

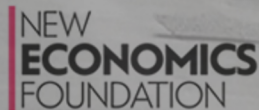


No Place Left Behind

The commission into prosperity
and community Placemaking



Left
Behind
Neighbourhoods



Local Trust



Our Commissioners



Vidhya Alakeson is the founding Chief Executive of Power to Change, an independent trust established in 2015 to support the growth of community businesses across England.



Dave Boyle is a consultant specialising in helping community groups raise patient equity capital and has worked with over 50 groups, helping them raise £13M.



Nicholas Boys Smith is founding Director of Create Streets, a think tank and consultancy leading or supporting many urban design and community co-design projects.



Stephen Brien is Director of Policy at the Legatum Institute, a thinktank researching the pathways to lifting all people out of poverty.



Nicky Chance-Thompson is CEO of the Piece Hall in Halifax.



Kathryn Eames has 15 years' experience working in local government in regeneration and development, with particular expertise in community engagement.



Miatta Fahnbulleh is Chief Executive of the New Economics Foundation. She has a wealth of experience in developing and delivering policy to empower communities.



Paul Fiddaman is Chief Executive of Karbon Homes.



Caroline Gore-Booth is Project Manager at Girescope, a self-help housing project based in Hull.



Matt Leach is the CEO of place-based funder Local Trust.



Jennifer McKeivitt is Chief Executive of Back on the Map, a community business with £4.7M of residential, commercial and land assets in Hendon, Sunderland.



Melissa Mean is Director of We Can Make at Knowle West Media Centre in Bristol, focused on developing new kinds of citizen-led housing.



Rachael Orr is the Director of PlaceShapers, the network for more than 100 community-based social landlords.



Mary Parsons is Chair of the Town; Country Planning Association and Regeneration and Partnerships Director at Lovell Partnerships.



Andy Reeve is Director of Regenerative Economics at Civic Square, a research lab focusing on building and investing in civic infrastructure.



Andre Reid is the founder of Kiondo, a design research studio aiding developers, local authorities and social organisations to design with communities.



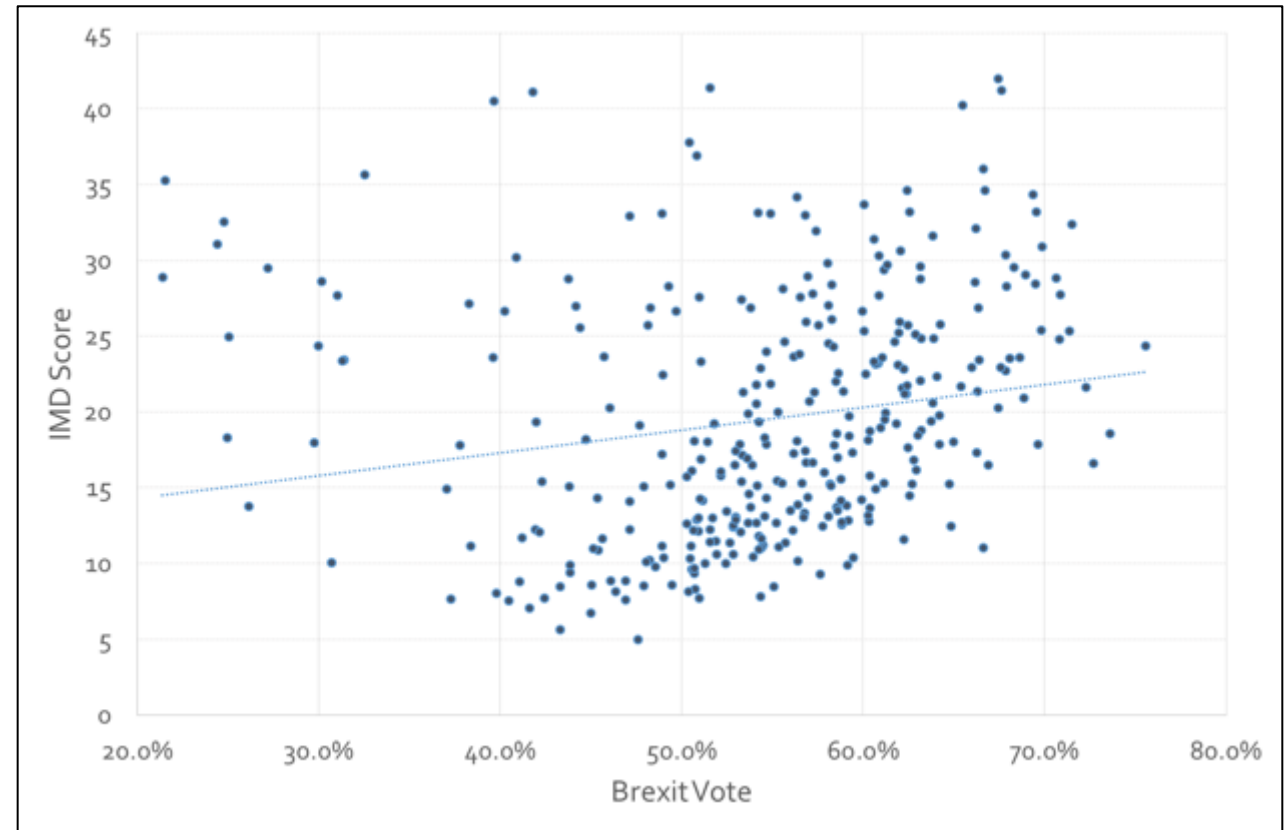
Gareth Swarbrick is Chief Executive of Rochdale Boroughwide Housing. He led the transformation of RBH from local authority owned ALMO into the UK's first tenant and employee owned mutual social landlord.

The production of this report has been a collective effort and where possible reflects the broad consensus of the Commissioners. However not every Commissioner agrees with every single word or proposal.

What do we mean by left behind places?

- Not a precise definition, as our research is led by case studies
- Potential sources:
 - Indices of Multiple Deprivation
 - Legatum Institute's Prosperity Index
 - Localised property market insights
 - UK Onward's Social Fabric Index
 - Local Trust's Community Needs Index

IMD score vs Brexit vote

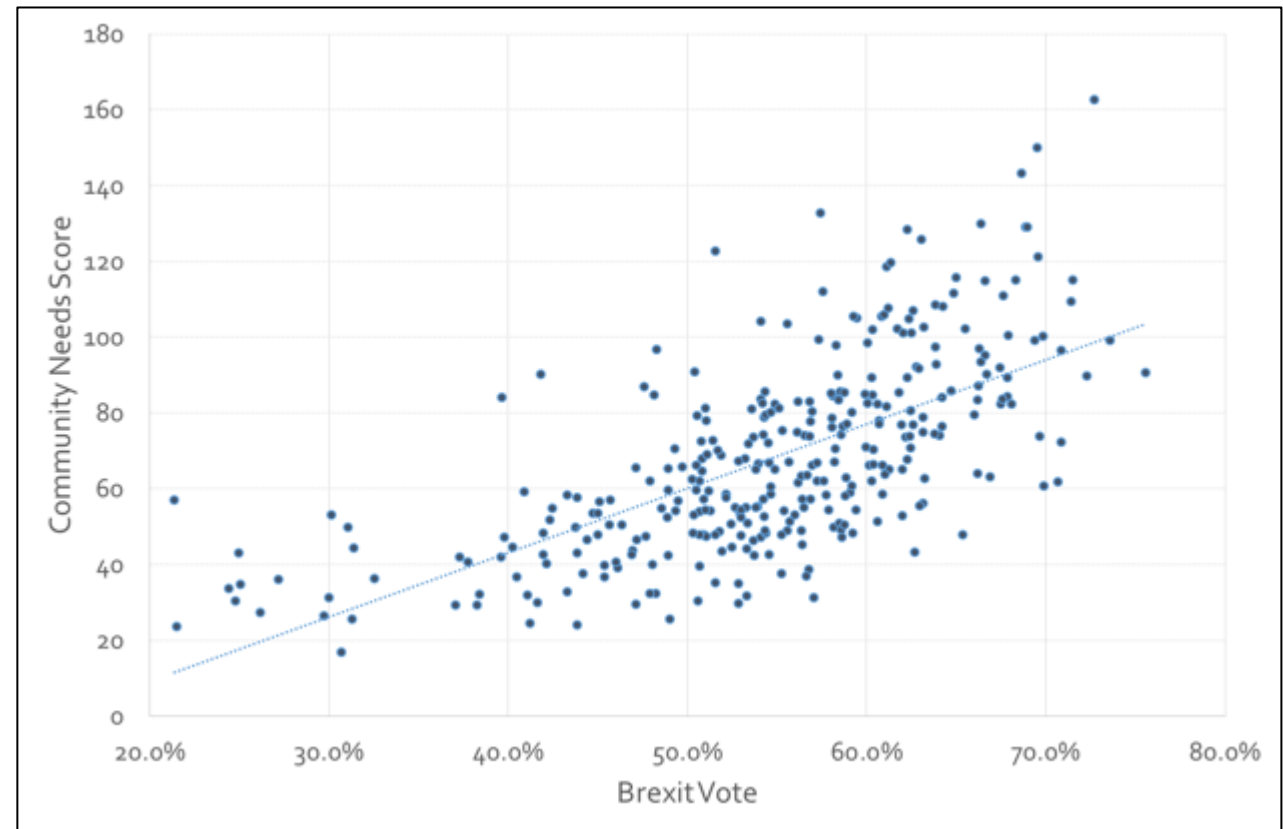


Source: OSCI analysis of Electoral Commission 2016/MGCLG 2015, for Local Trust

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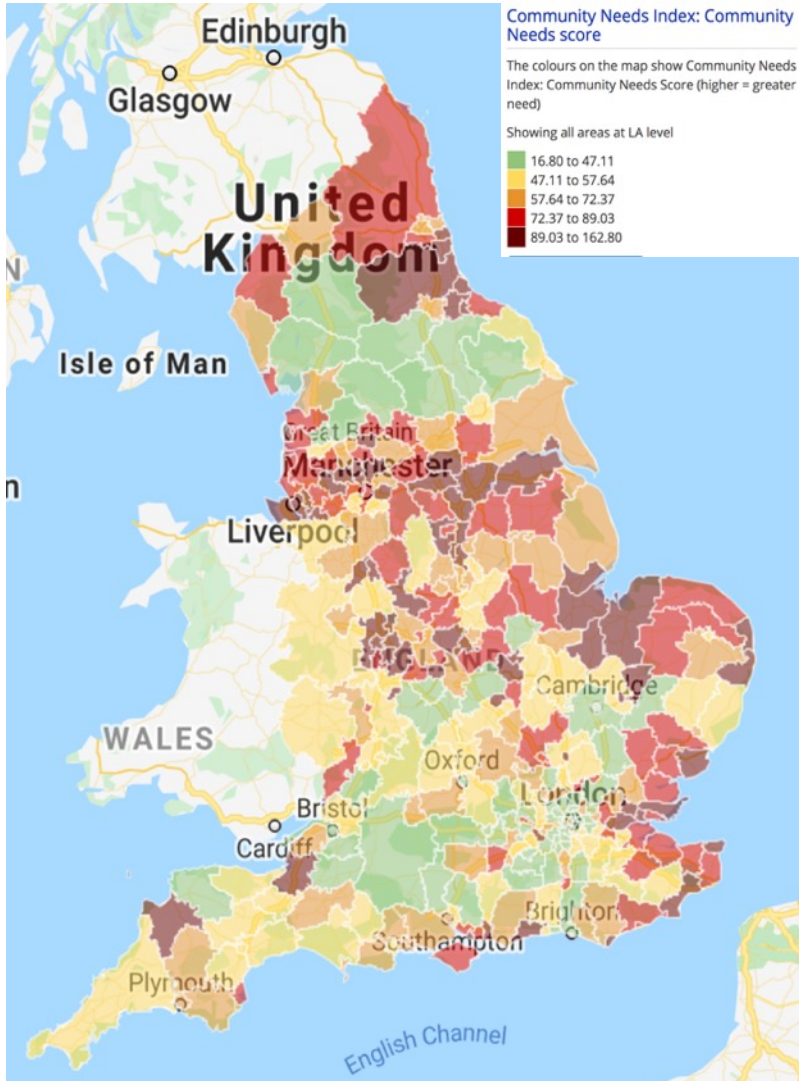
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Community needs score vs Brexit vote

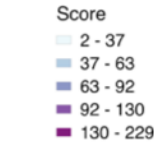


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What do we mean by left behind places?



Phase 2 Community Needs Index



Our case studies



What we've found: challenges

- Left behind places suffer **economic deprivation, a lack of social amenities,** and **poor connectivity**
- People who live in left behind places and **can feel ignored,** under valued and marginalised
- **A poor quality physical environment** is both a consequence and a driver of the experience of being left behind and under valued
- **Poor housing conditions,** particularly in a growing PRS
- **Poorly engaged communities** can mean what (scarce) resources are available can be spent badly
- **The pandemic is intensifying these factors,** as well as longer term trends like high street decline, poor transport connections and housing market polarisation



Is this the right high streets response to the crisis?

What we've found: opportunities

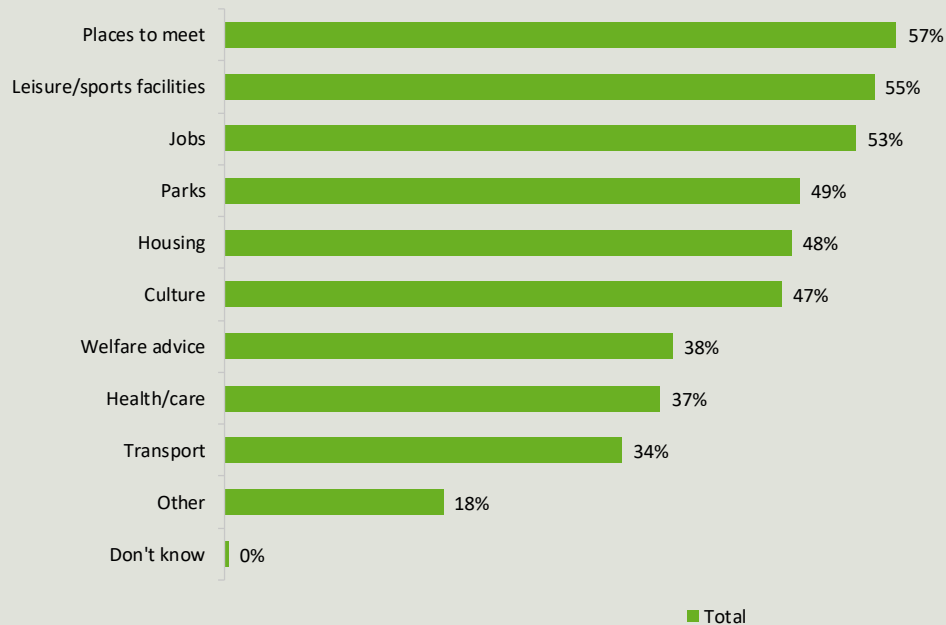
- While macro economic factors are important (employment, education, transport) **place-based factors are more readily amenable to relatively low cost, bottom-up interventions** in places where there is less financial value that can be realised by conventional models of (re)development
- **Left behind places often have significant assets** that can be deployed to improve places and lives:
 - existing housing stock in traditional streets
 - under used heritage buildings
 - public, natural and green spaces
 - and a shared sense of community



South East Tower, Great Yarmouth:
left behind places can have amazing heritage assets

What do left behind places need – or want?

Q10. You said your area gets less resources, which areas do you feel are missing out? Please select all that apply



Base: Respondents answered much less/a little less Unweighted Total: Total=425

Published: May 10, 2021

Rachel Wolf: Tests for the delivery of levelling up, and levers with which to deliver it



The high street test.

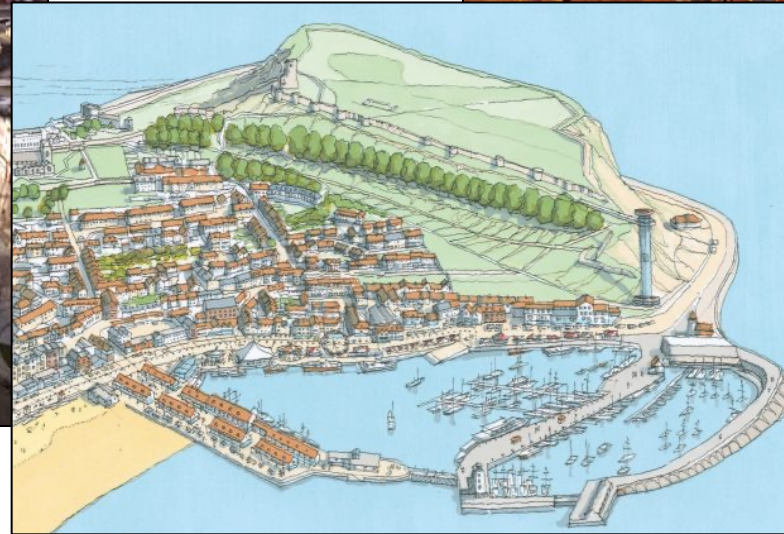
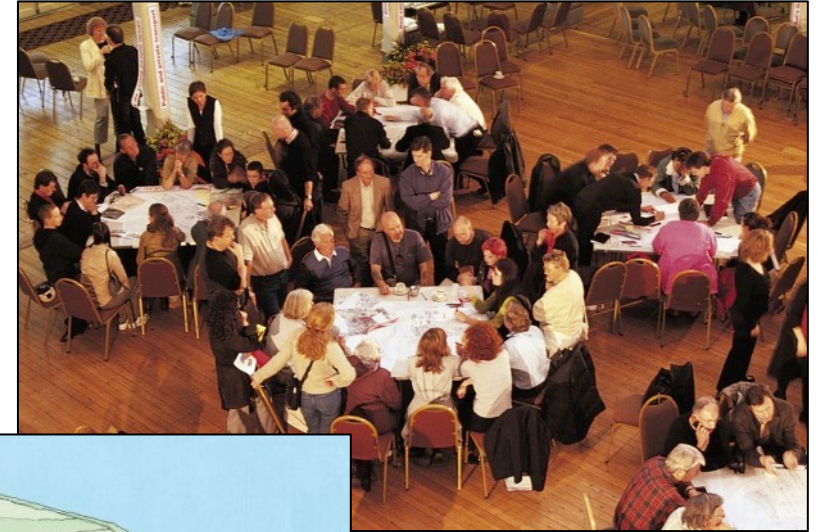
People care deeply about where they live. They 'measure' decline by their town or city centre. Here's what you hear time and time again: shops boarded up; graffiti on the cenotaph; drug addicts; no monthly market; no decent playground.

In other words, it's depressing to be in, feels mildly unsafe, and there's nothing to do.

Vision, planning, community engagement



Stockton on Tees plans to replace a shopping centre with a park, reconnecting the high street to the river



Scarborough's heritage-based Urban Renaissance, participatory planning since 2001

Placemaking via micro-interventions



Arches Local, Chatham: Big Local funded community led regeneration



Transformation requires ownership too

Midsteeple Quarter, Dumfries: community business taking ownership of the high streets to diversify and improve it



Retrofitting homes – street by street



Many left behind places have a lot of low value, aging homes that attract buy-to-let landlords seeking high yields from housing benefit

The twin challenges of net zero carbon and run-down housing stock can only be met by renewing homes place by place, to raise the overall value of left behind places and recoup the investment.



A healthy ecosystem of institutions

30 years of
dereliction
10 planning
permissions
13 changes of
ownership



Observer building,
Hastings:
transformation of
iconic town centre
building into a
community hub

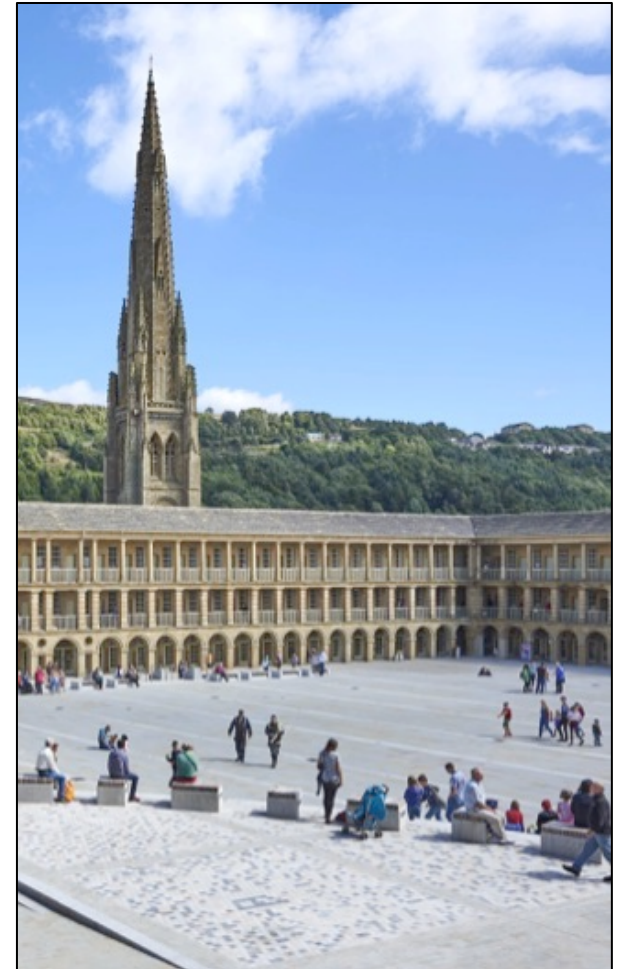


16 capped rent flats
1 floor of co-working studios and offices
3 floors of leisure businesses
roof garden, glasshouse and bar



Conclusions

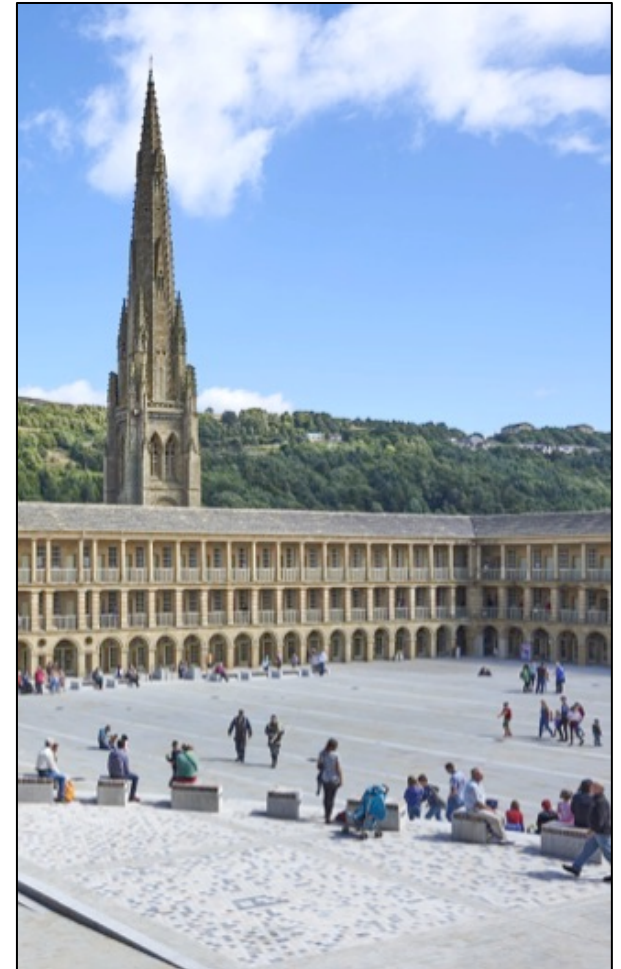
- Left behind places need **trees, trams and tricycles** to create prosperous, child-friendly environments.
- Left behind towns need the **tools and freedoms to turn declining high streets into thriving centres** of community, cultural and commercial life.
- Left behind communities need **the powers and half the money to take control of their assets** and realise the economic value of community regeneration.
- Left behind neighbourhoods **need street-by-street investment to bring homes up to standard and meet the net zero carbon target.**
- Levelling up the country needs **patient, flexible funding** and **a healthy ecosystem of civic institutions** to empower communities and ensure no place is left behind.



Piece Hall, Halifax

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Piece Hall, Halifax

Thank you!
@tobyilloyd

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The Commission into
Prosperity and Community
Placemaking



www.createstreetsfoundation.org.uk

www.createstreetsfoundation.org.uk/no-place-left-behind/