

WHERE TWO ROADS MEET URBAN POLICY IN HARINGEY AND THE BRONX

GLYN ROBBINS

THURSDAY 5 DECEMBER
12.30 – 2PM

FAW.9.05, 9th Floor, Fawcett House
Clement's Inn, WC2A 2AZ

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Ken Loach

“Glyn Robbins knows what he’s talking about. If words are weapons, this is the ammunition we need to fight for an end to homelessness.” **Ken Loach**

THERE'S NO PLACE

THE AMERICAN HOUSING CRISIS
AND WHAT IT MEANS FOR THE UK

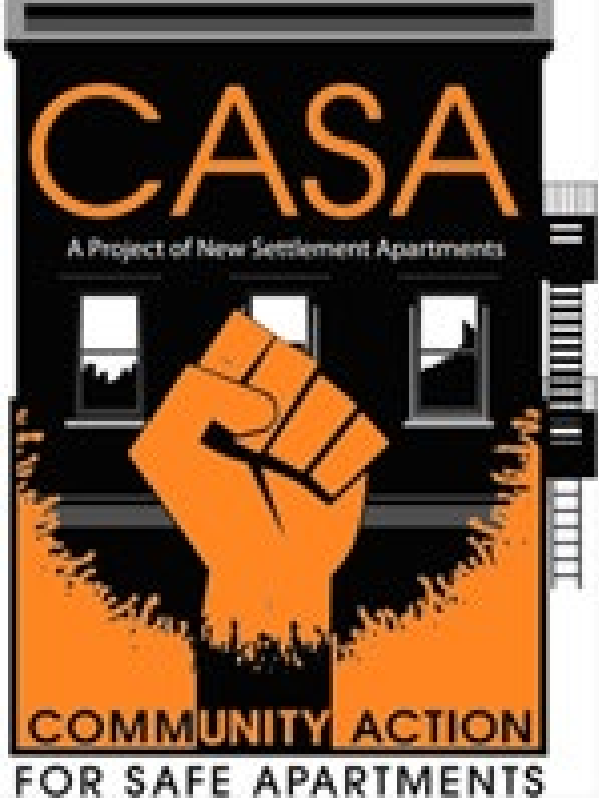
by Glyn Robbins

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Haringey and The Bronx: Points of Comparison

- Former destinations of choice, beyond the urban core.
- History of urban uprisings.
- Large-scale interventions to revive faded grandeur.
- Urban and housing policies championed by progressive mayors.
- Use of the planning system to create “new” neighbourhoods.
- Economic deprivation.
- Ethnic diversity and majority, “minority” population.
- Local businesses and “affordable” housing under threat.
- Mega sports stadiums.

UK Regeneration meets US Renewal

High Road West

- Masterplan Framework Dec. 2015.
- Make Tottenham “the next great area of London”.
- c 2,500 new homes and social infrastructure with £62m (?).
- “...provide a whole range of housing at a range of prices and tenures to ensure more people get access to the quality homes they need” (LBH, Tottenham Strategic Regeneration Framework, March 2014)
- Lower median income, higher % BME population than surrounding area.

Jerome Avenue Neighbourhood Plan

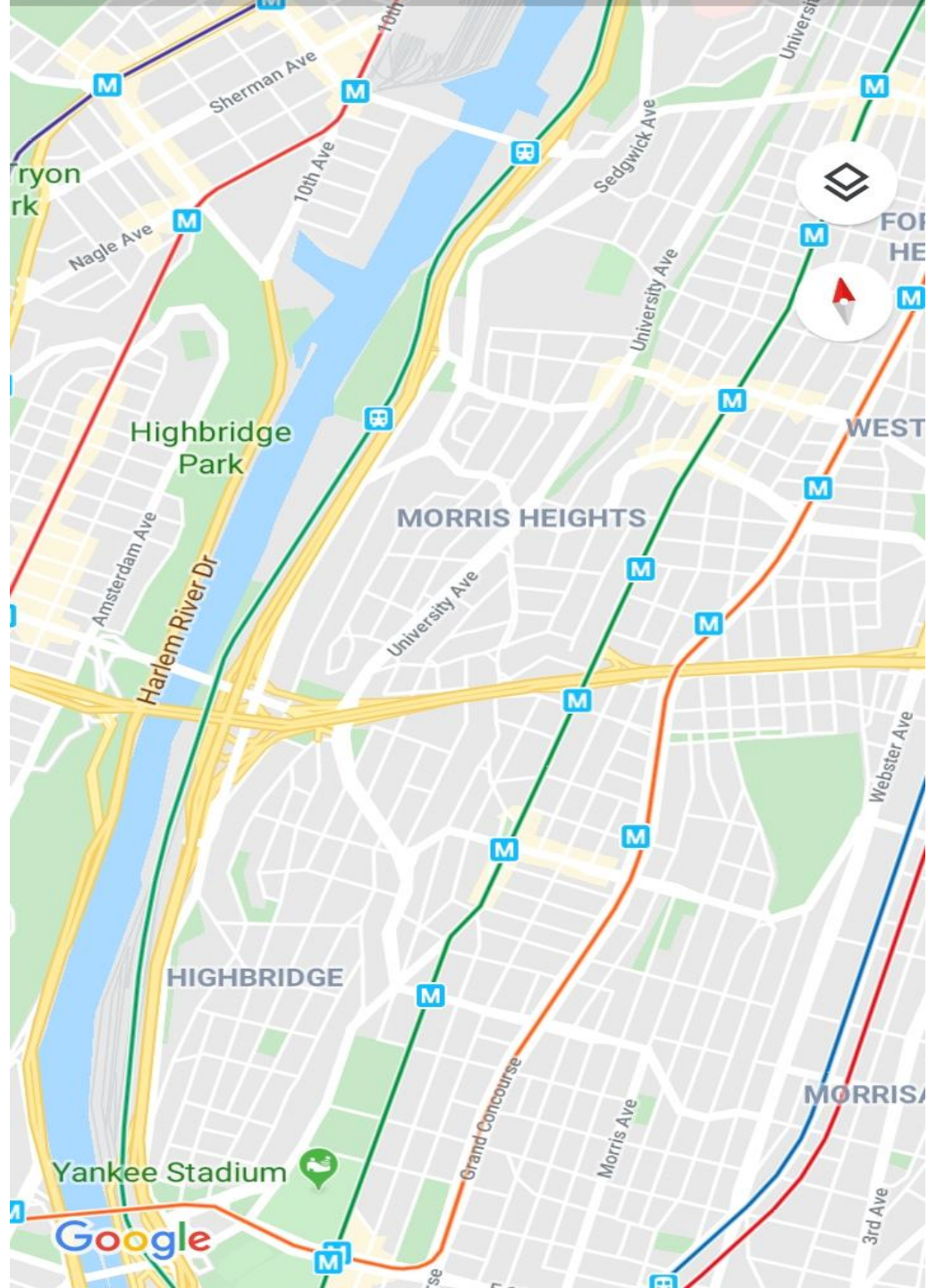
- Re-zoning agreed March 2018.
- “Thoughtful growth” with \$189m.
- Preserve affordable housing.
- “Provide sustainable, high-quality and affordable housing with a range of options for residents of all income levels.” (City of New York, March 2019).
- Lower median income, higher % BME population than surrounding area.

**“Building like Moses, with Jacobs in Mind.”
(Amanda Burden, Director of NYC Planning Dept, 2006)**

“Increasingly, policy decisions are made within a neoliberal ideological framework in which urban space is mobilized for market-oriented economic growth and elite consumption practices.” (Curran & Hanson, 2005: 464).

The Five Boroughs







HUDSON RIVER

MANHATTAN

HARLEM RIVER

Fordham

Belmont

University Heights

Washington Heights

Mount Hope

Morris Heights

BRONX

Mount Eden

East Tremont

Van Nest

West Farms

High Bridge

Proposed
Action Area

Concourse

Claremont Village

Hamilton Heights

Concourse Village

Morrisania

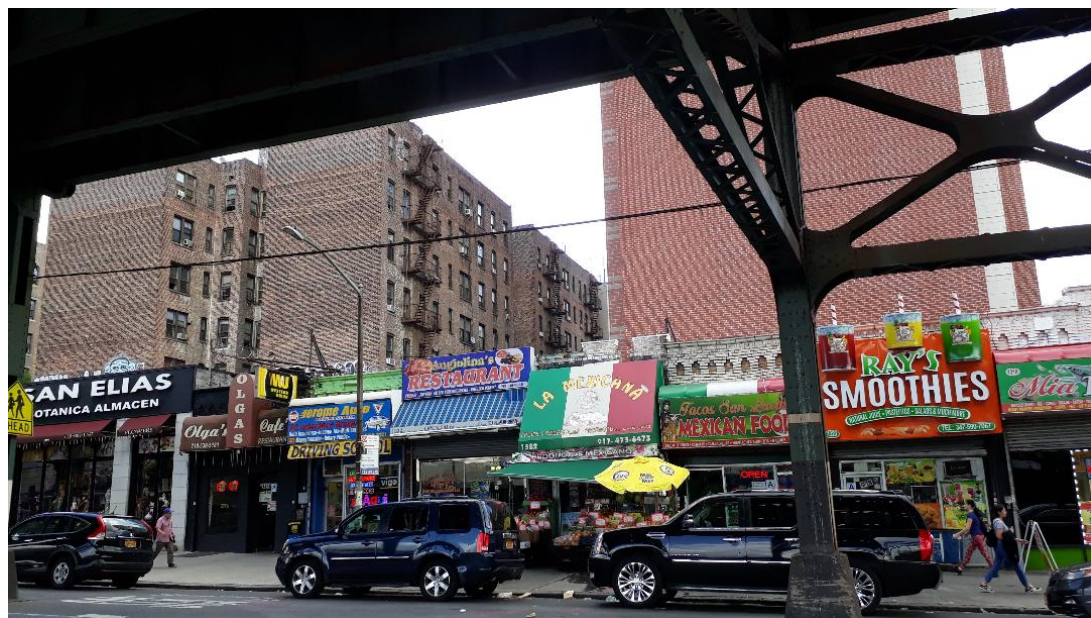
Soundview

“Zoning Out Jerome Avenue’s Auto Industry: The process and outcome of dispossession”

Dissertation by Alex Shapanka (LSE Cities 2018/2019)

“Gravel lots brimming with tires, open garages packed with cars under repair, and employees sitting in coveralls on folding chairs chatting – a walk along Jerome Avenue in the Bronx can feel like of another era. But stand on the subway platform straddling over the road, and the glimmering of the not so distant skyscrapers reflect a different reality, one that will soon exist below the tracks too. The screech of the power wrench, the roar of the engines, and the pounding beat of raggaeton from auto sound shops will be silenced. The lingering scent of oil and paint will soon be the past, and those shimmering Manhattan skyscrapers will find their reflections in buildings stretching 225 feet above the spots from where the cacophony of the auto repair industry rang.”

Jerome Avenue future present





“Fate of Bronx Auto Workers in City’s Hands”

Tyler Pratt, 20th Oct 2015

<http://theink.nyc/fate-of-bronx-auto-workers-in-citys-hands/>

The Magical Mix

Work In Progress: Mixed Use

1325 Jerome Avenue, Bronx, NY 10452

Anticipated Completion: April 2021

Owner:

1331 Jerome Owner LLC
243 E 102nd Street # 305, New York, NY 10029
646-672-5020

For Additional Information:

info@bolivar.nyc

General Contractor:

Bolivar Builders LLC
212.620.0500

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at this worksite, call 311.

Para reportar condiciones peligrosas en
un sitio de trabajo, llame al 311.

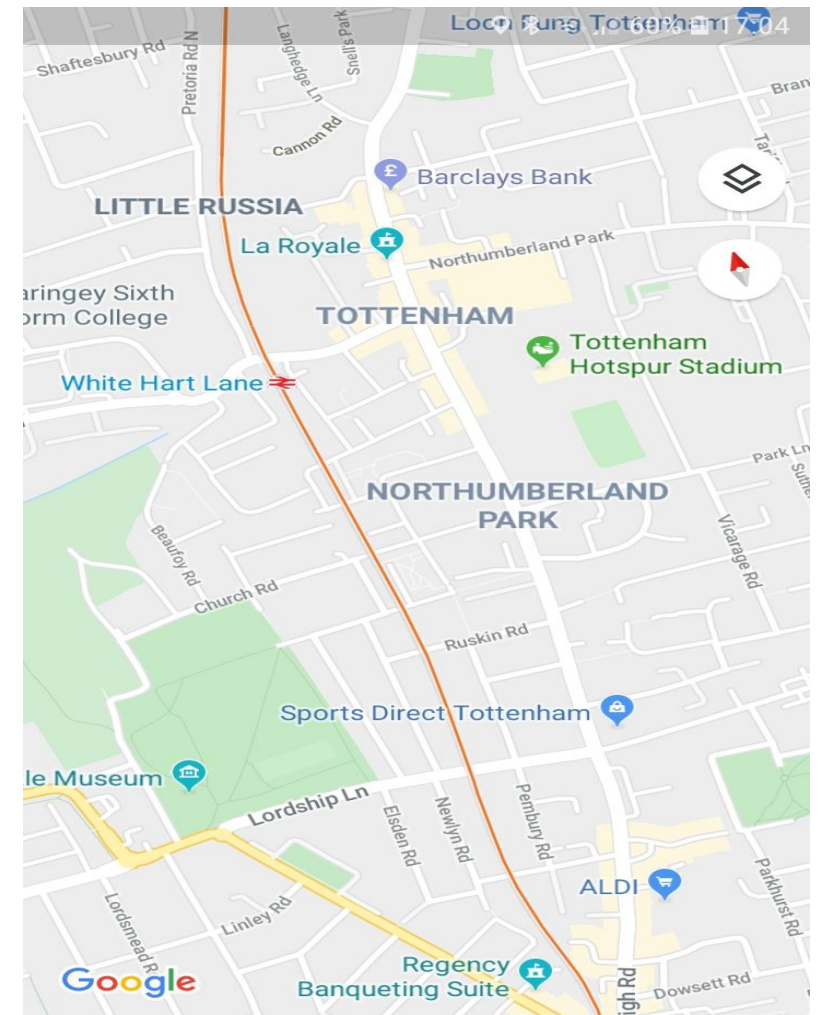
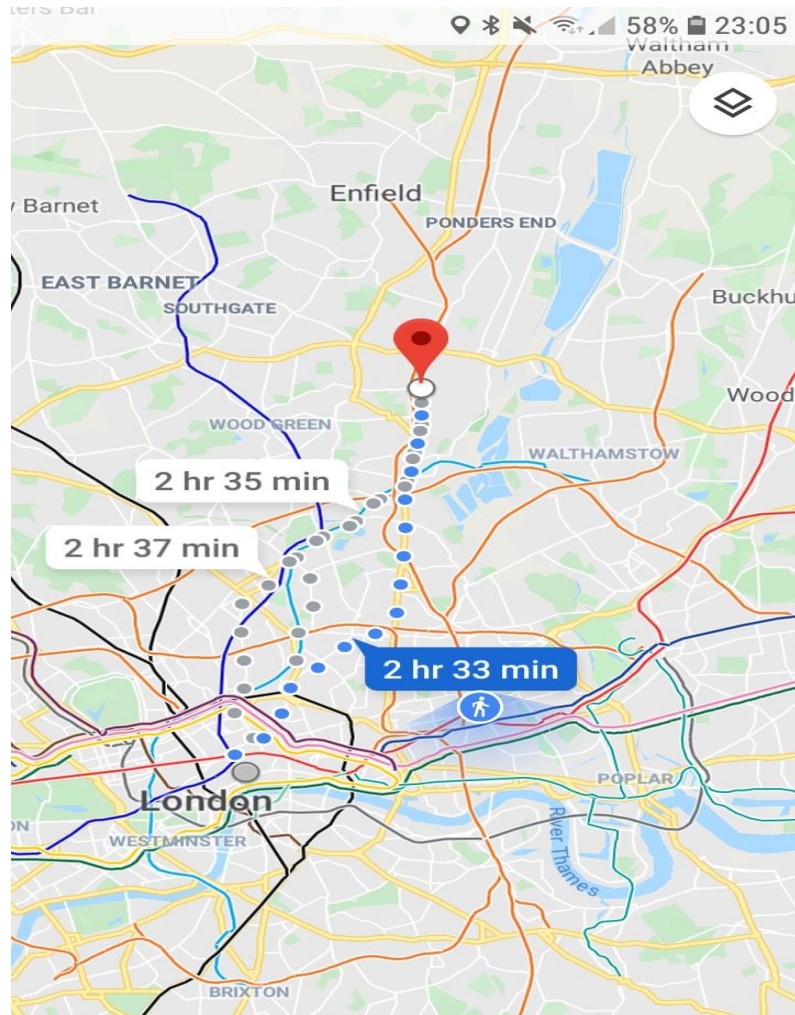
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Haringey, High Road West



White Hart Lane station, Love Lane, High Road West, Tottenham Hotspur Stadium









White rectangular sign with text and a blue circular 'no parking' sign.





Love Lane Estate	Sept 2017	March 2019
Secure Council Tenants	65	58
Resident Leaseholders	31	31
Non-resident Leaseholders	45	26
Temporary Accommodation	156	182
Total	297	297

HDV mark 2?

- Lendlease – “We will be creating around 2,500 homes* and at least 750* will be affordable homes.”

The asterisks refer to the following disclaimer:

- “All figures are indicative and subject to the planning process.”
- What future for Love Lane? A pre-demolition ballot? Rehousing with secure tenancies?
- What future for Peacock Industrial estate? (250 jobs, c£10 million, majority BME small businesses)



“Displacement comes in different shapes and sizes, but when they want you out, they want you out. I go to sleep worrying about eviction and I wake up worrying about eviction.”
(Carman, CASA meeting, 6.6.19)

“They don’t like us because we’re dirty and ugly...
Corbyn’s council, petri dish for Labour’s economic policies,
implementing neo-liberal urban policy through post-modern exclusions.”
(Memet, Peacock Industrial Estate, interview, 5.9.19)

“Why are they taking down this strong building? Where are we going to go? I love it here. It’s my palace. I don’t want to move from here. I don’t know why they’re doing it. Maybe because Spurs want this walkway?”
(Sarah, Love Lane council tenant, interview 27.11.19)

“I’ve lost faith and I’m really, really tired. It’s killed the community and really disrupted my life.”
(Kate, Love Lane leaseholder, interview 4.12.19)



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