

HULME *history*

H HULME
REGENERATION
LIMITED

• Despite the impending destruction of the whole of Hulme, newspapers throughout the 1950s were extolling the many and varied virtues and curiosities of Hulme. Called "the area with a pub on every corner" Hulme was full of small and large successful businesses, from Dunlop's factory to gold-beating and sign-writing.

• Stretford Road, Hulme's high street, was lined for over a mile on both sides with shops, department stores, cafes and restaurants, and was called "South Manchester's most famous shopping street."

• Only at the very end of the 1950s was Manchester allowed to resume its pre-War clearance programmes. By 1965, however, it was clear that no existing plans for future housing were going to meet the pressing housing need crisis.

• In 1965 direct pressure came from the Ministry of Housing to build as many new homes as possible using "industrialised" building techniques: huge slabs of factory-prepared concrete assembled on site, like Lego building blocks.

• The 1960s 150-acre Hulme development was planned on the rigid principle of vehicle/pedestrian segregation. With hardly any through-roads apart from the major trunk road running under the middle of Hulme, residents were given long "deck" balconies, or "streets in the sky" instead of ground-level facilities like adequate footpaths, pavements and pedestrian crossings.

• Tenders for the new Hulme were given out for clearly defined patches - Hulme 2, Hulme 3 and Hulme 4 - which is how these housing areas are still referred to today.

• The highest profile area was Hulme 5 - the Hulme "neighbourhood centre" - which was snapped up as a single project by architectural consultants Wilson & Womersley (who later designed Manchester's Arndale Centre.) They designed 1,000 homes in four massive, curved blocks - the Hulme Crescents - inspired, they said, by the Georgian crescents in Bath and Bloomsbury. The Hulme Crescents are named after Robert Adam, John Nash, William Kent and Charles Barry.

• Within seven years, Manchester City Council had built over 4,000 units of system-built deck-access flats and maisonettes. Although the last of the flats were not finished until 1972, the housing shortage in Manchester was so acute that the



first new tenants moved into the new Hulme flats in 1968. Prospective tenants from surrounding areas of Manchester housing still being demolished were taken round the new development in coaches by the Council to persuade them that the new flats were desirable.

• Conditions in the flats, and especially in the Crescents, soon became difficult, then unbearable for families used to traditional terraced houses. The great majority of flats became severely infested with cockroaches and other vermin which were almost impossible to eradicate from entire blocks. Many flats were found to have been patched up with asbestos. Many flats had walls and ceilings that did not meet up, due to missing bolts or bad assembly, leaving sufficient

space for draughts and flooding problems.

• Crescents flats proved enormously expensive to heat with their ineffective, electric warm-air heating systems. Many families lived for years without any proper heat or light because their electricity had been cut off; the local hardware shop specialised in calor gas camping stoves and candles for cooking and light.

• Within five years conditions in Hulme had become a national scandal. By 1975, the Council were forced to admit that Hulme, and other areas of system-built council estates, had failed. All families were to be moved out of the flats, and Hulme housing was to be offered to single people, joint tenants and students.



• Building work on the Hulme Crescents, 1969

HULME *housing*

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social housing

With more than one thousand dwellings in the new Hulme planned as 'social' rented housing, it is encouraging to see how categorically the new spirit of cooperation and responsibility underlying Hulme City Challenge has, once and for all, consigned the dismal, unaccountable image of public housing to Hulme's history.

Many members of the existing community for whom owner-occupancy is either not a desire or an option have shown themselves more than willing to invest much of their time and energy shaping the type, mix, design, layout, and management of their new rented housing.

Amongst the eight housing associations managing new property in Hulme will be two new organisations run by Hulme residents - Homes for Change, and People First - which between them will control nearly a third of the new public rented housing stock.

Neatly embodying Hulme's unique atmosphere of enterprise and imagination, Homes for Change (HfC) is a registered housing

cooperative with a membership drawn exclusively from Hulme. Their role in the Hulme City Challenge housing programme has enabled HfC to become one of the country's very few housing cooperatives able to build new property.

Through its housing association partner, the Guinness Trust, Homes for Change represents one of the most radical housing developments in the new Hulme. The 50 flats alongside 15,000ft² of workspace (forming the sister cooperative, Work for Change) are to be designed by local architects Mills, Beaumont, Leavey, themselves pioneers of Hulme's Urban Design Code.

Building work is due to begin in Autumn 1993, and a further HfC development of up to 50 units has been agreed for 1994.

HfC's national profile has been heightened by having been selected for the Joseph Rowntree Foundation's prestigious 21st Century Homes scheme to demonstrate viable 'green' housing.

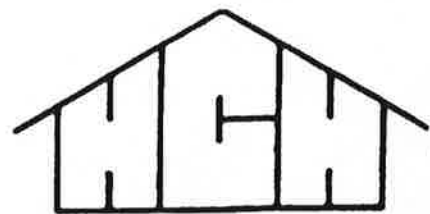


**People
First**

Housing Association

PFHA was set up by tenants in Hulme's deck-access flats with a clear intent to gain real change and influence over the way their future housing will be maintained and managed.

Presently with an allocation of over 200 new properties, many of which have already received planning permission, People First aims to provide high quality houses and flats in Hulme for a wide range of housing needs, catering for families, single people and the elderly.



HULME COMMUNITY HOMES

The unique spirit of partnership and cooperation underlying the Hulme City Challenge redevelopment is ably demonstrated by Hulme Community Homes (HCH). This forum offers local tenants, the Hulme Housing Associations Partnership, and the City Council a joint decision-making role in overseeing the improvement and development of all of Hulme's housing.

As a limited company with six directors from each of the three main parties (the tenant directors being chosen by annual elections throughout Hulme), HCH has already influenced the future design and development of all future property in Hulme through the Urban Design Code.

Through its Tenant Participation Strategy and Tenant Involvement Code, Hulme Community Homes also aims to prove that the guaranteed resourced input of local residents can add significantly to the efficiency of, and confidence in Britain's biggest social housing redevelopment.

HULME *City Challenge*

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** Michael Heseltine in Hulme, 31 July 1991, having announced that Manchester's City Challenge bid for Hulme had succeeded.*

If any inner-city area was ever going to receive City Challenge funding for regeneration it was going to be Hulme, an area famed for one of the country's highest concentrations of "inner-city problems."

After the estate's dire problems first became apparent in the early 1970s, years of pleading for Central Government assistance followed, both by Manchester City Council and a committed and vociferous body of residents.

Initially this influenced only Housing Investment Programme money, which was unable to cope with the level of housing problems, let alone the economic and social deprivation in the area. Later, the option of a Housing Action Trust was roundly rejected because of its perceived low regard both for the integrity of the local community and the authority of the City Council.

Most recently has come City Challenge, offering a steady stream of central government

funding, through the local authority, to target housing, social, economic and environmental issues alike.

With a considerable amount of groundwork already underway through partnerships forged between the community, the council, housing associations, the regional Department of the Environment and the private sector, City Challenge came just at the right time.

Hulme Regeneration Ltd is now in place as the central coordinator of Hulme City Challenge. Hulme Community Homes, the Moss Side & Hulme Community Development Trust, People First Housing Association, Homes for Change housing co-op, and many other agencies are well established as key community-influenced agents in the redevelopment, as are the Private Sector through, for example, the Moss Side and Hulme Business Support Group. With the Government's blessing and, more tangibly, its money, now publicly given to Hulme, the renewal and revitalisation of Hulme can begin in earnest.

in a nutshell

In May 1991 former Environment Secretary Michael Heseltine announced "City Challenge," inviting 15 "pacemaker" local authorities around Britain to bid for a ten-way share of £75 million a year for five years.

In the words of Mr Heseltine, City Challenge invited local authorities to "enter into partnerships with local businesses and their community to draw together imaginative programmes for the regeneration of their areas."

Visiting Hulme in June 1991, Mr Heseltine said of the area, "Conditions here are unacceptable and something has got to be done. Hulme is one of the most notorious examples of inner-city deprivation."

At the end of July 1991 Mr Heseltine made a surprise trip to Hulme to announce not ten but eleven "winning" authorities for City Challenge money including, of course, Manchester with its bid for the regeneration of Hulme.

Manchester's approved City Challenge allocation, like the other ten successful local authorities, is £37.5million; £7.5m a year, from April 1992 to March 1997.

This public money will be at least matched by funding generated from other sources, not least the private sector.

The day when Hulme started to live again

Mr Heseltine, Environment Secretary, visits the Hulme estate today as he reveals the results of the City Challenge competition. He is joined by local residents and officials from the council and the regeneration authority. The Hulme estate is one of the most notorious examples of inner-city deprivation in the country. The Hulme estate is one of the most notorious examples of inner-city deprivation in the country. The Hulme estate is one of the most notorious examples of inner-city deprivation in the country.



** Manchester Evening News, 31 July 1991, the day Mr Heseltine announced the City Challenge 'winning' local authorities.*



· **City Challenge is by no means Hulme's first wave of large scale redevelopment. There have been three this century, starting as a result of the 1930 Housing Act, and was an attempt to clear "Manchester's Worst Slum" as the *Manchester Guardian* then called Hulme.**

· Hulme in those days was one of Britain's dirtiest, most overcrowded and poorest inner-city areas, full to bursting with atrociously built, privately rented terraced houses and "cottages."

· At this time Hulme elected its own Member of Parliament and had a population in excess of 130,000. [Hulme's population is now less than 12,000]

· The 1932 Hulme Clearance Act was a radical attempt by the Council to force landlords to demolish over 1,000 Hulme properties declared "unfit for

human habitation." These houses, shops and workplaces were all in the Medlock Street ward of Hulme, where the new British Council headquarters and the Mancunian Way fly-over now stand.

· Landlords were not allowed to build any more slum houses on the land they had been made to clear, so they held on to the land, waiting for industry to move in. Meanwhile the Council found the

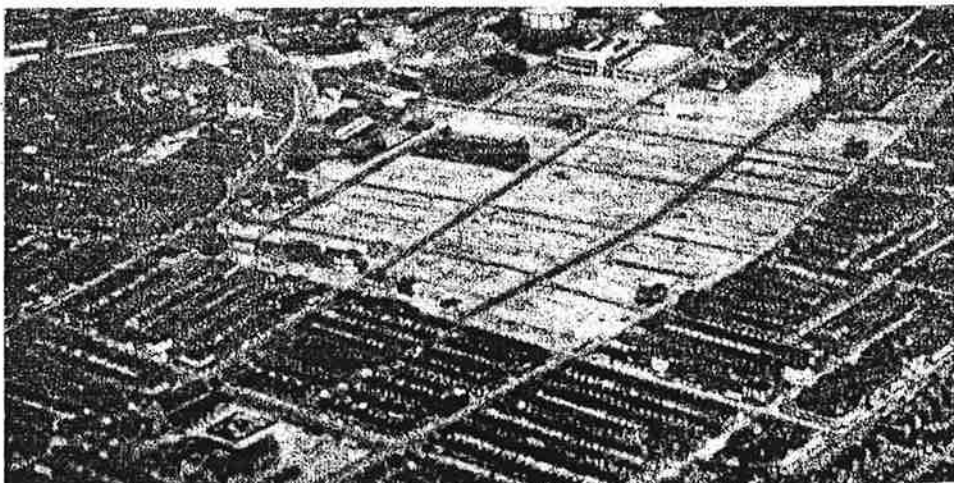
land too expensive to buy to erect its own houses. The result - a deserted crater where 1,000 Hulme houses once stood.

· Finally, in 1938, a movement of local residents called the Hulme Housing Association persuaded the Council to approve plans for new flats for displaced Hulme residents.

· This first Hulme estate of purpose-built Council housing - Bentley House - was finally built after the War in 1947, and was so successful that another estate of the same kind of housing was immediately built in St George's, a neighbouring area of Hulme.

· The 1945 Manchester Plan promised a bright new future for a spacious new Hulme built entirely from the type of flats shortly to be erected on the tracts of land cleared shortly before the outbreak of War.

· However post-War rebuilding, and a nationwide shortage of housing put a halt to the series of clearance programmes planned for Hulme.



· The derelict Hulme Clearance area in 1937, awaiting development