

# Linking strategic and local planning for regeneration

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Housing and Technical Resources



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## Outline

- Neighbourhood Management in Whitehill
- Context and background – the key issues and challenges
- Approach adopted
- Some key elements
- The outcomes and lessons learned so far



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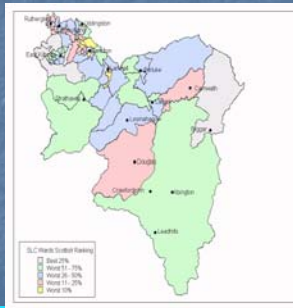
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## Context and background (1)

- South Lanarkshire 3<sup>rd</sup> largest LA landlord
- Population of 306,000
- 130,000 households
- LA stock c. 27,000 (8 local offices)
- 700 square miles
- Urban and rural mix



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Low (i.e. No!) demand



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Room for improvement



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**Selective demolition – 200 houses**



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**Whitehill facilities - before**



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**Whitehill Facilities - before**



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## Failing local businesses and services



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## What did the people think?

### 2003 Baseline

Drug Misuse	75%
Vandalism/Graffiti	65%
Drinking in public	72%
Threatening behaviour	28%
Gangs /territorialism	32%
Illegal dumping of waste	27%

**Rating of Area 59%**



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## Our approach - NM Plans (1)

- Complex and multi faceted challenges needed -"joined up" Policy approach
- Engaging local community / surveys
- Partnership approach from the outset
- Focus on physical changes
- Tackling anti social behaviour



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## Our approach - NM Plans (2)

- Background – neighbourhood context, socio/economic stats, etc
- Identification of Issues
  - Housing/Environment
  - Quality of Local Services
  - Education
  - Health
  - Young / older people
  - Local Transport
  - Training and employment
  - Crime and ASB
  - Community Engagement



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## Our approach - NM Plans(3)

- Neighbourhood Management Plan:
  - Proposed actions to address issues (investment/service standards)
  - Council and partner organisations
  - Timescales and responsibilities
- Resources (finance, land, people)
- Monitoring and Evaluation (Baseline position)
- **Community Planning in action!**



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## Some key elements

- Physical master plan -
  - Redevelopment of derelict land – market established
  - Demolition 160 houses / flats
  - Competition – 240 new houses for sale / shared equity
  - 34 new rented homes /22 unit very sheltered and day care centre
  - Own stock improvements
  - Neighbourhood centre and facilities
  - New secondary school
  - Environmental improvements



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## Some other key elements

- Tackling wider issues – crime and anti social behaviour
- Opportunities for employment and training
- Improving health
- Improving educational attainment
- Improving services – all partners
- Improve Quality of life



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## Whitehill Sidings 2001



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## Investment – own stock



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Housing for sale – 300+ new homes



Housing for sale



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New housing for sale



Housing for sale



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Rented / Shared Equity -West of Scotland HA



RSL housing for rent



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### Hanover very sheltered / Day Care



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### Whitehill Neighbourhood Centre



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### Neighbourhood Centre



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## Neighbourhood Centre – street



Centre's internal street



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## New poly-tunnel – garden project



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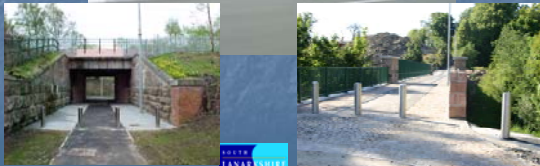
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## New shops/environmental improvements



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## New play and leisure facilities



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## Critical success factors (1)

- Consulting/involving the local community
- Partnership approach from the outset
- Early major physical changes
- Tackling anti social behaviour
- Mixed funding - CS; BNSF; private sector; CRF; ERDF; SLC
- Neighbourhood Management
- Establishment of local Board
- Linking strategies, plans and services

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## Critical success factors (2)

- £40million investment
- Diverse and improved housing choice – including market established for sale
- Waiting list for rented stock – 600 waiting list
- Crime levels down significantly
- Improved local service delivery and uptake- health, crèche, training, Police, youth services, library, IT suite
- Buses back in the area
- **Improved quality of life & satisfaction**

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### Critical success factors (3)

- Longer term outcomes...
  - Opportunities for employment and training
  - Improving health
  - Improving educational attainment
  - Improving services – all partners




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### Sustainability factors

- Community ownership & empowerment – ‘Neighbourhood Board’
- Building on partnerships
- Completion of physical regeneration
- Focus on mainstream services and standards (“normalisation”)
- Coordinated delivery of services
- Commitment to the ‘long haul’
- Monitor, listen to people and learn




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### What do the people think?

2003 Baseline		2005 Baseline	
Drug Misuse	75%	Drug Misuse	34%
Vandalism/Graffiti	65%	Vandalism/Graffiti	8%
Drinking in public	72%	Drinking in public	19%
Threatening behaviour	28%	Threatening behaviour	5%
Gangs /territorialism	32%	Gangs /territorialism	4%
Illegal dumping of waste	27%	Illegal dumping of waste	4%
<b>Rating of Area</b>	<b>59%</b>	<b>Rating of Area</b>	<b>85%</b>




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## Summary

- Don't underestimate importance of physical change and scale of resources needed to deliver
- Complex problems need 'Joined up' response (Neighbourhood Management)
- Make regeneration mainstream



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