BETTER HOMES, STRONGER COMMUNITIES

Duncan Maclennan, Dept. of Urban Studies, University of Glasgow, UK
THE STORY

I. Century of Change, Fourth Wave?
II. Glasgow Housing at the Edge
III. Constructing, ‘Selling’ the Alternative
IV. Making the Deal Work
v. Expectations and Lessons

LOCAL EXPERIENCE, GLOBAL RELEVANCE
I. FOURTH WAVE?

1. 1919 Expand Municipal; 55pc by 1975
   - Soulless Plans, Meaningless Prices
2. Financial cutback and RTB sales: 1980’s
   - Rising vacancies, rents and demolition
3. Community based NFPs and regen
   - City centre comeback, community success
4. Municipal to community ownership

CHALLENGE: MODEL, POLITICS, FINANCE
II. AT THE EDGE

- Sales/Demolitions (25k 1980-2000)
- Historic Debt Unpaid; per capita rises
- 40 to 50 pc of (high) rents; squeeze costs
- Quality low/deteriorating: jobs/incomes up
- Creates Debt trap; No voice, exit
- 85,000 units, need £2billion over 10 years
- Need to replace 11,000 HIGH rise

IMPLIES TREBLING PUBLIC BUDGET
III. SELLING THE IDEA.

- New Parliament 1999, Devolution
- Community Ownership, Whole Stock
- Convince council; Staff, DLO: Tenants
- Convince UK Treasury: Entice Banks
- Step 1: reject Councils own Plan
- Step 2; community-led, diverse Vision
- Step 3; restructuring vehicle, NFP: GHA

THREE YEARS OF ARM WRESTLING
IV. MAKING THE DEAL

- Developing Demand/ Cost Info and Goals
- Independent Valuation; Tenanted value
- Restrictions on Rent Rises (policy/choice)
- £2.5 billion over 10, Double over 30
- Value: Probably minus £250m
- Scottish E: £300m repayable, £400m new
- Treasury: overhang debt write-off £940m

STILL VALUE FOR MONEY
V. EXPECTATIONS, LESSONS

- Better Homes: Glasgow Standard by 2012
- Stronger Communities: 60 NFP Groups
- Better N’Hoods: Digital, green, safety
- More Jobs: 3200 direct; wider image
- Lesson: Information; Community Cost
- Lesson: Simplify process
- Lesson: Not only solution, Use partial

BIG LESSON: GET OFF BUDGET AND INTO COMMUNITY
GOOD LUCK, NEW YORK

Find me:
D.Maclennan@socsci.gla.ac.uk