

London Housing Estates

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London 1980

Approximately:

- 1 million council homes
- 2,000 estates
- 200-1,000 homes each
- Some much bigger
- 60%+ flats

Large council landlords

- 65% of all homes in inner boroughs
- Delinquent management, eg. Hackney TH
- No reinvestment funds
- Right-to-buy extremely low
- Problems of low demand
- Early experiments in 'estate-based' management
- 'Inner' distinct from 'outer'

Harvist Estate



Harvist



Wenlock Barn Estate



Tulse Hill Estate



2010

- Right-to-buy very successful
- Transfers to Housing Associations attract reinvestment
- Arms' Length Management Organisations (ALMOs) take over
- 'Group' social landlords dominate, i.e. large housing associations
- Council stock halved
- Pressures of demand intense

Large estates

- Very low income populations
- Concentrated in most deprived areas
- Much higher worklessness than average
- Concentrations of lone parent families
- Serious visible social problems
- Much greater management challenges
- Move to high-tech 'remote' systems

White City Estate



White City Estate



Edward Woods Estate



Edward Woods Estate



St. Luke's, Islington



The flag of mixed communities

Assumptions:

- Social segregation is bad
- Concentrated poverty multiplies problems
- Mixed incomes generate resources
- ∴ Standards rise, services improve
- People value more attractive places
- Goal of reshaping social housing

'Regeneration'

- A double-edged sword
- 100s of estates targeted
- Removes large affordable supply
- Displaces large low-income populations
- Relies on large private investment
- Difficult to raise 'social' to level of private
- So, mixed communities falter
- But affordable housing supply shrinks
- Blighting estates

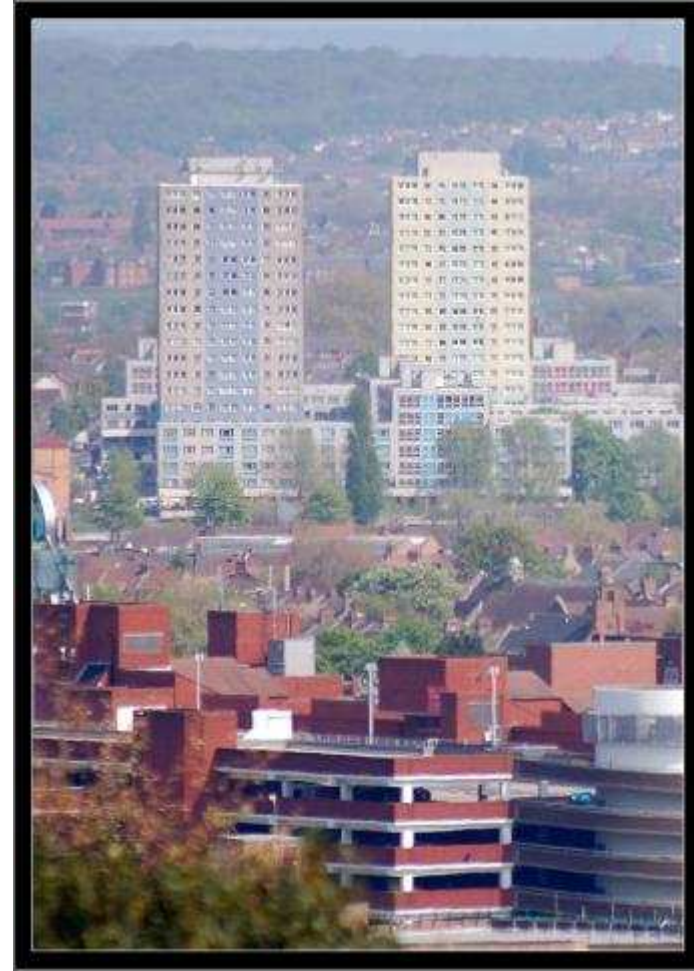
Woodberry Down



Is there another way?

- Manage and repair block by block to the value of £200,000 per home
- Preserve and upgrade all estates as affordable housing
- Burden of proof on landlord to prove otherwise
- Tackle worst social problems through social interventions, minimise demolition and displacement
- Encourage community links
- Offer hand-holding and supports
- Extend social supply into private renting
- Acquire and renovate unwanted empty property

Broadwater Farm Estate



Broadwater Farm Estate



Clapton Park Estate



Can poor, unpopular estates be made to work?

- No alternative – still around 2,000
- Some examples:
 - White City, Hammersmith
 - Poplar HARCA, Tower Hamlets
 - Hornsey Lane, Islington
 - Harvest Estate, Islington
 - Clapton Park, Hackney
 - Broadwater Farm, Haringey
 - Edward Woods, Hammersmith

Poplar HARCA



How?

- In spite of poverty –
- All model estates work with three conditions:
 - intensive estate-based management
 - ‘custodial’ caretaking
 - resident involvement
- Modest continual investment
- Careful on-site problem-solving
- Direct communication between landlords and tenants
- Extensive social provision and support
- On-going repair, cleaning, security

Locally-based communal services for large community built estates are a *sine qua non* of success

- Works for the rich!
- Works for the poor!

- Street police
- Park keepers
- Wardens
- Door security
- Odd jobs man

someone to turn to

Park keeper



Concierge

