

**PUBLIC**

**HOUSING**

**REVOLUTION**



**CHPC**  
NEW YORK CITY

CITIZENS  
HOUSING  
PLANNING  
COUNCIL

**PUBLIC  
HOUSING  
REVOLUTION**

Sarah Watson

Deputy Director,  
Citizens Housing &  
Planning Council

# STORY OF CHANGE:

“Regenerating” public  
housing in the UK

# Public Housing Homes in London 1980

**1980**

**770,000 homes**





Blue Plaque  
1871-1872  
The first house  
built in the  
area of the  
new street  
1871-1872  
1871-1872











86% of  
households  
lived in public  
housing



33 London  
-boroughs  
or  
-councils  
or  
-local  
authorities

# 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**

Sold to tenants

290,000 homes

**CHANGE - PHASE 2, 1990s +**

# **Menu of options for “regeneration”**

**Rehab or redevelopment PLUS improved  
management**

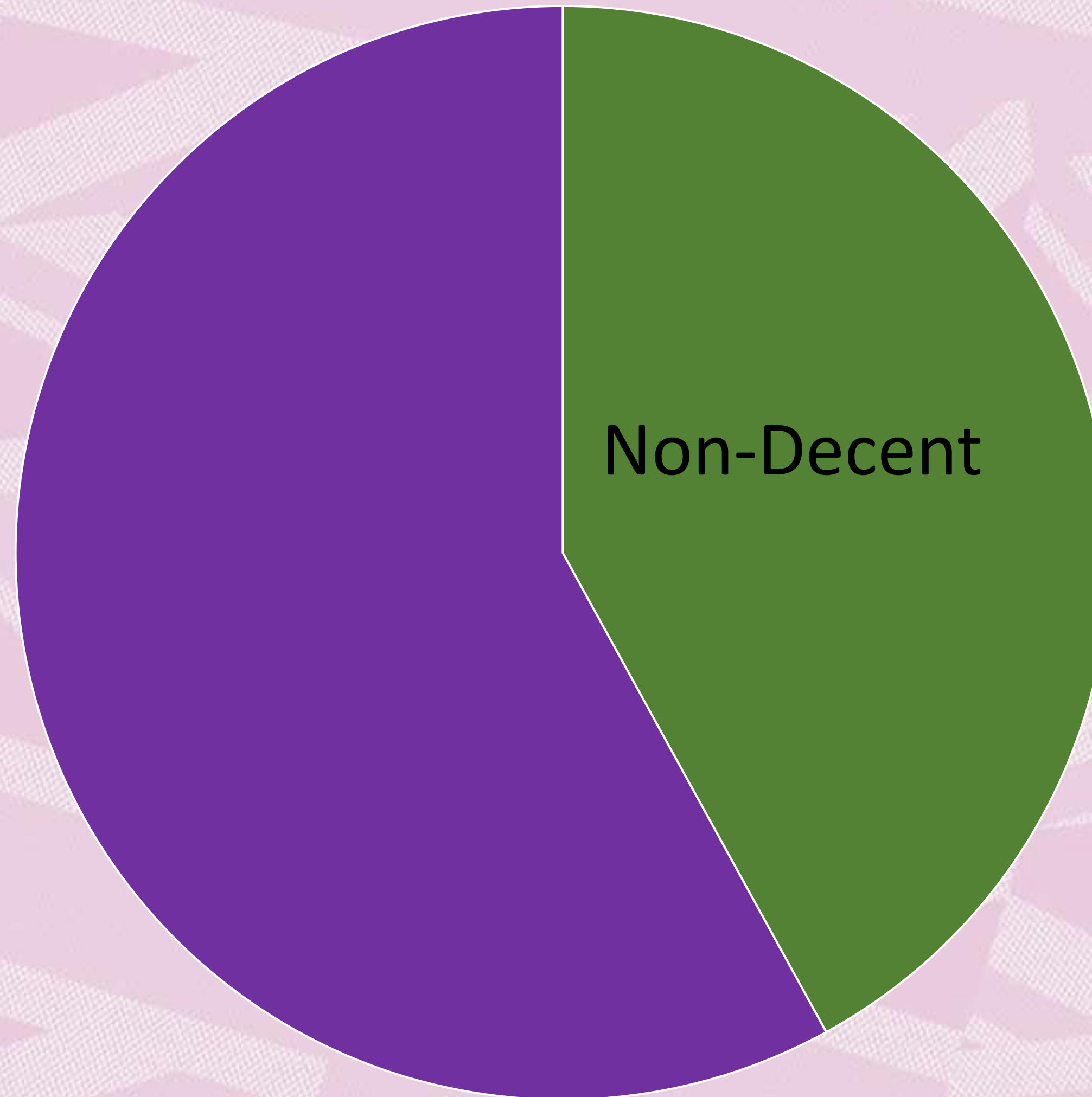
# Goals

## “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

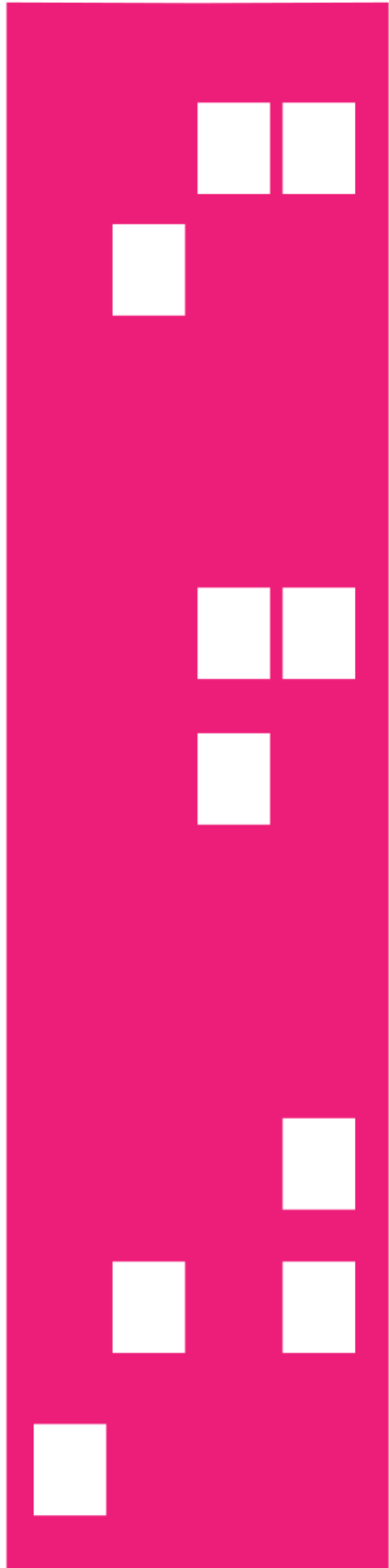
# “Non- Decent” Local Authority Homes 2000





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# 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

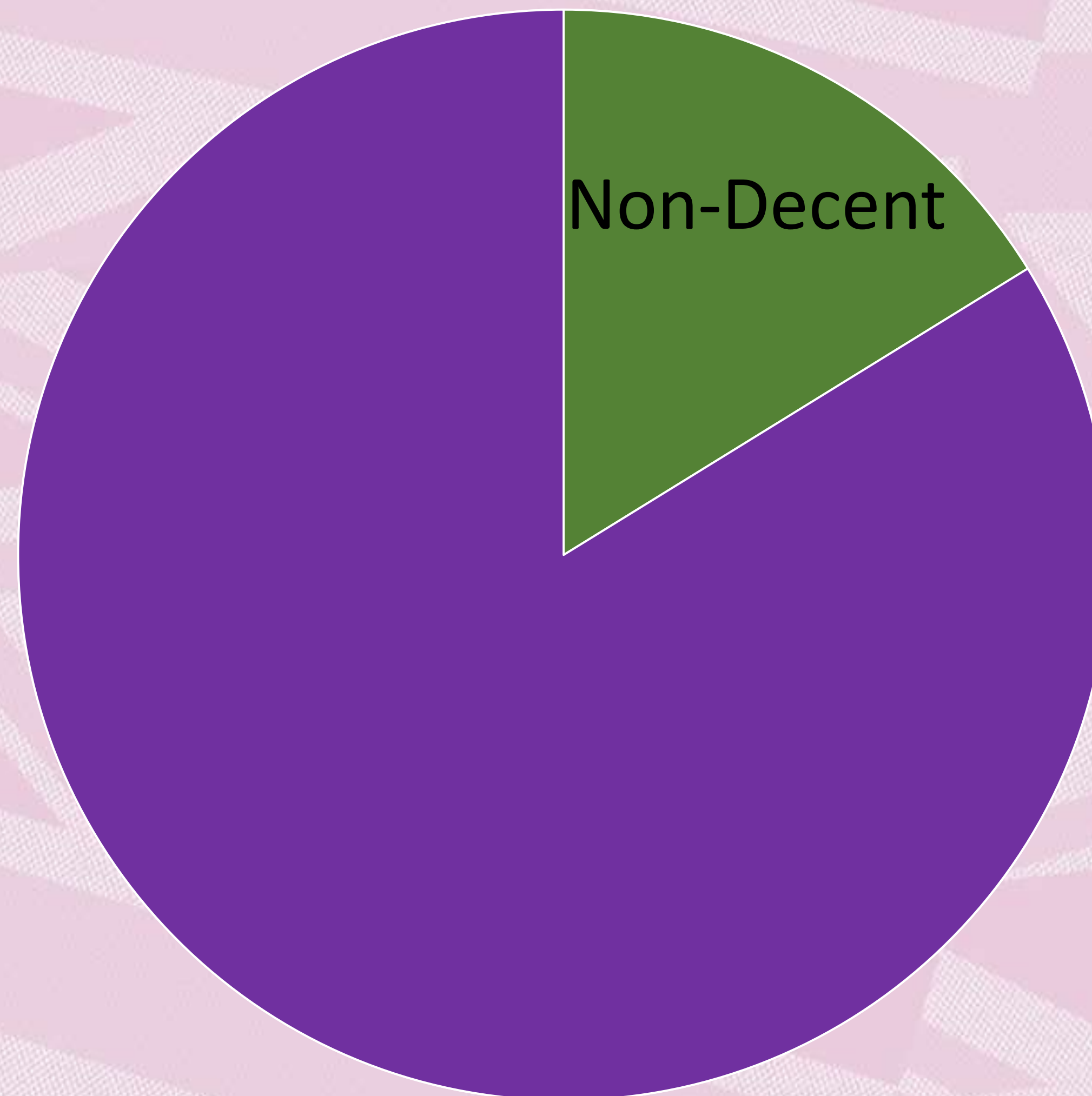
- Selecting the most suitable regeneration option with the local authority;
- Selection of the affordable housing provider or private developer;
- Decision-making on the redevelopment, rehabilitation, and ongoing management plans;
- Vote on the transfer by all tenants – must receive majority YES votes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



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