



CLARION
HOUSING GROUP

Urban planning and governance of a smart city – balancing economic vibrancy and public interests

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Clarion Housing Group

- Largest Housing Association in the UK
- **c.125,000** homes across **c.170** local authorities
- **£829m** turnover
- **£96m** social value of community investment activity
- **76%** residents online

Clarion regeneration

Merton Regeneration Project



£1bn
investment

2,800
homes

£650m
construction

No loss of
affordable
housing

£30m
community
infrastructure
Extra
£2m
Council Tax
a year

1,500 | **100%**
more houses and flats | Lifetime Homes

500+
construction jobs

Energy efficient
homes

150 | Space for
retail jobs | new start ups **50**

2 low carbon
energy centres

Hundreds
of apprenticeships

2 new
parks | **Hundreds**
of new trees

Regenerating Barne Barton



£22m
investment



£450k
government funding



Demolishing **226** flats to create **204** new homes

Homes for
over 55s

Right to return
for all tenants

One & two
bedroom flats

100%
affordable homes

Two & three
bedroom houses with private front gardens

Low cost
home ownership options

Car free, pedestrianised green street
running through the
heart of Barne Barton

Building with Nature
accreditation

3 dedicated
play spaces

Places for walking, playing and socialising

New community space

River views

Communal
cycle parking



UK Smart Cities agenda

British Standards Institute: PAS 181:2014

Smart city framework – Guide to establishing strategies for smart cities and communities

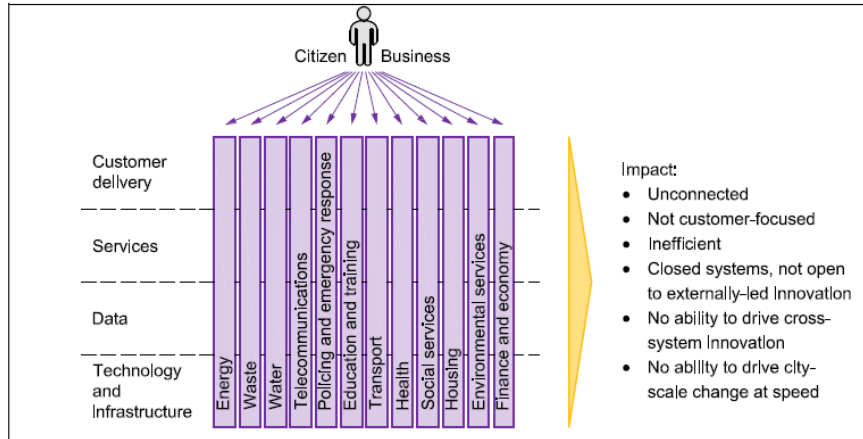


Figure A – Traditional operating model: where cities have come from

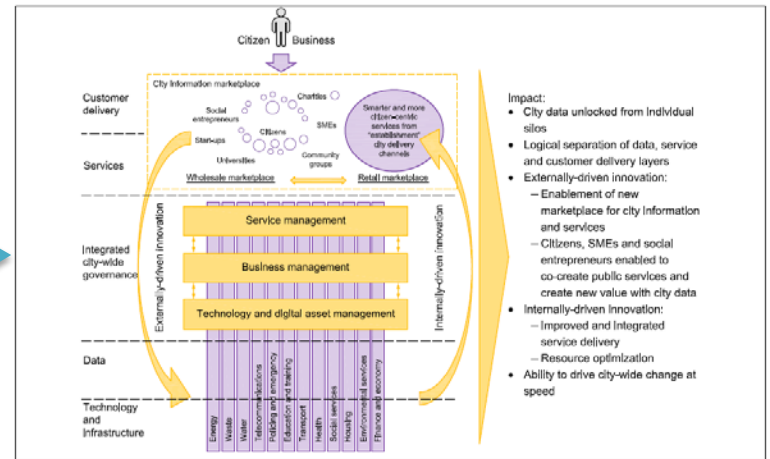


Figure B – New integrated operating model: where smart cities are moving to

Clarion experience

Nine critical success factors:



“We are witnessing the gradual disappearance of the post-war British welfare state behind a webpage and an algorithm,”

UN Envoy Philip Alston, 2018

**THANK
YOU**

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