

The end of regeneration

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@metlines

“Delivering more with less in local communities – what are the options?”

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Summary

1. Our existing responses to urban deprivation don't work
2. We can create new solutions that are led and owned by local communities
3. The guiding principles in future should be neighbourhood resilience and urban reconnection





Tramp
Town
Stanton!!
Enter
At Own
Risk

ENTER X
AT
OWN
Will

Nick's
Bipp

Over and over

“The definition of insanity is doing the same thing over and over and expecting different results.”

Rita Mae Brown, *Sudden Death*



Regeneration is dead

- Outside a few marquee locations, the regeneration model is broken
- For first time since 1968, there is no national regeneration programme
- Little public subsidy and limited access to credit
- Low levels of investor interest and consumer confidence
- Increasing costs of raw materials
- Deep suspicion of “traumatic” regeneration activity



Failures of regeneration

- Reliance on top-down programmes
- Limited involvement of local people
- Displacement of problems
- Minimal impact on geography of poverty
- Failure to narrow the gap
- Delivered fewest benefits to poorest areas and households





Image credit – [Stephen Armstrong](#)

Tough times ahead

- There remain thousands of deprived neighbourhoods in every part of the UK
- Deeper public spending cuts
- Recession / minimal growth
- Rising unemployment
- Lower public support for tackling deprivation / harsher attitudes to poverty



3 scenarios

Scenario 1

Back to the 80s – poorest neighbourhoods fall into a cycle of severe decline and disorder





POVERTY LANE

3 scenarios

Scenario 2

Back to the 90s – poorest neighbourhoods kept afloat by top-down programmes but gap continues to grow



A street sign for 'WELFARE ROAD' is mounted on a brick wall. The sign is rectangular with a white background and a dark border. The text 'WELFARE ROAD' is written in a bold, black, serif font. The sign is held in place by several small screws. The brick wall behind it is made of reddish-brown bricks with dark mortar. To the left of the sign, there is a dense cluster of green leaves, possibly from a vine or a bush, which partially obscures the wall and the sign's edge.

WELFARE ROAD

3 scenarios

Scenario 3

Post-regeneration solutions led and owned by local people





HOPE STREET

Way forward – resilience

- Supporting places to adapt and benefit from social and economic change
- Strengthening local networks and connections
- Investment in local community development and organising
- Supporting local economic development
- Transfer of assets to local organisations
- Reconstruction of services on co-operative lines



Way forward – reconnection

- Placing neighbourhood-level work within strategic context of functional economy
- State doing the heavy lifting at the wider spatial level
- Tackling unsustainable growth patterns
- Economic development plans linking poor neighbourhoods into growth
- Stronger focus on skills and employability at the local level





Tramp
Town
Stanton!!
Enter
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Risk

ENTER X
AT
OWN
Will

Nicks
Bipp





BRICK BY BRICK, LOAF BY LOAF,
WE BUILD OURSELVES

OAKFIELD
ROAD

Bakery Mitchell's Bakery 199
Oakfield Road

FILLED

HOME MADE

HOME
BAKED
a perfect recipe
Community Bakery

HOME
BAKED
a perfect recipe
Community Bakery

HOME
BAKED
a perfect recipe
Community Bakery

20
ZONE

Over and over

“The crisis consists precisely in the fact that the old is dying and the new cannot be born; in this interregnum a great variety of morbid symptoms appear.”

Antonio Gramsci, *Prison Notebooks*

“Never waste a good crisis.”

Rahm Emanuel

