

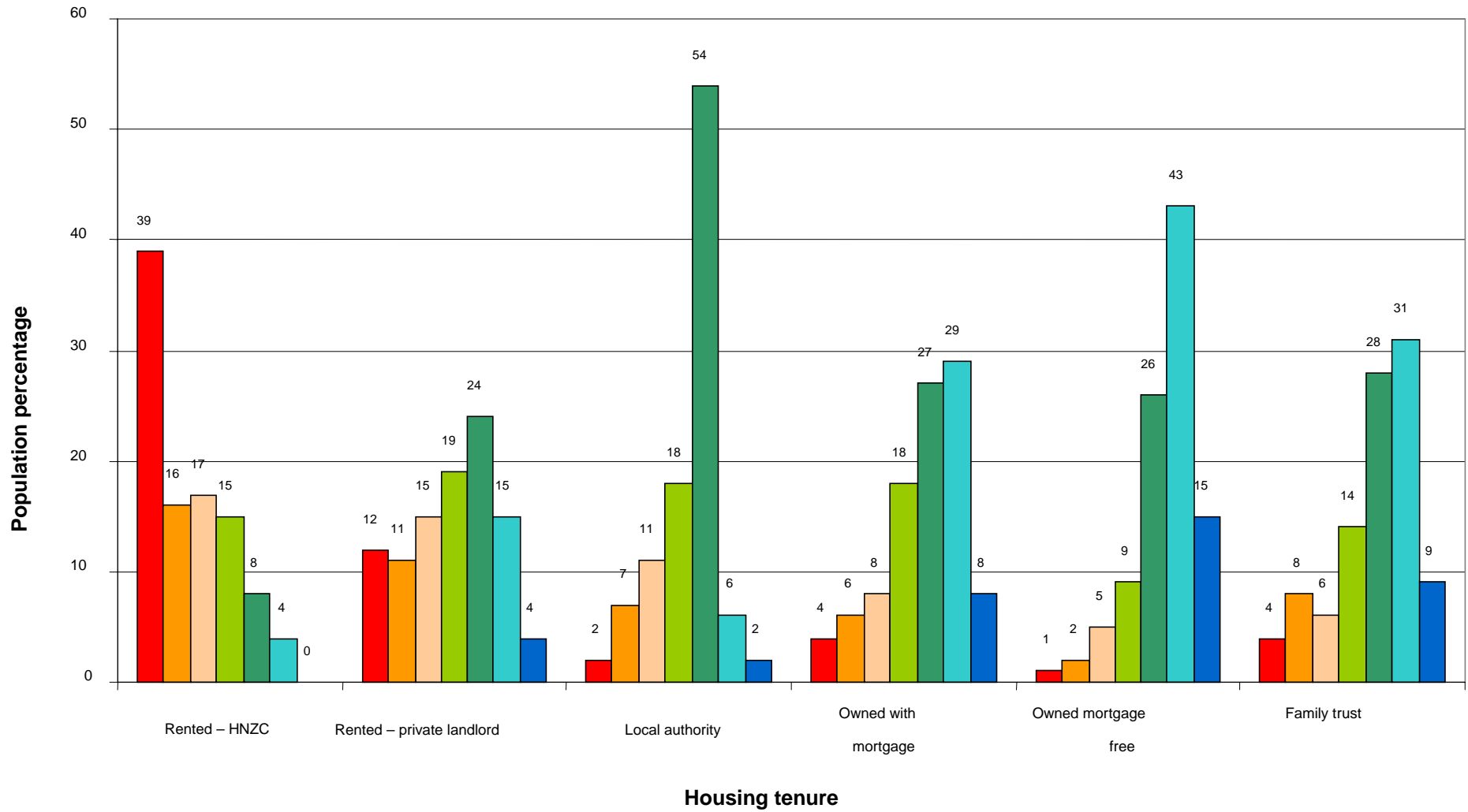
Changing the future for deprived communities

26 October 2007 – setting the scene



Nature of deprived communities

- Housing markets sort households by income
- SAS is concentrating neediest households on run-down housing estates (slide 3)
- British, US and Australian studies indicate:
 - opportunities limited over and above personal circumstances
 - local business activity discouraged
 - local job networks and employment ambitions are ill-formed
 - efforts to raise the quality of schooling not well supported
 - health inequalities exacerbated
 - there is a receptive environment for crime and disorder
 - cycle of intergenerational deprivation reinforced



Revitalising deprived communities

- rationale for urban regeneration – restructuring economies: job loss; welfare ‘safety net’; deinstitutionalisation
- range of estate regeneration strategies to create ‘sustainable communities’
- Corporation’s Community Renewal strategy
 - intervention logic draws on o’seas lessons
 - six small-scale projects (e.g., Talbot Park)
 - asset (housing and neighbourhood) improvement
 - tenancy management strategy
 - a community development approach is key
- But, no real change to tenure ‘mix’

Changing tenure & social 'mix'

- Policy rationale for changing tenure mix in deprived communities:
 - eliminate single tenure low-income estates (after Cowan)
 - work with estates on the 'cusp' rather than 'sink' estates
- 20-35% 'rule of thumb' depends on scale (Qld)
- Evidence base not straightforward (JRF/Randolph):
 - housing/neighbourhood improvement/'mix' lowers sense of stigma
 - stronger social networks/community integration questionable
- Planning policy in UK, Netherlands, parts US require new communities to contain a mix of tenures

Main findings of 4-state Aus study

- tenants and local stakeholders support projects
- concentration of public tenants reduced
- asset improvement objectives successful (eg., modernisation, extra amenities, property values)
- aspects of engagement processes criticised
- remaining tenants satisfied, despite disruption
- less reported crime & anti-social behaviour
- unclear impact on tenants' schooling, job prospects, support services, social participation

Final Points

- upgraded housing for state tenants needs to be matched by return to paid work (UK's Hills Review)
- although regeneration disrupts community life for a time, such communities are resilient (Peel)
- properly understand, then work with community
- Tamaki - so much going for it as a place to live:
 - 'core' community networks quite well established
 - well located and connected to the urban labour market
 - developing Tamaki Edge will generate positive externalities
 - enviable environmental assets (Tamaki estuary)