PUBLIC HOUSING REVOLUTION
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STORY OF CHANGE: “Regenerating” public housing in the UK
Public Housing Homes in London 1980

1980

770,000 homes
33 London boroughs or councils or local authorities

86% of households lived in public housing
Public Housing Crisis

- Declining conditions
- Cost of operation too high
- Lack of subsidies
- Poor management
- Disenfranchised tenants with few options
- Abandoned, boarded up homes
CHANGE - PHASE 1, 1980s

Right To Buy
Goals

- Reduce the operational burden on housing authorities;
- Allow public housing tenants to become owners.
Public Housing Homes in London

1980: 770,000 homes
Today: 290,000 homes sold to tenants

CHPC - New York City Citizen's Housing Planning Council
CHANGE - PHASE 2, 1990s +

Menu of options for “regeneration”

Rehab or redevelopment PLUS improved management
Goals

“Decent Homes” Standard
Must be met in 10 years

a) Must meet the current statutory minimum standard for new housing;
b) Reasonable state of repair;
c) Reasonably modern facilities and services;
d) Reasonable degree of thermal comfort.

PLUS – elevate the role of tenants in the decision-making to get there
“Non-Decent” Local Authority Homes 2000
Menu of Regeneration Options

- Stock Transfer: transfer of developments to affordable housing providers
- Private Finance or Public Private Partnership
- Arms Length Management Organization (ALMO): new management organization set up for a group of developments
- Tenant Management Organization (TMO)
How were tenants involved?

TRANSFERS

- Selecting the most suitable regeneration option with the local authority;
- Selection of the affordable housing provider or private developer;
- Decision-making on the redevelopment, rehabilitation, and ongoing management plans;
- Vote on the transfer by all tenants - must receive majority YES votes for transfer.
Tenant Management Organization

Residents create an independent legal body and elect a tenant-led management committee to run it.

The TMO then enters into a legal management agreement with the landlord.
“Non-Decent”
Local Authority Homes
2000-2015
THANK YOU!