

***Sustainable Participatory Approaches in Urban  
Regeneration Processes: Lessons From Portsmouth  
Harbour and Inner-city Hulme, Manchester***



Portsmouth Harbour



Hulme, Manchester

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## The presentation

- Introduction
- The concept of urban regeneration
- Regeneration of Portsmouth Harbour
- Regeneration of Hulme, Manchester
- Stakeholder engagement approaches
- Concluding remarks

## Introduction

- Public participation has evolved over the years from the top-down approaches to current formal collaborative planning
- In the UK, the 1990s particularly witnessed an increased amount of community participation in urban regeneration processes
- The benefits of participation have been widely recited elsewhere
- The aim of the paper is to comment on the nature of participatory approaches with a view to securing a better understanding of sustainable participation structures

## The concept of urban regeneration

- Six interlinked themes are identified as constituting the practice of urban regeneration
  - Physical conditions and the social-political response
  - Housing and health
  - Social welfare and economic progress
  - Urban containment
  - Changing role and nature of urban policy; and
  - Sustainable development

Roberts et al (2000)

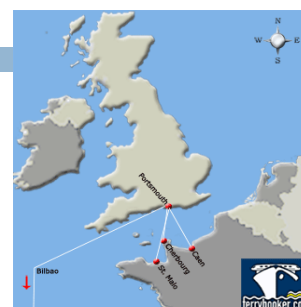
## The concept of urban regeneration

Regeneration	Gentrification	Redevelopment
Inward looking: seeks inward investment through indirect and inducement effects on locals.	Outwards looking: seeks inward investment through external effects.	Inward or outward: focuses on the physical structures of the built environment.
Aims at improving the living conditions and the economy of the local population.	Aims at improving the economy by attracting external investment.	Aims at attracting private enterprise to transform the physical environment.
Ensures that the local peoples are not displaced.	May ultimately lead to the displacement of the local people.	Affordability determines who lives in the area after redevelopment.

## Regeneration of Portsmouth

### Historical Review

- The Harbour has been the home of the British Royal Navy for over 500 years
- It had 23,000 workers in 1945 but 7,700 in 1982. Why? Change in defence spending
- The decline made both land and jobs redundant.



www.portsmouth-guide.co.uk

## Regeneration of Portsmouth

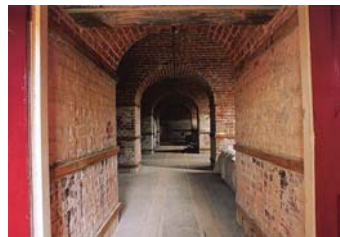
- Through consultations with the various stakeholders, a strategic policy for the regeneration of Portsmouth was designed
- This focussed mainly on a four-dimensional agenda
  - ▣ regenerating the economy of Portsmouth harbour area
  - ▣ achieving release and redevelopment of redundant MOD sites
  - ▣ encouraging inward investment; and
  - ▣ promoting the harbour as a visitors' destination
- The project started in 1999 with an expected completion date of 2003

## Key stakeholders

- Portsmouth City Council
- Gosport Borough Council
- Naval Base Property Trust, with property rights over most of the sites that were to be released for the project
- Voluntary sector organisations from across South East Hampshire
- A company called Portsmouth Harbour Renaissance Limited was formed by the partners to oversee the project's construction

## Celebrating success in Portsmouth Harbour

- The regeneration of Portsmouth harbour can be said to have succeeded in many ways
- In the area of infrastructure development
  - Residential, retail and leisure establishments were built along the harbour
  - Walkways were developed to link almost all the retail and leisure establishments along the harbour
  - The area boasts of a range of offices, housing and industrial spaces
  - The once nearly derelict MOD sites were redeveloped
  - The project helped in linking up Portsmouth and Gosport together, with increased commuter numbers being evident



## Celebrating success in Portsmouth Harbour

- Social and economic
  - Provision of employment opportunities
  - Youth training opportunities
  - Attraction of inward investment to the area
  - Promotion of the harbour as a visitor destination, particularly the development of the Portsmouth Spinnaker Tower, which soars 170m above Portsmouth Harbour



## Hulme, Manchester

Birthplace of the luxury transport revolution?



Charles Rolls  
and

Frederick  
Henry Royce

## Regeneration of Hulme

- In the 1970s, Hulme was regarded as the worst slum in Manchester
- The local authority redeveloped the area around the 1970s
- The crowning piece of the redevelopments was on the four huge crescent blocks
- These were five storey deck access blocks each a quarter of a mile long, and together having a capacity of 1000 homes



## Hulme deck access disaster



- Around this time, if you lived in Hulme, you were:
  - 7x more likely to commit suicide
  - 31x more likely to be a victim of crime
  - 41x more likely to be murdered

- ▶ However, Hulme has now moved from the rank of worst slum to that of being one of the best examples of regeneration in Britain

## Hulme City Challenge Programme

- Hulme City Challenge was launched in April 1992 with the help of £37.5 million of government money.
- Comprehensive programme of initiatives to tackle economic, social and physical problems
- Based on a partnership between
  - the public
  - private
  - voluntary sector, and
  - the local community groups.

## Key Stakeholders

- MCC
- Amec PLC
- Hulme Regeneration Limited (HRL), set up by City Council and AMEC PLC
- Hulme Community Homes Limited (HCML) a community-based forum was set up
- Hulme Tenants Participation Project (HTPP)
- The Housing Corporation
- Moss Side and Hulme Business Federation
- Manchester Chamber of Commerce and Industry

## Reasons to be Cheerful in Hulme

Out of the rich mixture of multiple agent involvement in the regeneration process, emerged one of the best examples of regeneration in Britain in the 1990s



Worst slum transformed into the best example of regeneration



## Lessons from Portsmouth and Hulme

- Both the regeneration of Portsmouth harbour and inner-city Hulme in Manchester were based on aggressive involvement of multiple stakeholders in the processes
  - ▣ **Government** – local and central
  - ▣ **Artificial** – those organisations created specifically for the regeneration projects
  - ▣ **Organic** – those organisations formed by local communities themselves either prior to or during the regeneration projects

## Lessons from Portsmouth and Hulme

Organisation	Area	Type	Status
City Council	Hulme	Govt	
Hulme Regeneration Limited	Hulme	Artificial	Ceased
Hulme Community Homes Limited	Hulme	Organic	Active
Hulme Tenants Participation Project	Hulme	Organic	Active
Moss Side and Hulme Business Federation	Hulme	Artificial	Ceased
Hulme and Moss Side Partnership	Hulme	Artificial	Ceased
City Council	Portsmouth	Govt	
Portsmouth Housing Association	Portsmouth	Organic	Active
Portsmouth Harbour Renaissance Limited	Portsmouth	Artificial	Ceased
Ministry of Defense	Portsmouth	Govt	
Gosport Borough Council	Portsmouth	Govt	
Portsmouth and East Hampshire Partnership	Portsmouth	Govt	

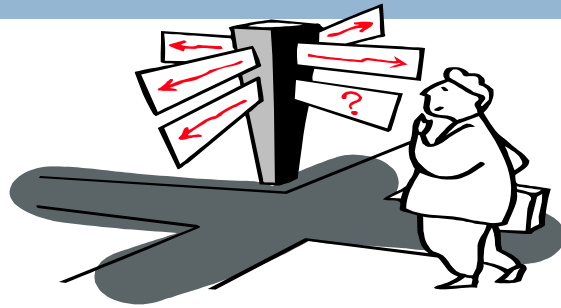
## Conclusions

- Perhaps not surprising, the organisations formed for the projects ceased to operate at the completion of the projects
- Those 'naturally' existing structures continued to operate and to look after the interests of the regenerated areas even after the completion of the projects

## Concluding remarks

- The establishment of the Hulme Regeneration Limited (HRL) and the Portsmouth Harbour Renaissance Limited are a good model for fostering physical development
- However, these on their own can not be used to take forward the longer term social and economic objectives of the areas
- To achieve true regeneration the enabling environment for the emergence of organic community networks within the areas need to be put in place (especially for slum improvement)
- Establishing parallel structures does not lead to sustainable solutions and at best negates the whole rationale for seeking to engage local communities in the decision-making processes.

Any Question?



Thank You