

## **LLC: Planned Residential Developments. 2010**

### **ANCIENT ROMAN HIGH-RISE**

*Daily Life in Roman Britain: Rome, Pompeii and Ostia* Gregory S Aldrete, 2004.  
ISBN 9780313331749. p79f

Insulae were large apartments where lower and middle classes of Romans (the Plebs) dwelled. Floor level was tabernas, shops and businesses, or occupied by wealthy families, upper floors rented to lower classes. In large cities could be ten or even more storeys. Even in provincial towns went to 7 storeys. Some more than 200 stairs. Augustus and others attempted to limit heights to 2025 meters but only limited success.

*Daily Life in the Medieval Islamic World.* Lindsay, James E: Greenwood Publishing Group. p122. ISBN 03133322708

Old Cairo during Medieval Arab Islamic period had 7 storied buildings housing hundreds. 10<sup>th</sup> century were described by eye witnesses as resembling minarets, housing majority of capital's population. 11<sup>th</sup> cent Nasir Khusraw speaks of 14 storeys with roof gardens irrigated by ox-pumped water. By 16<sup>th</sup> century 'modern' Cairo had high-rise with lower two floors for commercial and storage, others rented.

### **SCOTLAND**

'Tenement' is not pejorative. Edinburgh from fifteenth century, usually ten or eleven storeys. Today normally three to five storeys of granite or sandstone, whereas England favoured back to back terraces. Each entrance within a block known as a 'stair' or 'close'. Turns were taken to clean communal areas, but now contracted.

Highest concentration for Scotland is Glasgow. Slums ended with urban renewal in 50s, 60s and 70s when high-rise built. Bad name led to City Improvement Trust.

After WW2 the Bruce Plan to decant to flats on outer edge of city blocked by UK government who wanted New Town approach but as usual amenities were never built. These dormitory 'schemes', were later upgraded by the 1970s Housing Action Areas quite successfully.

Cost for tenement is cheaper than same number of houses but sales are at higher price than cost so good profits.

### **PUBLIC HOUSING**

'Social Housing' combines Council and non profit orgs. Nearly half Hong Kong population in public housing rented at low price by government. In Singapore most public housing residents are owners now. In Austria they are *Gemeindebauten*.

France has long history of state intervention in housing, blocking rent hikes in 1949. Huge development under their HLM (Housing at Moderate Rents) scheme – now

representing about half the rental market! Succeeded to offer low income families accommodation but created dangerous immigrant ghettos.

Germany: Weimar settlement proposed right to healthy dwelling. Max five storied *Siedlungen* in 20s and 30s in Frankfurt, Berlin and Cologne by Wagner, Taut and Ernst May. But architects were left-leaning and so all finished with dritter Reich.

USA: Little public investment, more a concern for building standards for poor in private sector. Neglect and poverty induce serious crime. One strike and you're out. Attempt to push private sector to construct affordable homes.

## **UNITED KINGDOM**

Registered Social Landlords (RSLs) were Housing Associations and generally charge more than council. Government aims to bring all in to line by 2012. Since 1979 councils discouraged from building with Right to Buy and deregulation from Parker Morris standards. Some of best stock transferred from Council ownership.

Choice Based Letting (CBL) in 2000s to help faster occupancy. In hard pressed areas three out of four are still filled by priorities. All LAs must have a fair Housing Strategy.

1997-2010

New Labour distrusted LAs so used Stock Transfer to Housing Associations. Some had such low value that LA had negative equity and sometimes tenants voted out transfer (eg Camden & Birmingham)

Therefore NL introduced Arms Length Management Orgs (ALMOs) still in LA ownership but not managed thus.

Decent Homes Programme: for ALMOs and HAs but not LAs, where managers are graded by Audit Commission and if good can opt for funding for upgrades.

Mixed housing tenure has become a goal although no data to say it works.

'Mutual Exchange' is the right to exchange tenancies even if not same landlord.