

Mainstreaming sustainable regeneration – a call to action (Part 2)

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Sustainable
Development Commission

Mainstreaming Sustainable Regeneration – a call for action

A report by the UK Sustainable Development Commission

Part 2: Supporting Documents

Contents

- 1. Case studies**
- 2. Draft measures of a sustainable community**
- 3. Participation and partnership – some comments**
- 4. Workshop report**

1. Case Studies

The following pages set out the 46 case studies from which evidence was gathered. Of these 18 are presented in more detail behind; 6 are highlighted in part one of the report.

Sustainable Regeneration: case studies overview

<p>Hockerton Housing Project: Created a self-sufficient ecological community. The funding: Project members and gaining grants where possible. Core aims: For the project members to live in a holistic way of life in harmony with the environment, in which all ecological impacts have been considered and accounted for.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<ul style="list-style-type: none"> Hockerton Housing Project, Newark, Nottinghamshire 	<ul style="list-style-type: none"> 1994 community funding. 5 homes. new build. self build. 	<ul style="list-style-type: none"> ecological housing community, gardening and renewable energy project. 	<ul style="list-style-type: none"> close-knit and supportive community less travel 	<ul style="list-style-type: none"> self-sufficient ecological housing renewable energy - reduced carbon emissions by 60-80%. organic farming – reduced food miles waste minimisation. creating new wildlife habitats 	<ul style="list-style-type: none"> saving on utility bills creation of small-scale onsite businesses 	<ul style="list-style-type: none"> wider community's reaction to 'unconventional' plans. getting planning permission for wind turbine. 	<ul style="list-style-type: none"> use models to demonstrate projects and informal meetings. be persistent – keep appealing. close social cohesion key players
<p>Laganside Corporation: Using public investment as a catalyst to secure private development capital. The funding: Receives public funds to secure private investment in the form of grants from central government and from the ERDF paid on an annual basis. Core aims: To open the door for new investment: new jobs : new homes and a wide range of recreational and social opportunities.</p>							
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<ul style="list-style-type: none"> Laganside Corporation, Belfast, Northern Ireland 	<ul style="list-style-type: none"> 1989 Total investment £762 million (Laganside £123 million, others £639 million) 140 hectare area of inner city, expanded to 200 hectares in 1997. 	<ul style="list-style-type: none"> major former docks regeneration. using public investment as a catalyst to secure private development capital. 	<ul style="list-style-type: none"> community strategy developed – community benefit from development facilities. training schemes, activities and grant schemes. ensure ongoing maintenance. 609 homes developed. 	<ul style="list-style-type: none"> improving water quality accessibility of environmental assets. environmental maintenance plans. 4,613 metres of walkways/ cycle routes developed and 15.54 hectares provided for the public realm. 	<ul style="list-style-type: none"> public investment catalysed private investment. inward investment. 170,640 sq metres of offices. 11,240 jobs provided. 	<ul style="list-style-type: none"> ensuring ongoing work in the area once the project ends. 	<ul style="list-style-type: none"> build up links with local authorities and other organisation. work with the community and local landowners

Homezone: A Government initiative to encourage the re-design of streets as places for people, not just traffic.
The funding: In England, the Government is providing £30 million through the Home Zones Challenge Fund. Other possible sources of future funding include Section 106 (England and Wales) or Section 75 (Scotland) planning obligation agreements. In Scotland the Public Transport Fund will provide £11.85 million over three years for projects that encourage walking, cycling and safer streets.
The core aims: To change the way that streets are used to improve the quality of life in residential streets.

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<ul style="list-style-type: none"> Homezone, Sittingbourne, Kent 	<ul style="list-style-type: none"> 1999 Government funding from the Homes Zone's initiative. 122 Housing Association properties. 	<ul style="list-style-type: none"> car-tamed, family orientate, semi-pedestrian, environmental street. 	<ul style="list-style-type: none"> landscaping of street. good transport links. safe environment. improved facilities for children. reduce street crime. better community cohesion. local pride 	<ul style="list-style-type: none"> improved air quality. less opportunity for private transport. 	<ul style="list-style-type: none"> local shop developed. 	<ul style="list-style-type: none"> community involvement 	<ul style="list-style-type: none"> street party planning for real exercises.

East End Quality of Life Initiative: Uses 'health impact assessments' to involve local people in strategic planning and transport, looking at possible side effects on the well-being of local communities of current and future planning developments.
The funding: Sheffield Health Action Zone
Core aims: Recommend and advise improvements on transport developments through using Health Impact Assessment to increase the quality of life of the community.

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<ul style="list-style-type: none"> East End Quality of Life Initiative, Sheffield 	<ul style="list-style-type: none"> 1999 Health Action Zone funded project. 	<ul style="list-style-type: none"> participatory health impact assessment scheme. 	<ul style="list-style-type: none"> cleaner air. noise barriers. improved community transport links . 	<ul style="list-style-type: none"> air monitoring. stopped fly-tipping. 	<ul style="list-style-type: none"> training. improving local access to economic benefits. employing a project worker and a research worker. 	<ul style="list-style-type: none"> transport planning. lack of awareness of health inequalities. 	<ul style="list-style-type: none"> continuous monitoring and pressure for action support to enable locals to take on projects themselves. partnership work and integrated work.

<p>Community Regeneration Trust North-East: Supports those who suffer from financial hardship, social exclusion and unemployment, through a whole range of means from training and realisation of personal potential to simply providing food for those who cannot afford to eat.</p> <p>Its funding: From external support. The Trust is a company limited by guarantee with charitable objects.</p> <p>Core aims: Dedicated to the support and assistance of the most vulnerable people in the communities of the North East of England. Principle of "people first" service delivery.</p>							
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<ul style="list-style-type: none"> Community Regeneration Trust North-East, SouthTyneside 	<ul style="list-style-type: none"> 1996 Government funding – neighbourhood Renewal Fund. EU funding – recently extracted from initiative. Northern Rock Foundation. Camelot Awards for Community Funds. NOF <i>Future aspirations</i> – now moving into social enterprise activity (through our City & Guilds accredited training provision). 	<ul style="list-style-type: none"> Provides local services, trains volunteers, physical regeneration, responds to health inequalities through healthy eating and 5-a-day initiatives, and services to young people, around independent living. <i>Future aspirations</i> – to ‘package’ successful projects so that they can be disseminated and replicated in other areas. 	<ul style="list-style-type: none"> creates a stepping-stone and opens doors for people. volunteers provide services in the community Provides respite support services Asylum Seeker support Direct Support for 3,000+ in 2002 <i>Future aspirations</i> – Provide organisational consultancy functions, develop projects for low-wage earners. 	<ul style="list-style-type: none"> renovation of a large landmark building in the area. Renovation of derelict land into a source of free fruit and vegetables for the local communities. <i>Future aspirations</i> – to set up a town farm and community learning garden using reclaimed land. 	<ul style="list-style-type: none"> level of financial investment diminishes over time. Volunteers and community members receive support, training and experience, leading to paid employment. Volunteer contribution to local economy estimated at £190,000+ in 2002. <i>Future aspirations</i> - To work with a greater number of employers to increase work-force capital through training 	<ul style="list-style-type: none"> remit of funding. Access to ‘patient’ funds Lack of Sector awareness of the organisation 	<ul style="list-style-type: none"> apply for funds aimed at community development rather than Government agencies. Seek funding sources / means other than grants Improved promotion / public identity
<p>Leicester City Council: Local Authority Funding: Central government Core aims: To establish Leicester as a sustainable city offering real quality of life for all.</p>							
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<ul style="list-style-type: none"> Implementation of EMAS regulations, Leicester City Council 	<ul style="list-style-type: none"> 1997 public funding 	<ul style="list-style-type: none"> environmental monitoring and management. Goal is to achieve sustainable development in all the council does. 	<ul style="list-style-type: none"> households save money on utilities bills. better air quality. 	<ul style="list-style-type: none"> EMAS compliant internally and externally. environmental standards, which go beyond EMAS. reduce council use of energy, water and paper. reduce council’s harmful air emissions. reduce household waste. 	<ul style="list-style-type: none"> council saves money. ‘energy payback scheme’ ensures that capital investment in efficiency projects are recouped in energy savings. 	<ul style="list-style-type: none"> staff awareness on environmental issues. 	<ul style="list-style-type: none"> an extensive training programme was developed and 700 managers received intensive training from the in-house environmental team.

<p>Groundwork Wales: An environmental regeneration charity working in the UK's poorest communities. Funding: They work closely with government and receive support from the European Union, National Lottery, Landfill tax credit scheme, private sponsors and charitable foundations. Core aims: To build sustainable communities through joint environmental action.</p>							
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<ul style="list-style-type: none"> Taff Bargoed Community Park, South Wales Groundwork Merthyr & Rhondda Cynon Taff, Taff Bargoed Development Trust, Merthyr Tydfil County Borough Council, Welsh Development Agency 	<ul style="list-style-type: none"> 1994 completed 2001. Millennium Commission. EU Structural Funds. Coal Authority. Welsh Development Agency. National Assembly for Wales. Merthyr Tydfil County Borough Council. Countryside Council for Wales. 	<ul style="list-style-type: none"> regeneration of derelict colliery site for community 'green amenity' and 'green tourism' economic strategy. 	<ul style="list-style-type: none"> community consultation on economic strategy and landscape design. community led management steering group Development Trust – community enterprise. education and training health benefits – community recreation facilities with disabled access 	<ul style="list-style-type: none"> derelict land /coal spoil regeneration. river brought back to surface. sustainable mine water remediation tree planting cycle routes eco-building planned. 	<ul style="list-style-type: none"> new green tourism economy. Development Trust employs over 30 people. created 200 local jobs. aims to attract 130,000 visitors per year approximate turn over of £1m. 	<ul style="list-style-type: none"> local authority professionals (e.g. engineers) not in tune with project values: need to work with people and nature. 	<ul style="list-style-type: none"> site acquired for £1. WDA support for holistic – not just economic programme. flexible funders. Millennium Commission willing to fund social and environmental sustainability aspects.
<p>Sherwood Energy Village: Transforming a 91-acre former colliery into an environmental enterprise comprising industry, commerce, housing, education, recreation and tourism. Funding: The public sector including English Partnerships and EU objective 2 funds, ERDF, The Coalfield Alliance, SRB5 and the Community Fund. Core aims: That any future developments will be economically sustainable and have an environmentally low impact, whilst improving the quality of life for the community.</p>							
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<ul style="list-style-type: none"> Sherwood Energy Village, Nottinghamshire 	<ul style="list-style-type: none"> 1994 community funded – industrial provident society created. EU objective 2 funding. English Partnerships 	<ul style="list-style-type: none"> community enterprise, environmental enterprise, renewable energy, renovation of derelict land, 	<ul style="list-style-type: none"> community enterprise. Industrial Provident Society community recreation facilities. new build energy efficient homes. new learning opportunities. 	<ul style="list-style-type: none"> sustainable design and construction - high environmental building standards. renewable energy sources. environmental technologies. SUDS. 	<ul style="list-style-type: none"> environmental enterprise. new consultation company established. new business attracted to the area. 	<ul style="list-style-type: none"> planning permission for biomass energy plant and SUDS. capital funding has to be repaid. 70% of monies raised have to go back to EP. 	<ul style="list-style-type: none"> prior community interest and awareness of renewable energy. community ownership of land. time (2yrs) for community to consider proposals.

Eco-Dyfi: Raises awareness of what is possible and how to do it, by networking, by stimulating action in others and by gathering resources to focus on specific projects.
Funding: The WDA, Powys County Council, Dulas Ltd & the Shell Better Britain Campaign contributed. Investments by local private sector participants in individual schemes as part of matching funding for the EC support. A formal membership scheme consists of over 50 individuals and 14 organisations that have paid to join, including 7 Town and Community Councils.
Core aims: To foster sustainable community regeneration in the Dyfi valley seeking to deliver environmental, economic and social benefits simultaneously taking a long-term and global perspective in meeting local needs.

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<ul style="list-style-type: none"> Dyfi Valley Community Renewable Energy project, mid-Wales 	<ul style="list-style-type: none"> 1996 European Regional Development Fund. The Welsh Development Agency. Powys County Council. Dulas Ltd. Shell Better Britain Campaign. 	<ul style="list-style-type: none"> small-scale renewable energy schemes, community enterprise 	<ul style="list-style-type: none"> community enterprise. partnership company overseen by a board of local people. training and education. 	<ul style="list-style-type: none"> 65 Renewable energy schemes – target 350 kW capacity for community. recycling projects planned. sustainable forestry / timber business planned. 	<ul style="list-style-type: none"> profits go back to community. £300,000 for local economy. farm diversification green tourism strategy. 	<ul style="list-style-type: none"> small schemes – diseconomies of scale, vulnerable to changes in regulation. time needed for capacity building creating market for new fuels is difficult. 	<ul style="list-style-type: none"> grant aid crucial support from WDA crucial inform – work with planning authorities. Welsh Assembly's position on SD beneficial.

Future West: Works to promote sustainable development through influencing others, enabling work and undertaking projects.
Funding: Not for profit company, relying on grants and charitable donations.
Core aims: To work with others to develop integrated, long lasting solutions to balance the needs of the economy, society and the environment of the West of England.

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<ul style="list-style-type: none"> Southmead & Trymside Environment Project Future West, Bristol 	<ul style="list-style-type: none"> 2000 2001/2002 £84,000 Sustainable Neighbourhood Fund (a Bristol City Council grant fund), £23,000, 2001, NRF £46,000 2002, NRF 2003 £53,000 NRF 	<ul style="list-style-type: none"> physical improvement of open spaces, community gardening service, river clean ups. 	<ul style="list-style-type: none"> community consultation. working with young people on environmental improvement projects community gardening service – big uptake by elderly/disabled community cohesion. 	<ul style="list-style-type: none"> improved quality of water quality and visible appearance of spaces - 1 ton of waste removed per week. environmental and access improvements – bridges, path resurfacing, tree and bulb planting. 	<ul style="list-style-type: none"> two community gardeners employed trainee gardeners and work placements through New Deal for Communities. 	<ul style="list-style-type: none"> NRF does not have environmental improvement as a floor target – environment not seen as central part of regeneration process. 	<ul style="list-style-type: none"> work with key public service providers to identify how mainstream funding can be targeted to local needs.

Housing Action Trust: To stimulate employment, involve and empower local people and community groups, address health and social needs, improve the environment as well as provide new homes. A 'holistic' approach focusing on improving the physical fabric and addressing all the issues that affect people's quality of life.
Funding: The HAT is a non-departmental body directly funded by the government through ODPM. The planning figure for the regeneration of Castle Vale is £300 million - this includes public as well as private finance.
Core aims: Working with residents on Birmingham's largest post war housing estate to build a sustainable community living in high quality homes in a pleasant and safe area.

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<ul style="list-style-type: none"> Castle Vale Housing Action Trust, Birmingham 	<ul style="list-style-type: none"> 1993 Government funded over 12 years - £300million 	<ul style="list-style-type: none"> major housing refurbishment, neighbourhood renewal. 	<ul style="list-style-type: none"> 700/800 residents involved in working groups reduced crime Community Development Trust Community Care Partnership – health & social welfare organisation. Neighbourhood Management Board. 	<ul style="list-style-type: none"> new homes built to high energy efficiency standards with soft wood frames, not UPVC Community Environment Trust environmental education wildlife habitat creation and tree planting. litter management and recycling walking/cycling routes Environmental Management Systems group. support for Eco Schools programme. 	<ul style="list-style-type: none"> Community Development Trust supports four businesses Credit Union local industrial estate fully let. unemployment rate below national average housing values increased. 	<ul style="list-style-type: none"> time needed to build trust and capacity. planning permissions too long. hard work of volunteers should be reimbursed. 	<ul style="list-style-type: none"> use of dowries for long term management. strong support from regional GO and central government. wide remit provides ability to take a holistic and integrated approach.

INTEGER: An open partnership involving all sides of the housing industry including housing associations, private house builders, national housing organisations, architects and planners. It aims to innovate the housing industry by research and analysis of future housing needs; demonstration; piloting projects and actively supporting the mainstreaming of INTEGER principles.
Funding: A private company receiving support from partner organisations.
Core aims: To create a flexible, open network to generate a dynamic for change, creating shared opportunities for all involved in the housing industry.

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<ul style="list-style-type: none"> Westminster Towers, Westminster, London. City West Homes, INTEGER 	<ul style="list-style-type: none"> 2001 partnership members – public and private 	<ul style="list-style-type: none"> refurbishment of 60s tower block using 'intelligent and green technologies'. aims to create a 'vertical village' community for residents, with focus on customer services. 	<ul style="list-style-type: none"> community consultation resident steering group. healthcare and social facilities design for life-time use of homes. emphasis on crime prevention and security. education projects 	<ul style="list-style-type: none"> renewable energy sources energy efficiency measures reducing water consumption sustainable sourcing of materials reducing construction wastes. community gardens 	<ul style="list-style-type: none"> apprenticeship programme for young people with construction company. IT training centre for residents. 	<ul style="list-style-type: none"> grey water recycling not cost effective. 	<ul style="list-style-type: none"> Westminster City Council planning guidance. positive relationship between partners. engaging public service providers. assessing refurbishment costs

The Beacon Community Regeneration Partnership: The partnership comprises tenants, residents and representatives of agencies who play a key role in the area. The partnership regenerates the area through energy conservation improvements.

Funding: Funding from SRB 1 and the local authority.

Core aims: To develop sustainable projects that offer long-term solutions to community problems.

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<ul style="list-style-type: none"> The Beacon Community Regeneration Partnership, Falmouth, Cornwall 	<ul style="list-style-type: none"> 1995 £1.2 m government capital funding (SRB 1), Further £1m from Carrick District Council. 	<ul style="list-style-type: none"> Community led transformation of 900 properties on the Beacon housing estate, with a focus on energy efficiency. 	<ul style="list-style-type: none"> health improvements improved school results reduced crime rate upswing in community spirit resource centre locals have learnt new skills. traffic calming measures. 	<ul style="list-style-type: none"> re-use of existing buildings energy efficiency improvements through better insulation to 300 properties. SAP rates dramatically increased. recycling facilities. 	<ul style="list-style-type: none"> savings on fuel bills. increased employment full-time project manager (local tenant). resource centre trains locals 	<ul style="list-style-type: none"> building trust between residents and outside agencies. 	<ul style="list-style-type: none"> organised 'listening forums' for locals to express their concerns. formation of a 'Tenants and Residents Association' chaired by a resident. making visible changes to provide evidence of regeneration - brightly clad houses, tree and bulb planting.

Gallions Housing Association: Provides social housing.

Funding: Gallions Housing Association

Core aims: To work with customers and partners: continually improving services, providing enhanced opportunities and seeking innovations that sustains communities and benefit individuals quality of life.

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<ul style="list-style-type: none"> Gallions Eco-Park, Thamesmead, London. 	<ul style="list-style-type: none"> 2000 Support from Housing Corporation 	<ul style="list-style-type: none"> to build 1500 cost-effective, affordable, practical homes with sustainable construction methods/ materials that are easy to use and maintain – adopting a community orientated approach. 	<ul style="list-style-type: none"> training tenants on how to maximise the benefits of their homes. capacity building to encourage tenants to benefit from local opportunities. safe environment – establishing community safety partnership with local police. includes new community facilities (shops and school) older persons strategy. 	<ul style="list-style-type: none"> recycling contaminated land low-energy homes low water usage increase in recycling planned along central 'ecological corridor' and within green spaces network. sustainable drainage using network of canals with reeds/other water plants providing aquatic habitat. 	<ul style="list-style-type: none"> savings on utility bills. lower maintenance costs for the housing association 	<ul style="list-style-type: none"> unavailability of some of the material in this country. Current lack of public transport connection. Plans for underground extension uncertain. 	<ul style="list-style-type: none"> adopting Dutch Green Financing Model for UK. sustainable materials are becoming more mainstream and increasingly available here. visitors home to demonstrate the advantages of eco parks to help mainstream practice. replicability of scheme - for any social housing landlord or private developer.

Swansea Poverty Action Network: Part of the council's anti-poverty team. To support community regeneration ensuring significant improvements are made to the quality and extent of community regeneration programmes affecting the most deprived citizens.

Funding: Swansea City and County Council

Core aims: To tackle poverty through sharing information.

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<ul style="list-style-type: none"> Swansea Poverty Action Network, City and County of Swansea 	<ul style="list-style-type: none"> 1997 Co-ordinated and facilitated by the anti poverty team of the City and County of Swansea 	<ul style="list-style-type: none"> alliance to tackle local poverty through support network of over 260 people (community groups, statutory organisations, private sector and voluntary sector organisations) The aim of the network is to tackle poverty through sharing information, knowledge experience, expertise and new ideas for action 	<ul style="list-style-type: none"> building and strengthening social networks. Highlights opportunities and organisations that can benefit the community a recognised forum for changing people's ideas and practices 	<ul style="list-style-type: none"> building the social capital of environmental groups across Swansea linking local environmental initiatives with social economy initiatives locally 	<ul style="list-style-type: none"> reducing poverty through sharing of information and resources. 	<ul style="list-style-type: none"> Training Opportunities 	<ul style="list-style-type: none"> creating a steering group within SPAN that looks at lessons learned from other initiatives and focuses on training for capacity building. apply an informal approach, taking a supportive role rather than a preaching role. Demonstrate how sustainability works in practice. Look into local to global and global to local examples of best practice. Develop an open forum of people with experience of poverty

The Arts Factory: Generates income through enterprises and use it to fund the facilities and services that our community needs.

Funding: Generated from community enterprises, membership fees and EC support.

Core aims: To build a stronger community for people of all walks of life who share our values.

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<ul style="list-style-type: none"> Arts Factory, Rhondda, South Wales 	<ul style="list-style-type: none"> 1990 funds generated through the community enterprises training contracts service level agreement EC support for specific project and some charitable trusts. Membership, £1 per year 	<ul style="list-style-type: none"> independent community owned Development Trust. Generating income to provide community services. 	<ul style="list-style-type: none"> 1300 members receiving a wide range of free community services including play group and parenting training, recreation facilities. providing skills for the community in a learning centre. 	<ul style="list-style-type: none"> community renewable energy scheme – wind farm powering 6,300 homes. derelict building saved from demolition redeveloped as community facility. environmental design enterprise using sustainably sourced/reclaimed wood. community gardens. learning centre uses reclaimed materials and energy efficient design (powered by renewables). 	<ul style="list-style-type: none"> community enterprises generate jobs directly and indirectly. skills are acquired through community services, improving employability. 	<ul style="list-style-type: none"> generating income is difficult. shortage of skills. managing growth and conflict. 	<ul style="list-style-type: none"> involving the community in the regeneration through membership of organisation.

<p>English Partnerships: Working in partnership to help make England a better place to live, focusing on four key areas of activity: sustainable regeneration, housing, strategic and best Practice.</p> <p>Funding: Public funding.</p> <p>Core aims: To remediate sites and develop communities across the country, helping to bring new opportunities, new jobs and new hope.</p>							
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Upton Urban Extension, Northampton	<ul style="list-style-type: none"> ▪ 2000 ▪ supported by English Partnerships, Northampton Borough Council and Princes Foundation 	<ul style="list-style-type: none"> ▪ large scale housing development - 1020 homes (which could take 6-8 years to complete) with integrated facilities and infrastructure, aiming to connect old and new communities. 	<ul style="list-style-type: none"> • mixed use development – supports public transport and most services in walking distance. • enquiry by design approach - involve local residents and other stakeholders. • ongoing resident management. • amenities shared by Upton and the wider community. 	<ul style="list-style-type: none"> • Maintains urban density. • SUDS is part of the infrastructure. • development is required to meet the BREAM 'excellent' standard. • all materials are sourced from sustainable sources. • opportunities for photo voltaic panels, solar water heating, and grey water recycling. • recycling scheme – homes designed with storage space for recycling materials. • energy efficiency through environmental assessment. 	<ul style="list-style-type: none"> • mixed urban design supports commercial space, local shops and services. 	<ul style="list-style-type: none"> • challenge of incorporating new development and residents within the existing wider community. 	<ul style="list-style-type: none"> • example of applying sustainable approach to large scale development addressing wide range of existing interests. • wide ranging consultation on area design crucial to process.
<p>Feltham First: Runs training courses for local people, develops new education projects for children and adults, resource local community groups to help residents manage their own projects, consult with local people and act upon their ideas and concerns and work with a broad range of communities in Feltham, Hanworth and Bedfont.</p> <p>Funding: Single Regeneration Budget</p> <p>Core aims: To generate employment and wealth, create ambition and ability among local people, establish a sense of pride in Feltham and build a stronger sense of community.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Longford River project, Feltham, London.	<ul style="list-style-type: none"> ▪ 1997 ▪ Feltham First ▪ Community Initiative Partnership ▪ London Wildlife Trust ▪ Royal Parks Agency 	<ul style="list-style-type: none"> ▪ regeneration of neglected canal creating 'linear park' linked to river corridors scheme. 	<ul style="list-style-type: none"> • improving access to open space. • environmental education and training. • community consultation to meet user needs. 	<ul style="list-style-type: none"> • improving water quality • bankside planting and ecological enhancement. • additional tree planting • pocket nature refuge. 	<ul style="list-style-type: none"> • used for leisure facilities. • development of mixed tenure housing in the surrounding area on brownfield land. • providing opportunities to host outside work facilitators. 	<ul style="list-style-type: none"> • encouraging public participation • funding future projects and maintenance. 	<ul style="list-style-type: none"> • involved locals by working with schools and businesses. • using arts to engage community in regeneration process.

<p>The Easdale Island Trust: A charitable organisation run by residents and friends of the island to foster all aspects of the island experience. Funding: Membership, donations, sponsoring the Trust and volunteering. Core aims: To protect and enhance the island, the community living there, and their local economy and way of life, in harmony with visitors to the island, the local authority and other interested bodies; to improve and manage the island's drill hall; and to gain the help of the people of the island in this work.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Easdale Island Trust, Argyll, west coast of Scotland	<ul style="list-style-type: none"> ▪ 2001 ▪ £667,000 from National Lottery (Community Fund). 	<ul style="list-style-type: none"> • regeneration of rural community. Aims to protect and enhance the island, the community living there, the local economy and way of life. 	<ul style="list-style-type: none"> • New community centre developed. 	<ul style="list-style-type: none"> • reusing derelict buildings • new recycling centre and sewage farm 	<ul style="list-style-type: none"> • harbour taken into community management and restored by local builders. 	<ul style="list-style-type: none"> • lengthy procedure waiting for local enterprises and local authorities to help. 	<ul style="list-style-type: none"> • granting of harbour lease for peppercorn rent and sale of two plots of land for £1 each by owner. • support from CADISPA (Conservation and Development in Sparsely Populated Areas) to do it themselves and retain control. • CADISPA hold an annual conference for community representatives to share information and receive advice.
<p>Hartcliffe Health and Environment Group: Works to achieve its aims by providing a range of activities and support on issues which affect local people's lives. Funding: Charities, trusts and local service providers including Avon Health, Bristol City Council and National Lottery Charities Board, receiving annual income of around £80,000. Core aims: To help local residents, on three large housing estates, tackle local issues relating to health and environment</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Hartcliffe Health and Environment Group, Bristol.	<ul style="list-style-type: none"> ▪ 1990 ▪ mainly supported by volunteers ▪ Now employs 3 development workers & a co-ordinator with specialisms in Health Promotion Environment, Food & Nutrition & Children's work. 	<ul style="list-style-type: none"> ▪ Bringing local people and workers together to help change things. ▪ Setting up self-help and support groups to meet local health * & env. needs. ▪ Work together on issues which affect people's lives ▪ Give local people the opportunity to speak with & influence people who make decisions about the area. 	<ul style="list-style-type: none"> • access to high quality food. Fresh fruit & vegetables grown on project's own community gardens. • access to green spaces and local countryside through community growing and walks. • community cohesion. • education on environmental, food and health issues. • improved civic pride. 	<ul style="list-style-type: none"> • locally produced and sourced foods ('food-miles') • clearance and reuse of derelict land and neglected pathways. • raised awareness of environmental issues. 	<ul style="list-style-type: none"> • local co-op sells high quality locally produced food. • Community market garden selling produce through food co-op (will develop into a growing co-operative in 3-4 yrs.) • creating training opportunities and some local environmental employment . 	<ul style="list-style-type: none"> • maintaining the high level of residents 'volunteer' input as the organisation and its staff increases. • Continuing to raise grant funding for projects. 	<ul style="list-style-type: none"> • organisation managed by a committee of local people. • understanding of & action on the local environmental concerns, through dialogue with local residents and organisations • steering group including both residents and professionals.

<p>Grainger Town Partnership: Rescue historic building and restore them for modern uses. Funding: Public funding and private investment totaling over £200 million Core aims: Turn around the area's fortunes by attracting over 1,000 people back to live in the centre of Newcastle.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<p>Grainger Town, Newcastle upon Tyne.</p> <ul style="list-style-type: none"> ▪ Newcastle City Council ▪ English Partnerships ▪ One North East ▪ English Heritage 	<ul style="list-style-type: none"> ▪ 1997- 2003 ▪ £40m public sector funding. ▪ Heritage Lottery funding. 	<ul style="list-style-type: none"> ▪ regeneration of major area of architectural heritage in city centre. Aims to improve the quality of the public realm to boost residential population, attract new businesses and increase employment. ▪ Emphasis on the 'total' approach to regeneration ▪ Implementation of a Maintenance Charter and to ensure standards are maintained to a high standard 	<ul style="list-style-type: none"> • residents and business forums. • Youth Forum • cultural events and festivals held. • educational activities 	<ul style="list-style-type: none"> • making underused area of city viable – maintaining density. • restoration of 121 vacant or underused buildings, many of them listed. • improvements to the streetscape with a strong focus on quality • removal of inappropriate canopies and introduction of high quality shopfronts more in keeping with the buildings 	<ul style="list-style-type: none"> • 1,500 jobs created. • 40,000 sq m of commercial floor space provided. • 281 new businesses supported. • 283 new homes created with more planned or on site. • £135m of private investment in the area. • local enterprise agency set up 	<ul style="list-style-type: none"> • change s in EU State Aid rules delays have occurred on some schemes. 	<ul style="list-style-type: none"> • partnership work – business and residents forums and profession panels set up from the start. • work carried in stages. • strong and visible leadership. • applying a flexible and coherent strategy. • using a multi-skilled project team which provided advice and assistance on all aspects of the regeneration of Grainger Town, including how to deal with the problems and complexities of historic buildings.
<p>Heeley City Farm: Provides a wide variety of free activities for many people including a horticulture training project for people with special needs. Funding: It has an annual turnover of around £400,000, from a variety of sources including contracts and earned income (from the farm's community enterprises). Core aims: Identifies, confronts and addresses the problems of poverty, inequality, prejudice and lack of opportunity in our inner city community by supporting and promoting community regeneration and self help within environmentally friendly and self-sustaining systems, using the background of a mini farm, community gardens and related resources.</p>							
<p>Heeley City Farm, Sheffield.</p>	<ul style="list-style-type: none"> ▪ 1981 ▪ ESF and ERDF funds; central government funds; Further Education Funding Council; Sheffield City Council; charitable trusts. 	<ul style="list-style-type: none"> ▪ tackling poverty in inner city community through environmental self help projects, based at city farm and community gardens. 	<ul style="list-style-type: none"> • environmental training and accredited courses leading to jobs and further education. • community enterprise. • provision of out of school activities. • promotion of healthy eating. 	<ul style="list-style-type: none"> • transformation of a derelict inner city area into farmland. • refurbishment of redundant premises. • new building demonstrates best practice in construction and energy efficiency. • manages a community recycling centre and composting project. • raising awareness of environmental issues. 	<ul style="list-style-type: none"> • annual turn over of £400,000 • employs 16 people. • farm and cafe attract visitors. • increase in the value of the area. • development of local partnerships for economic regeneration. • positive effect on local business and inward investment. 	<ul style="list-style-type: none"> • farm suffered an arson attack in 1995, delivering a blow to the community. 	<ul style="list-style-type: none"> • a new resource and training centre emerged from the trauma.

New Deal for Communities : A Government programme to tackle multiple deprivation in the most deprived neighbourhoods in the country, giving some of the poorest communities the resources to tackle their problems in an intensive and co-ordinated way.

Funding: Approximately £2 billion of government funds have been committed to the programme.

Core aims: To bridge the gap between the most deprived neighbourhoods and the rest of England focusing on five key themes: poor job prospects; high levels of crime; educational under-achievement; poor health; and problems with housing and the physical environment

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<ul style="list-style-type: none"> Shoreditch Our Way - New Deal for Communities programme 	<ul style="list-style-type: none"> 2001 £59.4 million between 2001 – 2010 of New Deal for Communities funds. £6.8 million of which is expected to be spent this year. 	<ul style="list-style-type: none"> To create Shoreditch as a strong, safe, healthy and just community, led by local people to make it a better place for all who live or work there. To maximise our own funding to attract additional funding, create sustainable development and bend mainstream services. 	<ul style="list-style-type: none"> Safer Shoreditch – neighbourhood wardens, community initiatives. health benefits – Shoreditch Spa - healthy living centre covering wide range of initiatives, Service Level Agreement with PCT. improve range and extent of education facilities. Partnership with Sure Start provides help & support for parents. Extensive capacity building programme for the local voluntary sector Peer education programmes – hard to reach communities. 	<ul style="list-style-type: none"> environmental improvements to community gardens, playparks, open spaces, Hoxton Market. canal improvement programme. improve local park. Shoreditch gardens strategy New bus route (the 394) mainstreamed) 	<ul style="list-style-type: none"> Joint venture company on major local training, business, incubator space, Sure Start and Health initiative – 16 Hoxton Square. local property improvements. Serviced office centres and Business support programmes. employment agency to provide better links to jobs and training. Training, including around basic skills inward investment programme. Benefits advisors bringing in excess of £350,000 p.a. into Shoreditch people's pockets. 	<ul style="list-style-type: none"> to have input from all residents, not just people that already play active roles in the residents associations, to get involved in improving the housing services. <ul style="list-style-type: none"> The economic state of the local authority 	<ul style="list-style-type: none"> Shoreditch Our Way shop offers accessible advice and information about Shoreditch Our Way. Extensive involvement on housing programme, e.g. development of ALMO, mystery shopper.

English partnerships: Government's national force for regeneration and development. Working in partnership to help make England a better place to live, focusing on four key areas of activity: sustainable regeneration, housing, strategic brownfield redevelopment and best practice.

Funding: Public funding.

Core aims: To remediate sites and develop communities across the country, helping to bring new opportunities, new jobs and new hope.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<ul style="list-style-type: none"> Greenwich Peninsula 	<ul style="list-style-type: none"> 1997 Millennium Communities project. English Partnerships 	<ul style="list-style-type: none"> creating a new sustainable community on a 300 acre site combining mixed-use, residential and commercial areas with leisure shopping and recreation facilities. 	<ul style="list-style-type: none"> community facilities provided as part of the development -primary school, GP practice serving the new and old community. social housing. 	<ul style="list-style-type: none"> new homes have high targets for reductions in energy and water consumption and carbon dioxide emissions. high density housing. Good public transport system. public open space – creating various habitats for wildlife and ecological flood defences. waste reduction. 	<ul style="list-style-type: none"> £340million of private investment. creation of over 1,000 new operational jobs. provided 8,000 jobs in the construction of the development. 	<ul style="list-style-type: none"> use of the Millennium Dome. 	<ul style="list-style-type: none"> project is a show case for best practice.

CDS Housing Ltd: CDS provides, manages and maintains high quality rented homes, develops popular neighbourhoods through community-led regeneration and sustainable investment.
Funding: Housing Corporation
Core aims: Are based on the principles of community led regeneration to achieve improved housing and quality of life.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Harlow Park green housing development, Toxteth, Liverpool CDS Housing Ltd. Harlow Park Housing Co-operative	<ul style="list-style-type: none"> ▪ 1998-2000 ▪ Social Housing Grant and private finance 	<ul style="list-style-type: none"> ▪ community led green housing development containing 33 houses and bungalows. 	<ul style="list-style-type: none"> • tenants in run down 50s maisonettes wanted to remain on same site in the same community. • tenants formed a co-operative with CDS Housing Ass. • residents involved in design and development process. 	<ul style="list-style-type: none"> • new build – built to ‘Lifetime Homes’ standard: • low embodied energy construction. • timber frames from sustainable sources • use of recycled materials • avoidance of products emitting harmful pollutants. • highly insulated with energy efficient lighting and heating • grey water recycling and water conservation measures. • recycling facilities • communal garden • easy access to public transport. 	<ul style="list-style-type: none"> • fuel savings of up to 30% • Savings on water rates of 30% • local Trading Exchange Scheme. 	<ul style="list-style-type: none"> • although the residents embraced much of the green agenda only 1 resident was prepared to switch to a gas convector heater. 	<ul style="list-style-type: none"> • this house will be part of a monitoring scheme to assess the comfort and economic value of the heater. • aim was to include as many green elements as possible within ‘normal’ build costs plus 2.5%, thereby creating a replicable scheme without the need for additional funding.

Derbyshire County Council: Local Authority
Funding: Central government
Core aims: To put the principles of sustainable development into action, throughout everything the council does.

<ul style="list-style-type: none"> • Markham Willows, Markham, Derbyshire. ▪ Supported by Derbyshire County Council. ▪ Led by consortium including AEA Technology, ExSite, Groundwork and Forest Research. 	<ul style="list-style-type: none"> ▪ 2000 ▪ part of Employment Growth Zone receiving government funding. ▪ Private funding: Shanks First Fund. 	<ul style="list-style-type: none"> ▪ remediation and regeneration of former colliery site for sustainable forestry and biomass (short rotation coppice) production. 	<ul style="list-style-type: none"> • creating ‘green amenity’ /recreational facilities for the community. 	<ul style="list-style-type: none"> • reclaiming derelict land • stabilisation of contamination • renewable energy crops and carbon sink. • waste minimisation – recycling of green wastes and sewage sludged. • creating wildlife habitats 	<ul style="list-style-type: none"> • employment opportunities through community enterprises • project to generate revenue through energy crop and gate fees from wastes used. • linked to Employment Growth Zone. Creating attractive setting for environmental business/technology park. 	<ul style="list-style-type: none"> • long lead in time: holistic programmes need to work with a wide range of partners from different sectors, which take time to establish. 	<ul style="list-style-type: none"> • support from local authority for holistic solution. • biomass will provide revenue enabling new landscape and ‘green amenity’ to be self sustaining. • funding attracted through status as ‘exemplar project’.
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<p>Gaia Architects: Ecological architects Funding: Private funding Core aims: To combine community architecture and ecological design.</p>							
<ul style="list-style-type: none"> Fairfield Housing Co-operative/Gaia Architects. 	<ul style="list-style-type: none"> 1984 SH Contribution Private finance 	<ul style="list-style-type: none"> regeneration of housing estate with 300 homes. co-operative's main objectives are to provide high quality affordable homes with an excellent locally based housing management service. 	<ul style="list-style-type: none"> once had a waiting list of 200 to move out, now population trebled with waiting list of 300 to get in. from highest crime rate in Tayside to zero incidents. improved health of residents. tenant led organisation. consultation ongoing for 17 years. Mixed tenure (family homes, single flats, housing for elderly and disabled) Access to local facilities (nursery, schools, shops etc). 	<ul style="list-style-type: none"> pedestrian dominant layout energy efficient housing with super insulation and optimising solar gain. breathing wall construction /natural ventilation / low allergy housing. avoidance of products with harmful pollutants. e.g, untreated timber, organic paints, PVC free Maximum soft landscape and SUDS. 	<ul style="list-style-type: none"> increase in local employment feedback on energy bills and ongoing costs – overall lower energy bills. affordable construction – no subsidies. pre-emptive maintenance regime. 	<ul style="list-style-type: none"> need to appreciate sustainable regeneration processes take time. 	<ul style="list-style-type: none"> proves that better investment up front gives long term paybacks. small is beautiful – large scale projects are harder to manage.
<p>Vines Centre Trust: Developed several recycling and re-use projects which act as the foundation for skills training, personal development and work experience projects for the beneficiaries it serves. Funding: From many sources including the local council, SRB funds, the Church Urban fund and European sources. Core aims: To advance the Christian faith, relieve the distress of the needy, advance education and development, provide help and advice on debt, promote social responsibility, provide recreational facilities for young people and promote the sustainable use of the earth's resources.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<ul style="list-style-type: none"> Vines Centre Trust 	<ul style="list-style-type: none"> 1998 local churches local and national government EU funding. 	<ul style="list-style-type: none"> Development of several recycling and re-use projects, acting as the foundation for skills training, personal development and work experience. 	<ul style="list-style-type: none"> community-led. it provides services such as access to computers, a training centre, provision of affordable furniture and a credit union. 	<ul style="list-style-type: none"> focus of the project is re-use and recycling. encourages access to 'environmental goods'. 	<ul style="list-style-type: none"> recycling saves money for people with low incomes while creating revenue to be spent in the economy. creation of paid work. credit union relieves debt. 	<ul style="list-style-type: none"> help is urgently required both to help support current work and to achieve expansion. 	<ul style="list-style-type: none"> developed close working relations with the local authority, local businesses, local media, local churches and other key players. community driven and encourages a sense of civic pride and ownership.

<p>Manor and Castle Development Trust Ltd: Regenerating the area by the improvement of housing, better access to healthcare, the creation of jobs and employment opportunities and developing the skills and confidence of the community.</p> <p>Funding: The Trust achieved accountable body status for the SRB 3 programme, and for Priority 5 of the last round of European Objective 2 funding. Every project that comes to the Trust for funding must approach the appropriate community forum, present its ideas and receive their approval.</p> <p>Core aims: The projects to meet the strategic objectives of the partnership, output targets set by funders and to be locally owned wherever possible.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<ul style="list-style-type: none"> Manor and Castle Development Trust, Sheffield 	<ul style="list-style-type: none"> 1997 £130 million over a 10 year period 	<ul style="list-style-type: none"> Development Trust formed to deliver a SRB round 3 programme. aims to maximise funding opportunities and develop a mixed economy through a community-based approach. 	<ul style="list-style-type: none"> community-based organisation, with people from the private, public sectors and the local community managing the Trust. developed a 'Social Inclusion Strategy'. 	<ul style="list-style-type: none"> recycling scheme established for furniture and toys. 	<ul style="list-style-type: none"> 218 jobs have been created. 19,000 sq feet of business floor space has been created over 1,000 people have achieved qualifications through training schemes. a turnover of £12 million per annum has been created 	<ul style="list-style-type: none"> avoiding becoming a centralised organisation. creating trust has been problematic over the years. 	<ul style="list-style-type: none"> a strong commitment to local ownership and remaining a community-based organisation despite the organisations growth. surviving adversity provides a stronger framework of accountability. minimise risk by spreading ownership through small independent organisations.
<p>Forestry Commission: The Forestry Commission is the government department responsible for forestry throughout Great Britain</p> <p>Funding: Central government</p> <p>Core aims: Protect and expand Britain's forests and woodlands and increase their value to society and the environment</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<ul style="list-style-type: none"> Thames Chase Community Forest, 40 square miles of greenbelt land in East London and South-west Essex. 	<ul style="list-style-type: none"> 1990 Core funding from 5 local authority partners and Countryside Agency. Also bring in mixed project funding to deliver a wide range of projects 	<ul style="list-style-type: none"> a Community Forest aiming to turn 30% of the area into woodland over the next 40 years. 	<ul style="list-style-type: none"> a more attractive place to live and work. develop the Forest Centre into a visitor attraction and educational resource. environmental events for local residents. community consultation. attractive and safe environment. accessible green space. Environmental education for local children Improved access to the countryside on the urban fringe 	<ul style="list-style-type: none"> creation of new woodlands bringing existing woodlands into management conserving and enhancing the existing natural environment. creates habitats which support wildlife. reduction in the effects of air pollution. prevention of soil erosion. Improved access to the countryside on the urban fringe 	<ul style="list-style-type: none"> improve the local area economically, by protecting the Green Belt and making it an attractive place to work, live and visit for recreation and nature conservation purposes 	<ul style="list-style-type: none"> engaging local people involving and working with private sector landowners 	<ul style="list-style-type: none"> events and environmental activities are held year round. community consultations on the future of the forest are held. volunteers are encouraged to participate in practical conservation tasks. Bringing together a unique partnership of public, private and voluntary sector partners for long term environmental benefit.

Link Housing Association: Provides quality housing management services to 5,000 tenants in social rented accommodation. Funding: The Link Group Core aims: To be responsive to its customers' needs and aspirations.							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Link Housing Association, Benarty Self - Build, Fife	<ul style="list-style-type: none"> ▪ Start date October 1998 Completion date December 2000 Funders Scottish Homes Link Housing Fife Council 	<ul style="list-style-type: none"> ▪ self-build of low embodied energy housing on derelict brown field land. ▪ partnership between the Housing Association and Community Self Build Scotland. 	<ul style="list-style-type: none"> ▪ group of unemployed residents received training and on site supervision on how to build their own homes. ▪ Training to nationally recognised SVQ qualification. 	<ul style="list-style-type: none"> ▪ make prudent use of resources through energy saving mechanisms. ▪ use of sustainable materials. ▪ environmental awareness is raised. 	<ul style="list-style-type: none"> ▪ the self-builders have a 25% share in the ownership of their home. ▪ provides employment opportunities in 'green technologies'. 	<ul style="list-style-type: none"> ▪ Time and cost of preparation of legal and contract documentation. ▪ Additional funding was required to complete project due to extended construction period. 	<ul style="list-style-type: none"> ▪ the project combines social and environmental justice by giving the community a chance to develop a pride and involvement in the area, through the development of their own sustainable homes.
Taylor Woodrow: Mixed-use and brownfield development. Funding: Private Core aims: To be the leading developer of living and working environments in the UK and other chosen markets							
Project	Start date/ funding	Description / goals	Social benefits	Environmental benefits	Economic benefits	Key obstacles	Key opportunities / solutions
Green Building Macintosh Village, Manchester	2002 £130 million Taylor Woodrow	An urban village consisting of 21 storey high rise apartments and other amenities. The apartments will be powered by wind energy generated by a windmill on top of a block of flats.	<ul style="list-style-type: none"> • Mixed use residential area including a children's nursery run by Kids Unlimited and a doctors surgery and 300sqm of commercial space. 	<ul style="list-style-type: none"> • The cylindrical shaped green building has a specially designed ventilation system controlled by the glass-topped atrium. • Solar panels on the roof provide the main source of power for water heating, complimented by a central powered plant with gas-fired boilers. • All materials used have a low energy rating. • CO2 emissions will be 60% less than conventional apartment blocks. 	<ul style="list-style-type: none"> • Incorporates 300sqm of commercial space for economic development in the area. • Attract people and investment to the area. 	<ul style="list-style-type: none"> • The exclusivity of the apartments is reflected in their price – 1 bedroom apartments costing between £148,850 and £193,500 and two bedroom apartments starting at £225,750. 	<ul style="list-style-type: none"> •

Callanbridge Residents Association: Provides a wide range of community services and a environmental renewal programme.
Funding: A range of sources including, NIVT, Armagh City District Council, NICB, SHSSB, Children in Need, AC & DC, AC & D Partnership, PSEP Youthnet DHSS, A & D HSST, PBNI and private donations.
Core aims: To refurbish a derelict block of flats and shops in the middle of Callanbridge Estate which was an eye sore into a multipurpose community centre for all residents including youth and children.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Callanbridge Residents Association, Armagh City, N.I.	<ul style="list-style-type: none"> ▪ 1989 start-up funding: NIVT £3000 and £1500 from Armagh City District Council ▪ main funding from public and private 	<ul style="list-style-type: none"> ▪ community development organisation based in a block of converted public sector housing estate. ▪ the association had provided community facilities, training and made environmental improvements. 	<ul style="list-style-type: none"> ▪ conversion of derelict housing into a community centre – providing a number of clubs and courses for locals. ▪ drug and alcohol awareness programmes. ▪ decline in vandalism and graffiti due to an increase in morale and in pride. ▪ the physical and environmental upgrade has brought with it the lessening of many social problems. 	<ul style="list-style-type: none"> ▪ the association has taken over the local Community Environment and Employment Project, which has been a catalyst for implementing environmental improvement projects, generating jobs and training. 	<ul style="list-style-type: none"> ▪ the local Community Environment and Employment Project, has been a catalyst for generating jobs and training. ▪ the centre has launched a computers and information technology training programme. ▪ employment of a full-time co-ordinator. 	<ul style="list-style-type: none"> ▪ problem of burn out of staff and volunteers. 	<ul style="list-style-type: none"> ▪ getting the right people with the right mix of skills is vital. ▪ a pragmatic approach avoids a vague grandiose vision and unrealistic thinking. ▪ this approach has helped the association keep creditability with funding bodies and residents alike.

Northmoor Urban Arts Project: A 5 year project of physical, environmental and social improvements.
Funding: See below
Core aims: To work with local people on all issues of improving the appearance of the area and the environment, community safety, and achieve pride and ownership in the area.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Northmoor Urban Arts Project, Manchester	<ul style="list-style-type: none"> ▪ 1998 ▪ A6 Partnerships ▪ Manchester City Council Arts Team ▪ Manchester Methodist Housing Association 	<ul style="list-style-type: none"> ▪ five year housing renewal programme. The programme aims to improve the appearance of the area and the environment as well as the community safety and security. ▪ the scheme has established a programme of creative interventions that bring positive benefits to the area. ▪ Home Zone scheme 	<ul style="list-style-type: none"> ▪ raised the level of community confidence and built up the capacity of the local people. ▪ number of creative events have taken place. 	<ul style="list-style-type: none"> ▪ re-using existing materials. ▪ enhancing the public realm. ▪ tackling derelict land and property. 	<ul style="list-style-type: none"> ▪ increased the diversity of the population by bringing local artists into the area. ▪ brought redundant property back into use & establishes businesses such as artist's studios. ▪ trained local people. 	<ul style="list-style-type: none"> ▪ raise environmental awareness. 	<ul style="list-style-type: none"> ▪ quick fix temporary approaches such as street events have been used but in parallel to long-term sustainable goals via education, community participation and the creation of employment. ▪ opportunity for innovation, imagination and creativity.

Royds Community Association: It is responsible for the total regeneration (economic, physical and social) of three housing areas in the region.

Funding: See below

Core aims: To transform the area into a self-sustaining community, where local residents are actively involved in identifying their future needs and have the motivation and resources needed to achieve their goals.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Royds Community Association, Bradford	<ul style="list-style-type: none"> ▪ 1994 ▪ SRB funding given directly to the residents. ▪ Match funding has yielded an overall investment of £108 million. 	<ul style="list-style-type: none"> ▪ community renewal initiative. ▪ a community based initiative to achieve a self-sustaining community. 	<ul style="list-style-type: none"> ▪ refurbishment, new build and demolition of housing and local shops have contributed to giving the estate character and a sense of place. ▪ Community-led ▪ Residents Compact introduced. ▪ Healthy living centre, reading support groups and youth activities established. 	<ul style="list-style-type: none"> ▪ derelict land is re-used. ▪ More attractive environment. 	<ul style="list-style-type: none"> ▪ surplus council land within the association boundary can be acquired at no cost, due to a joint venture agreement. Provides 1005 capital receipts to reinvest locally. ▪ Commercial agreement with Haslam Homes has realised £32,000 profit for Royds. ▪ Receives income from the community centre, an exhibition bus and local shops. 	<ul style="list-style-type: none"> ▪ residents felt marginalized by policy-makers. 	<ul style="list-style-type: none"> ▪ the SRB funding was awarded to the residents not the LA leading to a cool period between the council and Royds. ▪ strong community roots ▪ the use of political skills to influence public sector stances ▪ community businesses have been set up which are economically viable and have a social remit. ▪ The partnering agreement formed for each contract has led to savings in cost and time

Environment Trust: Promotes community assets, community finance, environmental education, green homes, landscape improvements, research and development and sustainable development.

Funding: Self-financing and non-profit distributing. Majority of the funding is derived from leasing workspace and earned income.

Core aims: To promote environmental improvement and educational projects, primarily in the East of London.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Environment Trust Green Homes Programme, East End of London	<ul style="list-style-type: none"> ▪ 1992 ▪ Development Trust thus is self-financing, and non-profit distributing. ▪ core funding is from leasing workspace and earned income. 	<ul style="list-style-type: none"> ▪ working in partnership with local authorities, the programme uses private finance to provide high quality low cost social housing. Houses built to high environmental standards using local labour where possible. 	<ul style="list-style-type: none"> • high quality • social housing, • designed in partnership, including potential purchasers and existing community. 	<ul style="list-style-type: none"> • energy efficient, • water saving, using non toxic and sustainably sourced materials. 	<ul style="list-style-type: none"> • Development Trust – community enterprise. • houses cost 70% less than open market value. • uses local construction companies and local labour • extra building costs for green homes recouped in 1-2 yrs through energy savings. • low running costs - 30-50% less. 	<ul style="list-style-type: none"> • difficulty in setting up Estate Management Co.s due to conflict of values between Green Homes and other Housing Association tenants. • environmental aspects of homes are harder to sell, which restricts the Trust from taking green design further. • arranging mortgages difficult – lenders unfamiliarity. • subsidy necessary – e.g., access to free or low cost land. 	<ul style="list-style-type: none"> • negotiate with local authority discounted transfer cost for sites, to achieve lower house prices. • greater access to funding than HAs. As not tied into annual bidding rounds, can achieve more flexible timetabling, suited to local needs. • problem sites, rejected by HAs are opportunities for the Trust.

<p>Energy in the Community: Uses energy services to tackle fuel poverty, improve quality of life and help community and environmental regeneration in a former coal community. Funding: TXU Core aims: To demonstrate how energy services can be used to reduce fuel poverty and improve quality of life, while helping community regeneration and contributing to environmental improvement.</p>							
Project	Start date/ funding	Description / goals	Social benefits	Environmental benefits	Economic benefits	Key obstacles	Key opportunities / solutions
Energy in the Community, Thurnsco, South Yorkshire TXU in partnership with Barnsley Metropolitan Borough Council and Groundwork Dearne Valley	2000, TXU Energie	A project working to reduce fuel poverty, improve quality of life, stimulate local regeneration and support environmental improvement in a former coal-mining village.	<ul style="list-style-type: none"> Engage residents through advice, improvement measures and community involvement to proactively seek energy efficiency options. The pop-in centre which was a derelict building is now the projects administrative and advice centre, managed and run by locals. The Community Energy Fund helps local groups to become more energy efficient through awarding grants. 	<ul style="list-style-type: none"> In 2001 annual carbon dioxide savings from the energy efficient measures stood at over 640 tonnes. 	<ul style="list-style-type: none"> In 2001 Thurnscoe households had made an annual financial saving of £65,000. Two local installation firms who carry out this work have in alliance with Barnsley Community Regeneration Team have committed to take on six extra local people during the project. 	<ul style="list-style-type: none"> The project is only a 3 year project. 	<ul style="list-style-type: none"> After each home has been surveyed, the project provides links to regional and national energy efficiency grants such as Warm Front. TXU believes that as a longer-term vision Social Action Obligation could be considered to provide a market mechanism for addressing fuel poverty in Britain. Producing a report to share its experience with others.
<p>Walworth Garden Farm: Reclaimed a derelict site to provide an educational and training resource in organic horticulture for the local community. Funding: Charity Core aims: To work with the local community to increase the understanding of organic and ecological issues, to contribute to sustainable development in London and to improve the local green environment</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Walworth Garden Farm, Southwark, London	<ul style="list-style-type: none"> 1987 land is leased from Southwark Council 	<ul style="list-style-type: none"> the transformation of derelict land into a multicultural community garden. the farm is run by a management group made up of committee members and local residents. 	<ul style="list-style-type: none"> advise for tenants on how to plant and maintain private and communal gardens. summer programmes for children. improved social behaviour and quality of life. education through school programmes and a NVQ training course. strong community leadership. 	<ul style="list-style-type: none"> increased environmental awareness. the area is no longer an eye sore but an attractive environmentally sustainable farm. 	<ul style="list-style-type: none"> five local staff are employed at the farm. training courses are available to long-term unemployed and people with special needs. paid employment elsewhere, in parks and landscaping firms has been found. 	<ul style="list-style-type: none"> the garden went off track and was closed for a few years. 	<ul style="list-style-type: none"> the farm reopened in 1990 as a city farm.

The Prince's Foundation: Link ideas with practical action through working in partnership on community based projects while engaging with public, private and voluntary organisations to promote more liveable and architecturally diverse environments.

Funding: From sponsorship, donations and membership.

Core aims: To promote a return of human values to architecture, the building arts, urban design and regeneration.

<i>Project</i>	<i>Start date/ funding</i>	<i>Description / goals</i>	<i>Social benefits</i>	<i>Environmental benefits</i>	<i>Economic benefits</i>	<i>Key obstacles</i>	<i>Key opportunities / solutions</i>
Poundbury Estate, Dorchester	The master plan was exhibited in 1989 divided into 4 quarters the 1 st phase started construction in 1993.	An urban extension of Dorchester allowing growth of the area in a sustainable way opposed to creating a suburban housing estate. The project is based on a 25 year period, aiming to develop as needs grow.	<ul style="list-style-type: none"> Mixed tenure development, private and social housing intermingled and built to the same quality. Mixed use development comprising housing, commercial buildings and community and leisure facilities. Priority is given to people building a sense of community. Roads are irregular in width and angle thus controlling the speed of vehicles without resorting to humps or traffic signs. 	<ul style="list-style-type: none"> High-density urban area. 1/3 of the 400 acre site will be landscaped with parkland and play areas. Native trees are planted along streets and courtyards. Every household is required to incorporate the latest energy conservation features. Pedestrian and cycle movements are favoured. The architecture uses local and sometimes recycled materials. Many of the local architects work to a Building Code which regulates features. Quality of design is controlled through legally-binding Building Agreements with each developer before the freehold is released. 	<ul style="list-style-type: none"> 6,000 sqm of manufacturing space employing 200 people has already been constructed in phase 2 (phase 1 was completed in 2002). Eventually Poundbury will house 2,250 dwellings and 65,000sqm of employment space, as well as community facilities. 	<ul style="list-style-type: none"> People being sceptical about the project. Higher cost of master planning, architectural quality and the use of materials. Difficult beginning during the housing recession. 	<ul style="list-style-type: none"> The success of the project is being recognised in government circles and being cited as good practice. The higher costs of construction are balanced by higher densities of construction, terracing of housing and higher open market values. Land and housing are now selling well since the housing recession.

St George plc: London's largest and most sophisticated mixed-use residential developer that integrates sustainable development into every facet of its scheme.

Funding: Private

Core aims: The creation of quality working and living environments in which customers can fulfill their expectations of lifestyle and security.

<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
St George Development, Fulham	<ul style="list-style-type: none"> Development not yet fully completed. private funding 	<ul style="list-style-type: none"> redeveloped of brown field derelict land into a sustainable neighbourhood, with affordable housing. the main issues are the improvement of public transport, employment opportunities, and affordable housing. 	<ul style="list-style-type: none"> 50% of homes will be affordable, and integrated into the community. stop the polarisation of disadvantaged people. 	<ul style="list-style-type: none"> create open space and access to the river. green transport network is being planned. 	<ul style="list-style-type: none"> training programmes through the Housing Forum will be available and ensure jobs are targeted at local people. 	<ul style="list-style-type: none"> environmental awareness and community involvement in the long term could be a problem. 	<ul style="list-style-type: none"> Talking to local parties a master plan to cover the objectives was identified.

<p>Zedteam: Has the know-how to plan, design, construct and manage integrated sustainable developments that achieve the “triple bottom line”.</p> <p>Funding: £15.7 million, contributions from the EU Fifth Framework Programme, DTI and SEEBOARD as well as the Peabody Trust and the Housing Corporation.</p> <p>Core aims: Developing a sustainable community.</p>							
<i>Project</i>	<i>Start date/ funding</i>	<i>Description / goals</i>	<i>Social benefits</i>	<i>Environmental benefits</i>	<i>Economic benefits</i>	<i>Key obstacles</i>	<i>Key opportunities / solutions</i>
BedZED	2000 – October 2002 The Peabody Trust and the Housing Corporation. BedZED development consortium consisting of Peabody Trust, BioRegional environmental consultants, Bill Dunster architects and Arups engineers	BedZED is a mixed-use development of 82 homes and 1,600sq m of workspace based on the principles of sustainability - creating a strong, stable, balanced community, with a good quality of life and with minimal environmental impact. The mixed use units (social rent, affordable and homes for sale) provide a high density, zero energy (fossil fuel) urban alternative to mainstream housing developments.	<ul style="list-style-type: none"> ▪ Use of local materials ▪ Healthy low allergen materials used in interiors ▪ Safe neighbourhood, home zone design ▪ Public and private open space – (sky gardens) ▪ Community facilities, nursery and sports pitch ▪ Car-club and other activities organised by ‘green lifestyles officer’ 	<ul style="list-style-type: none"> ▪ Energy efficient construction ▪ Renewable energy supply – PV panels, CHP plant ▪ Maintenance of green space and wildlife creation (green roofs, and retention of natural habitats such as drainage ditches) ▪ Water recycling and conservation strategies ▪ ‘A’-rated low energy, low water use domestic appliances reduce energy demand ▪ Reduced need to travel with mixed use and on site Car club ▪ On site composting and recycling facilities. 	<ul style="list-style-type: none"> ▪ Maximising land value by mixed use and reduced car parking ▪ Maximising value through planning gain – meets local authority’s Agenda 21 ▪ Competitive green supply chain ▪ Increased values to residents of green amenities and lifestyle 	<ul style="list-style-type: none"> ▪ Interconnection of utilities – Private wire systems to national grids ▪ Local authority adoption of roads, and utilities adoption water services 	<ul style="list-style-type: none"> ▪ Integrated and holistic approach to developing ▪ BedZED homes achieve a theoretical SAP rating of 150. Targets set for a 60% reduction in total energy demand and a 90% reduction in space heating demand compared to a standard suburban home built to 1995 Building Regulations. ▪ The total embodied CO₂ of BedZED is 675 kg/m² against volume house builders houses of 600-800 kg/m². ▪ Securing large amount of funding for research and evaluation
<p>Blaenllechau Community Regeneration: Based at the Bell Centre where it hosts a variety of educational courses and social functions, thus creating new business opportunities and jobs.</p> <p>Funding: Community Revival Strategy, and European funding.</p> <p>Core aims: to promote general charitable purposes and to provide relief from poverty and disadvantage by improving educational opportunities in the community.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Ffaldau Project 2000, Blaenllechau, Mid Glamorgan	<ul style="list-style-type: none"> ▪ 2000 (part of a wider scheme which started in 1994). ▪ Community Revival Strategy funding. 	<ul style="list-style-type: none"> ▪ community based environmental project that uses permaculture methods to create growing beds for vegetables and fruit. 	<ul style="list-style-type: none"> ▪ provides people on a low-income the opportunity to cheaply purchase healthy food. 	<ul style="list-style-type: none"> ▪ producing organic food raises awareness of environmental issues and promotes a cleaner environment. 	<ul style="list-style-type: none"> ▪ the farm brings in revenue, provides training opportunities and has created 3 full time jobs. 	<ul style="list-style-type: none"> ▪ the overall initiative depends heavily on grant funding and partnership with the local community and all sectors. 	<ul style="list-style-type: none"> ▪ project is co-ordinated by a n environment officer. ▪ the group also carries out environmental improvements that benefit the community.

<p>Choices for Grahame Park: Responsible for redeveloping the Grahame park site. Funding: The developing partner will enable all the redevelopment to take place without private funding. Estimated cost £235 million. Core aims: To develop a mixed-use housing estate with full involvement of the community.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<p>Grahame Park, Barnet, London</p> <p>Choices for Grahame Park</p> <p>Architects: Pollard Thomas and Levitt Bernstein</p>	<ul style="list-style-type: none"> ▪ consultation and planning stage began in 2001 ▪ construction is expected to commence in late 2003. • private funding. 	<ul style="list-style-type: none"> ▪ major mixed tenure regeneration of council owned estate with 1,777 homes. ▪ to contain 3,200 dwellings on completion. 	<ul style="list-style-type: none"> • community consultation process to ensure residents will have a say in the redevelopment. • resident representation on selection panels. • provision of neighbourhood facilities – community centre, library, health centre, day centre, shops and open space. • mixed tenure housing.aim to 	<ul style="list-style-type: none"> • refurbish 300 properties. • green spaces and green corridor networks are planned. • public transport connections will be incorporated into the development. 	<ul style="list-style-type: none"> ▪ the selected developing partner will enable the work to be carried out without public funding. ▪ construction programme has an estimated value of £250 million. ▪ planned training and employment initiatives. ▪ Option appraisals to assess the cost of each plan. 	<ul style="list-style-type: none"> ▪ reach an agreeable redevelopment plan. 	<ul style="list-style-type: none"> • significant period of time invested in the planning and consultation period.
<p>Groundwork Manchester: An environmental regeneration charity working in the UK's poorest communities. Funding: They work closely with government and receive support from the European Union, National Lottery, Landfill tax credit scheme, private sponsors and charitable foundations. Core aims: To build sustainable communities through joint environmental action.</p>							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
<p>Community Environment Programme, East Manchester</p>	<ul style="list-style-type: none"> • 1998 • Groundwork Manchester, New Deal for Communities, Manchester City Council, Manchester Housing, Housing Associations 	<ul style="list-style-type: none"> ▪ To improve a declining neighbourhood through improving the quality of open space, facilities, local business and community safety. ▪ By providing support for capital projects to ensure they are sustainable. ▪ Funded by New Deal for Communities and supported by REACT. 	<ul style="list-style-type: none"> • Community Link officers are employed to work directly with residents to involve them in the regeneration of their community. • Facilities provided for all sectors of the community. • More people have more skills to participate in their neighbourhood. • Community has a voice. 	<ul style="list-style-type: none"> • Range of physical environmental improvements, including; community gardens, alleyway closures, gating and improvements, anti-joyriding measures, derelict land treatment, new and revamped parks and leisure and recreation facilities. • Number of campaigns run including; tree campaign, clean up campaign, recycling campaign and road safety campaign. 	<ul style="list-style-type: none"> ▪ where street or small estate improvements are carried out, ownership and tenancies have stabilised and house prices risen ▪ some projects delivered through an Intermediate Labour Market scheme which aims to train and support previously unemployed young people into full time employment ▪ local people have gained jobs through the skills learnt through involvement with CEP ▪ a social enterprise was established to manufacture metal works. 	<ul style="list-style-type: none"> ▪ The scale of the problems ▪ The need for skill development, relationship building and cohesion and at the same time trying to move ideas forward ▪ East Manchester has been undergoing a major 'planning framework' exercise so until that process has concluded some community project ideas are not able to be progressed whilst others are added to the programme even though they do not directly fit the remit of the CEP 	<ul style="list-style-type: none"> ▪ Dedicated team of community link workers ▪ Commitment and resources to be able to work in the area for the long term ▪ Empowering and positive partnership agencies. ▪ Continuous evaluation and developing the programme accordingly. ▪ Working together. ▪ Implementing a rigid process of project planning, decision making, information sharing and maintenance

Whipps Cross University Hospital: Funding: A private finance initiative. Core aims: To show how incorporating a sustainable development approach at a strategic level can have a wide reaching positive impact.							
<i>project</i>	<i>start date / funding</i>	<i>Description / goals</i>	<i>social benefits</i>	<i>environmental benefits</i>	<i>economic benefits</i>	<i>key obstacles</i>	<i>key opportunities /solutions</i>
Whipps Cross University Hospital, East London	<ul style="list-style-type: none"> ▪ In the planning stages – will be constructed in stages over the next eleven years. ▪ Private Finance Investment Initiative 	<ul style="list-style-type: none"> ▪ Massive capital sustainable redevelopment programme under the PFI initiative. ▪ . 	<ul style="list-style-type: none"> • The new site is to be used as a community resource, providing sports facilities, nature trails, educational opportunities, housing, infrastructure and sustainable transport. • Arts projects • IT – internet café, electronic prescribing, links with schools to utilise facilities for adult education. 	<ul style="list-style-type: none"> • Life-cycle costing • Energy conservation – deigned to be energy efficient, full use of CHP. • Waste management schemes – recycling, waste management officer, design incorporates storage for waste separation. • Pollution – CHP, move away from fossil fuels, reducing CO2 emissions and carbon trading. • Conservation – tree replacement, listed buildings retained for community use, surplus building material re-used or sold. • Water management – grey water recycling. • Green transport plan – car parking charges, subsidise bus links, cycle racks, car sharing schemes. 	<ul style="list-style-type: none"> ▪ The hospital will be a major employer – 22% proposed increase in staffing, a large contractor of goods and services. ▪ Construction industry training programmes. ▪ Volunteers in partnership scheme (initiated by SRB) ▪ Tackling the underlying causes of ill-health, reduces the needs of the local population for health care services. 	<ul style="list-style-type: none"> ▪ Still in initial planning phase 	<ul style="list-style-type: none"> • The stakeholders and local community have been involved as partners from the start thus all impacts are considered

Taff Bargoed Community Park, South Wales	
Start date	<ul style="list-style-type: none"> • 1994 Capital phase complete 2001
Organisation(s)	<ul style="list-style-type: none"> • Groundwork Merthyr & Rhondda Cynon Taff, Taff Bargoed Development Trust • Merthyr Tydfil County Borough Council
Social benefits	<ul style="list-style-type: none"> • From the outset local people have participated and played a vital role in the decision making process. The initial planning exercise in 1994 showed that residents saw job creation, leisure and space for recreation as priorities. • Recently applied to funders for a Community Volunteer Warden scheme with a full time warden post plus flexible Geodesic Classrooms. • The new landscape design was shaped through community consultation. • A Community-led Management Steering Group was established which has proved crucial to the project's development and will help ensure its future success. • Activities such as community arts, video projects and training courses have been run, and schoolchildren use the park as an outdoor classroom. There are plans to create a new environmental education facility for 50 local schools. • 22% of people in the valley have a long-term illness (compared to 12% nationally). This project has created a safe and healthy landscape for residents to enjoy. Lakeside areas have also been designed to allow for disabled access.
Environmental benefits	<ul style="list-style-type: none"> • The physical regeneration of the Taff Bargoed Valley has brought 50 hectares of derelict land back into use through the creation of a new community park. The once submerged Taff Bargoed river has been brought back to flow on the land surface, and a series of weirs and lakes have been designed for fishing and canoeing. • An innovative sustainable mine water remediation scheme has been developed. It incorporates settling tanks and with 3 hectares of reedbeds, it is one of the largest wetland projects in Britain. • Over 70,000 trees and shrubs have been planted, and park features include sports pitches playgrounds and artworks. A network of footpaths, cycle routes and outdoor activity trails link the Valleys to other green spaces, trails and routes in the surrounding area. A site has been designated for an 'eco-building' to house a community tourism based business.
Economic benefits	<ul style="list-style-type: none"> • Taff Bargoed Valley lost 2,000 jobs and £6 million from the local economy with three pit closures from 1989 to 1993. The overall strategy for the area was to re-invent the valley as a national centre for short break holidays centred on outdoor pursuits. • Funding recently secured for a BSX Track which is being earmarked for national events. • Taff Bargoed Development Trust owns and operates the Welsh International Climbing Centre which houses a climbing and caving complex, conference centre, gym, catering outlet and accommodation block. It employs over 30 people and it is estimated that the complex attracts 80,000 visitors per year, with a turn over of approximately £500,000.
Process	<ul style="list-style-type: none"> • Supported through: Welsh Development Agency Land Reclamation Programme. • The Welsh Office Community Revival Strategy 1993-1996.
Resource	<ul style="list-style-type: none"> • Funded by: The Millennium Commission, WDA, The European Regional Development Fund and the Coal Authority
Opportunities/ Success factors	<ul style="list-style-type: none"> • Key factors in the project's success were: • British Coal's willingness to sell the site for £1; • The WDA's support for the partnership's sustainable vision, acknowledging the value of the social and environmental and not just the economic aspects of the project; • A 'once in a millennium' opportunity to receive considerable lottery funding that could be spent on the community participation process as well as capital works. The aims of the Millennium Commission (to assist communities in marking the close of the second millennium, and encourage environmental sustainability) meant that as funders they were more flexible and understanding of the time needed for consultation and the 'unpredictability' of issues that arise in community led projects.

Sherwood Energy Village, Nottinghamshire	
Start date	<ul style="list-style-type: none"> • 1994
Social benefits	<ul style="list-style-type: none"> • Following the closure of the local colliery the community bought the derelict site from British Coal to ensure its future was not out of their control. It is now owned and developed by a social enterprise. An Industrial Provident Society was set up, which was thought to be the most democratic option, whereby each shareholder has equal power. The money generated from the project feeds directly back into the community, as stated in the project memorandum. • The project has created open spaces leisure and sport facilities, encouraging community sense of place.
Environmental benefits	<ul style="list-style-type: none"> • This is a mixed-use environmental enterprise, with on site developments complying with the highest environmental standards. The development demonstrates a number of environmental features within buildings and on the site itself by incorporating sustainable design and construction (using local materials and recycling waste building materials); renewable energy sources, environmental technologies and includes the largest sustainable urban drainage system in the UK. . • An area of the site has been allocated for the development of a biomass power plant, to provide some of the energy needs for the local community. Environmental guidance is in place for further development, to ensure high environmental standards are kept in the long-term.
Economic benefits	<ul style="list-style-type: none"> • The initial aim of the project was to replace lost jobs from the mine, using energy efficiency as the unique selling point to attract businesses. This is a mixed-use environmental enterprise comprising industry, commerce, housing, tourism and leisure • In December 2002 construction started on the first privately funded building on the site, designed using the SEV's environmental standards. The building is the new home of Credit League a rapidly expanding company employing many people from the surrounding area. • Six speculatively built industrial units will be completed in August. • Another office block is being built. • A consultancy company has been set up, SEV Solutions, as a response to the many requests for information, advice and assistance the project receives.
Process	<ul style="list-style-type: none"> • Social Enterprise, Industrial Provident Society • Voluntary work from the community – 5 out of the 9 years of the project has been delivered through voluntary action until funding for a small staff team was secured.
Resource	<ul style="list-style-type: none"> • The reclamation of the site cost £4.2 million, which was funded by the public sector, namely English Partnerships and EU objective 2 funds. The enterprise has won major backing from European Regional Development Funding, The Coalfield Alliance, English Partnerships, SRB5 and the Community Fund.
Lessons learned	<ul style="list-style-type: none"> • Getting organisations and individuals to understand the concept of the biomass power plant and SUDS. • Sherwood Energy Village had to push for the implementation PPG 25 (development and flood risk) annex E (sustainable drainage systems) despite the government and the local authority advocating such developments in SD strategies. Once the SUDS were in place, the council and the water authority would not adopt the system, because the costs of maintenance were an unknown. • A pre condition of public funding from English Partnerships means that 70% of the money raised by the project has to go back to benefit the community. Further project aspirations cannot be realised until the capital provided by EP has been repaid.

Opportunities	<ul style="list-style-type: none">• Community awareness of the potential of renewable energy and energy efficiency projects had been raised through the Boughton Pumping Station (the first biomass fuelled plant in England), which already existed in the area. This acted as a demonstration project and encouraged investment in the Energy Village.• Community ownership of the land has empowered the community to make its own decisions about what happens to area. The two-year negotiations with British Coal to buy the land also provided time for the community to consider different proposals for the site.
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The Dyfi Valley Community Based Renewable Energy Schemes

Organisation(s)	<ul style="list-style-type: none"> • Dyfi Eco Valley Partnership (including the CAT, WDA Powys County Council, Dulas Ltd and Snowdonia National Park)
Start Date	<ul style="list-style-type: none"> • 1996
Social benefit	<ul style="list-style-type: none"> • The Dyfi Eco Valley Partnership, a company limited by guarantee, manages the project, which is overseen by a board of local people. • The project seeks to encourage local people to engage with energy issues through establishing community-based renewable energy installations. It also seeks to maximise the benefits for local people and take a consensus approach. • Groups involved with the schemes include householders, schools, farmers, other businesses, and community groups. • The Dyfi Solar Club facilitate solar water heating installations provide training to householders to enable residents to install and manage the systems themselves.
Environmental benefit	<ul style="list-style-type: none"> • Since 1998, 16 renewable energy schemes have been established. Electricity is generated from water power through a farm diversification scheme in which the output is sold to the local distribution system. • Generating electricity from wind from a wind turbine owned collectively by the community who formed the company Bro Dyfi Community Renewables Ltd, selling the electricity to The Centre for Alternative Technology. Some dividends will be used to reduce the amount of energy is used in the area. • Photovoltaics are used to generate electricity from the sun through a number of schemes some of which use demonstrations familiarise the residents with these systems. Solar water heating schemes have been installed into homes, mostly by householders themselves who have been trained to do so. • Schemes generating heat from wood include a log-burning stove with back boiler and woody wastes being used to heat a home incorporating a small "heat main"
Economic benefit	<ul style="list-style-type: none"> • The community's involvement in this energy scheme ensures that the profits from the energy stay within the local community. • The target of the project is to establish 350kW of energy capacity for the community. The energy scheme has brought around £130,000 into the local economy. • The renewable energy schemes have allowed some of the local farmers develop new skills and thus diversify their farms.
Process/Resources	<ul style="list-style-type: none"> • EU funding enabled the grant aid for eligible community-based renewable energy schemes, which had to fulfil the criteria to be considered community-based. • The grant covers 30% of capital costs as well as financial help being given to feasibility studies. A project officer is provided to help initiate ideas and support and guide the community at no-cost. • The WDA, Powys County Council, Dulas Ltd & the Shell Better Britain Campaign contributed. Investments by local private sector participants in individual schemes as part of matching funding for the EC support.
Lessons learned	<ul style="list-style-type: none"> • Small schemes are more acceptable to the community, but suffer from diseconomies of scale. • Working with communities takes a long time and capacity building needs to be built in to the project. • Projects are vulnerable to changes in the regulatory environment. • Creating a market for new fuels is difficult.
Opportunities	<ul style="list-style-type: none"> • The provision of grant aid was crucial. Small schemes are economically marginal with long payback times. • Planning authorities should be shown the context and benefits to be gained so that they are informed when individual applications come in. • Support from the WDA has been crucial. • The Welsh Assembly's position on SD has benefited the organisation – plenty of opportunities to tailor programmes to policy.

Southmead Trymside Environment Project (STEP)	
Organisation	Future West (Lead Agency) Partners : Environment Agency, British Trust for Conservation Volunteers, Bristol City Council
Start date	<ul style="list-style-type: none"> • 2000
Social benefits	<ul style="list-style-type: none"> • This project was a result of local concerns about the pollution in the River Trym. A project steering group was set-up and a consultation festival was held. Local people wished to achieve the physical improvement of their open spaces & better local ownership of the local spaces. The feedback from this event provided the basis for the regeneration work. • The project has worked with young people to develop ideas for a bridge over the river and has established a community tool bank in the area. A community gardening service has attracted over 50 clients, the majority of whom are elderly or disabled. • Southmead Living History group are helping to create a History and Nature trail. • Work has now started with pupils and teachers at 4 local primary schools on sustainable development education. • Different elements of the community have been brought together through involvement in the project. It has also shown how different services can be co-ordinated to improve an area in a way that meets local people's needs and aspirations.
Environmental benefits	<ul style="list-style-type: none"> • 1 ton of waste a week is removed from the area as a result of the project clean-up operations. 20 additional skips were used during a 2 day clean-up of one road and 1 ton of waste was removed from the Southmead stretch of the River Trym in a one day clear-up. • Activities to address the quality of the local environment have included path resurfacing, new fencing and seating, community tree planting and bulb planting undertaken by local school children.
Economic benefits	<ul style="list-style-type: none"> • Two community gardeners have been employed to help maintain the area, and assists residents in managing their own gardens. In order to meet the increasing demand for gardening work in Southmead at the same time as providing opportunities for local unemployed people, the project will be providing local work placements for individuals through the New Deal Environment Option and Pathways to Work (national and regional schemes providing training and support to the unemployed, run locally by Future West).
Process	<ul style="list-style-type: none"> • Two consultation events have been held, one in 2000 and the second in 2001 to initiate the project and generate further ideas. A community development worker was recruited and a base established locally. Partnership working with a range of local organisations is central to the Project.
Resources	<ul style="list-style-type: none"> • Funding from the Sustainable Neighbourhood Fund (a Bristol City Council grant fund), and Neighbourhood Renewal Fund.
Lessons learned	<ul style="list-style-type: none"> • The National Neighbourhood Renewal Strategy does not include the environment as a key floor target. It focuses on housing as a primary issue, and gives little priority to local environmental improvement schemes, which are often prioritised by the community. This type of improvement is not seen as central to the regeneration process by the City Council who administer the fund.
Opportunities	<ul style="list-style-type: none"> • Worked with key public service providers from the start to identify how mainstream funding can support the project's approach – ongoing discussion.

Castle Vale Housing Action Trust	
Start date	<ul style="list-style-type: none"> • 1993 (to be dissolved in 2005)
Social benefits	<ul style="list-style-type: none"> • CVHAT set up an Executive Board, which is sub-divided into working groups; 700 residents are involved in the working groups. • A good relationship between the residents and the police has been built up leading to a decline in neighbourhood crime and nuisances. Safety wardens and CCTV monitor safety on the estate. • A Tenants and Alliance group was set up and democratically elected, with the purpose of directly benefiting the community. • The Tenant and Residence Trust has worked with HAT to set up a Community Development Trust for Castle Vale– Merlin Venture Ltd – focusing largely on employment and training, encouraging job creation. It has TRA representatives on its board to serve the interests of the community. • Castle Vale Community Care Partnership was set up in 1999 and runs a health and social welfare organisation for the community. • Castle Vale Neighbourhood Management Board launched in 2002 to ensure that services and standards meet residents needs. Comprises a range of local stakeholders including residents.
Environmental benefits	<ul style="list-style-type: none"> • The Community Environmental Trust was created in 1999 to involve residents in environmental activities such as wildlife habitat creation initiatives for young people. There are plans to create a nature education centre. • The estate has been transformed by physical regeneration, through activities such as having a litter-picking officer and the setting up of a waste management company. Consequently the pride of the residents has been lifted dramatically. • New routes for walking, cycling and a bridle path have been introduced, and trees have been planted along the main road. • New homes are built to high-energy efficiency standards, using soft wood frames for windows opposed to UPVC. • The HAT has an Environmental Management Systems group. It also works with local schools on a range of projects including the Eco Schools programme
Economic benefits	<ul style="list-style-type: none"> • Merlin Venture Ltd has supported four businesses, a day nursery, landscape contractor service a landscaper, a community transport service and a tenant decorator service. • A credit union has been set up with the help of residents, HAT staff and Birmingham Credit Union, to ensure the residents can have access to saving accounts and affordable loans. • The local industrial estate is now fully let, the rent feeding back into a variety of community resources. • Physical projects have had positive economic results. The area unemployment rate is now below the national average, and the value of land and housing, once un-saleable has been increased measurably. People are now queuing to move in!
Process	<ul style="list-style-type: none"> • The success of the project is largely due to capacity building work and the high level of community involvement including planning for real exercises, setting up a radio station and a newsletter, engaging residents to locals. • An exit strategy is being driven by the locals so that the regeneration work can continue after 2005 when the HATs work is completed. • A consultancy has been formed to provide support to other regeneration programmes in the area.
Resources	<ul style="list-style-type: none"> • The HAT was created in 1993 the Government budget of £205 million for the 10 year project was later identified.
Lessons learned	<ul style="list-style-type: none"> • In the first years of a project, time needs to be invested in breaking down barriers and establishing trust and ownership before money can be spent. • The length of time taken to receive planning permissions was too long and drawn out – so a specialist planning officer was recruited to the team. • There are 70 different working groups with 800 residents volunteering their time to support them – people should be reimbursed for their hard work.

Opportunities	<ul style="list-style-type: none">• The use of dowries/endowments has been piloted as a means of ensuring that regeneration projects can endure into the long-term.• Strong support from the government office and central government.• The HATs wide remit and ability to incorporate all aspects of regeneration has enabled it to take a sustainable development approach.
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BedZED – Beddington Zero Energy Development, Sutton Surrey

Start date	<ul style="list-style-type: none"> • 2000
Organisation(s)	<ul style="list-style-type: none"> • Bioregional, Peabody Trust, Bill Dunster Architects.
Social benefits	<ul style="list-style-type: none"> • BedZed adopts a mixed use tenure policy incorporating social housing, properties for shared ownership and private ownership. • The development will provide community facilities and a safe neighbourhood following a home zone design and incorporating a village square with a shop/café being the focus of the development. A new Healthy Living Centre, sports pitch and club house and open space serves the whole community. • The buildings have been designed to be allergy free, introducing high standard ventilation and using specified local construction materials. • The overall cost of living for residents and businesses is less than typical housing due to the efficiency of the development.
Environmental benefits	<ul style="list-style-type: none"> • BedZed is the UK's largest eco-village, reuses brown field land that was previously a former sewage works. This high density mixed-use development incorporates innovative design that minimises its impact on the environment, designed to reduce energy, water and car use. BedZed uses recycled, reclaimed and renewable building materials to minimise waste, sourced within a 35 mile radius of the development. • Green space and biodiversity will be maintained by providing residents with roof gardens and renovating a dry ditch to provide a water-filled wildlife habitat and a landscape feature. • The Zed system uses only energy from renewables sources (photovoltaics and wood –fired systems meeting all hot water and electricity demands) providing a 'carbon-neutral' supply to the development. • The development reduces dependence on mains water by using rainwater collection, water saving washing machines and low flush toilets, and waste water treatment and recycling. • The development includes a green transport plan, reducing the need to travel (internet shopping facilities) and promoting public transport (designed as a home zone and an on site car club) helping local pollution and congestion. • There are on site composting and recycling facilities.
Economic benefits	<ul style="list-style-type: none"> • The site provides 2,500m² of cost-effective workspace and facilities. The financial assessment of the environmental benefits added value to the land sale price. Value of the land was also maximised through planning gain meeting local authority's Agenda 21. • The extra revenue from workspace units is used to finance the environmental upgrades for the development; this funding mechanism allows homes to be sold without a premium. • Heating requirements of Zed homes are around 10% of that of typical homes, residents fuel bill reflecting this saving. A connection to the national grid will allow electricity to be sold to the when demand is low.
Process	<ul style="list-style-type: none"> • The developed was designed by architect Bill Dunster and developed by the Peabody Trust. The Bioregional Development Group was instrumental in locating the site and worked with the design team to source construction materials.
Resource	<ul style="list-style-type: none"> • £15.7 million • Contributions were received from the EU Fifth Framework Programme, DTI and SEEBOARD • Other funding was provided by the Peabody Trust and the Housing Corporation. BedZED development consortium consisting of Peabody Trust, BioRegional environmental consultants, Bill Dunster architects and Arups engineers
Lessons learned	<ul style="list-style-type: none"> • Interconnection of utilities – Private wire systems to national grids. • Local authority adoption of roads, and utilities adoption water services. • Building a high density housing while maintaining high levels of amenity and open space to prevent a avoiding a cramped feel to the development. • The high cost of the environmental maintenance and upgrades to the scheme.

Opportunities	<ul style="list-style-type: none">• Competitive green supply chains.• All flats and houses have access to sunlight and green roof terraces, gardens and conservatories.• The extra revenue generated from the work units will be used to pay for environmental upgrades on the site. The consultants act as the developer, and the normal developers profit is reinvested in the carbon neutral specification.• The Zed team have pioneered the concept of carbon trading with local authorities in return for planning gain. By using planning gain it allows developers greater densities if the development is carbon neutral.
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INTEGER Westminster Towers Programme: Glastonbury House, Westminster, London	
Start date	<ul style="list-style-type: none"> • 2001 – open duration
Organisation(s)	<ul style="list-style-type: none"> • INTEGER Intelligent & Green, CityWest Homes
Social benefits	<ul style="list-style-type: none"> • Consultation with residents, emphasis on community development. Residents steering group. Understanding how people will interact with the building. Recognition that most architects/technical specialists have never lived in a tower block. • New healthcare and social facilities – making the block a focal point for the community. Neighbourhood centre with Day Centre, Health Centre, Housing Office etc. Integrating management of housing and health, outreach treatment centre. • Creation of Sky Lounge for residents, with best views of London. • Over 85% of residents over retirement age who spend the majority of their time in the block. Trying to create a ‘vertical village’ community for residents. Design and function of interior to help elderly and disabled people stay in their own homes for longer. Accessibility key design issue. • Using technology to leverage new options for care in the home. Systems are flexible allowing residents to live safely in their homes for longer. Levels of care and monitoring can be tailored to suit individuals’ requirements • Minimising disruption during refurbishment. • Efforts to eliminate fuel poverty and other “energy related” social issues through the use of pioneering smart metering technology. • Focus on crime prevention and security. Staffed reception. • Ensuring residents have access to electronic media. Providing high quality television signals, less expensive telephone calls and access to the Internet – all of which will help eliminate any “digital divide” that exists. • Education and Training projects with local schools and colleges.
Environmental benefits	<ul style="list-style-type: none"> • Refurbishment of 1960s tower block, using innovative environmental technologies, cost justified on life-cycle performance basis. • Using renewable energy sources – wind turbine and photovoltaic panels on roof, contributing to landlord’s power supply in the block. • Connection to highly-efficient existing district heating system, reducing CO₂ outputs to the atmosphere and delivering a high quality heating service. Connection to CHP plant planned by 2010. • Energy efficiency (50% energy saving): more efficient appliances, more insulation, responsive heating and lighting controls, better ventilation systems, more efficiently managed heating systems • Reducing water use (30% saving); low flush WCs rainwater recycling for irrigation of landscape plants. • Using materials from sustainable sources, off site fabrication of components to reduce waste and improve quality. • Designing adaptable homes – extending the life-time use of homes. • Roof garden and community garden on ground. • Waste segregation/recycling facilities.
Economic benefits	<ul style="list-style-type: none"> • Apprenticeship programme for local young people with construction company at Glastonbury House. • IT training centre for residents on ground floor • Giving another 30 years life to an existing building which would otherwise need to be knocked down as unsuitable for 21st Century living • Reducing the costs of operating the building through more efficient use of resources over its lifetime. • Health & Social Services Resource utilization improved.
Process	<ul style="list-style-type: none"> • INTEGER’s unique process applying comprehensive research to real life Demonstration and Pilot projects, with a wide cross industry partnership network, including housing associations, local authorities, government, construction companies and product suppliers and manufacturers.
Resource	<ul style="list-style-type: none"> • £10 million capital project, plus an associated research, communications and education budget. • INTEGER Partnership network • www.integerproject.co.uk

Lessons learned	<ul style="list-style-type: none"> • Recognition of benefits available from cross-functional innovation. • Structural constraints on innovation (e.g. unable to install grey water recycling).
Opportunities/ Solutions	<ul style="list-style-type: none"> • Westminster City Council new supplementary planning guidance on sustainability. • Positive relationship between industry partners, and liaison with public service providers eg Primary Care Trust, police. • Developing innovative procurement methods to drive costs down. Assessing refurbishment over the lifetime of the building not just in terms of initial capital costs. • Effective Engagement with tenants and the local community. • Framework for the realization of sustainable communities.

The Hockerton Housing Project, Nottinghamshire	
Start date	<ul style="list-style-type: none"> • 1994
Organisation(s)	<ul style="list-style-type: none"> • Hockerton Housing Project Ltd
Social benefits	<ul style="list-style-type: none"> • The residents are in a supportive cohesive community, having a vested interest in the project means there is a strong commitment to make the project a success. • As part of the householders lease, each adult is committed to providing 300 hours towards community activities. • With friends and business on site the residents have less need to travel, improving their quality of life. • The health of the residents is improved by consuming freshly grown organic produce on site and the quality of their environment. • Community facilitates sharing of resources, including: skills, equipment, tools, machinery, transport, etc. Also considerable formal / informal reciprocal childcare, and 'looking out for each other'.
Environmental benefits	<ul style="list-style-type: none"> • Hockerton Housing Project is the UK's first earth sheltered self-sufficient ecological housing development incorporating sustainable design and construction. The residents generate their own clean energy, harvest their own water and recycle waste material causing minimal pollution or carbon dioxide emissions. • The project aims to be carbon neutral by combining very high levels of energy efficiency in the homes with generation of renewable energy from an on site wind turbine and photovoltaic system. The residents have managed to reduce their carbon emissions by 60-80% while not compromising their quality of life • Further energy use reductions are made by using a shared electric car powered by the renewables. As part of the householder's lease each family is only allowed one fossil fuelled vehicle. • Organic food is grown by the residents thus significantly reducing their food miles and reducing the amount of energy used for transport and packaging of goods and generates less waste. • New habitats have been established, 4,000 trees have been planted and a lake has been created, promoting wildlife and increasing biodiversity; 77 species of birds and 11 species of mammals currently exist including the threatened Water Vole.
Economic benefits	<ul style="list-style-type: none"> • The homes were built at the same cost as conventional homes (based on cost per square metre) but have a long-term economic saving for example on utility bills each household saves £1000 per year. The sharing of resources and facilities also provides significant financial savings. • The project has developed a range of services through the creation of an on-site business including, guided tours of the project, a consultancy service, talks and presentations, a contact database, workshops and a range of publications. This workers co-operative provides a level of employment for its members, whilst promoting sustainable development.
Process	<ul style="list-style-type: none"> • The landowner and a group of friends had the idea to apply the environmental principles of an 'autonomous house' model to a number of rural homes resulting in self-building self-energy-efficient, cost effective homes.
Resource	<ul style="list-style-type: none"> • Residents own capital and expertise.

<p>Lessons learned</p>	<ul style="list-style-type: none"> • In August 1996 the Project made UK post-war planning history by obtaining special permission to build a sustainable housing development on agricultural land. Planning permission was achieved despite a number of obstacles, including a comprehensive legal document, a section 106 agreement, attached to planning consent. The wind turbine had to be applied for separately and proved even more challenging. • The fact that the houses would be energy efficient was not sufficient on its own. The project had to be viewed in its entirety, as “ a move towards Sustainable Development”, which “could be seen as complimenting the council’s own energy / environmental activities”. Account was taken of the social provisions of the scheme - “(it) is not just for the houses in an isolated situation but as a whole living project....the occupants of the dwellings will work on the site towards a system of self-sufficiency through sustainable employment with low impact on the environment.” • The wider community initial reaction was hostile to the perceived ‘unconventional’ plans of the project, in particular to the wind turbine. Much of this opposition has dissolved subsequently.
<p>Opportunities/ Solutions</p>	<ul style="list-style-type: none"> • It took two years to complete the planning agreement with the local authority. Employment has been created from a wide range of commercial ventures run by the ‘Hockerton Housing Project Trading Ltd’ company set up as a not-for-profit co-operative company with environmental objectives. The ventures included guided tours, consultancy, talks, publications and selling a range of sustainable goods. • Persistence is the key for gaining planning permission for in this case the wind turbine. Planning permission was only granted after four applications, including an appeal over a five year period. • Being realistic about how the locals will react to proposed projects is essential, foreseeing barriers. Establishing a good relationship with the locals is vital explaining in detail the demonstrating what the project will look like using models in informal meetings.

Gallions Ecopark, Thamesmead, London	
Start date	<ul style="list-style-type: none"> • August 2000
Organisation(s)	<ul style="list-style-type: none"> • Gallions Housing Association • The Housing Corporation • Wilmott Dixon Housing • Splinter Architects
Social benefits	<ul style="list-style-type: none"> • Gallions Ecopark is part of the section 106 affordable housing element in the third phase of the Gallions Reach Urban Village. • Before tenants moved into the properties and then once again shortly after they had taken occupancy special briefing sessions were organised in order to help maximise the benefits of their new homes. There are opportunities for people to get involved in the regeneration of their community, building on the strengths and opportunities that exist within the community and the partners. • The Community Safety Partnership Team develops initiatives aimed at reducing crime, including the Police Motorcycle project and the Neighbourhood Warden Scheme.
Environmental benefits	<ul style="list-style-type: none"> • Ecopark is a brownfield development, the land formerly being the site of the Royal Arsenal. • The houses at Ecopark incorporate a number of environmental features some of which include the use of timber frames, advanced levels of roof and wall insulation Swedish timber framed, advanced glazing windows, gas condensing boilers which convert all but 2% of the energy from the energy they use into heat, solar water heating, water saving features, energy efficient lighting, waste separation and recycling facilities, sun spaces and under-floor heating and heat recovery systems • The development of the land has been designed to include the drainage of rainwater into a network of canals containing reeds and other plants. These filter and clean the water, providing a biologically diverse habitat for plants, insects and animal life.
Economic benefits	<ul style="list-style-type: none"> • The residents of Ecopark homes save considerable savings on utility bills. There will be lower maintenance costs for the Housing Association too. So far the predicted savings are as follows: 50% reduction in all energy consumption, 50% reduction in all water consumption and 60% reduction in the levels of carbon dioxide created. An extensive monitoring strategy is also underway which seeks to quantify this information and provide accurate, relevant figures.
Process	<ul style="list-style-type: none"> • Development criteria outlined in the Dutch Green Financing Model, which provides financial incentives for housing developers to use more sustainable construction methods, was adopted for the Ecopark to provide a check against the existing criteria used by the BRE EcoHomes Assessment Panels • Property allocations were determined by those people who either on the Gallions waiting list or nominated by Greenwich Council according to standard policies and procedures.
Resource	<ul style="list-style-type: none"> • Gallions Housing Association
Lessons learned	<ul style="list-style-type: none"> • In the construction period some of the required materials and products were unavailable in this country and had to be imported, from Sweden for example, and thus adding to expense and carbon emissions. • Currently there is a lack of public transport to serve of Ecopark, resulting in a significant number of the community's space being occupied by car parking. There are plans for an underground extension from Greenwich, but if these plans do go ahead it won't be until 2006.

Opportunities/ Solutions	<ul style="list-style-type: none">• The adoption of the Dutch Green Financing Model for the UK which would see greater financial incentives relating to sustainable development for both developers and homebuyers alike.• Since Ecopark's construction sustainable materials and products are becoming more mainstream and increasingly available in the UK.• Gallions Housing Association believe that the Ecopark is a replicable model, for any social housing landlord or private developer and thus they are keen share their experience and with others. Ecopark has an onsite visitors' exhibition centre and a specially presented show home with many of the features exposed to view other housing associations, developers contractors and the like.
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The Arts Factory, Rhonnda, South Wales	
Start date	<ul style="list-style-type: none"> • 1990
Organisation(s)	<ul style="list-style-type: none"> • Independent community owned Development Trust.
Social benefits	<ul style="list-style-type: none"> • A wide range of community facilities are provided free of charge for the organisations members, such as services (playgroup and training services), free activities and classes (keep fit and yoga) and free advice (job search and sexual health advice). • Arts Factory provides a wide range of training opportunities, with all volunteers (approximately 100 per week) receive training leading to qualifications, support, and help with job searching as well as having their expenses paid. There are other learning opportunities including computer and internet skills, photography and keep fit and other classes and workshops.
Environmental benefits	<ul style="list-style-type: none"> • The organisation has renovated a number of derelict building saving them from demolition and redeveloping them into community facilities, in particular in 1996 the Arts Factory successfully campaigned to save a derelict chapel from demolition and now the building is run by the Arts Factory for community benefit. • The environmental design enterprise use sustainably sourced materials and reclaimed wood for their products and public art. A community garden centre and plant nursery undertake environmental improvements for public and private clients, including planting schemes. • The Arts factory is developing a wind farm, which will consists of 8-12 turbines as a joint venture with a private company and create enough electricity to meet the needs of 6000 & 14000 homes.
Economic benefits	<ul style="list-style-type: none"> • The Rhonnda Valley is an area, which has suffered unemployment and poverty following the closure of the coal mines. The Arts Factory creates useful jobs for local people, helping to ensure that economic activity benefits the local area and keeping money in the community. The Arts Factory is the tenth biggest employer in the area and has an annual turnover of £850,000. • In the Ready for Work programme members can receive intensive job search support, it helped 24 members into work in its first year. • The income generated from the wind farm will be used to employ more local people to deliver more free services.
Process	<ul style="list-style-type: none"> • Build a stronger community by building sustainable enterprise teams, up-skilling local people and providing high quality features. The Arts Factory is a membership organisation with 1500 members paying £1 per annum to have access to all the organisations facilities and services.
Resource	<ul style="list-style-type: none"> • Arts factory is funded through a mixture of grants and trading incomes: • Trading 20% • Training contracts 30% • European funding (ESF and ERDF) 40% • Grants 10%
Lessons learned	<ul style="list-style-type: none"> • Obtaining grant aid can be very time-consuming both in terms of making applications and staying in touch with the shifting priorities and programmes of funding bodies, which is often only available for short-periods of time.
Opportunities/Solutions	<ul style="list-style-type: none"> • Arts Factory has learnt the benefits of generating its own sources of funds through commercial and other activities in order to reduce its reliance on grant aid. For example their wind farm project is a joint venture, making it the largest scale example of a private sector company and a community owned organisation in Wales.

Homezone, Sittingbourne, Kent	
Start date	<ul style="list-style-type: none"> • 1999
Organisation(s)	<ul style="list-style-type: none"> • Home Zone government initiative • Swale Borough Council • Planet Earth • Housing Association
Social benefits	<ul style="list-style-type: none"> • The Home Zone makes the street a safe and valued public space creating a stronger community and reducing levels of street crime. • The public space is transformed into a pedestrian friendly landscaped area where children can play, taking advantage of the streets new facilities including an area for ball games, a central courtyard and a community building.
Environmental benefits	<ul style="list-style-type: none"> • The risk of accidents has been reduced as well as the reduction in levels of noise and air pollution, this is because there is less of an opportunity for private transport and subsequently there has been an increase use of other modes of transport. • The environment has been enhanced through landscaping, the design of which was decided by the residents with guidance from Planet Earth.
Economic benefits	<ul style="list-style-type: none"> • Economically speaking the development of a local shop will bring money into the area.
Process	<ul style="list-style-type: none"> • A street party was held in August 1999 as a celebration of being accepted as part of the scheme. An open meeting was also held with free fish and chips, to encourage the local community to attend. A Planning for Real event took place where residents were also trained in the Planning for Real process.
Resource	<ul style="list-style-type: none"> • A government funded project
Lessons learned	<ul style="list-style-type: none"> • There has been a lack of community ownership in landscaping the environment in the finishing stages of the scheme, with plants and shrubs being stolen.
Opportunities/Solutions	<ul style="list-style-type: none"> • All the residents have been involved in the planning for real exercises for example children were given the chance to build a model of what their estate should look like.

East End Quality of Life Initiative (EEQOLI), Health Action Zone, Sheffield

Start date	<ul style="list-style-type: none"> • 1999
Organisation(s)	<ul style="list-style-type: none"> • East End Quality of Life Initiative • Sheffield City Council • Sheffield Health • Rotherm Council • The Highways Agency • The Passenger Transport Executive • Meadowhall / stadium Developments • Darnell Area Panel
Social benefits	<ul style="list-style-type: none"> • Noise pollution mainly caused by the M1 was a major problem for the local community; the initiative has put noise barriers on the main carriage way of the M1 between two sites in the initiative, which will be extended to the slip roads this year, to reduce the noise levels. • There have been some improvements to community transport links in the form of cycle tracks and pathways created between main focal points and a community based transport (minibus / bicycle / driving lessons) to development sites developed.
Environmental benefits	<ul style="list-style-type: none"> • Derelict land has been improved by stopping fly-tipping and the planting of trees. • The air quality of the area has been monitored since 1990. In 1998 three additional mobile unit monitors were installed together with the monitoring of community air quality. This monitoring pointed to air pollution in the area consistently exceeding national standards set to protect public health by 30-50%. Due to this an Air Quality Management Area has been set up along the M1 is an attempt to reach air quality targets.
Economic benefits	<ul style="list-style-type: none"> • In parts of the initiative, 50 % of all unemployed have never had a job and of all the unemployed two thirds have been unemployed for the last 12 months. However, in the last 12 months 25% of the unemployed have participated in training as part of the initiative. • Local access to economic benefits has been improved by using the EEQOL partnership network to link up workers and training pilots. • A project worker and a researcher have been employed to work on the initiative.
Process	<ul style="list-style-type: none"> • A number of recommendations were made as an outcome of the Health Impact Assessment on what should be included in the Local Delivery Plan. The progress on these recommendations is monitored and continually pushed by EEQOL, working to involve local people.
Resource	<ul style="list-style-type: none"> • Health Action Zone and Neighbourhood Renewal funded project.
Lessons learned	<ul style="list-style-type: none"> • The least amount of progress has been made on the transport strategy and employing a travel plans officer, partly due to the number of departments involved. Proposed highway improvements may ease congestion in the short term but it will undermine the other transport proposals, generating more traffic and congestion. • There is a general lack of awareness of the possible effects on the well being of communities from current and future planning and development.
Opportunities/Solutions	<ul style="list-style-type: none"> • Lobbying (to the city council and other involved partners) on issues that are not progressing has to be an ongoing process to overcome barriers as well as supplementary detailed assessment to evaluate the impact and benefits of proposals. Often this will be needed to undertaken by an independent organisation to have the required impact. • Support is needed to ensure that local concerns are taken on board in the developing of the area. • The opportunity to apply for Countryside Commission 'Doorsteps Green' funding to improve green space has arisen.

Laganside Corporation, Belfast, Northern Ireland	
Start date	<ul style="list-style-type: none"> • 1989
Organisation(s)	<ul style="list-style-type: none"> • Laganside Corporation
Social benefits	<ul style="list-style-type: none"> • Over the last 4-5 years a community strategy has been developed with a full-time community team, to ensure the community receive the benefits of the development, having access to all facilities and jobs. Laganside has worked closely with employers, the Training and Employment Agency and community groups to deliver training schemes linked to jobs arising in Laganside. • A pathway programme improves accessibility and pedestrian links to the area providing pathways and cycle routes along the riverbanks. The programme also provides a green corridor supporting the spread and development of wildlife habitats improving the natural environment.
Environmental benefits	<ul style="list-style-type: none"> • Improving the environment was identified as the starting point to regenerate the area, which would subsequently stimulate economic investment, and social benefits would follow on from this. • The Lagan weir was completed in 1994 has eliminated the adverse effects of the tidal river. A programme of river dredging and aeration improved the water quality and the depth of the river, realising positive effects for fish and wildlife. Salmon were reintroduced to the river in 1997, with over 400 returning to spawn. A new wildlife bank has also been facilitated and the river is now home to waterfowl and seals. The weir has also prevented the city flooding on two occasions when freak weather conditions arose.
Economic benefits	<ul style="list-style-type: none"> • Public funding catalysed £665 million in private investment over the first 12 years of the project. • By 1999 Laganside had constructed 59,350 sq m of office accommodation (which represents 10% of the city stock), 55,415 sq m of buildings have been refurbished, 331 housing units built and 9,735 sq m of retail and leisure facilities were in place. • On completion the Laganside area hopes to employ some 11,000 people 50% of which will be relocations and expansions from the city. By 2001 8,000 people had been employed in the Laganside area. To ensure the residents from the most deprived communities benefit from the creation of new employment, the City Council, Laganside and the Training and Employment Agency have worked at establishing training initiatives. • Between 1996 and 2001 the demand for housing in this area has grown dramatically, there are more than 500 homes in the area, with a mix of old and new residents, tenants and owners in the area, private and public housing.
Process	<ul style="list-style-type: none"> • Environmental, economic and social issues were all considered concurrently but a sequence emerged through the development process. This enabled the lands to be remediated, infrastructure to be developed, investors to be secured and employment and training opportunities for local communities to be realised.
Resource	<ul style="list-style-type: none"> • Public investment is used as a catalyst to secure private development capital. • Receives public funds to secure private investment in the form of grants from central government paid on an annual basis. Between 1989 and 1998 public this aid amounted to over £55 million. • Received funds from the ERDF as part of Objective 1 status – up to 1998 this amounted to £29 million. • £665 million of private development capital has been secured in and around the Laganside area over the 12 years.
Lessons learned	<ul style="list-style-type: none"> • Laganside hopes to finish the regeneration of the area in 4-5 years time thus the area won't need further public funding. The challenge is then maintaining and managing the work, which has been done.
Opportunities/Solutions	<ul style="list-style-type: none"> • To ensure maintenance works continues once public intervention stops links are being built up with local authorities and other organisations, who will contribute to the future ongoing management of the site • The success of Laganside has always depended on a large number and range of partnerships, with government departments, developers, and landowners and most importantly with the general public.

The Beacon Community Regeneration Partnership, Falmouth, Cornwall

Start date	<ul style="list-style-type: none"> • 1995
Organisation(s)	<ul style="list-style-type: none"> • Penwerris Tenants and Residents' Association • Old Hill Community Association • Carrick District Council
Social benefits	<ul style="list-style-type: none"> • New cladding in bright colours has transformed the bleak environment, being renamed Rainbow-Hill contributing to the increased moral on the estate. • Due to the improved housing conditions a number of health benefits have been recognised, including a 50% drop in the numbers suffering from asthma and post-natal depression rates have dropped by 80%. • The partnership was first housed in the Beacon Energy Action Office a refurbished building, however a grant enabled the partnership to obtain its own premises. The Beacon Resource Centre provides all sorts of activities such as healthy eating initiatives, adult education courses, crèche facilities and advice and support for residents. • Since 1995, the crime rate on the estate has halved, with 87% of those in the community now saying they feel safe. • The local school reports a 100% improvement in the Standard Assessment Task (SAT) results of boys. The number of children on the Child Protection Register has fallen considerably, with the number of childhood accidents falling by 50% also due to traffic calming measures.
Environmental benefits	<ul style="list-style-type: none"> • Energy efficiency improvements have been made on 900 homes, with central heating and insulation measures being installed in 300 properties. These measures have improved the average SAP energy ratings in over 50% of properties to be in the region of 60 up from 30. • Recycling facilities have been put in place for the residents on the estate.
Economic benefits	<ul style="list-style-type: none"> • In the first year £186,000 was saved on fuel bills. • The partnership now employs a full-time project co-ordinator (a resident on the estate) and a trainee assistant, for three years to provide continual support and guidance for the residents. There has also been a general increase in employment in the area.
Process	<ul style="list-style-type: none"> • A professional company surveyed all properties both public and private and given energy ratings to decide what energy efficiency measures were most appropriate. Carrick District Council carried out the contract for the insulation work out to tender, and with the committees approval they oversaw the appointment and management of contractors. Once measures were installed each household was visited and given advice by Community Energy Plus regular newsletters reinforce this.
Resource	<ul style="list-style-type: none"> • Initially the energy efficiency improvements were made by £1.2 m government capital funding (SRB 1). Carrick District Council topped this up later by a further £1 million. A £30,000 grant has just been awarded for landscaping across the estate.
Lessons learned	<ul style="list-style-type: none"> • Building trust between residents and outside agencies was a significant hurdle to overcome in the beginning.
Opportunities/Solutions	<ul style="list-style-type: none"> • Agencies that were involved communicated effectively between each other, as well as with the community, and teamed up work when necessary. 'Listening forums' for locals were arranged for residents to express their concerns. A 'Tenants and Residents Association' was formed chaired by a resident. • Visible changes such as brightly clad houses and planting trees and bulbs helped people feel things were changing for the better and the project was worth while. • Housing improvement policy was explained clearly to residents, and the households who have not received any work yet are kept up to date on the situation.

Project name: Community Environment Programme – East Manchester
Location: East Manchester, Beswick, Clayton & Openshaw
Lead organisation and/or partners: <i>Groundwork Manchester, and many partners: New Deal for Communities, Manchester City Council (eg, Planning, Op. Services) Manchester Housing, Housing Associations</i>
Start date: 1998
Project goals: The CEP was established to; a) Identify key areas of weakness within the local environment in East manchester b) Challenge the way local people viewed the environment to create positive ideas for improvement c) deliver key improvement schemes that met local aspirations, improved the quality of life and promoted education towards positive use of green space d) enable active engagement of communities
Funding and resources: Built up over the years: started with a grant for 2 years of £37,500 from the Housing Corporation for a Community Link Officer and Programme Manager – both part time. Now the programme funds 8 full time staff with a budget of £270,000. Funding sources include: New Deal for Communities, ERDF, REACT, Manchester City Council, and many other capital grants arising from the associated physical programme.
Social benefits: CEP employs Community Link Officers to work directly with residents, community groups and individuals and to involve them in the planning, decision making, implementation and long term care of their neighbourhood's environment. Community engagement to achieve delivery of a project typically involves the following progressive pattern: Foundation building <ul style="list-style-type: none"> • ideas are brought forward by the community Planning and participation <ul style="list-style-type: none"> • the needs and aspirations of the groups are focused on determining the aims and objectives of the project • a skills audit is undertaken and relevant training is undertaken during the duration of the project Process - the community are involved in: <ul style="list-style-type: none"> • The development of the project, this includes meetings, site visits, workshop training sessions. • putting together funding applications • working with specialists such as Landscape Architects and artists Management <ul style="list-style-type: none"> • Active involvement in the ongoing management of the project • In some cases residents and groups maintain the sites • In some cases residents take 'ownership' of sites through long term leases Sustainability <ul style="list-style-type: none"> • Ongoing long term involvement in the site/project • Further development, additional fund raising • Problem solving and conflict resolution • Advocates to new groups – supporting others There is a abroad range of evidence to show how the project improves the quality of life: <ul style="list-style-type: none"> • Quality environmental improvements are undertaken, improving neighbourhoods • New and needed facilities are provided for all sectors of the community • More people have more skills to participate in their neighbourhood • Communities feel they have a voice and they know who they can talk to, to address arising issues • More residents know there neighbours and more people are involved in helping others

Environmental benefits:

A range of physical environmental improvements have taken place to improve the quality of the environment, these include: community gardens, alleyway closures, gating & improvements, anti joy riding measures, derelict land treatment, new & revamped parks and leisure & recreation facilities.

Overall the project has a positive environmental impact as most projects are bringing back derelict or neglect sites into productive use with local neighbourhoods.

The project also delivers a number of campaigns that are aimed at enhancing the quality of the local environment.

- Tree Campaign - to generate interest in planting trees and to reverse the negative image that trees have in the area
- Clean Up Campaign - delivering small grants around making a local difference (20 this year from 40 applications), anti-litter project, Litter bin logo's and gardening competition
- Recycling campaign - to reuse and recycling instead of waste going to landfill or back alleys!
- Road Safety campaign - multi-media work to create a documentary to promote safety on our roads

Economic benefits:

The project has both direct and indirect economic benefits.

Direct benefits include:

- where street or small estate wide improvements are carried out, ownership and tenancies have stabilised and house prices risen

Indirect are where these actions contribute to wider economic regeneration:

- Some of the projects have been delivered through an Intermediate Labour Market scheme which aims to train and support previously unemployed young people into full time employment
- local people have gained jobs through the skills learnt through involvement with CEP
- a social enterprise was established to manufacture metal works – they have won a number of competitive tenders to deliver the gating projects

Lessons learned:

- The scale of the problems the area faces in the first place
- The need for skill development, relationship building and cohesion and at the same time trying to move ideas forward
- East Manchester has been undergoing a major 'planning framework' exercise so until that process has concluded some community project ideas are not able to be progressed whilst others are added to the programme even though they do not directly fit the remit of the CEP

Success factors:

- Having a dedicated team of community link workers with management support to work with the residents, community groups and individuals
- Having the commitment and resources to be able to work in the area for the long term – no quick fixes. This breeds momentum and stronger ideas generated for the future
- Empowering and positive partnership agencies who are willing to do things differently and learn from mistakes
- Continuous evaluation of the programme and developing and changing the processes where necessary
- Everyone working together with shared goals and a shared vision
- Deliverability - the CEP enables real improvements on the ground through a rigid process of project planning, decision making, information sharing and maintenance

Replicability:

The programme is very replicable, we have already rolled out this way of working to other wards in Manchester, Salford and Trafford with a range of different agencies, partners and communities. The process is the same – the outcomes will be different.

Aspirations:

- We need to work on how we communicate the CEP programme – to be clearer about its terms of reference, how it works and what we do.
- We could help to train and support others to deliver a CEP type programme or at least to share the good practise.
- We need on going training and support for ourselves to continuously improve our service
- We want to be able to deliver this programme in more areas of need.

Project name: <i>Fairfield</i>
Location: Perth, Scotland
Lead organisation and/or partners: Fairfield Housing Cooperative, Gaia Architects.
Start date: 1984
Project goals: <ul style="list-style-type: none"> • Total Regeneration from a multiply deprived neighbourhood to a model estate. • Evolution phase by phase of high levels of healthy and environmentally sound building. • Mixed development, with mixed tenure and a combination of refurbishment and newbuild.
Funding and resources: <ul style="list-style-type: none"> • Houses donated by Perth & Kinross Council • Housing Action Grants from Scottish Homes (now Communities Scotland) • Bank loans secured against the value of the properties once improved plus rental income • Monitoring on Partners in Innovation research grants (Dti plus Gaia Group)
Social benefits: <ul style="list-style-type: none"> - <i>How have local people been engaged in the regeneration process?</i> <ul style="list-style-type: none"> • from the beginning via workshops and training and then formation of the Housing Coop still the major organisation in the area. Participation in the design process has also been a factor throughout. - <i>How has the community's quality of life improved?</i> <ul style="list-style-type: none"> • two major benchmark satisfaction surveys - from 1984 and 1999 indicate – the massive turnaround in almost every aspect of the estate – from crime levels to employment the impact has been almost incredible.
Environmental benefits: <ul style="list-style-type: none"> - <i>How has the quality of the local environment improved?</i> <ul style="list-style-type: none"> • An important decision was made from the beginning of the 18 year programme of investment in the area and that was to include a significant element in the budget for the infrastructural landscaping – this has paid enormous dividends. Together with enlightened variations in the urban design of the area and the treatment and from of the buildings the overall quality has been maintained throughout. - <i>How have positive or neutral impacts on resource use or natural systems been achieved?</i> <ul style="list-style-type: none"> • The whole design and specification of each phase of the project has been geared to an ever increasing green agenda. The move has been more and more towards non-toxic and healthy building materials and passive design in terms of heating and ventilation within a context of conservation ,of energy, water and electricity.
Economic benefits: <ul style="list-style-type: none"> - <i>How has the project delivered/facilitated more equitable economic development?</i> <ul style="list-style-type: none"> • Those most at risk from poorly insulated and unhealthy houses are those resident in social housing – by tackling these basic cost of living items the project has delivered both direct and indirect benefits. Increase in employment levels and reduction in crime has removed stigma and had both local and city wide benefit.
Lessons learned <p>In the first instance the biggest obstacle was a lack of belief that the area could really be turned around by both (a) those outside the area (perceiving an inured, criminalised population) and (b) from those within (perceiving a lack of political and financial will to improve matters).</p>
Success factors: <ul style="list-style-type: none"> • a sense of being able to achieve things by the local residents after visiting successful coops in Liverpool • Eventual support from the appropriate agencies and political will to do something radical and permanent • the establishment of the Coop • A driven Architects practice keen to promote Sustainable development and the trust between them and the client group built up over the years, allowing them to deliver it.
Replicability: <ul style="list-style-type: none"> - <i>What would enable your achievements to be replicated by other regeneration projects?</i> <ul style="list-style-type: none"> • The building of a methodology based on the empirical experience of Fairfield. (Sustainable Development Model and the SNAP project (Sustainable Neighbourhoods Audit Process) • A well researched and well written publication of the project as best practice.

Aspirations:

- *What would help you to do more and who could help you achieve this?*
- publication of the project in appropriate organs.
- Communities Scotland, Forward Scotland, The Housing Corporation office of the Deputy Prime Minister etc etc.
- Achievement of respected Awards (eg currently shortlisted in last 5 for the World Habitat Awards.)

Premier Business Park, Walsall: Green Business Park initiative	
Start date	Management Company established in 1992
Organisation(s)	The project was initiated by companies based at Premier Business Park and co-ordinated by Groundwork Black Country with support from Walsall MBC, the local Chamber of Commerce and the police.
Environmental benefits	<p>Since the late 1970s the industrial estate had fallen into a spiral of decline. Poor lighting, inadequate maintenance, graffiti, vandalism, and high levels of crime were all contributing to the decline of the estate and companies started to move out.</p> <ul style="list-style-type: none"> Physical improvements to the estate included cleaning up fly-tipping and graffiti, improving street lighting, introducing traffic calming measures, repairing walls and replacing crumbling tarmac frontages with planting beds. Many companies have initiated environmental reviews of their business activities and common environmental and waste management problems have been addressed. A waste audit was conducted to investigate ways of reducing and recycling waste from the site. Opportunities were identified for inter-trading between companies and local sourcing. For example, some companies were able to identify uses for other companies' waste materials. A community recycling enterprise now operates from the estate. An Environment Task Force team co-ordinated by Groundwork Black Country collects over two tonnes of recyclable waste per month from companies on the estate, other local businesses, schools and community centres. The reduction in the number of skips on site helps the park's image and appearance.
Social benefits	<p>Prior to the project the estate had become a focus for crime and unsociable activities. Prostitution was a particular problem which deterred women from applying for jobs on the estate.</p> <ul style="list-style-type: none"> The physical improvements on the estate helped to tackle these problems. For example through better street lighting, improved parking facilities, traffic calming measures and new pedestrian crossings. Security was addressed through the introduction of business park wardens. The project has also helped to advance public relations with neighbouring communities. As the estate is located close to the town centre, the crime reduction and prevention measures implemented on site have produced knock on benefits for the town as a whole.
Economic benefits	<p>Improvements in site security and safety, image enhancements and participation in business support networks have all had positive impacts on companies on the estate.</p> <ul style="list-style-type: none"> Since 1994 the Park has seen nearly 4,000 new employees, £7.37 million of investment and at least nine new companies moving in. There has been a growth from 40% vacancy to 100% occupancy – with high demand for premises. Companies have received advice and guidance on reducing energy and water use, cutting waste disposal costs and increasing the efficiency of their production. Work placements and training for young unemployed people have been provided by local companies, and through the creation of the community recycling enterprise.
Process	A group of businesses joined forces with the Chamber of Commerce, the local authority and Groundwork to agree a programme of action. A successful site clean up led to increased pressure from employees on the estate for more improvements. The companies involved therefore decided to establish a management company in 1992. Funding for a Business Park Co-ordinator post helped the project move forward.
Resource	<ul style="list-style-type: none"> £500,000 over 10 years from City Challenge, the Urban Programme and ERDF, together with contributions from companies on the estate. A Sustainable Business Neighbourhood project (2001-2004), focused on training, has received approximately £300,000 of SRB 5 Prosper funding.

<p>Lessons learned</p>	<ul style="list-style-type: none"> • Agreeing and sticking to maintenance schedules can be difficult. Partnership agreements need to be put in place outlining expected levels of involvement and responsibilities from the outset. • Maintaining interest and involvement is much dependent on key personalities. It is becoming increasingly difficult for companies to release staff to act as representatives on the management company. Work pressures have affected the ability of the PBP board to maximise the momentum of earlier improvements. • The principle of 'Just Rewards' should extend beyond the residential sector. Employees from small businesses also need rewarding for the time they volunteer for activity that will benefit the community and local economy as a whole. • Funding for the Business Park Co-ordinator was not sustained. Alternative funding is being sought, but the project has lost momentum as a result. • Companies have not always been fully understanding or aware of the additional training and support needs of clients on work placements. A small resource should be available for companies to enable them to take on trainees and cover their time and costs for any extra support needed. • Capacity building has to be done with the private sector as much as the residential sector. • Funding for an on-site recycling facility was withdrawn due to a lack of commercial opportunity. • There is a need to raise RDA's awareness, and ensure that some of the money going into regeneration zones also goes to support green business parks. A small investment in green business parks will reap big returns and make a major contribution towards regional economic strategies. • State Aid rules can be restrictive. There is a need to ensure that the site as a whole, and not just individual companies, benefit.
<p>Opportunities /success factors</p>	<ul style="list-style-type: none"> • The strength of the partnership approach has been a key success factor. A voluntary sector organisation can provide essential links enabling the support and expertise of public sector organisations to be combined with the knowledge, experience and innovation of the private sector. • The companies themselves acted as key drivers of the project. • Tenacity and perserverance! • Project replicability is very good. Green business parks provide a simple model but the key obstacles are resources and leadership. • Project aspirations are for more companies in the Park to introduce environmental management systems, and to pilot simple environmental technologies on site such as grey water recycling for toilets and passive solar power. • There are also aspirations for green business parks to play a greater role in the local community strategy and to link into the local neighbourhood renewal strategy. Some regional regeneration strategies focus on developing sectors where jobs can often go to people from outside the area. Green business parks, however, can connect residential communities with local employment opportunities.

The Black Country Urban Forest	
Start date	<ul style="list-style-type: none"> Black Country Urban Forestry Initiative launched in 1990 and awarded a substantial Millennium Commission grant in 1995
Organisation(s)	<ul style="list-style-type: none"> Black Country Environmental Partnership: National Urban Forestry Unit, BTCV, Groundwork Black Country, The Wildlife Trust (Birmingham & Black Country), Dudley MBC, Sandwell MBC, Walsall MBC, Wolverhampton MBC.
Environmental benefits	<p>The programme aimed to make full use of all available land in the region, and has created a patchwork of hundreds of small woodlands and individual trees in streets, parks and gardens and on post-industrial wasteland. 400 new woodlands have been established, 240 existing woodlands are now managed and over half a million new trees have been planted.</p> <p>The urban forest provides numerous environmental benefits for the region:</p> <ul style="list-style-type: none"> land stabilisation shelter for buildings and reduced energy costs of winter heating and summer cooling cleaner air through pollution filtration reduced likelihood of flash flooding habitats for wildlife storage of carbon from greenhouse gases.
Social benefits	<p>A key objective of the programme has been to improve the quality of life for people in the region and gain high levels of public involvement. The project has given people the chance to improve their environment – for many a new and inspiring experience.</p> <ul style="list-style-type: none"> The programme has helped to empower people and increase public confidence in the region. Numerous community and neighbourhood groups have been consulted and involved. Local people have been encouraged to care for existing woodlands and create new ones. Over 6000 'Friends of the Forest' were given free trees to plant in their gardens – many more have planted trees in their local community woodlands. Almost 12,000 children have planted trees and 60 schools now have a part of the Black Country Urban Forest in their grounds. Public health benefits have resulted from pollution amelioration, increased shelter and energy conservation and improved surroundings for exercise and recreation. The urban forest has helped to reinforce local distinctiveness and a sense of place.
Economic benefits	<p>The rapid decline of heavy industry in the 1970s left the Black Country with a legacy of a decay, pollution and derelict land: a poor physical environment that was unappealing to investors. A key objective of the project was to increase the commercial attractiveness of the area, thus providing a boost to the local economy.</p> <p>The urban forest is now making a real contribution to the prosperity of the region.</p> <ul style="list-style-type: none"> It has contributed to the image enhancement of the region – with a focus on greening key transportation corridors including motorways, trunk roads, the main railway line and canals. Land and property values have been enhanced, with derelict sites reclaimed for housing and public open space. Derelict and unused industrial sites have been planted, and woodland now provides an attractive backdrop to factories and a screen for adjoining communities. By bringing nearly 60 ha of existing woodland brought back into active care, one of the partners, Groundwork Black Country, has trained young unemployed people in the skills of woodland management, which may lead to an eventual career in forestry. Commercial products such as garden mulch, charcoal and rustic furniture have been developed to utilise the resulting timber.
Process	<p>Interest in the urban forestry in the Black Country first developed in the mid 1980s and was promoted by the regional government office. The Black Country Urban Forestry Unit (later to become the National Urban Forestry Unit) was launched in 1990 to provide a focus for the initiative. A Black Country Urban Forest strategy was produced by a sub-regional partnership of four local councils and four environmental charities with additional financial support from the Black Country Development Corporation. In 1995 the implementation of the strategy was accelerated by the award of a Millennium Commission grant.</p>

Resource	<ul style="list-style-type: none"> • Initial support for the BCUF initiative provided by eleven sponsors from central and local government, the business community and the voluntary sector. • Success with the very first round of the government's Single Regeneration Budget in 1995 led to a more ambitious partnership application to the National Lottery • Later the same year the BCUF was awarded a £4.25 million grant by the Millennium Commission. Matching funding was secured from a wide range of sources including central and local government, European grants, private sector and charitable funds
Lessons learned	<ul style="list-style-type: none"> • The perception of cost is higher than the reality. Urban forestry offers a very cost-effective way of engaging people, whilst adopting an ecological approach to planting and vegetation management is much less expensive than more formal horticultural techniques. • Keeping such a large partnership together is difficult. It is important to keep reinforcing the shared vision, particularly when people in the various organisations move on. Local authorities need to secure commitment from all departments and especially 'from the top'. Partners need to see the bigger picture, and not operate in isolation or focus on one aspect (e.g. parks) of the wider "green infrastructure". • Regeneration project leaders must be able to explain the benefits of green infrastructure to all the many stakeholders. • There can be a mismatch between the capacity of the delivery agents and the scale of initiatives needed to make a difference. Public agencies often mistakenly feel that they need to be granted special status before acting on this kind of agenda. • It can also take public organisations a long time to gear up for large-scale project delivery. Voluntary sector organisations are sometimes able to respond more quickly, are more adaptable and, for this kind of initiative, they may be better at handling risk. However they do not always have the capacity to manage large amounts of funding.

<p>Opportunities /success factors</p>	<ul style="list-style-type: none"> • A successful International Urban Forestry Conference in 1988 (the first such in the UK) provided a catalyst for action and led to a firm commitment from the four Black Country metropolitan borough councils. • A wide-ranging partnership with the freedom for individual partners to act independently, whilst maintaining a shared vision. • The Black Country Urban Forestry Unit (BCUFU) provided an organisational focus and enabled the capacity building of partners/deliverers. The success of the Black Country Urban Forest as a programme led to the development of the BCUFU into the National Urban Forestry Unit, charged by government with replicating the urban forestry approach elsewhere in the country. • Aerial mapping helped to provide a strategic overview. Urban forests are patchworks of individual trees and small woodlands. It is their cumulative effect that counts and by understanding the existing extent and function of urban greenspace it is easier to add to it effectively. • Embedding green space strategies in the thinking of other regeneration professionals. • Consultation that drills down to street level. Understanding the value of each small site to local residents. • Building a positive reputation and demonstrating deliverability are just as important as the availability of funding. • Key thematic demonstration projects such as motorway corridor greening are important for raising profile. • External recognition plays a key role in maintaining momentum and ensuring continuing success. • Securing long-term management resources is essential. • This is a replicable approach. The Black Country Urban Forest was a national pilot project to demonstrate the practical scope for urban forestry on a sub-regional scale and promote the best technical practice. There are now almost 50 other strategic tree and woodland initiatives in towns and cities across the UK. • The importance of the BCUF and its significance as an example of best practice was highlighted when it was one of only eight case studies featured in the UK government publication 'Reaching the Summit' for the World Summit on Sustainable Development in Johannesburg 2002.
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2. Draft measures of a sustainable community

Proposals by SDC

Measures to support planning for sustainable densities, design, and layout

1 Around 50 homes per hectare is a comfortable, compact density with sufficient population to support a local school, bus route and shops. Well designed 3 and 4 storey semi-detached and terraced houses with medium size private gardens are at this density. With a majority of new households comprising single people, many of them young and elderly, proximity to services, facilities and public transport is increasingly essential for social reasons. Flats are generally at much higher densities and if well designed and managed, increasingly attractive to childless households, now the majority of all households.

2 Green open public space should lie within 15 minutes easy and safe walking of every home and trees and other plants should grow within sight of every home. This will encourage families with young children to stay in urban neighbourhoods. It is achievable at relatively high densities with careful planning, design and management.

3 Designing pedestrian and cycle friendly streets, limiting vehicle access, car parking and traffic speeds, will encourage social contact, informal social control and a greater sense of safety. These measures are particularly important to mothers with young children and elderly people. They also cut energy use and pollution.

4 Remodelling and redesigning existing buildings, streets and neighbourhoods can create attractive, high density, mixed communities with enhanced amenities, historic character, good location and a strong sense of place, often missing from new build areas.

Measures to minimise energy use and environmental impact

1 The planning and design goal for all new building should be minimal resource use and impact on the environment. The ideal would be carbon neutral homes and activity, but at the very least it is possible to cut energy and resource use and construction waste by 60% as the Greenwich Millennium Village is now proving. It is also possible to achieve this for existing homes, raising their SAP rating far above the standard currently enforced for new build. All new and existing homes should reach the “excellent” energy standard for eco-homes.

2 Reusing and remodelling existing buildings is a highly energy efficient approach, given that the embodied energy in the mass of a building, the foundations, walls, floors and structural supports is a very large proportion of all the energy flow in the life of a building.

3 “Wrapping” buildings with a thick thermal insulating layer is technically straightforward and in energy and environmental terms highly desirable. The tax incentives should favour the refurbishment and upgrading of existing homes, thus encouraging the development of materials, skills, supply chains, building activity and investment to raise the thermal standards of existing buildings. The payback time in energy saving is a round 9 years. This work is

labour intensive and therefore generates jobs in older urban neighbourhoods where there is generally a job shortage and a large supply of manual labour.

4 Green spaces and trees within every neighbourhood will encourage wild life, support our fragile and vital ecosystems, allow proper drainage, help prevent flooding and help integrate the natural and built environments, which should not be seen as separate and competing elements in the race to meet different needs.

5 Recycling and composting waste as well as minimising its creation help generate more sustainable life styles and also encourage local planting and growing.

Measures to foster economic prosperity

1 Creating mixed use neighbourhoods encourages local jobs and enterprises, attracts small businesses and creates demand for more economic activity in a virtuous circle of activity.

2 Using ground floor spaces for shops, workshops, service centres and facilities with homes above makes street fronts more attractive, generates street life and maximises the use of space.

3 Transport links are very important in accessing wider job markets and in encouraging inward investment, so much so that a first measure of economic potential is often accessibility. Local educational and skills levels are a close second and an attractive housing and neighbourhood environment will be close behind.

4 Location is vitally important to economic vitality. Thus higher density, giving easier proximity to employment centres and more viable transport hubs, makes economic sense. Preventing “employment sprawl” is as important as preventing housing sprawl, for environmental, social and eventually economic reasons.

Measures of social well being

1 Neighbourhood management involving a locally based team to repair, maintain and supervise neighbourhood conditions on behalf of the community is essential for the long term well being of a modern urban community. Local authorities have a critical role in funding and supporting the creation of locally based services. It is invariably more economic to deliver front line services from a local base with local supervision and considerable savings can be made in preventing damage, decay, crime and mounting disrepair. By making neighbourhoods more attractive, safer and better cared for, they become more sustainable, higher value and more attractive to investors, thereby generating more economic activity. Front line, neighbourhood based jobs also encourage social involvement, voluntary and community activity, “local stewardship” in government terms, making communities more sustainable.

2 Residents have a vital role in decisions about neighbourhood conditions, plans and initiatives. All ages, classes and groups need to have a stake in local decisions and the real opportunity to help shape what happens. Brokering community relations and community priorities is not easy and requires local leadership, fostered by a real sense of ownership. Local services, local budgets, and neighbourhood management structures greatly help this and there are many successful models eg there are over 100 successful neighbourhood warden schemes, supported by local authorities and the Neighbourhood Renewal Unit.

Participation and partnership – some comments

This note – prepared by Lindsey Colbourne – looks at some of the key issues that create difficulties for practitioners wanting to include residents.

1. Lack of understanding of the real benefits of engagement and how to make engagement effective and useful

Description of the problem:

Engagement is often seen as a way of gaining permission or understanding (eg from the public) for expert opinion or ideas rather than a way of co-designing and creating effective change. Not having to engage (because timescales are too short, people are not accessible or identifiable, the issues are too complex) is often met with a sigh of relief rather than concern that the resulting regeneration will not be appropriate.

This approach leads to a tick box attitude – yep, have consulted them – rather than an ongoing process of working together for the regeneration of an area. This in turn can undermine the appropriateness and long-term life of a regeneration scheme.

Practitioner recommendations:

- ◆ Consider carefully why engagement is needed and what kind of influence in decision making is appropriate, at what stage, by whom
- ◆ Be clear with yourself, decision-makers and participants how the engagement will fit with the decision-making process (or whether the engagement IS the decision-making process) ... and who can make what decision, why. Good participation does NOT mean that all decisions have to be made by ‘the community’.
- ◆ Wherever possible go to them, rather than getting them to come to you (see 2. below)
- ◆ Be very focused and specific about who you want to engage, how you can make it possible and worth their while to engage with you
- ◆ Understand the difference between deliberative engagement (which enables people to think and work through issues in a social context) and market research approaches (which find out people’s existing and individualistic views), and use appropriately
- ◆ Where possible, work with experts and locals together – use design charettes, planning weekends where ‘experts’ and ‘locals’ can work together to shape and create solutions
- ◆ Recognise that the public are often more naturally inclined to create integrated sustainable solutions than experts/officers who are entrenched in their ‘silos’

Policy recommendations

- ◆ Emphasise the need for tailor made engagement programmes, and ensure that your requirements or funding do not prevent that tailoring
- ◆ Recognise the central importance of engagement as a way of co-designing and creating effective change rather than simply as a way of gaining permission or understanding (eg from the public) for expert opinion or ideas

- ◆ Clarify relationship between participation and representation, and the continued role of elected representatives as decision-makers.

2. The them and us approach: ‘how to get them to engage with us’?

Description of the problem:

Engagement (i.e. consultation, participation, partnership etc) tends to be viewed by regeneration officers, organisations, schemes and (public) agencies in terms of: *‘how shall we (the partnership, agency etc) get them (the community) to engage with us/this idea or opportunity’?*

When ‘they’ fail to respond in the way ‘we’ have suggested, ‘we’ label ‘them’ apathetic or disinterested or needing capacity building. Yet the public make daily attempts to engage the public agencies that affect their lives. Who is being constructed as *‘hard to reach’?* *The challenge is how to engage with each other.*

Practitioner recommendations:

- ◆ *‘experts on tap not on top’!* Although this is a well-known phrase in relation to physical, economic and environmental improvement, it should also be applied to the creation of informal and formal mechanisms for participation and partnership.
- ◆ ensure the priority in any regeneration programme is to support the ideas, initiative or requests from individuals, groups, organisations who are rooted within the regeneration area.
- ◆ where possible build on existing informal or formal engagement rather than create new structures and processes
- ◆ always use what you – and other agencies - already know rather than engage afresh each time (fill the gaps, don’t duplicate)
- ◆ spend as much time listening and understanding the informal channels of communication and the experience of the public trying to deal with agencies on a daily/life long basis, as on ‘formal’ consultation
- ◆ create a culture of immediate, flexible and short term opportunities for engagement which values organisations/partnerships being ready to respond to outside approaches as much as creating opportunities for others to take part
- ◆ in any partnership situation, ensure community *and* agency partners each clarify their role, what they are bringing to the table, who they are accountable to, what they want from the partnership, how the partnership can help them to be effective

It opens up the possibility of community planning being built on the daily moments of interaction that the public have with agencies at critical points in their lives (when parenting teenagers, getting ill, falling into debt etc)?

Policy recommendations

- ◆ Build capacity within public sector bodies to support and enable a ‘how can agencies and the community engage with each other’ approach, rather than ‘how can we get the community to engage’

- ◆ Recognise that in promoting and using more participatory ways of working and decision-making, some of the classical, structural notions of ‘representation’ as a way of ensuring accountability of decision making will need to be challenged, and alternative mechanisms created that will need to vary from area to area
- ◆ Set appropriate timescales for regeneration programmes, to enable more ‘organic’ growth in engagement mechanisms.

3. Forcing community initiative and participation into institutional frameworks, requirements, bureaucracy

3.1 Planning and bureaucracy rather than action

Description of the problem

Regeneration is often conceived as something that can be analysed, planned and managed into future existence. The early years of regeneration programmes therefore focus on bringing people and organisations together to assist with that analysis, planning and managing in order to create the ‘perfect plan’. Latter years to do with implementing, reviewing. This approach

- ◆ Creates complex requirements for strategy, targets, structures, accountability which are to do with the upward needs of agencies and funding bodies, rather than the needs of the community and to getting on with timely action.
- ◆ Quickly overwhelms most multi-actor bodies such as a regeneration partnership with an unmanageable remit
- ◆ Tips the power towards the institutional ‘action-shy’ planners/analyst and disempowers the action-ready activists/community
- ◆ Removes existing actors from the community, co-opting them into planning, ‘teaching’ them new language, processes, timescales
- ◆ Contributes to the perception that this is ‘just another talking shop’ and reduces community interest/confidence
- ◆ Tends to encourage the ‘master scheme’ rather than small changes on well known problems which can make a real difference and foster genuine support and confidence within the regeneration area
- ◆ Leaves little room for discovery and implementation of new solutions after the writing of the plan – in fact they are often discouraged due to the committed funding, structures, timescales, targets
- ◆ Creates a regeneration scheme that is slow to respond to major changes or events, so it – or part of it - can quickly become obsolete.

Practitioner recommendations

- ◆ Focus early partnership work on establishing a very clear purpose (what can we do together that we can’t do separately?) and principles (what guidelines will help us in ensuring we are working towards a common goal), that are used to enable quick and effective action as well as planning
- ◆ Right from the start, view the creation of practical on the ground changes – no matter how small – as an essential building block

- ◆ Ensure that all actions are accompanied by continuous feedback (rather than infrequent formal reviews) which informs future planning and practice
- ◆ Create flexible structures with a ‘task, achieve and change’ attitude
- ◆ Consider how community focused accountability for action can be created to equal the upward accountability for targets, funding etc
- ◆ Recognise the role of the action-oriented, and allow them to find ways of continuing to act
- ◆ Recognise that it is impossible to plan for everything, and leave space and opportunity for new ideas and actions to emerge
- ◆ Be realistic about what is empowering to ‘devolve’ and what is not – asking individuals within the community to take on complex accounting, secretarial roles is not *necessarily* empowering.

Policy recommendations

- ◆ Minimise the planning and bureaucracy requirements!

3.2 Promoting theme based approaches

Description of the problem

Regeneration is often organised around existing service ‘silos’ (health, safety, employment, housing, voluntary sector etc). This has the advantage of getting those ‘in authority’ easily involved, and funding easily aligned. But the disadvantage is that patterns of talk (and therefore practice) are likely to be reinforced. People are effectively invited to enter the conversation from their existing service representational roles. So when the themes for further work are chosen (typically health and care, the environment, employment and regeneration etc) they attract the normal suspects, who engage in the usual arguments, promoting the usual analysis and solutions. And of course there is little place – and little voice – for those to who do not fit into this institutional framework.

Practitioner recommendations

- ◆ Challenge the traditional institutional thinking basis for regeneration.
- ◆ Use the informal life and area stories of local residents, businesses, organisations to identify fresh approaches to structuring the approach to regeneration
- ◆ Consider regeneration from different angles – perhaps around life events or stages. Part of the reason that Sure Start has been so successful is that the institutions were built not around existing power blocks of service but around a common interest...the under fives. The organising principle was a stage in citizens’ lives.

Policy recommendations

Encourage non-theme based approaches through policy and funding.

3. Workshop report

As part of the Commission's investigation, a workshop for regeneration practitioners and policy makers was held at the Institute of Materials, Minerals and Mining in London on 17th June 2003. (A list of attendees is included in appendix A). The workshop explored how current regeneration initiatives are contributing towards sustainable development objectives, and discussed what needs to be done if sustainable regeneration is to be mainstreamed.

The workshop addressed the following questions:

1. How have projects managed to meet sustainability criteria - what 'success factors' enabled this to happen?
2. What key challenges do projects face in trying to meet sustainability criteria?
3. Which aspects of sustainable regeneration need the strongest promotion?
4. What help do practitioners need to make progress in these areas?
5. What changes should the SDC promote to practitioners?
6. What changes should the SDC promote to government?
7. How should these recommendations be communicated?

Points arising from the discussion groups are summarised below.

Question 1: How have projects managed to meet sustainability criteria - what 'success factors' enabled this to happen?

1. Putting local people at the heart of the process

a) Community ownership

Community ownership of and participation in the regeneration process is vital - whether as represented stakeholders with key input into decision-making, or by having actual ownership of assets and neighbourhood management responsibilities.

Means of achieving this include:

- Ensuring large-scale projects drill down to street level and represent small community groups; one to one community networking; facilitating dialogue within the community.
- Volunteering.
- Education projects to engage and consult with young people as current and future residents. Schools projects also provide a means of engaging the wider community through parents and families.
- Time is an essential ingredient for sufficient consultation, dialogue and capacity building.

b) Local procurement

Regeneration activity should create local employment opportunities, develop skills and retain investment within the local economy.

Means of achieving this include:

- Establishing apprenticeship schemes for local residents on construction/refurbishment projects.
- Going for smaller projects/smaller areas of land that can be managed by a smaller builder.

Question of scale?

- Larger scale projects can more successfully generate income through asset ownership and generate new enterprise.
- However it is also important to be realistic about what can be achieved, and the size of project those involved have the capacity to take on. As noted above smaller projects may be more effective in terms of employing local people. Some practitioners attributed their success to focusing on the local scale whilst addressing the 'big picture' issues.

2. Integrated and long term approach

a) Leadership and partnership

- If at first you don't succeed . . . A long term vision combined with tenacity are essential for securing finances and support.
- A lead person or organisation championing sustainable regeneration, prepared to seek and promote new solutions and create a shared vision.
- Robust partnerships with a workable and shared vision of sustainable regeneration are necessary. This is especially important for large scale projects which need to engage a wide range of stakeholders. However, this is a complex task which is difficult to do well without a great deal of effort and input.

b) Long term investment

- Demonstrate, and get agreement between all partners from the outset, on the need for short term investment for long term gain. For example: spending on highest quality materials which are easier to maintain long term or energy efficiency features which will provide long term savings.
- Ownership of land or property or long term agreements such as freeholds or deeds of dedication enable community led projects to endure. Ownership of assets can also provide a source of income generation for long term revenue/maintenance costs.

c) Evaluation

- Maintain momentum through continuous review and improvement.
- Evaluate to determine which aspects have worked well, and which are replicable.
- Involve community members in identifying indicators and assessment criteria, and in planning and conducting the evaluation activity.

3. Sharing and promoting best practice

Successful projects need to learn from each other and share knowledge and skills. Suggested means of achieving this include:

- Toolkits and databases

- Project visits. These are a good way for residents in regeneration areas to assess the benefits of sustainable solutions for themselves. Other ‘end users’ i.e., residents, are the best advocates for the benefits of sustainable housing, particularly the costs savings of environmental features.
- Media coverage, especially television programmes.

Question 2: What key challenges do projects face in trying to meet sustainability criteria?

1. Putting local people at the heart of the process

Community ownership

- Funding consultation exercises is difficult. It was suggested that a percentage of development costs should be set aside to fund this process.
- Planners and developers produce (and defend) plans before consulting with the community.
- Community consultation is difficult for new build projects where no existing community is in place.
- Connecting local level aspirations with bigger sustainable development goals for the area can be problematic.
- Local leaders come and go. The next generation of community leaders should be fostered through training programmes/schools.
- Project benefits must ripple out to the community to prevent the reversal of regeneration achievements

2. Improving the local and global environment

a) Infrastructure

Insufficient planning and resources are put into sustainable infrastructure. Costs are huge, but sustainable means of access to facilities is critical.

b) Buildings and construction

- There is a need to overcome the tradition of bulldozing areas in decline, and to fully consider the costs and benefits of refurbishment as opposed to demolition.
- The government needs to provide clear leadership on building regulations.
- Sustainable housing projects are often small scale. A critical mass is needed to achieve economies of scale e.g., in terms of equipment and materials.
- Better communication could help to create demand for sustainable housing and counter risk averse practices of developers. Developers are concerned that sustainable housing is a minority demand, which may already be exhausted. A ‘Catch 22’ situation currently exists where developers’ need for certainty means that they will only provide types of property that are known to have sold before. Developers believe they are responding to demand, but house buyers are merely responding to supply.
- Information and guidance on the benefits of sustainable housing could be distributed through mortgage advisors at banks and building societies. But how do potential buyers communicate their wishes to developers of houses that have yet to be built?
- New types of home ownership should be explored to make sustainable housing more affordable and accessible.

- There is a lack of skills and knowledge in terms of the maintenance of sustainable housing. Residents need to be provided with information and training.

3. Integrated and long term approach

a) Resourcing

- Holistic projects face barriers in terms of accessing funding. There are too many disparate sources of funding with narrow funding criteria, which holistic projects tend not to fit.
- There is a need to develop better means of measuring and demonstrating the value of sustainable projects (e.g., using cross-sectoral tools such as social and environmental audits) in order to change funding policy and practice.
- The short term nature of funding rules make it difficult to spend money sustainably. For example community schedules may be slower than funders' schedules, and if not spent in time funding may be lost.
- Funding bodies are inconsistent in the support they provide for different sized organisations.
- Long term project support requires a better balance. Practitioners need to understand that funding is finite and develop alternative sources of income generation and effective exit strategies. However, practitioners also face barriers to asset acquisition and development. Funders therefore need to acknowledge that longer term support is necessary to facilitate the transition between grant dependency and self-sustainability. In addition to funding capital costs, funders should be more willing to provide revenue for aftercare/maintenance costs.
- Sustainable projects are often perceived to cost more. A different accounting framework is needed which fully factors in long term costs and benefits, and which will help overcome reluctance to make sufficient investment at the project outset.
- Private developers of sustainable regeneration projects provide long term external benefits (such as energy cost savings, improved health and safety) that accrue to individuals and society. Should developers pay for these benefits? If there is to be a step change in regeneration activity, should government provide subsidies for sustainable projects?

b) Partnership

- Partnership working is necessary if an integrated approach is to be implemented, but complex and difficult to manage. Partners sometimes lack understanding of sustainable development, or sometimes say the right words but don't follow them up with action.
- It is important to have a clear and shared vision from the outset with clear definition of partners' roles in achieving it. Sustainable development therefore needs to be at the core of the regeneration strategy and embedded within appraisal criteria.
- Local authorities have a key leadership role to play in driving sustainable development through regeneration activity with their 'power to promote well being', and also by maintaining an area wide overview, ensuring that delivery is integrated.

c) Planning system

- The planning system creates obstacles to achieving sustainable regeneration in terms of a lack of community participation, being risk averse to innovative environmental solutions, and by failing to challenge the unsustainable activity of big developers.
- Small organisations face lots of barriers and struggle where big organisations succeed, e.g., planning obstructions which are very resource intensive to overcome.

- Government needs to ensure that sustainable development is at the heart of the planning system, and there needs to be a greater understanding on the part of planners as to how sustainable development can be implemented through the planning system

4. Sharing and promoting best practice

- Awareness raising needs to happen with the general public - people need exposure to what is possible.
- Practitioners need to reach out to the 'non sd' society and operate within the mainstream.

Question 3: Which aspects of sustainable regeneration need the strongest promotion?

1. Putting local people at the heart of the process

- Community ownership
- Community cohesion
- Creating good governance
- Education and skills: More links could be made with schools to develop education programmes about the regeneration of their neighbourhood. Children will be key beneficiaries now and in the future. There is a skills shortage in sustainable construction/ environmental technology, and a need for more apprenticeships and training schemes, particularly accredited community based work.

2. Improving the local and global environment

a) Energy

The 60% CO2 reduction target needs to be operationalised through regeneration activity.

b) Buildings and construction

- Raising building standards.
- Exploring new types of home ownership.
- The role of social housing in the development of sustainable communities

c) Infrastructure

It is more difficult to consult with the public about infrastructural developments which provide wider environmental 'goods' but which have negative impacts for individuals e.g., sewage treatment facilities, new rail lines.

- **Transport**

Sustainable transport networks need to be a bigger priority for regeneration in both urban and rural areas. Funding for community transport projects is very limited.

- **Water management**

Water supply and flood management (both fluvial and coastal) are long term issues which need to be dealt with at the start of regeneration planning.

- **Green space**

Green space needs to be planned into regeneration projects from the outset. Greater consideration needs to be given to the natural functions of 'green infrastructure' (e.g.,

improving air quality, water management, habitat creation), and the mental and physical health benefits it brings.

3. Integrated and long term approach

a) Leadership by government

There is a failure to integrate sustainable development into policy, or drive it through to implementation.

b) Regional economic disparities

Regional economic disparities are not currently being tackled. There is a need for greater investment in the North and Midlands. The Communities Plan does not address this and should be re-examined.

c) Planning system

There is a mismatch between the scale of the problem and the need for change, compared with the ability of the current planning system to deal with it.

d) Scale

There is a need to scale up sustainable regeneration activity to go beyond small, local projects or one off pilots, and achieve a critical mass.

e) Evaluation

- More evidence is needed to demonstrate the external benefits of sustainable projects as well as the costs, particularly peripheral benefits such as health and education.
- Better communication of these benefits could unlock new resources (e.g., funding to improve air quality directed to increasing urban vegetation cover).
- Existing monitoring indicators are too weak and too many.
- Life-time costing methods need to be better understood and used.

Question 4: What help do practitioners need to make progress in these areas?

1. Putting local people at the heart of the process

Structures and funding for community ownership and capacity building need to be put in place.

2. Integrated and long term approach

a) Leadership

By government

- A consistent policy push for sustainable regeneration is required across the U.K.
- This needs to be enforced through better regulations in planning and building standards which put sustainable development at the centre. There should be a requirement for local authorities to ensure that planning applications from the construction industry meet with sustainable development criteria.

- Local government processes need to be integrated and simplified. Currently it is difficult to align regeneration projects with community plans, sub-regional plans and neighbourhood renewal strategies etc.
- There needs to be a reduction in the number of competing economic development and regeneration strategies.

By regeneration agencies

- To achieve a scaling up of sustainable regeneration activity more leadership and ownership is required from land owning and management bodies (e.g., English Partnerships, the Housing Corporation) to go beyond policies into practice.
- A stronger role is required for English Partnerships to counteract the strong economic focus of the Regional Development Agencies.

b) Resourcing

- Longer-term funding regimes.
- Release from long-term claw back that disables further investment.
- Ability to recycle capital recipients in order to add value.
- Government subsidies for sustainable housing.
- Sustainability accounting framework with long term pay off periods for all public, private and voluntary organisations.

c) Evaluation

- Strengthen indicators and link them more directly to policy.
- There is a need to develop better means of measuring and demonstrating the value of sustainable projects.
- There needs to be more evidence gathering and promotion of the external benefits of sustainable projects (e.g., energy savings, health, crime prevention) by practitioners and research bodies. Is there a supporting role here for the SDC?
- Projects need to be judged more on social and environmental outcomes and less on economic outputs.
- New success criteria should be developed which could be used as tools to drive up the effectiveness of collaboration and cross-sectoral partnership.

d) Education and skills

- Regeneration professionals in public, private, voluntary sectors, and community members involved in regeneration projects need a better understanding of sustainable development and what it means in practice.
- To improve performance in planning, import planners from abroad to share their knowledge and experiences.
- Practitioners need to be able to cross professional boundaries to achieve sustainable regeneration (e.g., building regulations crossing into planning issues), and this should be part of courses in higher and further education. There should be more exchange/project visits and exposure to working in a broad range of areas.
- Regeneration projects should link to universities and other educational establishments to tap into new skills/potential of students and get them involved at a local level.
- Designers and suppliers in the construction industry need more training in sustainability criteria and social issues.
- Greater support is needed for the development of new training programmes (especially accredited community based work) in sustainable construction/refurbishment and environmental technologies e.g., renewable energy.

3. Sharing and promoting best practice

- There needs to be more systematic use of existing community based regeneration networks (e.g., the the Development Trusts Association) to highlight the sustainable development agenda.
- Best practice can be effectively promoted through the format of personal stories.
- To complement this approach more rigorous external assessment of best practice case studies is needed.
- Support for big public demonstration projects to act as beacons – possibly a role for regional government and agencies.
- Greater publicity/media coverage for sustainable projects.
- Produce simple guides for practitioners and the public on energy and waste issues.

Question 5: What changes should the SDC promote to practitioners?

1. Putting local people at the heart of the process

- Respond to the increased sophistication of community groups and desire to ‘do it for themselves’. Practitioners can’t allow themselves to get stuck in the same ways of working, and need to constantly change and adapt.

2. Integrated and long term approach

a) Partnership

- Be innovative: work in real partnership, look outside your own box, be holistic, and develop trust between different stakeholders.
- The voluntary sector needs to engage with mainstream services and help them work in partnership. However this is a two way process - forming new partnerships needs support from government agencies e.g. RDAs.
- Encourage more partnerships with the private sector, in particular address commercial developers.

b) Resourcing

- Become self-sustaining. Move away from dependency on publicly funded schemes and seek alternative long-term sources of income generation. Broaden asset bases where appropriate.
- Think and act local – be practical and realistic about what can be achieved, and the size of project those involved have the capacity to take on. Concentrate on bottom-up development.
- Review how regeneration project funds are being reinvested back into the community, and what impact they are having.

c) Evaluation

- Put sustainable development at the heart of project evaluation and decision-making.
- Measure projects against the triple bottom line: costs, environmental and social criteria.
- Measure against the objectives in the government’s sustainable development strategy (although there is concern about the ‘economic growth’ objective) ensuring a balance rather than trade offs between the three SD elements.
- Conduct social and environmental audits. Measure the costs and benefits of environmental impacts.
- Introduce environmental management systems – check efficiency and ratings for buildings (guidance offered by the Acorn Trust and CIRIA).

- Use assessment tools e.g., EXERGY, SPEAR (ARUP).
- Practice needs external evaluation. The work of the Audit Commission on well being measures may help to develop better processes for this.

4. Sharing and promoting best practice

- Practitioners need to interact more with each other, through more on-site meetings and study tours.
- Practitioner support networks need to undergo a ‘sustainability check’.
- More action research is needed.

The SDC can support practitioners by:

- Utilising practitioner networks to raise awareness and communicate best practice examples.
- Facilitating a ‘sustainable regeneration best practice’ forum for practitioners and government.
- Developing a ‘sustainability charter’.

Question 6: Policy: What changes should the SDC promote to government?

1. Put sustainable development at the heart of decision making

- Be proactive in centralising sustainable development in new policy and legislation. In particular consider how planning and housing policy/legislation can achieve the target of a 60% reduction in CO₂.
- Encourage the setting of cross-departmental targets which should be regularly reviewed.

2. Lead by example

- Review how government land and properties are managed.
- Issue clear guidance and directions to government agencies.

3. Honesty and realism.

- Be honest about difficult issues such as the role of post industrial cities in a global economy. Be realistic and manage expectations.

4. No new initiatives!

- Stop inventing new initiatives for the next 3 years.
- Bend the mainstream.

5. Partnership

- Government should work in a partnership mode to develop long term plans, and also promote ways for the voluntary and public sectors to work together.

6. Putting local people at the heart of the process

- Local government should be encouraging and empowering communities to ‘do it themselves’ e.g., through neighbourhood management, or setting up community enterprises.
- Public bodies need to encourage the speedy formation of properly constituted community bodies in order to maintain momentum.
- Government should promote local procurement.

7. Resources

- Only fund regeneration projects that meet sustainable development criteria.
- Use whole life performance costing.

- European funding applications should be more rigorously assessed for sustainable development criteria. Distributors of European Funding also need to offer more guidance and best practice examples.
- Ensure that RDAs' funding terms match their remit for sustainable development. Currently funding is too narrowly channelled for economic outputs.
- Improve the practices of LSPs in spending funds for sustainable development. Funding is too narrowly directed at mainstream services. They need to be more innovative and enabling, and embed environmental sustainability more strongly in their strategies and activity.
- Funding programmes should be simpler, more flexible, more stable, and provide longer term support, including funding for revenue as well as capital projects.
- Support socially responsible investment – use 'pioneers' as pilots.
- Core fund Development Trusts

8. Evaluation

- Government needs to improve the process of ensuring sustainable regeneration happens: through better auditing, performance measurement, and target setting at central, regional and local levels.
- There should be Public Service Agreement targets for sustainable development.
- Measurement frameworks need to improve means of capturing non economic/external benefits, and accordingly give less weight to purely economic outputs.
- Derelict land should be assessed in terms of its social and ecological value as well as economic or development value.
- The 60% reduction in CO2 target should be used to measure efficiency and promote action.
- Review how regeneration project funds are reinvested back into the community and measure their impact.

9. Training

- Policy makers and funding distributors central, regional and local levels need training deliver improvements in evaluation processes outlined above.
- The Egan Review is currently addressing the skills of built environment professionals as part of a training strategy for economic development, regeneration and planning. This strategy needs to address the lack of understanding of sustainable development and the shortage of skills needed to deliver sustainable regeneration.

10. Communication

- Improve channels of communication: outreach to practitioners on the front line.
- Control the flow of information (stop e-mailing!)
- Government people need to get out more and engage with practitioners e.g., through secondments.
- Promote examples of good practice and reward success.

Question 7: How should these be communicated?

	<i>Who?</i>	<i>How?</i>
<i>Policy</i>	<ul style="list-style-type: none"> • Target decision makers • All levels of governance: European/national/regional/local • Cross Party • Canvass friendly MPs in relation to construction 	<ul style="list-style-type: none"> • Target language to audience. • Support/reinforce existing govt. strategies under development. (e.g. targeted work with DTI Social Enterprise Unit). • Annual summit for practitioners to meet government departments. • Nudge • Secondments • Measures of sustainability • Charter for sustainability
<i>Practice</i>	<ul style="list-style-type: none"> • Target practitioner support networks 	<ul style="list-style-type: none"> • Measures of sustainability • Charter for sustainability. • Visual snappy case study examples in common format. • Use practitioners' language • Face to face. • Seminars and site visits • Regeneration project outputs to include communications activity. • Reality TV. Challenges to build sustainable neighbourhoods.

Organisations represented at a workshop “Sustainable regeneration - building better solutions”

Arts Factory
Audit Commission
Building Research Establishment
Commission for Architecture and the Built Environment
Communities Directorate Wales
Conservation & Development in Sparsely Populated Areas
Construction Best Practice
Department of Trade and Industry
East Lancashire Sustainability Framework Group
Enabling Concepts
Environment Agency
Environment Trust
Environmental regeneration consultant
Forward Scotland
Gaia Architects
Government Office for the South-East of England
Groundwork Manchester
Hartcliffe Health and Environmental Action Group
INTEGER
London Development Agency
London School of Economics
Manor and Castle Development Trust
National Tenants Resource Centre
National Urban Forestry Unit
Neighbourhood Renewal Unit, ODPM
Newcastle City Council
Peabody Trust
RegenSchool
Regional Co-ordination Unit, ODPM
Royal Institute of Chartered Surveyors
Royal Town Planning Institute
Scottish Environment Protection Agency
Scottish Federation of Housing Associations
Socialist Environmental Resources Association Scotland
Welsh Development Agency
Wildlife Conservation and Flood Management Team, Defra
Yorkshire Forward