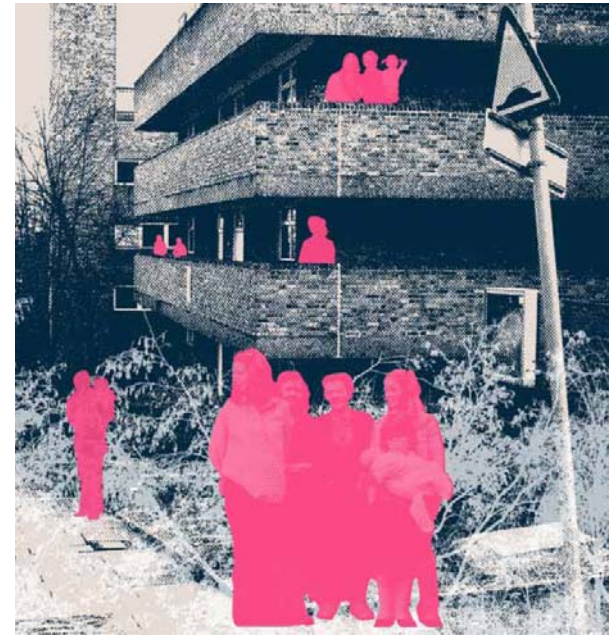




The End of Regeneration?

Improving what matters on small housing estates



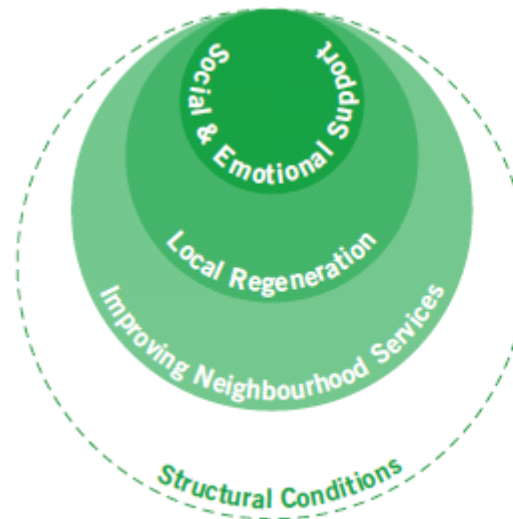
The project

Scoping research and local projects to generate innovative and practical solutions to tackle the root causes of deprivation and exclusion on small estates:

- focus on three contrasting small estates
- explore underlying social issues for each estate
- establish partnerships with relevant agencies & stakeholders in each area
- produce an individual action plan from this estate
- develop a toolkit of options for other similar areas

Social regeneration?

The importance of social and emotional support for regeneration



Social & Emotional Support

Interventions to tackle underlying social issues through non-conventional means

Local Regeneration

Improving local environmental, economic and social conditions through physical regeneration

Improving Neighbourhood Services

Tackling everyday neighbourhood issues through public service provision

Structural Conditions

Reversing trends through regional and national policy. Beyond the scope of local approaches to tackling deprivation



The three estates



South Shields

269 households – 74% rented social housing, 21% privately rented and 5% owner occupied. Mixture of one, two, three and four bedroom homes. Mixture of low-rise bungalows, houses and tower blocks.

Kent

Two adjoining estates, one has 300 properties and the other has 229 properties. The larger estate has approx. 50% socially rented 50% under private ownership through Right-to-Buy. The smaller estate has 16% rented social housing, 8% privately rented and 76% privately owned.

Coventry

606 households of which 290 were in this study. 42% rented social housing, 15% privately rented and 43% owner occupied. Mixture of one, two and three bedroom houses.

Focus on life transitions

- *Stories and anecdotes about life on the estates*
- *Focus on important life transitions*
- *Unstructured conversations with residents*
- *Semi-structured interviews with agencies*
- *Informal group discussions*

South Shields	Organised Conversations	Informal group Conversations	Total
Residents	11	8	19
Ex-residents	2	0	2
Councillors	3	0	3
Agencies, services & local professionals	12	0	12

* 12 interviews with practitioners included:

- community support worker at local mosque
- police sergeant & PC
- waste supervisor
- student welfare officer (secondary school)
- primary school head teacher
- housing area manager
- ASB officer
- voluntary sector youth club manager
- housing officer

The Taskforce Model

- *Thinking about deprivation holistically*
- *Using real voices to explain local problems*
- *Local people influencing outcomes, but this is not about empowerment*

“

Hearing these stories is invaluable. We rarely get this kind of information from the ground.

— Head of a Council Service, South Shields

The Taskforce Model

- *Focus on practical and rapid action*
- *'No holds barred' idea generation*
- *Involve agencies that can make things happen*

“

Facilitator: What one thing would you like to see done on the estate?

Service Manager: Get rid of reporting mechanisms as the way of allocating resources

— Agencies workshop in Coventry

The Taskforce Model

Local conversations:

What are the underlying issues?

Secure support from relevant agencies

Establish local taskforce groups

Rapid action planning

Share findings and lessons

Economic decline

Most significant factor contributing to deprivation?

Beyond the scope of this project and local work

“

My eldest son is doing a course because he gets more benefits though he is not interested in the subject. I can't remember what course it is. He worked as a car valet but was made redundant. He also got a licence to be a forklift driver but only lasted about three weeks

— Interview, South Shields Resident

Common symptoms

- *Perceptions of ASB*
- *Poor design*
- *Low engagement with services*
- *Low community capacity*

“

Some people have no respect for themselves and no respect for anybody

— Interview, South Shields Resident

Low self-esteem

- *Creates difficulties for residents, particularly when accessing services*
- *Residents stigmatised*
- *Lacking confidence to demand better services*

“

They want you to praise them as parents. They don't feel they are good parents... they don't see themselves as being worthy or allowed anything

— Interview, Kent worker

Isolation, culture & reputation

- *Strong social networks*
- *Dominant local culture*
- *Linking social capital*
- *Reputation is self-reinforcing*

“

They can be oppressive; where they go, you don't want to be.

... they can help control the trouble, but only if it impacts on them

Interviews, Coventry residents on the impact of some disruptive local families

Chaotic households

- *Seem to have a disproportionate effect*
- *‘good’ and ‘bad’ bits of the estates*
- *Impact of housing allocations*

“

Our new area is like a different world

— Interview, Ex-resident describing their new home, just 500 metres from the Coventry estate

Family, childhood & aspirations

- *Parental involvement with education*
- *Self-reliant young people*
- *Low levels of adaptive resilience*

“

One boy got a place at grammar school but he wasn't allowed to go. The parents didn't think it was for people like them

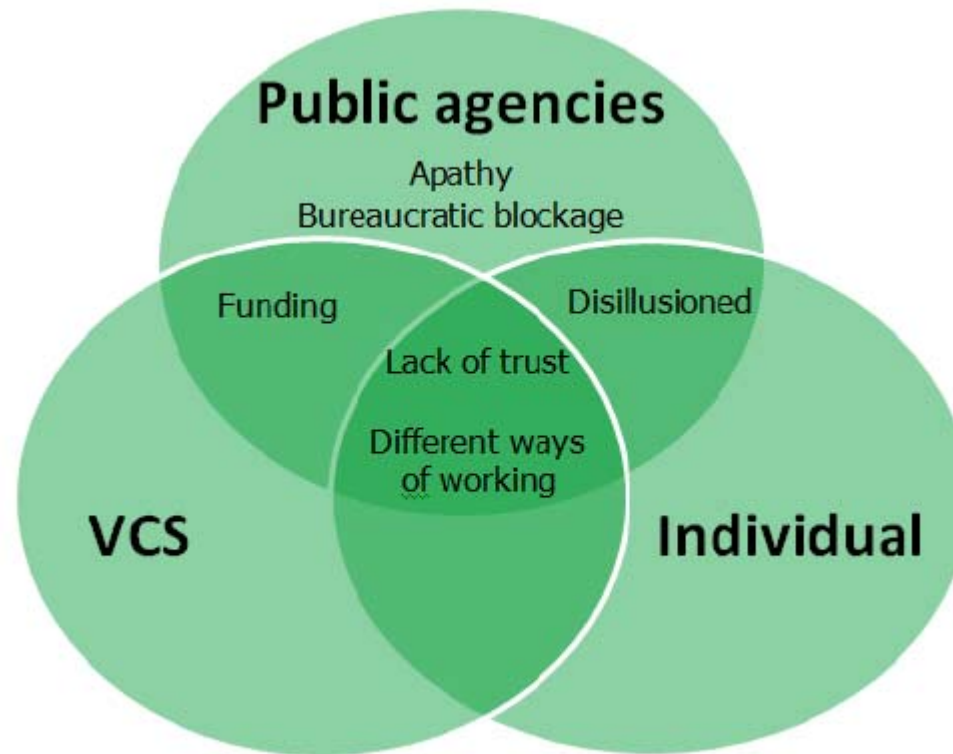
Interview, Kent Worker

Ideas and Inspiration

- *Harlem Children's Zone*
- *Launchpad Life Coaching*
- *UK Resilience Programme*
- *Embedded Time Bank - Spice*

Lessons about partnership

- *Match the partners to the issues*
- *Fit into existing structures*
- *Gain early commitment from the right people*
- *Delegation must come with responsibility*
- *Coercion doesn't work - if agencies don't get fully on board chances of success are low*



Supporting new partnerships

- *Better incorporation of co-production based on life experiences*
- *More learning opportunities, especially from the community. Greater focus on relational capital.*
- *Small amounts of flexible funding to innovate and respond to need quickly*