Challenges and opportunities of community led regeneration

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March 2015
stand for it
your issues. your ideas.
GET SET FOR CITIZENSHIP

Menu

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Creative Outreach
Pathways to Citizenship
Leaping the Language Barrier

Funded by the Single Regeneration Budget through the London Development Agency

‘encouraging active citizenship’

magpie resource library

CHILDREN

NO PROBLEM

[Image of a mobile food trailer with the above text]
A community-led programme to end the cycle of regeneration failure. "Get Set for Citizenship" will change hearts and minds, find creative solutions to 'impossible' problems, and prepare for a new millennium of active local citizenship.

Lead body
Magpie Resource Library

Accountable body
Hyde Housing Association

Submitted by
NX Partners

Get Set for Citizenship

Laying the Foundations of Neighbourhood Renewal
£11.4 million pier jackpot

Comedian Jo Brand lends support to Hastings Pier

By Hannah Collins

The Rebuilding of the pier has moved a giant leap closer thanks to £11.4 million of lottery funding.

It was announced on Monday (November 11) that the Hastings Pier and White Rock Trust (HPWT) had won funds from the Heritage Lottery Fund for the future of the pier and the future of Hastings.

Simon Opie, chief executive of HPWT, said: “This is brilliant news. We are very grateful to the Heritage Lottery Fund for their support of the project.”

Hastings Pier, which was destroyed in 2013, was the only remaining pier in the town. The new pier will include a range of attractions, including a restaurant, a bar, and a brand new entertainment venue.

Councillor Jeremy Birch, leader of Hastings Borough Council, said: “This is excellent news for Hastings Pier and White Rock Trust (HPWT), all supporters and of course residents of and visitors to Hastings.”

The remainder of the funding is to come from a variety of sources, including the Coastal Communities Fund, Hastings Borough Council, and a Community Shares Scheme, which is to be launched by Jo Brand at her Stand Up For Hastings Pier comedy show on March 30.

What readers said online

Fiona: “Yes!!! This is great news for Hastings. Very well done to all the people who worked to make this happen.”

Retired: “Well done to the dedicated people who have got this far. I never really thought it would work but it’s great news.”

Hastings MP Amber Rudd said: “I am in awe of the talent and commitment of the people who have supported the Hastings Pier and White Rock Trust, and believe the whole town owes them a huge debt of gratitude for their determination and enthusiasm that led to this fantastic result.”

The designs for the new pier have been drawn up by firm of architects BMM, and aim to provide a modern pier, but with links to its Victorian history.

Pier plans given boost by £11.4m of lottery cash

The next step is for the Compulsory Purchase Order to be activated by the council and ownership of the pier to be transferred to HPWT.

Following this, work is due to begin in Spring 2019. The structure, ravaged by fire in October 2010, will be made safe before the first phase of development, which will bring a new visitor centre, a redevelopment of the Pavilion as bar and bar and restaurant, and an open space extremely flexible in terms of seasonal uses.

The programme is likely to include the inclusion of musical events, outdoor cinema, public art, a summer circus, and other ice-skating.

A community showcase is to be established at the White Rock Baths, where members of the public will have access to the detailed plans, and be able to see how work is progressing.

Speaking of the importance of the pier to Hastings and St Leonards, Mr Opie said: “If you can demonstrate to people how something like that can be turned around, that has a really important psychological effect and an economic effect.”

“All along it has been clear that we want people to respect the heritage but provide something that is relevant to the 21st century. There won’t be another pier like it.”
Positive Energy

Friendly and approachable - I am easy to talk to

Patience, Problem Solving, Listening

EMPower People

IN ACTION

ABILITY to get the best out of people

RUNNING A SOCIAL ENTERPRISE

CHALLENGING SHARED NEEDS

JOB

COMMUNITY ORGANISERS
What is Regeneration?

The retro-fitting of sustainability into neighbourhoods that have missed out on appropriate maintenance investment.
What is Regeneration?

The unleashing of resources to nurture transformational local change
“On the one hand we are called to play the Good Samaritan on life’s roadside, but that will only be an initial act. One day we must come to see that the whole Jericho Road must be transformed so that men and women will not be constantly beaten and robbed as they make their journey on life’s history.”

Martin Luther King A Time To Break Silence (1967)

*It is collective local action that will transform the Jericho Road...*
An entrepreneur is someone who sets out to do something without (yet) controlling the resources to achieve it.
Unlocking resources

- People
- Land & buildings
- Money
Unlocking individuals...

PEOPLE

Community Organising

Wake people up to the possibility of a different world and join them together to make change on the ground

www.cocollaborative.org.uk
LAND & BUILDINGS

- Asset transfer and asset development
- Meanwhile use
- Neighbourhood planning
- Campaign against delinquent ownership
- Self-renovating the fine grain
- Locking in affordability

[Links]
www.mycommunity.org.uk
www.meanwhile.org.uk
Unlocking investment

MONEY

• Engaged investment
• Joint ventures
• Matching funds
• Big Lottery, Big Local, Power to Change
• Community shares
• Neighbourhood bonds
• Investment readiness funds and support

www.communityshares.org.uk
http://www.sibgroup.org.uk/bigpotential/
Unlocking resources

- Actual not abstract
- Strengths not needs
- Right now as well as long term

*Identify*

*Encourage*

*Unleash*

*Anchor*
“There’s too much navel-gazing in regen and it’s what you can see on the ground that matters – delivery, delivery, delivery.”

No, there’s a scarcity of reflective thinking, an appalling lack of archives and shared learning (despite lots of expensive evaluations), and not enough properly facilitated cross-neighbourhood visiting.
What is regeneration for?

Social Justice?

Social Control?

or the Pursuit of Happiness?
• To what extent is regeneration a process of ‘social engineering’?
• Grafitti in Deptford 1992 – ‘RESIST THE YUPPIE INVASION’
• Dilution of statistical need, displacement of people.
• Gentrification starts well but ends in sterilisation.
Principles of regeneration

• No-one should be disadvantaged by where they live
• Spirals of decline or success – vicious/virtuous circles
• Multiple aspects of deprivation are mutually reinforcing
• Local people are best placed to understand their own areas but they also need to see beyond the horizon
• The genius of place – local distinctiveness, renewal without destruction
• The unpredictability of interventions
• Building social capital – human resource is the most important asset of all
Challenges & Opportunities

Mobilisation – community organising

Cooperation – partnerships & alliances

Gentrification – community freehold
Fail to plan – plan to fail
Plan, act, reflect, plan
But also JFDI...!
“To be truly radical is to make hope possible rather than despair convincing”

- Raymond Williams (1921-1988)
Culture eats strategy…

But culture is dynamic as well as infectious
Like bacteria it colonises
Like bacteria it mutates
Like bacteria it’s out of our control
But responsive to our interventions…

…for breakfast

Bruce Flye