

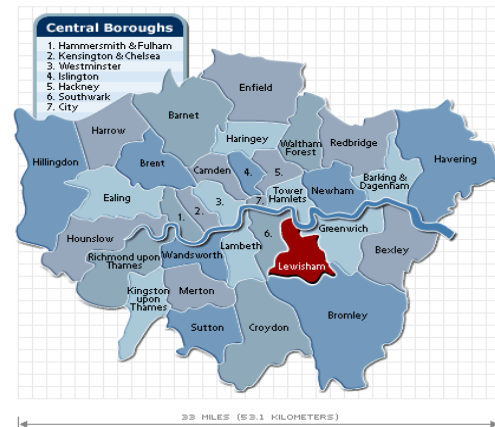
PLACE/LADYWELL HOUSING PROJECT, LONDON: A Temporary Local Project With Metropolitan Impacts

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Introduction



- Case study of PLACE/Ladywell housing project **London Borough of Lewisham**
- PLACE/Ladywell is intended to provide high-quality temporary housing for 24 homeless families while a permanent home is sought for them by the council
- It is designed for temporary sites (awaiting planning permission / development); and is designed so that it can be moved when development begins
- PLACE/Ladywell opened in 2016, great media and professional reception, replications are in the pipeline

PLACE/Ladywell in the London Borough of Lewisham

London

- The homelessness crisis in London at record levels, with 56,500 London households in temporary accommodation in 2018
- Plus large numbers of 'hidden homeless'
- Due mainly to decline in social housing, and rate of rent rises in private sector

Lewisham

- High levels of deprivation, low incomes
- History of radical housing initiatives
- Large-scale regenerations ongoing
- 1,800 homeless families on waiting list



View of Lewisham, borough of Inner London

What is the PLACE/Ladywell Scheme?

- Where? A run-down section of Lewisham High Street
- What? 24 flats for homeless families from Lewisham
- Ground floor enterprise hub: 16 affordable spaces + multiple serviced desk spaces
- Attractive and permanent appearance – Rogers Harbour Stirk architects
- Composed of factory-built, precision-made modules that are ‘fully demountable’
- However, shared parts such as entrance lobby, staircases made on site
- Can be transferred across sites approx. every 4 years over a 60 year life span



A multi-purpose venture by London Borough of Lewisham Council

The scheme can be said to address three aspects of the housing problem:

1. the need for *good quality (inexpensive)* temporary housing to house families while the older social housing is regenerated;
2. raising the profile and readiness of derelict sites awaiting long-term development;
3. experimenting with new methods of housing development and provision and developing the capacity of the modular construction industry in line with government policy (DCLG, 2017).

PLACE/Ladywell in year 2 (2018)



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261 Lewisham High Street, SE13 6AY
www.placeladywell.co.uk
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 **Lewisham**

 **meanwhile
SPACE**

Opposite PLACE/Ladywell in 2018



PLACE replication in Lewisham and London

- Scheme was constructed 2016, will move to a new site in 2020 to make way for a mixed new housing development on the site
- Mixed fortunes of businesses in enterprise hub so far, and mixed future for community connectedness...
- In the meantime three more schemes in preparation for London Borough of Lewisham; the first (Edward Street) under construction
- London-wide replication through PLACE Ltd, representing a coalition of London Councils aiming replicated in other boroughs (200+ homes)
- Will aim to make a new model (different architect/contractor) that can be replicated across vacant city sites.



Spatial Justice impacts of PLACE and PLACE Limited

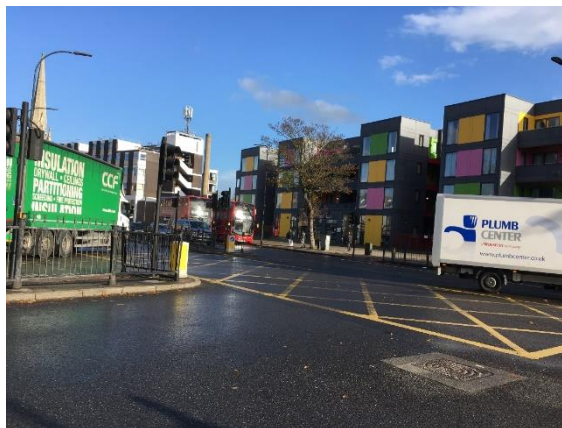
- Various ‘basic assumptions’ must be realised if the scheme is to contribute to mitigating **spatial injustice at the neighbourhood or Lewisham level**:
 - a) spatial injustice of homelessness for people in Lewisham
 - b) spatial injustice of long-term vacant site on Lewisham High Street
- It may address b) more than a) in its current form – *but, even so, after one, two, three more moves? What will it have cost, how will it look, be like to live in?*
- How will the nature of future sites allow for connection and interface with neighbourhood?
- If not really meeting a) or b), could it still be regarded as contributing to **regional (London) level spatial justice**
 - by pioneering a niche-innovation: future benefit to London’s housing mix and costs?



Towards some conclusions

- ❑ Benefits to homeless are marginal: very small numbers of homeless families actually assisted and lack of availability of local move-on options in borough
- ❑ ***Adaptability and suitability for homeless families and locations, but also quality and durability over approx. 60 year lifespan - will determine:***
 - Whether PLACE makes a positive spatial justice contribution to London neighbourhoods
 - Or should rather be viewed as a publicly-funded experiment in the production of urban space and rent on marginal sites.

Thank you!



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