

BETTER HOMES, STRONGER COMMUNITIES



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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 10years
- ⌘ 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



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