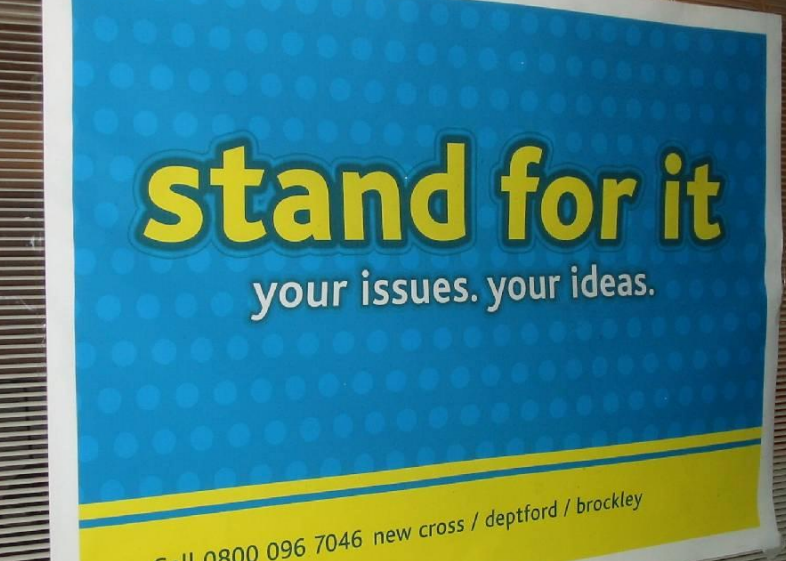


Challenges and opportunities of community led regeneration

Jess Steele

March 2015



GET SET for CITIZENSHIP

MENU
e-burgerbar.com
NOW SERVING
TEA &
STRATEGY
* CREATIVE OUTREACH
* PATHWAYS to CITIZENSHIP
* LEAPING THE
LANGUAGE BARRIER



MENU
* CHILDCARE?
- NO
PROBLEM!

Funded by the Single Regeneration Budget
through the London Development Agency

'encouraging
active ***
citizenship'

magpie
resource library

A community-led programme to end the cycle of regeneration failure, 'Get Set for Citizenship' will change hearts and minds, find creative solutions to 'impossible' problems, and prepare for a new millennium of active local citizenship.

Lead body

Magpie Resource Library



Accountable body

Hyde Housing Association



Submitted by

NX Partners



Get Set for Citizenship

Laying the Foundations
of Neighbourhood Renewal





INSIDE
THIS
WEEK'S
OBSERVER

WIN A CHRISTMAS TREAT MEAL FOR 4 AT FRANKIE & BENNY'S

TURN TO PAGE 59



FOUR MONTHS PAPERS FOR FREE

SEE PAGE 2



Architect's impression of the view of the proposed development of the old pavilion. Inset: Simon Opie

£11.4 million pier jackpot



HPWRT members and supporters celebrate the good news

BY HANNAH COLLISON
hannah.collison@hastingspress.co.uk
@HastingsObs

THE REBUILDING of the pier has moved a giant leap closer thanks to £11.4million of lottery funding.

It was announced on Monday (November 19) that the Hastings Pier and White Rock Trust (HPWRT) bid for money from the Heritage Lottery Fund had been successful.

This is the bulk of the total £13.9million needed.

Simon Opie, chief executive of HPWRT, admitted there had been no Plan B said: "This is a brilliant decision by the Heritage Lottery Fund for the future of the pier and the future of Hastings."

TURN TO PAGE 3

Continued from page 1

Mr Opie added: "Now we need to get ready to deliver the project. We have a terrific responsibility that comes alongside this award from the Heritage Lottery Fund."

"Having said that it is a momentous decision and we should celebrate our success."

"We have to take the opportunity to say thank you for all of the support that has been given to this project. Without the level of commitment the project would never have got to this stage."

He added that the level of public engagement with the project so far had been a unique factor.

Councillor Jeremy Birch, leader of Hastings Borough Council, said: "This is excellent news for Hastings Pier and White Rock Trust (HPWRT), all supporters and of course residents of and visitors to Hastings."

The remainder of the funding is to come from a variety of sources, including the Coastal Communities Fund, Hastings Borough Council, and a Community Shares Scheme, which is to be launched by Jo Brand at her Stand Up for Hastings Pier comedy show on March 30, and will give ordinary people a chance to have a say in running the pier.

Hastings MP Amber Rudd said: "I am in awe of the talent and commitment of the local people supporting the Hastings Pier and White Rock Trust, and believe the whole town owes them a huge debt of gratitude for their determination and enthusiasm that led to this fantastic result."

The designs for the new pier have been drawn up by firm of architects dRMM, and aim to provide a modern pier, but with links to its Victorian history.

What readers said online

FionaH: "Hooray!! This is great news for Hastings."

"Well done to all the people that worked to make this happen."

BourneFree: "Well done to the dedicated people who have got us this far. 'I never really thought that funds would be found to rebuild it, so I'm really pleased that it's going to happen.'"

TheHeritage: "Congratulations to all those involved over the past few years in working on this objective, and keeping the faith during the dark months after the fire."

"Let's look towards something arising from the ashes not just for the 21st but for the 22nd century."

The next step is for the Compulsory Purchase Order to be activated by the council and ownership of the pier to be transferred to HPWRT.

Following this, work is due to begin in Spring 2013. The structure, ravaged by fire in October 2010, will be made safe before the first phase of development, which will bring a new visitor centre, a redeveloped Western Pavilion as bar and restaurant, and an open space extremely flexible in terms of seasonal uses.

The programme is likely to include the likes of musical events, outdoor cinema, public art, a summer circus, and winter ice skating.

A community showroom is to be established at White Rock Baths, where members of the public will have access to the detailed plans, and be able to see how work is progressing.

Speaking of the importance of the pier to Hastings and St Leonards, Mr Opie said: "If you can demonstrate to people that something like that can be turned around, that has a really important psychological effect as well as an economic effect."

"All along it has been clear that people want us to respect the heritage but provide something that is relevant to the 21st century. There won't be another pier like it."

Friday November 23, 2012 Hastings

Hastings Pier Lottery funding granted



Architect's impression of the view of the proposed development of the old pavilion. Inset: Jo Brand

THE GUIDE: NIGHT OF STAND-UP COMEDY IN AID OF PIER

Comedian Jo Brand lends support to Hastings Pier

JO BRAND STANDS UP FOR
HASTINGS PIER
White Rock Theatre, March 30, 2013

TICKETS are now on sale for an event in which a renowned line-up of comedies led by Jo Brand, will join forces in support of the restoration of the pier.

Jo Brand Stands Up for Hastings Pier, will take place at the White Rock Theatre, Hastings, on March 30, 2013.

The BAFTA-winning comedian, who hails from Hastings, has lent her support to the pier and said: "I spent some of the best days of my life on the pier and I'm really happy to be able to help rescue it!"

Jo Brand, 55, is a comedian, writer and actress, who began by swapping psychiatric nursing for stand-up.

In 2003 she was listed as one of the 50 funniest acts in British comedy, and in 2011 won a BAFTA for best female performance in a comedy role and a British Comedy Award for best TV comedy actress.

The night of stand-up comedy will include support from Angela Barnes, Quincy, Doon Mackichan, and Steve Furst.

Angela Barnes won BBC Radio 4's New Comedy Award in 2011 and has since been a regular on the stand-up circuit. She has also appeared on television and radio including Russell Howard's Good News on BBC Three, and performed at Latitude Festival and the Edinburgh Fringe.

"I spent some of the best days of my life on the pier" - Jo Brand

His brand of humour has been described by Chortle as 'comedy with emotional insight'. Doon Mackichan is best known as one of the stars of the Channel 4 comedy series *Smack the Pony*.

She has also appeared in comedy series such as *On The Hour*, *The Day Today*, and *Brass*.

Steve Furst is a comedian, actor and writer, who is a familiar face from his starring role in the Orange mobile phone adverts, but who has also made appearances in a range of theatre and television productions. Among these are *Little Britain*, *Shine*, *The Wright Stuff*, and *Matilda The Musical*.

Performers are donating their time for free, and the proceeds from ticket sales are going

to the Hastings Pier and White Rock Trust (HPWRT).

The restoration of Hastings Pier is a £14 million project, which aims to transform the structure ravaged by fire in 2010.

Work is due to begin next year, though this relies upon a bid for just over £11 million from the Heritage Lottery Fund being successful.

Funding is also to come from a range of other sources, and by the end of this year the HPWRT hopes that it will be in a position to start making detailed plans for the new look pier.

A major milestone was Hastings Borough Council securing a Compulsory Purchase Order to take control of the pier from its Panamanian owner Ravenclaw, which had failed to start repairs. This was given the go-ahead earlier this year.

Tickets are selling fast, and cost £22.50. To book call the box office on 01424 492888 or visit whiterocktheatre.org.uk.





**COMMUNITY
ORGANISERS**

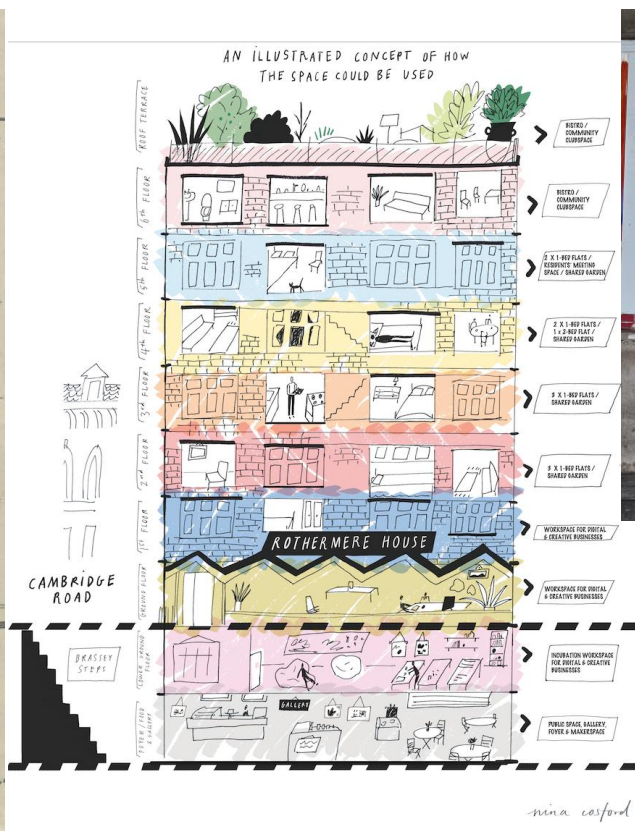




CADO

CAMPAIGN AGAINST DELINQUENT OWNERSHIP





MY SPEEDTEST RESULT

Mail

<p>DOWNLOAD</p> <p>95.81 Mb/s</p>	<p>UPLOAD</p> <p>96.24 Mb/s</p>
<p>PING: 8 ms</p>	<p>RATING: ★★★★★</p>
<p>CARRIER: ★★★★★</p> <p>GAMMA TELECOM LIMITED</p>	<p>SERVER: NEWBURY</p>
<p>2/17/2016 at 4:26 PM GMT ID: 4149632026</p>	
<p>TAKE A SPEED TEST</p>	

What is Regeneration?

The retro-fitting of sustainability into neighbourhoods that have missed out on appropriate maintenance investment.



What is Regeneration?

The unleashing of resources to nurture transformational local change



The Jericho Road



“On the one hand we are called to play the Good Samaritan on life’s roadside, but that will only be an initial act. One day we must come to see that the whole Jericho Road must be transformed so that men and women will not be constantly beaten and robbed as they make their journey on life’s history.”

Martin Luther King *A Time To Break Silence* (1967)

It is collective local action that will transform the Jericho Road...

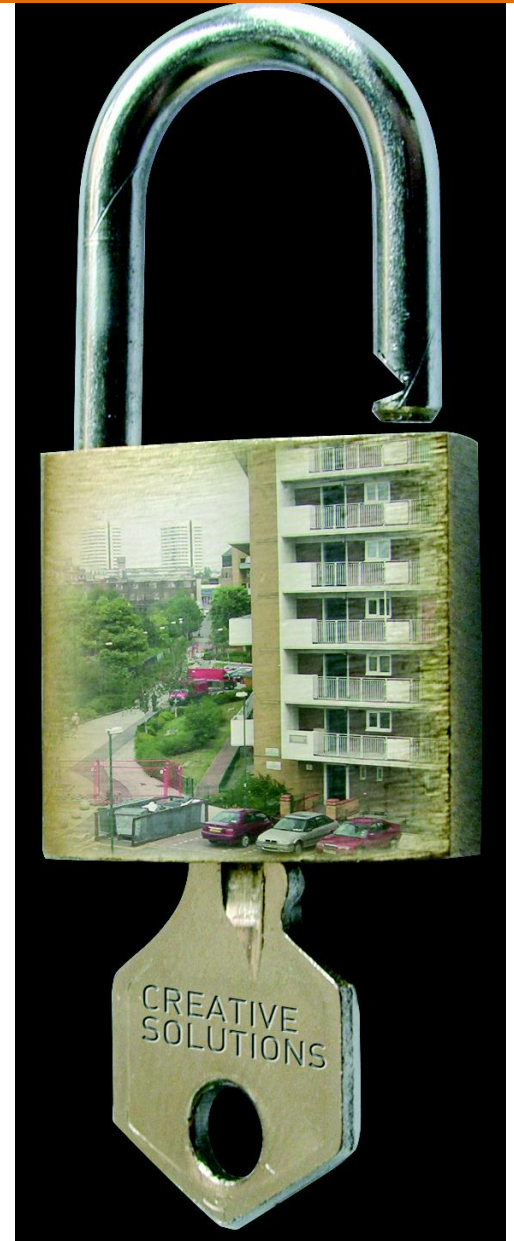
Resources?

An entrepreneur is someone who sets out to do something without (yet) controlling the resources to achieve it.



Unlocking resources

- People
- Land & buildings
- Money



Unlocking individuals...

PEOPLE

Community Organising

**Wake people up
to the possibility
of a different world
and join them together
to make change
on the ground**

www.cocollaborative.org.uk

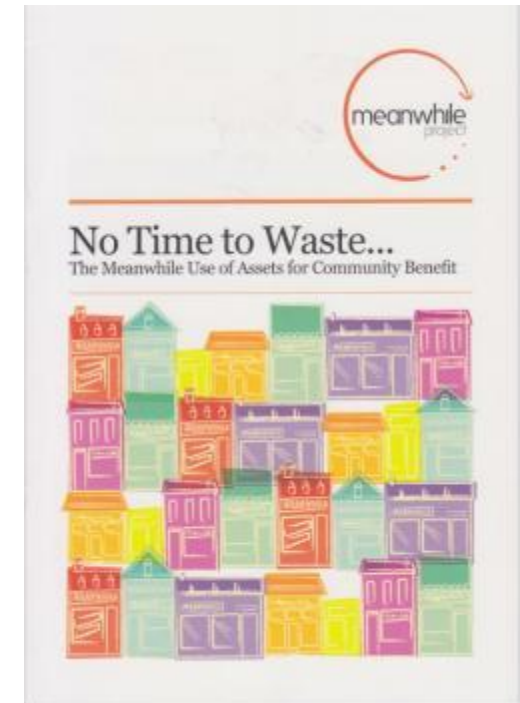


Unlocking space...

LAND & BUILDINGS

- Asset transfer and asset development
- Meanwhile use
- Neighbourhood planning
- Campaign against delinquent ownership
- Self-renovating the fine grain
- Locking in affordability

www.mycommunity.org.uk
www.meanwhile.org.uk



Unlocking investment

MONEY

- Engaged investment
- Joint ventures
- Matching funds
- Big Lottery, Big Local, Power to Change
- Community shares
- Neighbourhood bonds
- Investment readiness funds and support



www.communityshares.org.uk
<http://www.sibgroup.org.uk/bigpotential/>

Unlocking resources

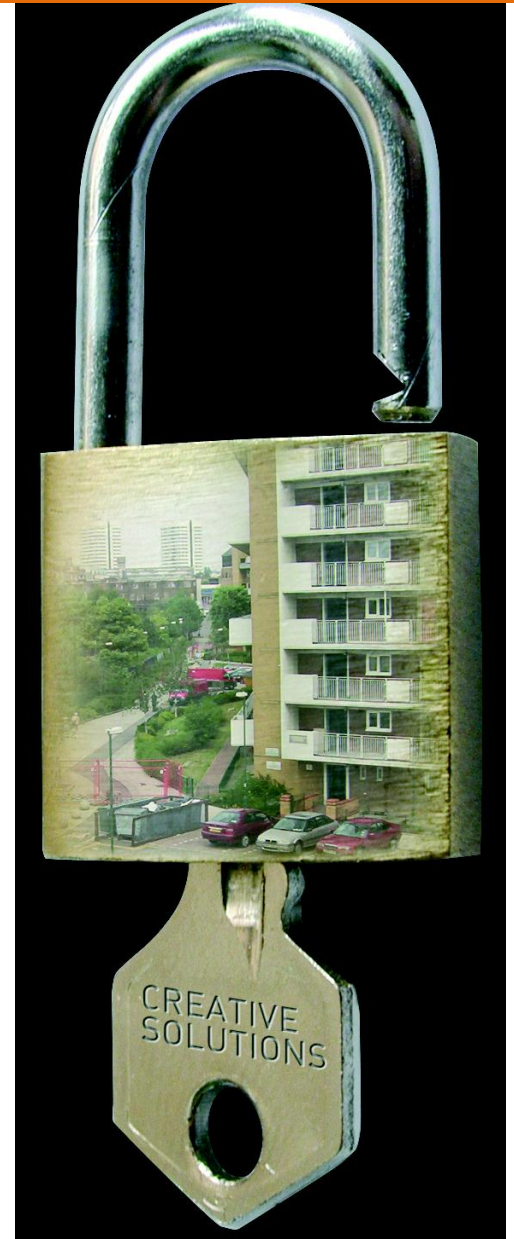
- Actual not abstract
- Strengths not needs
- Right now
as well as long term

Identify

Encourage

Unleash

Anchor



Learning or Doing?

“There’s too much navel-gazing in regen and it’s what you can see on the ground that matters – delivery, delivery, delivery.”

No, there’s a scarcity of reflective thinking, an appalling lack of archives and shared learning (despite lots of expensive evaluations), and not enough properly facilitated cross-neighbourhood visiting.

What is regeneration for?

Social Justice?

Social Control?

or the Pursuit of Happiness?

Who is it for?

- To what extent is regeneration a process of '*social engineering*'?
- Grafitti in Deptford 1992 – 'RESIST THE YUPPIE INVASION'
- Dilution of statistical need, displacement of people.
- Gentrification starts well but ends in sterilisation.

Principles of regeneration

- No-one should be disadvantaged by where they live
- Spirals of decline or success – vicious/virtuous circles
- Multiple aspects of deprivation are mutually reinforcing
- Local people are best placed to understand their own areas but they also need to see beyond the horizon
- The genius of place – local distinctiveness, renewal without destruction
- The unpredictability of interventions
- Building social capital – human resource is the most important asset of all

Challenges & Opportunities

Mobilisation – community organising

Cooperation – partnerships & alliances

Gentrification – community freehold

Planning or Action?

Fail to plan – plan to fail
Plan, act, reflect, plan
But also JFDI...!



“To be truly radical
is to make hope possible
rather than despair convincing”
- Raymond Williams (1921-1988)



Culture eats strategy...

But culture is dynamic as well as infectious

Like bacteria it colonises

Like bacteria it mutates

Like bacteria it's out of our control

But responsive to our interventions...



Bruce Flye

...for breakfast



disruption