

## Sustainability through urban regeneration

### Homes for Change

#### *The project*

The development, on a 0.63 hectare site, formed part of the regeneration efforts in Hulme and Moss Side, Manchester. The Hulme estate, which was knocked down to make way for the Homes for Change development, was 'one of the highest-crime estates in the country' (Shaftoe, 2000). Tenants got together in 1990 to form the cooperative when the demolition and redevelopment of their homes were confirmed. The tenants wanted a mixed-use, green development with a unique sense of place and identity reflecting the needs of the cooperative members (CABE, 2002).

The aims of the cooperative included: creating a supportive mixed community in which Hulme residents could afford to live, and choose to continue to live; incorporating green design and sustainable building technology in designs to reduce costs and environmental damage (Figures C.11 and C.12); adopting a highly participative approach in controlling the design, construction (through self-build), ownership and management of the development (Dawson, 2004).

#### **Sustainability features**

The 75 residential flats in the development have been constructed at a density of 119

dwellings per hectare. The 16,450 sq. ft of workspace is managed by the sister initiative, Work for Change, providing affordable workspace and contributing to the local economy. Leaseholders must adhere to a list of 'ethical principles for social and environmental responsibility' (Dawson, 2004).

Environmental targets were set, including the reduction of space heating costs to £1 per week which would reduce carbon dioxide (CO<sub>2</sub>) emissions to 50% of a typical house (Rudlin and Falk, 1995). There were also other targets set pertaining to sustainable materials, waste and infrastructure (*op. cit.*).

### References and links

CABE (2002) *Homes and Work for Change, Manchester*. Retrieved from the World Wide Web 3rd August 2004. <http://www.cabe.org.uk/library/casestydy.asp?id=47&show=analysis&PARAMS>

Dawson, R. (2004) *Towards Good Practice in Sustainable Urban Land Use*, Bristol City Council, Bristol.

Rudlin, D. and Falk, N. (1995) *21st Century Homes: Building to Last: A Report for the Joseph Rowntree Foundation*, Urban and Economic Development Group (URBED), London.

Shaftoe, H (2000) Community Safety and Actual Neighbourhoods. In: *Sustainable Communities: The Potential for Eco-Neighbourhoods* (ed. Barton, H.), Earthscan, London.



Figures C.11 and C.12

Homes for Change – a high-density mixed-use regeneration scheme. (Sources: <http://www.lookingatbuildings.org.uk/default.asp?Document=3.T.2.5&Image=231>  
<http://www.designforhomes.org/hda/1997/schemes/homesfor/hommain.html>)



Figures C.13 and C.14

Greenwich Millennium Village combining highly sustainable building design with urban regeneration. (Source: <http://www.stacey.peak-media.co.uk/Docklands/GreenwichPeninsula/GreenwichPeninsula.htm>)



Figures C.15 and C.16

Sainsbury's, a sustainable supermarket design. (Sources: [www.gold.ac.uk/world/millen/planning/sainsburys.html](http://www.gold.ac.uk/world/millen/planning/sainsburys.html)  
[www.cabe.org.uk/library/casestudy.asp?id=176](http://www.cabe.org.uk/library/casestudy.asp?id=176))