



## Haggerston, London, UK

Resident-led Estate Regeneration:  
Transforming a Neighbourhood



Once you have a picture of the future, you can find a path towards it



Community Planning Weekend participant

Haggerston Estate is located in east London, north of the City and immediately adjacent to the Grand Union Canal. The estate consists of four large, post-war blocks, arranged around a central courtyard space, with an adjacent area of two-storey family homes and an unpopular maisonette block. The buildings had been allowed to deteriorate and external areas were poorly maintained and unattractive, with ill-defined boundaries between public and private space.

The tenants on the Haggerston Estate voted to transfer ownership of the estate from the London Borough of Hackney to Canalside Housing Partnership. The 'yes' vote in the ballot was achieved despite well-orchestrated opposition from politically motivated factions on the estate opposed to the transfer of council housing.

Through a community-led option appraisal residents selected a proposal to refurbish a number of existing buildings and demolish some of the houses and maisonettes.

#### Project Delivery

- Phased redevelopment and refurbishment of the four-storey, post-war, balcony-access blocks to modern standards of habitation.
- A rolling refurbishment programme in order to decant tenants into suitable accommodation during redevelopment works.
- Extensive structural upgrades, including improved thermal and acoustic insulation, the creation of secure entrances, new balconies and windows and the introduction of front gardens to define public and private space.
- Internal fit-out and servicing alterations, including the installation of new kitchens and bathrooms and individual central heating systems.
- Development of new family houses on the vacant site, reinstating the built frontage to the street, with private front gardens separated from the public realm by railings.
- The first phase was completed under a traditional building contract, with subsequent works undertaken on a partnering basis using PPC 2000.

#### Client

Canalside Housing Partnership

