

## KOREA-UK WORKSHOP HELD TO DISCUSS NEW DIRECTIONS FOR URBAN SQUATTER POLICIES

For decades, Korean housing policies focused on the supply side while the demand side was largely ignored. This general principle included low-income housing policies, as well as the squatter policy. The Urban Housing Renewal Program has been the main source of housing supply in large metropolitan areas, and most original residents have been replaced by middle-income people. In Britain, at one time, progressive social housing policies were prevalent for example, Britain has extensive policy experience with unfit housing and urban deprived areas, and its concept of a “fitness standard” has been applied to define substandard housing in many countries, including the United States and Korea. Now, however, a large portion of social units in Britain is privatized.

A workshop on the urban squatter policies in the UK and Korea was held November 30 ~ December 1, 2004, in KRIHS, Korea as a part of a cooperative research project between the two countries. This was the fourth and final workshop in a series in which scholars and government officials of Korea and the UK discussed the process of redevelopment projects, success-case studies of regeneration programs, and future developmental housing policies. The primary purpose of the workshop was to find a more effective and realistic direction for re-housing policies aimed at native residents in redevelopment areas. Participants presented eight papers, four from Korean participants and other four from British partners. Two papers overviewed the British and Korean policies and programs, while the remainder dealt with specific aspects of the programs that had not been introduced in previous workshops. Governance of housing renewal and urban regeneration was extensively analyzed in several papers, and the partnership between local authorities and local private corporations, local banks, CBOs, NGOs, and residents was discussed with case examples.

### Estate Regeneration in Lee Bank, Birmingham

The regeneration of a group of council estates

in the City of Birmingham was presented. The sale of council houses to sitting tenants led to the ‘revisualization’ of the council housing sector. The area was in poor condition and had social and economic problems. When one funding program, the Estates Action Program, local residents demanded the council find a way to continue improving their housing. Working with the residents, the city applied for a grant under the new Estates Renewal Challenge Fund. It intended to achieve regeneration in big, run-down local authority estates. A social and economic program for the area deals with employment, community enterprise, crime and community safety, education, health and family support, young people, empowering communities and the arts.

### Emergence of Planned Development in Urban Renewal from Piecemeal to Comprehensive Planning

The circumstances contributed to the failure and success of urban residential redevelopment programs were investigated. It pays more attention to the historical development, financial strategy, payment body, and protection of low-income households. Emergence of new renewal policies targeting planned development in urban residential renewal is discussed. It enables us to show that planning in renewal is essential to the sustainable living of urban residents.

The 4th Korea - UK Workshop on Urban Squatter Policies



### **Roles of NGOs in Squatter Redevelopment : Korean Cases**

Two cases to present how NGOs influence squatter redevelopment in Korea were examined. The examination shows that there are some differences between national NGOs and CBOs. National NGOs are contributing to the reform of the institutional system of squatter redevelopment and concern the reform of the whole institutional and social system. On the other hand, the CBOs have had initiative in the whole process of redevelopment in the area. They act for the interests of the majority or the mainstream faction of residents. Therefore, there is a need to study the possibility of cooperation between CBOs and national NGOs.

### **Governance as a New Model Maintenance of Residential Area**

For new MRI, coordination of players such as the central government, local governments, residents, civil organization is necessary. The central government provides funds through the MRI Fund, which is managed by them. Local governments plan, adjust and manage local MRI initiatives. They adjust the relations of various interested parties, and ensures that the development by land plot and business area is pursued within the context of the consistent blueprint of the city.

Residents should play the role of the leader taking responsibility for the issues of the neighborhood. The neighborhood's responsibility for the local issues should be emphasized. Nonprofit organizations should access MRI as a whole urban environment as well as from resident's standpoints. Cooperation between different players is the most important factors in governance.

### **Nonprofit Organizations and Housing Rights in Urban Redevelopment in South Korea**

Profit motive would challenge or overcome motivation for building community. This indicates that the legal framework should design a win-win situation where the benefits of local community can be enhanced in the project at the same time that participants are protected against loss. Local community and housing rights have value for the common good but their benefits are not as apparent to individual res-

idents as expectations of profit. Therefore it will be necessary to have specially trained persons, such as community organizers or community welfare workers, to aid in communications, information dispersal, education programs, consensus formation strategies and the like.

### **Private Sector Housing Renewal in England and Wales: The Impact of Changing Legislation**

In England and Wales, a new national standard for houses in the private sector, the 'Decent Homes' is introduced by government legislation in 2002. A major change is the adoption of financial assistance in the form of loans rather than grants and this is proving a major challenge to local authorities. However increasing private finance is proving problematic as major private sector lenders (the banks and building societies) are reluctant to engage with local authorities. What they tend to underscore is that local policies are appropriate for local circumstances and sustainable home-ownership for low-income homeowners continues to require government support in order to sustain standards.

### **Housing Market Renewal : A New Approach to Housing Renewal in UK**

The development of a new, large scale, strategic approach to restructure housing markets in the North and Midlands regions of England was examined. In the mid-1990s, housing markets in many inner urban areas of England northern cities began to fail. Housing market renewal (HMR) funding began in 2003 to provide resources to the areas experiencing both the most intensive problems of market failure and at risk of this continuing unabated without rapid intervention. Specifically established multi-agency boards overseen by the central government manage the program. Regional governments work with the pathfinders to ensure that their work fits in with broader local economic, planning, neighborhood renewal and housing strategies.

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