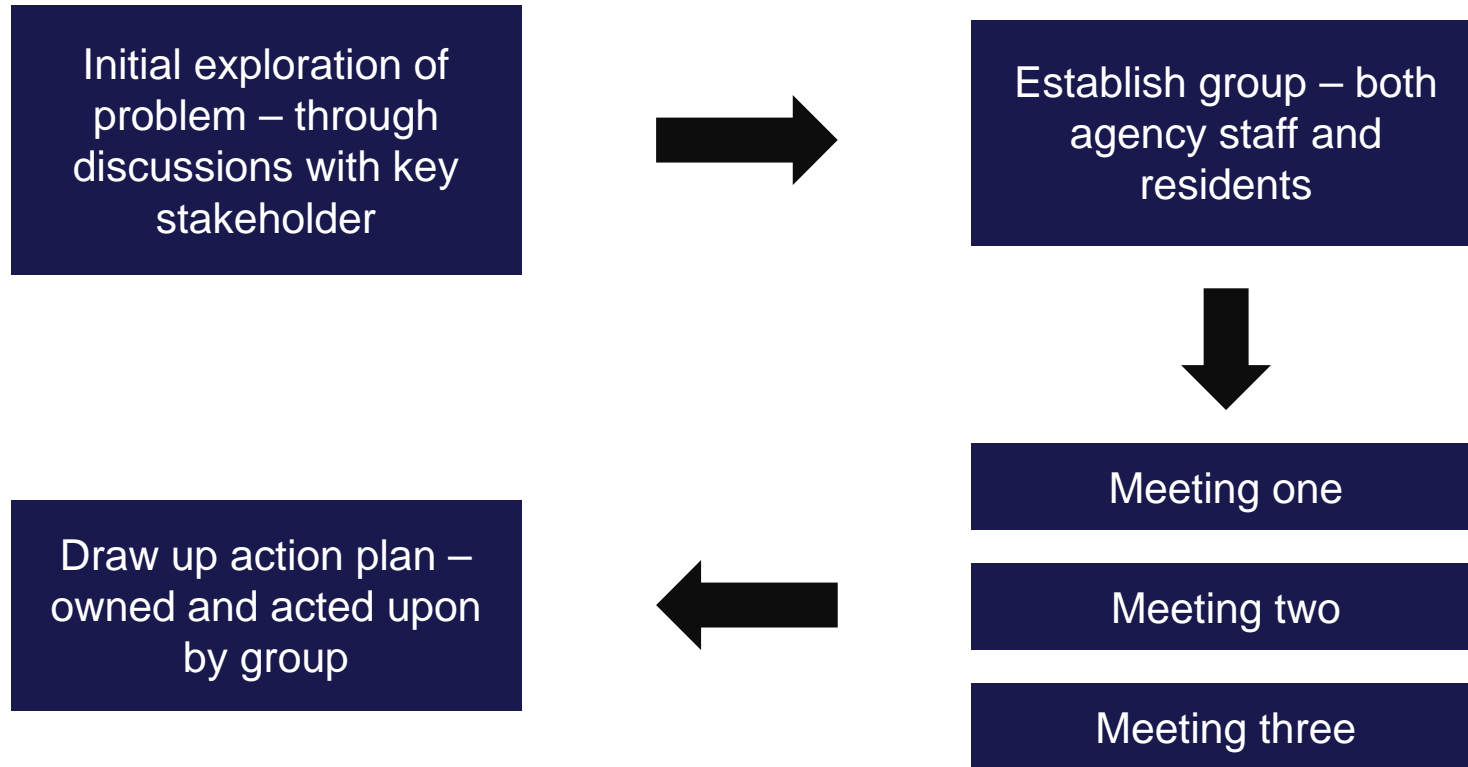
Working in Haringey and Limehouse

Working with local authorities' / LSP's neighbourhood management teams

Acting as facilitators in areas of neighbourhood conflict



# Taskforce process



# Chesnut estate, Haringay

Tensions over which groups have access to local community facilities

Biggest reported problem for the estate is anti-social behaviour by young people

Youth service had previously cancelled plans for youth provision due to lack of facilities



# Limehouse, Tower Hamlets

Rapid change in demographic make-up since the creation of Canary Wharf

Various groups living in close proximity to each other – all with their own community groups / residents associations

Little contact between them



# Chris Southworth Tower Hamlets Partnership



[www.youngfoundation.org/  
bsc\\_feedback](http://www.youngfoundation.org/bsc_feedback)

