
Remaking Cities Congress

Pittsburgh, PA

October 16-18, 2013



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Remaking Cities in Lean Times

Hank Dittmar



PRINCE'S FOUNDATION
FOR BUILDING COMMUNITY

COMMUNITY RIGHTS IN ENGLAND

The new Rights contained within the Localism Act came into effect in 2012 devolving power from government to communities, local authorities and individuals.

Community Right to Build

The Right to Build gives communities the power to build new shops, housing or community facilities without going through the normal planning process. Read our Understanding the Community Right to Build guide and also find out how it works.

Community Right to Bid

The Right to Bid gives communities the opportunity to bid to buy and run valued local amenities if they come onto the open market. (In effect from autumn 2012). Get advice on owning and managing community assets including asset transfer which Locality has been supporting through the Asset Transfer Unit for many years.

Community Right to Challenge

The Right to Challenge gives local groups the opportunity to express their interest in taking over a local service where they think they can do it differently and better. Read the Understanding the Community Right to Challenge guide and find out how it works.

Neighbourhood Planning

Neighbourhood planning powers give people the chance to decide how their local area should develop and what should be built.

- See more at: <http://mycommunityrights.org.uk/my-community-rights/#sthash.vxTRL2fM.dpuf>

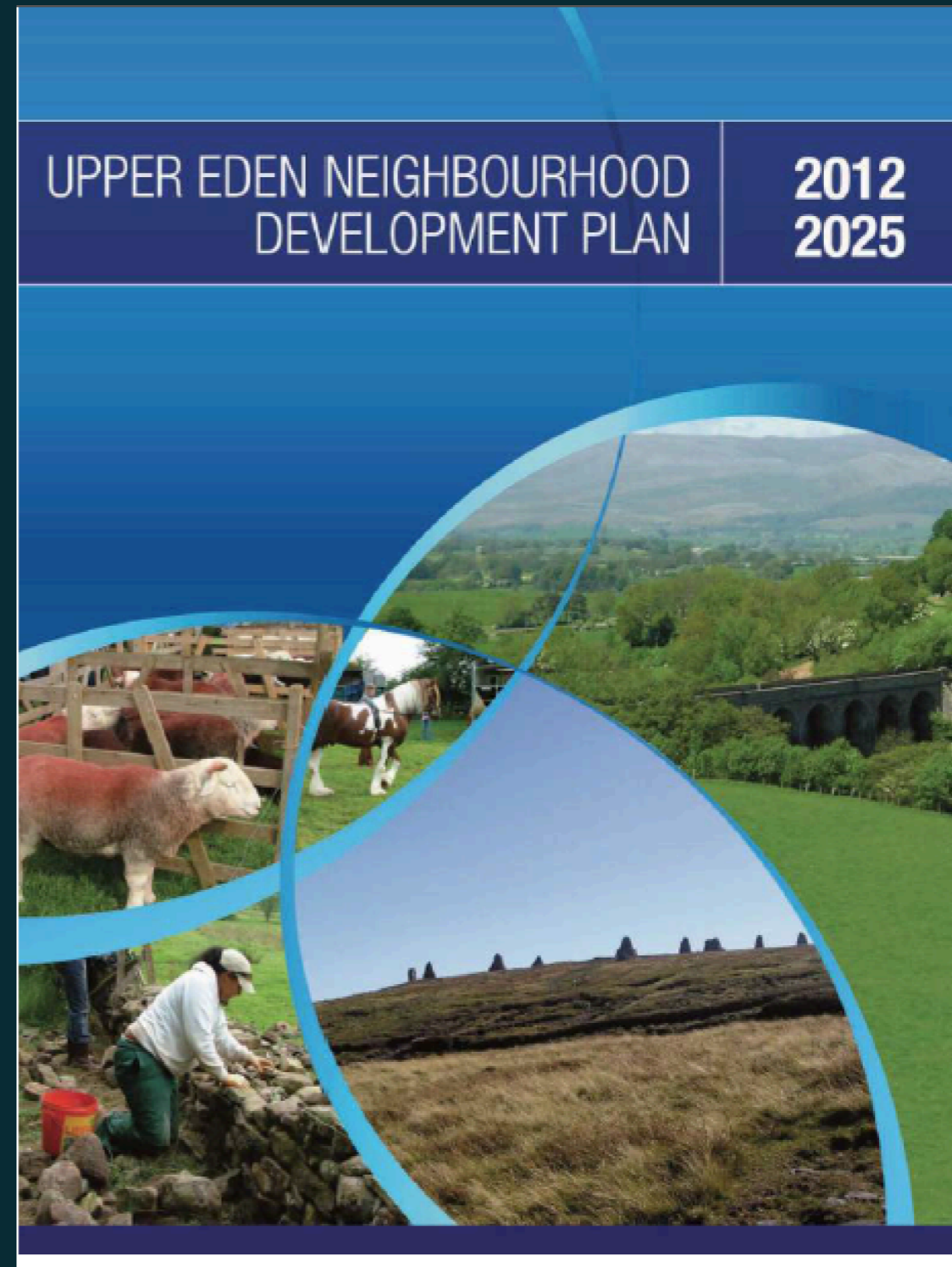


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Neighbourhood Plans

- Neighbourhoods opt in by forming a Neighbourhood Forum
- Plans must be consistent at the Strategic level with the local plan
- They are reviewed for consistency and then put to a referendum. If passed they are binding on the neighbourhood and the local government.



Neighbourhood Planning

Community Right to Bid

www.ivyhouseunhead.com — The Ivy House Pub, Nunhead SE15

THE IVY HOUSE

NUNHEAD SE15
LONDON'S FIRST CO-OPERATIVELY OWNED PUB

HOME FOOD / DRINK EVENTS ABOUT FORUM CONTACT

The Ivy House is London's first co-operatively owned pub, the first pub to be listed as an Asset of Community Value, and the first building in the UK to be bought for the community under the provisions of the Localism Act.

It re-opened in August 2013, and is now building a reputation as one of London's finest real ale and craft beer pubs, and as a venue for music and other live events.

We have 8 real ales and ciders on handpull, and a wide range of craft beer in keg and bottle. We stock the best of London's breweries as well as a variety of interesting beers from further afield; our aim is to have something to please every taste, from real ale enthusiast to traditional lager drinker to craft beer connoisseur.

Address:
The Ivy House, 40 Stuart Road
Nunhead, London SE15 3BE

Opening times:
Monday: 12:00 to 23:00
Tuesday: 12:00 to 23:00
Wednesday: 12:00 to 23:00
Thursday: 12:00 to 23:00
Friday: 12:00 to 00:00
Saturday: 12:00 to 00:00
Sunday: 12:00 to 22:30

Buses:
484: East Dulwich, Camberwell,
Lewisham

The latest from our Twitter feed @Save Ivy House:



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Community right to bid on community assets

Custom Build

The **Self Build** Portal

The Gateway to more Self and Custom Build Homes

This website is produced by the [National Self Build Association \(NaSBA\)](#) and is endorsed by the Government. Membership of NaSBA is free to individuals who are interested in building their own homes - [click here to join](#). We provide members with discounts that can save you thousands of pounds. Companies can support NaSBA and The Self Build Portal in a number of ways - [find out more here](#).



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Routes to building your own home

Self Build 🏠					Custom Build 🏠	
<p>Self build one-off home</p> <p>You manage the design and construction</p>	<p>Contractor built one-off home</p> <p>You manage the design process, select a</p>	<p>Kit home</p> <p>You select your preferred kit home. You may</p>	<p>Independent community collaboration</p> <p>You work with others to acquire a site to split up</p>	<p>Supported community self build group</p> <p>A social landlord or the Community Self</p>	<p>Developer built one-off home</p> <p>A developer with a site and a design you like</p>	<p>Developer led group project</p> <p>A developer organises a group and builds the</p>

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HWBIDCo Ltd wants to create a [Something Different](#) project in [Buckinghamshire](#)

Summary

Project promoter

Costs

Funders



£51,369

raised by 38 funders!

Our goal
£51,353



Congratulations, we reached our goal!

Don't forget you can still help out or find out more, use the volunteer or get updates buttons to get involved.

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Like 69

Top funders ...

High Wycombe Bid Company



Help us turn an empty shop into a buzzing hub for young entrepreneurs! We'll create space where imaginations can be unleashed and bright business ideas brought to life.

Spacehive: crowdsourcing for civic projects

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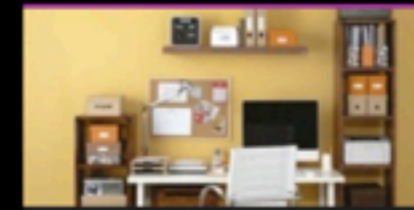
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The Custard Factory is Birmingham's creative quarter. Just 800 paces from the Bull Ring this 15-acre sprawl of riverside factories was built 100 years ago by Sir Alfred Bird, the inventor of custard. At one time he had a thousand people making the stuff. Some even say it helped create the British Empire. But by the early 1980s it had long since lost its mysterious appeal and the factories fell derelict.

We took it over in 1988. We began to restore the buildings and announced open house (and studio) to the best of Birmingham's young creative talent. The rush to come in was overwhelming. Since then a whole new inner city neighbourhood has emerged – intricate, fine grained and threaded by green spaces, fountains and sculpture. Now, more than 5,000 people work in The Custard Factory Quarter and its surrounding area.

The Custard Factory Quarter is now home to a dynamic community of creative and digital enterprises, independent retailers and a thriving independent music scene. Among other facilities are a theatre, cafés, corporate and social events spaces, art galleries, educational space, TV studios and a series of dramatic public open spaces.



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
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10 Oct



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Why Do We Need Lean?

- In England, only about half of the local authorities have adopted local plans, and from inception of project to planning approval can take eight to twelve years.
- Volume house builders are delivering the same number of houses now as they were in 1956. Affordable housing is no longer delivered by local government and housing associations have been entirely dependent on subsidies which have dried up. There is an annual gap of between 100,000-175,000. Meanwhile there are over 700K empty homes in England.
- Our high streets are in crisis with changes in retail, despite bans on out of town shopping centres and super stores. Regeneration and redevelopment continues to rely upon the big project and the iconic cultural building, and the financial underpinnings for that model have disappeared with fiscal austerity.

Why Do We Need to Lean Down?

- 2 billion more people will live in cities in 2030, and by and large this is seen as a supply problem to be answered with assembly line building. We are already seeing the failure of this approach around the world in pollution, congestion and overbuilding.
- But at least 30% of the global population lives in slums and informal settlements, with active grey economies but appalling sanitation and services, unhealthy conditions, and a disconnect from formal institutions. By 2030 slum dwellers will exceed 2 billion globally.
- A Lean toolkit could offer a third alternative: staged successional community building, staged formalisation of tenure, businesses and finances, and jobs in building, crafts, and services in improving neighbourhoods and cities.



Le Corbusier Proposal for Paris



Flying into Beijing, 2012

A Leaner Urbanism

We view the Lean Urbanism Project and as a "seam" or connecting fabric between the concerns of Tactical Urbanism and New Urbanism or conventional revitalisation. We aim to devise tools, find and make examples, and create a framework for incremental community building and development such that each stage takes less time, consumes fewer resources in compliance, and drives fewer good people away in frustration. We want to tackle the sclerosis that afflicts planning, procurement, building, community engagement, and finance.

TOOLS

- Lean Public Process -- Lean Charrettes and Workshops
- Lean Finance -- custom build, permanent finance for small development,
- Lean (protean) Organisations -- associations, business, enterprises
- Lean Codes -- code patches, code light zones, code workbooks
- Lean Buildings -- low cost reuse, 6 unit walk ups, real lofts, one story retail
- Lean Strategies: patches, pilots, conditions/mitigations, temporary uses

Who are the beneficiaries?



We want to boost the community seeking to make a difference for itself, the small business owner or entrepreneur with a good idea but not much cash, and the small developer/builder/property or home owner who wants to build well, build urban, put people to work, and make great places that add value across the board.

- **4600 Community Development Corporations in the US** employing 200,000 people as of 2006
- **1400 Business Incubators in the US** 2012, up from 1,100 in 2006
- **1000 Business Improvement Districts in the US** in 2010, representing businesses and building owners & providing place based services
- **128 Transportation Management Associations as of 2012**
- **5274 Charter Schools** in 2010-2011, up from 0 in 1990-1991
- **At least 1000 Community Development Financial Institutions and 4230 Community Development Enterprisess**
- **Other** Thousands of non-profit providers of social, health and medical services, alternative food systems, volunteer fire departmentsenergy efficiency, recycling, community policing and security, car-sharing, community design centers, and at least one center for neighborhood technology...
- (Thanks to Scott Bernstein for this!)

Alexis de Toqueville was right!

Underutilised Assets

Lean Urbanism is focused on infill development and reuse in post industrial cities and the repair of sprawling suburbs.

It aims to identify and tap underutilised physical social and human assets for community benefit and added value, working primarily at the scale of the building, street and the neighbourhood.

As a seam between tactical approaches and more comprehensive ones, it seeks to complement rather to replace. But it aims to recognise and make a virtue of austerity. Lean means fit and healthy.