THE FUTURE OF ESTATE REGENERATION

How can we deliver successful estate-led regeneration in a financially constrained environment?

Addleshaw Goddard and Avison Young have recently collaborated on a roundtable relating to the Future of Estate Regeneration.

London's housing stock is among the oldest and most diverse in the UK, with a significant proportion built before 1945. The deterioration of residential buildings over time, compounded by outdated designs, poor energy efficiency, and high maintenance costs mean that many homes are no longer fit for purpose and will decline further without significant investment and renewal.

But in an era of financial constraints and focus on new homes delivery, how can we bring forward successful estate led regeneration.



ADDLESHAW GODDARD

AVISON YOUNG

1. Is “doing nothing” an option

Tension exists between deferring regeneration and the reality that inaction still carries cost, risk and social consequences. Whilst it may be feasible to delay major intervention, poor stock condition, safety issues, overcrowding and resident dissatisfaction make “do nothing” an increasingly difficult position to sustain.

2. Community engagement

Regeneration must be done with people rather than to people. Early engagement, ongoing consultation, making communities feel heard, and building trust over time are essential.

3. Planning and political complexity

There is a significant disconnect between different layers of decision-making – more alignment is needed between central government, mayoral priorities and local politics.

4. Viability

Viability remains a major constraint – there is pressure to deliver large numbers of new homes in order to re-provide better homes for existing residents, alongside rising costs, policy burdens and uncertainty in demand.

5. Design

There is a gap between design policy, ambition, maintenance and long term management realities and what schemes can actually afford to deliver.

6. Diversification of delivery

We need to consider the full spectrum of housing need or otherwise risk missing large parts of the community. While delivery of social housing is a key priority, the role of intermediate tenures and support for first-time buyers must be re-prioritised.

7. Partnerships and delivery models

There is value in strategic and longer-term partnerships, including portfolio approaches across multiple sites. We need to consider more flexible delivery structures, which also bring in potential funding, and that allow stronger relationships, better stewardship and more resilient regeneration models.

8. Long-term stewardship and legacy

Regeneration should be judged not only by physical delivery but by the long-term outcomes it creates, such as pride in returning residents’ homes, intergenerational neighbourhood improvement, measurable objectives set early, integrated communities, and stewardship arrangements that reflect what matters to residents over the long term.

9. Government support and debt funding

Central government intervention is critical, particularly on funding, planning reform and market stimulus. There is a need for more flexible funding across tenures, innovation in long-term regeneration finance, support for demand in the housing market, and broader action to maintain delivery momentum and “keep the builders building”.

With thanks to our discussion contributors – LB Hackney, LB Ealing, Lloyds Banking Group, Wates, Hill Group, Pollard Thomas Edwards, Dolphin Living.

addleshawgoddard.com

The AG contacts are:



Amy Shaw
Partner



Helen Hunter
Partner



Catherine Williams
Partner



Marnix Elsenaar
Partner



Ugo Ebhogiaye
Managing Associate

