


SUBR:IM SUSTAINABLE URBAN BROWNFIELD REGENERATION: INTEGRATED MANAGEMENT


Developer and Investor Responses to Sustainable Urban Brownfield Regeneration: Does Practice Make Perfect?



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Format of Presentation

- How the research fits together
- What is sustainable brownfield regeneration?
- Development industry responses - results
- Network relations (investors) - results
- What lessons can be learned?
- The future

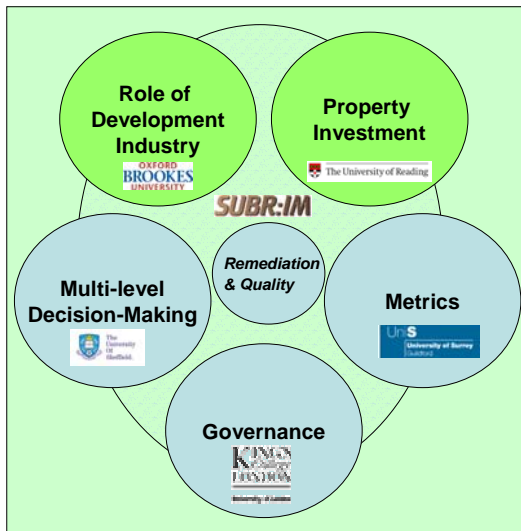
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The Research Linkages



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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)
- *'A development that has been produced in a sustainable way (e.g. in terms of design, construction and participation processes) and enables people and organisations involved in the end use of the site to act in a sustainable way.'* (Dair and Williams)

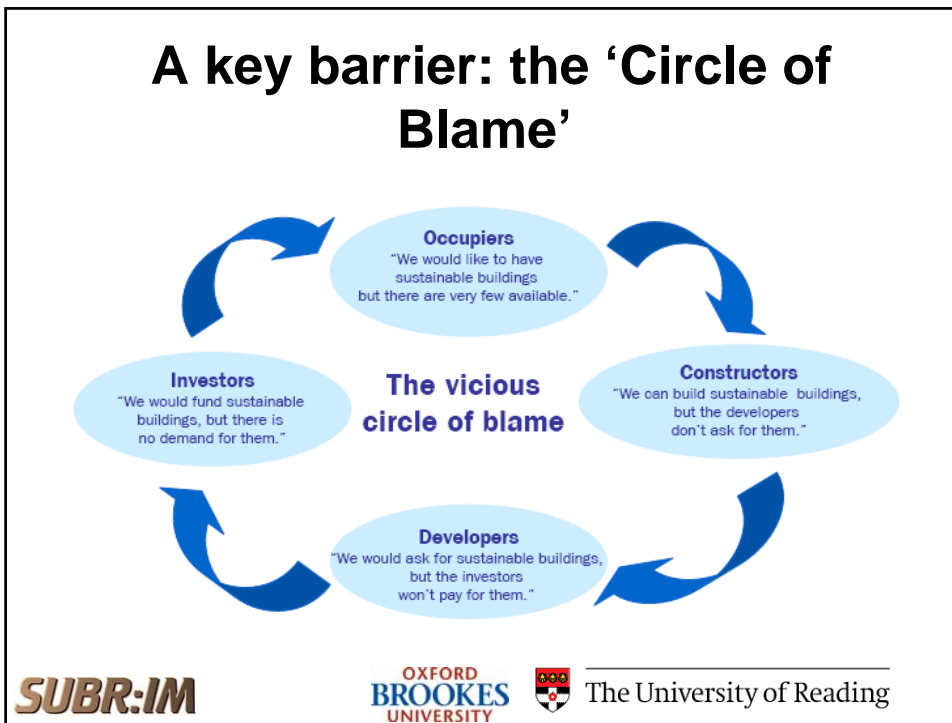


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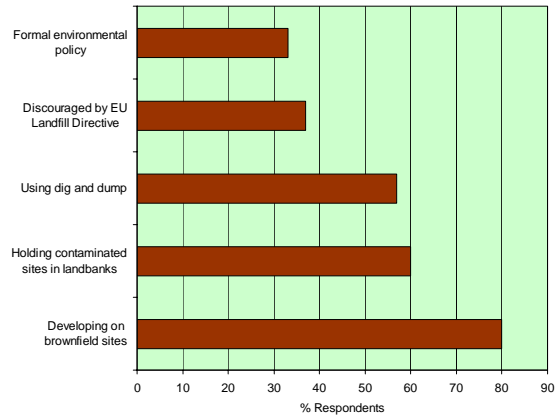
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Development Industry Responses - Results

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Developer survey

- Developers coming to terms with brownfield?
- Gov't policy a key driver (esp PPG3 and other PPSs)
- Contamination still a risk and smaller housebuilders less likely to undertake development
- Technical information deficit
- S106 and planning conditions just as important as Part IIA EPA 1990
- EU Landfill Directive-adds to costs
- 'Lip service' paid to 'sustainability' !



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Location of case studies

Thames Gateway



Greater Manchester



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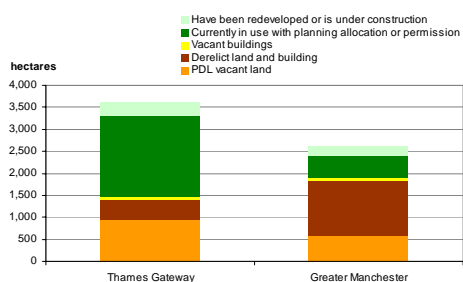
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Brownfield: Type (NLUD, 2003)

- 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 Indicator– 81% in TG and 84% in GM



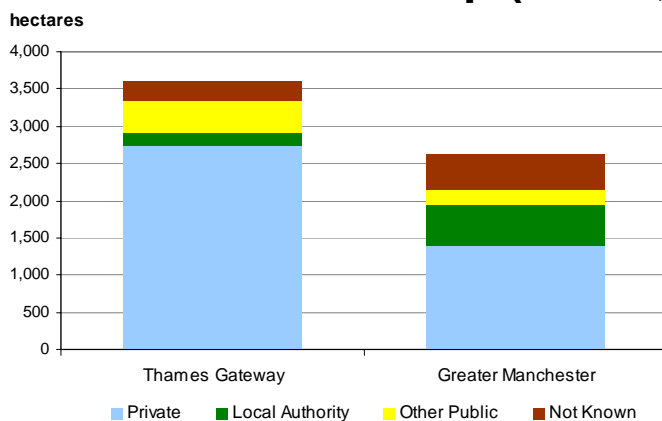
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Brownfield: Ownership (NLUD, 2003)



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New Islington, Manchester (newislington.co.uk)

- Millennium Community (one of 7)
- Mixed use
- 1400 homes
- 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.



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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)



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What do the case studies tell us?

- **Environmental**
 - Contamination not THE main issue
 - More 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??
 - Governance
 - Planning delays/bureaucracy



"Fat cat developer..." "Red tape planner..."



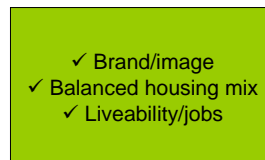
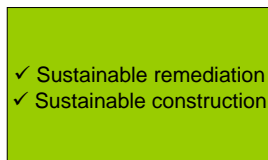
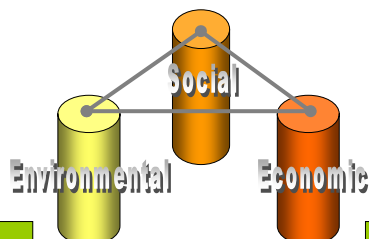
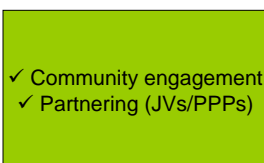
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Developers' checklist: 'best practice'



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Network relations

- Existing research on brownfield investment (Ulster): perceived risks and need for new investment vehicles?
- Yes, but our research also suggests importance of 'softer' networking relations and processes in the financing of brownfield regeneration projects....

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Network Processes

- Based around case studies, investor interviews and study of network relations,
 - Investors drawn-in by 'network builders' (often developers): past working and building of trust
 - Investor have weak links with other actors ('strength of weak ties'?)
 - Emergence of fledgling but profitable 'brownfield development network'
 - Network consolidation via projects, but also personal ties, gatherings, joint-memberships and events

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Implications of the Network Perspective

- Place emphasis on the 'soft infrastructure' of investment and decision-making processes in brownfield regeneration
- Sits along side (within?) the more technical and organisational requirements for effective investment
- Suggests approaches which explicitly considers, tweaks and 'manages' these networks

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Possible policy refinements...a look ahead!

- Raising the brownfield target to 80%?
- Clearer definition of a 'sustainable community'?
- Taxation? Development gains or VAT?
- Improved grants for sustainable construction and costly cleanup?
- Improved planning system and guidance (e.g. for flooding and housing mix) ?
- Integrated remediation permits and simplified review of new remediation techniques?
- Integrated governance in Thames Gateway and nationally?
- Explicit development and expansion of the emergent 'brownfield development network'

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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. But I also think, on the other side, that it's important to test out new ideas and push the boundaries.'



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