



People and Places: Beware spatial fetishism!



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Difference between places

- When is there a role for:
 - communities?
 - neighbourhoods?
- Which factors are spatially-derived?
- What circumstance can best be addressed on a spatial basis?
- How to avoid being everyone's wheelbarrow?

Polarising income, wealth and life opportunities – a 21st century phenomenon

- Higher incomes, but greater disparities
- How to respond?
 - corporate taxes
 - income taxes
 - public services
 - health, education, transport....housing?
- Which are capable of intervention and at what level, is intervention most appropriate?

A successful neighbourhood has?

- Quality school provision
- Quality and range of services – public, recreational, retail
- Community safety and low crime levels
- Good quality transport
- Quality of public realm
- Access to areas of economic opportunity
- Broad range of quality, varied, diverse housing

Community renewal – what do we mean?

- Defining the problem – what needs to be made new?
- Defining the locus of authority – a street, a Minister, a policy?
- Defining what is truly capable of a practical remedy.
- Being clear how interventions might work and how they could be funded.

Example 1: Housing New Zealand Corporation

- **Community Renewal**
 - 7 highly varied projects
- **Rural Housing Program**
 - failing physical infrastructure in remote locations



Example 1: Housing New Zealand Corporation (cont'd)

- **Healthy Housing Project (HHP)**

- droplet spread diseases

“for children participation in the HHP was associated with a statistically significant fall in the total number of acute and arranged hospitalisations of 27% in the year following completion of the interventions. The effect of the most intensive intervention, crowding reduction, was associated with the largest reduction of 61% in acute and arranged admissions.”

**Healthy Housing Program Evaluation Report*

Example 2: Glasgow Housing Association – years 1 & 2

- **Security by design** – joint police-based design initiatives to improve home security – 70% reduction in house break-ins
- **Environmental Employment Programme** – employing 22 supervisors and 253 trainees – 34 projects across the city
- **Benefit Take-up Initiative** – for older tenants
- **Handyperson Service** – delivered 3874 small tasks within the home of elderly and physically disabled tenants
- **Home Safety & Security Packages** – including door and window locks, fire blankets, intruder alarms and dusk to dawn lights



Example 2: Glasgow Housing Association (cont'd)

Gowell – longitudinal study of the impacts of GHA's investment programme, & associated health/well-being activities, on residents & communities.

Community Development Finance Institution (CDFI) – independent social economy body.

- Tackle debt – affordabel personal loans and access to mainstream banking
- Alternative to home credit industry and other less formal lenders
- Target – 5% share of home credit industry
- Banking Partner – Royal Bank of Scotland

Housing Choices Australia – Leveraging social and economic benefits



- Disability accommodation
 - need, demand, integration, funding model
- Drill Hall – maximising secondary gains
 - Employment (Wise Group)
 - Health (Doutta Galla health services)
 - Urban Design/Heritage



Example 4 – Corio- Norlane proposal

Blended re-development of public housing estates options:

- Regional Housing Authority - proposed
- Outsourced Management, capture income streams
- Deliver mix of social, public and private housing.

Example 4 – Corio- Norlane proposal (cont'd)

- Income channelled into long term 'place management.'
 - targetted services (education?)
 - public realm
 - community supports
- Instead Office of Housing awarded tender to itself and is building bottom-end of market private and public housing (\$160m).

Conclusion

- Terms used can conceal as much as they reveal.
- Cartography might show 'where' but not 'how', or 'why' or 'when'.
- Clarity in problem definition is crucial.
- Housing organisations can play pivotal roles in local action – refer examples.
- Scale, powers, capability and funding are likely to be key factors in design of an intervention and the form of institution applied.