

Barriers and Drivers for Brownfield Regeneration: Lessons from Greater Manchester and Thames Gateway

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Format of presentation

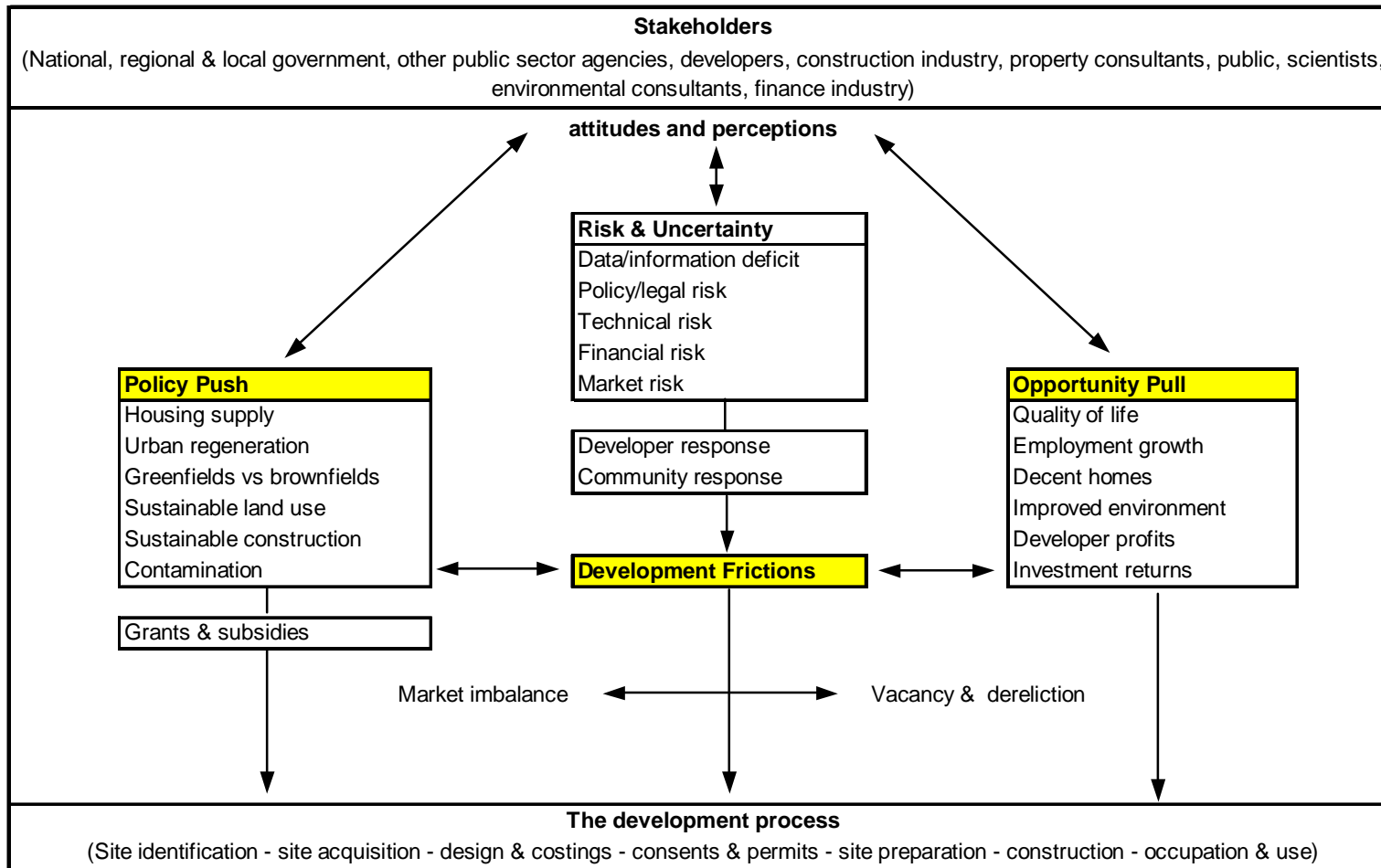
- Background and context
- Drivers and barriers
- Lessons from the case studies
- Policy implications-can we solve 'wicked problems'?

What is sustainable urban brownfield regeneration?

- *'The management, rehabilitation and return to beneficial use of brownfields in such a manner as to ensure the attainment and continued satisfaction of human needs for present and future generations in environmentally sensitive, economically viable, institutionally robust and socially acceptable ways within the particular regional context.'*
(RESCUE)

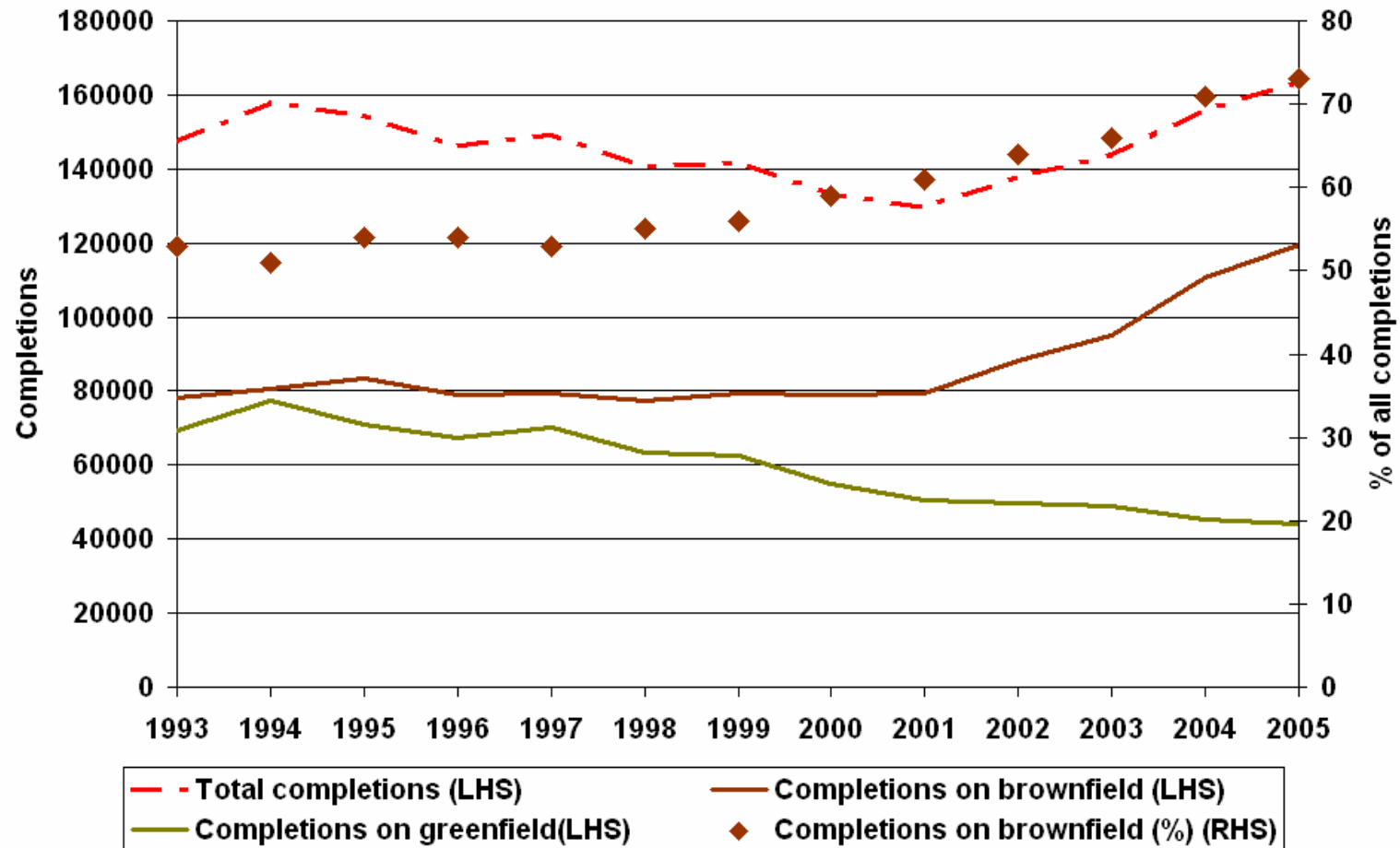


Brownfield development: a conceptual framework



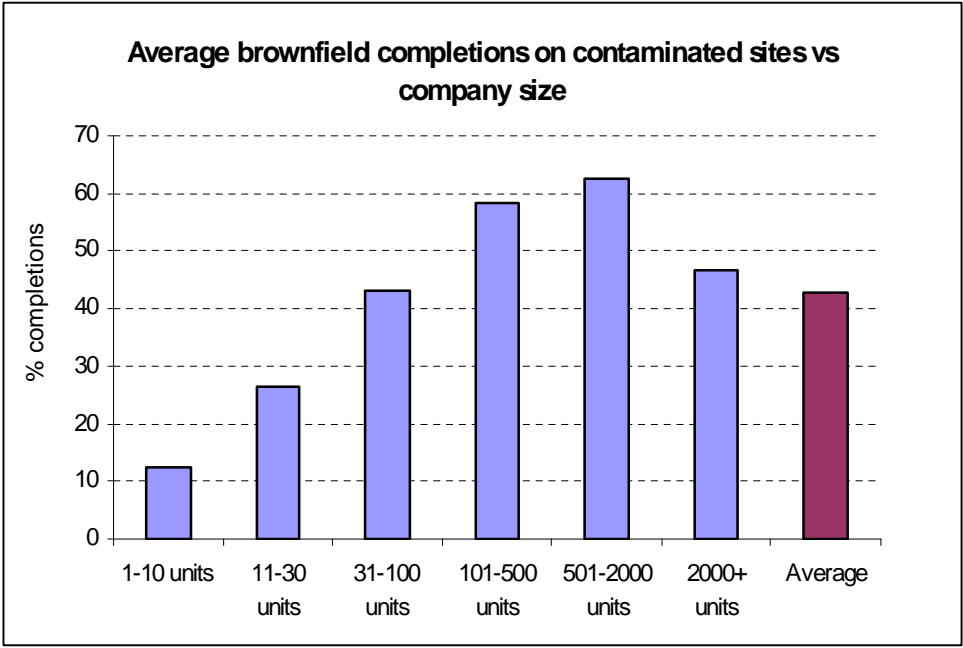
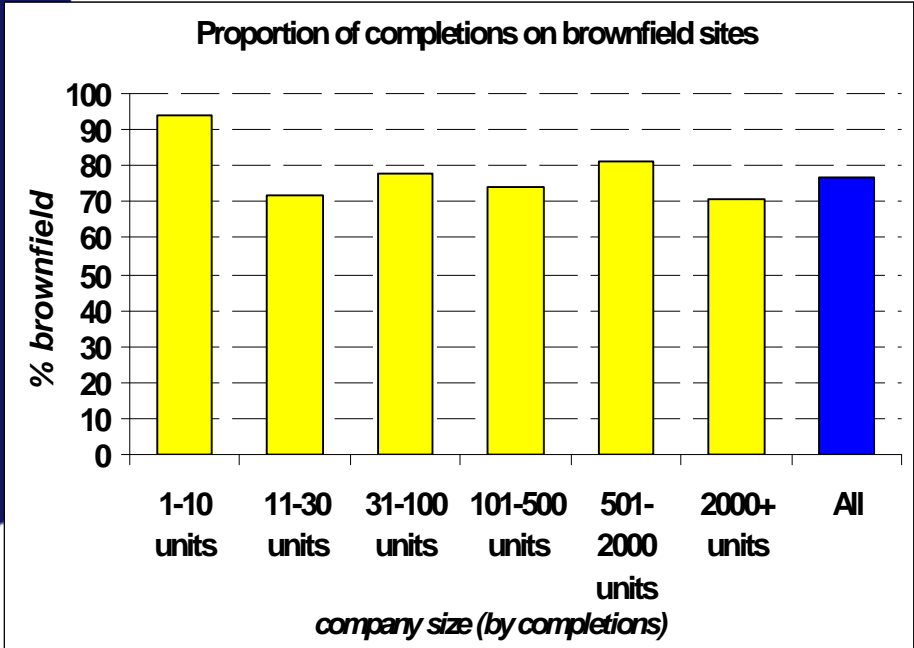
Source: modified from POST 1998

Dwellings: brownfield completions (England)



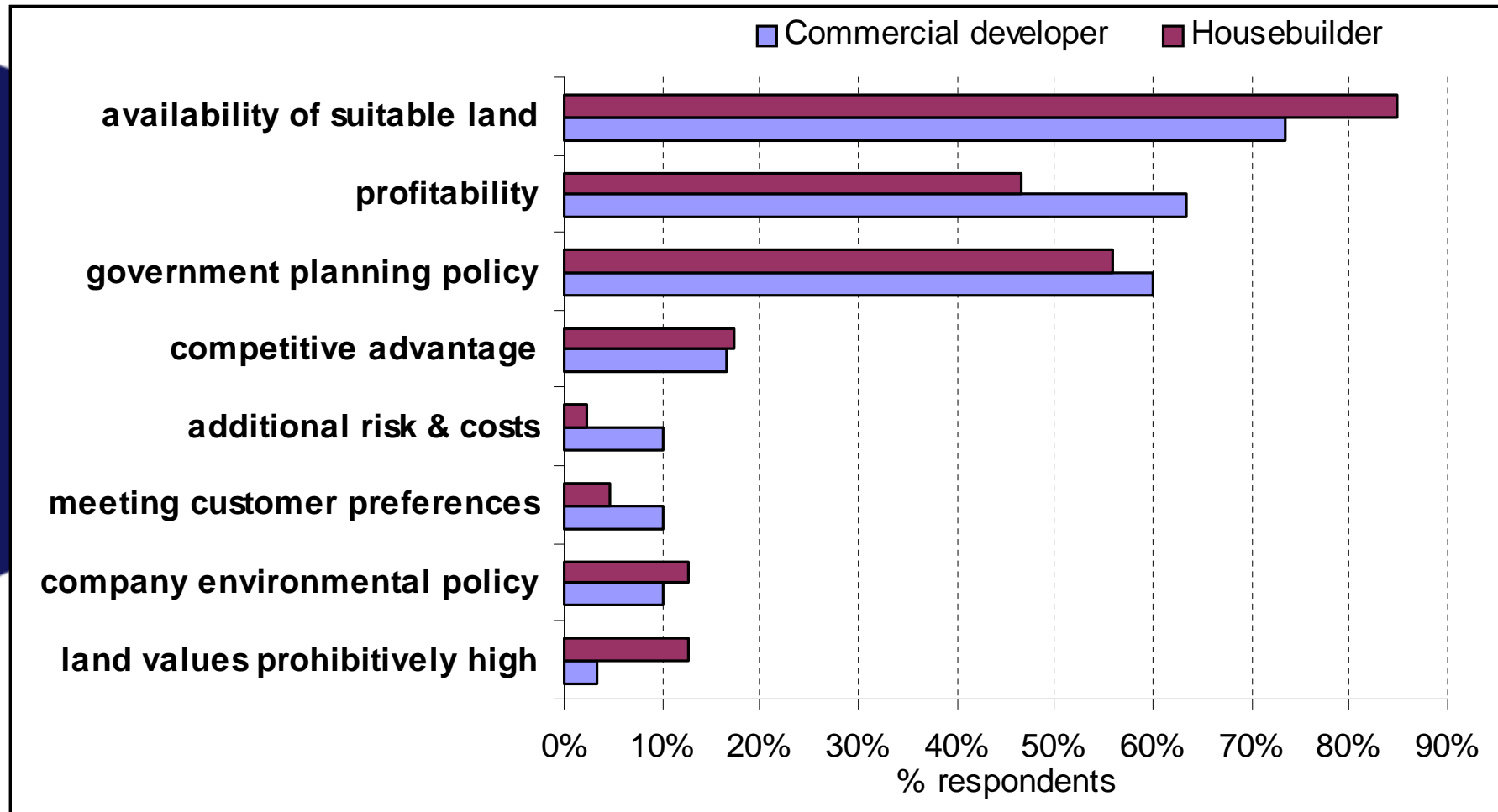
Lessons from the survey & case studies

Extent of brownfield development / contaminated land holdings



(Source: SUBR:IM)

Reasons for moves to brownfield



(Source: SUBR:IM)

Location of case studies

Thames Gateway

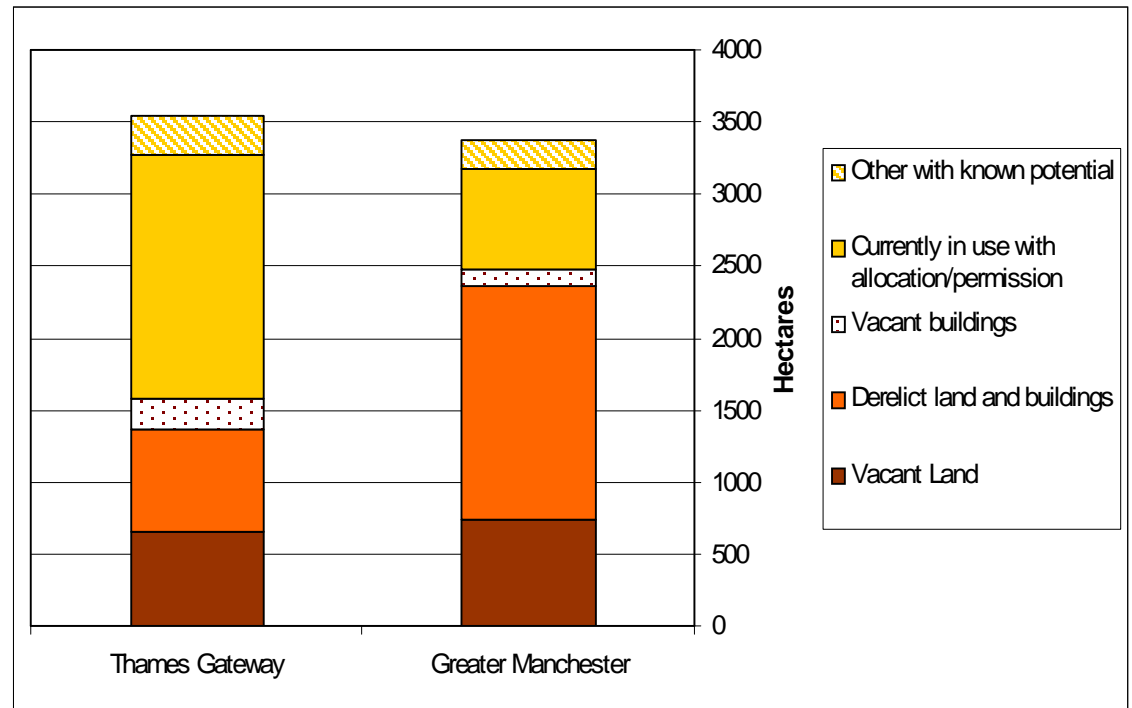


Greater Manchester



Brownfield: Type (NLUD, 2003 and 2006)

- More brownfield in TG than GM
- Sites are bigger (3.75ha ; 1.82ha)
- Greater proportion and amount of derelict/vacant land in GM than TG
- Longer-term dereliction in GM
- H25: Recycling Indicator– 81% in TG and 84% in GM
- Dwellings on brownfield)



New Islington, Manchester (newislington.co.uk)

- Millennium Community (one of 7)
- Mixed use
- 1400 homes, health centre and school
- 12.5ha site
- Depopulation and council housing
- Contamination from industry
- Focus on environmental design (CHP)
- Partners: English Partnerships, Manchester City Council, Urban Splash and Manchester Methodist Housing Group.



Barking Riverside, Barking (barkingriverside.co.uk)

- Largest brownfield site in UK, 200ha
- Dereliction and contamination (plus pylons!!)
- Site conditions (layered peat)
- Mixed tenure housing for 26,000 people
- New transport links (DLR) and planned TG transits
- Barking Riverside (EP and Bellway)



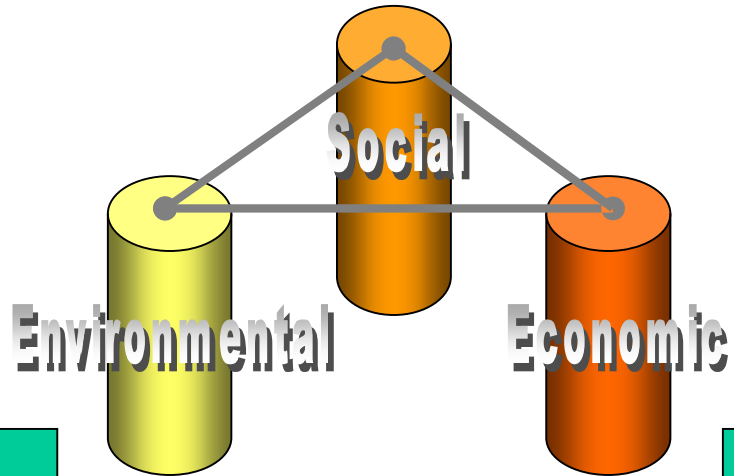
What do the case studies tell us?

- **Environmental**
 - Contamination not THE main issueMore important are:
 - Infrastructure
 - Density
 - Affordability
- **Economic**
 - Strong image/brand are important in building confidence
 - Area-based initiatives will fail without people-based inputs!
- **Social**
 - Joint Venture (PPP) schemes are successful - strong leadership
 - What are sustainable communities, really?? Need good social mix
 - Governance
 - Planning delays/bureaucracy



Developers' checklist: 'best practice'

- ü Community engagement
- ü Partnering (JVs/PPPs)



- ü Sustainable remediation
- ü Sustainable construction

- ü Brand/image
- ü Balanced housing mix
- ü Liveability/jobs

Developer Best Practice Checklist (Cont.)

- Best practice checklist has been developed.

From our case studies seems as if potentially the best schemes are ones which:

- Provide for sustainable remediation (not dig and dump) and use sustainable construction;
- Those that actively engage with the community (away days to learn from overseas visits and ecoday/green days to learn more about design)
- joint ventures that combine interests of private and public sectors seem to work well
- company structures, limited liability partnerships and other more informal type arrangements.
- Those that have produced a balanced housing mix (not just flats, because we're building too many!) with jobs, schools and hospitals.
- Of courseImage and brand of an area are very important. Although there could be tensions here because if an area becomes successful prices rise and locals may be priced out of the market.

‘Wicked problems’?: a look at future brownfield policies

Infrastructure needs to be in place....



- Developers want certainty, especially about Cross Rail link (although true for the rest of the country).
- A greater role for PPPs?
- Infrastructure a real issue, especially in South East
- ‘Transient communities’?

Construction needs to be more sustainable.....



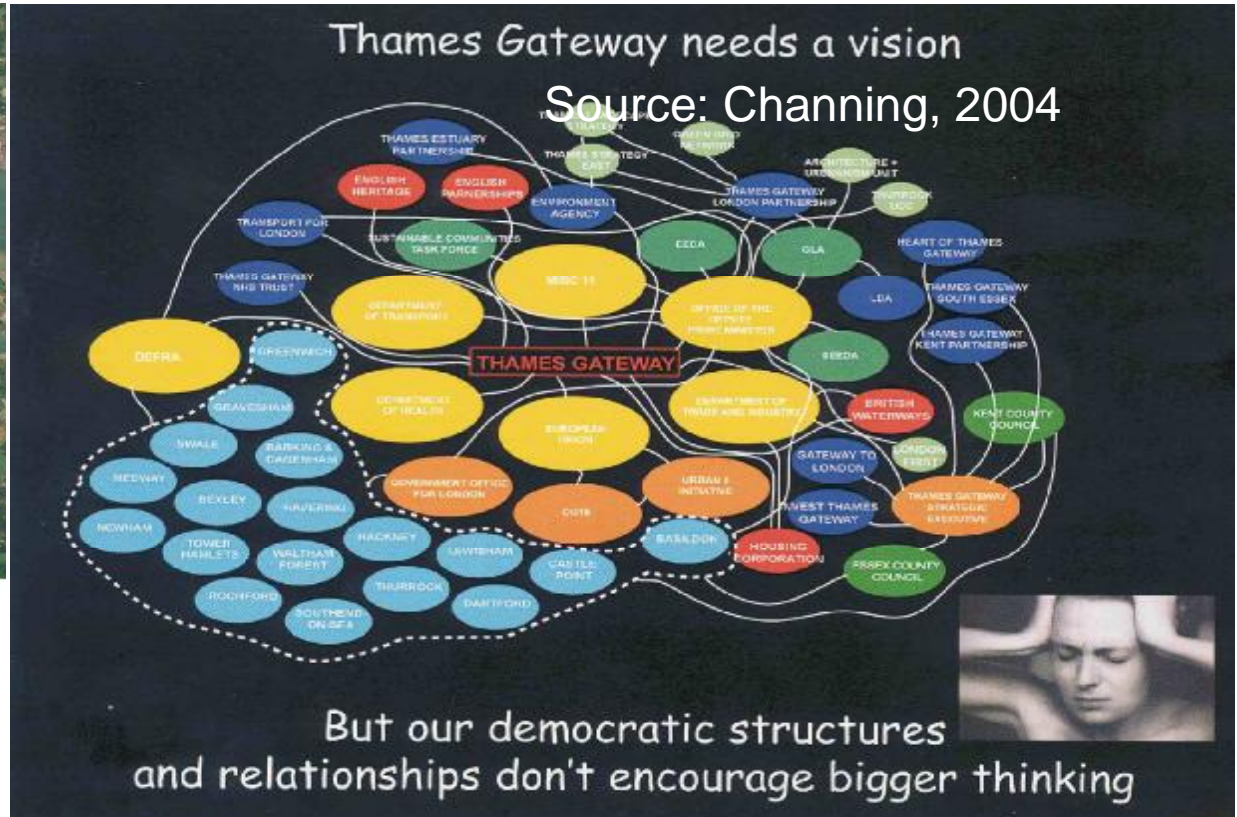
- Quality and sustainability: **much housebuilding is still unsustainable and of poor quality:**
- Improving standards: only 17% is 'well-designed' (CABE)
- Ecohomes (Code for Sustainable Homes) standard needs to be high
- What about commercial buildings?

Hyperactive governance?



The Thames Gateway: Laying the Foundations

REPORT BY THE COMPTROLLER AND AUDITOR GENERAL | HC 226 Session 2006-2007 | 13 May 2007



Affordable housing is needed...

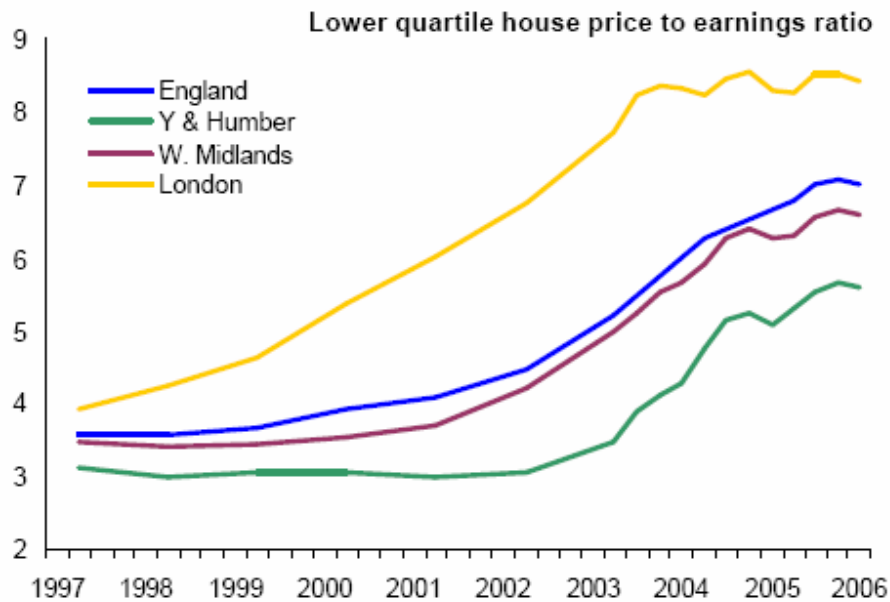
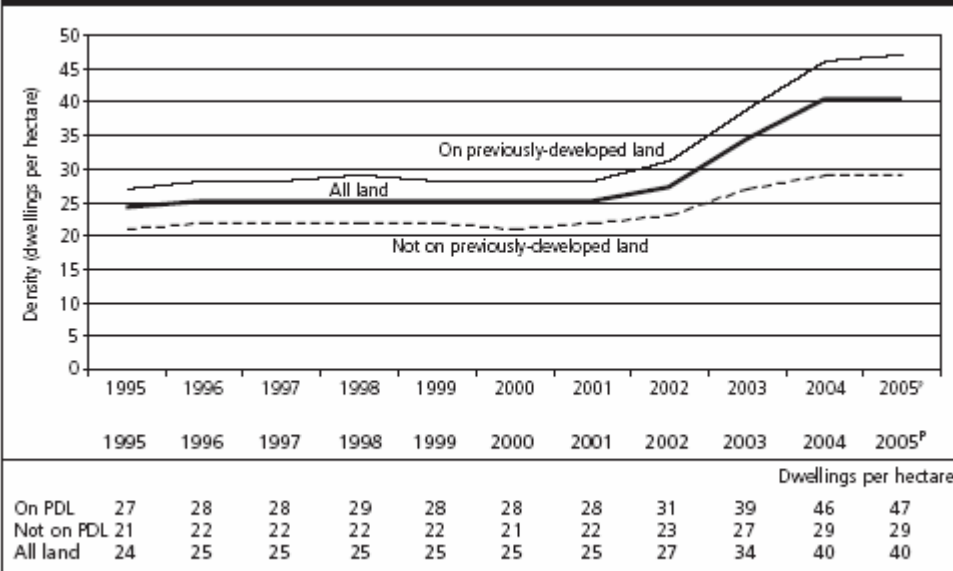


Fig 6: Affordability - House price to earnings ratio (updated Jun 06) HM Land Registry, Office for National Statistics

- First time buyers: current average price/earnings ratio of houses is nearly 5, possibly soon to be 10 times
- Calls for low cost homes are part of the answer, but how can brownfield sites be brought back into use with a fully inclusive social mix, and not just gated communities?
- Key workers
- 90% post codes in UK (unaffordable) {source Halifax}
- S106 agreements

Densities on brownfield need to be higher...

Figure 2: Densities of new dwellings, 1995–2005

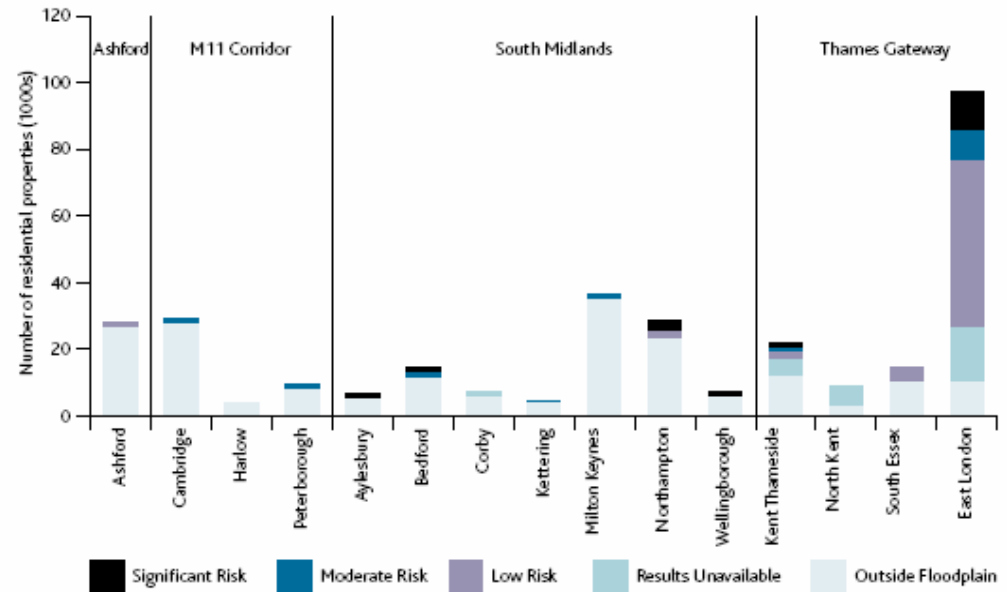


Densities have risen to about 47 dwellings/ha
 Much lower than overseas
 Regional Variations
 Needs to be 40 /ha + overall
 At 50/ha: 3.3 m homes on brownfield land stock (SDC, 2004)

Flood risk is a real issue...



Figure 6.1 New development sites – flood risk to residential properties

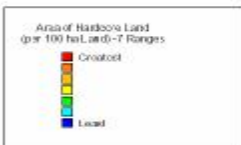
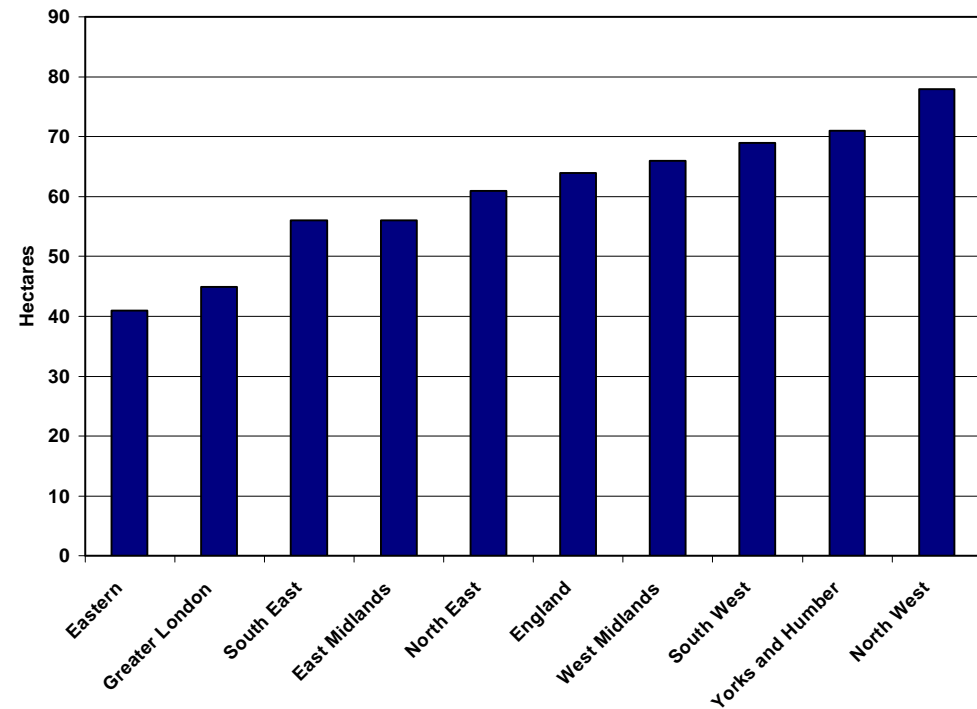
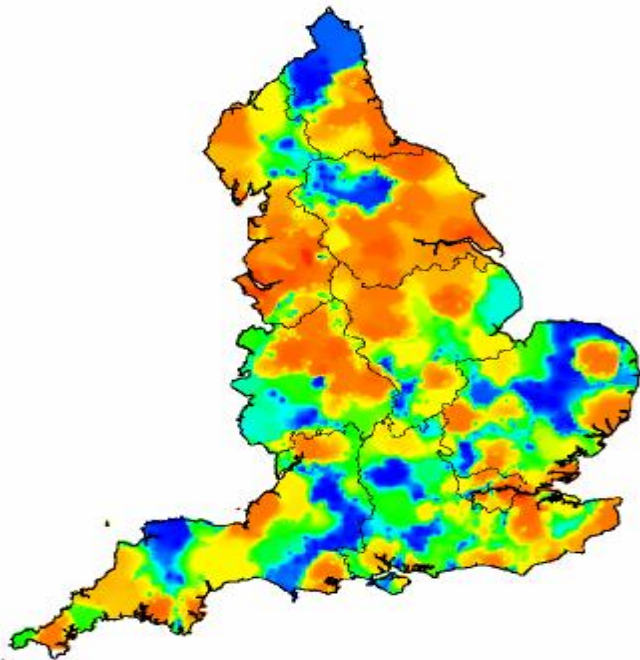


Flood Risk (Cont)

- One-third of the new developments across the growth areas are located in the floodplain.
- These new homes could increase annual costs of flooding in these areas by 74%, adding £55 million to the annual flood bill.
- Up to 10,000 new properties could potentially be located in areas at significant risk of flooding without proper planning.

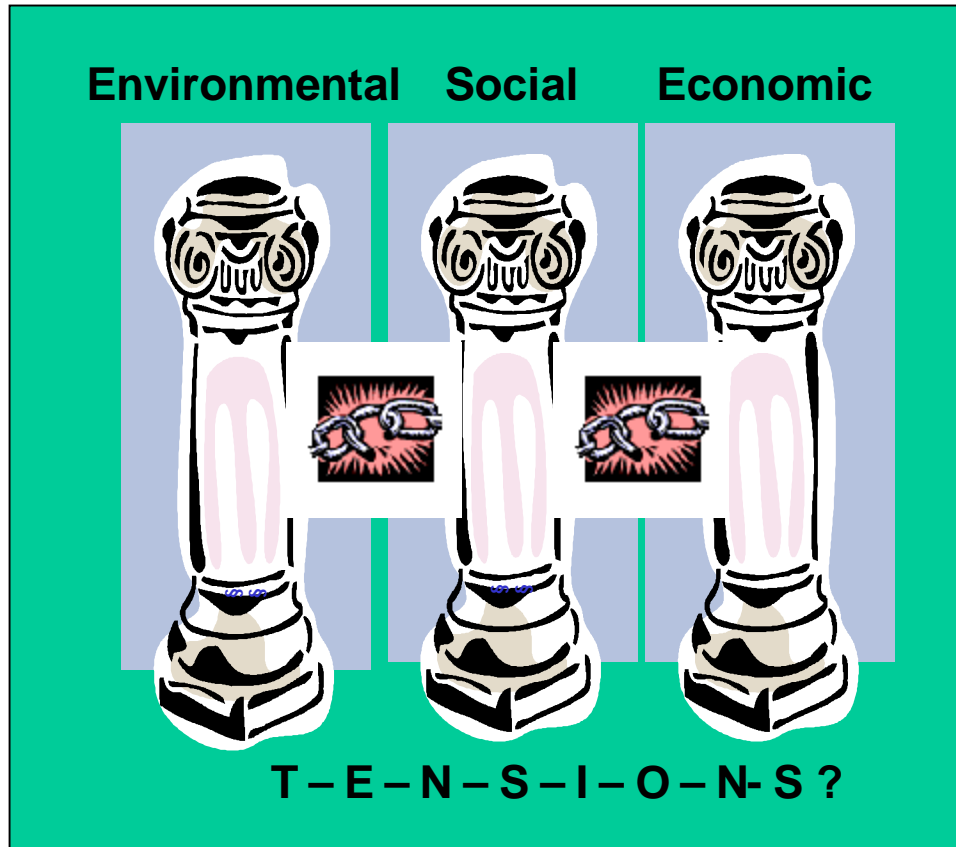
'Hardcore' sites are still a problem...

Map 1 - Incidence of Hardcore Land



Roger Tym & PARTNERS
with
October 2002
m

'Tensions' in the 'Triple Bottom Line'...



- What is a 'sustainable' community?
 - SCP is pretty open-ended on the environmental pillar, and the Egan Review recommendations were largely bypassed on this.
- Joining up between departments (DEFRA, DCLG, DfT)?
- Should we always have 'triple bottom line' for every site?
- Some 8 EU directives impacting on contaminated land! (esp Landfill Directive).

Possible solutions...a look ahead!

- Better planning and investment for infrastructure
- Integrated governance ('joining up')
- Tougher mandatory standards for sustainability (new and existing property)
- Taxation? Development gains and VAT?
- Improved grants for sustainable construction and costly cleanup?
- Improved planning system and guidance (e.g. for flooding) ?
- 'Sticks and carrots'

A Warning: 'Transient' or 'Sustainable' Communities??

'I worry really what we are creating – it's almost like scientists really: testing out design, testing out living materials and new products. But we're testing out on peoples' lives really, I think, and I just worry that we are creating ... a new area, that in 20 to 30 years we are going to knock... down again because it wasn't sustainable now.....'



Thank you!

- SUBR:IM Website: www.subrim.org.uk

