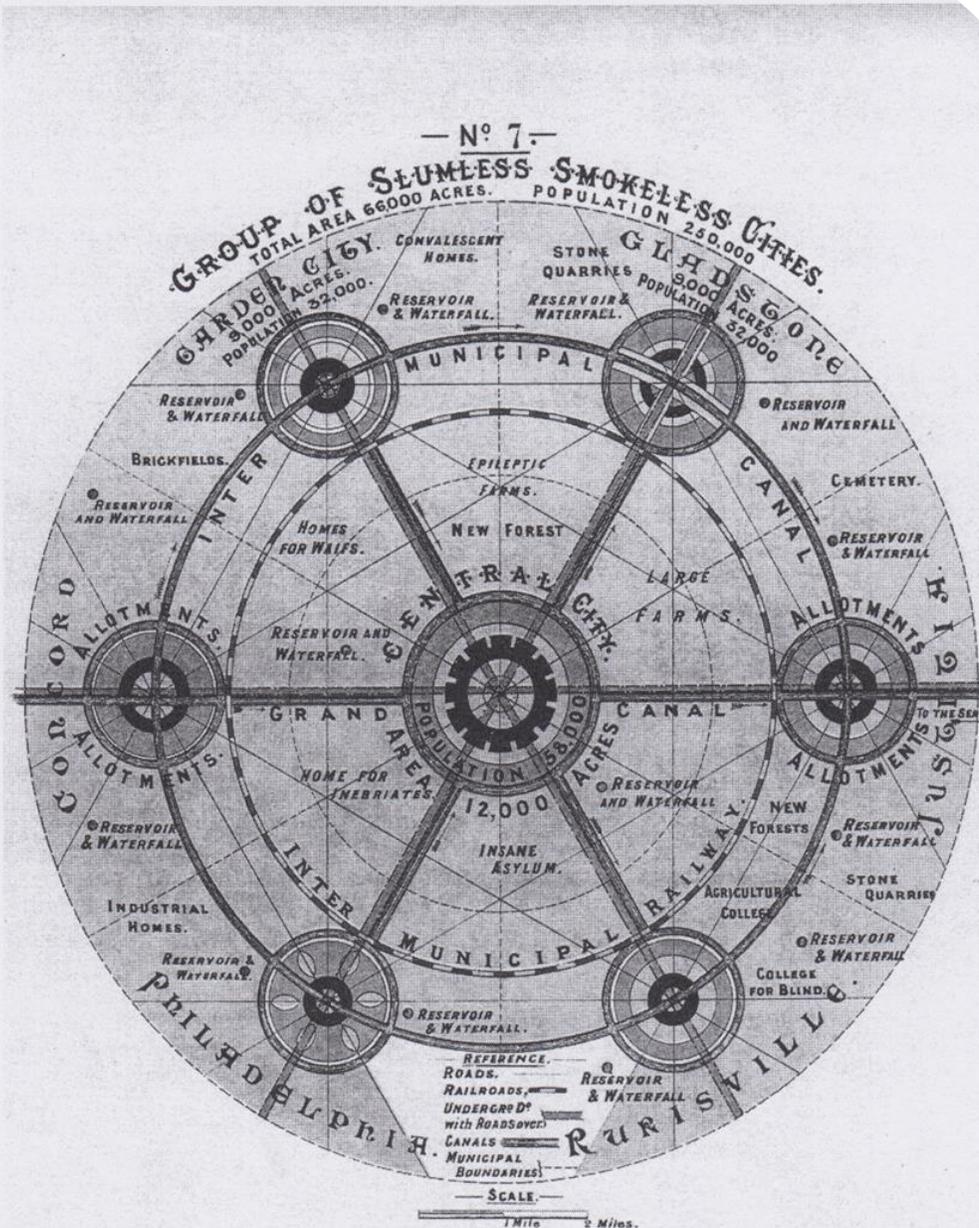


**What kind of Housing
should the UK build
and in what quantities?**

**Before we start
WE NEED A VISION!**



This is how we started out in 1898 with Ebenezer Howard and his vision. He founded the 'Garden City' movement.

A brief history of how we got here.

- Howard's idea was to create 'Garden Cities' as illustrated in the previous diagram. He and enthusiasts founded two; Welwyn Garden City 1920 and Letchworth 1903. Search "Garden City Movement"
- Act 1890 The Housing for the Working Classes
- Housing and Town Planning &c. act, 1919, " the Addison Act" to create "Homes Fit for Heroes" to quote, almost, Lloyd George. Dagenham, 27,000 houses, largest in world.
- 1930 Housing Act – aimed at Slum Clearance, well under way by 1933.
- Quarry Hill 1936/9 largest council house project in Europe. (My first job in Housing - Demolition!)
- WW2, estimated need for housing in 1945 – 750,000, 156,622 prefabs built and PRC houses developed, Airey, BISF etc. By 1961 26% of households living in LA property.
- 1970's: LSVT, mergers and 'Business Type' Housing Associations. Social sector is around 20% of stock. Drive for Housing Association growth. Housing Corporation created, now no more.
- Right To Buy: 1million houses sold in ten years.
- Various Charitable Housing bodies Joseph Rowntree, Guinness, Leeds Federated and many others

How many dwellings, in what kind of mix, will we need?

- 5.3 million by 2045 in England = 212,000 per annum. <https://www.telegraph.co.uk> 2016
- 300,000 extra homes need to be built every year to curb ...
<https://www.independent.co.uk/news/uk/home-news/...26/10/2012>
- 320,000 houses needed every year (139,200 built in 2016) Habitat for Humanity
[Habitat.org.uk](https://www.habitat.org.uk)
- England needs 340,000 new homes – including 145,000 affordable homes – until 2031, to meet current demand. This includes 90,000 for social rent and 25,000 for shared ownership.
National Housing Federation, www.housing.org.uk current web site.
- Generally, an annual figure of 250,000 to 300,000 dwellings per year seems about right. There are presently 29 million dwellings in the UK, far too many like those in the next slide.

Actual Dwellings built 2019: 161,022 best for 13 years.

Government plan: 300,000 per annum by 2023. *Guardian* 6th February 2020.

Mrs May promised 350,000 dwellings pa before her departure.

What have we heard since? Garbage, if anything at all, nothing in the recent 'hustings'.

House building projections

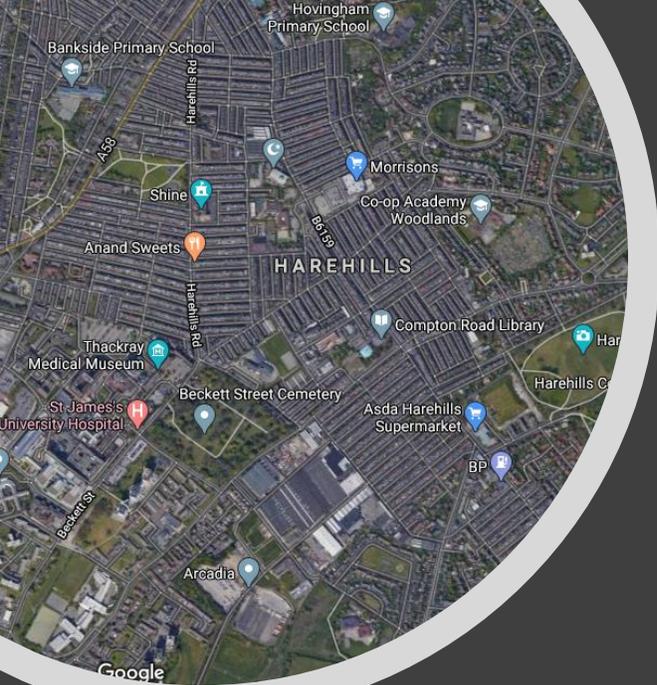


Source: Savills and Communities and Local Government department

Best graph I could find, from Inside Housing.

In 1973 when I joined Leeds housing we:

- Built 2000 dwellings a year
- Improved 1400 dwellings a year and
- Demolished 2000 per year.
- Other big cities (and small) had similar programmes



1880 – 1930 We did masses of this. Density at c.200 per hectare as high or higher than MSB's, none of the amenities. Think Corbusier's Unité or LCC's Roehampton. These photograph well but are actually awful!

The Management Environment (Context) within which future housing will be built.

There are many factors to be considered:

- Location: conditions vary geographically
- Impact of global warming, weather changes
- Planning Policies generally
- Topography
- Climate
- Transport, Public & Private (Access)
- Legal Environment
- Financial Environment

Within all that, vital decisions:

- Who will build, public bodies, private companies, individuals?
- Social needs, who determines mix?

Market, who are the customers?

- Residents,
- Owner/occupiers,
- Public/state organisations?
- Local attitudes?
- Infrastructure capacity
- Need for new infrastructure
- Expertise; Labour supply, labour force capacity
- Quality and space standards required, vide Persimmon!
- **UK presently builds smallest houses in Europe**

Previous promises:

- ***Gordon Brown 2007; 3m homes by 2020 in 10 new Eco Towns, cost £'s billion. New houses built to date 1.9m. and to what standards? By 2020 all new car sales will be electric or hybrid!!! Superfast Broadband promised in 2010.***
- ***George Osborne; Government Finances in Black by 2020, then we had 2008! Double value of exports to £1 trillion, actual £675bn.***
- ***Tony Blair 1999; within two decades no child would live in poverty. How many do today?***
3.9 million – CPAG web site, 2.0million rely on food banks – Statista web site.

And there have been many more

And some more:

- ***Churchill 1951; McMillan as Housing Minister aimed for over 300,000 houses a year in 1951 and in 1953 they did it, building 318,000 dwellings then 350,000 in 1955. Also started 14 New Towns. Managed like a 'War Effort'.***
 - ***Teresa May 2017; Promised to build 350,000 houses***
 - ***Labour election manifesto 2019 "we will insulate 27million homes by 2030"***
 - ***In 1998 the Henley Centre predicted longest commute in 2020 as 2 hours, mainly by the wealthy using the Space Shuttle ☺.***
- ***Ask yourself; if or when policies and plans are agreed, what can we really expect to achieve unless we make some changes to our approach?***

When we decide our policies, what will hinder progress? Remember Grenfell Tower, Boeing 737max; Both the result of

- **Lack of Public Sector capacity due to cuts in budgets**
- **Deliberate reductions for savings**
- **Removal of Controls**
- **Red Tape bonfires**
- **Private sector greed**
- **Bad and corrupt management**
- **The 'Blind Eye' syndrome**

Think of the effect of the above on hasty plans to deal with Global Warming or even to build up a national scheme.

References: Will Hutton, Aditya Chakraborty: *The Guardian* 2019, 2020. RMH memory/experience.

Global warming dictates higher quality?

“We should intervene only if it is entirely necessary, and only as a last resort

..... and

it is the responsibility of the fire industry rather than the Government to market fire sprinkler systems effectively and to encourage their wider installation.”

Hansard; 6th Feb 2014: Column 187WH

Hansard; 6th Feb 2014: Column 188WH

Brandon Lewis MP Minister of Housing and Planning

The quotations left are just some of the phrases used by the speaker to justify the government’s “1 in 2 out rule” when considering new legislation.

Hodkinson’s book, reference below, gives a stunning and detailed review of the use of PFI to incorporate the dismantling of legislation designed to protect the public from what the author defines as “Social murder.” *Interpreted from Engels after touring Britain documenting housing conditions in the 1840’s*

[SAFE AS HOUSES; Private Greed, Political Negligence and Housing Policy After Grenfell: Stuart Hodkinson, Manchester University Press 2019.](https://publications.parliament.uk/pa/cm201314/cmhansrd/cm140206/halltext/140206h0002.htm)

<https://publications.parliament.uk/pa/cm201314/cmhansrd/cm140206/halltext/140206h0002.htm>

The evidenced content of Hodkinson's book, the failures in many building projects, best publicised in the case of Persimmon and at Grenfell Towers plus the experience of professionals including myself is shocking.

To make even a reasonable job of providing housing for the UK over the next 30+ years to meet the demands of Global Warming we need a government review of all existing standards, specifications and regulations. This review must place public safety ahead of all other factors, including profit.

PS. For peace of mind don't buy a house built since 2000



Towards a Healthy Homes Act

Ten principles for decent homes

All new homes must:



Be safe in relation to the risk of fire.



Have adequate living space.



Have access to natural light.



Be accessible – and the environment that the homes are in should be accessible and safe places.



Be within walkable neighbourhoods.



Secure radical reductions in carbon dioxide emissions in line with the provisions of the Climate Change Act 2008.



Have walkable access to green and play space that is open to everyone.



Be resilient to a changing climate.



Be secure and meet designing out crime standards.



Meet enhanced standards to prevent unacceptable noise pollution.

#healthyhomesact

Extract from the Town & Country Planning Association's proposed

Healthy Homes Act

TCPA is a voluntary organisation founded by Ebenezer Howard in 1899

The Royal Town Planning Institute was founded in 1914

Why is it necessary for a NGO to propose this action?

This is the government's job

What happened to Planning?

Currently builders are converting 'other use' properties into residential accommodation;

- With no daylight
- Smaller than an individual garage
- Lousy, industrial outlook
- No parking
- Few facilities

- More 'freedoms' were promised. These got lost after a by-election loss:
- Turning amalgamated plots into flat blocks without planning consent
- Increasing the height of your neighbours house without consent
- Etc.

NB: New housing should relate to commercial and social facilities and 'designed in' public transport.

Some vital things to consider

- Who will build, public, private, co-op, other?
- Who will pay, public, state, private?
- Who will MANAGE?
- Who will PLAN?
- Who will DECIDE?
- What sort of system do we need to achieve anything a majority would wish to see?
- Where are we going to get the skilled labour force?
- Finally, who will do all the other 'Housing' work, eg insulate the existing 25+ million homes, change the heating systems etc?

To get anywhere we will need

FRAME BREAKING CHANGE

Look at what we
are doing!

Studio flat 8.3m²
A standard car
parking space is
11.5m²

Developer won approval for flat tinier than taxi

Billy Kenber Investigations Reporter

A flat smaller than a London taxi and a warehouse where half the flats would have no external windows are among plans submitted by developers exploiting a change in planning rules.

Last week *The Times* exposed how landlords were using "permitted development" rights to make millions of pounds a year by converting offices into flats as small as 13 sqm (140 sqft). Office-to-residential conversions under these are not subject to the normal planning regime, meaning no minimum space standards. Councils can refuse only on limited grounds, which do not include housing quality.

Last year a developer in Purley, south London, had plans to convert part of a ground-floor office into two flats measuring 8.3 sqm (89 sqft) and 9 sqm

flat, about one third of the size of the minimum space standards that apply in the normal planning regime. He has also submitted plans for the first floor.

The 8.3 sqm flat would be among the smallest in Britain, measuring barely two thirds of a typical parking space.

The Barnet plans for "self-contained studio apartments" squeeze a bed, table, kitchen and bathroom into an area as small as 13sqm. According to plans submitted in May, at least 56 of the 107 proposed flats would have no external window and look out on an internal "atrium garden", the only natural light coming from seven small skylights in the two-storey building's roof.

The plans were submitted by two developers, the Cowell Group and Dandi Living. The Cowell Group is co-founded by Adrian Levy and Nicholas Cowell, brother of the *X Factor* judge Simon.

The Cowell Group and Dandi Living said that they took "great pride in their track record for delivering high end, aesthetic and affordable housing", adding: "[The] development is at an early stage of a complex planning process, and our intention is to build a co-living scheme of the highest quality. Rooms of no less than 24 sq m with their own kitchens and shower rooms will provide an attractive alternative to Londoners living in shared occupancy and with communal facilities."

Barnet council has not ruled yet but can refuse only on grounds relating to environmental or noise issues, flooding and transport problems.

Mr Weinstein did not respond to a request for comment about the size of the Purley flats.

A Croydon council spokesman said: "As in this case, the law restricts councils' right to refuse approval for permitted development orders." It planned to investigate the Purley building.

● Developers who convert offices into tiny flats could face a legal challenge under legislation that came into effect in March. The Homes (Fitness for Human Habitation) Act allows tenants in rented flats to take their landlords to court if they fail to meet basic standards including "adequate space for living and sleeping". Housing experts said the legislation could be used against the substandard flats, some measuring 12 sqm, created in old office buildings under permitted development rights.

Proposed flat size at 5 Russell Hill Parade, Purley



(97 sqft) approved by Croydon council. Another developer has submitted plans to convert warehouse space in Barnet, north London, into 107 flats, of which 56 would have no external window.

Julia Park, head of housing research at the architects Levitt Bernstein, said the Barnet plans look "more like a battery farm than a housing development".

The 8.3 sqm and 9 sqm flats in Purley are among several different designs for the building that have been approved by the council and building work does not yet appear to have taken place.

Other plans submitted by the building's owner, Andrew Weinstein, would entail a larger part of the ground floor being used as a 22 sqm two-bedroom

Five basement flats in this block have no windows!



▲ Reliance House, Liverpool, a £24m project. Five of the basement flats have no windows.
Photograph: © 2016 Reliance House



Julia Park, head of housing research at architects Levitt Bernstein, says developers are taking advantage of the lack of controls to build flats in basements for which they would not have received permission in the past. “Daylight and space are the two most obvious victims of permitted development rights,” she says. “I can’t imagine that any planning authority would allow either a conversion or a new home to go ahead without a window to each habitable room or at least a roof light.”

Croydon Towers No comment!

**IKEA already
build specially
small furniture for
the UK market!**



▲ Detail from 101 George Street, aka Croydon Towers. These will be the world's tallest modular towers. Photograph: Forbes Massie/HTA Design LLP/Tide Construction & Vision Modular Systems



Recent investment in the UK sector has boosted prospects for modular housing. This year, Japan's biggest house builder, Sekisui, entered a venture with the UK government expected to result in thousands of modular homes across the country. Ikea has been given the go-ahead by Worthing council to

To what standards one would ask?

Note the need for *'industry wide reform'*

Creative entrepreneurs Design

Can modular homes solve the UK's housing crisis?

Emerging players in the construction sector are introducing greater numbers of factory-built homes into the UK market, but experts say this needs to be accompanied by industry-wide reform



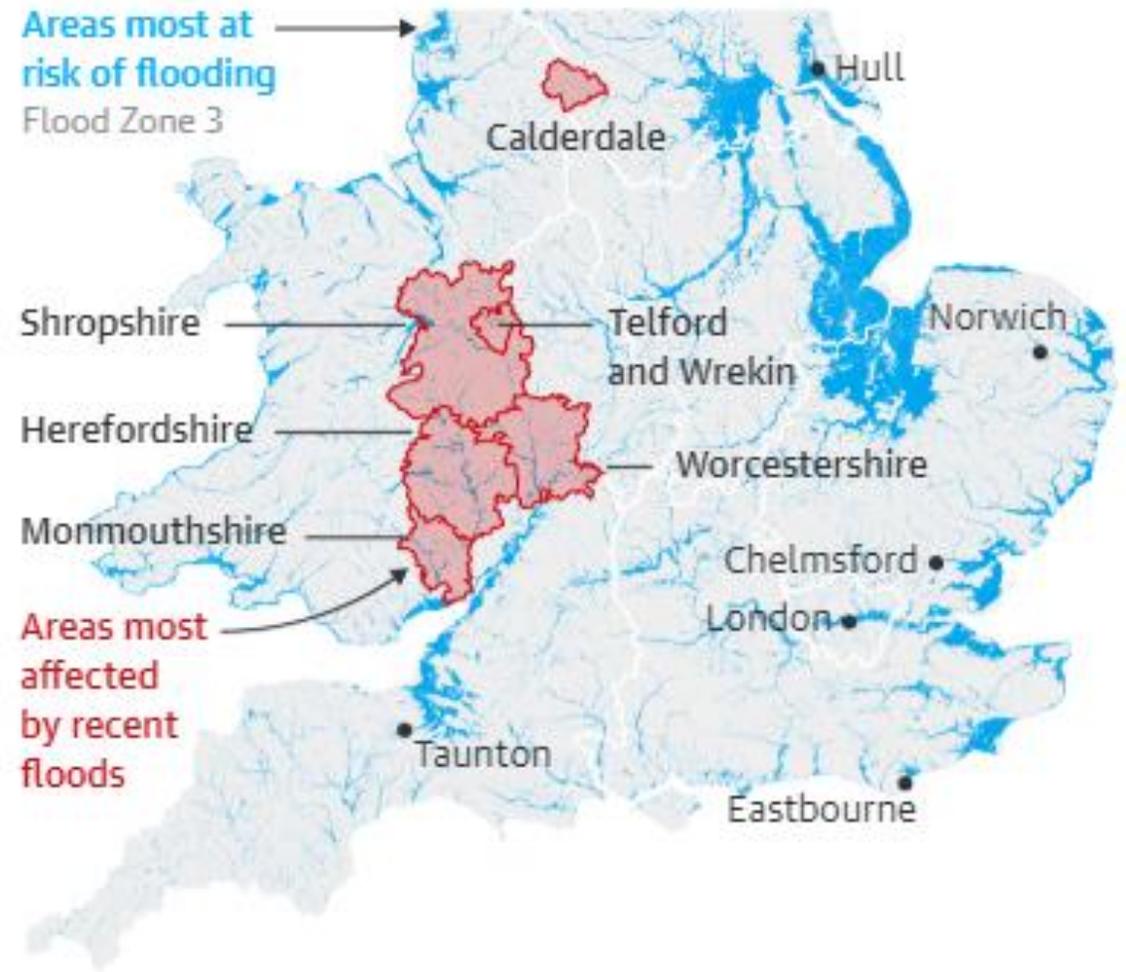
BUT since 2013 1 in 10 new houses has been built on the flood plain!

Guardian 20.02.2020

Number of properties built in high-risk areas has more than doubled in recent years



▲ The number of new houses built on land at the highest risk of flooding has risen from 9,500 in 2013 to 20,000 in 2017-18. Photograph: Danny Lawson/PA



Guardian graphic. Source: Environment Agency, Natural Resources Wales. Note: Flood Zone 3 is an estimate of areas of land at risk of flooding, when the presence of flood defences are ignored and covers land with a 1% or greater chance of flooding each year from rivers; or with a 0.5% or greater chance of flooding each year from the sea



The climate crisis in 2050: what happens if cities act but nations don't?

It is cities, not national governments, that are most aggressively fighting the climate crisis - and in 30 years they could look radically different

by John Vidal

Main image: How Miami's South Beach could look if global heating reaches 2C. Photograph: Nickolay Lamm/Courtesy Climate Central/sealevel.climatecentral.org

Miami after 2° of Global warming

Bradley Stoke, Bristol

**Built on principles
set out in 1977
Design Bulletin 32**

Cities in depth Cities

Why is Britain so bad at planning cities?

From cul-de-sacs to retail parks, Britain's planning rules cause environments that are bewildering, illogical and ugly. We have forgotten that urban areas are grown



▲ Bradley Stoke, Bristol, an example of the late 20th-century housing estates that followed rules set out in 1977's Design Bulletin 32. Photograph: SWNS

Now for what
can be done

Here and in the rest of the World

A white, torn-paper-like border runs along the bottom edge of the page, starting from the left and curving upwards towards the right. The border has a rough, irregular edge, resembling a piece of paper that has been torn.

SHIBAM, Yemen

C16th

Unesco World
Heritage site

▼ Sunrise over Shibam in Yemen. The city is situated in the Hadramawt valley, a Unesco world heritage site

PHOTOGRAPH: VANBEETS/GETTY/ISTOCKPHOTO



Manhattan of the desert Fears for the

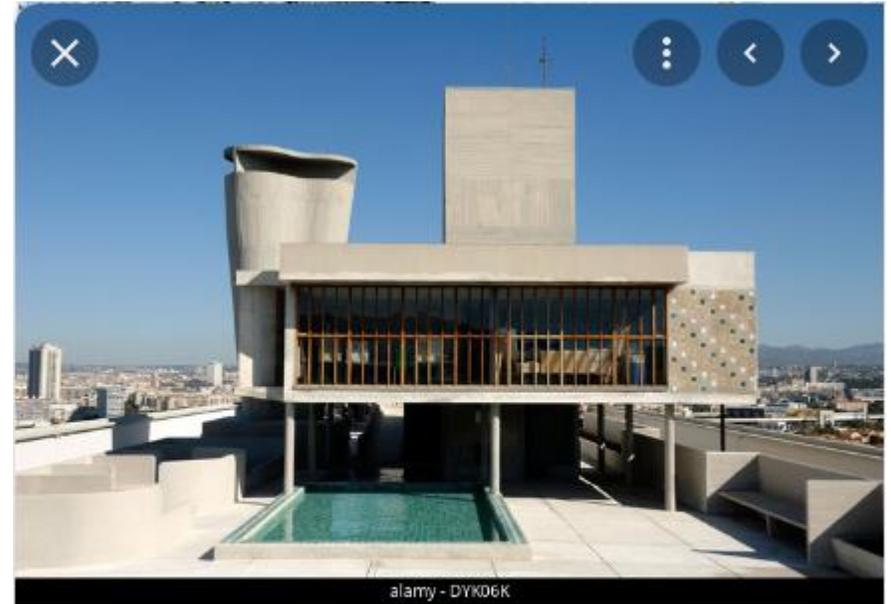
oldest - and still one of the best - examples of vertical construction in the world. In the 16th century, Shibam's inhabitants ran out of



 Le Corbusier - World Heritage

Unité d'habitation - Le Corbusier - World Heritage

Visit



alamy - DYK06K

 Alamy

Roof Terrace of the Modernist & Brutalist Cité Radieuse or Unité d'Habitation (Housing Unit) by L...

Visit

Images may be subject to copyright. [Learn More](#)

Completed 1952

Contains all facilities:

Shopping, Kindergarden,
recreational spaces plus
Hotel-restaurant.

330 apartments, 23 types

<https://lecorbusier-worldheritage.org/en/unite-habitation/>

MORE LIKE IT

Local Authority flats in Vienna built 1973-1985; 3,172 apartments housing 10,000 tenants; incorporating nurseries, tennis courts, swimming pool BBQ spaces and gallery space.

Temporary homes in London – below.

Scripts next slide



THE GREAT...

At the other end of the scale, Clarke visits Vienna, Austria, which has been voted the most liveable city in the world for the tenth year running.

At the Alt-Erlaa complex, built between 1973 and 1985 for low-income residents, 3,172 apartments house approximately 10,000 tenants.

The estate contains not only spacious homes, many of which have three bedrooms, but entire municipal areas for residents to relax, take part in sports, and enjoy themselves.

Clarke says, "It's the polar opposite of the mess we've created in this country. Two thirds of the population of Vienna live in state-owned housing and what blew me away is that the quality is better than the private housing. They are investing in homes that will last 100 or more years.

"There's no stigma attached to it because the quality is so good – people feel proud of where they live.

"They provide nurseries, tennis courts, swimming pools, barbecue spaces, gallery spaces. It's unbelievable.

"And here's the fascinating thing – they tried to bring in their own 'right to buy' scheme and it failed because everybody went, 'Why would we take on debt when we're paying affordable rent for somewhere great, and if something breaks then the council fixes it?'

"This is the model we should be looking at. It works. People are happy and they look after their homes because they're proud to be there. It's caring, humane, breathtaking housing." **EC**



Goldsmiths
Norwich
Stirling Prize
Winner 2019



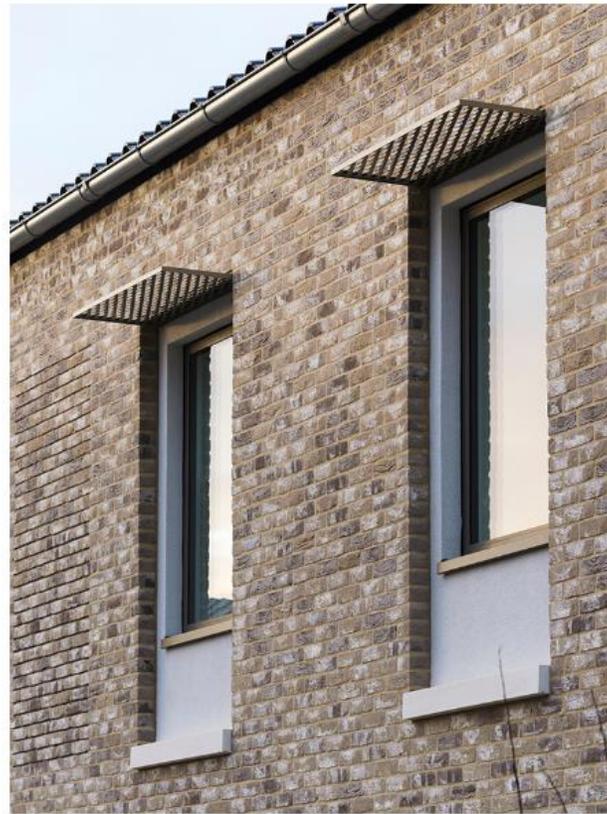
From RIBA
web site.
Acknowledged
with thanks.

<https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-regional-awards/riba-east-award-winners/2019/golds-mith-street>



© Tim Crocker





© Tim Crocker

Goldsmith Street

by Mikhail Riches with Cathy Hawley

Client Norwich City Council

Awards RIBA East Award 2019, RIBA East Client of the Year 2019 for Norwich City Council, RIBA East Sustainability Award 2019 - **sponsored by Michelmersh**, RIBA National Award 2019, **Neave Brown Award for Housing 2019** and **RIBA Stirling Prize 2019**

This project won the RIBA Stirling Prize 2019



© Tim Crocker



Cities

Old MacDonal had a carpark? The urban farms growing in unlikely places

Demand in cities for locally sourced food is growing, but space is at a premium. No wonder urban farms are flourishing everywhere from car parks to air raid shelters

https://www.theguardian.com/cities/2019/dec/17/old-macdonald-had-a-carpark-the-urban-farms-growing-in-unlikely-places?CMP=share_btn_link



The Observer

🕒 This article is more than 2 months old

The solution to ageing Britain's housing crisis? Build almshouses

As the number of older people in the UK rises, policymakers and planners are urged to back radical plans to promote integration

Harriet Sherwood

Car free school planned for Leeds including a Care Home and hundreds of family dwellings. Mixed use aims to improve intergenerational well being. No school parking will be provided; underground parking for residents, electrical connections for all spaces. Aim is to create a “public transport paradise” Citu – developers.

Traffic-free new school planned for city's eco district

Helen Pidd
North of England editor

The UK's first car-free school is being planned in Leeds as part of a multi-generational building that includes a care home for older people.

The developers hope many children will walk to the 420-place primary school, which will have no parking spaces for staff or visitors and will discourage drop-offs.

If approved by planners this autumn, the school will serve the Climate Innovation District, a zero-carbon neighbourhood under development by the River Aire near the Royal Armouries Museum, which aims to promote “positive behaviours linked to transport, energy, housing and ecosystems”.

The district, built on old industrial land, includes a mix of hundreds of family homes and apartments priced at up to £390,000 for a four-bed town house by the river, as well as 16 affordable homes. A limited number of parking spaces, which cost an extra £12,500, are in underground car parks, with electric charging points built in to every spot. Car access is limited to encourage safe walking and cycling.

The first homes on the north side of the river were completed in summer 2018 and are designed to be at the highest standards of energy efficiency, requiring far less heating than a standard house.

The developer, Citu, wants Leeds to be a public transport paradise that puts people before cars. It says it plans to

reverse the damage done when planners ripped up the tramways to declare it the “motorway city of the 1970s”, building a highway right through the centre – a decision which, they note, not only destroyed much of the city's heritage but “has also led to Leeds having the unfortunate title of having the UK street with the highest levels of nitrogen dioxide outside of London”.

The school will share a four-storey building with a 70-room care home as well as a number of one- and two-bed flats. Pupils and residents will use

‘We hope the council will see this as a way of bringing families back to Leeds’ centre’

Rob Allen
Citu developers

▼ A computer-generated image of the Climate Innovation District in Leeds, where one building will provide a school and care home. IMAGE: CITU GROUP



a communal courtyard, which will be available for residents as a public realm during evenings, weekends and holidays.

Intergenerational living has been shown to have positive health benefits for older people, as shown in an experiment filmed for Channel 4 called The Old People's Home for 4 Year Olds.

Rob Allen of Citu said he hoped Leeds city council would give the development the green light, noting that it had recently declared a “climate emergency”.

“We think the vision of them declaring a climate emergency hasn't necessarily filtered down into their decisions yet, but we hope they will see this is a way of bringing families back to Leeds city centre while reducing our carbon emissions,” he said.

Council planners had initially tried to push for parking at the school, he said, but Citu held firm: “We want to change things and bring in walking and cycling routes to connect the school

with housing and the river path, which will take residents all the way to Leeds central station in 20 minutes on foot, all without crossing a single road.”

It is hoped that most children at the primary school will walk to class – either alone or with parents, he added.

The development is welcomed by Joe Irvin, the chief executive of Living Streets: “We know many parents are put off walking their child to school because there are too many cars around the school gates,” he said. “Cars round the school gate can create a dangerous environment, through unsafe manoeuvring and parking, speeding traffic and toxic air pollution. It's fantastic to see these plans prioritise walking and cycling. Other local authorities should be making sure these healthier forms of travel are their priority, too.”

A survey this year found two-thirds of teachers would support car-free roads outside schools during drop-off and pickup times.



▲ A render of the Durban Point development. Photograph: Durban Point Development Company

Durban South Africa

Except for **one sign that eluded post-apartheid painters**, Durban's beachfront now resembles an idyllic melting pot of South African cultures. On Christmas Day and New Year's Day, in particular, the beach is so crowded with people who a generation ago were not allowed on the sand that it could be read as an annual defiance to the country's old laws.

**Johannesburg.
Plan included
'high end'
housing, offices
and a rail
station.**

**Apparently they
will get car-
centric gated
communities
instead**

**Note the water
and see next ...**



South African cities week

The quiet failure of a Chinese developer's 'Manhattan in Africa'

A refusal to include affordable housing led Johannesburg to reject glossy plans for high-end housing, offices, a rail station and entertainment district. It seems the city will get disconnected car-centric gated communities instead

Cities is supported by



About this content



Nick Van Mead in Johannesburg

Note the VISION

Basis for the next capital of Africa

**I remember a
plan for Shanghai
to provide for a
population rise
from 12m to 20m
in TEN YEARS.**

**That was twenty
years ago!**

“It will become the future capital of the whole of Africa,” announced Dai, whose company was best known for developing Shanghai’s Himalayas Center. “This will be on a par with cities like New York in America or Hong Kong in the far east.”



▲ Zendai's Himalayas Center in Shanghai Photograph: Sergio Pirrone

Vision for a 'Farmscraper'

Food is expensive because of the massive floods and droughts that have affected the world's main food-growing areas, but most of hers is organically grown and is delivered by drone from the nearby 20-storey "farmscraper" built 10 years ago. Most cities of this size grow as much of their own food as possible these days, as a way to reduce transport emissions.



Artist's impression of 'farmscraper', designed by architect firm Vincent Callebaut. Image: Solent News/REX/Shutterstock



◀ **Battersea, London**

£4.95m

This three-bedroom penthouse is on the 11th floor in Boiler House Square at the top of Grade II-listed Battersea Power Station. Residents will have access to a rooftop garden square between the chimneys where, Lapland tells us, Santa conveniently intends to deliver one enormous sack of presents for the entire block with individually labelled gifts. There's a huge open-plan living/dining/kitchen space and all bedrooms open on to a roof terrace running the length of the apartment with oblique river views. It has underground parking for one car. *Harrods Estates, 0207 409 9289*



- Ad. for Penthouse Flat, opens to a terrace the length of apartment, 3 bedrooms, oblique river views plus 1 underground parking space. **£4.95m**

Build-to-rent revolution hits the

Housing development in Leeds city centre looks set to be dominated by big build-to-rent schemes. Sharon Dale reports.

The last "gold rush" in Leeds city centre was during the decade-long property boom that preceded the 2008 global economic crisis.

About 10,000 flats were built for sale and city living was born, creating a vibrant core that has helped make Leeds one of the most sought-after and economically successful places in the UK.

Few homes have been constructed in the city centre since those heady, high rise days but that is set to change thanks to build-to-rent. There are now 2,579 rental only flats in the construction pipeline with predictions of another 2,500 to come.

The first big scheme to complete will be 744 apartments by Dandara at Sweet Street and Manor Road, which are scheduled for occupation from late summer this year.

Other sites with planning permission for large, amenity-rich rental only schemes

include SOYO at Quarry Hill, where Moda Living is building 515 apartments; 202 flats on the site of the former Yorkshire Post building on Wellington Street; 259 units on Belle Vue Road; 250 on the Granary Wharf car park in Holbeck and 607 flats on the former Doncaster Monkbridge Works site on Whitehall Road.

Graham Bates, founder of BTR Capital Partners and LIV Group, specialises in build-to-rent consultancy, funding and management and predicts that Leeds can comfortably accommodate 5,000 apartments in these purpose-built blocks.

His latest mission is to find a funding partner for the Doncaster Monkbridge site, which is being developed by BAM Properties. Construction is set to start in January 2020 with the first residents moving in by May 2022 and he doesn't foresee problems finding investment.

Institutional investors, such as insurance firms and pension

funds, are piling money into the sector and see it as a safe place to make a steady return.

The developments are popular in America where they include communal lounges, gyms, laundries and shared gardens. While rents are about 20 per cent more than the average flat, tenants have amenities and better security of tenure.

This business model has already changed the lettings landscape in nearby Manchester and Leeds is seen as the next obvious target for the funds with multi-millions to invest.

The BAM Properties scheme will have 463 apartments arranged in a 17-storey block and 21-storey building connected by gardens. It also has rooftop lounges and gardens, a wellness centre plus co-working space.

The site is part of Latitude, a mixed-use development adjacent to the new HMRC Government Hub at Wellington Place, where more than 6,000 staff will relocate in 2020.

Martin Hill, Development Director for BAM Properties, says it will be a "Best in Class" project and Graham Bates agrees: "In the past, developers threw up buildings with little thought



WHAM BAM: The BAM Properties build-to-rent will have 463 rental apartments.

as to how people live, whereas with best-of-breed build-to-rent developments, such as the BAM scheme, we have spent time looking at the apartment design and specification with a focus on how residents will live. We have incorporated substantial amenity so residents can socialise and have a change of scene from their own four walls."

It sounds impressive but begs the question: What is the future for building to sell in the

city centre? This market was previously fuelled by buy-to-let landlords and those who wanted to "buy-to-live".

"I doubt we will see more than a handful of schemes with apartments for sale coming forward in the next few years," says Graham. "The buy-to-let market is now much less attractive to investors and it is difficult to fund a development with flats for sale. With such a strong trend for city workers to rent and the



I doubt we will see more than a handful of schemes with apartments for sale.

**Under construction
Leeds City Centre**

**Yorkshire Post July 20th
2019**



◀ **Hayes, London**
£325,000-£533,000
Barratt London has converted a former Nestlé factory - the site of the factory - to produce the Moseley "village" with 100 homes, from central London. The development will include a gym and will open in 2020 with the final phase. Barratt London, 020 7722 3322

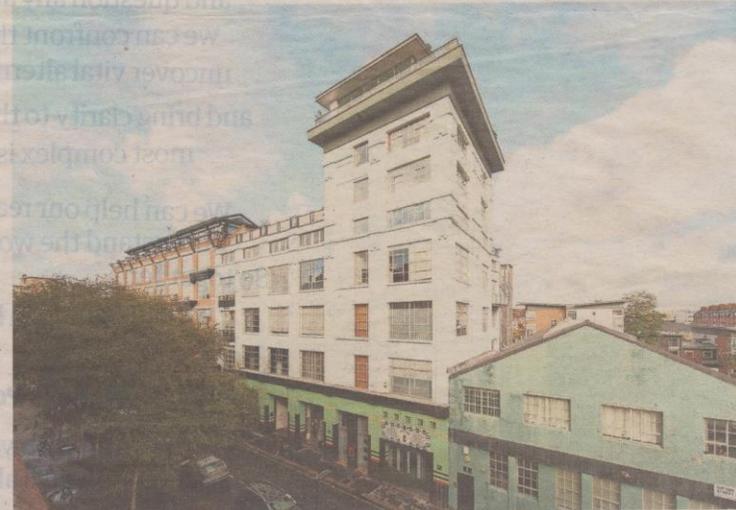


Fantasy house hunt Homes in former factories

Compiled by Jill Papworth

▶ **Marylebone, London**
£2.5m

Sitting on top of the Old Aeroworks, an art deco factory, is this unusual, two-/three-bedroom penthouse designed and currently owned by architect Sir Terry Farrell. Built in 1920, it is one of the earliest all-concrete buildings in Britain. Originally manufacturing entire homes under one roof for Bovis, it was requisitioned in the second world war to produce parts for aircraft. There are three living areas beneath a corrugated-steel roof with large skylights and a roof terrace. *The Modern House*, 020 3795 5920; *Arlington Residential*, 020 7722 3322



◀ **Northampton, Northants**
£165,000

A two-bedroom, third-floor apartment is for sale in Church's former shoe factory, the upmarket company's main factory until the late 1950s. It still makes



From Industrial use to upmarket residential, all in London

Urban Forest and Precinct Plans

City of Melbourne

**Won Award of
Excellence from
the Australian
Institute of
Landscape
Architects
2016**



Urban Forest Strategy and Precinct Plans by City of Melbourne, winner of an award of excellence from the Australian Institute of Landscape Architects in 2016. Photograph: City of Melbourne





<https://www.theguardian.com/artanddesign/2022/sep/08/nine-million-people-in-a-city-170km-long-will-the-world-ever-be-ready-for-a-linear-metropolis>

Urbanist, master planner, director @urbedmcr. Manchester.

David Rudlin

Thu 11 Apr 2019 06.00 BST



1,797  441 

Here is something you might try if you live in Britain. Go to your favourite urban place, whether it be the centre of a large city or a small market town. Close your eyes, turn around three times and walk in that direction for 15 minutes (or an hour if you're in London). I can predict with a reasonable degree of confidence that the place where you end up will be crap.

You may be stuck in the no-man's-land around the ring road, or in a brutally functional industrial estate, or among the endless rows of parked cars in a retail park, or lost in a tangle of suburban cul-de-sacs. Wherever you are, the environment will generally be bewildering, illogical and ugly.

// Planning has gone too far. It has dissolved the pattern of the traditional town

It is likely that your favourite place, where you started, was built before 1947 - quite possibly long before - and the place you ended up has been created since. This is not an argument against modern architecture. I love modern architecture and, with the possible exception of the council estate, it can't be blamed for the problems of the place where you are now

standing.

Town planning is a different story. My reason for choosing 1947 is that it was the date our modern planning system was conceived, the result of the Town and Country Planning Act - part of a **raft of postwar legislation** to, among

Oliver Wainwright is a British architecture and design critic. He has written for British newspapers The Guardian and The Times and is the Features Editor for the industry magazine Building Design. Architect

Urban futures with Oliver Wainwright

The truth about property developers: how they are exploiting planning authorities and ruining our cities

Oliver Wainwright



Affordable housing quotas get waived and the interests of residents trampled as toothless authorities bow to the dazzling wealth of investors from Russia, China and the Middle East

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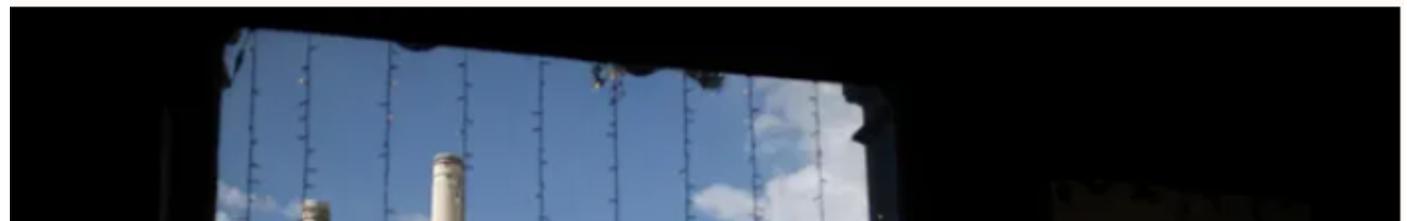
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Wed 17 Sep 2014 09:52 BST



3,513 333



The case for ... never demolishing another building

The construction industry is wasteful and creates huge CO2 emissions. But what if new buildings had to be adapted and reused or built only with materials already available?

Guardian Cities is concluding with "The case for ...", a series of opinion pieces exploring options for radical urban change. Read our [editor's farewell here](#)



▲ Should we start thinking of buildings as material depots, full of reusable resources for the next construction project? Photograph: Omar Marques/Echoes Wire/Barcroft Media



Oliver Wainwright

@ollywainwright

Mon 13 Jan 2020 10.45 GMT




132

The wrecking ball has always been the great symbol of urban progress, going hand in hand with dynamite and dust clouds as the politicians' favourite way of showing they are getting things done. But what if we stopping knocking things down? What if every existing building had to be preserved, adapted and reused, and new buildings could only use what materials were already available? Could we continue to make and remake our cities out of what is already there?

We might have no choice, given the way our voracious urban consumption habits are going. In the UK, the construction industry accounts for 60% of all materials used, while creating a third of all waste and generating 45% of all CO2 emissions in the process. It is a greedy, profligate and polluting monster, gobbling up resources and spitting out the remains in intractable lumps. On our current course, we are set to triple material extraction in 30 years, and triple waste production by 2100. If we stand any chance of averting climate catastrophe, we must start with buildings - and stop conceiving them in the same way we have for centuries.

“Never trust a bank with property, or a developer with money.”

Note the comments of the former Chief Planner of the City of London

“We have gone from being ruled by Barclay’s Bank, to being controlled by Berkeley Homes.”



I always said you should never trust a bank with property, or a property developer with money,” says Peter Rees. The former chief planner of the City of London should know about such things, having presided over the results of both. Over the last 30 years, he has ushered in a menagerie of their monuments, from the Gherkin and [Cheesegrater](#) to the [Walkie-Talkie](#) and Heron Tower, during which time he has seen a significant shift in the balance of power. “When I arrived in the job in the 1980s, the big banks were in control of London,” he says. “But now it’s the big house-builders. We’ve gone from being ruled by Barclay’s bank to being controlled by Berkeley homes.”

An example of ultimate recycling?



▲ Resource Rows, which used panels of brickwork taken from the demolition of Copenhagen's Carlsberg brewery. Photograph: Mikkel Strange



Taking reuse to its logical conclusion, Rau sees a future where every part of a building would be treated as a temporary service, rather than owned. From the facade to the lightbulbs, each element would be rented from the manufacturer, who would be responsible for providing the best possible performance and continual upkeep, as well as dealing with the material at the end of its life.

“Ownership blocks innovation,” he says. “Treating building elements as a service would remove planned obsolescence and increase transparency and responsibility.” He has already convinced the company Philips to offer lighting as a service ([including at Schiphol airport](#), where they say the new fixtures will last 75% longer and see a 50% reduction in energy consumption), while

elevator companies, toilet manufacturers and facade fabricators have since followed suit.

Note Copenhagen's plan; carbon neutral by 2025. Also Sao Paulo *paying people* to use less water and energy.

planting programmes. Denmark, one of the most urban of all European countries, aims to cut emissions by 70% by 2030; its capital, Copenhagen, aims to be carbon-neutral by 2025.



Solar panels in Asmara, Eritrea: renewable power could help cities become carbon zero. Photograph: Sfm Gm World/Alamy

Many cities have less money or access to technology, but even those are developing ambitious adaptation schemes. São Paulo is reducing emissions by paying people to use less water and energy. Dar es Salaam and some cities in Canada are relocating people who live in flood-vulnerable properties and pulling

One web site you should view:

<https://oceanix.org/>

It a marvellous example of an outfit with vision,
so clever that I could not snip even a small
sample to whet your appetites.

you really should have a look at it, a comprehensive piece of thinking beautifully
exhibited.

Another is:

<https://experience.arcgis.com/experience/5f6596de6c4445a58aec956532b9813d>

**No aircon,
just fans,
Indian
architects
designed
using 'draft
control'
method, now
aircon is
standard, at a
cost!**



▲ The Eastgate building in Harare has no air-conditioning or heating, yet stays regulated all year round using a design inspired by indigenous Zimbabwean masonry and termite mounds.

Photograph: Ken Wilson-Max/Alamy





▲ Ethical bank Triodos claim their new headquarters is the world's first totally demountable office building. Photograph: Ossip van Duivenbode



This is not just about adding more solar panels, biomass boilers, and all the other bolt-on gadgets to tick the green assessment boxes. It requires a fundamental shift in our attitude to materials.

Proposed Smart City in Toronto



▲ An architectural render produced by Sidewalk Labs of their proposed smart city development in Toronto. Photograph: Image Courtesy of Heatherwick Studio



Wuhan, China is a 'sponge city'. Xinyuexie Park is designed to flood in the monsoon.

The only local version that I know is the balancing reservoir beside the Leeds Outer Ring Road at Wortley.

Both of these make excellent features and save huge amounts of money on drainage.



▲ Wuhan, China is a 'sponge city' with features such as Xinyuexie Park, pictured, which is designed to flood during monsoon. Illustration: Obermeyer

But dumb cities can be even smarter than that. Not only can functioning

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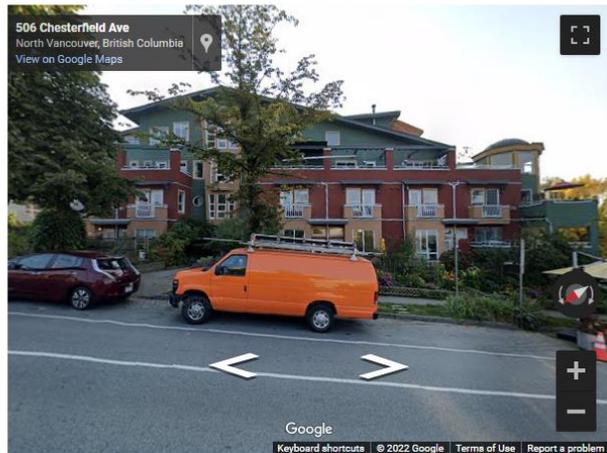
26. Les Nids – Courbevoie, France



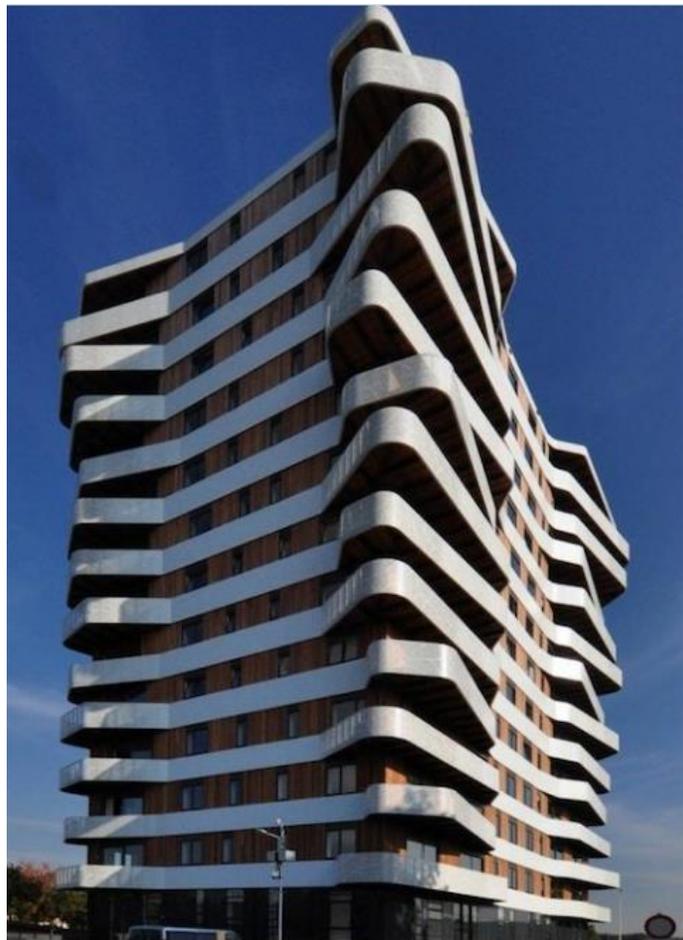
1. Le Lorrain – Brussels, Belgium



Quayside Village – North Vancouver, Canada



2. Sint-Agatha-Berchem Housing Brussels, Belgium

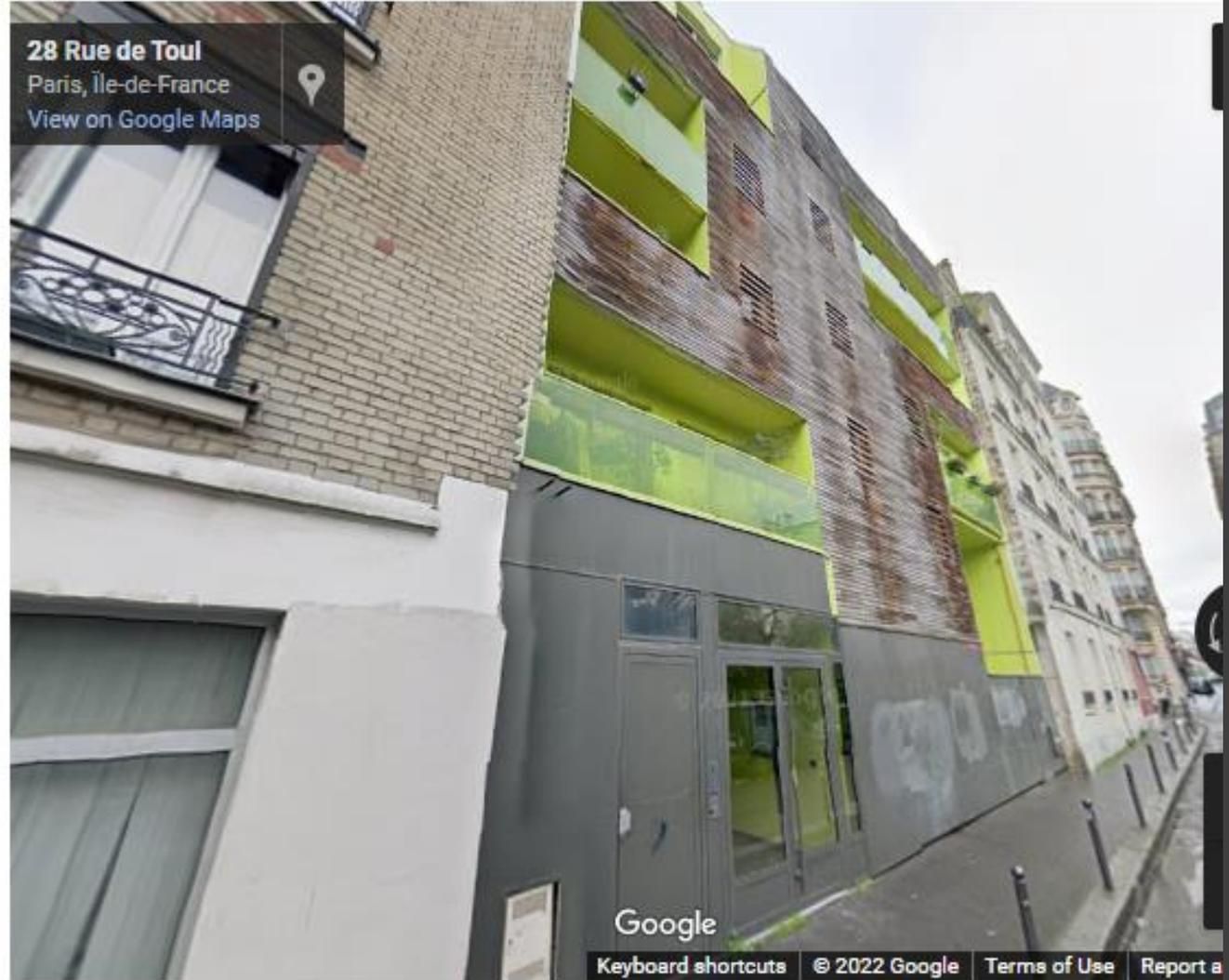


3. Tête en l'air Social Housing





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Places Journal

The Modern Urbanism of Cook's Camden

Creator: Tim Crocker

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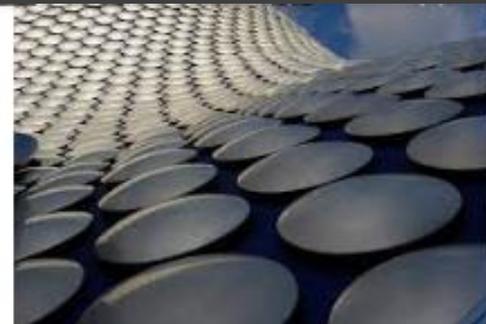
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**Given good government, some
visionary people and suitable
consultation (Citizen's
Councils?) there seems no limit
to what we could achieve. All we
have to do is generate the will,
the systems, cooperate and**

TRY

**Acknowledgements to *Guardian Cities*, Town and Country
Planning Association and Royal Town Planning Institute**

- **Also these web sites:** Progressive Architects <https://progressive.archi/>
And progressive/futuristic uk architects

Progressive Architects

1. <https://progressive.archi/>
2. progressive/futuristic uk architects