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'VANDALISM'

'IN URBAN-HOUSING DEVELOPMENTS'

DISSERTATION

FOR A MASTER DEGREE

IN

ARCHITECTURE

by

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To my parents

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VANDALISM IN URBAN-HOUSING DEVELOPMENTS

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Department of Planning and Housing Co-op (Association) of Castlemilk East

Forward

As a topic, vandalism has the advantage of our being personally involved in that we all use the damaged environment and some^{us} of have contributed to such damage at some time.

Vandalism consists of the one form of the everyday violence, which is perpetrated onto the environment. Vandalism has always been considered as a problem all over the world but it could be the major problem in the sort of urban environment we are helping to develop today.

Because vandalism has a direct impact on the environment and destroys the environment which is consumed by "non-vandal" people causing them damage and disturbances, it has attracted people's attention to it and to the need to do something about it.

Thus, between the several contributors' approaches on the subject, I would like to share in the particular subject hoping to provide at least one or more fruitful ideas for the future research in this field; Consequently, to "unload" societies, to give them a better chance to benefit from their environment, and above all to create a harmony between man/environment.

My approach towards the subject of vandalism is based into two large parts: Firstly to investigate the nature and extent of vandalism onto the environment. Secondly to produce a series of guidelines for designers to enable them to counter vandalism, with particular reference to any precautions that can be taken at the design and construction stages. In addition, to offer the contribution they may make towards a better understanding of the designer's role in preventing vandalism.

SUMMARY

The following study will be divided mainly into four parts which are complementary to each other. The four parts will enable us to go steadily in the study of the problem of vandalism, making it as simple as possible to understand, and finally to identify the possible ways to reduce and control its proneness into the urban environment.

The first part which consists in Chapter One and Two will look at the 'phenomenon' of vandalism from different sides, trying by that to have a brief and clear idea about its extent in meaning words and acts, and trying to find what kind of relationship exists between man/environment.

The second part is Chapter Three, and which is the direct consequence of part one. In this Chapter we try to surround the problem, and focusing our study on the two main components of the problem: Man/Environment. In this matter we will take the urban environment as a field of study and especially housing developments. Using some example studies, we will try to analyse the approach of certain contributors to the question of vandalism, and what are the possible alternatives to use in controlling or reducing it.

The third part which consists in Chapter Four will look at the different measures deriving from the study of the previous part of work and examples; aiming to reduce or help to control vandalism in urban environment in general and housing development in particular.

The fourth and last part, consists in Chapter Five and the 'heart' of this dissertation. It aims to a research

study carried out, on two existing cases which are suffering from the problem of vandalism, and to put some solutions or possible alternatives down, according to the problems identified there. This part relies very much on the analysis of the whole thesis. Finally, we will end our dissertation by setting up some universal design guides and social recommendations as a direct product from the study of this last section and the preceding chapters.

1.1 INTRODUCTION TO THE PROBLEM OF VANDALISM¹

Vandalism has increased dramatically over the last ten years all over the world. Vandalism costs society dear and is a major factor in the deterioration of built and institutional environments.

Moreover, the fact that vandalism is often described as unmotivated behaviour constitutes a challenge for the social sciences. In reality no behaviour occurs without motivation. The fact is, it is difficult to expose and analyse the motivations behind vandalistic behaviour, because they are often unconscious or not immediately apparent. Such behaviour may also be the first illogical outcome of a number of conflicting motivations.

In short, it may be said that the desire to understand the motivations behind vandalistic behaviour and the wish to explain its current increase stems as much from scientific consideration as from the need for practical applications of such knowledge.

A. HYPOTHESIS ON VANDALISM²

Vandalism has traditionally been described as absurd, unreasonable or even pathological behaviour in as much as it procures no advantage to its perpetrator and indeed, even has a negative impact upon him or her by reducing the quality of the environment in which he or she lives or works.

Consequently, vandalism is frequently referred to as senseless behaviour.

Thus three hypothesis have been advanced to attempt to explain the motivations behind this apparently pointless behaviour.

A.1. PSYCHOLOGISTS

Clinical psychologists have taken the view that irrational behaviour of this sort is pathological, that those characterised by it are delinquent and that they are probably not very different, in terms of their personality and social background, from the juvenile delinquents whom these psychologists are frequently called upon to examine.

A.2. SOCIOLOGISTS

Sociologists have emphasised the fact that vandalism is social behaviour.

Since (a) it is more commonly perpetrated by groups than by individuals acting alone.

and (b) It represents the expression of a revolt against adult and institutional authority.

It is a fact that vandalism would appear to be more serious and more common in areas occupied by mixed social classes where locals often refuse to accept new arrivals.

In such circumstances, gangs of adolescents form and develop a subculture, which justifies aggression against the physical and social framework by which they are rejected.

Furthermore, vandalism has been observed to be more deep-rooted where the ability of families to meet the needs of their members is limited: This is particularly the case when socio-economic standards are low, when unemployment is present and when immigrants are involved.

A.3 Designers

Another approach in the analysis of the causes of vandalism has been put forward by "Oscar Newman" who has pointed out that vandalised environments are more fragile than others. Fragile in this case refers not only to the destructable nature of the building materials employed but also, and above all, to the difficulties of guarding such environments owing to their architectural design and the social life style to which this gives rise. The large communal anonymous zones used by all residents of certain large-scale housing developments represent "barren" areas which are impossible to keep under surveillance and with which residents do not identify, since they neither own nor are concerned with them. Such zones constitute choice targets for vandals.

B. SUMMARY

Clinical, social and architectural factors would appear at first sight to cover all aspects of the problem. A fragile, poorly guarded built environment inhabited by people from the underprivileged strata of society and from groups associated with migration, unemployment, cultural assimilation problems or broken families, provides the setting for the more delinquency prone elements to resort to large scale vandalism. Seen from this viewpoint, then, vandalism constitutes a symptom of a sick society.

Thus, even to explain that vandalism is senseless or pointless behaviour, we need to go further in explanation to and detail of the problem.

Supported by the three hypotheses seen lastly, we will try to detail some of the aspects in relation to the problem of vandalism.

1.2 TOWARDS AN UNDERSTANDING OF "VANDALISM"³

The three hypotheses we have examined in the introduction appear to be important and give us already an idea about how to tackle the problem of vandalism.

The important factors in the study of the problem though seem to emerge directly by observing the vandalised environments and appear to be very pertinent in tackling the problem. 'Levy Leboyer' does categories these factors under four main headings:

1. Vandalism and Type of Environment
2. Newness and 'Vandalism'
3. Vandalism leads to Vandalism
4. Small-scale vandalism.

1.2.1 Vandalism and Type of Environment³

What are the features characterising vandalised environment?

- All environments are not vandalised to the same extent. A link has been observed to exist between the social characteristics of resident or users and the amount of vandalism occurring. However, social variables of this nature are insufficient to explain this inhomogeneity in the presence of vandalism which is really characterised by environment variability.

- First and foremost, public property is more frequently vandalised than private property while even within the former category vandals do not choose just any target:

e.g. one school can be hardly vandalised while another apparently similar in terms of design and student body is left relatively untouched.

- Similarly, one call box may be repeatedly ruined while another 100 metres away in the same neighbourhood, is completely spared.

1.2.2 Newness and Vandalism

What determines the attitude to territoriality in terms of public and semi-public space?

- Those designing areas for public use have often had occasion to observe that novelty attracts vandalism: e.g. new playgrounds in housing estates are often ruined very shortly after their appearance. If they are subsequently repaired, it may well be that they will be vandalised a second time.

It is most unusual, however, for this to occur a third time.

- This endows the study of vandalism with a time dimension, erases the problem of resistance to change and suggests the idea inspired by work psychology, that participation in the environment modification process could bring about conditions propitious to a decrease in vandalism.

1.2.3 Vandalism and 'Vandalism'

If the cleaning and maintenance of public facilities are cut back, vandalism will immediately begin to develop - why?

It is commonplace to say that in public buildings or housing development, vandalism leads to more vandalism.

e.g. If graffiti is left on a wall for 24 hours, that wall will be completely covered with it two days later.

That leads to the rise of other questions:

- What is the significance of the first graffiti on a wall or of the shoddy state of inadequately cleaned facilities?

- In what way does the initial deterioration modify the individual/environment, so as to lead to the rise of vandalism?

1.2.4 Small-Scale Vandalism

Why does an individual eschew negligent behaviour in his immediate personal work or home environment and yet inflict minor damage on another environment?

Vandalism can stem from inappropriate behaviour or the wrong use of everyday objects and facilities.

e.g. Supermarket trolleys for scooters, lawns for

parking, flowerbeds for call ground, bicycles propped up against fragile walls etc. So, what determines such negligent or careless behaviour with respect to the environment? ³

C. SUMMARY

From the four sets of observations in 1.4, we could draw some important hypotheses which could lead us to a better handling and understanding of the problem of vandalism.

- The first hypothesis will look at the physical characteristics of the environment which help or invite the vandal to perpetrate his acts on this environment.

- The second hypothesis will study the relationship between the social and the environmental system. Trying to lighten the question of the features which could help man to build a relationship with his environment inducing him to care or to be indifferent about it.

- The third hypothesis will look to the social norms which determine human behaviour with his environment. The question of human behaviour is likely to be clarified to enable us to understand certain types of behaviour.

1.3 CONCLUSION

These hypotheses oblige us to look at the problem of vandalism in the framework of the relationship between man and his environment. Trying to find the answer to its control or rather the control of its multifaceted forms.

- In other words the study of vandalism has to take

into account these factors and adopt a view-point system.

Consequently, the view-point system is based (a) on a better understanding of the significance of environment for the individuals and groups living therein; (b) on modifications of the psychological relationship between man and his environment.

In the next chapter we will identify the problem and its source(s) and the human factor in relation with the environment.

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CHAPTER TWO: IMPACT OF HUMAN FACTOR UPON PHYSICAL ENVIRONMENT AND VICE VERSA

2.1 EXTENT OF THE TERM OF VANDALISM

2.2.1 Nature of Vandalism

"Vandals are one of a teutonic race from the shores of the Balcic that overran Gaul, Spain and North Africa and Rome in the 5th Century, destroying works of art etc.... one who wilfully or ignorantly destroys or disfigures a work of art." (The Concise English Dictionary)

2.2.1.a First use of the term Vandalism

"The term vandalism is relatively recent and was probably used for the first time in 1794 by Gregorie Bishop of Blois.

Gregorie concentrated on the destructive act against churches and cathedrals during the French revolution. Vandalism is the damaging of the property of others, without material benefit to the offender". In this definition the term 'damaging' has the meaning of making an object useless for its intended function."¹

2.2 DEFINITION AND TYPES OF VANDALISM²

Depending from one author to another, from one contributor to another and from one country to another, it seems that vandalism has got different meanings but it remains the same problem everywhere. For instance, Dr. Stanley Cohen, regroups and identifies vandalism in five forms:

- "1. Ideological: Property destruction characterised by:
 - a. Rule breaking towards some explicit and concise ideological end.
 - b. Challenge of content of the rule being broken. (See Fig. 2.1., 2.3).

2. Acquisition: Damage done in the cause of or in order to acquire money or property.
3. Vindictive: Hostile actions enjoyed for their own sake at the victim's expense, inspired by curiosity and a spirit of competition and skill.
(See fig. 2,4,5,6).
4. Malicious Vandalism: Hostile actions enjoyed for their own sake at the victim's expense, inspired by feelings of boredom, despair, exasperation, resentment, failure and frustration." (See fig. 2,7,8,9).

Play-Vandalism: Form of institutionalised rule breaking without malicious intent inspired by curiosity and spirit of competition and skill (See fig. 2.10,11,12).

2.3 THE IMPACT OF HUMAN FACTOR UPON THE PHYSICAL ENVIRONMENT - VANDALS

Who are we thinking of then we talk of vandals? The picture seems to be painted as follows: Vandals are invisible groups of anonymous unsocialised children or adolescents who have escaped the patterns of family and school life, and having not yet assumed the patterns of adult family and work life, are roaming at large, unrestrained by codes of civilised behaviour, seeking instant gratification of whatever desires assail them. They are not people we know well. They are the disquieting 'mass' whose reasons we cannot fathom.

2.3.1 Definition:

Vandal is somebody else. In general terms he is someone we deplore, but we usually give the word a much more significant meaning.

Fig. 2.1

Second World
War Bomb
damage



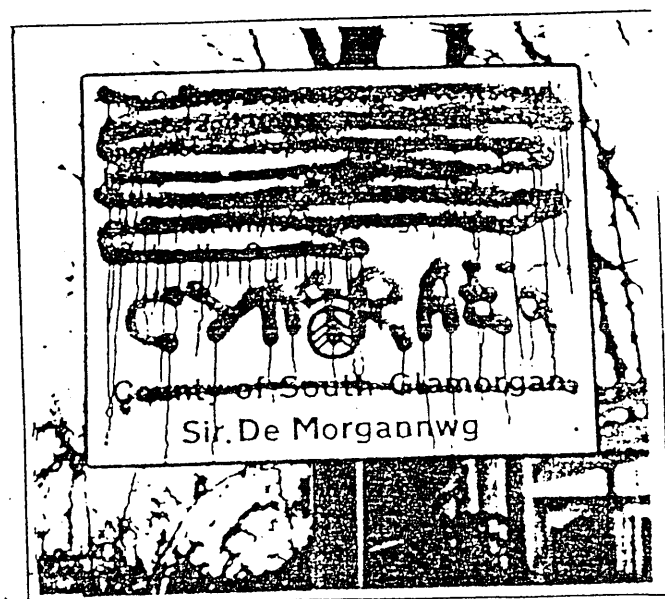
Fig. 2.2

Graffiti in Northern
Ireland



Fig. 2.3

A road sign in Wales



VINDICTIVE VANDALISM

Photos: Andy Northedge
"Vandalism Decline in
Society"

Fig. 2.4
A Train after the antics of
football fans

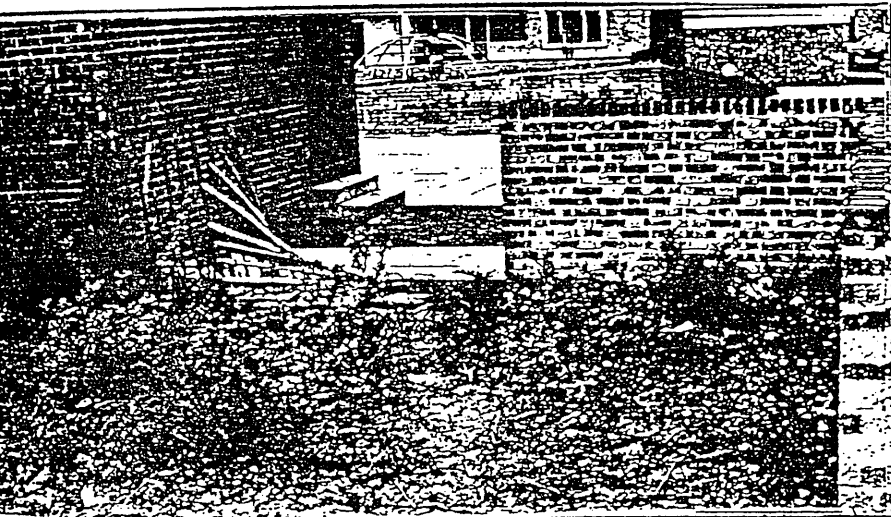
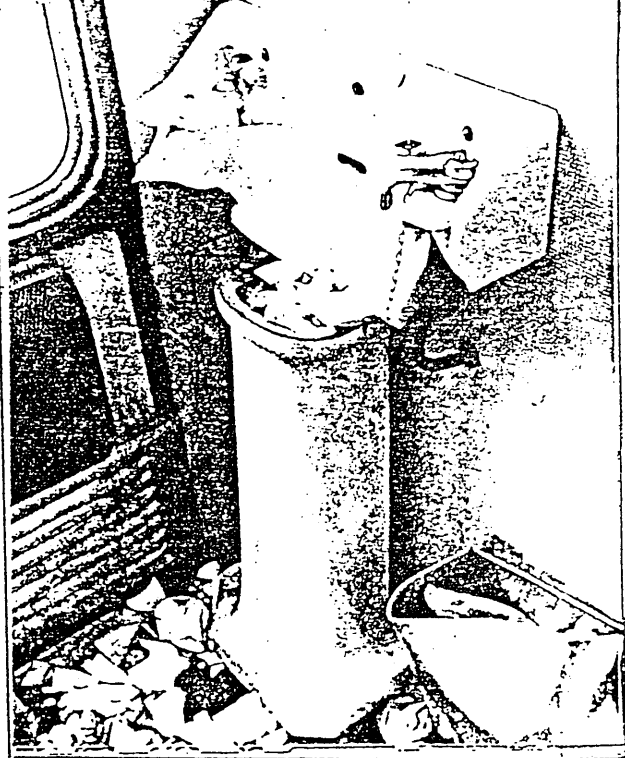


Fig. 2.5
An unofficial
footpath

Fig. 2.6 Damage to a
telephone kiosk



MALICIOUS VANDALISM

Fig. 2.7

Carvings on a public school desk



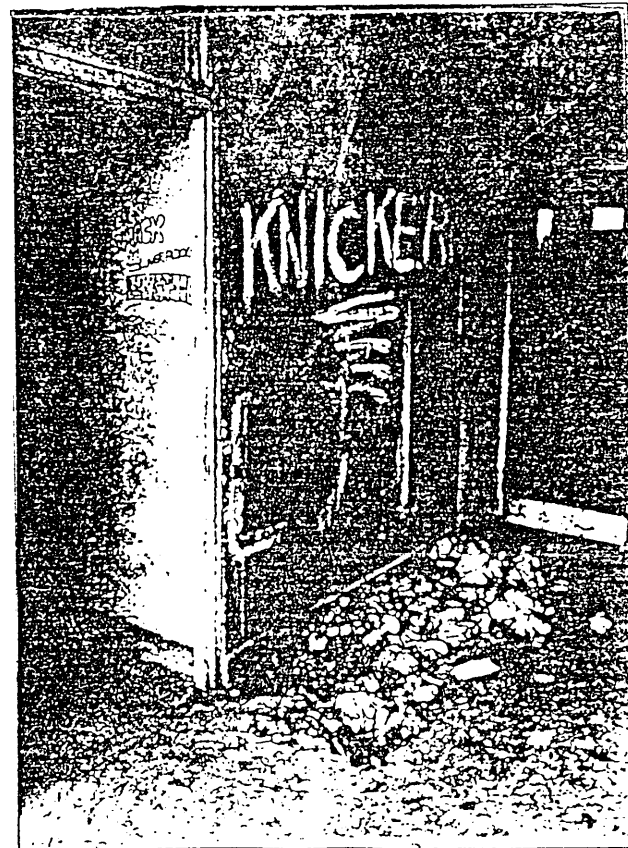
Fig. 2.8

A Cambridge College
after the antics of students.



Fig. 2.9

Graffiti in Liverpool
Tower Block



PLAY VANDALISM

No intent to destroy

Fig. 2.10

A mural in a children's
playground

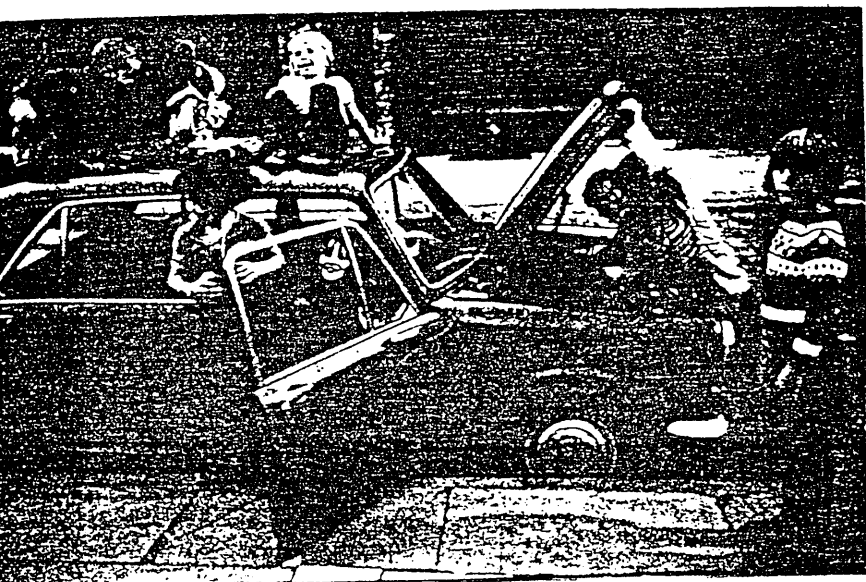


Fig. 2.11

An abandoned car

Fig. 2.12

Girl breaking a bottle



"The popular stereotype of the vandal is that of a working-class male adolescent and his act is the 'wanton', senseless' or 'motiveless' destruction of property, usually public property of some kind. He and his behaviour constitute a 'social problem'. Colin Ward, "Vandalism", ed. 1973 (3).

i.e. "He has not been taught a proper sense of respect for authority and is hostile towards society. He may even be thought to be 'sick in the head' and in need of psychiatric treatment, but basically he needs a spell of stern discipline (National Service for instance) to teach him the values of an orderly society". "Vandalism sign of society in decline", prepared for course team by Andy Northedge, G.S.A. (4).

"But this image of the stereotypical profile of the vandal as a working class male has been invalidated by various studies". (5)

So vandals come from urban and suburban, as well as rural areas, from working class, to middle class as well as upper class families, and are of different ethnic origins."

Here are some figures which emphasise what we have mentioned above.

In the U.S.A.⁵

Statistics for the U.S.A. indicate that about 90% of all arrested vandals are white male under 25 years of age. (U.S. Bureau of Federal Investigation 1974).

Figures reported by the Pennsylvania State Police (1980, 65ff), show that those under 18 account for some 60% of the vandals arrested, whereas four (4) out of every five (5) juvenile offences are cases of vandalism.

Marshall (1976) found ten (10) years to be the most common age group among arrested vandals.

Participation in vandalism by youths appears to be widespread. C. Parke (1978), noted "extensive involvement"

among urban boys, aged 11 to 15, without mentioning a precise figure.

Such figures are hard to obtain, of course, as vandalism is very much an anonymous offence: some 90% of the reported incidents remain unresolved (Pennsylvania State Police, 1980: 70). Levy Leboyer.

In Great Britain (5)

Marshall (1976) cites a study conducted by Francis-Gladstone in which between 30% and 40% of secondary school boys in Liverpool (G.B.) admitted engagement in vandalism, etc.....Levy Leboyer. The list is endless if we carry on citing and classifying statistics and figures showing the participation of youngsters, whether black or white and their involvement as vandals upon the environment.

2.3.2 Vandals' Behaviour and Motivations

Vandals' behaviour is very ambiguous to explain. It can only be deciphered from the traces and marks left behind. Vandals usually act on physical variables which constitute the environment as a whole.

Vandalised objects may act as a support for subconscious desires and thereby exercise people's inner conflicts and ambiguities.

Thus vandalism or vandalistic acts constitute a message to society as a whole, by some people, whatever the reasons they are supporting.

2.3.2.a Vandals' behaviour

Therefore, we can identify several behavioural

attitudes. This is according to the different age and needs of the person, perpetrating the act of vandalism.

For instance:

"Children aged between 6-14 years act as vandals(6) subconsciously and in a play context. Their motivation is purely for play.

At the age ranging between 14-16 vandalistic behaviour takes a new orientation and increasingly involves rule breaking. It becomes then a matter of relationships to rules rather than relationships to objects. Adolescents seek to provoke prohibition. They test how far they can go in terms of stipulated, accepted, tolerated and prohibited behaviour.

They try out their power and react to any humiliation. Destructive acts are less random, targets are more carefully chosen and behind the targets, the individuals and the powers that are to be attacked.

After the age of 16 vandalistic behaviour becomes more clearly reprehensible. It challenges power and value hierarchies. Acts take more aggressive colour, while the destruction becomes less multiform, more selective and more directed.

Vandal behaviour develops a more negative impact. It is new, no longer a matter of games getting out of hand but of carefully thought out destructive activities." (6)

2. 2.3.2.b Vandals' Motivations

Motivation is regarded as integral to all human activity, so, to conceive of an act as having no motivation, constitutes a challenge to the psychological mechanism of the human being involved in the act.

The motives behind the acts of vandalism are usually perpetrated on the (visible) physical variables constituting the environment.

From these variables we could read and decode certain

of the motives, behind the act of vandalism.

For instance, a person may act as a vandal and bring some damage to the environment, in order to please and satisfy him/herself or to reach indirectly a person or a power-factor behind.

In the context of motivations some²⁷ could identify:

Motivation by Revenge: A feeling that the individual has been hurt in some way by society and is therefore acting on it in order to express this injustice and to achieve some form of revenge.

Motivation by Anger: Is another motive of vandalism explained in terms of a person's feelings, annoyed at not being able to get what they want (e.g. telephones, in the case where money is not refunded.....after non-call).

Motivation by Boredom: In this case vandalism could be associated with unemployment and lack of recreational facilities. Youths simply break and destroy things in order to introduce some excitement and interest into their lives. Sometimes the 'fun^{of} the chase' adds the excitement engendered during the acts of vandalism on things.

Motivation by Acquisition: This is a type or a form of motivation which puts vandalism in the context of criminal actions.

There are a lot of examples that we can identify: coin meters, sweet machines etc.....

Also, there was an amusing story about the acquisitive vandalism motivated by theft, reported by J. Selosse (the Vandal's Behaviour, in Levy Leboyer's book

Vandalism, ed. 1984, which happened in the Soviet Union).

"It seems that a number of years ago, when electric guitars first became popular there was a great rush of destructions in telephone kiosks. The reason for this was that the small microphone which could be placed inside the guitar in order to amplify the sound was not readily available in the Soviet Union but the microphones inside public telephones did provide just the equipment needed. The industrious guitar player had a ready source for his equipment." (7)

So, this type of behaviour might be interpreted as an act of vandalism in many contexts when in fact it is directly a form of theft.

Exploration: Some of the acts of vandalism are also motivated by exploratory acts. Usually perpetrated by adolescent people trying to see how the physical and social system works by destroying objects.

Dr. Cohen in his turn found a way and identified the motivations for the significance of property destruction, by putting forward a descriptive typology. This typology featured: acquisitiveness, vindictiveness, tactics, play, malice and ideologie, and is still one of the most frequently used in the study of vandalism. (for meaning, check definition and types of vandalism.)

SUMMARY

~~For~~ ~~My~~ point of view: Concerning the influence of human factors on the physical environment, vandalism is a common activity seen usually among youths and sometimes amongst adults.

Children's acts of vandalism can be explained as a result of the play situation.

The adolescents, by their acts of vandalism wish and express themselves in society where they want adults and officials to 'remark' and feel their presence, but often their sounds to society are inaudible. They use environment as an intermediary element, to get themselves listened to.

Adults act often as vandals by revenge and anger to the social situation which "laisse a desirer".

Thus, having defined and identified the first component or factor of vandalism (in this case "the human factor") and its relationship to his physical environment).

Let us have a look the other way back, i.e. 'the relationship of the environment towards the human factor'. That will be the beginning of the next point.

2.4 THE IMPACT OF THE PHYSICAL ENVIRONMENT ON PEOPLE

As the term physical environment has got wide meaning, we shall restrict it to "urban environment" to make it more relevant in this work.

As we have seen previously man can be very hostile to his/her physical environment and especially the urban one. Pushed by whatever reasons, he/she destroys this environment, breaking all good relations with this latter. But the question must arise: does the Physical Environment affect its relationship with the human factor as well?

A. Example of London: (Colin Ward: 1973, Vandalism) (8)

The serious destruction of the historical physical environment by private citizens and public corporations,

government and local authorities and the demolition of a lot of historical and irreplaceable structures such as:

1. The Euston Arch which was standing in London, like a masterpiece of work, working as a landmark and being or forming the character of its street. (See fig. 2.13,14, 15).

2. The demolition of Woburn Square, which was certainly part of some peoples' life as souvenirs and history. (See fig. 2.16,17).

3. The demolition of the historical old town farm in Wheathampstead, (See fig. 2.18,19). They have probably shocked a lot of people's feelings. Above all, the ones concerned with history and users of these high urban vestiges.

The 'death' of these beautiful and historical buildings had great effects on some people's lives.

One should ask oneself, what would the city of London be if Saint Paul's or other churches were destroyed? If the house or mansion, the Tower of London and the Monument and the many smaller but no less significant structures were all demolished? Without them would there be a city of London as we know it?

This is not an isolated case - let us see what happened elsewhere.

B. Pruitt Igoe, St. Louis, Missouri, U.S.A. (9)

The hostility of physical urban environment towards the human factor is very obvious in some places in the world,

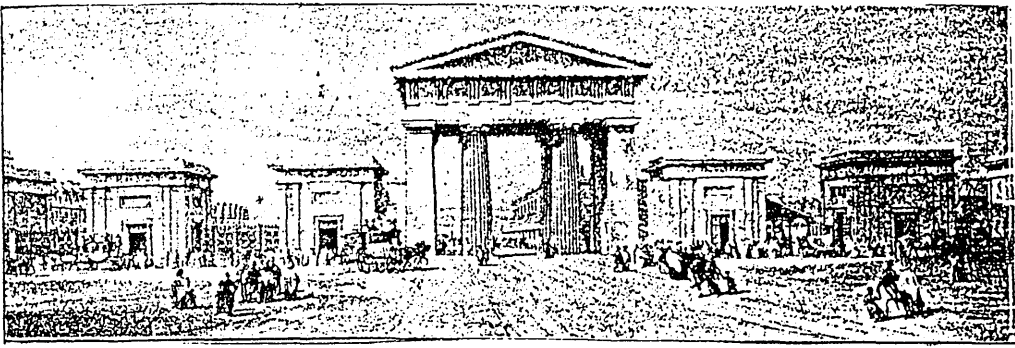


Fig. 2.13 Photo of Euston Station when first built, a drawing by Philip Hardwick.

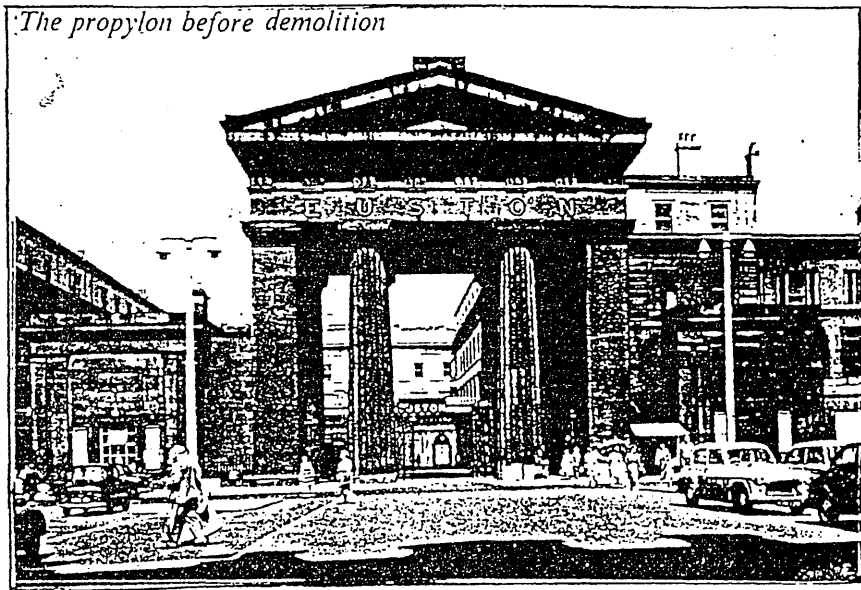


Fig. 2.14

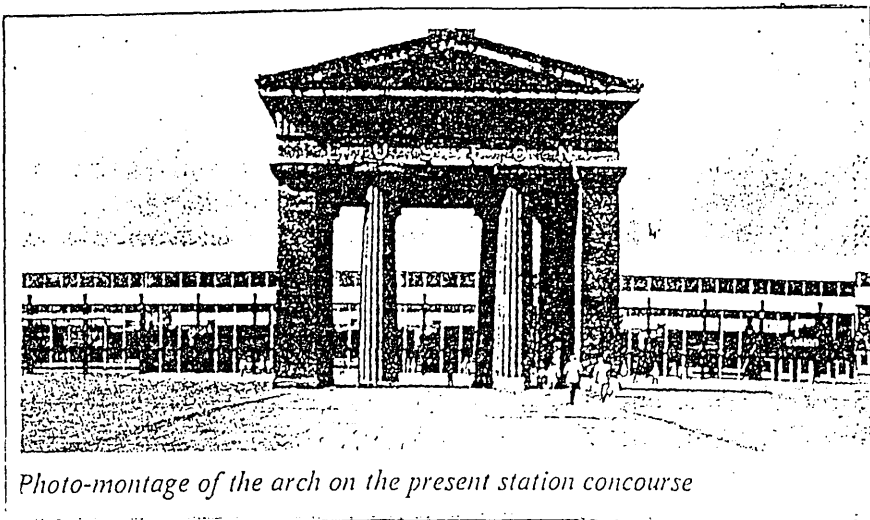


Photo-montage of the arch on the present station concourse

Fig. 2.15



Fig. 2.16 Photo of Worburn Square before demolition
(Photo by the author,
C. Ward.)

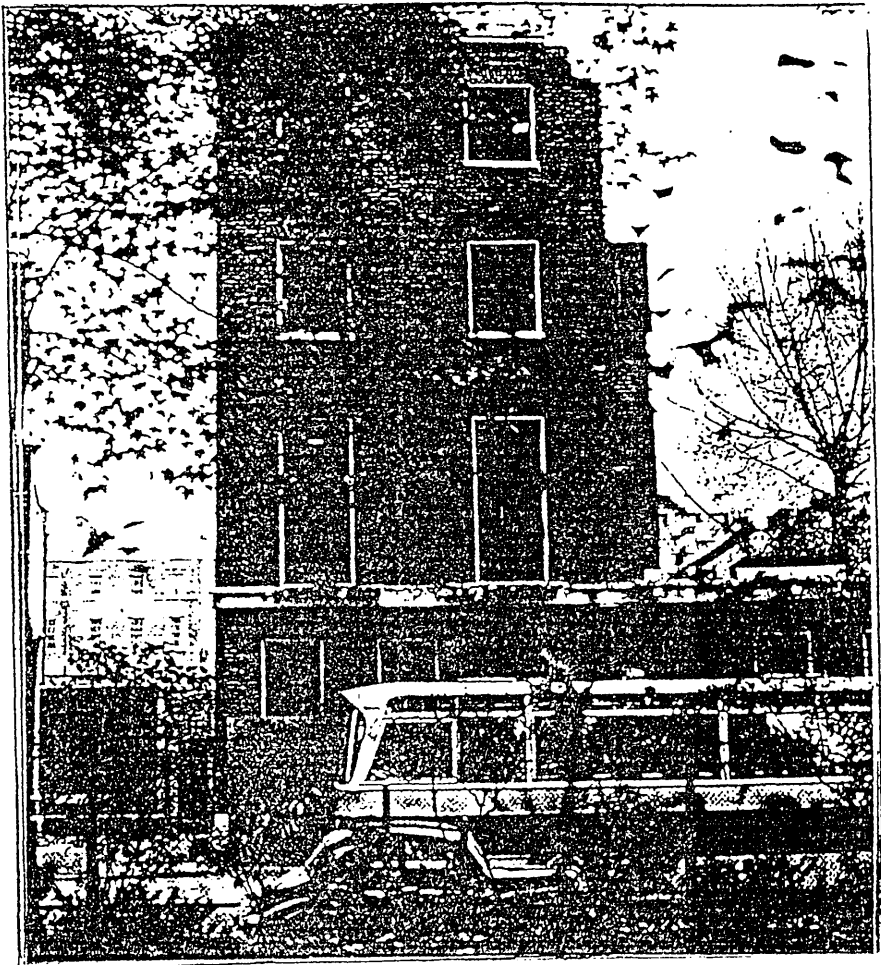


Fig. 2.17 Photo of Remnant of Worburn Square during
demolition 1970.
Photo by C. Ward.

Fig. 2.18



Wheathampstead, Old Town Farm, before and after demolition

Fig. 2.19 Photo by C. Ward.

see for instance the example of public housing project 'Pruitt Igoe' in St. Louis Missouri, (U.S.A.) which gets its 'relationship' to the human factor broken by its hideous image, ugly massivity and brutal in matter of scale. Pushing people to react by turning over their back to it and abandoning it to vandalism and crime to take over then and finally ended by being dynamited, (See fig. 2.20).

C. Fergusleigh-Park, Paisley, Glasgow (Scotland)

Unsuitable and maladjusted physical urban environment, help to widen the gap between people and itself, conducing to a creation of chaotic places, run by vandals and criminals. (See fig. 2.21). Abandoned environment (housing) destroyed by vandals, (40 years after this public housing estate was built).

D. Example from Las Palmas, Canary Islands

People prefer to build and promote a good relationship with adequate physical urban environment, (See fig. 2.23). rather than being a 'slave' and subjects to inhuman and inadequate physical urban environment. (See fig. 2.22).

E. Example from Caracas, La Guaira, Venezuela (See fig. 2.24,25).

(Examples from J.F.C. Turner's book, "Housing by People").

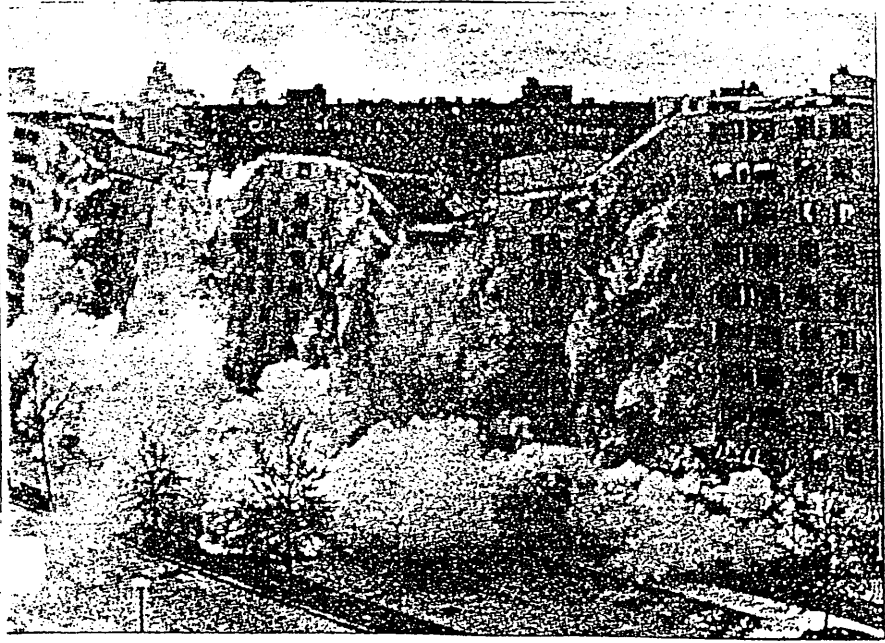
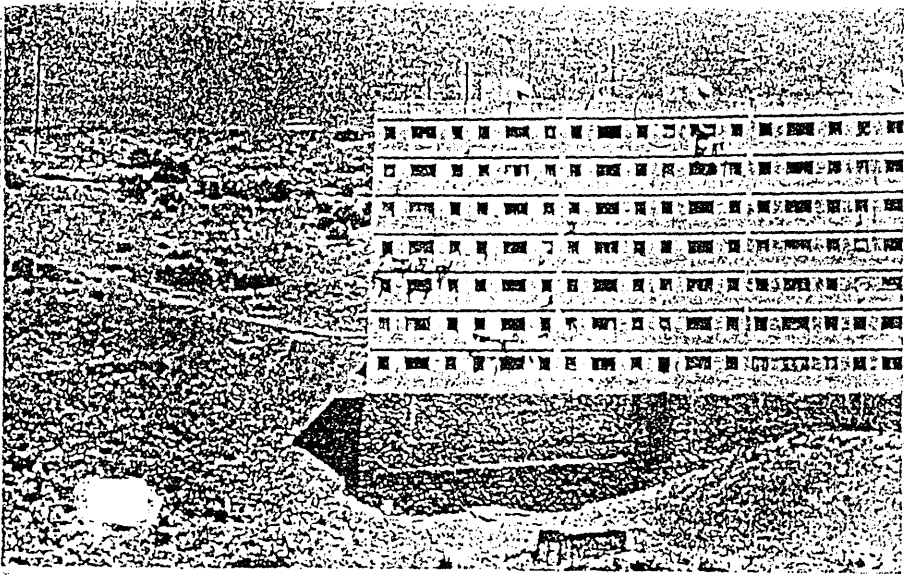


Fig. 2.20. Pruitt Igoe. An architectural award winning public housing project built in St. Louis, Missouri, was partly demolished 20 years later as a result of its unpopularity and vandalism. (Photo by UPS)



Fig. 2.21. Fergusleigh Park, Paisley, Glasgow, Scotland. Abandoned houses destroyed by 'vandals' 40 years after this once popular model public housing estate was built. Photo by Author. J.F.C. Turner.

Fig. 2.22



The block of flats () is a few hundred feet away from the houses (). This example from Las Palmas, Canary Islands, supports the proposition that aesthetically hideous, socially alienating and technically incompetent architecture is bound to replace that with traditional values when fossil-fuelled heteronomy takes over.

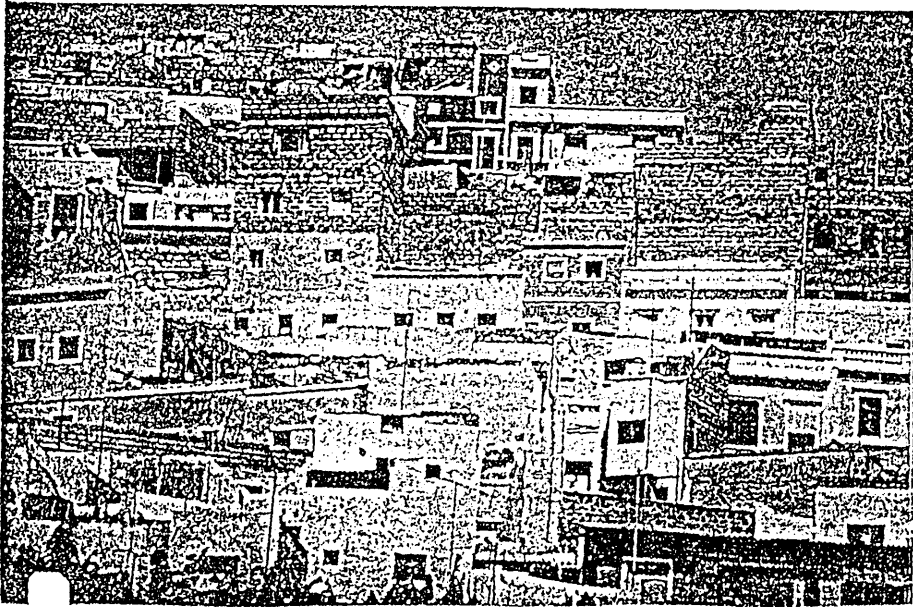
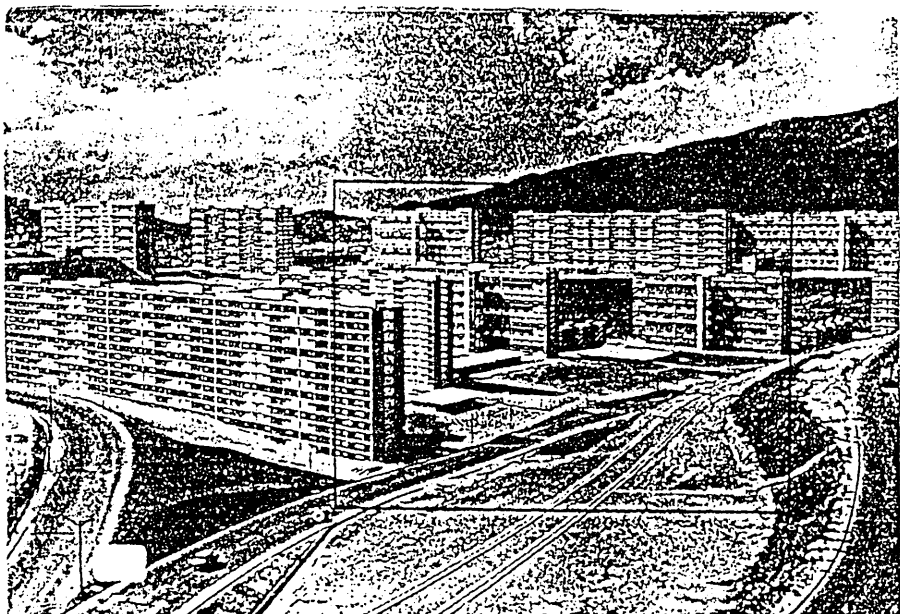


Fig. 2.23 Photos by author J.F.C. Turner

Fig. 2.24



Between 1950 and 1954, 115 superbloques were built in several massive developments in Caracas and its port, La Guaira, Venezuela. Although intended to rehouse squatters and to eliminate the *ranchos* spreading over many hillsides the increased labour demand for their constructions attracted more migrants than those rehoused. The *ranchos* continued to grow and even the open spaces in the projects themselves were soon invaded by squatters. Fig. shows the *21 de Abril* estate in Caracas upon completion (photo by Banco Obrero, Caracas). The area outlined is shown 10 years later in Fig.



Fig. 2.25 Photos by J.F.C. Turner

2.5, CONCLUSION

As the physical urban environment affected human factors, so does this latter.

Both factors (human and physical) could constitute or have a great influence upon each other.

Having established the relationship which might exist between man and environment, we shall focus our study in the next chapter dealing with the question of the physical urban environment and the problems such as vandalism which might affect the environment as a whole.

The question which might arise is: Does the form and organisation of the physical urban environment affect vandalism at all?

CHAPTER TWO - REFERENCES

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CHAPTER THREE: EXAMPLES STUDY

3.1 DOES THE FORM AND ORGANISATION OF THE PHYSICAL ENVIRONMENT AFFECT VANDALISM AT ALL?

As the physical urban environment describes a wide range of factors, we shall limit ourselves to narrow it and study this question in a smaller size; this consists of housing development in general and housing estates in particular.

As we have examined in previous chapters, the term of vandalism has got broad meaning, we shall restrict it to general degradation, wilfull damage and crimes as well.

3.1.1 C. Nilsson Example (1) - First Example

To give more clarity to the problem of vandalism occurring in the housing estates context, C. Nilsson carried out a study on vandalism aiming to elucidate the differences in levels of vandalism among the various residential and commercial areas within the city of Malmö in Sweden, and to analyse the environmental factors and mechanisms that might reinforce or restrict an individual's proneness to commit acts of vandalism.

Thus, empirical data of the research project "vandalism in residential areas" includes information about the environment and the crime of vandalism.

The environmental data are based on public statistics documented by local municipality. These statistics give information about the physical and social environment and about the population down to the block level. The crime and vandalism is studied through police-reported cases of vandalism. These reports describe the crime, where and how

it was committed, and if the suspect was known, also information about the vandal's character. Motives, etc. for the crime.....of do not want to go through the details of the study, such as figures, statistics, how data was gathered and the problems encountered, because the aim of this part of the work is other than the methodologie of research or study. So we will jump directly to the results of the research project. Thus some results have been shown to light.

The study of police-reported cases of vandalism has indicated two main city areas with a high frequency of vandalism:

The new multi-storey housing projects in the outer districts and the commercial areas in the centre.

In Malmo, the major part of the multi-storey housing projects was built between 1966 and 1975. These housing projects were built in non-traditional residential areas. The density of population is high and the houses and dwellings all have almost the same exterior and interior. Contrary to the new large housing projects, the buildings in the centre of the city stem mainly from the period before 1950. These dwellings are of varying quality, from dwellings without modern conveniences to exclusive, modern dwellings.

The new housing projects were built for the purpose of giving young people and people without incomes a modern dwelling at low cost. These housing developments came to be occupied mainly by young families with small children and by other adults who could not afford a more expensive dwelling in the centre of the city.

The social problems which emerged out of this high

concentration of people with different traditions, needs and aims of life into a limited physical area where individual creativity could not be fully expressed, gave rise to feelings of tension and frustration among the tenants.

These housing areas soon acquired a negative reputation. Anyone who could choose his dwellingplace avoided these large new multi-storey developments, which gave them a low status profile. Some of these residential areas still have, 15 years after they were built, many social problems to a large extent because of their persistent low status profile, high geographical mobility and unstimulating physical environment.

Summary

From the former example, two points arose:

- a. Poorly designed physical environment involving large scale housing units does promote vandalism.
- b. The design of large scale housing units leads to an average standard of design.

3.1.2 Clason Point Gardens Example Study

This example is the best, because it shows clearly and purely the impact of a physical urban environment in firstly, reconciliation between tenants and the physical (design) environment and, secondly the affecting of reducing the fear of crimes and vandalism.

In Defensible Space Oscar Newman introduces us to the example he has so greatly studied (See Oscar Newman's book for the detail of his research methodologie) and gives us by that a tremendous lesson of how to render a space

invulnerable to crimes and vandalism.

Second example study

Clason Point Gardens, The Bronx, New York (U.S.A.) (2)

Thus Newman and his team research present a way to create defensible spaces, through modifications of an existing environment.

The project, of Clason Point Gardens, is prototypical of security design for walk-up projects of moderate residential density.

3.1.2.1 Choice of project

The selection of Clason Point Gardens as a prototypical low-density project was undertaken with full recognition that while this project was typical of much public housing across the country of America:

- a. It was not typical of New York projects
- b. Its primary problems was fear of crime rather than an extraordinary high incidence of crime
- c. The project already embodied many of the characteristics of physical design the research team would advocate as a means of controlling crimes through physical design.

- Wide gaps between buildings along the street edges of the project revealed a vaguely defined system of internal paths and yards within.

- The project conveyed the impression that entry by strangers would not be resisted, even though all paths and

3.1.2.2 Clason Point Gardens. Presentation of the area

Clason Point Gardens, a two-storey public housing row-house development in the Bronx, New York City, consists of 400 duplex apartments located in forty-six row-house buildings. The ground consists of seventeen acres, with approximately 21% of the grounds covered by buildings.



Fig. 3.1 View of Clason Point Gardens from bordering Street, before modifications (Photo by author Oscar Newman)

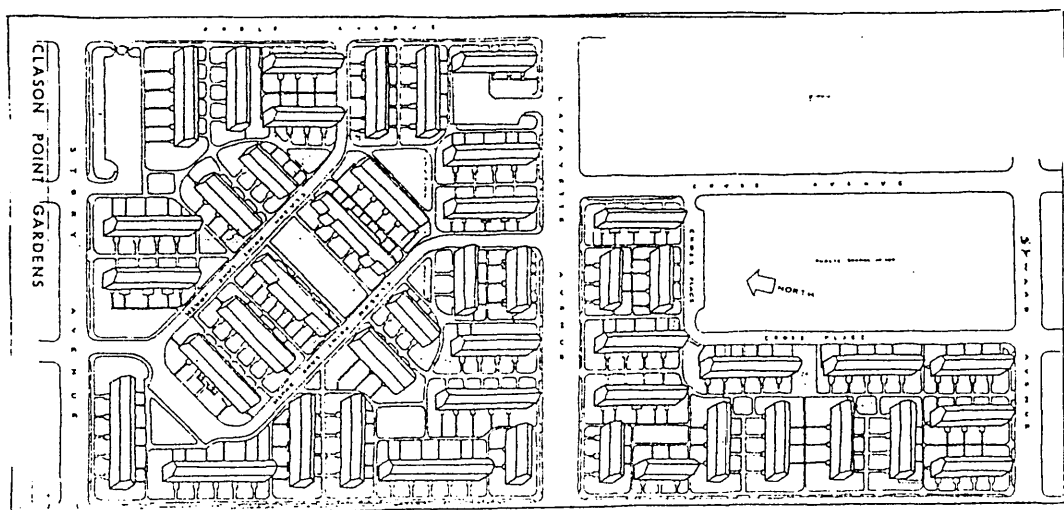


Fig. 3.2 Site Plan of Clason Point Gardens. A mix of two-storey row houses and walk-up flats, located in the Bronx, New York; built in 1941; 400 units, at a density of 24 units per acre. (By author Oscar Newman.)

ground areas are adjoined by (and in clear view of) residential buildings.

The hypotheses chosen by the "team" researcher focused on the impact these design features had on the ability and willingness of residents to maintain and control the security and use of areas near their homes.

3.1.2.2a Problems Recorded

Preliminary interviews revealed that tenants were extremely fearful of being victimised by criminals, both during the day and in the evening; they had severely changed or curtailed their patterns of activity as a result of the atmosphere of heightened danger; they felt that had no right to question, and were afraid to question, the presence of strangers as a means of anticipating and preventing crimes before they occurred.

Adolescents from neighbouring projects used the grounds as congregation area, instilling fear and anger in many Clason Point residents.

Because of the public character of the project, residents felt they had little recourse but to accept the omnipresence of strangers.

In public housing projects, strangers are only informally accountable to local residents. Since residents do not have legal proprietary rights, individual tenants feel they cannot legitimately question intruders unless they are violating a public law or some housing project rule.

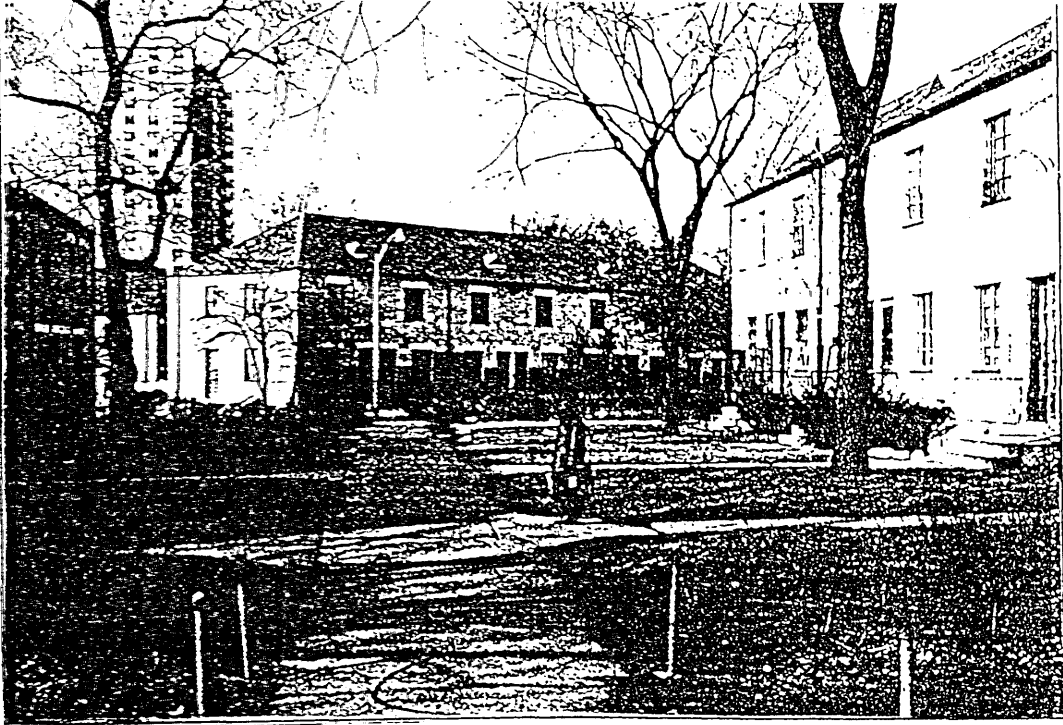


Fig. 3.4 View down front walks at Clason Point, before modifications, front and rear yards are undifferentiated as are the main access paths from the service paths. There is no definition of private zones; every area of the project is completely accessible from neighbouring public streets. The paths into the interior of the project are poorly lit making evening use dangerous (photo by author)

Clason Point Gardens is rather lackluster project occupied by three major tenant groups:

- | | |
|---------------------------|-----|
| 1. Elderly white families | 32% |
| 2. Puerto Rican families | 24% |
| 3. Negro families | 29% |

Despite the provision of front and rear yards and separate duplex apartments, this project bears the strong stigma of public housing. Prior to modifications, the public character of the project was easily recognisable from afar. The unfinished, faded gray cinder block buildings gave the project the appearance of army barracks, and it stood out in marked contrast to surrounding streets lined with individually owned red-brick low-houses.

3.1.2.3 Proposed Modifications

A variety of architectural modifications to buildings and grounds were undertaken in an effort to expand the domain in which individual tenants felt they had the right to expect accountability from strangers and other residents. Even though this manner of accounting remains largely social and informal, it was hypothesised that design modifications could lead individual tenants to watch strangers more diligently and clarify the range of behaviour which could be defined as reasonable, in contrast to that which would require their personal response or, ultimately, police attention.

The team searcher hypothesised that through spatial reorganisation they could set up a dependent relationship between spatial organisation and social expectations; that informal expectations would become more exacting and differentiated if the organisation of the physical setting provided clear, well-marked distinctions between public and private zones, and eliminated the functionless "no man's land" for which no individual or group of tenants could be considered accountable.

Crime and fear of crime could be significantly reduced in a situation where increased clarity concerning behavioural guidelines was established. Tenants would then feel they had the right to impose social pressures on strangers and neighbours.

Interviews and observations were conducted prior to the construction of a variety of architectural modifications. These modifications were undertaken to achieve the overall

objective of increasing the intensity and extent of the territorial prerogatives that tenants felt toward project areas.

On completion of these modifications, the changes in tenants, conception of the socio-spatial order of the project were to be assessed, and an extensive examination made concerning positive behaviour and attitudes released as a by-product of the redesign.

A comparison of project crime and vandalism rates as recorded by the New York City Housing Authority police and superintendents was to be made before and after modifications.

Thus the indices that measured the general relevant psychological characteristics and a specific index was derived from the concrete details of living in Clason Point Gardens were developed.

It is the specific index that is expected to change as a result of modifications to the project.

The areas of measurement examined in relationship to both these indices were:

1. Alienation
2. Isolation
3. Personal space (sense of privacy and ownership)
4. Social space (concept of neighbourhood and neighbourhood visiting networks).
5. Crime and victimisation
6. Moral judgement and governance

(In the post test certain additional questions have been added to supply needed information unobtained by the

original. Naturally, these additions will have have pretest equivalency.)

Some design directives to increase security were put in place and were focused primarily on modifications of the grounds.

These directives had six goals:

1. To intensify tenant surveillance of the grounds.
2. To reduce the public areas of the project by unambiguous differentiation between grounds and paths; thus creating a hierarchy of public, semipublic and private areas and paths.
3. To increase the sense of proprietary felt by residents.
4. To reduce the stigma of public housing and allow residents to relate better to the surrounding community.
5. To reduce intergenerational conflict among residents within the projects.
6. To intensify the use of the more semi public grounds of the project in predictable and socially beneficial ways, and so encourage and extend the areas of felt, tenant responsibility.

At selected intersections of the primary and secondary paths, "play-nodes" were to be created for young children - with seating nearby to allow for supervision.

New and decorative lighting was to be employed to highlight the new public paths and recreation areas at night, so as to extend the residents' surveillance potential and feelings of security.

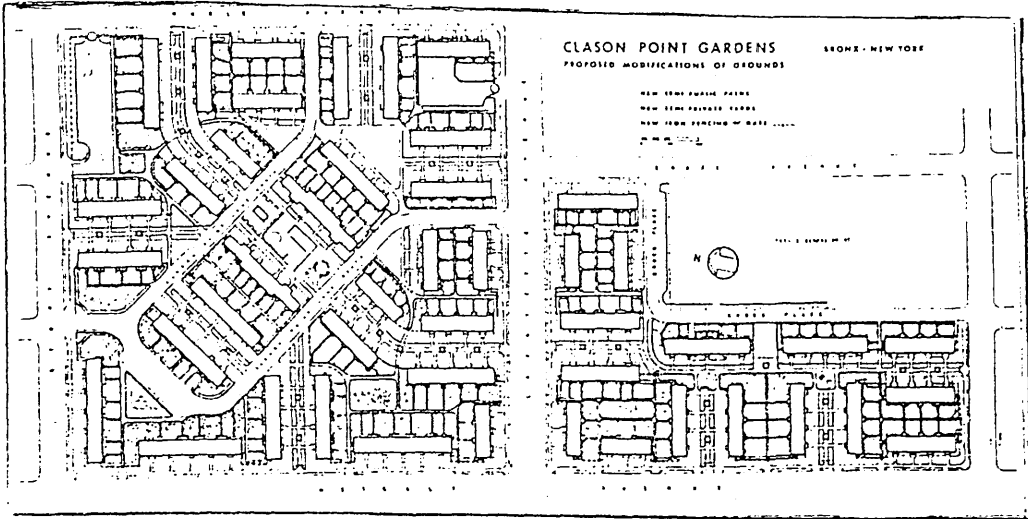


Fig. 3.5 Revised site plan of Clason Point Gardens Proposed reassignment of grounds into public, semipublic and semiprivate areas. (Photo by author, O. Newman)

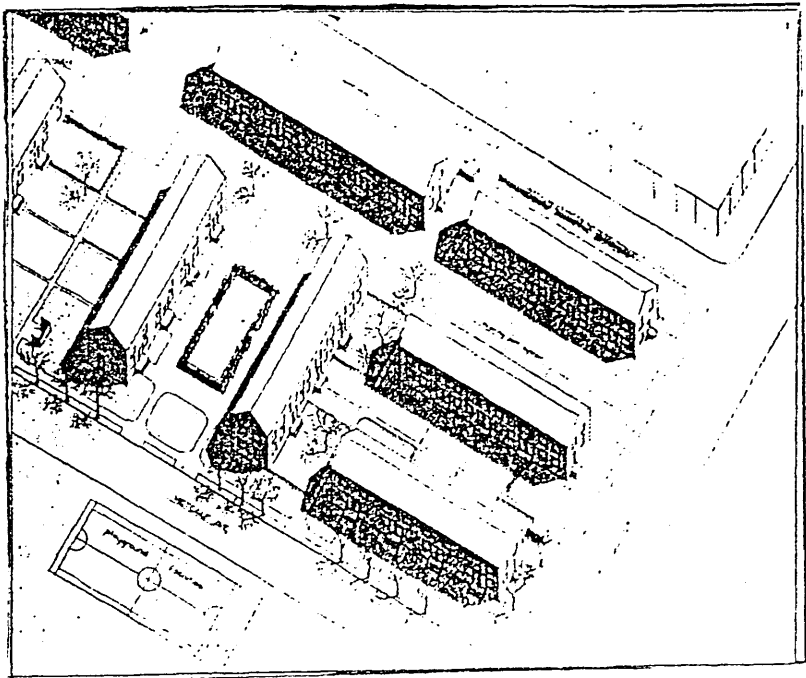


Fig. 3.6 Partial view of an area of Clason Point Gardens, showing existing buildings, and path systems. (By Author Oscar Newman)

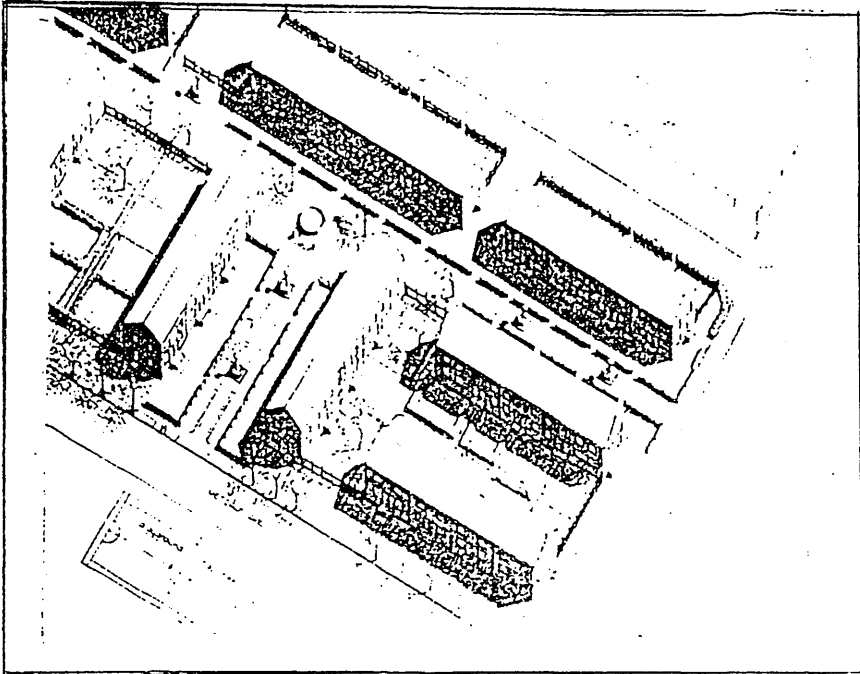


Fig. 3.7 Partial view of an area of Clason Point Gardens, showing modification to buildings, grounds and path systems. Photo by Oscar Newman.

Backyard areas shared by clusters of eight to twelve families were to be differentiated from the public paths and play areas by tubular steel gates and fences. Entrance to the rear areas would be accessible to residents of the cluster only through their own homes. Because the rear yards were to be closed off, the back doors to the units could no longer be used as alternate entry; visitors and

tenants would now have to use the front doors of apartments and approach them from the lighted public paths only.

It was hypothesised that the newly enclosed rear areas, composing some 60% of the project grounds, would now be maintained by the residents of each cluster, working in association with one another.

Refacing of buildings

As part of the effort of removing the public housing image of Clason Point, buildings were to be surfaced with a stucco finish indistinguishable from brickwork. This finish was to be applied in a range of colors selected by the tenants themselves. Units within the row - house block were given individual expression by alternating the colours of brickwork. It was hoped that this would provide residents with an increased sense of individuality and proprietorship, thereby inducing greater maintenance and care of lawns and paths, increased potency in dealing with intruders, and increased watchfulness over areas adjacent to their dwellings

Redevelopment of the central area

In the pretesting interviews conducted at Clason point, tenants were asked to identify the areas of the project they thought had the most crime, as well as those they were most fearful of.

Almost uniformly, tenants identified the areas immediately adjacent to their homes as being the safest, and those that were distant, unknown and unused as most

unsafe. However, one particular area, the central green space, was identified by most tenants, regardless of where they lived, as the most dangerous part of the project. This they claimed, was where "pushers" hang out, where neighbourhood addicts came to meet connections, and where one was sure to be mugged at night.

On further interview and observation, it was found that the area was also used by teenagers, of both sexes, who congregated in one corner of the square after school. Younger children would occasionally throw a ball around, but since the ground was uneven, intensive ball playing was difficult.

As Clason Point is otherwise mostly devoid of play areas and equipment, it was decided to transform this no-man's land into an intensive community recreation area for all age groups. By making it well peopled by young children, teenagers, parents and the elderly, it was felt that it would be possible to bring social pressures to bear which would be sufficient to expurge the addicts.

As this central green area was also located at the intersection of a few of the newly created main paths, it was felt that it should be designed as a natural extension of the pedestrian system and be treated in a similar way with lighting, paving and seating.

As the area was to serve decidedly different age groups, it was felt that an effort should be made to define, through aesthetic treatment, the zones intended for the different

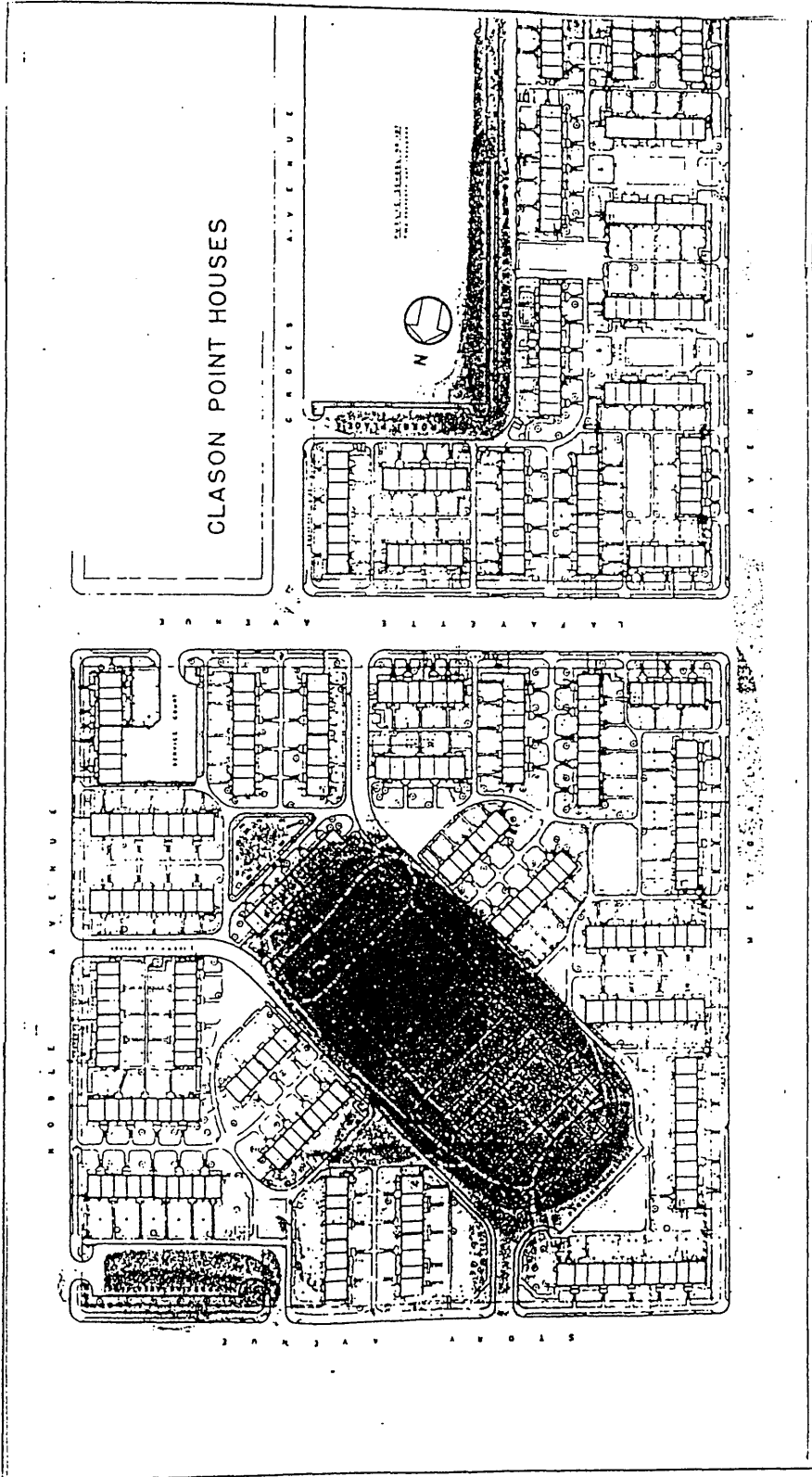


Fig. 3.8 Clason Point fear map. Dark areas on the site plan are a composite of the zones residents have designated as being dangerous (dark areas are those reported dangerous by at least six respondents). Photo by author Oscar Newman.



Fig. 3.9 View of central square before modifications
The most dangerous area in Clason Point Gardens was identified both through tenant interviews and police reports as being the central square. This photo shows the square as it was, including a few benches and one pair of centrally located lights. . . (Photo by the author Oscar Newman.)

users. The design of the adult area was therefore treated in a conservative, orderly, almost restrained manner. In contrast, the teenage area was designed using curvilinear patterns, intense colours, and large odd-shaped rocks. These two areas, representing the prime contenders at any housing project, were separated by a large, walled-off central play area for younger children.

The adult area:

The adult area was designed for sitting, spontaneous gathering and tabletop games.

The straight, geometric quality of the individual features is expected to invite use primarily by adults, without the need of explicit signs defining or restricting such use.

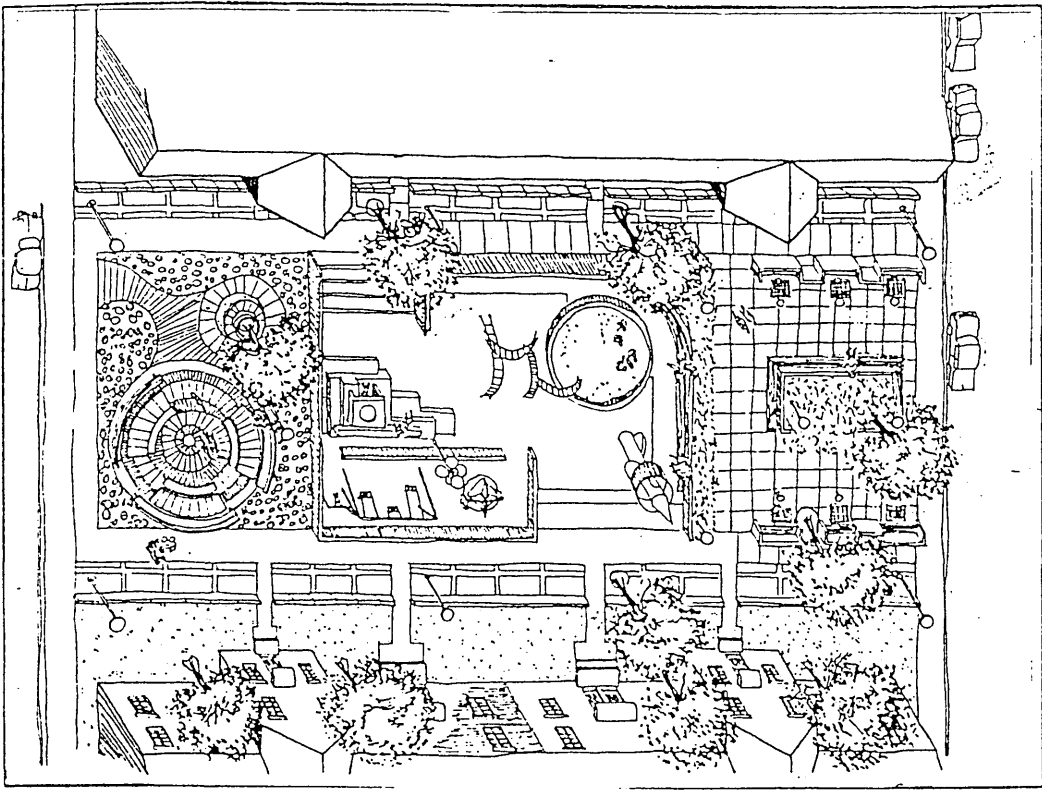


Fig. 3.10 Proposal for the modification of the central area. The central square was designed for the intensive use of three age groups: (From the left) the elderly, the three-to-ten-year-olds and the teenagers. (Photo by Oscar Newman)

The Adolescent and teenage area

The adolescent and teenage area was to be constructed out of rough-hewn wood and arranged in a circular fashion especially suited to group use. It was to be surrounded by exposed rock to accentuate its rugged, partly-formed character, and was to be separated from the rest of the recreation area by a low wall.

The design was expected to draw adolescents because of its primitive properties, without need of additional designations.

Surveillance of these areas will be maintained by neighbouring apartments and from the adjacent vehicular street.

The middle play area

The middle play area was designed for use by young children and pre-teens and includes various built-in play equipment and additional seating for parents supervising play. It was also intended that this area operate as a buffer between adolescents and adults.

The new focus of Clason Point

It was hoped that all this activity would transform this most dormant and frightening area of the project into the most alive and safe area: the new focus of Clason Point.

3.1.2.4 Design recommendation

A comprehensive design recommendation was made to differentiate grounds according to a hierarchy of public-to-private zones of use. These changes were intended to:

1. Limit the amount of available space over which surveillance must be maintained.
2. Increase opportunities for natural surveillance of public areas by locating them in plain view of apartment units.
3. Eliminate any ambiguity concerning the use of the grounds.
4. Increase the confidence of the residents in supervising the behaviour of residents and non-residents.

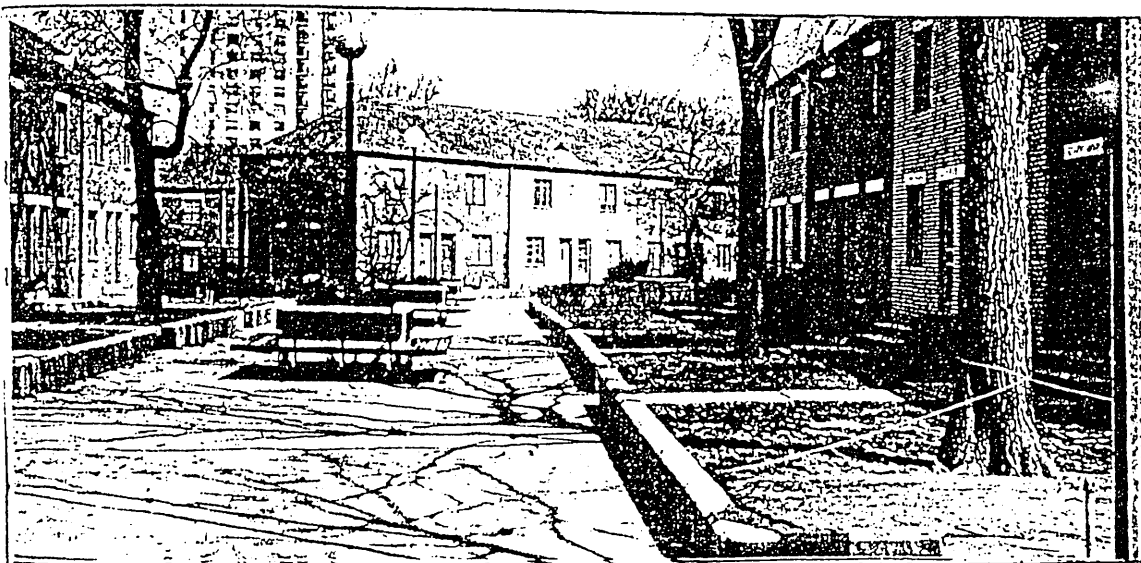


Fig. 3.11 View down main access path as modified. View of the same area as Fig.C on completion of the modifications. The main access paths have been widened, using colourful concrete paving, and have been extensively lit. Lights are housed in combination with planter boxes and benches. Front lawns have been defined by curbing units. Note that the concrete block buildings have been resurfaced in brick and colours have been applied so as to give all units individual identity. Rear yards which comprise 60% of the project grounds have been fenced off with six foot-high cast iron fences and are now accessible only from the housing units themselves.

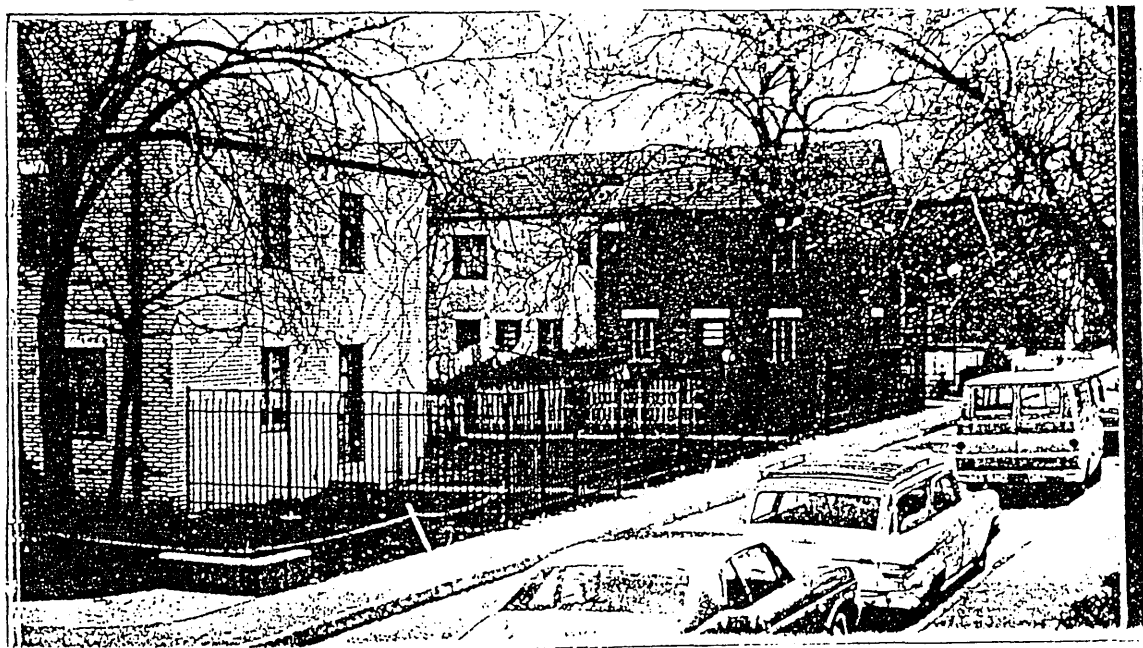


Fig. 3.12 View of project from surrounding streets, after modifications. The fencing closing off the rear yards limits access to the project to the front walks.
(Photos by Oscar Newman)

The proposal called for the public areas of the project to be restricted to and aligned along a central pedestrian path extending the full length of the project, from Story Avenue to Seward Avenue. This public walk was to be augmented by a series of secondary public paths heading into it from the surrounding streets. In all instances, the new public paths were located to face building fronts so as to maximise natural surveillance of the passage of people by residents.

To highlight the public quality of the major pedestrian walk, the design called for:

1. Widening of the path, using coloured and decoratively scored paving;
2. Differentiating small private areas (front lawns) outside each dwelling from the public path with low symbolic walls;
3. The addition of public seating in the center of the public path, located at a distance from private dwellings sufficient to eliminate conflicts over use, but close enough to be under constant surveillance by residents.

SUMMARY

The the rehabilitation and the design modifications have reached completion.

The wall surfacing is completed, the walks defined, play areas and lighting are in and the fencing is partially installed.

The change in the image of the project is startling. The new lighting and defined walks are claimed by the

more eager tenants as having allowed them to go out for the first time.

The central play area is being used and occupied, as predicted.

The addicts have, in fact, been driven elsewhere.

Tenants have begun to plough up and plant their newly defined front and rear lawns.

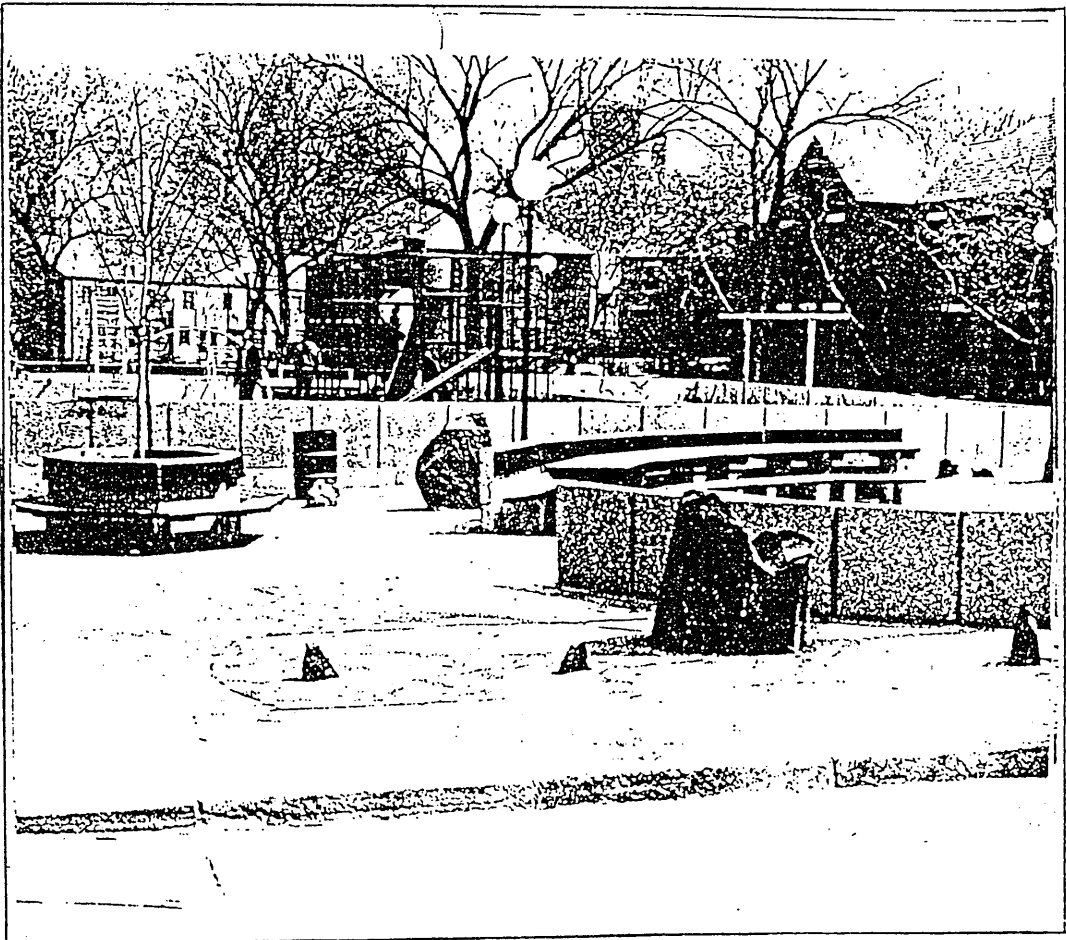


Fig. 3.13 View of modified central area. The area has been transformed into a community recreation facility. It has been extensively lit for night use. (Photo by the author: Oscar Newman.)

CONCLUSION

SECOND EXAMPLE: CLASON POINT GARDENS

The Clason Point Gardens project has reached completion.

Its success has been confirmed by the use of the modified spaces by residents. We notice that Oscar Newman has very much insisted on the physical variables than on social ones.

The project relies on much greater external control.

The point to raise at this stage is the tenant factor. It seems that there has not been much attention paid to the tenant factor. All the concentration of the study has gone on the physical features.

3.1.3 Third Example Study: Cunningham Road Scheme,
Widnes, U.K.

The Cunningham Road Scheme ⁵

3.1.3.1 Introduction

The Cunningham Road scheme was initiated by NACRO (National Association for the Care and Resettlement of Offenders) and was devised and carried out by SCPR (Social and Community Planning Research) and NACRO Society.

Cunningham Road is a Council Housing estate in Widnes where an attempt to cut down vandalism seems to be working.

"Four years ago the state was drab and the morale of the inhabitants was low. Now it looks cared for."
"People are doing their gardens and say that it is a much nicer place to live." "The police said it has changed out of recognition and there has been a dramatic decrease in vandalism."

In observation on the nature of vandalism Sheena Wilson suggests that there are basically two ways to set about trying to stop vandalism: "either you can try to prevent people from wilfully damaging their surroundings or you can try to stop them from wanting to do so".

Choice of the Example

The Council selected the Cunningham Road Estate, with a population of approximately 1600, of which nearly half of were aged under 17. There were serious but not desperate problems.

The houses are mostly two storey with front and rear gardens: 250 of them were built around 1950, and nearly 200 new houses (and flats had just been built at the end of 1975).

Most of the houses have three or four bedrooms, although the rooms and the gardens of the new houses are smaller.

3.1.3.2 Brief history

Brief picture about the old part

When the scheme started the older part of the estate was run down: a few houses were boarded up, others though occupied, had broken windows.

Most of the gardens were unfenced, facing was a jumble of corrugated iron, wire and old boarding.

The shops were barricaded with steel shutters and daubed with graffiti.

The streets were in poor condition, the pavement worse, and there were notices in public places. Some of the houses are of concrete block construction, and were grey and streaked by nearly 30 years of pollution.

There were signs of vandalism all over the old part of

the estate: broken glass, graffiti on 'undefended' walls, smashed brickwork, litter strewn around gardens, pavements and streets. (See fig. 3.19, 20.)

The new part of the estate

The new part of the estate with its timber-clad and brick terraced houses and open-plan frontages looked much more attractive, but even the playgrounds had been vandalised and the paving was littered with glass.

3.1.3.3 The Residents

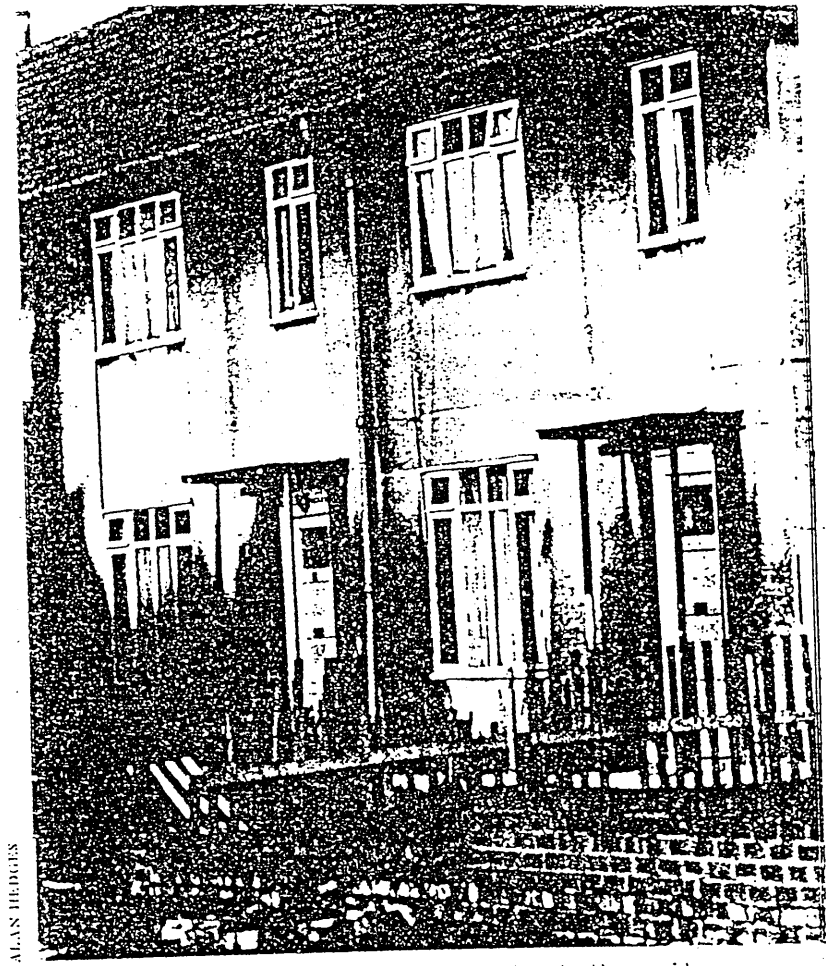
The residents have the reputation of being either apathetic or hostile.

The researchers were told by the health service that sometimes their staff had been too scared to get out of their cars. Others said that many parents did not seem to care whether or not their children went to school. And the police suspected that there was more crime on the estate than was reported, some of which was thought to be self inflicted such as tenants breaking into their own metres.

None of the authorities were optimistic about NACRO's and SCPR's getting much co-operation from the parents. However, co-operation is an extremely important factor to begin with, when we know that residents are not keen to local authorities (council).

So the first step is to conciliate between these two parts which are complementary and from which the success or failure of the scheme will depend.

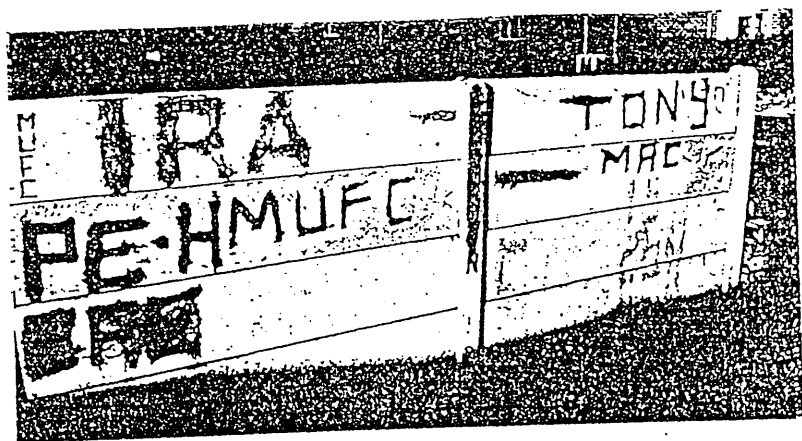
Thus, the first thing then to begin with was to call a meeting between residents and local authorities in order



ALAN HEDGES

Houses with cracked facades, broken fencing and walls on the older part of the estate

Fig. 3.19



ALAN HEDGES

A graffiti-daubed fence on the Cunningham Road Estate

Fig. 3.20

to get them to know each other, give the chance to residents to express themselves and give their views to the local authorities and even better, show the residents they get listened to, thus they will know that every body is sharing the same problems and local authorities are not indifferent to them and their problems.

3.1.3.4 Problem recorded during the research operation

The major problems described by residents were anxiety, lack of security, lack and dissatisfaction with the council's performance over repairs and maintenance, disturbance and destruction by young people because young people suffer from lack of amenities, sports facilities, adequate place for play and always harrassed by adults if they try to do anything.

Basically these problems were found to be resulted firstly: poor planning and design and second: a big part to the poor management.

Example of Planning and Design:

Ill fitting windows in the old house, which made houses highly vulnerable to thieves.

Children's play grounds were an example of both poor planning and poor design. Intended for small children, they are close to the dwellings, but since they were only areas on the estate which were lit and dry. Teenagers apparently gather themselves there, bullying the little children, breaking the play equipment, and keeping families awake at night by shouting and banging things. When asked, the teenagers said they did not particularly enjoy being a

nuisance or destroying things, but there was nowhere to go, nothing better to do, and felt picked on by adults.

When the researchers tried to talk to certain of the teenagers about improving things, all seemed excited by talking and discussing what might be done to the estate and to be involved in making improvements.

Example of poor management:

Problems ~~with garden fencing~~ provided examples of both poor planning and poor management. Thus giving rise to the question of security dealing with the 'defensible space'. Inadequate fencing was a crucial contribution to the sense residents had of being unable to protect themselves and of having no rights on the space.

Problems arose by new dwellings:

Old houses seemed to have been exacerbated by the new houses (dwellings). The rent in both are almost the same, although new dwellings have smaller rooms and gardens. The residents in the old houses do not see that: they see their newness, modern fittings and good fencing and they do not feel it is fair.

Residents were asked about planting trees in their estate; but they were far more concerned about security of their homes than about planting trees and about the general lack of their surroundings, repainting houses was not as important as maintenance and repair; tenants expressed the fear that painting would merely be a cosmetic job, temporarily disguising the cracks and leaks.

HOW RESIDENTS REALLY SEE THINGS

Tenants see in the local authority an enemy factor. To them authorities are not doing their job properly. Authorities are not providing the necessary facilities to the estates, repair and maintenance are absent for instance.

On the contrary, any good effort to upgrade the estate is counteracted by the authority penalising and hastling anyone who plants hedges or paints his own front door.

The bad feeling has spread to the policeforce, who were seen as another enemy factor, because of their careless attitude to the problem of crimes in the estate.

This sense of powerlessness has led to a feeling of hopelessness and indifference in some tenants and hostility in others.

3.1.3.5 Towards an organisation

In this context, the research teams was trying to establish a relationship between tenants and authorities to get them together.

The first step was to get tenants organised, so that there would be more power, sense and logic in their talk and meetings with authorities.

The first meetings with authorities went alright, the contracts have helped to build a friendly atmosphere of work.

A tenants' association was set up, holding its meetings in a forum provided by authorities, especially for that matter.

The tenants association collected views and propositions

of what should be done in the estate. Improvements were consisting of:

organising street parties
outings for children and
bullying the Council about repairs.

3.1.3.6 - Sound of Improvement

The Council responded at last, and for the first time, to some of the tenants' complaints and suggestions.

Tenants are allowed to choose colour for their houses and are encouraged to plant hedges and put fencing on top of the dwarf walls. See fig. 3.21, 22).

Pavement and street lighting were repaired.

Some outstanding house repairs were dealt with

A beat policeman was assigned to the estate at the request of tenants.

A long planned youth and community centre has opened nearby the estate, quite independantly of the scheme. This may have contributed to the general sense of improvement.

3.1.4.7 Opinion about the estate and results achieved

The impression of residents, council officers, and representatives of other agencies is that the estate is now a better place in which to live.

There is less vandalism, little visible sign of litter, broken glass or other breakage. All trees planted two years ago are still standing.

A house remained empty for six months, unboarded,

unprotected and yet undamaged (which residents tell that would have been unthinkable two years ago).

Residents say that teenagers are seldom a nuisance, the beat policeman reports a dramatic decrease in crime and some quieting of the few families who had been terrorising the neighbourhood.

Everybody agreed that the estate 'looks a different place'. Tenants regained confidence, they are doing up their gardens, encouraged they say by the brightly painted houses. People now know their neighbours and feel that the estate is becoming a community.

Despite that nice 'picture' of Cunningham Road estate, problems are not completely solved. Vandalism and crime have not totally disappeared though. The tenants' association has established itself successfully, but still has get some difficulty over organisation, managing its aspirations and communicating clearly with its ownership.

3.1.4.8 Conclusion by 'NACRO'

Two years after the scheme began the Chief Executive of the Council wrote:

" This particular experience has uplifted an area of extremely poor morale.

Rising expectations bring rising demands. This particular experiment is forcing a number of conclusions upon the Council.

It reveals the difficulty of presenting a corporate or coordinated approach.....it reveals in sharp relief the

fragmented and uncoordinated nature of public services.

It forces communication not only between the Council and residents but the Council and the other institutions.

An exercise such as this requires a considerable investment of manpower from a senior level.

....It throws into sharp relief the isolation of the Council.....

The major conclusion must be that what began as an exercise to learn more about vandalism has now become an exercise in direct involvement in the daily life of a particularly troubled community.

Vandalism is an expression of the frustrations and disappointments of that community.

Our present conclusion, he now says, is that many of the traditional anti-vandalism campaign methods are aiming at the wrong target. The best way forward for a local authority to tackle vandalism is firstly: to listen and then to understand and then to respond. Even to do this an authority has to change its traditional position and behaviour."

Hedges, A and Mostyn, B. (1980), in the book "Designing Against Crime" by Barry Poyner (1983) says:

"The appearance and atmosphere of the estate have improved enormously, and there are signs that many tenants are responding by caring more for their gardens and their environments." 6

Summary

Thus, what started as an anti-vandalism project and seems successful as such, has in the long run had implications far wider than its original terms of reference. It has underlined among other things:

The possibility of improving the lot of Council tenants without necessarily massive capital spending.

The importance and difficulty, of dialogue between tenants and Council.

The importance of estate morale and the way in which this is affected by communication between tenants and council.

The latent possibilities for self-help among tenants themselves.

Conclusion

THIRD Example - Cunningham Road Scheme

Main Conclusion

This example widens the 'scope of tackling vandalism which has now, to be considered from a physical side as well as from a social one.

However, three points seem to emerge from the project of Cunningham Road:

Quicker repairs and maintenance

Reduction of target in public areas (as the area knows a high child density 47% of the population were under 17, by NACRO).

Involvement of tenants in the upgrading of their estate.

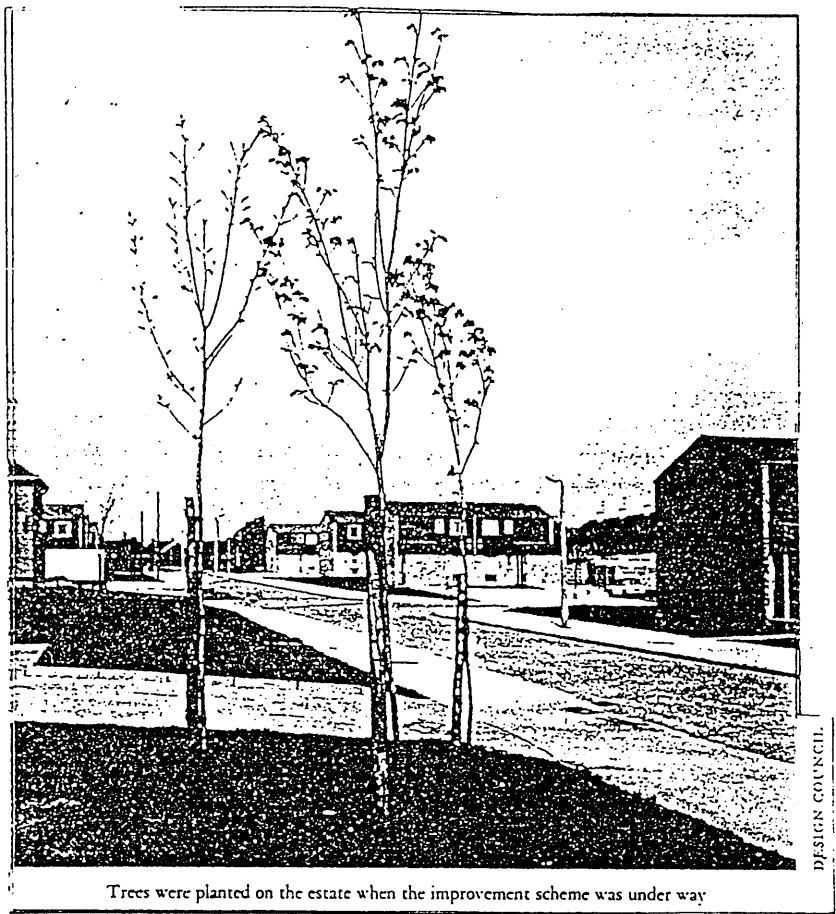


Fig. 3.21

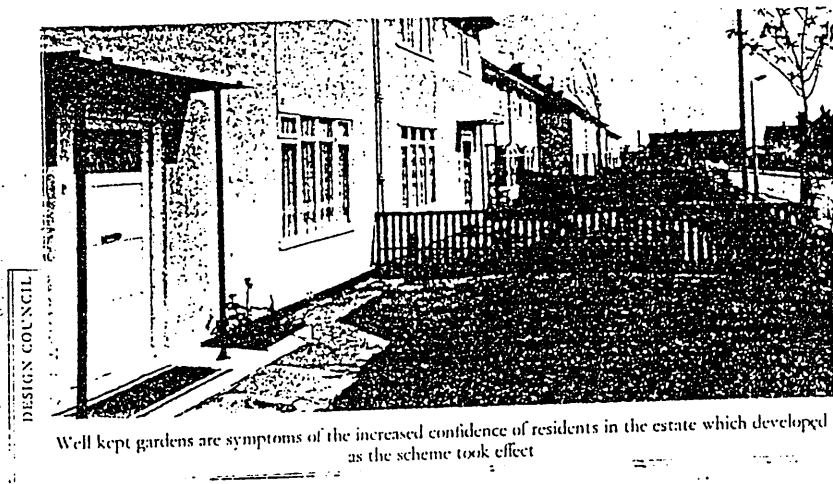


Fig.3.22

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CHAPTER FOUR: PHYSICAL AND SOCIAL RECOMMENDATIONS TO PREVENT VANDALISM

4.0 PHYSICAL MEASURES

Prevention and Control

4.1 INTRODUCTION

As we have seen previously, the physical measures used as preventive factors to reduce vandalism and crime are efficient only if they are matched to other preventive factors, named previously as social factors, such as participatory, management, community involvement, education etc. and deterrents, such as block watchers police patrols, surveillance etc.....

Thus, we know at least that vandalism has definitely got to be considered from two sides a social and physical presides. This is in direct contradiction to the earlier Oscar Newman perspective in which physical solutions were proposed as the major way of dealing with the problem of crime and vandalism.

The combination of the physical and the social could have strong implications for intervention processes. one of the major implications is that purely physical solutions are not enough. Indeed on their own the provisions of physical attempts to defeat vandalism are liable to back-fire, as well as producing an unacceptable environment.

In that order we will be looking at some views concerning the use of certain physical design measures, to control vandalism and to identify the role of the designer

in the urban environment.

4.2 MAIN PHYSICAL APPROACHES TO THE PREVENTION AND CONTROL OF VANDALISM:

Three main approaches to counter the problem of vandalism has been advanced by Hope and Winchester (1979).¹

1. TARGET HARDENING
2. ENVIRONMENTAL MANAGEMENT
3. ENVIRONMENTAL DESIGN

Each of these approaches to the problem of vandalism prescribes measures which are congruent with a particular conceptualisation of the relation between man and his physical environment.

4.2.1 Target hardening approach

This approach was defined as aiming to make an offence more difficult to commit or to increase the risk of detection while the offence is being carried out. The use of security devices and alarm systems, and damage resistant materials are examples of such measures.

However, measures prescribed by a target hardening approach, although designed to make an act of vandalism more difficult to perpetrate may suggest that this is an appropriate place or object for vandalism.

The other suggestion is the idea of 'target hardening' as it has been called, which needs to be contrasted with the concept of 'target softening'.

Although it seems possible to reduce some vandalism by building extremely strong frameworks, for instance using

shatter-proof and break-proof window glass, it seems also possible by making these elements very easy to replace and by providing a maintenance system that will replace them and clearly it might have a more acceptable impact. The vandal might lose his/her motivation after two or three tries.

4.2.2 Environmental management approach

The second approach has been defined as a crime prevention measure, that the development and management of human resources to change the way in which environments are perceived and used.

The standard and speed of maintenance and repair to public housing developments in general is frequently a factor in influencing levels of vandalism (see Cunningham Road example study).

If the damage which might result through normal wear and tear, is not repaired quickly, the object in question may become thought as an element upon which it is almost acceptable and permissible to inflict damage, or is considered to be so dilapidated, and therefore useless, that it is completely destroyed or removed (see Oldham, Pearly Bank example study).

Thus, through inadequate maintenance features of the build environment become seen as appropriate targets of vandalism.

4.2.3 Environmental design approach

A link between vandalism and environmental design has been found to be very crucial. Relating crime rates in

different housing projects with characteristics of physical design Newman Oscar propounds his concept of 'defensible space'. He claims that housing projects suffering from a higher crime rate can be shown to lack defensible space characteristics as he defines them.

Newman identifies four features of environmental design, each of which, he suggests, contributes to the defensibility of space.

- a. The capacity of the physical environment to create perceived zones of territorial influence.
- b. The capacity of physical design to provide surveillance opportunities for residents and their agents.
- c. The capacity of design to influence the perception of a projects uniqueness, isolation and stigma.
- d. The influence of geographical juxtaposition with 'safe zones' upon the security of adjacent areas.

Newman's aim is to define those factors of environmental design which encourage residents to adopt proprietary attitudes towards the public areas of their estates.

Design along defensible space principles as Newman defines them, will act as a deterrent, since it does create what is and what is not an appropriate use of space.

However, high rate of crime and vandalism in environmental design of housing projects, is not only related to features of physical environment, but to other factors as well. Factors such as the one identified by Sheena Wilson, which is child density, important factor affecting a rate of vandalism to housing blocks.

4.3 DESIGNER ROLE IN AFFECTING PROBLEM OF VANDALISM IN RESIDENTIAL AREAS

As we have observed previously, design and designers could have a key role in reducing, controlling or preventing vandalism.

Firstly, designers can help to create an environment on a human scale that generates respect and a sense of belonging and thus discourages vandalism.

In general this means designing housing estates and public areas which are readily seen as belonging to individual people or families and which are obviously the responsibility of an identifiable local group of people. It is well known that vandals rarely attack property that appears to belong to someone who cares about it.

Example: There are many cases of empty houses left untouched for weeks or even for months but which, once one window is broken and not repaired are rapidly and thoroughly vandalised.

Another example: Again, one effective answer to graffiti in subways, which are visually unattractive at the best of times, has been to decorate them with murals, often designed by local school children.

(See Fig. 4.12 The entrance to the car park at Greyfriars Shopping Centre, Ipswich.)

The designer also has a role in making equipment and buildings reasonably resistant to vandalism.

Example: In some cases this can be achieved simply by siting vulnerable equipment out of the way. In a vandal prone area, it may be advisable to site lighting control gear behind a wall or in an unobstructive separate box rather than in the vulnerable base of the lighting column.

Care can be taken to avoid using easily broken

materials which are expensive, hard to replace and could be dangerous.

Example: Glass panels at ground level in school are almost certain to be broken, while overflow pipes jutting out from the cistern of a public lavatory are an invitation to vandalism. (see fig.4.4)

4.3.1 The notion of surveillance and territoriality³

The subdivision of housing projects into small, recognisable and comprehensible at-a-glance enclaves is a further contributant to improving the visual surveillance mechanism. Simultaneously this subdivision serves to provide identity and territorial definition; gives focus, involvement and committment to the act of surveillance.

Example: In some housing developments, where the surveillance of the activity of ones neighbours outside their apartments was possible, residents were found to be very familiar with everyone's comings and goings - and occasionally somewhat critical. The overall affect however was to cement collective identity and responsibility - through these social pressures. (See fig. 4.5, 4.6.)

The designer has a responsibility to minimise foreseeable consequent damage should vandals succeed in damaging equipment.

Although it is not easy for designers to create an environment aiming to minimise or stop the occurrence of vandalism, designers always have to bear in mind and learn from the past mistakes whilst dealing with the problem of vandalism.

The designer has to be aware of his previous colleagues' work, so that he can avoid at least falling into the same "design mistakes" . This means that some precautionar

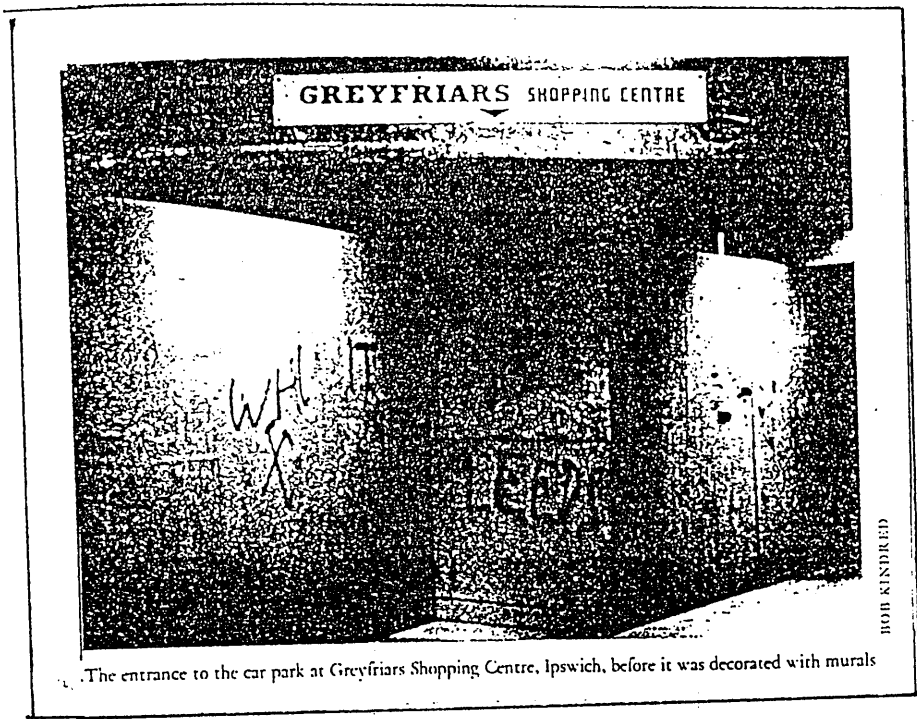


Fig. 4.1

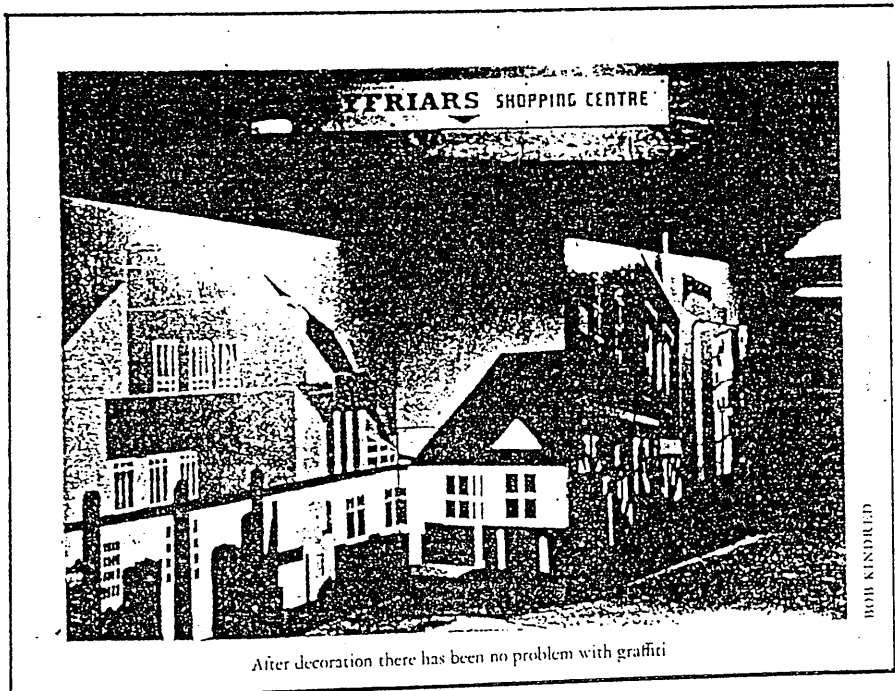


Fig. 4.2

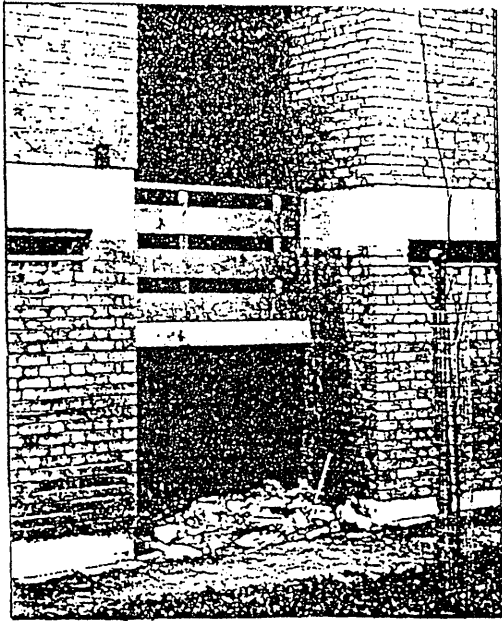


Fig. 4.3 Small hidden recesses may form litter trap

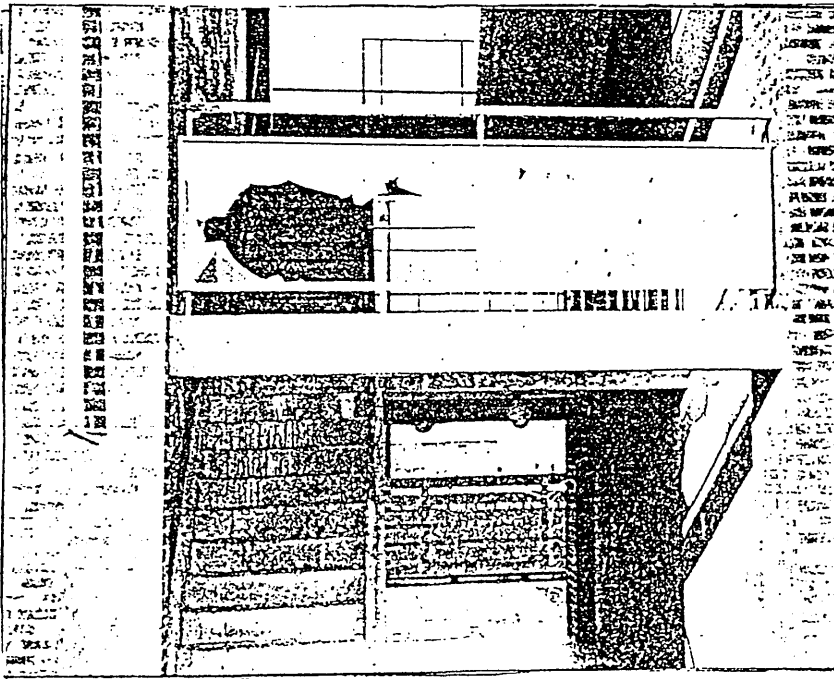


Fig. 4.4 Georgian wired glazing, foolishly located at foot level

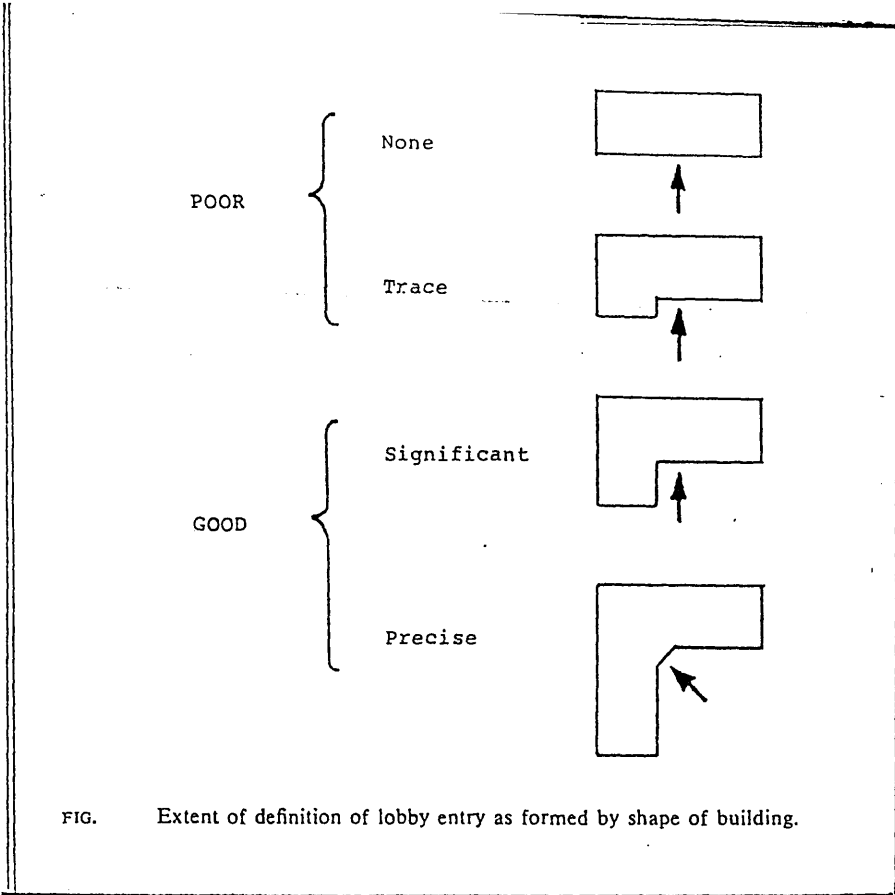


Fig. 4.5

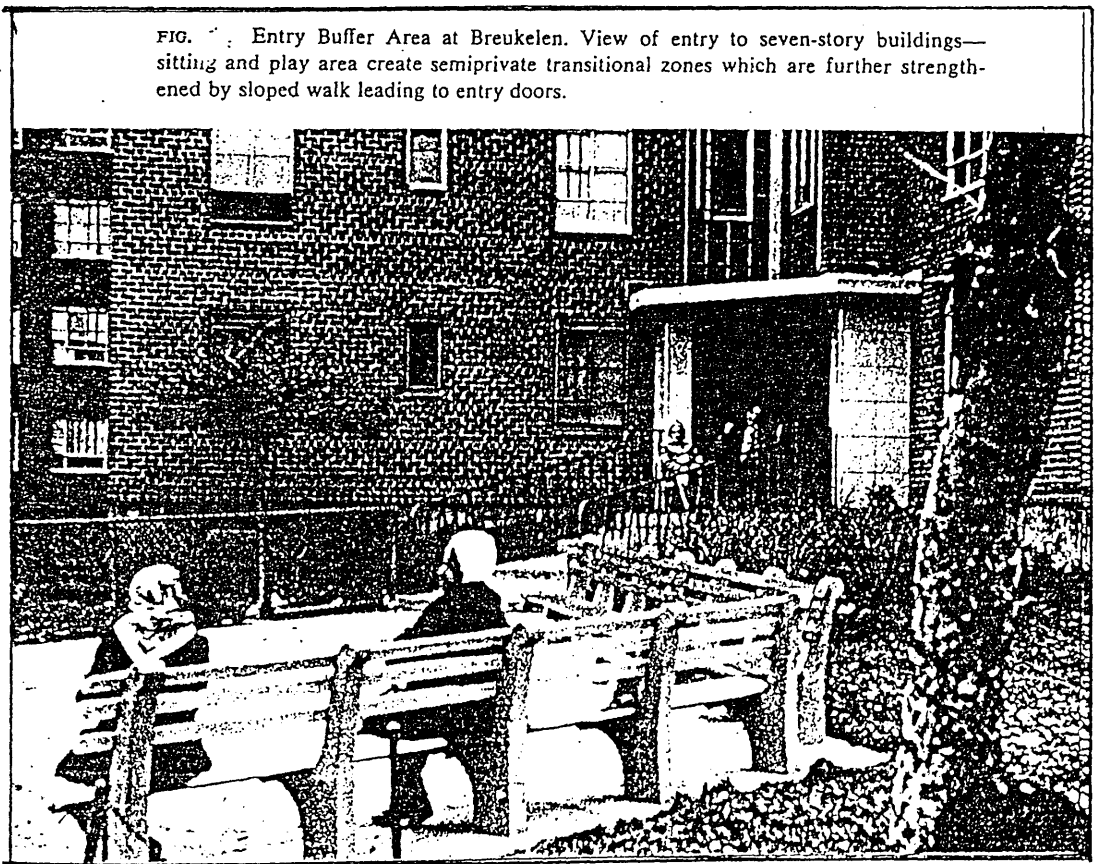


Fig. 4.6

measures have to be taken into account by the designer at the early stage of any constructive work or improvement operations undertaken.

So, in that order we shall identify some design guides and recommendations deriving from the previously studied part of this dissertation in general and examples studied in particular. Design guides and recommendations which will be taken as references, while tackling the models and during the study of the proposals.

4.4 PHYSICAL RECOMMENDATIONS:

To accentuate what has been advanced lately, some physical recommendations have been drawn from this previous part of the dissertation and above all, the examples study in order to cope, prevent and control vandalism in residential areas.

Layout and scale of housing developments

Large scheme housing seemed to have a bad reputation among population because of the whole series of problems and inconveniences they have produced: average design standards, vandalism and crime problems for instance.

1. The design of large housing units, to have large families must be avoided. Thus, reduce the scale of residential housing and increase variety of design. These are the first alternatives to cope with vandalism and reduce the housing

problems.

Public areas in housing scheme

2. The objects and surfaces in public areas involving a large number of population, children in particular, must be hardened enough to reduce risk of damage, (See fig. 4.7) While avoiding a bad and ugly appearance of the object.

Supervision

3. During the design stage and while doing the plan form, small recesses should be avoided whether inside or outside a building, because usually it is in those kinds of ambiguous, hidden spots that vandalism takes opportunities, before it spreads all over the place. (See fig. 4.3)

Surveillance of small recesses

4. However, if it is not possible to avoid the design of such places, the provision of supervision should be as much part of the design process as the planning of the vehicular network.

Play areas

Perhaps the cause of a great deal of damage found in high rise developments is the lack of suitable spaces where children can play safely. However, even where such spaces are provided, children, especially boys, may prefer to play on the hard surface areas near their homes (see fig. 4.8. 4.9).

5. Thus, large flat hard surfaced areas should be avoided where it is not intended that children should play games, as sometimes it could be dangerous for their safety or causing disturbances to the physical and social environment.

6. Also, eliminate any ambiguity concerning the use of the grounds.

Territoriality

Notion of territoriality as defined and applied by Newman in some of his projects (see Clason Point Gardens example study, and for further information consult Newman's book 'Defensible space'), tends to render the space in question more or less invulnerable to crimes of all sorts and vandalism.

His tendency was to create a defensible space, with zones of territorial influence. The zones in question are situated in residential areas.

Thus, identification of spaces, and the increase of 'man's land' notion is the main idea behind.

7. In the context of housing neighbourhoods the privatisation and creation of street closure seem to be necessary in order to minimise or avoid too much through movement (See fig. 4.10,11,12).

8. Single family housing units are preferred to a large housing unit.

9. Design and planning of main routes should not pass through neighbourhoods or even provide their boundaries. (See fig. 4.13,14.)

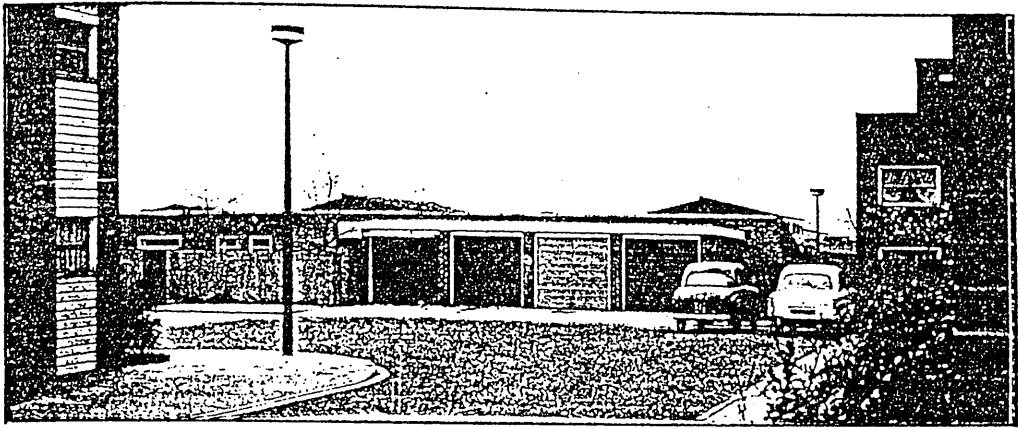


Fig. 4.7

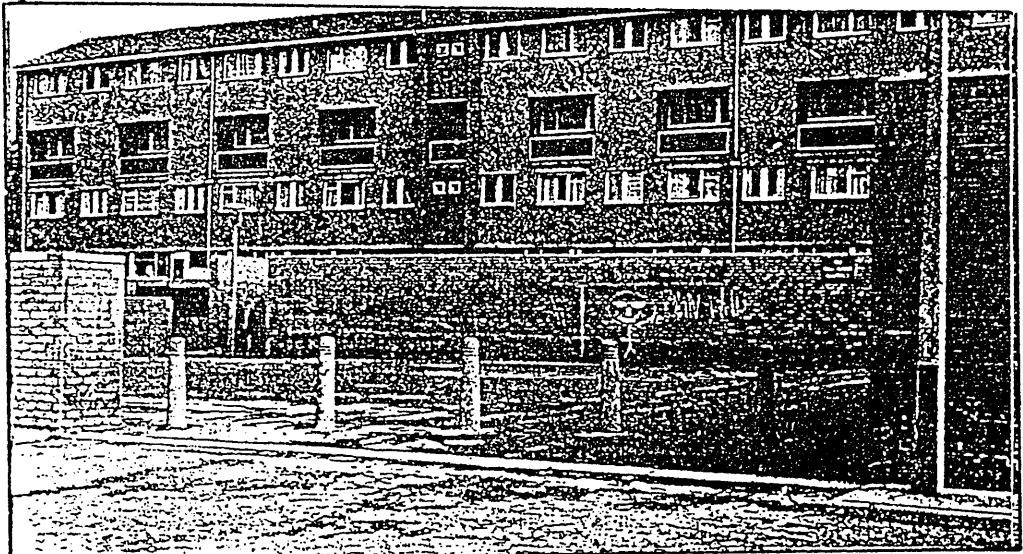


Fig. 4.8

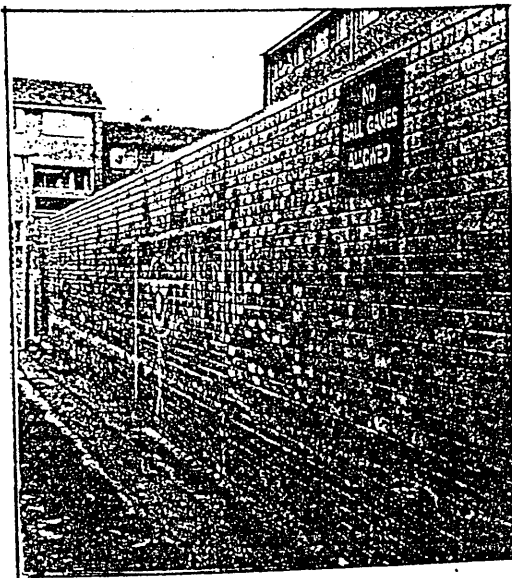


Fig. 4.9

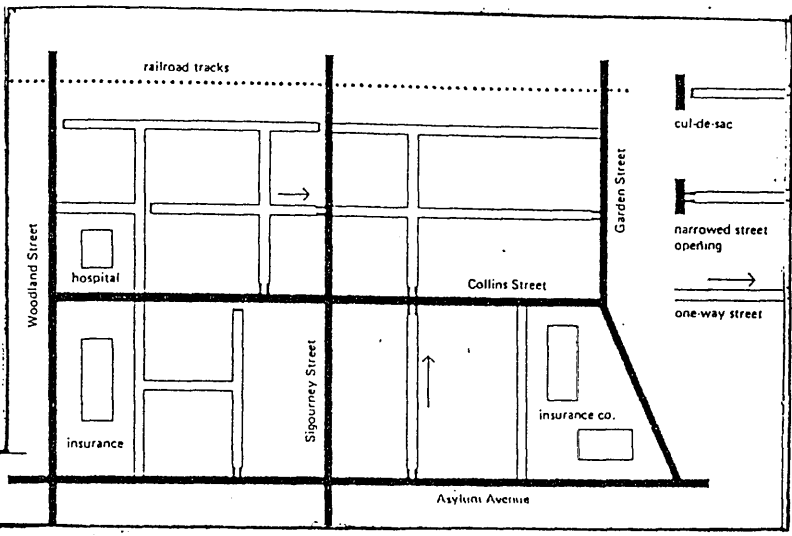


Figure Street changes in North Asylum Hill (from Hollander et al., 1980: 30)

Fig. 4.10

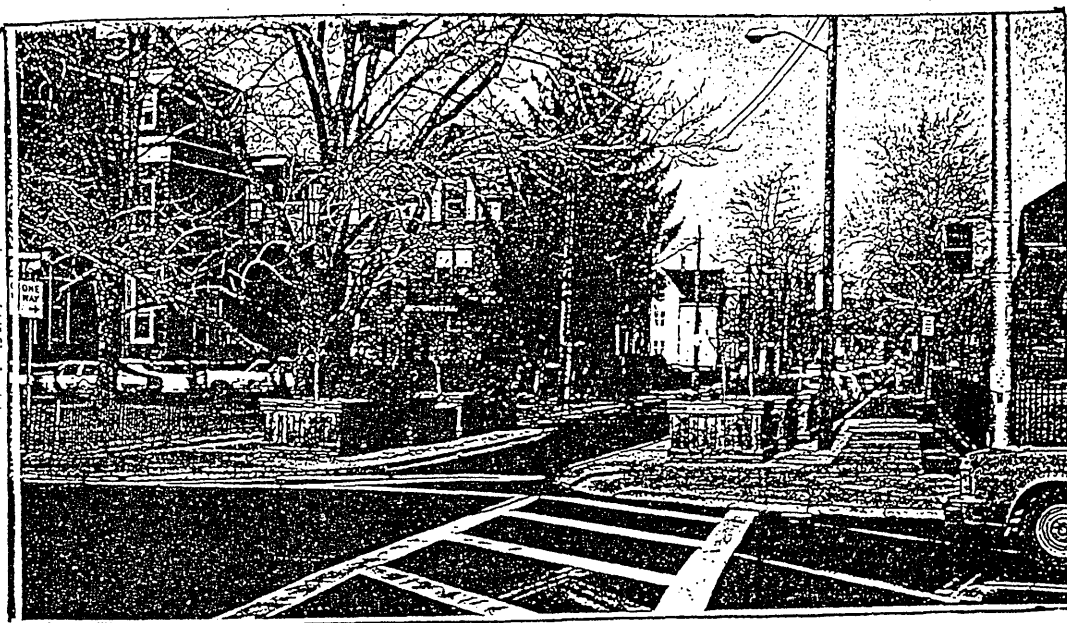


Figure . . . An access point from a through road to a non-through road at Asylum Hill. The roadway is narrowed with planters placed to define a symbolic gateway.

Fig. 4.11

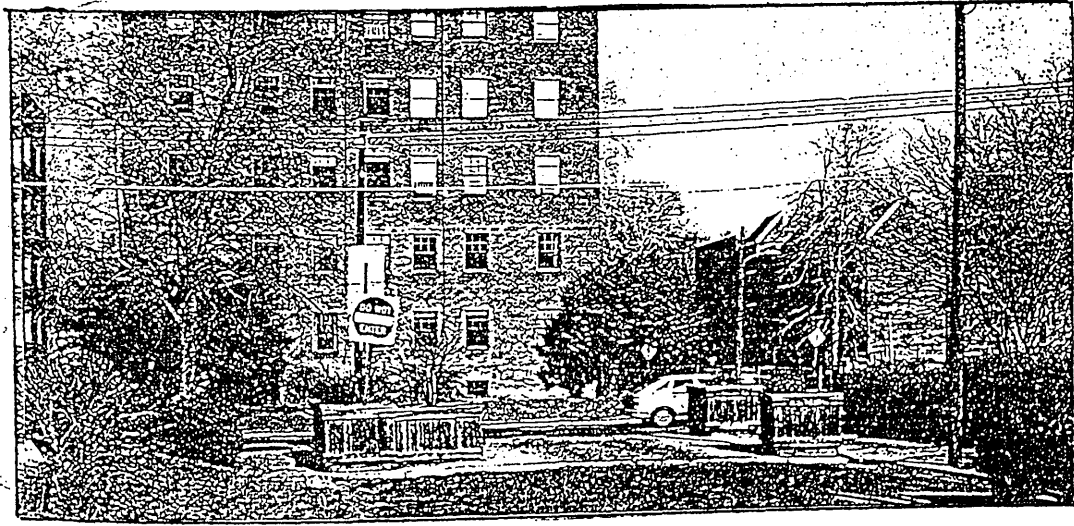


Figure . . . A blocked end of a cul-de-sac at Asylum Hill. The roadway is paved over with a raised concrete area on which planters are positioned but with space allow emergency vehicle access. No doubt some drivers will use this access illicitly.

Fig. 4.12

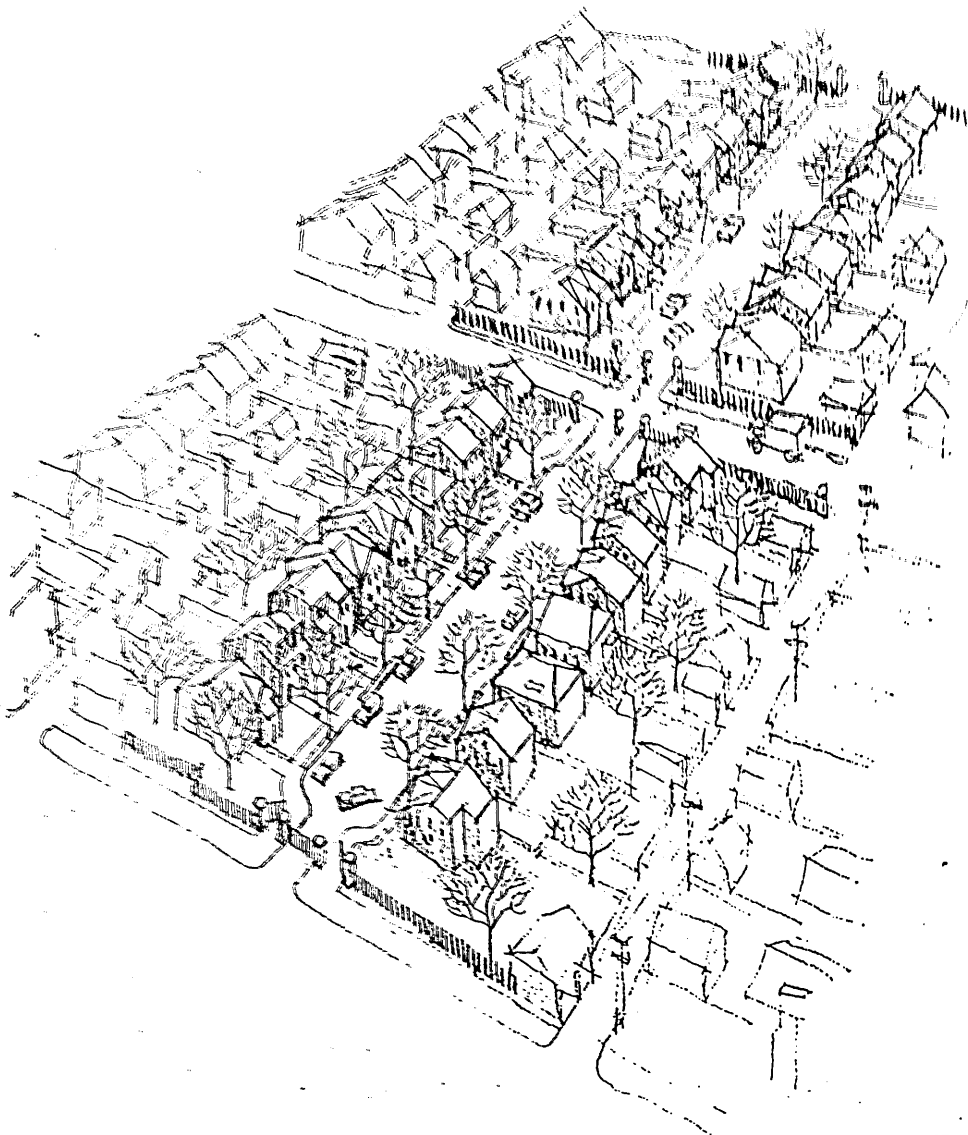


Figure Aerial view of a typical private street in St. Louis, Missouri (from Newman, 1980). (Courtesy Oscar Newman)

Fig. 4.13

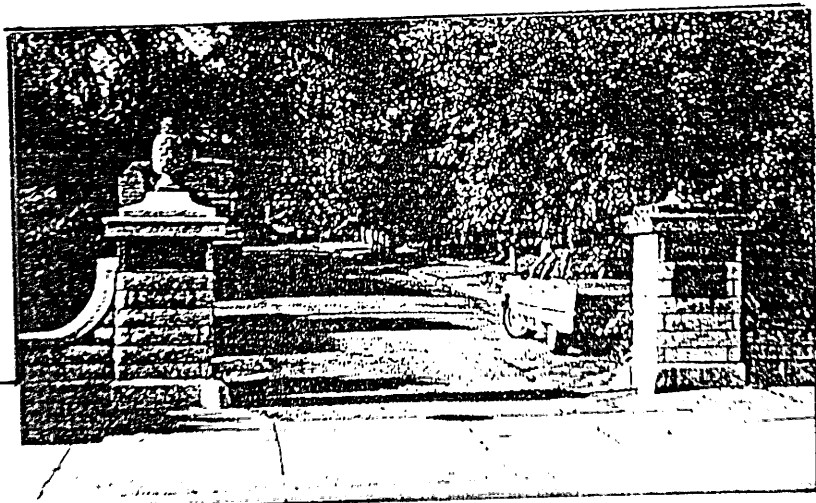


Figure Example of symbolic gateway to private street from Newman, 1980). (Courtesy Oscar Newman)

Fig. 4.14

4.5 SOCIAL RECOMMENDATIONS

More social recommendations aiming to reduce and counter vandalism can be drawn from the whole thesis in general and examples study in particular.

Thus, we can first and most of all identify some approaches and policies towards the problems affecting the urban physical environment.

1. Detection and protection

This approach is very forward and involves a good vigilance from the users of the spaces, such as tenants foremost and also police patrols. Space under constant supervision is hardly vandalised.

2. Provide special areas for 'vandalism'

Special areas as play-grounds have to be equipped by variables which might and have been subject to vandalism. This approach needs a very careful and accurate choice of harmless elements of play, to deflect children's attention from the real ones.

3. Preventing the problem happening: striking at the roots:

This approach consists of striking the problem out the roots, above all in considering that vandalism is an activity seen commonly among youth. So, commencing at home, pursuing in the school and finishing in the streets is the hardest and most efficient method to prevent a large part of vandalism.

So, parents must be very aware and concerned about their

children's education.

Teachers must introduce a programme or some lessons about how bad vandalism is and how harmful it could be; to bring a child up in good harmony with his environment

Good examples must be given by adults first.

4. Publicity:

Mass medias have a great role in combating vandalism. A daily publicity on TV and radio, would be a lot of help in educating people.

5. The Law and its affection of vandalism:

The law must harden its sentences towards 'vandals' (perpetrators of vandalism) in fining them heavily according to the seriousness of the act. Hit parents in the 'pocket' and use detention centres if it is necessary. Also law and police of community involvement must encourage and award people who, show some care and interest towards their environment.

6. Change Policy of Housing Allocations:

Child density was identified to have a big part and to be related very much to the problem of vandalism in housing blocks. Thus, it would be fair enough for authorities or housing authorities to allocate this type of housing to household adults, i.e. families with no children.

7. The quick repair and maintenance question:

It did appear that the question of environmental management is very important, and related to vandalism as well. Because a wall with new, recent graffiti will be all covered if not cleaned, Management should work very efficiently so that vandalism will not attract more vandalism.

4.6 GENERAL CONCLUSION OF THE FIRST PART OF THE DISSERTATION

Thus, by this observation we will end up this part of the thesis, which has consisted of the better understanding of the problem, its extent on the environment, its causes, its effects on the people, their reaction towards it and the measures used to prevent and counteract it.

Now, we move to another phase, which is the application of the findings and the use of the material derived from this analysis, still theoretical, to a practical way. So, choosing two, real examples suffering from the problem of vandalism, we try to find the best way to remediate to their actual situation.

Thus a programme of work will be looked at in the two examples, which will consist of investigative action in general. Then, once evidence has been gathered, a programme of action will be applied in both cases and the programme action will consist of the application of some solution(s) according to the present problem in the place, whether physical design solution(s) or social preventative measures or maybe both of them, depending on the scale of the problem.

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CHAPTER FIVE: PROPOSALS

5.0 POSSIBLE SOLUTIONS TO COUNTER OR PREVENT VANDALISM IN GIBBSHILL ESTATE & CASTLEMILK EAST

CHOICE OF THE CASES

The choice of Gibbshill estate was justified in two ways: First: The estate of Gibbshill has been among the first examples in the U.K. to benefit from an improvement operation. Second: The soon reappearance of the problems such as crime and vandalism.

The choice of Castlemilk East (Ballantay Road scheme) is justified by the fact that the project is on its course and almost at an early stage of improvement, so it will be very interesting to study its problems and the solution(s) towards these problems.

5.0.1. RESEARCH METHODOLOGIE

- 5.0.1.A In both cases the first step will be the examining of the problems both in social and physical terms.
- 5.0.1.B The second step will be the analysis of the findings, within the residential development selected for study.
- 5.0.1.C The third step will be the establishment of a series of design guidelines and social recommendations.

So, let us do the presentation of the cases first, to have a brief idea and get familiar with their situation.

5.1 GIBBSHILL ESTATE

5.1.1 Introduction

These following lines describe events during six years of what the jargon calls a "programme of positive discrimination" in Gibbshill, Greenock - an inter-war council estate of tenements with all the familiar signs of malaise. When the programme started in 1979, it was unique in at least two ways:

It was the first determined onslaught by a Scottish Local Authority on a derelict inter-war estate.

It explicitly recognised that the solution required not just physical and social facilities and changes, but the involvement of the residents of Gibbshill in determining the nature of these facilities.

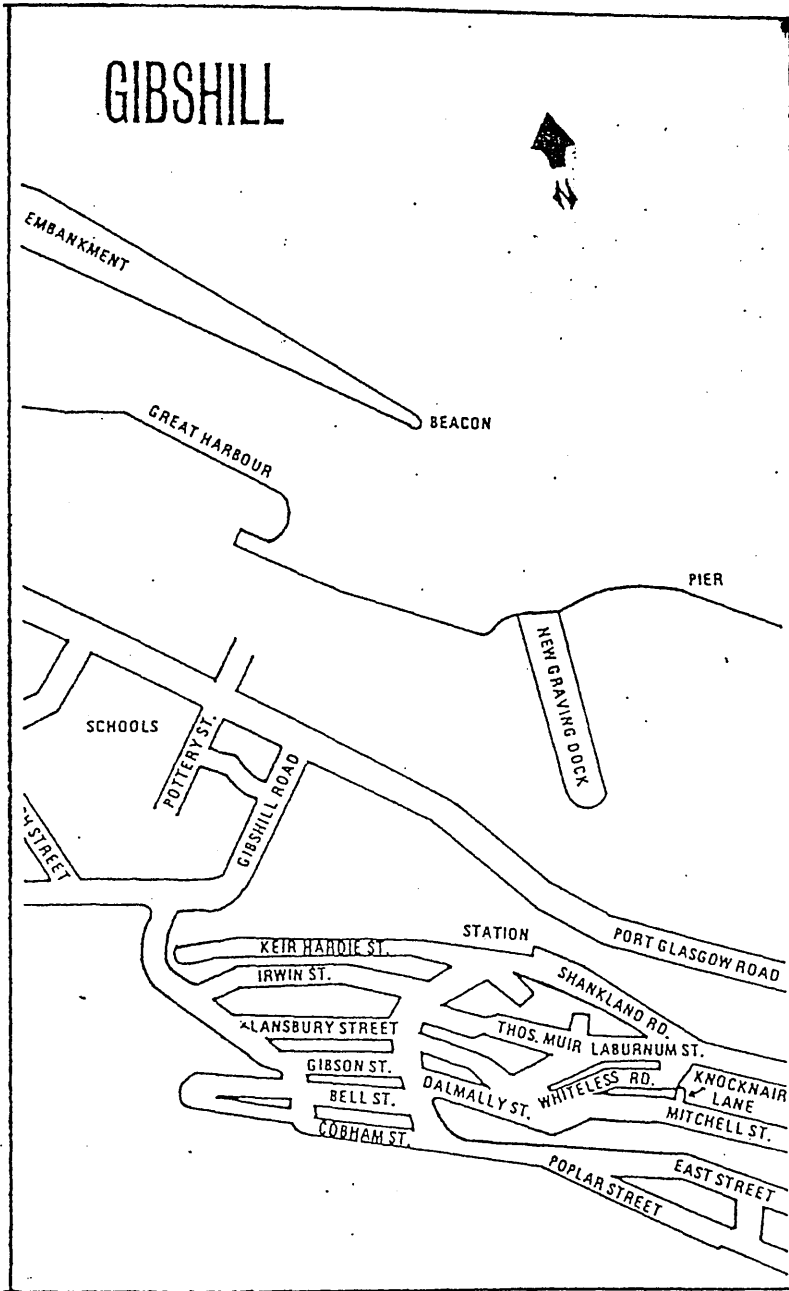
In the six years since 1972, much has happened in Gibbshill, and many other local authorities have followed Greenock's lead in trying, however, belatedly, to stop the vicious circle of decline of estates like Gibbshill. The successes of Gibbshill's experience can largely be attributed to the skills, energy and patience of the residents who have fought to achieve the changes in the community described in these few lines.

5.1.2 Some History

5.1.2.a Emergence of a new branch of the Green Oak Tree

The overcrowding and the shortage of land has always been a problem in Greenock.

GIBSHILL



So for the people displaced by slum clearance of the central area there was little choice of land left, but the high land above the railway line to the extreme east of Greenock and up to the western boundary of Port Glasgow.

The building of Gibbshill began in 1934, and the first tenants moved the same year.

5.1.2.b Site and population of Gibbshill

A less suitable site for 1,000 houses is hard to imagine. The land rises at sharp incline and until recently when the bus route was directed through Gibbshill, arriving at or leaving the scheme necessitated the negotiations of slopes, treacherous even in dry weather, to or from the railway or the main Greenock to Port Glasgow Road.

However, there were blessings; it was fortunate that people from whole streets in central Greenock were moved together. The community was not wrenched apart and dispersed. Neighbours, and friends moved together, the same children could play together in the new world.

Coming as they did from 'overcrowded, filthy, rat-infested slums' where 'people were afraid to sleep and children were terrified, the idea of open spaces and gardens held out tremendous promise. Enthusiasm ran high in those early days. People wanted to make a go of new opportunities. The country was emerging from the hungriest years of the thirties.

Gibbshill commands one of the finest views in Scotland. The eye can see as far as Arran on a clear day.

Helensburgh lies opposite over the Firth of Clyde, the hills of the Trossachs beyond. Greenock lies to the west. Port Glasgow immediately to the east and the Scott Lithgow Yard's dramatic cranes and hulls lie at Gibbshill's feet. But the pioneers had hardly settled into their new homes before the second world war was upon them and many Gibbshill men were enlisted. The gardens, symbolic of the new start, were neglected. Added to this, the railings which made a necessary division between tenements were torn down to make munitions. Individual back greens and gardens soon disappeared.

When the men returned at the end of the war they faced hard times. A resident recalls: "People had other things on their minds than gardens - to keep the seeds of the original community alive despite the frustration of official neglect and the humiliation of scapegoating by other sections of the wider community in Greenock.

5.1.3 Gibbshill before the Improvement Scheme

Some explanations as to why Gibbshill became an area of "multiple deprivation" were outlined in a report of a University Sociologist in 1968.

It was an area of almost 1,000 houses, almost entirely tenemental, large flats housing large families, at the extreme east of Greenock with bad access and exit points, creating "ghetto" like conditions, with virtually no social facilities, extremely poor layout and maintenance

and a highly stigmatised image throughout Greenock.

Not surprisingly, all the indices for unemployment, poverty, children in need of care and attention, truancy and people coming before the courts, showed it to be an area with substantially more than its share of deprived residents.

The then Planning Officer, reporting to the authority in 1969, failed to understand that the physical, geographical and historical environment of Gibbshill had, over a period of more than 30 years, led to social malaise. "The area has its physical shortcomings, but the problems are social."

The Greenock Corporation Housing Management Administration eventually had to take the decision to modernise and bring houses and environment up to reasonable standard. Under pressure from the opposition the Council adopted measures for some consultation with the tenants of the scheme.

However, by 1970, there were no signs of action starting as planned. Indeed, one of the first of a series of "Proposal papers" from the Chief Officers Group recommended rejection of the 1969 decision in favour of wholesale redevelopment. This was unanimously accepted.

September 1971

The first significant tenants' action

There was no further action until September 1971 when two members representing the people on the Corporation started to pressurise the Council to take positive action.

Corporation rejects Gibbshill report

Liberals outvote Labour on an earlier decision

POLITICAL rivalry over the handling of the Gibbshill problem dominated the monthly meeting of Greenock Corporation last night — the last before the municipal elections.

The Liberals succeeded in reversing the decision, carried by Labour members at a recent meeting of the Policy Committee to continue consideration of the Burgh Architect's report on the redevelopment of the area.

Councillor Alastair Blair's proposal to reject the Burgh Architect's report was carried by 13 votes to 11.

Councillor Blair said that it was difficult to discuss this matter dispassionately in the re-election period as it was the most important issue facing the town at this time.

The Burgh Architect's proposal was to demolish Gibbshill and retain and modernise only a few of the houses. This would mean the raising of the residence in other parts of the town.

"DIBASTROUB"
The result of this would be disastrous. The cost would be something like £3 million and would mean a dramatic increase in rent and rates. It would raise the question — Why Gibbshill, and not Stone or any other area where there were substantial houses?

"Who would be pushed down the housing list — the overcrowded or the sub-standard?" Councillor Blair asked.

"The Burgh Architect's plan would not meet the real problem of Gibbshill which is a social one and not an architectural one. Simply taking the people out of Gibbshill would create a new problem."

The Liberal view is that so few houses are possible to be knocked down. What was required was a dramatic improvement in housing standards and an environment.

"TRAILING THEIR COATS"
Mr James Napier, Labour member, declared that the Liberal's attitude was totally irresponsible. They had been trailing their coats on this matter for a long time.

While Labour members were not satisfied, Napier said the Burgh Architect's plan they were willing to agree to continue it for further consideration. What additional information would be available and the whole proposition would decrease it further.

He was not prepared to accept Councillor Blair's figure of £3 million for the scheme.

Earlier a number of written questions on Gibbshill submitted by

Councillor Catherine Gillies were answered by Councillor Blair.

Asked if it was normal for the reviewer of the Policy Committee to make major statements to the Press on questions of policy before putting them before the committee, Councillor Blair replied: "No, but before Gibbshill is the first time being a normal one."

"WANTED TIME"
Councillor Gillies also asked, "Does the Corporation not consider that the party's line on Gibbshill has treated the town and efforts of the staff effectively?"

Councillor Blair replied: "I do not think we need accept any plan put forward by the officers just because they have spent a great deal on it."

"It was the duty of the Liberal Party to accept a plan which would give a proper housing to the town's finances, would make it impossible for us to deal with overcrowding and sub-standard and would not solve the basic social problems of the area."

In reply to further questions by Councillor Gillies, Councillor Blair declared: "The Corporation has been given an effective lead by its first Ward representatives and I have no idea what proposals they have."

It is because of this that the Liberal Party has been forced to agree to take the initiative in a Labour controlled area of the town."

Gibbshill: Who's naive, cunning or stupid?

I READ Councillor Gillies's letter (22 March) and at the end of it wondered who was naive or cunning or just plain stupid — the Greenock Liberals or Councillor Gillies.

I thought amongst the people of Gibbshill for a considerable number of years and came to know them well. Well enough to realise that when the occasion demanded it, there was real reason to be angry among the residents of the First Ward.

One of the things which did not give me over that period of time was how loyal these people were to the Labour Party which was by and large not anything to be proud of.

The Liberals, on the other hand, asked the Burgh Architect to draw up a blueprint for partial demolition of Gibbshill and the destruction of the remaining houses.

Since then a new Burgh Architect has been appointed to the post and, before demolition of Gibbshill, which would mean the demolition of the whole population of Gibbshill all over the town. The new architect is to be the first Burgh Architect to be elected by the Labour Party since he was elected only a few days ago.

Other letters which were taken

notice of were those which Gibbshill employed in the town. Labour members who would not be taken into account by the Burgh Architect and would probably employ them for the people of that area.

When we go to make a decision such as "Should you like a new house or a modernised one?" almost every one would answer, not for a new one. The real question is, of course, where would that new house be? This point was never made clear to the people of Gibbshill, most of whom were led to believe that their new houses would be in Gibbshill.

If, after considering the two plans, the Labour Party chose the original one, I can assure the people of the First Ward that it was only after careful consideration of the facts and interests of the people which granted them.

Finally, if the people of Gibbshill are satisfied throughout the town, Councillor Gillies's letter that the Labour Party's plan for the town should be a final statement on the subject.

Labour Party members who were elected only a few days ago.

EDWIN GIBBSHILL (Greenock) Ward Labour Candidate

Liberals will oppose Gibbshill plan

THE PLAN for Gibbshill, announced yesterday by the "Telegraph" will meet complete opposition from the Liberals.

The scheme, prepared by the Burgh Architect, involves demolishing 722 houses and building 257 new ones and has been valued at £2.5 million — but the Liberals say the real cost will be about £3 million.

Councillor Alastair Blair, chairman of the Liberal party on the Corporation said today: "The policy in the Burgh Architect's report is based on demolitions and dispersed."

"This, we have already made clear, is totally unacceptable to the Liberals."

"No party, said Councillor Blair, had put forward a policy document on the future of the scheme, and there were completely persuaded it was a far better alternative."

MAJOR ISSUE
The Gibbshill issue is likely to be a major one on the Corporation and the May elections, and the Liberal party has set their sights on it.

The first is that a complete redevelopment programme should be started now, starting now and ending not later than 1974.

The first priority, says the party, should be to ensure that the difficulties encountered by the Gibbshill residents during last winter should not be repeated.

The Liberals say this would avoid the destruction of a demolition and rehousing programme and modernisation would involve rehousing, planting, new walk ways, roads, housing and related points.

They also want to see a social rehousing scheme which would cover living out of areas, leaving, paths, and dustbin facilities.

THIRD POINT
A third Liberal point is that they propose a scheme of general rehousing, taking advantage of Government grants.

This would involve the demolition of enough houses to make space for modern houses. Landscaping would be carried out, play areas and nursery areas would be built.

The Liberals also plan a survey of Gibbshill, and want to see

the existing Ladyburn school replaced, along with a series of educational facilities on the east end.

Another plan is for improvements to modernise the environment of Ladyburn, including the improvement of access roads to the area.

As their next point, the Liberals say that after their programme has been carried out there should be no demolition.

They propose "For this to happen the rehousing of the party will require to be obtained, and the Liberal Party propose to have the Corporation promise to have as possible to ensure that decent people are allowed to live in the area and have their property protected."

PROPERTY WARDENS
"I talked with the staff of the Corporation to protect Corporation property in the area which means, in simple terms, that the staff will be heavily paid for their services."

They plan that "property wardens" should be appointed to "protect a plan on the improvement of the area and the protection of the Corporation's fully informed about any matters."

Parents will be made responsible for damage by their children to property.

Councillor Blair said that the plan meant that another 450 new houses

would have to be built in Greenock, and that he added, "that the cost of these houses would have to be included in the plan."

The cost would make the total cost more £3 million, he commented.

"We simply cannot afford a scheme, a programme of £3 million when there is a large programme of housing to be carried out in the town."

"I do not accept that the demolition of Gibbshill would solve the social problems that have existed for so long."

He noted that "The programme will be certainly expensive — about £10 million. It is a large sum, and we are in a large programme of housing to be carried out in the town."

"I do not see how we can have the cost of the town modernised for a programme and community scheme in the area."

Attention was drawn to the fact that Councillor Blair said that the plan would mean that the staff of the Corporation would be heavily paid for their services."

Parents will be made responsible for damage by their children to property.

Councillor Blair said that the plan meant that another 450 new houses

A new look at Gibbshill

Latest plan scrapped for lack of time

THE CORPORATION'S decision over the future of the Gibbshill scheme has been a surprise to many of the residents of the town.

The latest scheme, which was to demolish Gibbshill and build a new programme of housing to be carried out in the town, has been scrapped for lack of time.

The Corporation's decision was a surprise to many of the residents of the town, who had been told that the plan would be carried out in the town.

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Gibbshill — burgh's biggest problem

Social survey pinpoints the scheme's disadvantages

WHAT shall we do with Gibbshill? This is the problem which has been worrying the Corporation for many years, and has resulted in the setting up of an ad hoc committee to study the area, and the production of a valuable report.

The Burgh Architect and Planning Officer, Mr James Watson, has been preparing a report on the results of the committee's work, and this report will be presented to the Corporation on Monday.

FIVE PRIORITY
In brief, the report, prepared by Mr R. Rankin, of Strathclyde University, points out five areas which will be regarded as being the most important in the town.

1. Partial demolition, 2. partial demolition, 3. partial demolition, 4. complete demolition of the houses of the town, 5. partial demolition of the houses of the town.

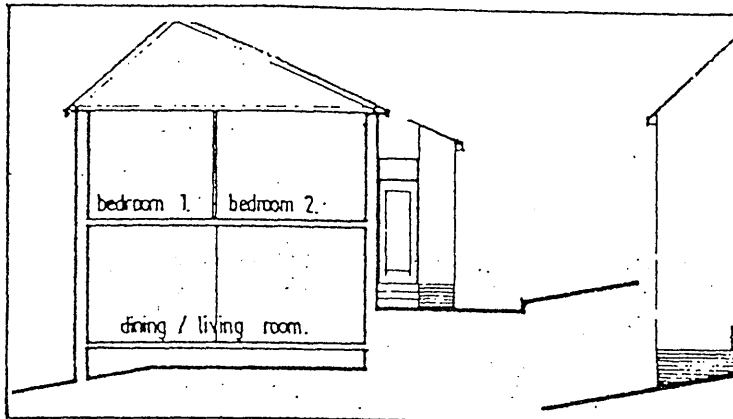
After a long discussion the Corporation decided in principle to adopt the last scheme proposed by the Corporation.

REPORTING
The report, prepared by Mr R. Rankin, of Strathclyde University, points out five areas which will be regarded as being the most important in the town.

"For the past few months the Corporation has been busy with the problem of Gibbshill. The Corporation has been busy with the problem of Gibbshill. The Corporation has been busy with the problem of Gibbshill."

"We have three things to be done but a survey which would cost about £100,000 is being carried out by the Corporation."

"We have three things to be done but a survey which would cost about £100,000 is being carried out by the Corporation."



Where will the people go, a Liberal asks

First Ward Liberal candidate Chris Court has challenged his Labour opponent Councillor John Walsh to say where his Party will rehous the Gibbshill residents in the event of demolition.

"They have rejected our plan for modernisation and improvement. Very well, let them tell us where the people are to go — Larkfield, Holmestrath Street, Branchan or Upper Bow? They will have to go somewhere and they are entitled to know where."

"I think I believe that Labour Party are just as divided locally as Gibbshill as they are nationally over almost everything else. If I am wrong why the delay in spelling out what they will do with the Gibbshill folk in the event of their gaining control of the Corporation?"

"The Policy Committee has now, with our approval, accepted the Bergh Architect's report, which talks in terms of demolition of 722 houses as a basis for discussion but equally, at our instigation, the committee will be receiving further reports on the implications — in financial, social and architectural terms — of varying the figure upwards, or downwards."

"CONFUSED"

The statement says that the public are being "grossly confused" by the Liberals on Gibbshill. They gave figures of £5,000,000 and £8,000,000 on the cost of rebuilding. Such figures, it says, do not come from any official report. The figure that has been quoted is £2,750,000.

Certain houses, even under a modernisation scheme, would have to be built anyway in deal with Gibbshill sub-tenancies etc.

Many issues have still to be raised and these should be discussed after the election at a long meeting of the Corporation.

PROPOSALS

The Bergh Architect's report suggests the erection of 287 two-storey dwellings at Gibbshill, the modernisation of 96, electrical re-wiring of 102 post-war houses and the demolition of 722 existing houses.

Proposals are also made for the improvement of communications at the scheme, the provision of a readily linking public open space and the modern shopping precinct.

The Policy Committee's recommendation will come before a full meeting of the Corporation on Thursday of next week for further discussion.

Gibbshill

ARE Orkney Liberal naive or cunning, or just plain stupid? Do they not realise they are committing political suicide? Why the sudden reversal in their own policy on Gibbshill?

It was the Liberals who in the last six years decided to demolish most of Gibbshill. They have restated this policy at least twice in the very recent past.

To state that they wish to preserve a "community" is complete and utter trash. The Liberals have not the slightest idea of what life is like in the east end of Orkney, let alone how to keep a community together.

The people of Gibbshill have stated quite clearly in a recent survey that the overwhelming majority wish to see Gibbshill radically changed by demolition and rebuilding. Moreover, in every local election the Liberal candidate has always been thrashed in the First Ward. — (Councillor) CORNELIUS GILLEN, 3 Kilmacdon Place, Greenock.

£2.75m plan put up for Gibbshill area

Involves the demolition of 722 houses in scheme

HUGE £2,750,000 plan for Gibbshill has been produced by the Bergh Architect's Department — and it involves demolishing 722 of the houses in the scheme and building 287 new houses to replace some of them.

Several months ago the Corporation's Policy Committee agreed in principle that rebuilding should be carried out partly by the Corporation, and partly by the Scottish Special Housing Association, and that as many houses as was practicable should be retained.

The committee also decided to ask the Bergh Architect and Town Planning Officer, Mr

James Jones, to prepare plans showing what he could do on the basis of these instructions.

These plans will be discussed at the next meeting of the Policy Committee. They involve — Building 287 new two-storey houses; Modernising 96 pre-war houses; Rewiring 102 post-war houses; Demolishing 722 existing properties on the scheme; Improving the Smillie Street

access; Modifying the present road system in the scheme; Providing new community facilities and pedestrian routes through landscaped areas.

The density would be almost halved from 93 people an acre to 52 occupying the same space and demolition material would be tipped in the open areas between each group of terraced houses which when covered and planted, would increase privacy and provide level areas for use as children's and toddlers' play areas.

The plans allow for split-level houses along the contours with living areas which give views across the river — and still allow sunlight to enter from the south.

There would be one parking place for each house, and some of these would be landscaped garage court areas.

Cut-back in plans for East End centre

£625,000 landscaping is also unacceptable

THERE is to be a large cutting back in the plans for a community centre in Gibbshill. It was decided at last night's meeting of the Corporation Policy Committee.

The committee looked at three proposals for varying areas of centre. These were:

which would cost £339,000.

One of 1,960 square metres, which would cost £420,000.

The committee decided that all of these ideas should be scrapped — and a plan prepared for a centre of 300 square metres.

In addition to this there will be a "play barn" for sporting activities.

The committee also decided that landscaping at a cost of £625,000 was unacceptable.

The landscaping consultants are to be called in to have talks with the Gibbshill sub-committee which is made up of officials, tenants' association representatives and some councillors.

First Ward Councillor Charles Ward said today: "This is very disappointing, and I am sorry to see that there is to be cutting back."

For the Liberals, Baulie Alan Hiear said: "I am very pleased that Campbell Gillen's criticisms have been vindicated, and that the committee has taken a realistic view of outlandish plans."

Feeling that little was happening, 68 people from the tenants' Association went to Greenock Town Hall to represent Gibbshill, hoping that their presence would help a good decision to be taken.

The stance taken by tenants at the September 1971 meeting paid off. The Committee agreed to consult the people of Gibbshill about their views. Questionnaires were prepared by the social work department and issued and collected by staff on a door to door basis.

The result appeared to favour the 1970 decision for redevelopment, but at the same time no doubt fired by their awakened sense of participation in events concerning them so vitally, pressure was building up against the demolition of most of the existing houses.

The debate on the future of the scheme, which had dragged on since the sociologists' report of 1968, became heated as the May 1972 elections approached.

Community participation becomes reality - AT LAST

Labour, back in control of the Corporation, produced a final resolution on the future of Gibbshill in June 1972, which read as follows:

1. The Gibbshill 'problem' is to be seen simply as one example of a derelict community in the town that demands a prolonged and concentrated coordinated attack by local authority.
2. By virtue of its compact nature, its past neglect and the fact that expectations have been

railed among the people there, Gibbshill should be accepted as the first area in the town to receive the 'positive discrimination' approach.

3. The social work department, in conjunction with related departments, should be asked to draw up a programme of action on other communities that equally deserve such an approach - e.g. Strone/Maukinhill.
4. That such authorities as education and social work be contacted urgently to assess the possibility of establishing in Gibbshill a day nursery and primary school.
5. That the Burgh Architect produce a detailed report on the implications of creating sufficient space in Gibbshill for:
 - play areas and sports facilities (indoor and outdoor) , adventure playground
 - Widen streets and roads
 - Car parks, bus terminus, lock-up garages.
 - Nursery and primary school facilities
 - A meaningful reduction in population density.
6. The immediate implementation of the modernisation programme (commencing with electrical re-wiring) in the entire scheme to avoid a repetition of last winter's intolerable conditions.
7. That officials, having regard to the information

contained in paragraph 5 above, report on the implications of reducing the population density in Gibbshill on the Town's planning requirements and on house allocation.

8. That the question of the Committee structure that would be required for the implementation of this programme and this general approach be considered after the vacation with the report that is forthcoming from the chief executive officer on the reorganisation of the Committee structure.

A significant step in community participation was taken on 24 January 1973, when residents were invited to the first public meeting to discuss the proposed developments. Implementation of the recommendations of the new Labour Council necessitated the establishment of a structure to ensure inter-departmental coordination, political input and tenant involvement.

The structure was quickly established and included two important dimensions:

Monthly meeting of chief officers - with five members 'observers'. This grew into a structure consisting of a district and regional member and officers, Scottish Development Department and Urban Renewal Unit.

Liaison Committee of tenants, administratively helped by community worker who sat on officers' Technical Co-ordinating Committee with his community development officer. Local councillors are also members.

5.1.3.1 Gibbshill Redevelopment Scheme

On 11 March 1974 Greenock Corporation's chief officers visited the Scottish Office to discuss their capital programme.

The major item was £2.3m for Gibbshill redevelopment scheme. The extent of the deprivation which had been allowed to develop in Gibbshill is evident to anyone looking at the global cost plan of the redevelopment scheme.

The civil servants of the Scottish Office were interested in the redevelopment scheme. It was the first scheme proposed by a Local Authority in Scotland for the comprehensive treatment of inter-war tenemental schemes. The scheme was comprehensive in the sense that all local authority agencies were involved in the programme of selective demolition limited residential development, environmental improvement and modernisation, establishment of day nursery, nursery school, playbarn, community centre, shops, adventure playground, play areas and roadworks. But even more important than its comprehensive nature, the scheme identified Gibbshill as only one of several areas which required a programme of "positive-discrimination" and it had involved local tenants at the planning stage.

The scheme was to include the following:

- modernisation of 306 houses in Phase I and 316 houses in Phase II;
- extensive upgrading of streets and stairlighting;
- demolition of 228 houses, sewer diversion, new

houses and shops, roadworks external to within the site, "Sportsbarn" Community Centre, nursery facilities, landscaping in two phases.

In April 1974, the political leaders were forced to appeal to the Secretary of State for funds to go ahead with the scheme.

The reply which came back from the Secretary of State, William Ross, was encouraging: "There seems no reason why you should not assure the residents that building activity will start this year on at least some of the projects for the general improvement of the area....."

5.1.3.2 Times of Change

The Gibbshill Tenants' Association formed itself around the Gibbshill redevelopment scheme and from this base two separate, but complimentary processes emerged: 1. The physical planning programme which was to be carried out over a five year period and 2. The Social development of the community.

Several important factors converged in the period 1972/73 which encouraged the subsequent social development within Gibbshill:

The energies of the tenants had been activated by the meeting of September 1971.

Tenants' awareness of their need to be involved in decisions affecting the scheme taken by Greenock Corporation, as well as to be informed about Government programmes led to greater cohesion, and the formation of the Gibbshill Tenants'

COMMUNITY INVOLVEMENT STRATHCLYDE POLICE
YOUTH ADVISORY SERVICE

21 September 1976

GIBSHILL PROJECT AREA, GREENOCK

1. I have to report that it has become evident during 1976, that there has been a considerable reduction in the number of children resident in Gibshill who have been reported by the police for various crimes and offences when compared with a similar period of 1975. The overall picture reveals a 47% reduction in the number of children reported, and a 56.6% reduction in referrals.
2. During the period 1 January to 9 September 1975, a total of 51 children were responsible for 106 referrals for various crimes and offences. Thirty six boys were the subject of 91 reports and 15 girls were each reported once. Further research has shown that 74 of the reports can be attributed to only 20 boys.
3. During the period 1 January to 9 September 1976, a total of 27 children were responsible for 46 referrals for crimes and offences. Twenty-six boys were the subjects of 31 reports and only 1 girl was reported. When broken down further the 46 reports show that 32 were committed by Gibshill children outwith their own area and 14 were committed in Gibshill by children resident there.
4. A point noted during the research was, that of the 46 reports for 1976, only 1 was for Breach of the Peace and all the others were for crimes of dishonesty (Theft and Theft by HB etc.). A comparison with the 1975 figures reveals 6 reports for Breach of the Peace, Malicious Mischief etc. Another significant factor which came to light was the fact that 12 of the 26 boys during 1976 had previously been reported during 1975.
5. While appreciating that the above details present a somewhat "glowing report" it must be borne in mind that this is part of a continuing and sustained process which must be maintained.
6. The credit on this occasion must be given mainly to the Gibshill Community since it is the people in that community who have brought this situation about, assisted by and supported in their efforts by the Local Authority and the officers of Strathclyde Police.
7. I enclose lists of the child offenders for the appropriate periods of 1975 and 1976.

N. Shepherd,
Sergeant,
Reg. No. 23011

Letter from Strathclyde Police to
Local Authority

Scheme worse than ever, say residents

But crime figures are falling — police

THE image of Gibshill, Greenock, may be improving as far as the general public is concerned . . . but not for some of the residents. It was claimed today.

Some residents have been protesting about the Gibshill scheme which they say is all wrong. The scheme is worse now than it has ever been, it is claimed. One resident, who has been there for around 40 years, said: "It's all a cover-up. The place has never been worse. There are break-ins on houses in broad daylight—youths breaking up in the front of houses—but people are afraid to report them."

"To report something like that to the police often means trouble for the person who has done his or her public duty. But to some people it is information . . . and they reward it with bricks through windows or some other form of retribution."

But according to Sgt Norman Shepherd, who has special Community Involvement Branch responsibilities for the scheme, things are getting better. "As far as I am concerned there is an obvious improvement in the area," he said. "Acts of vandalism—like glass fights and break of the peace—have decreased. There is a lot of community

spirit in Gibshill and the people themselves are helping one another.

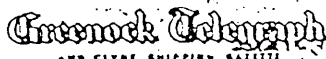
"If someone said to me that things were getting worse I would say that it is the opposite. People who have said that there is no best man to be seen are wrong. The situation is getting better. It is quite the reverse to the situation painted by those who say it is getting worse."

He added: "The police are not 'covering up' to give the place a good image. I am being quite honest about this. We would only be kidding ourselves on if it was the case."

But the complaining residents aren't happy. One instance given of vandalism in the scheme happened at the weekend.

A woman took in her wash but her front door was one of the clothes-poles from her garden. But minutes later it was in her house . . . thrown through the bedroom window by some unknown youth who ran away laughing.

In the Second Century of Service to the Community



AND CLYDE SHIPPING GAZETTE

Gibshill — certainly not a ghetto now

THANK WILL be mixed feelings today over the comments of a delegation of European MPs who visited Clydeside last month, and were "impressed" by the housing conditions they were shown.

While Glasgow came in for the largest share of their comments — presumably because the problem is much larger there — they had some strong words to say about Greenock's work on the town's housing.

The MPs made a brief visit to Gibshill and they found the end and housing estate especially bad — in their view. Indeed, they went so far as to describe conditions there as "ghetto-like," and felt that the housing was unfit for human habitation.

Unfortunately, as our secretary on today's front page reports, the MPs appear to have got slightly mixed up in their geography of the town.

The housing conditions which horrified them were evidently not in Gibshill but in the adjoining section of the Strone scheme around Roston Road.

None would deny that housing there is bad — very bad. In fact, Inverclyde District Council intends to pull down part of the houses there to make major improvements to the area.

It is most unfortunate that Gibshill should be singled out for widespread criticism, particularly as the estate has been completely rehabilitated — to a very large extent due to the determination and self help of the people who live there.

In Scottish terms, at least, Gibshill is a shining example of what can be done to restore a once derelict area.

Nevertheless, the European delegation clearly feel that the

Even in our private sector we could not afford many of the designs and quality of materials which are considered normal in the continent.

It remains to be seen what will happen when . . . the MPs' recommendations go before the All European Parliament after the summer holidays.

Clearly, Glasgow and Greenock will not say so to any further "official" aid from the Common Market regional fund — Scotland has already benefited to the extent of £16 million. If we do receive further financial aid, however, we ought to think very carefully about how we are going to spend it. Perhaps it would be well worth our officials spending some time on the continent making a study of how our housing standards have fallen so far behind.

So that would be one overseas council visit that nobody could possibly object to — if it helps to improve our housing.

"J.L.D."

IT WOULD seem the part of James L. Dow himself to write an editorial note adequate to the pointing of one who contributed so much, so truly and so diversely to the culture of the Tribunal for more than three decades.

If we do respond sympathetically to those who mourn a husband and a father, and on top to those who have lost one whose memory adorned their lives over the hazy and rough years along life's road.

As a newspaper, too, we are sincerely and reverently drawn up — subject to review of "area in need."

New premises have already been

'Pros' may now run Gibshill

PROFESSIONAL staff are likely to be appointed by Inverclyde District Council to manage Gibshill community development.

The leisure and recreation committee has approved a recommendation to engage a community recreation officer and a recreation supervisor, whose combined salaries could total £21,100.

They would, it is suggested, be responsible to Mr James Douglas, director of recreational services, and "take" with a recent advisory committee, immediate establishment of which is recommended. Total allocation of funds to the area for its community centre, its nearly completed sports barn and its football pitch is more than £2.5 million.

Members with "interested organisations" are recalled in a report to the committee by the recreational services director.

"They have," it says, "indicated that they would wish to be the sole agent involved in policy formulation and management of the Gibshill facilities."

"Though the local residents have shown themselves to be enthusiastic, their management of these own community just can hardly be considered an adequate approximation for the new project."

"This is not a criticism of their ability, but merely to say that they have not had an opportunity to prove themselves."

SET PATTERN

The advisory committee could, it is suggested, give help and guidance to the community recreation officer. It could also bring to the attention of the leisure and recreation committee "any policy matter which runs contrary to the express wish of the community."

Greenock's policy of providing "local village hall community hubs" will probably set the pattern for Inverclyde.

Recommendations will be slightly modified, and a priority list will be drawn up — subject to review of "area in need."

New premises have already been

Tenants say council did not keep promise

FEAR that stringent financial restrictions imposed on Inverclyde will jeopardise the success of Gibshill environmental improvement scheme "as a whole" have been expressed by the Technical Co-ordinating Committee.

In a report to Inverclyde's Leisure and Recreation Committee they said: "There has been a measure of disappointment among some tenants who feel that earlier promises are not now being fully fulfilled."

"We feel that the District Council must give careful consideration to a possible re-estimation of items which have, if necessary, been omitted from the original proposals."

These included areas play areas for toddlers and four "intermediate" play areas. A modified scheme includes only one fully equipped play area, an adventure course and three kick-about areas.

"Tenants are most disappointed with the cut-back in the programme which they regard as being long because of the need to divert financial resources towards other major and commitment work," the Co-ordinating Committee said.

"We're almost at the stage of having the house completed and with not much money for its decoration," said Mr James K. Mackie, Director of Planning, who wanted approval in principle to reconstruct trees, shrubs and play areas.

He got authority to move back with proposals for the planting of shrubs and trees "in a continuing exercise" but was more or less told to forget about further play areas — at least for the time being.

Councillor James Wood pointed out that the Gibshill scheme had not been "area play" through lack of resources and which, he warned, would decline very rapidly unless money was immediately spent on them.

"There's not a single play area in the whole of Inverclyde and my own ward — with a population of 2,000 — has, though more fortunate than most, only got one," Councillor Alan Blair commented.

Councillor John Ryan declared the committee will have a very small capital allocation to spend next year. There's going to be only repairs in the coffers. And as many things need to be done through the district.

The claims of other areas were also advanced by Councillor John Campbell and Councillor Andrew Ballentine, who said: "I can think of many in Port Glasgow which should be given the same consideration that Gibshill got and that Strone is now getting."

He added: "I'd hope that any money available — however limited — would in future be channelled not only to selected areas of Inverclyde but towards areas of dereliction."

Of Gibshill's community centre, the co-ordinating committee said:

"Construction work was last recorded as being 13 weeks behind programme. Delays are mainly due to lack of manpower which, it is hoped, will be remedied. Its original completion date was May."

"In date there has been no formal discussions on the method of management to be adopted, but the community has indicated a strong desire to be actively involved in such an exercise."

Gibshill 'not depriving other local areas'

ANY SUGGESTION that the West End of Greenock is being "deprived" by public spending on East End schemes — in particular in the Gibshill area — is strongly refuted by Mr Peter L. Houston, chairman of the Gibshill/West Street Community Council.

At a meeting some weeks ago in Milford School, Mr Colin Brown, chairman of the West End Community Council, stated that very essential work was being spent from the rates in Greenock other than the West — Gibshill in particular but one.

"Surely it is true to state that an area which contributes a very substantial proportion of the rate burden is deprived in terms of what the District Council provides," he said.

Commenting on the "Gibshill Project," in a statement in the Glasgow, Mr Houston points out that it was at the request of the District Office that a £2.5 million plan for improvements was drawn up to bring the area into line with other parts of the town.

Not all the work, he stated, was solely for Gibshill. The roadworks — in particular the A8 link — was designed to promote the isolation of Gibshill but was also of great benefit to residents in the West End of Port Glasgow.

Similarly house reconstruction was part of an ongoing programme for all private houses in Greenock and not solely for Gibshill.

"It should be remembered," said Mr Houston, "that this was a total cost and included, or was said to include, all essential works necessary for the improvement of the hill."

"The tenants had the right to the improvements. They never sought and indeed did not get preferential treatment in the distribution of other areas. All they were asking for was that the scheme, so long neglected, be operated in a tolerable standard."

In fact the reverse was the case in due to shortage of workmanship and lack of supervision some of the houses were never satisfactorily completed — a situation which would be a more accurate description.

"The landscaping, the new shops and houses was again an on-going process, not just for Gibshill. The new shops and houses can be classed as renewable expenditure in terms of rental and rates."

"As to existing amenities in Gibshill, we have now small play area — not built from the originally designated 14 due to current austerity measures — one upper school football pitch, a sports field, which is run by voluntary workers from the community thus saving the taxpayers about £750 per annum. In view of age for this full-time officials and cleaning staff, and a community centre."

Set-back for Liberal Gibbshill proposal

— but committee defeat may be reversed by Corporation

LIBERALS suffered a reverse in Greenock Corporation Policy Committee last night, when their proposals on the Gibbshill report were defeated by one vote. Now the decision will have to be made at the next meeting of the full Corporation on 24 April.

A comprehensive report on re-development of this 948-house scheme by the Burgh Architect was recently delivered to councillors.

Its main recommendation is the erection of 287 two-storey dwellings, the modernisation of 96 pre-war houses, and the demolition of the remaining 722 houses on the site.

ONE-VOTE DEFEAT

Last night the Liberal motion to the Policy Committee that this report be rejected was defeated by four votes to three. The Labour motion, which was carried, was that the report should be accepted, but consideration should be continued until there was opportunity of further discussion.

Commenting on last night's vote the Convener of the Policy Committee, Councillor Alan Blair, said: "I believe it would be a tragic mistake if Gibbshill were demolished as suggested. The Liberal scheme to improve and modernise it is clearly better, both financially and for the people of Gibbshill."

Gibbshill to be considered at a special meeting

AT THE end of next month the Corporation is to hold a special meeting to consider the future of Gibbshill, a housing scheme which has suffered from deterioration and neglect for many years.

and primary school facilities and a reduction in population for the Gibbshill area.

Ballie Ronald Young said that Gibbshill was a classic case of deterioration making by a local authority. "That goes for both sides," he said. "Not within a few weeks from taking power the Labour Group have reached a decision from which we will not be budged."

The tenants of Gibbshill, said the Ballie, had shown a deep interest in plans for the rehabilitation of their housing scheme. Gibbshill was not only a physical problem requiring an extensive modernisation scheme for the houses themselves but also a social problem.

First Ward representative, Councillor Corvillie Gillen said that at recent meetings with the Gibbshill tenants he had been overwhelmed to find not just how deeply the Gibbshill people were concerned in their own welfare and future.

"I found an extreme friendliness and desire to take part in the planning of their own future," he said.

"We shall be doing everything possible to have this decision reversed at the next Corporation meeting."

"Meanwhile I think this vote is a nasty warning of the kind of decision that might be made in the event of the Labour Party getting control of next month's election."

Speaking for the Labour Party, Missie Ronald Young said that he thought there were certain crucial questions about Gibbshill still to be discussed, but election time was hardly a suitable time to discuss them.

WASTE OF MONEY

He had suggested that the Corporation might hold a Monday seminar on Gibbshill some time after the election, and the Liberals seemed to be agreeable. Such a meeting might be held in June.

To spend £200,000 on a modernisation would be a waste of money, he said, in view of the opportunity to build a new highly modern scheme. "I would have to see very different cost figures before I thought that rebuilding was not the answer," he said.

"Let us all bury our hatchets and prepare to make the damage that has been done in the past."

It was agreed that priority of houses should be the first priority at Gibbshill to avoid the repetition of the "intolerable conditions" which existed during the coal strike last winter. Complete modernisation will follow as soon as possible.

The Corporation has given an immediate grant of £100 to enable the

This meeting will be tied up with the review of rates, which has been postponed because of the pending Housing (Financial Provisions) (Scotland) Bill to go before Parliament on 20 July.

The report before the Corporation called for a programme of rehabilitation of "one example of a derelict community in the town that demands a prolonged and concentrated attack by all local authority resources."

It also asked for a detailed examination of the possibility of providing a community complex, play areas, sports facilities,

Labour's Gibbshill plan irresponsible

GREENOCK'S burgh treasurer, Mr James Mitchell today condemned the statement on Gibbshill made by the Labour Party yesterday as "the height of irresponsibility."

"This is the most important single issue facing the town today," he said, "and the one where a Labour council will have the most disastrous results for the burgh finances."

The cost of the plan which Labour now supports will be astronomical.

The Burgh Architect has already made an estimate for the cost of demolition, improvement of some 96 houses and the erection of 287 new houses. The cost is £2,750,000. "What Labour spokesmen have not been honest enough to reveal is that 450 families will have to be rehoused somewhere in Greenock. The cost of

this rehousing, at current rates, is £280,000, quite apart from crippling interest charges.

"In addition over 100 sub-tenant families from Gibbshill would require re-housing over a very short period, costing £610,000. The total cost of the Labour proposals would therefore be £6,010,000 and even this figure leaves aside increasing prices.

The public are entitled to some answers from the Labour Party. First of all, what increase would their proposals mean in rents and rates in Greenock?"

"Second, what alternative schemes currently planned will have to be scrapped for lack of finances?"

"Third, where are the Gibbshill folk being rehoused, and what people elsewhere in Greenock will lose their place in the queue?"

"The whole programme of modernising pre-war Council houses could be completed from start to finish twice over for a cost equal to the Labour proposals for Gibbshill."

Liberal spells out Labour's proposals for Gibbshill

LIBERAL Planning Convener Councillor Tam Boag believes the time has come for him to "spell out to the town the implications of Labour's proposals for Gibbshill."

He told the *Telegraph* today that his party's plans for modernising and landscaping the scheme would cost £1½ million, and added: "In our view the proposals will give the community at Gibbshill the amenities they deserve, an opportunity of living in an environment equal to any in the town."

He went on: "The plan which Labour are considering has a number of main proposals. The principal one is to demolish 722 houses."

Councillor Boag said that this plan meant 288 new houses would be built in the scheme. Meanwhile the whole population would have to be re-housed elsewhere.

"As Planning Convener and as a candidate, I am entitled to demand answers to various questions," he said.

Rehousing the Gibbshill population would, he believed, cost an astronomical sum. "Where is this

increase in rent and rates in Greenock to be paid?"

"Where is the rehousing to take place? They must tell us if the people are to be rehoused in the Hulmaddock Street area or in Larkfield or in Lynedoch Street."

Councillor Boag felt the Gibbshill problem was a social one, rather than an architectural one, and commented: "That being so, how can Labour ensure that this social problem will simply disappear when the population is rehoused elsewhere in the town?"

In his own ward, he added, and in other parts of the town, there were a large number of sub-tenants, overcrowded families and people living in houses without modern facilities.

As things presently stand, he said, these people had a very good chance of being rehoused in a very short time.

Councillor Boag went on: "If Gibbshill rehousing is to take priority as a Labour proposal over the next few years, then plainly the hopes of these people for a new house will be dashed for several five years."

Gibbshill: Liberals "ignoring facts"

At the Policy Committee of the Corporation this week the Liberal motion to reject the report by the officials was defeated by four votes to three. The motion carried was the Labour one that the report should be accepted but that further consideration should be given to it after the May election is over.

The Labour Party's statement says that the Town Clerk (Mr James D. Smith) two years ago — 27 February, 1970 — had already severely criticised the

whole performance of the Corporation on Gibbshill as being "a classic case of the Council's ineffectiveness at present."

The Labour Party say that that is still the position.

The Labour statement goes on to say: "We remain of the opinion (and the Liberals were behind us on this no later than five months ago) that the answer to Gibbshill is substantial rebuilding. On the basis of the cost comparisons we were then given we all felt that rebuilding gave at least value for money."

Association and Sub-Committees with special responsibilities.

In 1971 a young Independent Labour Candidate, Cornelius Gillan from Gibbshill, won a by-election victory over a 70 year old Labour ex-provost.

A local resident who had a deep interest in the problems of the youth on the scheme was appointed full-time organiser for youth under a grant made by the Hilldon Trust in 1973 and transferred to the Socialwork Department in 1976.

A sympathetic neighbourhood community worker was appointed to Gibbshill under the "positive discrimination" programme in 1972 and has maintained his support up to the present.

A local area officer for housing and community work was set up in Thomas Muir Street.

5.1.3.3 Back to bricks and mortar

"When modernisation was being discussed it was always front page news - how much money was being spent on the scheme - but they do not reveal how much money was being wasted!"

Social development in Gibbshill has evolved against the backcloth of the modernisation programme which started in 1972 and in 1978 is not yet finished.

The first phase of modernisation in Gibbshill was unsatisfactory - workmanship was poor and there was no co-ordination between workmen. The second phase went ahead more smoothly only after tenants became actively involved in keeping an eye on progress.

"A great deal has been said about the money being spent on the environmental improvements at Gibbshill. It should be remembered that by common consent, Gibbshill had been neglected by successive corporations. It was cut off from the east end of the town by physical barriers with inadequate accesses, and over a long period had become an area of social deprivation.

This is a shameful indictment against the then elected representatives of the people of Greenock. Something had to be done to correct this pathetic situation."

From a report on environmental improvements issued by the Gibbshill Tenants' Association and from the Gibbshill position statement presented by the Technical Coordinating Committee to the Chief Officer's group, January 1977.

"In 1977, as part of the programme, the complete upgrading and rewiring of the electrical installation of all dwellings in Gibbshill was carried out. Thereafter, the internal modernisation of all dwellings was carried out in two phases: the first phase being modernised during 1973 which included houses in Keir Hardie Street, Irwin Street, Lansbury Street, Cedar Crescent and Fir Street, and the second phase which covered all remaining houses within the area being completed in December 1974. Out of the original housing stock in Gibbshill, 622 houses have now been modernised and 228 houses demolished.

Generally, the work entailed the following:

- The installation of a low pressure hot water central heating system fired from a livingroom appliance, tenants being given the choice of gas or solid fuel heating.
- Renewal of bathroom suites
- Renewal of all service pipework and the provision of a central plumbing unit.
- Redesign of kitchen layout and the provision of new fittings.
- Renewal of gas mains, services and meters by Scottish Gas.
- Renewal of close and common stair lighting and provision of additional lighting points at entrances to closes. /....

- The redecoration of closes and common stairs.
- The painting of the exterior of houses with Snowcem or Sandtex.

The total cost of modernisation is £945,000; the actual amount of tenders approved being approximately £815,000, fees amounting to a further £60,000 and the balance being set against remedial repairs and decoration allowances to tenants, and external paintwork within the second phase."

- Facts and figures, a final sounding programme - but what was the reality for tenants on the Hill?

Modernisation or Demoralisation?

The modernisation Programme is frequently referred to as the "Demoralisation Process" by residents who suffered hardship and inconvenience as work was carried out.

"Some of the tenants got together because the quality of workmanship was atrocious. The people responsible for the first phase were not allowed a contract. We formed an action committee and at one of the contractor's meetings we tried to get them off the site. A Clerk of Works was appointed after that to look at the problems coming up every week so as to keep tabs; because they took this advice the second phase of their scheme got through more quickly."

Landscaping of the Gibbshill scheme included in the redevelopment plan has always been a thorn in the flesh of the Community. It has also been a hotly debated issue between parties on the Council.

"By the second phase of modernisation they ran out of the money and decided not to have trees or bushes. Yet these are important in separating the street from back greens. If you go to areas where there are no bushes you'll see tracks where the grass has been destroyed. Usually becoming short cuts through closes."

"Again in the original plan they were going to build walls, but they ran out of money so one side of the scheme has walls and bushes and the other is without."

"You can see how the original garden areas got destroyed. People naturally take the shortest distance between two points if there is no barrier to dissuade them."

Because of the poor initial planning of landscaping a cost reduction exercise was carried out - and to the consternation of the tenants of Gibbshill, one of the areas to be omitted was the children's playground, and facilities.

"Surely to save money other areas should have been considered. For example, Fees - was it necessary in the first place to hire consultants when there were people fully qualified for this type of work employed in local government offices."

A good question from G.T.A. Report on Environmental Improvements, 1976. There are other questions: (GTA: Gibbshill Tenant Association):

"It's a strange thing. They modernised other schemes before they did Gibbshill and these places got a good modernisation. You can't help getting the impression that what we got was not so good because we're Gibbshill."

5.1.4. Summary

Local government had tended to assume for many years that physical overhaul of buildings is the answer to changing a community. They draw up the plans, put in the contractors and workmen to carry out ideas imposed without consultation, and after the 'face-life' they wonder why vandalism, for example, remains a problem - sometimes it even gets worse. Let them look at what has really happened in Gibbshill. Facilities are vital, like the Sportsbarn, but if the concern

of the community for its young people is not activated too, nothing much will change.

5.1.5 Gibbshill after the Improvement Scheme

5.1.5.1 Remaining Problems

Stigmatisation and Gibbshill:

A key reason as to why Gibbshill became an area of multiple deprivation lies in the highly stigmatised image of the scheme that is held throughout Greenock and Inverclyde. Gibbshill has always been stigmatised. The very idea that it was a scheme built as part of the 1930's slum clearance programme meant the people living there were labelled from the beginning.

Gibbshill Residents:

"It's often said now that people keep quoting Gibbshill as an example of how a community can take action to get improvements. But the town doesn't take advantage to help to change the image. They spoil it, they've left a bad taste in the mouth. Councillors on the other end of the town tell people, "We've spent so much money on Gibbshill - that's why you can't get your play areas or whatever in here." That sort of talk has spoiled a lot. It's competition between Councillors in relation to their own areas."

"A Councillor was making a speech up here about his ward. He said that in places in Inverclyde seven people had to use on outside toilet.

I said there are 50 houses lying empty in Gibbshill they could take. The answer: people just don't want to come to Gibbshill, My God, and, its harder to get out of Gibbshill than it is to get in. This bad image that has been created even goes against Gibbshill people applying for jobs."

"To go back to the stigma,

It can be

an awful embarrassing thing. I'll give you an example. When we came back from holiday we were needing a new fridge and we went to a shop on Princes Street. We were a bit skint after the holiday, but they were advertising "no deposit needed". You could pay on Banker's Order. The salesman asked, "now, where do you stay?" "Gibbshill? Oh, sorry", he says, "the agents are feared to go up Gibbshill so we can't get anyone to collect the money."

I offered to pay through the Bank and when he refused got pretty hot under the collar. I wrote to the 'Telegraph' but of course the letter wasn't published. Even if you've got the money, Gibbshill is a bad address."

"Some time I say I'm from the west end of Port Glasgow rather than the east end of Greenock."

Gibbshill is still a highly stigmatised area, but that image is slowly changing as it is increasingly recognised that Gibbshill people are as articulate as imaginative, as able to run their own affairs, as anyone else in Greenock.

5.1.5.2 Future plans

Extract from urban aid successfully made in 1978:

The items listed below are the headings of the plan. The whole fits in with the continuing effort to help the young people to have support so that they can grow out of the sort of situations created by their parents and their environment and so over the years continue to improve the image of Gibbshill.

1. Supervision of young people in need by members of the Gibbshill Community.
2. Working with tenants.
3. Incentive payments to youth workers.
4. Administration

5. Project reserve fund.
6. Full-time youth worker.

5.1.5.3 Community involvement in children's panel

The Gibbshill project:

The Gibbshill project was to remove the stigma attached to it and to reduce the amount of delinquency in the area.

However, it has been found that the good intentions of the local authority and professionals sometimes destroy the community intentions; local people are capable of more and should be given the support of the local authority.

It was felt that the community could do a lot to prevent truancy and delinquency as well as make a positive contribution to the specialised supervision which needs to be carried out on behalf of the children's hearings.

It is emphasised, however, that the partnership between the local authority and the community must be on the terms of the community. Much can be done to encourage volunteers to carry out supervision of their own people within the community but they require support not interference from the social work department.

5.1.6. Postscript

Regional Councillor Ronald G. Young:

".....Gibbshill is not an unusual place. It is true that a stigma attached to it in Greenock in the 1960's - but that perhaps says more about Greenock as a whole than about Gibbshill. Its residents are

just like those in any of more than a hundred council estates in the west of Scotland and they resent the fashionable label of "deprived" as much as they rightly resented the more emotive ones that were hung on them in previous decades. One set of terms is patronising, the other offensive: both however have the same damaging and degrading effects.

Some of the lessons of the experience are:

- that decisions are taken in local government by people who rarely bother to come to the area over which they are taking such crucial decisions.

- that many professional activities, however well intentioned, can undermine the endeavours of many community groups.

- that we should be more actively seeking to support the endeavours of such people, even to extent of employing more local people who after all do not more around so much!

5.1.7 Report on Vandalism

The policing policy for the area was changed by providing a traditional policeman's service.

A community involvement branch officer was also allocated responsibility for the area and close and continuous support from the police in setting up and running the project was a major factor in engendering community spirit.

The modernisation of the houses in the area have now been completed, a new sports barn built and new shopping complex occupied, which is adjacent to a new community centre.

The tenants' Association is extremely active and has been involved from the start in decisions making by the Local Authority. There are now several subsidised holidays

each year allowing children of all age groups to visit parts of Britain they have only heard about previously.

Although police involvement in the project remains active, residents now play a major part in the day-to-day running and long term planning.

The police have cooperated to the full and close ties have been established with community as well as with district and regional services.

The following figures of crime and offences give a reflection of the general improvement in the area.

<u>Year</u>	<u>Crimes and Offences</u>	<u>Juvenile Offenders</u>
1973	442	149
1974	370	107
1975	305	167
1976	404	53
1977	262	69

Vandalism in the area is almost non-existent and any fresh cases are immediately followed by information from local residents, leading to identification of the culprits. Crimes of disorder, such as breach of peace, have also declined sharply. Thefts, however, have not been reduced so dramatically, showing that deep rooted habits of this kind are more difficult to eradicate.

5.1.8 Gibbshill Today

5.1.8.1 Evidences

Examining of the problems recorded during the investigation which has consisted of direct observation and interview method.

After the completion of the improvement scheme, things in Gibbshill Estate went fine. But as the time passed by a net regression in the estate was reappearing. The good spirit of the community, and their participation in solving problems started to wear off. Tenants complained about slow motion of authorities towards problems such as repair, maintenance, etc. That was right; because if we look at the first scheme improvement, we notice that it was not completed. Fences were not erected and landscapes were not planted. Authorities were complaining of lack of funds.¹

5.1.8.2 Findings (Analysis)

Five years time, after the scheme improvement, the worrying symptoms of vandalism and crimes were back.

Police reports on the area were very pessimistic concerning the sort of Gibbshill estate in the near future.

Despite all the help which the community centre does provide, despite the facilities which as Sportsbarn, Child Care Centre, the hut and club for the tenants, the reappearance of the problem of crime and vandalism was threatening again.

Police report on the presence of vandalism in the area¹₂

Police argue that there is a dramatic increase in the phenomenon of vandalism. Since 1985 - 1986 there was an

increase of 64% in the level of vandalism. Police said: that in 1985 the number of reported cases of vandalism was 50. In 1986 it had mounted to 82 which makes 32 cases more than in 1985.

The crimes such as murder, theft, muggings, break-ins were on the increase as well. From a total figure of 100% of all crimes of all sorts, 76% dealt with dishonesty, theft, break-ins and assaults.

23% go to cases of vandalism and wilfull damage and 1% to murders in the past year.

Police reported that the average age of all the vandals they have dealt with were varying between 12-14 years. Whereas, the criminals were aged between 16-20 (adolescent and pre-adult).

Police observed cases of vandalism commonly in: public spaces, semi public and semi private as well. Crimes as they were committed in the empty houses and assaults on defenceless people. It was noticed by police that crimes occur at special times of the day and night.

Vandalism was occurring unexpectedly, anywhere and anytime.

Crimes such as break-ins, murder and assaults were usually occurring between 7.00pm and midnight, and mostly at weekends.

-Gibbshill estate is suffering a very poor design, and problem of scale. Its largess and very often ^{its} layout have favoured the creation of too much left over and unused spaces (see fig. 5.1).

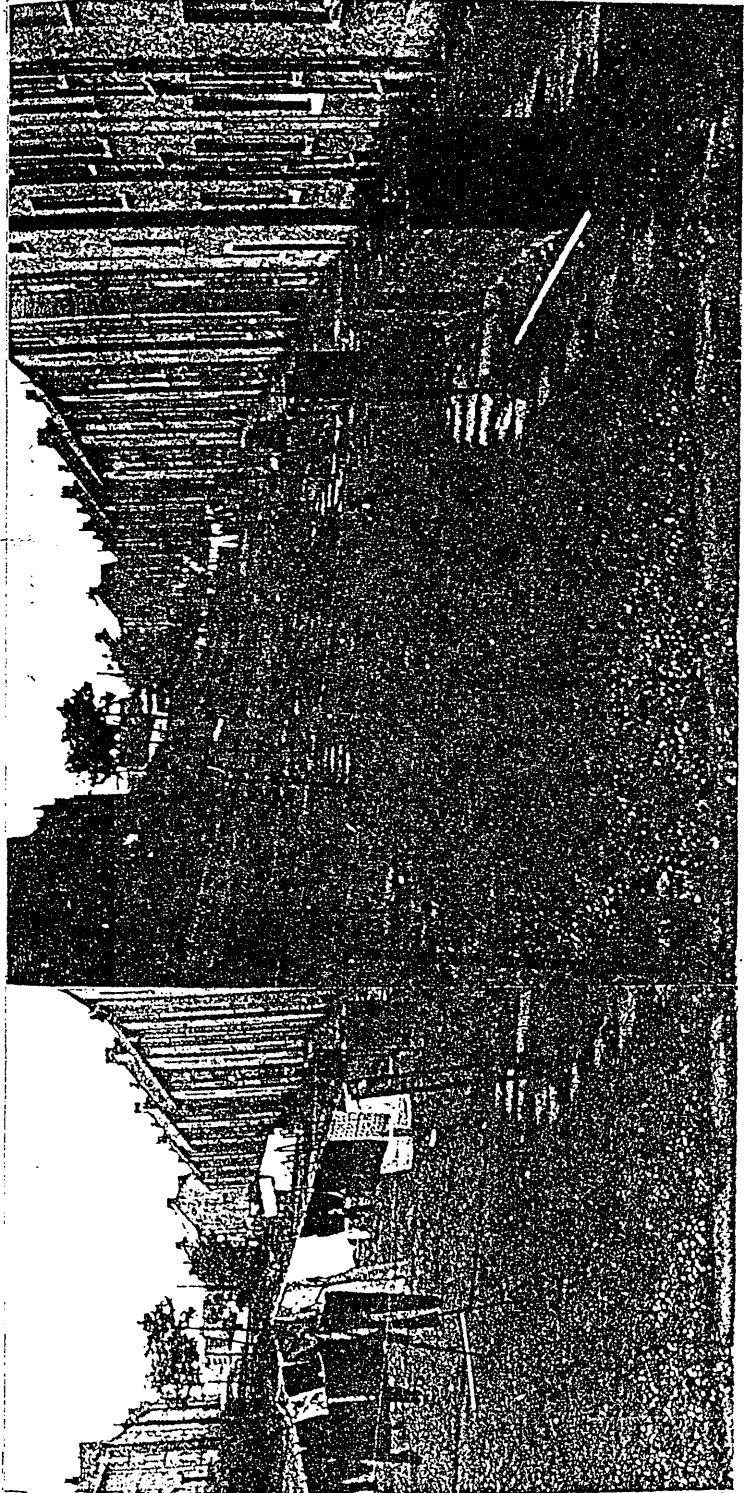


Fig. 5.1 Interminable landscape, designed especially for tenants' use, but they have never got the chance to use it completely, only as a drying area. Space which has and still constitutes a threat to tenants' safety. Its lack of definition and identity has pushed its use by all the residents of the estate and outsiders as well.

This figure gives us an idea about the original layout of Gibbshill Estate. The obvious remark to make here, is the sense of territoriality which is lacking in the external spaces and some part of internal ones. Place situated in Zone III.

Lighting such as lamp-posts in these kinds of spaces are absent, introducing fear and forbidding its use by nighttime, whether to its tenants, the neighbours or others. Fear and anxiety to use those areas is a factor which pulled tenants off from it.

- Concerning the buildings, it was noticed that too much rigidity and gaps exist in their planning. Also, they lack functionality. (See fig. 5.2.3).

- The inadequacy of playgrounds and their poor design have pulled the kids off, who have by now almost deserted these places, preferring to play in staircases and in streets and where they should not be playing.

Thus, the lack of definition of the space has forced people to use private and semi private spaces as public ones.

- The so called back-garden, fenceless and open to anyone, who wants to cross from one point to another, has pulled back tenants from it.

- The corridors and staircases of the tenement constitute the most dangerous spaces in the tenement. The throughway from front to rear of the houses has introduced fear and anxiety in tenants life as these spaces were used by everyone.

Also, they constitute an escape route for criminals. Police find it very difficult to cope with that kind of design, in chasing criminals. (See fig. 5.4,5).

- The litter design was a failure as well. Few tenants use the litter positioned at the back of the building; they just throw rubbish everywhere near, but never in the litter area. (See fig. 5.6).

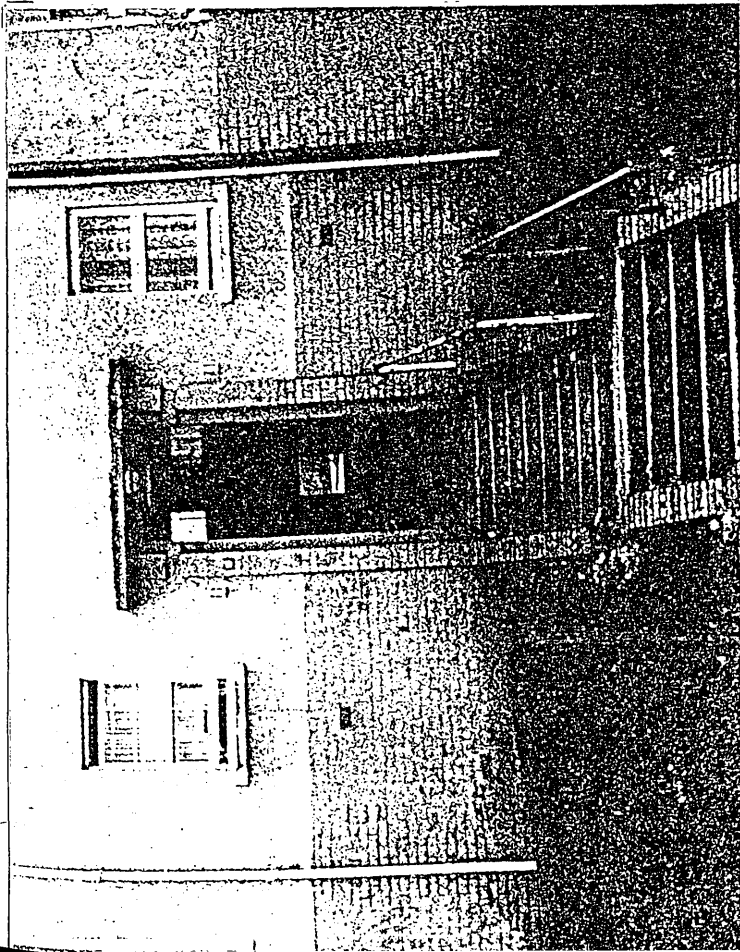


Fig. 5.2 The poor design is very much present here. The pre-entrance is anything, but entrance to a respectable building. The frontdoor is such that its absence becomes a past history in tenant's talk. - As always, the rear door is never there as well. A door which should be used privately as access to the rear or back of the tenement. The place is situated in zone III.

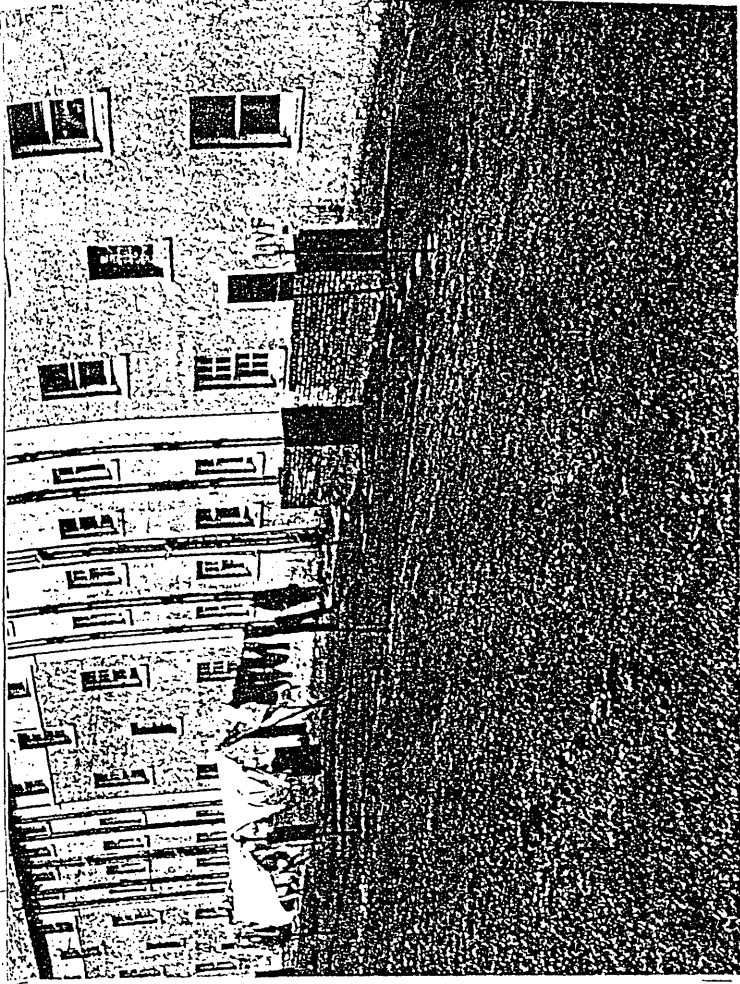


Fig. 5.3 The rear door of the tenement should lead to this space, normally used by tenants as drying area but designed as a private recreational place as well. However, its use is public and during all times. Place situated in Zone III.

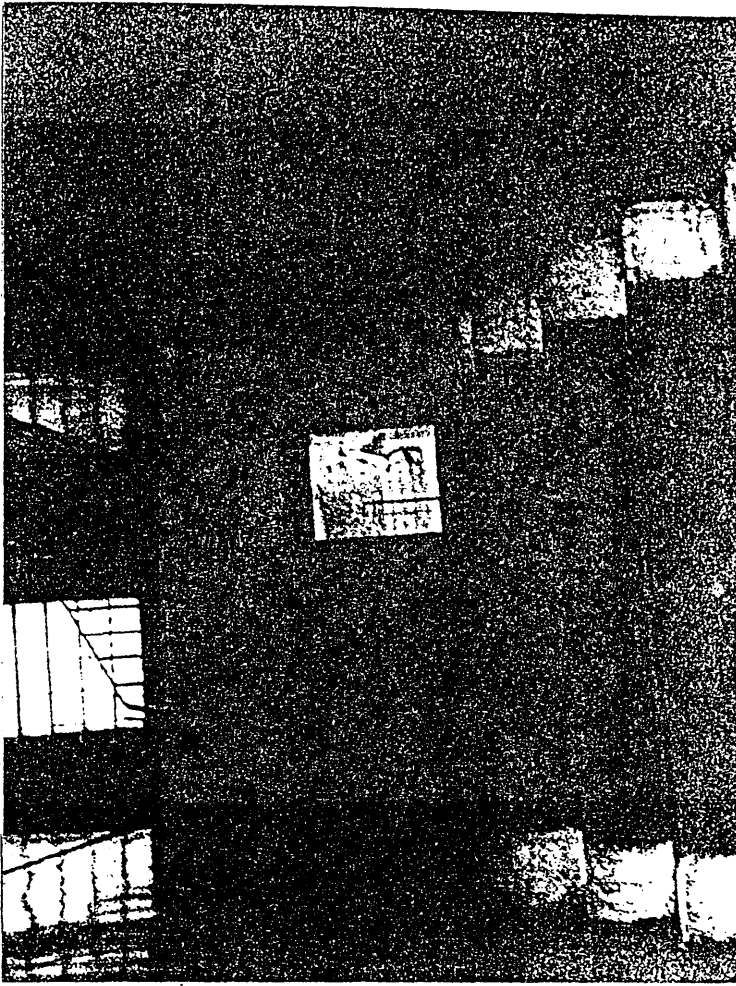


Fig. 5.5 Showing this entrance to the dwelling used as thoroughway by public, to short cut the distance to another part of the estate.

- the front door was usually missing, so was the rear door. This was through wear and tear and vandalism. (Tenant's view)
- The problem, was fragility and vulnerability of the corridor used publicly, while they were conceived as semi-private spaces.



Fig. 5.4 Example of tenement involving large numbers of children.

- Notice broken windows in communal spaces e.g. stairwell.
- Graffiti on the external wall, probably after knowing that flat in ground floor was empty, the first sign for that was the boarded up window.

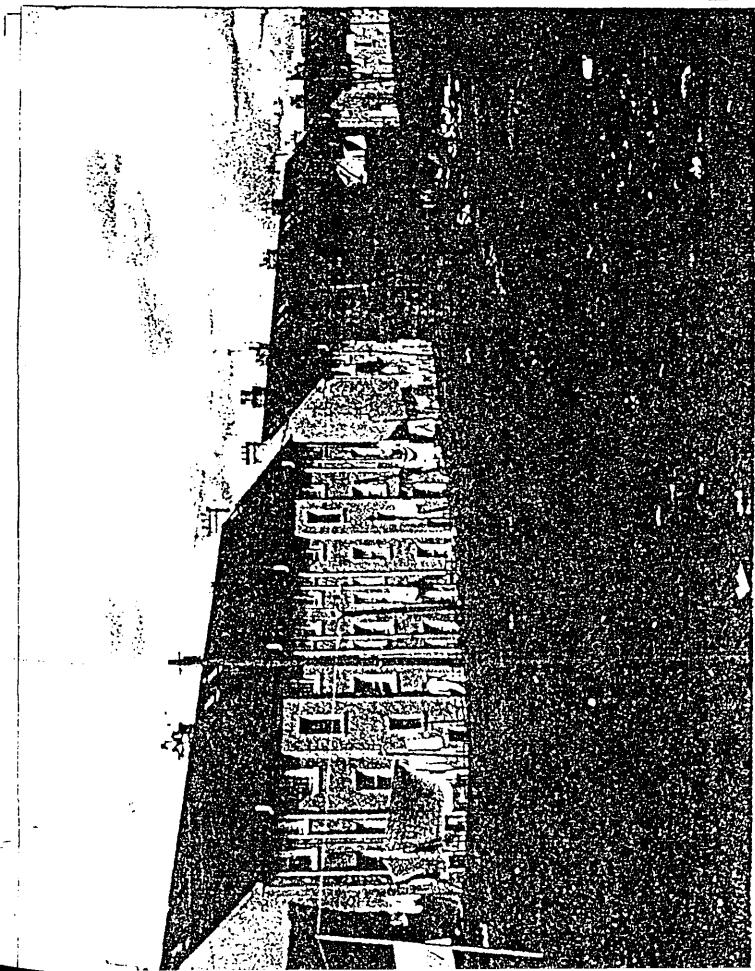


FIG. 5.6 The poor design and position of litter has led to use the ground as a rubbish tip. Notice, the vague field serving as a drying area, which could be used more than this, but its layout, permitted its use as a public area, putting off tenants from there. -- place situated in Zone III.

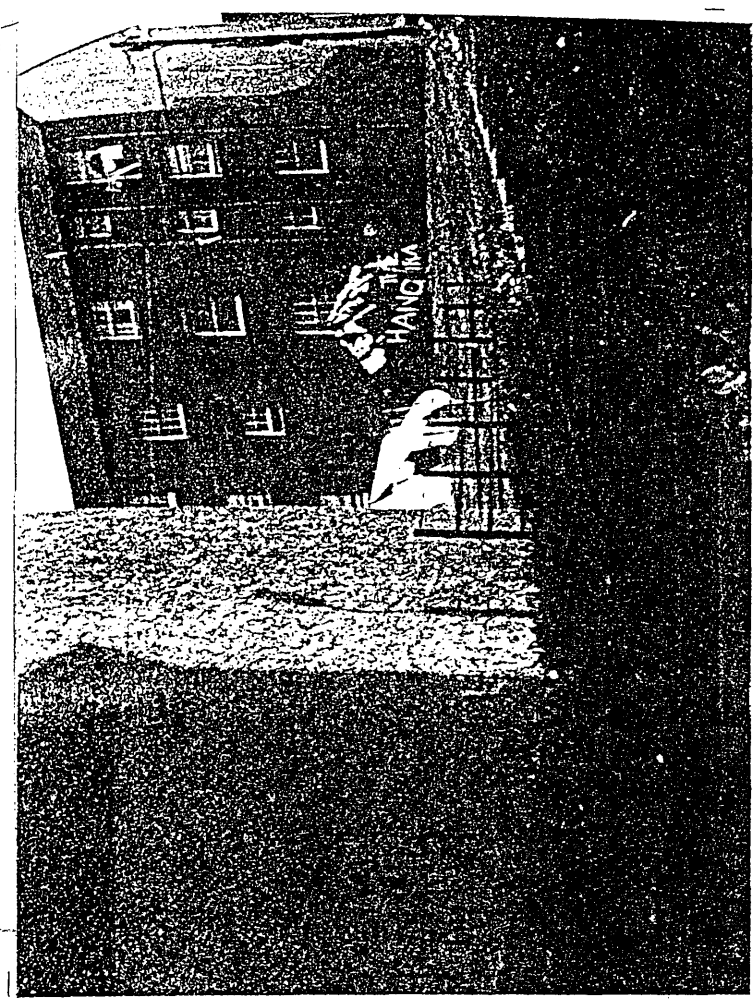


Fig. 5.7 Notice the kind of paths existing in the Gibbshill Estate. Situated in zone III, with no lights, constituting a danger to the safety of the users. See Graffiti on the wall, in back and foreground it seems that it is 'ideological vandalism as defined by
Notice this 'shy' erected fence surely used by some tenants to define their space and introduce a sense of 'man's land' and belongingness.

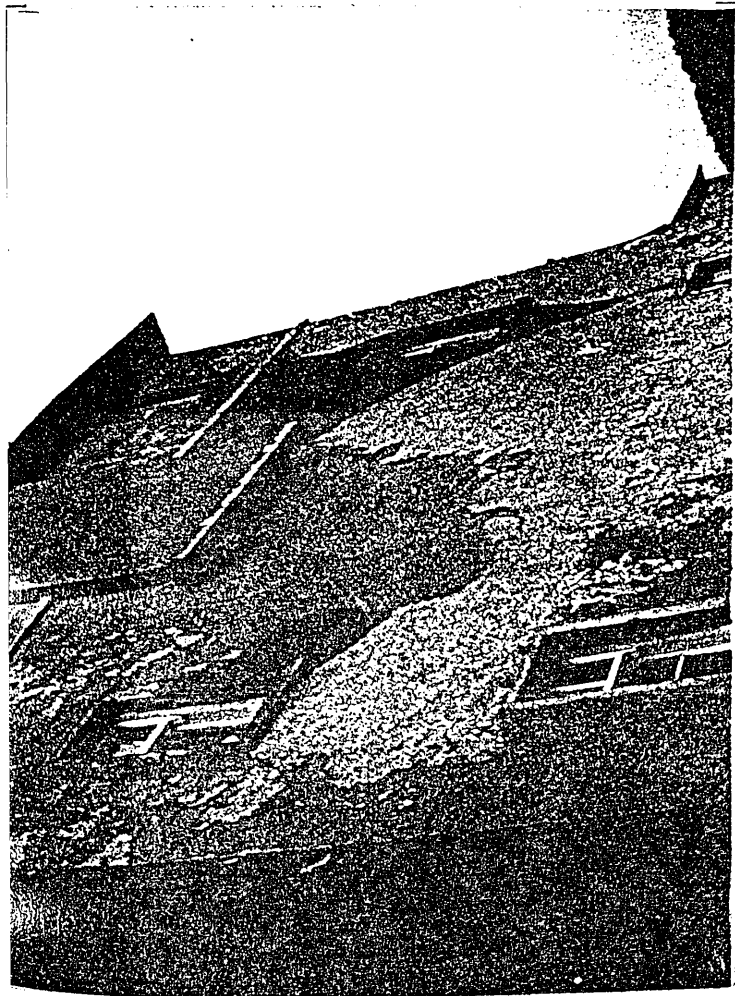


Fig. 5.8 Such pictures are sufficient enough, to tell about neglect and lack of repair and maintenance from local authorities. Tenement situated in zone III.

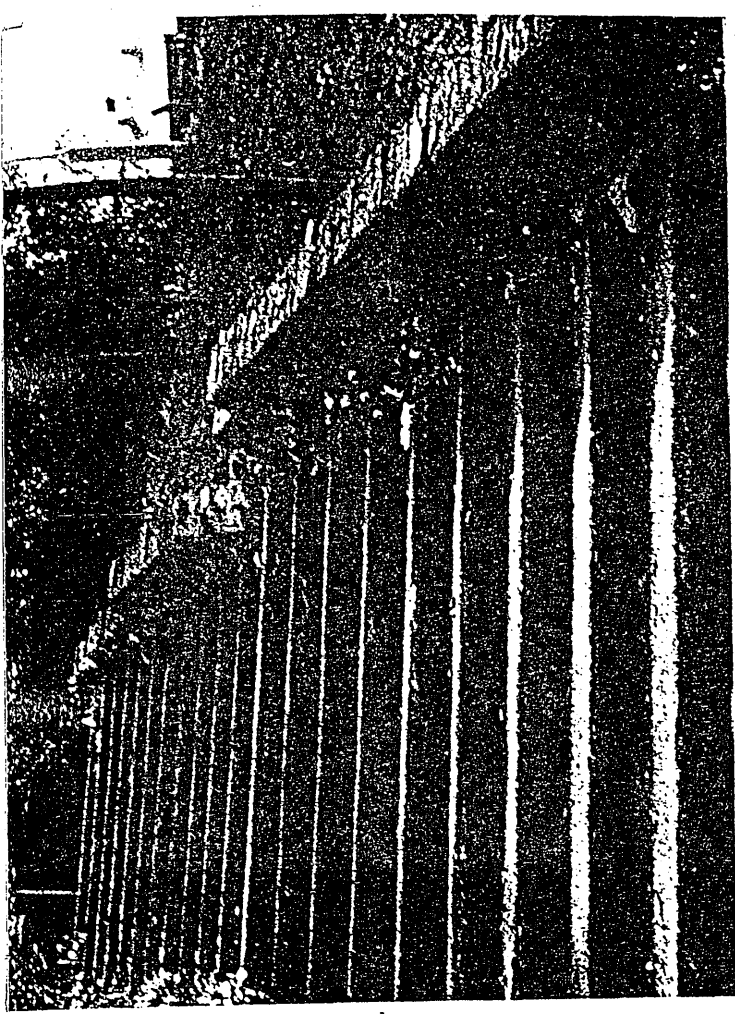


Fig. 5.9 Degradation of stairs and carelessness from authorities. Notice some bricks removed and weeks are witness of that. Paths situated in Zone III.

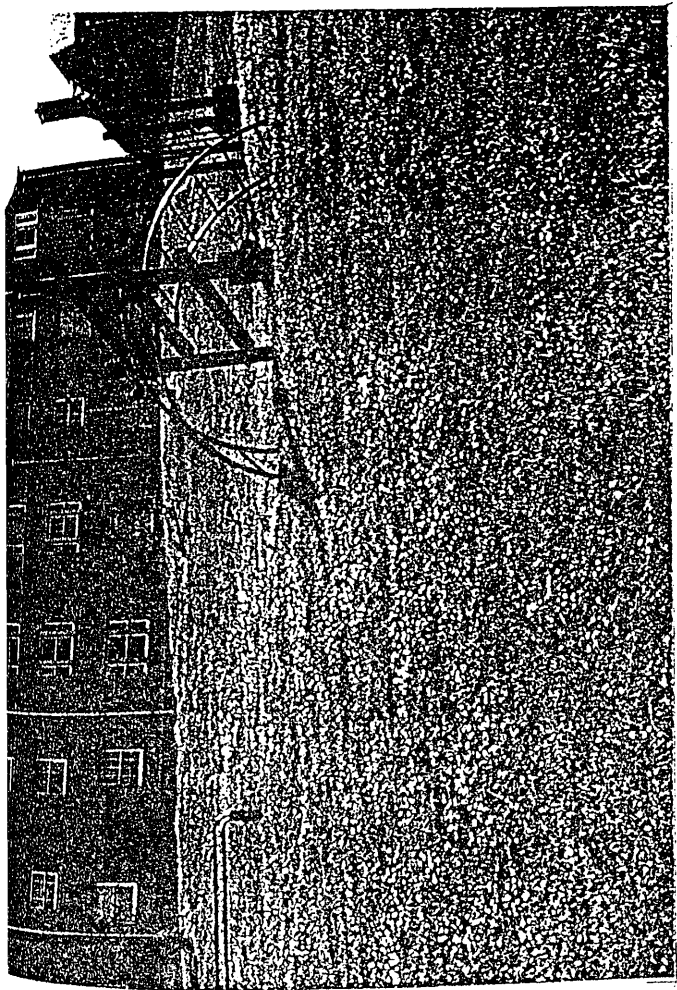


Fig. 5.10 Poor quality of design, has led to their desertion from children, who find them either boring or far from home. The background shows quite a number of boarded-up windows subject to theft and not to vandalism this time (police-officer in charge of the area of Gibbshill stated so).
Place situated in Zone II. The nearest playground to zone III.



Fig. 5.11 Notice that children prefer to play in hard-ground area, with the minimum of excitement and not far from home. Children were soon called back home by parents since a stranger was hanging around (me!)
Place situated in Zone II but very much nearer to zone I than IV.

Social Factors

Since the system of repair and maintenance has slowed down the relationship between tenants and officials has been affected badly. The new houses in the estate have created problems.

(See fig.5.12,13,14.)

So, frictions rose between tenants themselves and this has led to the split-up of the organisations, like Tenants' Association, etc. ^{I3}

High rates of unemployment got its share in the run-down of Gibbshill, despite the facilities like Sportsbarn, Community Centre, club etc.....it does appear that they do not respond to the youths' needs any more. Because, while the size of the population is growing, sizes of the facilities are staying the same. ^{I4}

People of Gibbshill suffered and are still suffering from isolation. ^{I5}

5.1.8.3 Summary

The Gibbshill estate example, after investigation was found to be related very much to a problem of design.

Its initial planning and layout were too unthoughtfull that it has led to the problem of vandalism and crimes.

Despite the improvement scheme carried out a decade ago, the problem of design of certain places which I have defined - in zones (see plan) was and is still the same.

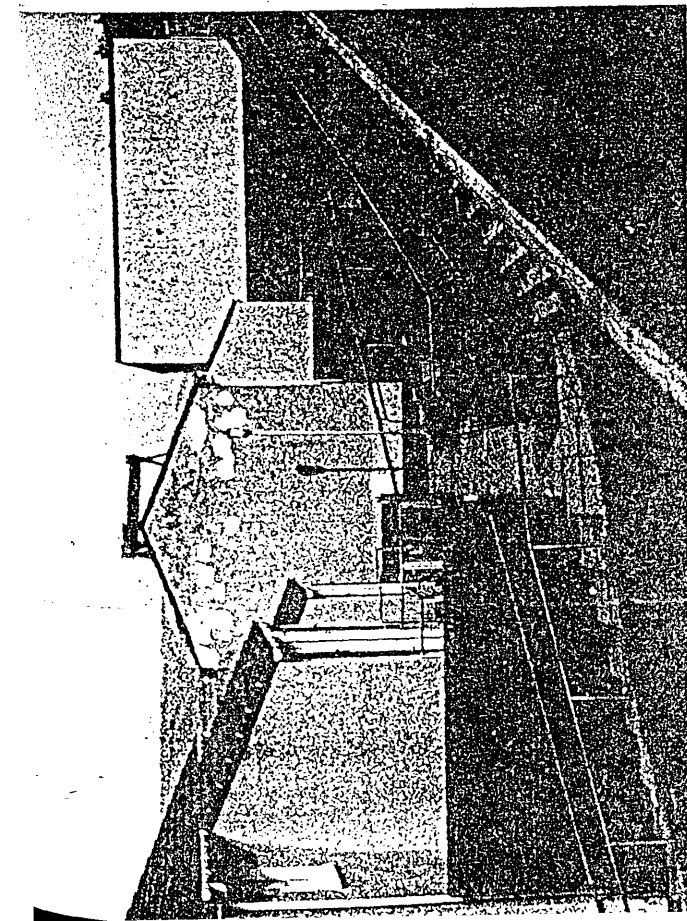


Fig. 5.12 Newly built, single storey housing, part of the improvement scheme, created through jealousy between the ones allocated these houses and others who fought and see no reason why they should not get them; a highly tense, breaking all relations between them and, councillors.

Fig. 5.13 The design of these houses is good and their physical protection by physical design factors guarantees their efficiency to combat vandals and criminals.

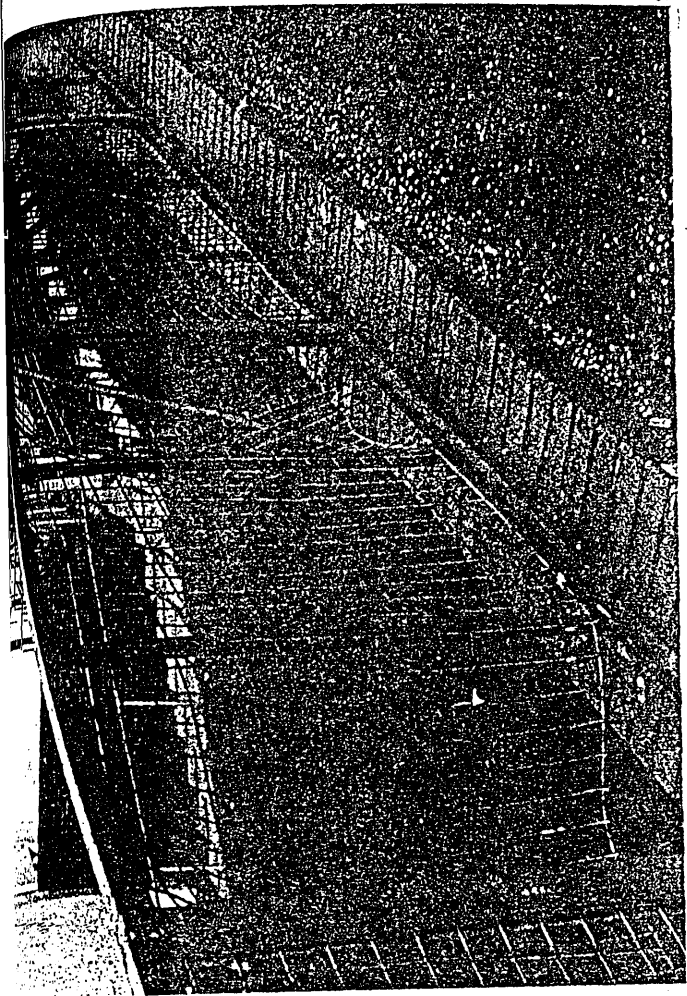
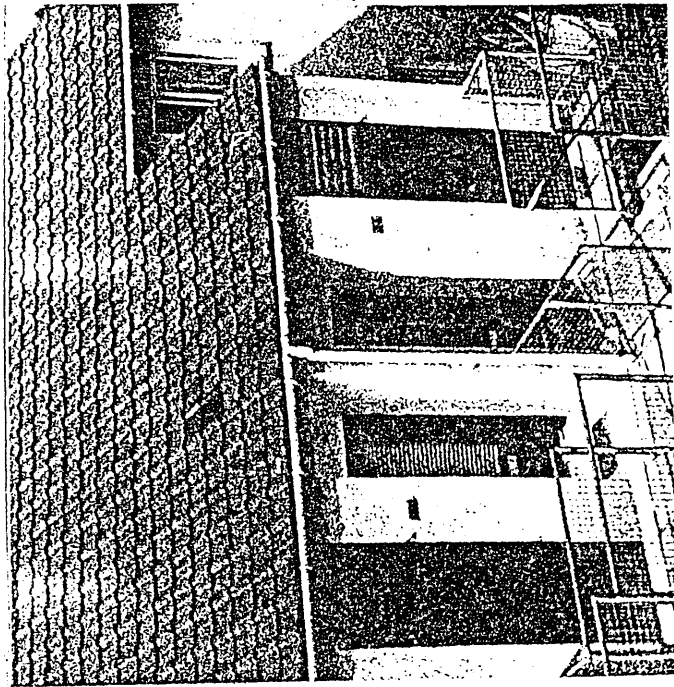


Fig. 5.14 Fence surrounding the new houses has been wrecked by vandals, since their situation (far enough) from houses, gave the opportunity to vandals (play vandalism) to operate, as partly their game, which tenants see no rights to speak since the space there, was more public than private one.











GIBBSHILL ESTATE: PLAN

SCHEME I

PRESENTATION OF
GIBBSHILL ESTATE

Scale: 1/1250 approx.
Inverclyde District
Council
General Improvement Works

KEY

-  Vehicular road
-  Pedestrian area
-  Soft green landscape
-  Housing
-  Top Hill
-  Very improved zone (I)
-  Zone semi privileged (II)
-  The Worst zone (III)
-  Slabbed drying area
-  Landscape (missing part of the improvement scheme)

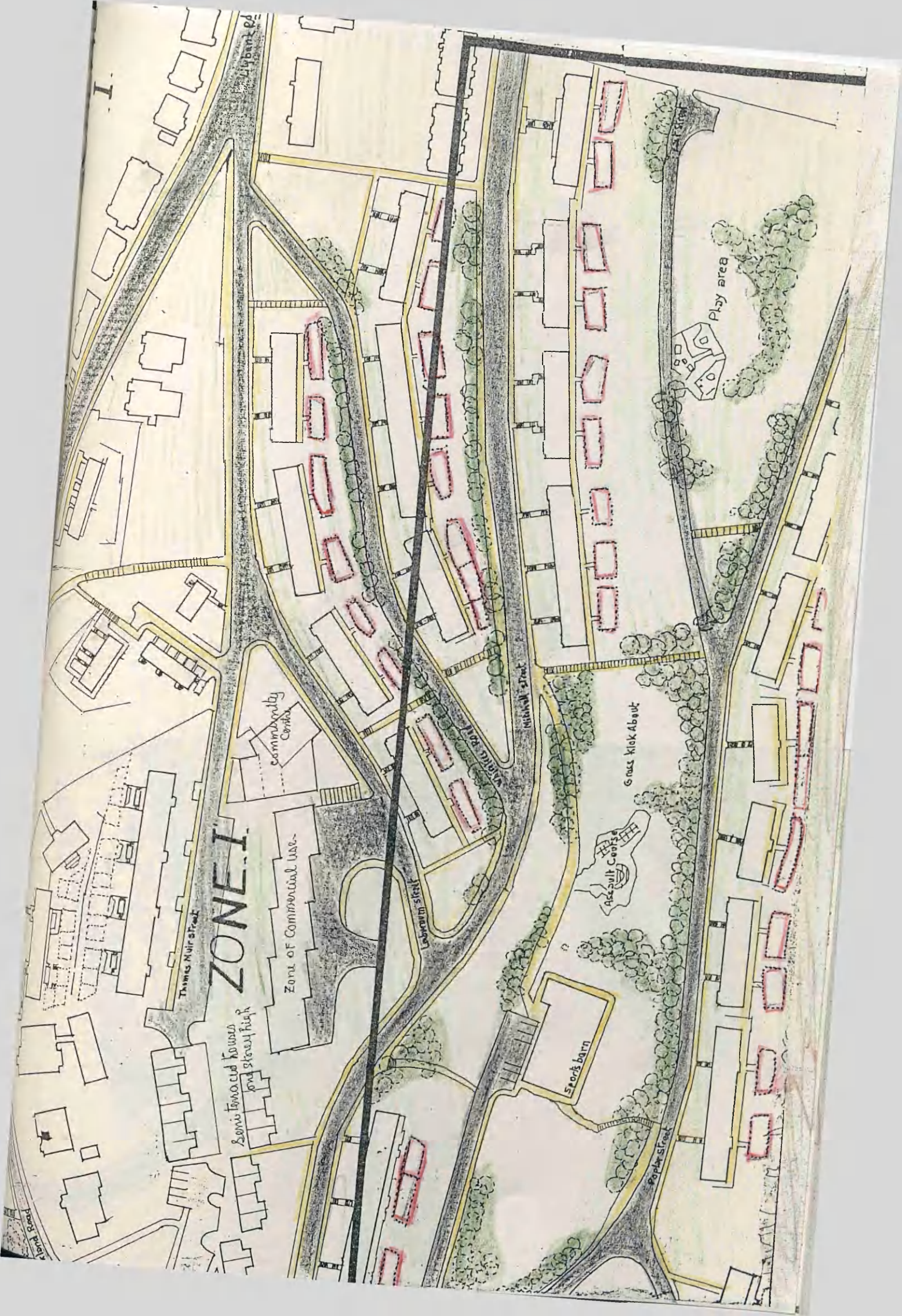
PLAN: GIBBSHILL ESTATE

scale $\frac{1}{250}$

ZONE: I, II, III

SCHEME: I

PRESENTATION OF THE AREA



ZONE I

Thames Mill Street

Community Centre

Zone of Commercial Use

Semi-detached houses long street

Lebanon Street

Michael Street

Assault Courts

Gross kiosk about

Sports barn

Public Street

Play area

ZONE II

GREENOCK

Waverley Street

Waverley Street

Waverley Street

Waverley Street

Waverley Street

Waverley Street

Waverley Street

Waverley Street

Housing - 3 story high

Lansbury Street

Poplar Street

Lansbury Street

Lansbury Street

Lansbury Street

Lansbury Street

Lansbury Street

Lansbury Street

Lansbury Street

Lansbury Street

Gross Kick About

Gross Kick About

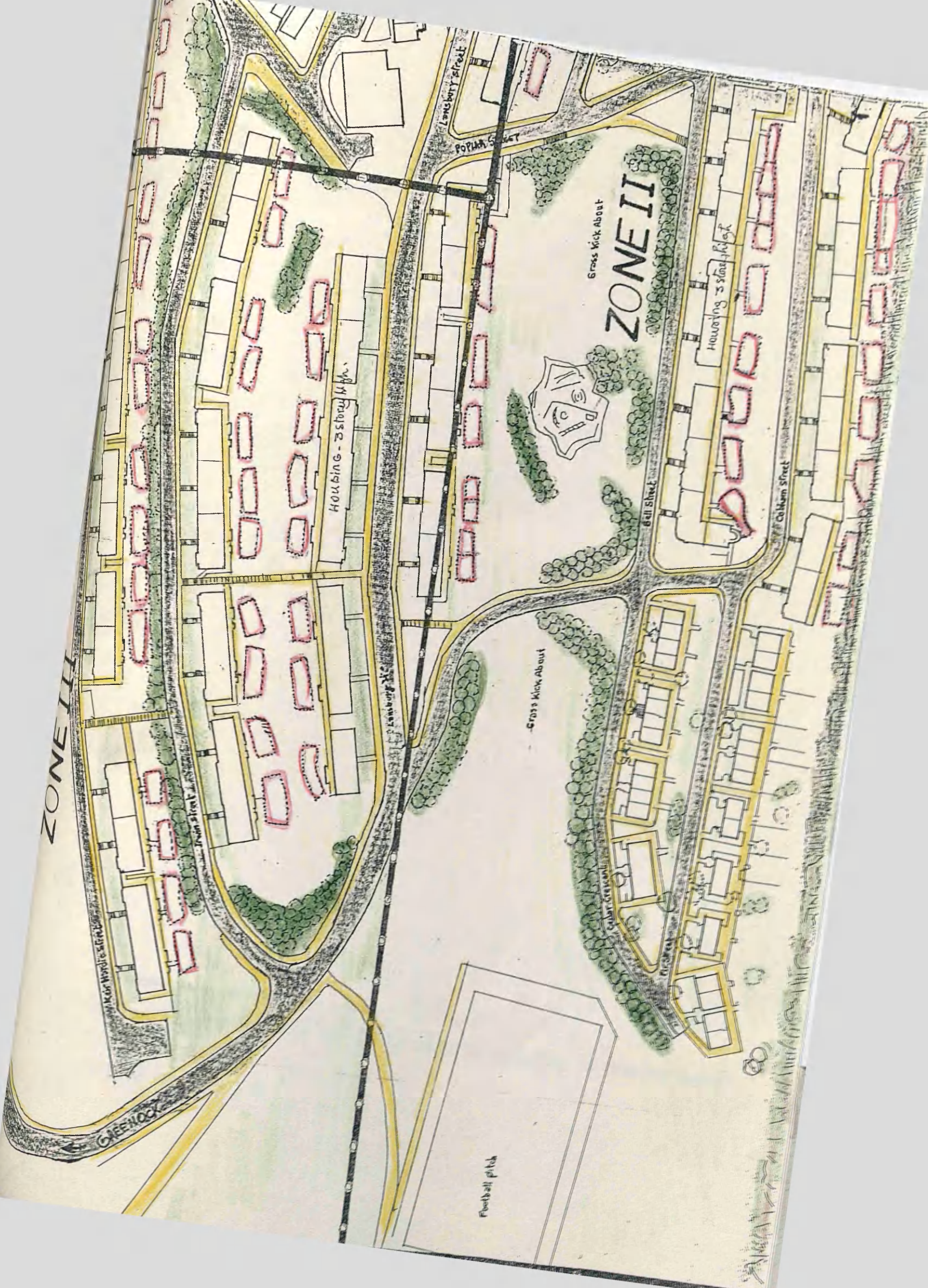
ZONE II

Bell Street

Housing - 3 story high

Chatham Street

Football pitch



5.1.9 Briefing and Design Proposal - Plan of Gibbshill
Estate^{I6}

As is shown clearly on the plan, Gibbshill estate is subdivided into three abstract different zones: the privileged zone, the semi 'lucky' one and the worst zone.

Zone one: 'The privileged one'

The first zone has been very lucky, as it has benefitted in lot of ways from the improvement scheme carried out a decade ago in Gibbshill estate as a whole. This zone has benefited in the matter of houses, (modern in conception) shopping area just nearby, community centre and other near facilities.

Zone two 'the semi-lucky' one

The second zone is presented as semi lucky - the fact that it is limited by a hill on the northern side which constitutes a barrier for the safety of the houses, rendering them less vulnerable and more defensible. In consequence, people in that zone are more responsible towards their spaces, developing by that a sense of proprietorship. Even children use these spaces safely. Above all, the back gardens where they play safely under the surveillance of their parents.*

However, the problem in that zone is that some empty houses are being taken as targets by thieves and vandals using the front door which is usually missing in these houses.

* (See fig 5.15., 16)

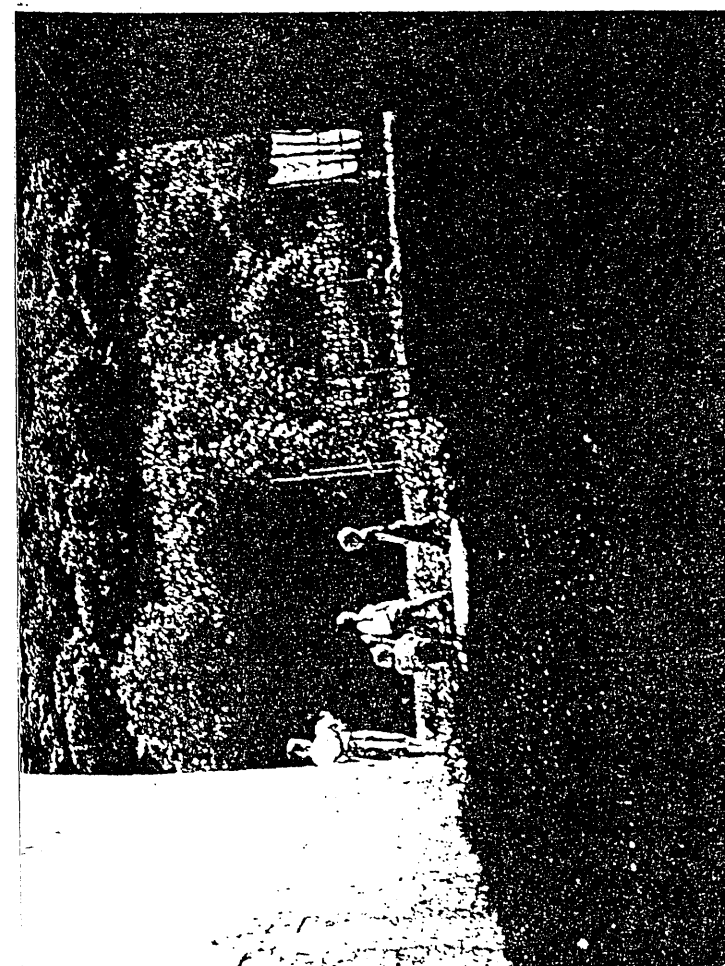


Fig. 5.15 Notice the houses and tenements situated by the top of the hill, provide a safe and a good recreational space identified as gardens and even used by children as play-grounds. The hill constitutes a good fence to those tenements protecting them from the vandals and criminals, since it works as 'defensible space'.

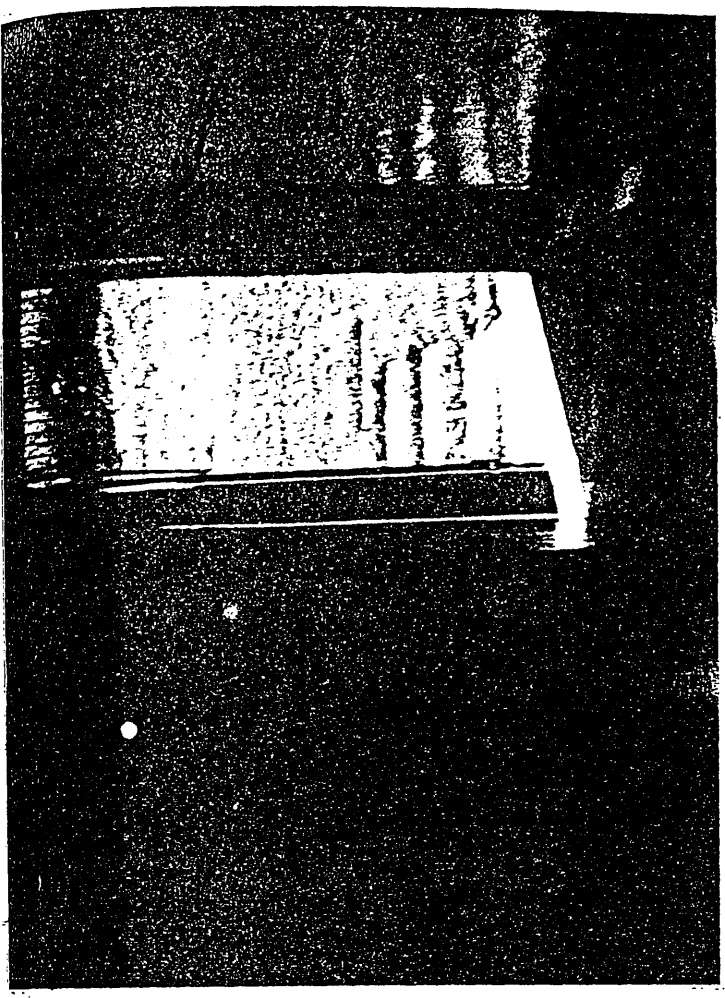


Fig. 5.16 Though the presence of this kind of space (throughway) the problem is less aggravated by the presence of the hill behind the tenement.

Zone Three or the Worst Zone

- It is called so, because the main problems seem to have resurfaced again and its picture tells all about it.

The investigation and research carried on that zone gives us most of the causes responsible for the reappearance of crime and vandalism:

Poor design:

1. Problem of accessibility: Road and Streets.

The straight access from the main road coming from Greenock leading to the area of study deprives the latter of its privacy and poses a great danger to its inhabitants.

2. Anonymity and ambiguity in the space: Gardens.

The so called back gardens are the best example of the expression 'no man's land'. Simply the non definition of these kinds of spaces has pushed everyone, residents or non (of the area) to use it improperly: tip rubbish, drop litter, short cuts etc..... in consequence residents turned their back and became careless.

Poor management

Problem of bad management and poor control of internal spaces.

1. Tenement entrances: The entrances of the tenements in the 'third zone' have always been a problem. The missing front and back doors give a way to everyone to use these private spaces as a public one, for instance, short cut.

So the tenements is more vulnerable to anything: e.g. crime and vandalism, etc.

Proposed modifications in the area of study

Gibbshill Estate: Zone Three

A variety of architectural modifications to grounds and buildings is a must in Gibbshill estate. It is hypothesised that through certain design modifications of form and organisation of urban environment as a whole, the problems such as vandalism and crimes would be affected largely and in a positive way.

It was supposed that through these design modifications of urban environment, individual tenants would watch strangers more diligently, and would feel they have the right to impose social pressures on them.

Thus, through spatial reorganisation it is very much expected that individual tenants will adopt an attitude of a responsibility, in order to preserve their privacy and security and this will be so, only if the organisation of the space is well-marked, distincting well between public and private zones, and eliminating anonymous ambiguous spaces.

So, after having defined the problems encountered by the tenants of this estate in general and the tenants living in the third zone, we shall identify some objective points; they are as follows:

1. Reducing anonimity and ambigui ty of the space.

2. Reducing public area and clarifying the notion of public, semi-public and private areas and paths.
3. Giving a function to certain left-over spaces and putting them under the responsibility of individual tenants.
4. Gaining back this spirit of community which was lost
5. Reducing the stigma of this estate.

Reading through these objective points, we can notify the two factors which could affect vandalism and crimes:

Physical factors and social factors

PLAN: GIBBSHILL ESTATE

scale $\frac{1}{1250}$

ZONE: III

SCHEME: II

PRESENTATION OF THE PROBLEM






SCHEME: III

PROPOSED MODIFICATIONS

scale $\frac{1}{500}$

SCHEME II

THE PLACES MOST AFFECTED BY VANDALISM
IN ZONE III

-  Zone III
-  Part chosen for study
-  Places touched by vandalism
-  Official paths
-  Unofficial paths











SCHEME III: PROPOSALS

MAIN PHYSICAL MODIFICATIONS IN RESPONSE TO
THE PROBLEMS RECORDED IN GIBBSHILL ESTATE
IN GENERAL AND ZONE III IN PARTICULAR

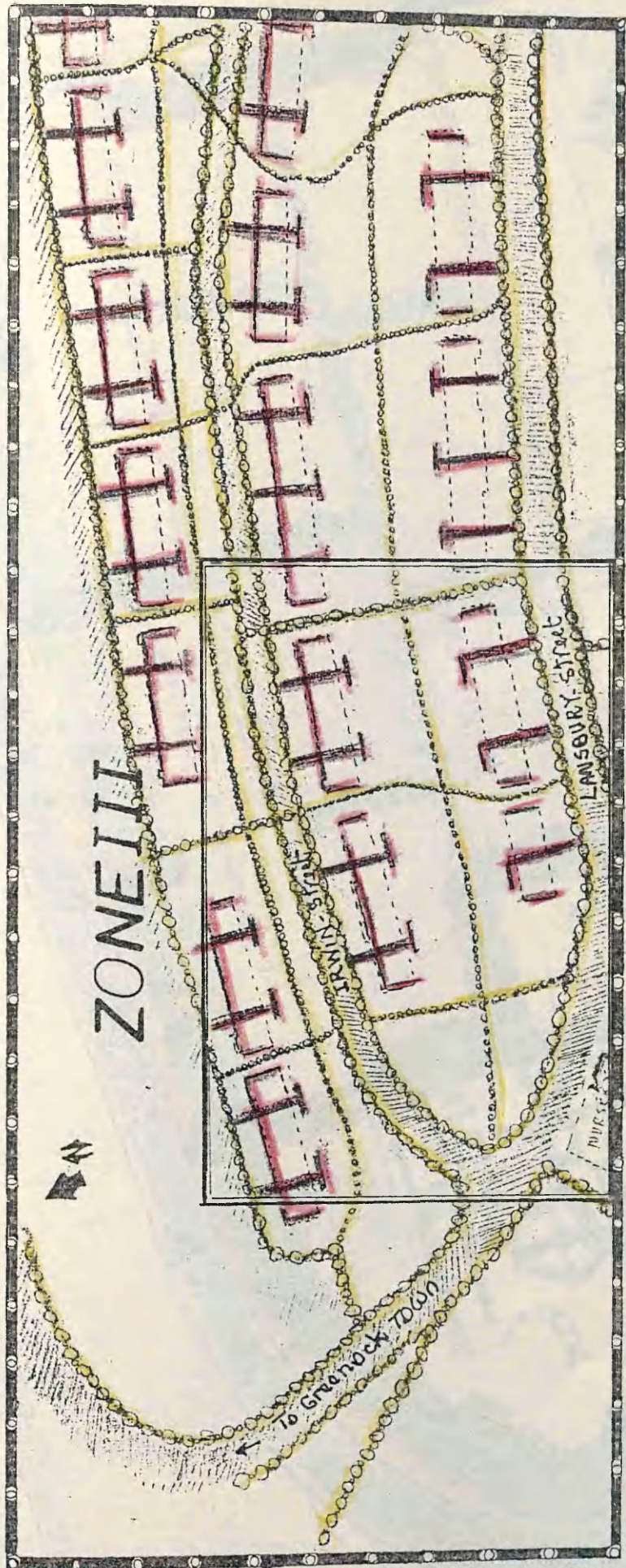
ZONE III: PLAN

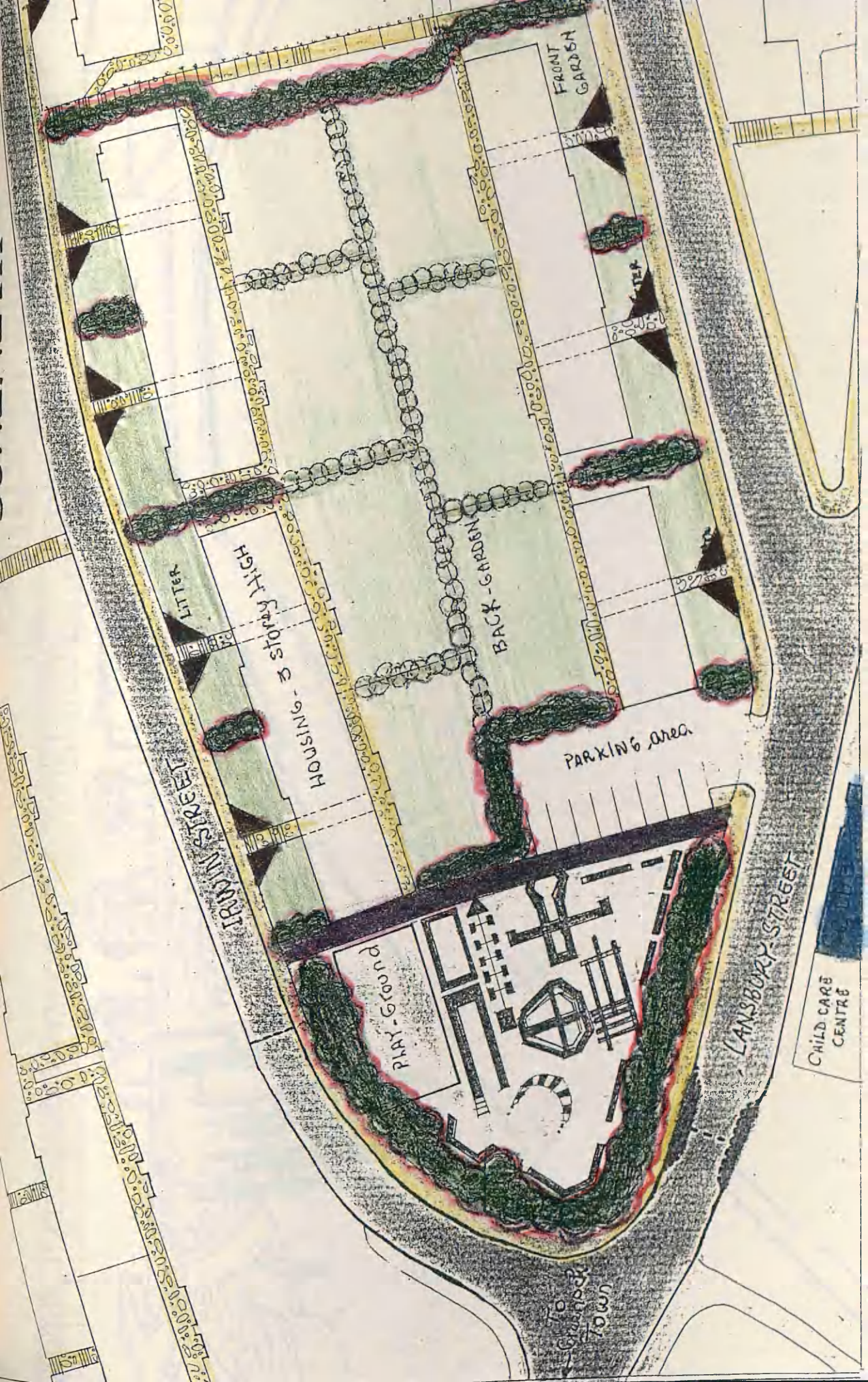
Scale 1/500

/.....

-  Hard landscape
-  Fence
-  Playground
-  Path proposed (public)
-  Parking area
-  Litter on the front of the houses
-  Garden (semi-private)
-  Semi-private paths
-  Club
-  Narrowed road

SCHEME II





FRONT GARDEN

LITTLE

HOUSING - 2 story HIGH

BACK-GARDEN

PARKING AREA

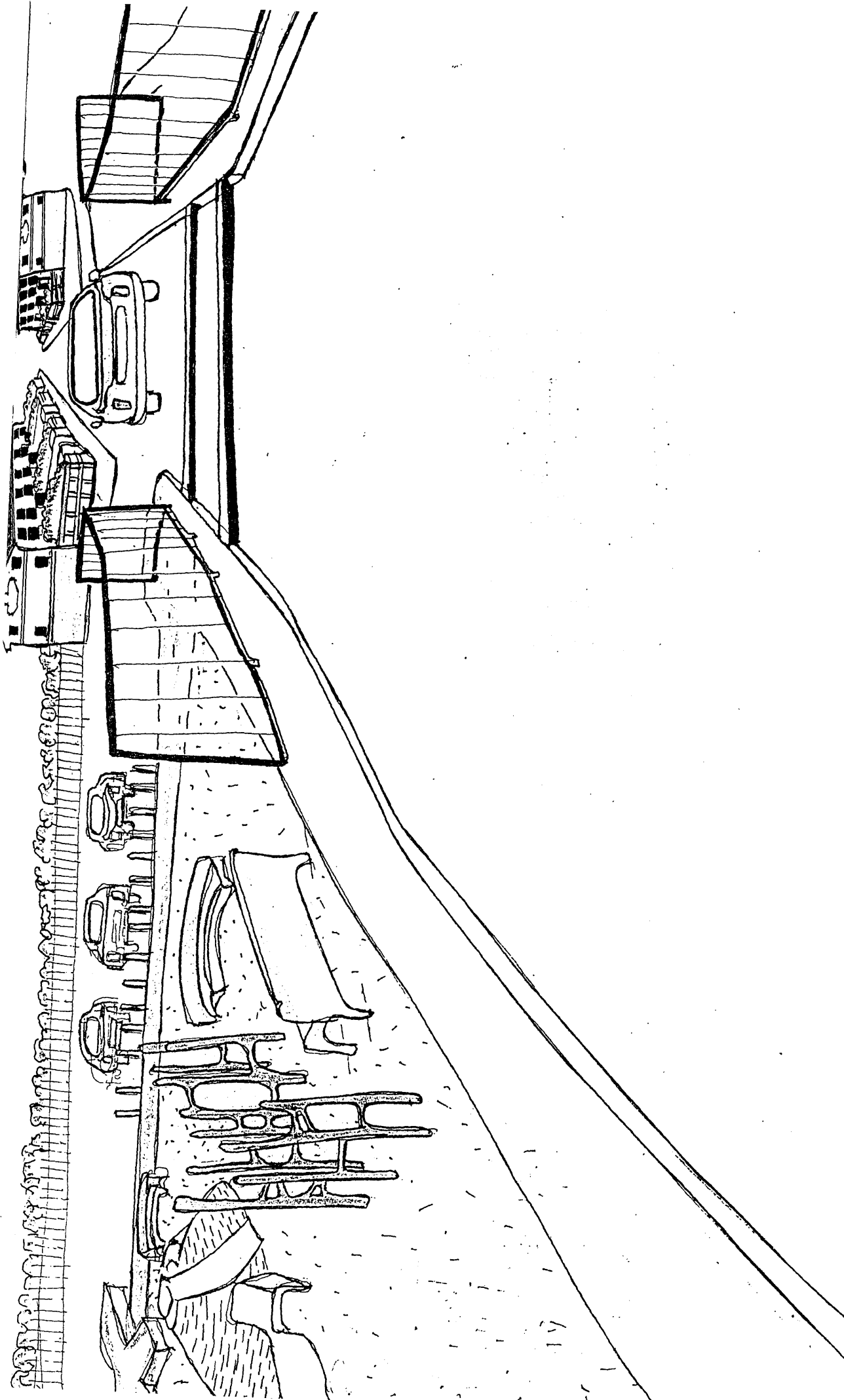
PLAY-GROUND

FRONIN STREET

LANSBURY STREET

GRAND TOWN

CHILD CARE CENTRE



Physical Factors

5.1.9.1 Design recommendations: Public spaces

1. Creation of a safe and private road access to residential area

ex: narrow the street at a certain level of Lansburry Street and Erwin Street junction.

2. Avoid and remove unofficial paths

ex: A lot of unofficial paths are seen in the third zone. They should be removed and channelled into one or two main paths.

Also, paths must allow great freedom of movement and must be visually exposed to the environment. Paths must be light during the day and above all at nighttime.

3. Avoid left over and unfunctional spaces.

One very important factor is to give a function to the space, because they are usually improperly used.

Ex: space near the junction going to Lansbury and Irwin Street (used as a rubbish tip). It could easily be a play ground or parking.

Empty buildings are the favourite prey to vandals and thieves.

So, it is much better and safer to make empty buildings guarded.

Semi private space

1. More privacy and sense of belonging must be applied in areas of residential character.
ex: Back gardens in the third zone must be well defined, well sub-divided and better designed.

2. Litter must be regourously designed and strategically positioned.
ex: litter in the third zone in general and Lansburry street in particular.. (See photo

3. Never leave a vandalised act to remain for more than 24 hours.
ex: Tenement in third zone and Lansbury Street. The missing front and back doors have encouraged vandals to use the corridor's wall and stairwell for their activities such as graffitti, gambling and taking corridors as short cuts to other ends of the tenement.

Summary:

In a short run these are the main physical design recommendations or modifications to solve part of the problems which the third zone witnesses.

Of course, there is a very important factor which could help to diminish the degradation of this part of the estate, are social factors which are no less important as we have seen in the preceding part of the thesis. (Chapter III, Cunningham Road, for example.)

5.1.9.2 Social factors:

1. Rate of unemployment and school leavers must be cut.

By cutting the rate of unemployed people and school leavers there are good chances to cut the number of vandals and (sometimes) criminals.

ex: In Gibbshill Estate a pretty lot of things have to be done, City Council could easily grant people from the area and give them the chance to work their own estate. It is called the 'self help' idea. (Rod Hackney, President of the RIBA, Inner City Trust).

People could receive skill lessons before they leave school so that they could participate in the work of their property.

ex: Cutting the unemployment rate: the multi-million tourist project which is going to be implemented in Greenock is another issue.¹⁷

2. The Stigma must be removed

Ex: people in Gibbshill must be very positive because it is only themselves who could remove the 'stigma' or themselves to aggravate it.

3. The relationship between tenants and officials must be irreproachable

Ex: Cooperating is a must, for a better mind, better estate and better future.

These are the crucial social factors which could help or rundown the estate of Gibbshill.

CONCLUSION

Gibbshill estate is an area which suffers more problems of design than management. Its layout and largess has not been any help at all in the improvement of the area but has promoted crimes, vandalism, fear, mistrust and anxiety in people living there, extending its bad reputation for miles.

SECOND MODEL

5.2 BALLANTAY ROAD ESTATE II CASTLEMILK EAST, GLASGOW

5.2.1 Introduction

Ballantay Road is another housing project of low density, witnessing a good determination of some people apparently powerless but who believed in their common force to show the world where there is life there is always hope.

5.2.2 Some history

Ballantay Road is an estate of low housing density situated in Castlemilk east area near Glasgow.

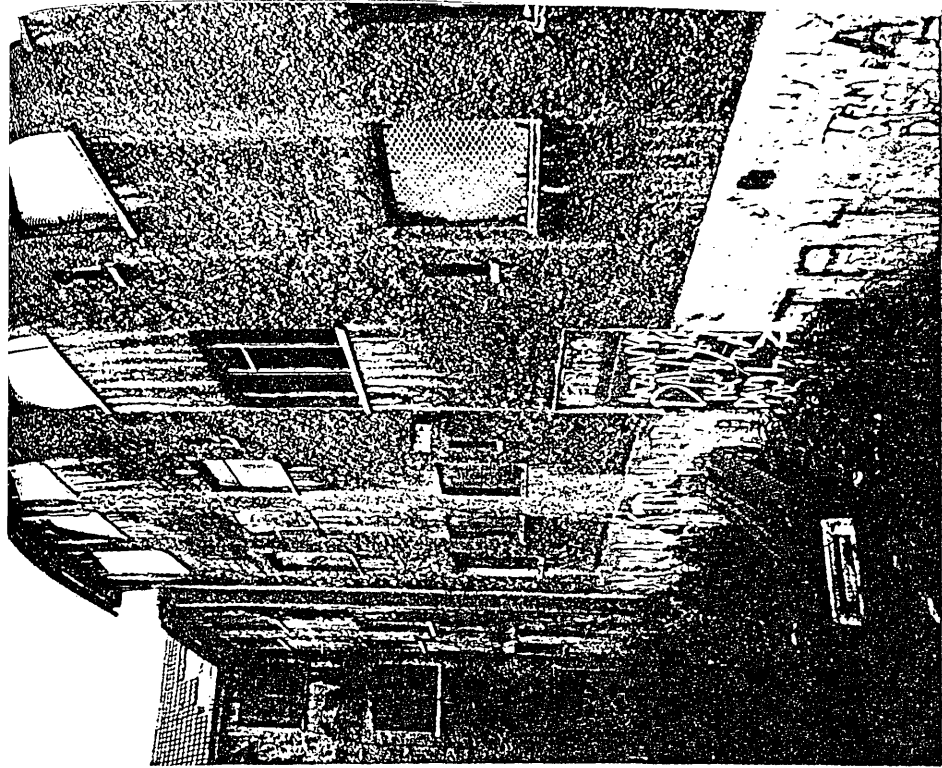
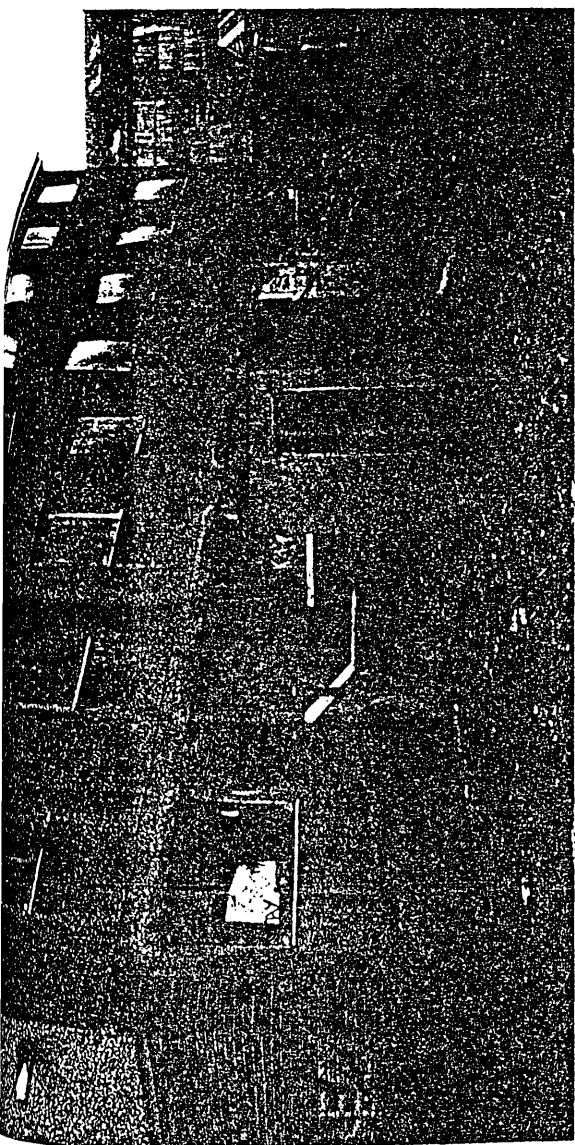
Ballantay Road was built in the late 50's, less than 30 years ago. It was well designed and its smallness has favoured its charm. But this charm has quickly disappeared giving way to ugliness, destruction and chaos (see fig.

5.1.a,b,c,d,e,f,g,h).

The main reason for that hideous and horrifying picture was VANDALISM par excellence.

The state of this estate was in such degradation, that the only one and possible alternative considered by local authorities was its demolition, so that the 'mal' would not spread and affect all the area of Castlemilk.

The question which must arise is: how did Ballantay Road

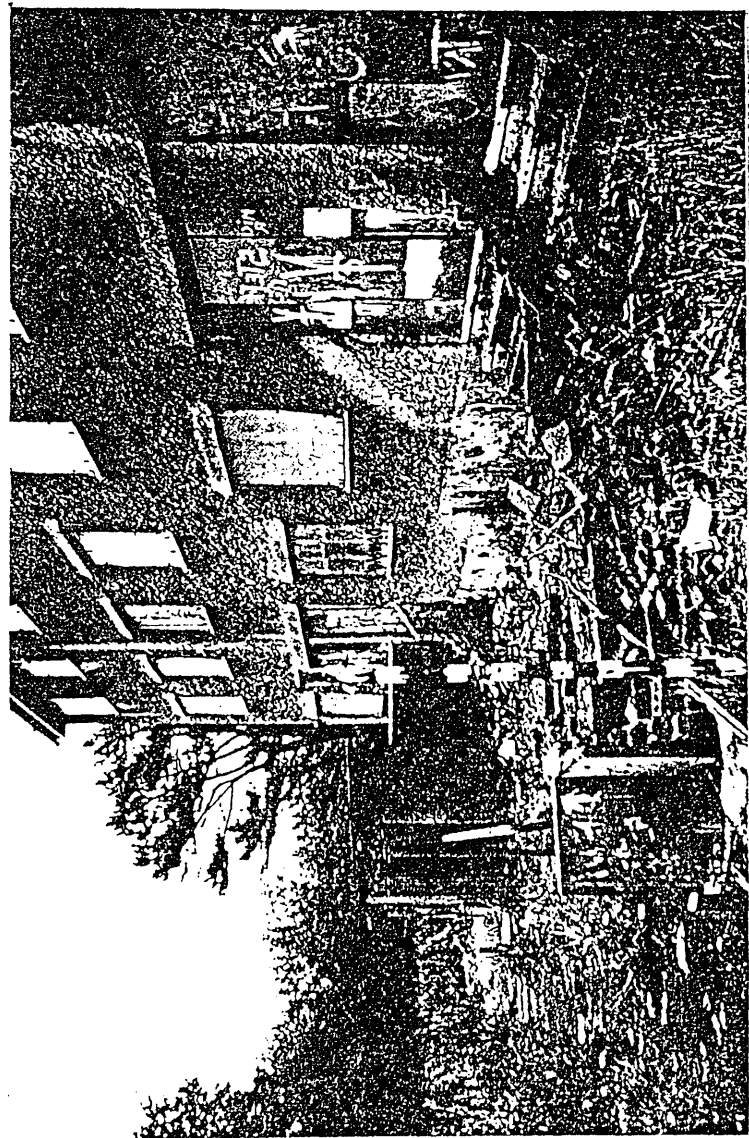


Ballantay Road, before the launching of the improvement scheme

fig. 5.a Tiles are missing from top right of the roof. (top left)

fig. 5.b Vandalism by excellence, wreckage everywhere (down left)

fig. 5.c. Graffiti, broken windows, and even the roof has not escaped. Notice in all figures that vandalism occurred in the backs of houses.



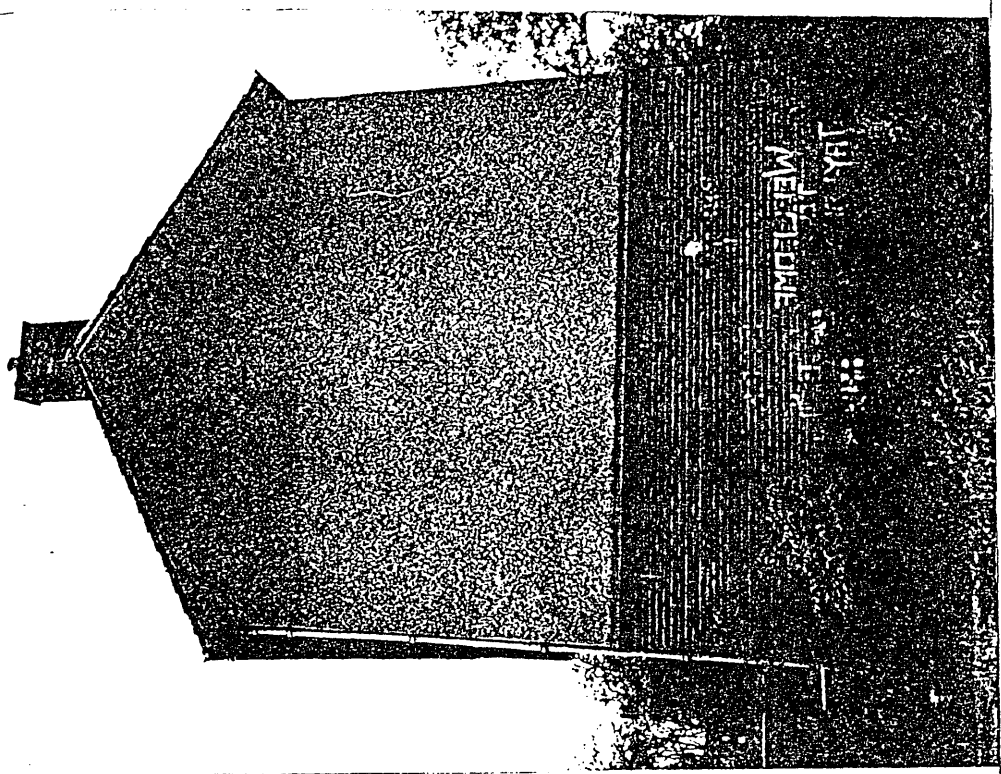
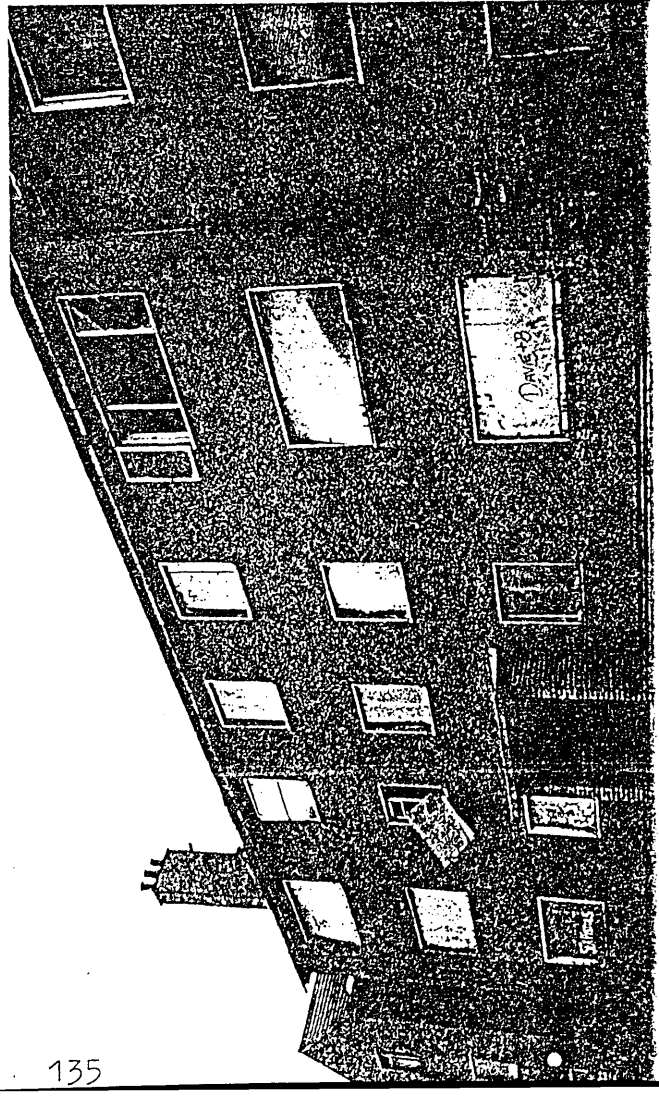
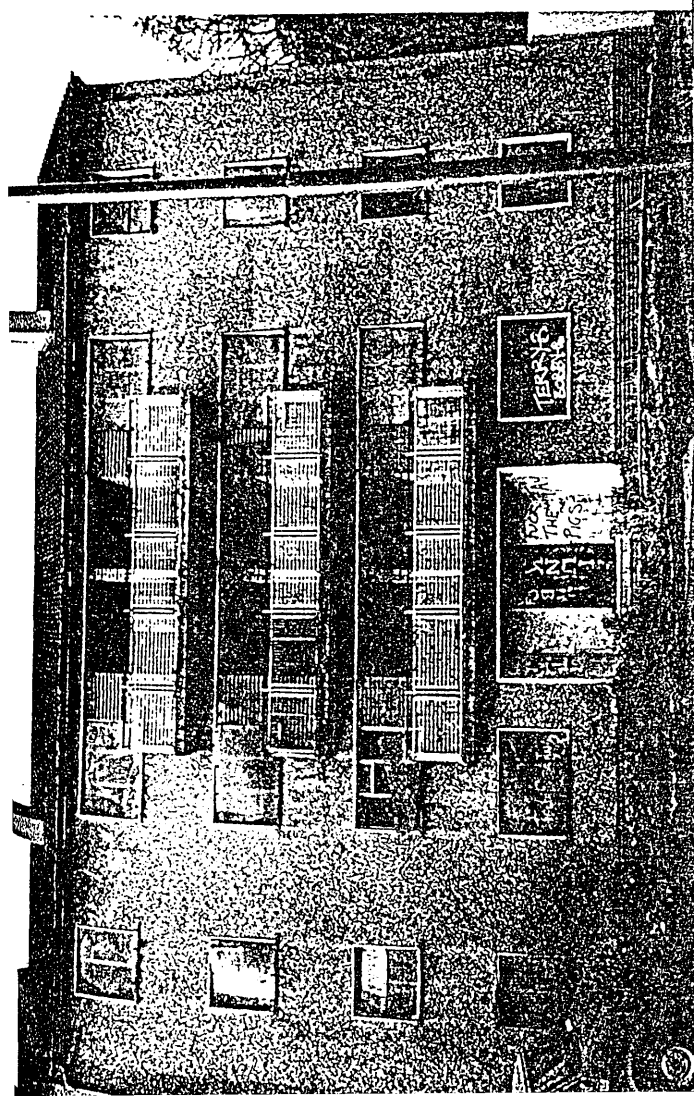


Fig. 5.f Although heavily vandalised houses (water pipes missing, windows broken, graffiti on walls) the variety and forms used in the design give more character to the houses (top left)
Fig. 5.g Same thing.
Fig. 5.h. Notice the newness in material showing the recent design of these houses. (top right)

remaining tenants to mark
make his presence felt he preferred to
paint his windows differently, marking
his territory.

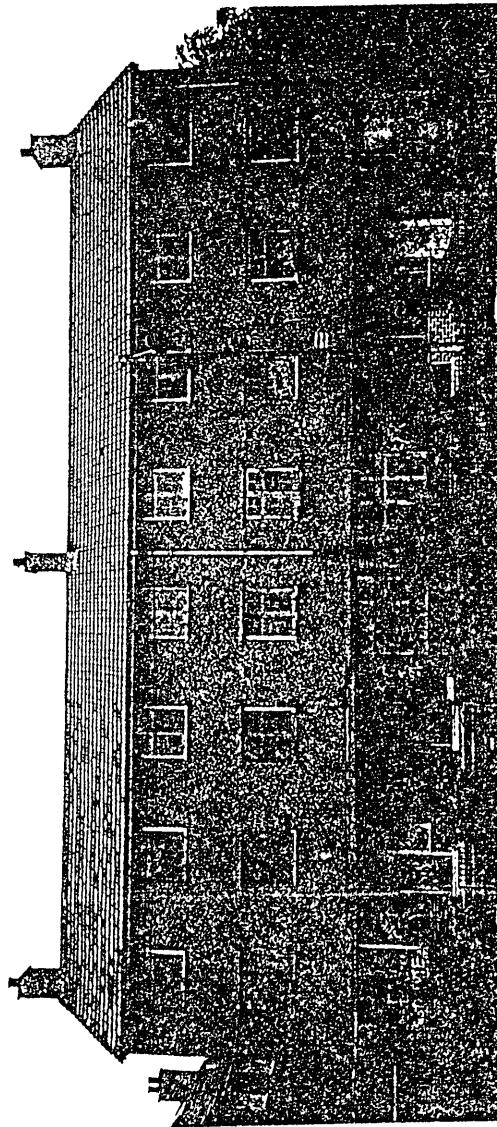
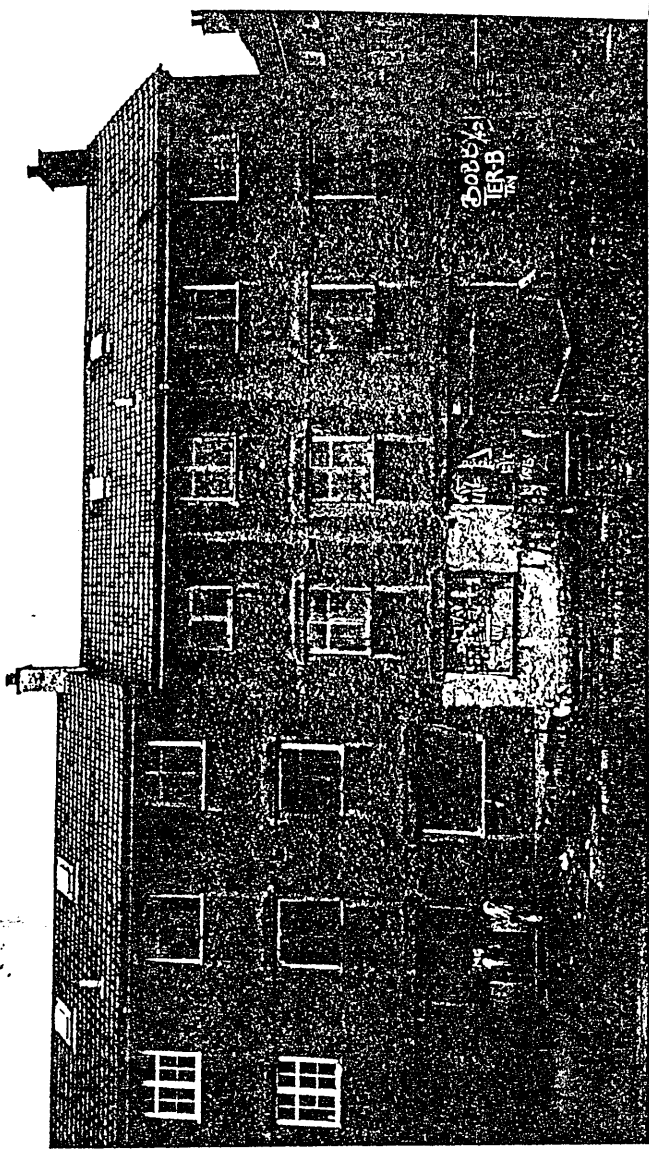


Fig. 5.e. The facades have not suffered so much from vandalism, since they were in a noticeable and visible spot or area.

manage to reach the stage and the possibility of demolition just after 26 years of life?

The other question: why and what is/are the reasons which helped the Ballantay Road estate to be rundown, apart from vandalism.

The final question: what/whom were the reasons for its bringing back to life, and what are the remedies actually applied? Are they efficient, will they be strong enough to protect it from another strike of vandalism?

That is what we are going to see in the following pages.

5.2.3 BALLANTAY ROAD BEFORE THE LAUNING OF THE IMPROVEMENT SCHEME

Remaining tenants pass to action

After the abandoning of the estate by its inhabitants, nine tenants remained; the ones who were unable to find somewhere else to go, or who thought that desertion of problems would be an affront and temporary solution for their situation remained there.

Remaining tenants knew very well that it would not be that easy for them to challenge the authorities' decision which is total demolition, but nevertheless they were determined to fight back.

- In 1982 Ballantay's remaining tenants got organised, formed a committee and went for a hard battle.

This small handful of tenants fought longer and without rest, to reverse the situation and to rebuild their community on a solid basis.

Finally, they have arrived to consider some short-term solutions to their estate, some plans have been considered,

and put forward for consultation by Councillors.

The main aim of this handful of tenants was to improve their homes and the run-down of the surrounding area in general.

II_i

After rapid investigation which has consisted of interviewing some officials, non-officials and remaining tenants, some clarifications to some mysterious problems in Ballantay Road Estate were put up to the light.

For instance: the abandonment of the estate by the tenants, was because of the whole environment which has fallen into a state of disrepair, constituting a vandals' paradise and right place for criminals and gangs to act.

Tracing the investigation to its source, it appeared that the main sources of the problems which have settled in Ballantay Road were promoted by social factors rather than physical ones. For instance, the cut-back of repair and maintenance, problem of unemployment, disorganisation and carelessness of tenants, high child density and some weak points in the physical design of the Ballantay Road environment were enough to 'drown' that estate, pushing its tenants to abandon it to vandals who know quite well their 'job'.

5.2.3.1 Plan A. The tenants management idea

Discussions between the tenants' association and the district council led to the formation of Ballantay Tenant Management Co-op in 1983.

5.2.3.2 Plan B - The Par-Value Idea

Unfortunately, lack of District Council funding meant improvement proposals were unable to proceed during financial year 1984-85. The tenants then explored the possibility of becoming a par-value co-op.

Ownership of the properties would be transferred from the District Council to the Co-op. All tenants would become members of the Co-op by purchasing a £1 share, thereby jointly owning and being jointly responsible for all of the houses.

"It was recognised that the par-value concept would give tenants greater control over their houses and their environment."

Improvement work would be funded from District Council grant with the balance paid from loans recoverable through rental income.

A feasibility study commissioned by the District Council was carried out with this in mind and was completed in November 1984.

Further delays

1985 was a year of setbacks and the co-op was finally advised that proposals incorporating of District Council funding would not receive the necessary approval from the Secretary of State.

Funding finally secured - third time lucky!

When the situation appeared hopeless, the Co-op was presented with an alternative "funding package" from the Housing Corporation.

This would be repaid by Government subsidy (Housing Association Grant) and from Co-op's income from "fair rents" 'fixed by the rent officer).

The Co-op considered the terms and conditions of this offer and finally elected to "go the Housing Corporation road" in December 1985.

5.2.4 Work gets underway (See fig.5,i,j,k,l).

Contract drawings and Bills of Quantities were prepared and the scheme went out to tender in May 1986. The purchase of the properties was finalised and work started on site in October 1986.

The 90 properties are being improved to create 94 two, three, four and five apartment houses (see figures in the following pages).

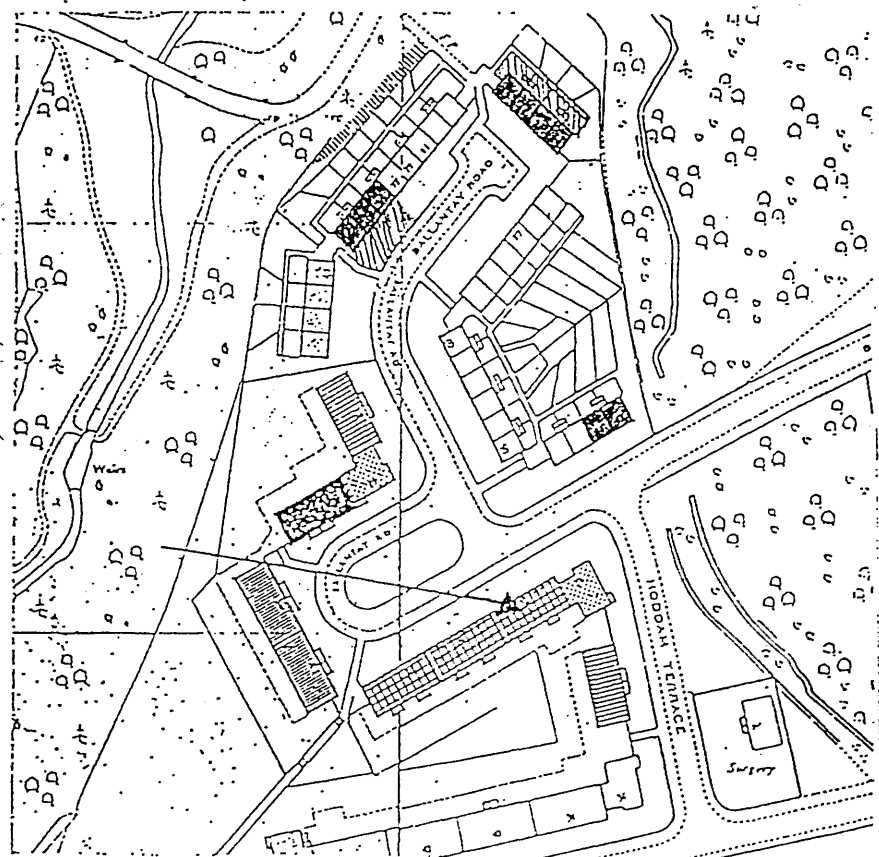
Improvement and repair works are extensive. Internally, this work includes rewiring, replumbing, additional sound insulation, central heating and new window installation together with new kitchen fitments and bathroom suites. All rotten timber and bad plaster is being replaced as are all doors, skirtings and facings.







Externally, roofs, gutters and downpipes are being renewed, and render is being repaired and painted. An environmental improvement scheme is being carried out at the same time.

DATE TARGET: All work should be complete and all houses occupied by October 1987.

BALLANTAY ROAD & HODDAM TERRACE
HOUSING MIX ON IMPROVEMENT

- 32 X 5 APTS
- 10 X 4 APTS
- 40 X 3 APTS
- 8 X 2 APTS (2 person)
- 4 X 2 APTS (1 person)



- | | |
|---|--|
|  TERRACE HOUSE-5 APT |  3 STOREY 'T BLOCK' - 3 & 4 APT |
|  3 STOREY TENEMENT - 2 & 3 APT |  3 STOREY TENEMENT - 3 & 4 APTS |
|  4 STOREY TENEMENT-3 APT |  3 STOREY TENEMENT - 3 APT |

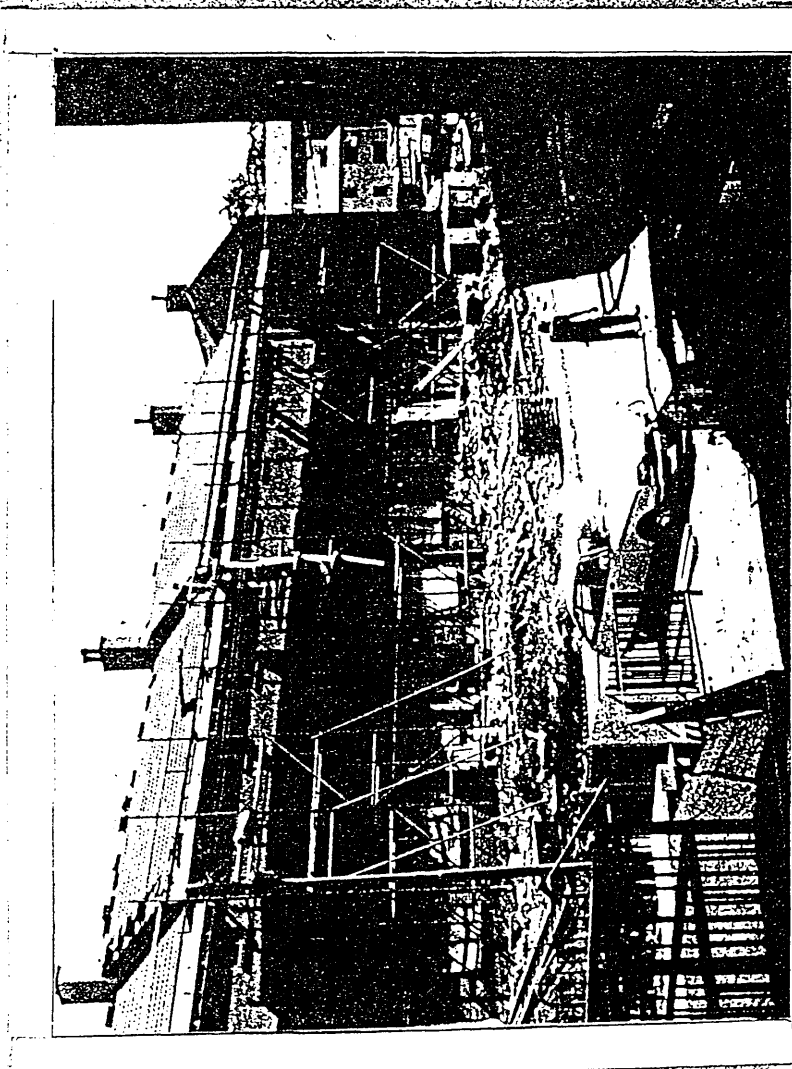
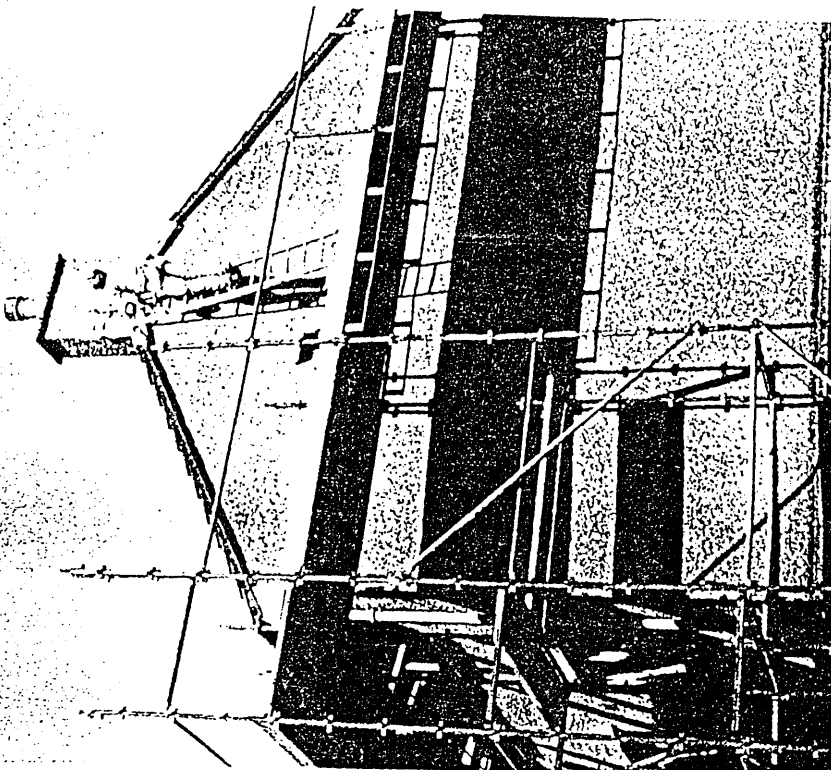
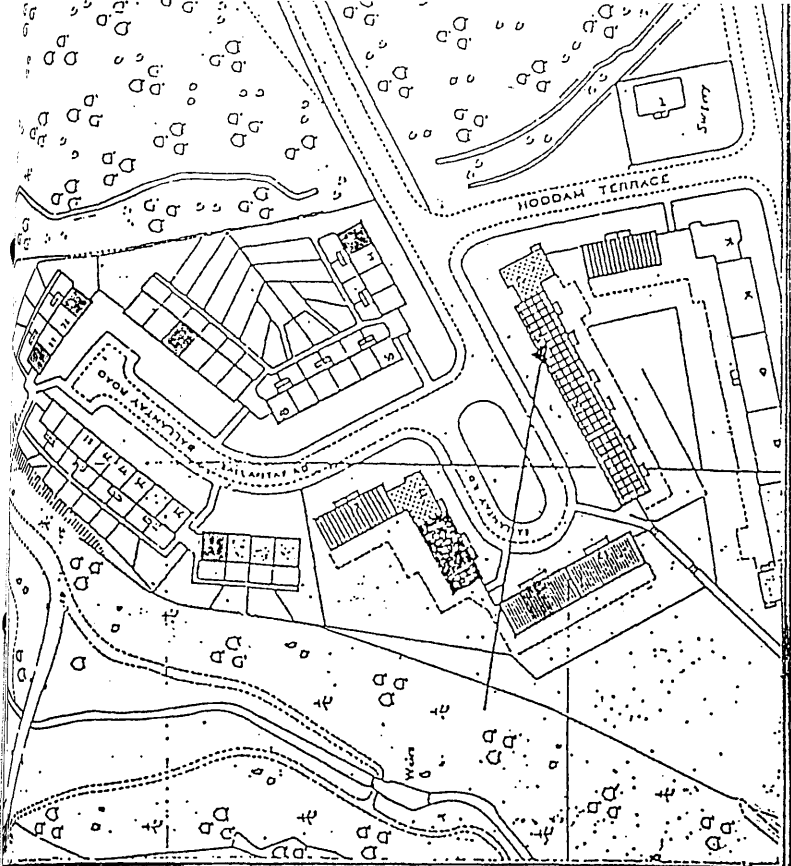


Fig. 5.i As the scaffolding shows, every part has to be improved from the basis of the walls to the top of the houses.

Fig. 5.j. The same as above.

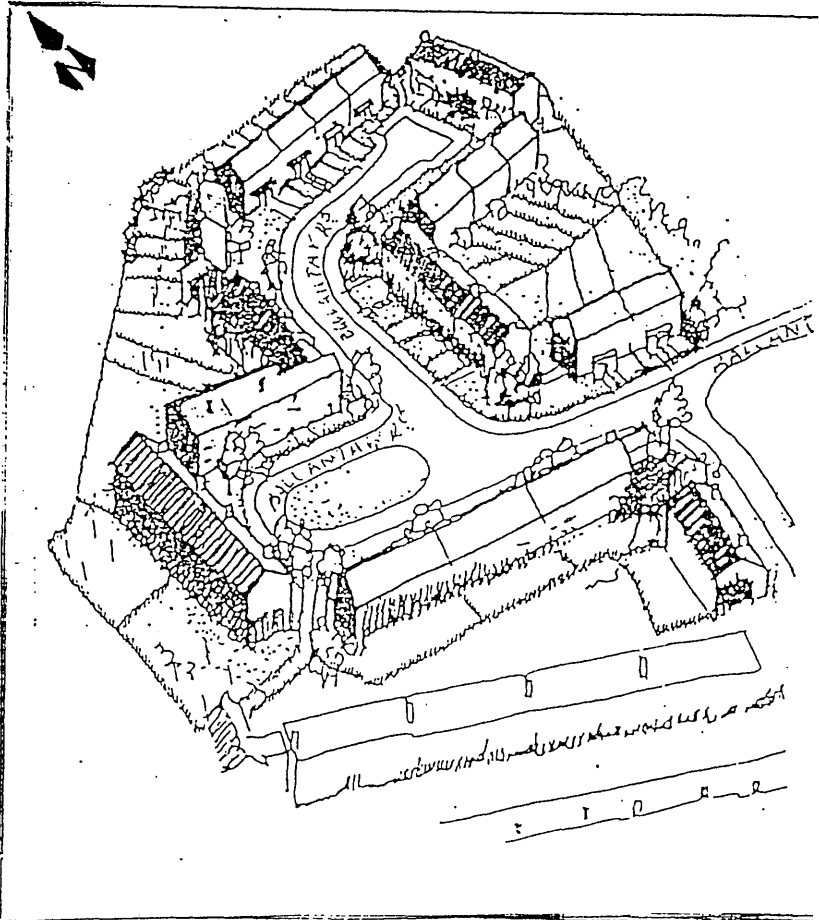


WORKS GET UNDER WAY



Ballantay Road Plan Scale 1/2500

Example of the State of Houses in Ballantay Road (See photographs as well)



Axonometric view of Castlemilk east estate Ballantay Road, scale 1/2500 approx.

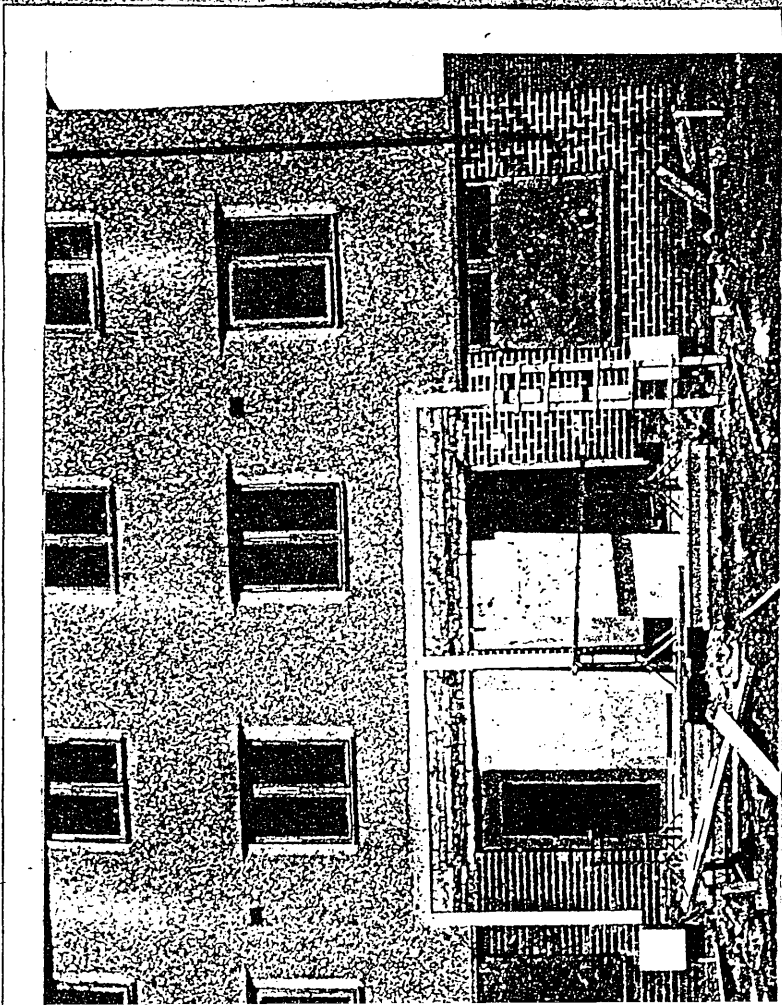


Fig. 5.k Front doors and windows are given plain attention

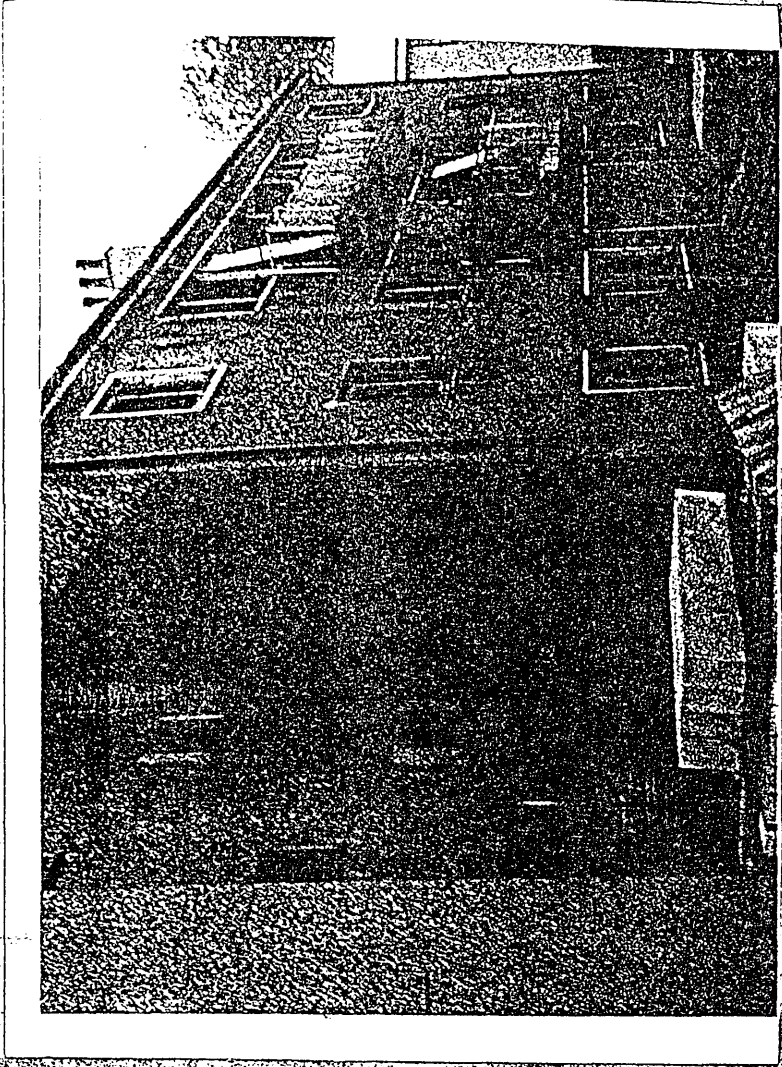


Fig. 5.l Improvement being given to balconies and entrances to the houses. Notice that the spaces on the left hand side is a recess space which, if not given special attention could create an opportunity for vandalism to happen.

Allocation of surplus houses

"The Co-op has publicised widely, the availability of the large number of improved houses in what has been for years an extremely hard to let area.

All houses were provisionally allocated shortly after work began and 'we' now have the situation where the demand for Co-op housing is far greater than the supply. We receive housing enquiries and requests for application forms daily."

This response has been heartening in one respect. It shows that a neighbourhood which has been largely abandoned can be rebuilt and brought back to life with the essential ingredients of sufficient funding and community involvement and control.

In another respect, the steady influx of application forms from people in dire housing need is a depressing one. It demonstrates the need for housing for rent to give everyone the right to a decent home.

5.2.5. Co-op organisation

The Co-op has 100% membership. All existing and prospective tenants are shareholders. The management committee is elected annually by the membership and meets fortnightly to ensure that the Co-op is working within policy guidelines and operates efficiently while at the same time, meeting the needs of tenant members.

Three full-time and one part-time member of staff are employed to carry out the day to day affairs of the Co-op.

Co-op general meetings are open to all members and are held approximately every two months. These meetings are very well attended and are useful as a way of keeping members up-to-date with improvements and providing information on issues etc. A regular Newsletter is also produced by and for Co-op members.

The Co-op has a community sub-group made up of management Committee and Co-op members which meets to discuss the needs of the community in addition to housing. The sub-group is presently, with the help of local councillors, social work department etc., attempting to secure improved services and amenities in the area with all age groups in mind.

5.2.6 The Future: An Optimistic View (See fig. 5.m,n,o,p)

1. The Co-op aims to ensure that housing standards are maintained by providing efficient management and maintenance services.

Members will be involved in this process. General meetings will continue. Close representatives are to be elected and close meetings will continue to be held.

The Co-op believe that tenants member involvement is the recipe for the success of the organisation. Thus,

MANAGEMENT, MAINTENANCE AND MEMBER PARTICIPATION ARE THE TARGETS, NOW

2. PLANS FOR EXTENDING THE AREA: A feasibility study is presently being carried out over 72 properties in Hoddam Avenue (see plan). Members of the Organisation are hopeful that approval will be given for the Co-op to

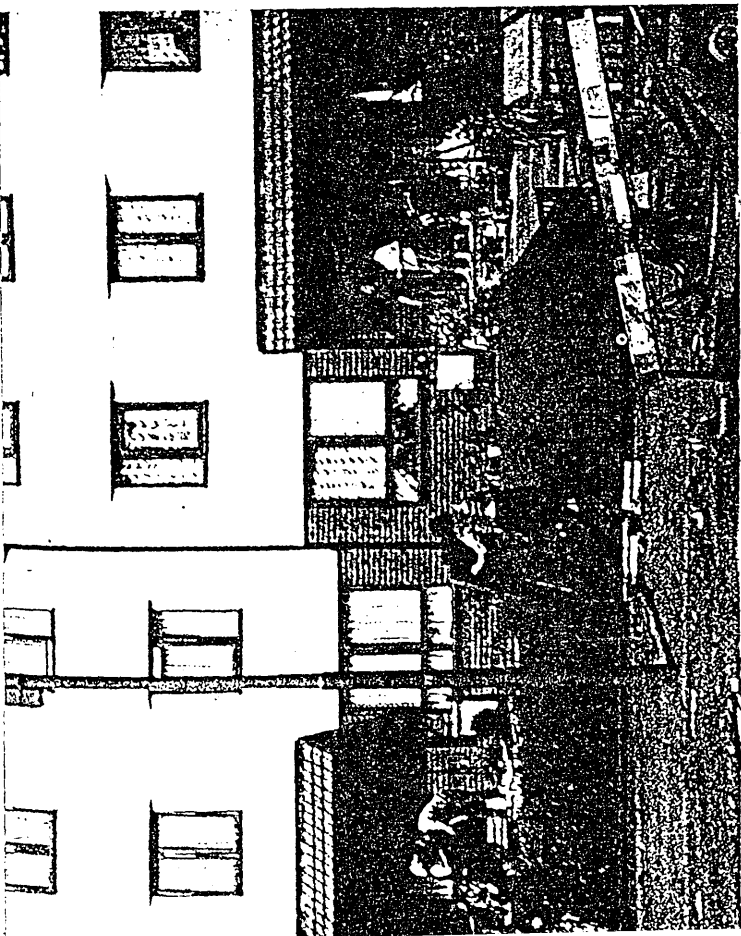


Fig. 5m The spirit of community starts working. Even people started to do their gardens.

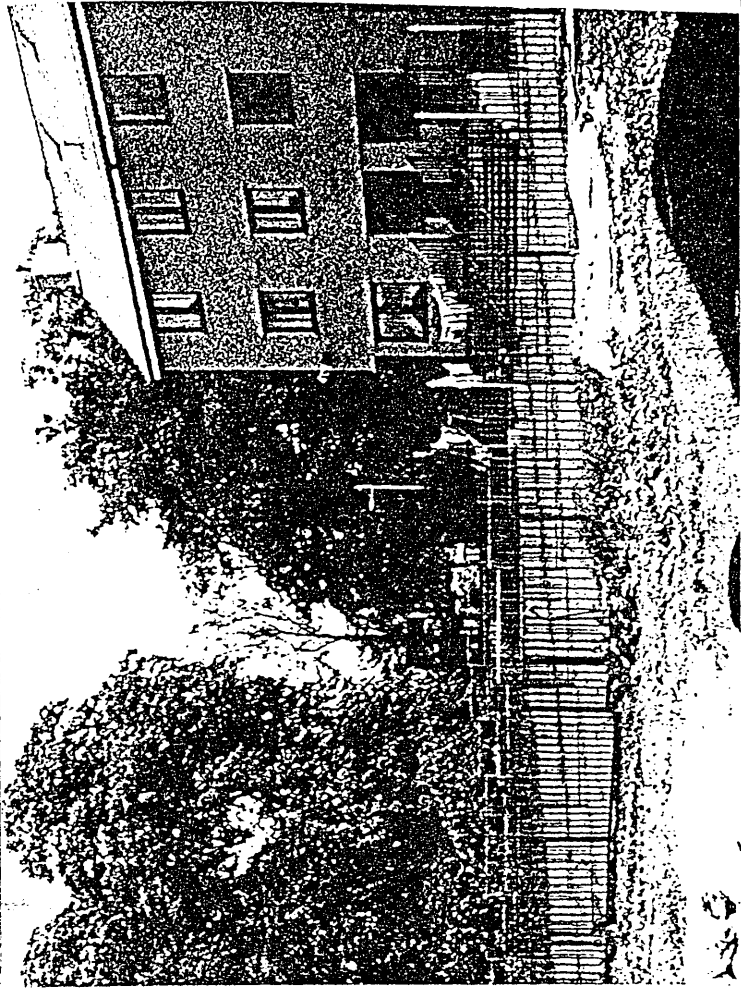


Fig. 5.n Fences are used and subdivision of the space is observed. The aim was to stop vandals striking again and vandalism to find its way to the houses.

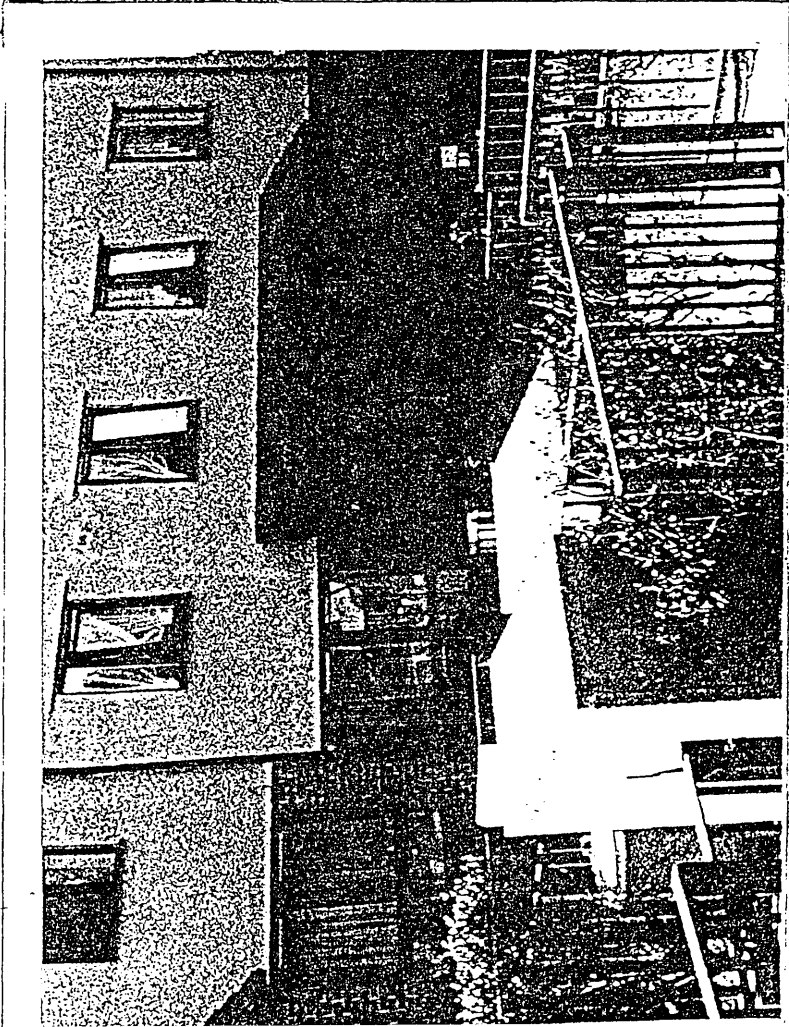
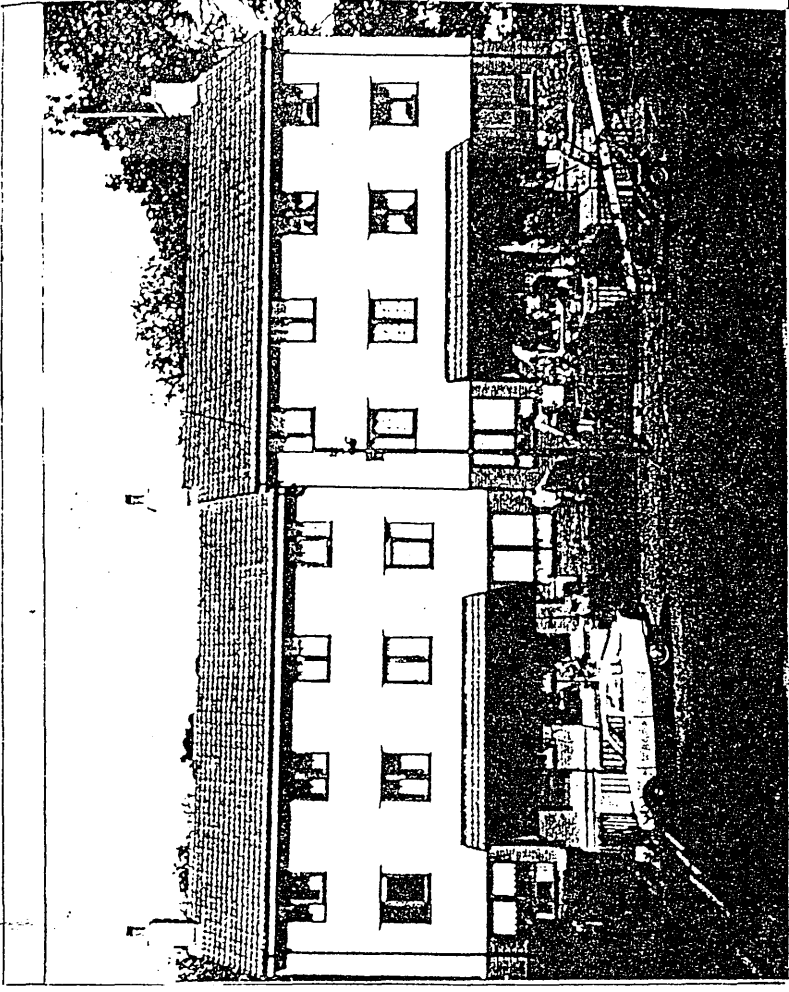


Fig. 5.0 The difference between the first and those last pictures us surely enormous. Notice - the position and the design of the litter areas. An invisible, accessible spot, it makes the bin-man's job easy and its supervision possible.

147



AN OPTIMISTIC VIEW

Fig. 5.p The improvement scheme has brought up the area to good level, attracting interest of people looking for a nice place to live.

PLAN BALLANTAY ROAD

scale $\frac{1}{250}$

SCHEME: I, II





PRESENTATION OF THE PROBLEM


CASTLEMILK EAST 'BALLANTAY ROAD ESTATE' PLAN

SCHEME 1

Scale 1/1250 approx.
Castlemilk District Council
Housing Co-operative Ltd.

KEY







-  1 Houses
-  2 Roads
-  3 Paths
-  4 Landscape area

-  5. Places susceptible to change

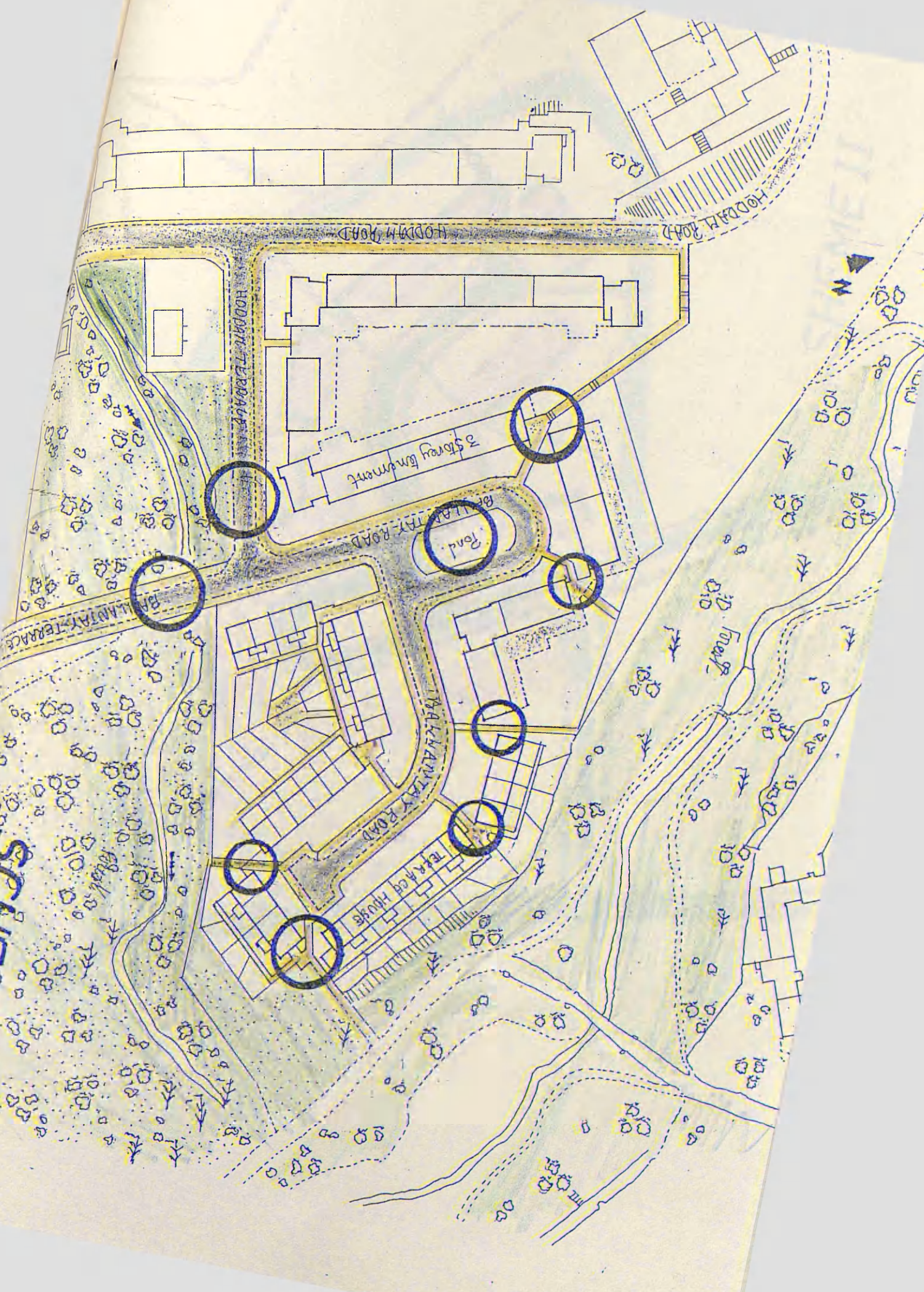
SCHEME 2

PLACES IN BALLANTAY ROAD AS AFFECTED BY VANDALISM

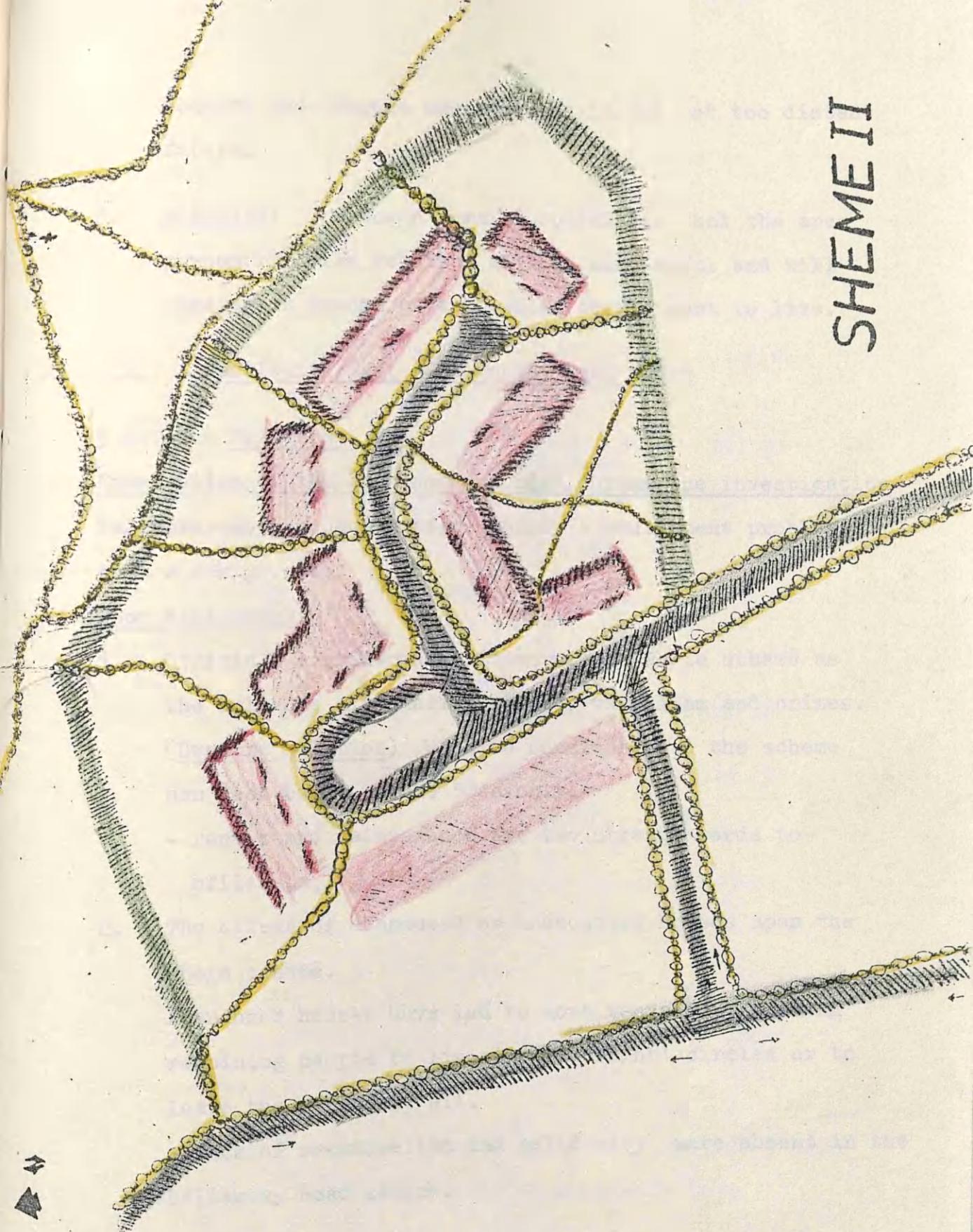
Sources of infiltration to the Ballantay Road

-  1
-  2
-  3 Traffic flow
-  4 paths leading to other parts of the estate
-  5 secondary and unofficial paths
-  6 Greenbelt area (landscape)

SCHEMATIC



SHEME II



acquire and improve these houses in the not too distant future.

3. Optimism: The Co-op remains optimistic that the area presently being rebuilt, will be successful and will once again become an area where people want to live.

5.2.7 Castlemilk East - Ballantay Road today

5.2.7.1 Evidences

Examination of the problems recorded during the investigation

Ballantay Road scheme suffers mainly a management problems than a design one.

Poor management

1. Officials consider demolition of the whole scheme as the only one alternative to stop vandalism and crimes. (Drastic solution) When we consider that the scheme has been built in the 50's only.
 - repair and maintenance are two strange words to officials.
2. The effect of abandoned or unoccupied houses upon the whole scheme.

Abandoned houses have led to more vandalism, pushing remaining people to live in 'restraint' circles or to leave the scheme at all.

 - lack of organisation and solidarity were absent in the Ballantay Road scheme.

3. Cold war between tenants and officials.
- officials were ignoring tenants' demands and rights to upgrade their scheme. Tenants responded by showing a side of no responsibility.
4. Friction between tenants and officials resulted in the long run to split up tenants and created a bad tension between them.
5. High child density, lack of amenities, unemployment and bad tenancies were sufficient to degrade the scheme, and to run it down. ^{II}₃

So, misduty, neglect and impertinence seem to emerge from these bitter facts.

Role of the design in the degradation of the scheme.

1. Lack of defensibility of the space was among the factors which run down the housing scheme.
2. The multiple gaps and left over spaces inbetween (tenements or) houses created the notion of no man's land and ambiguity of the ground.
3. Wild short-cuts and unofficial paths, gave an excuse to everyone to use the housing sheme.

So, designers were short sighted and unaware of some problems when they first designed Ballantay Road.

5.2.7.2 Summary

Poor or lack of management on the one side and problem of design on the other promoted crime and vandalism and subsequently the run down of the housing scheme.



Fig. 5.9 South east constituting the limit of the Ballantay Road, leading to other parts of Castlemilk in general.



Fig. 5.r Major of the two vehicular accesses to the area or to Ballantay Road estate (Hoddam Terrace, see plan)

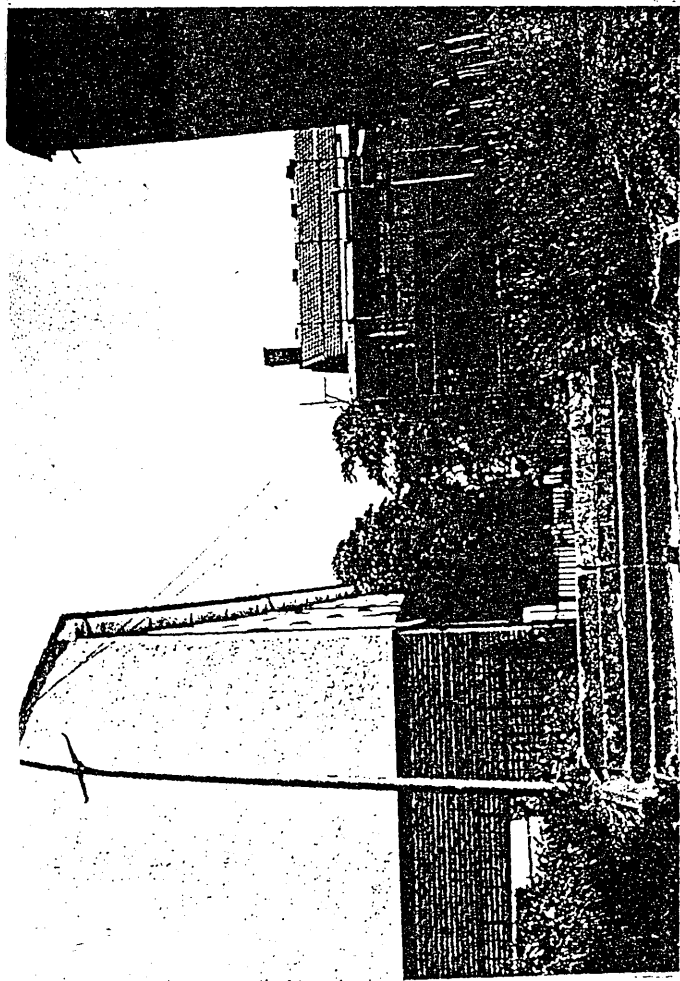


Fig. 5.s One of the main important accesses involving pedestrian circulation, from and to other parts of the estate or the area of Castlemilk situated on the northern side of the road. The other main pedestrian access is situated on the south part of Ballantay Road on the Hoddam Road.

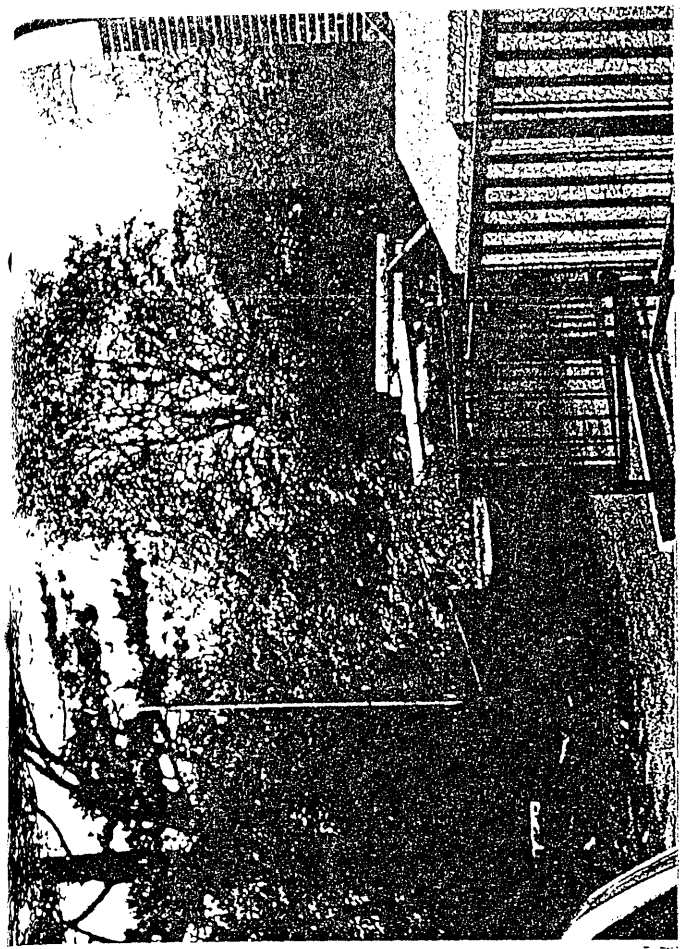


Fig. 5.t Same photo taken from the front way of Ballantay Road, northern side.

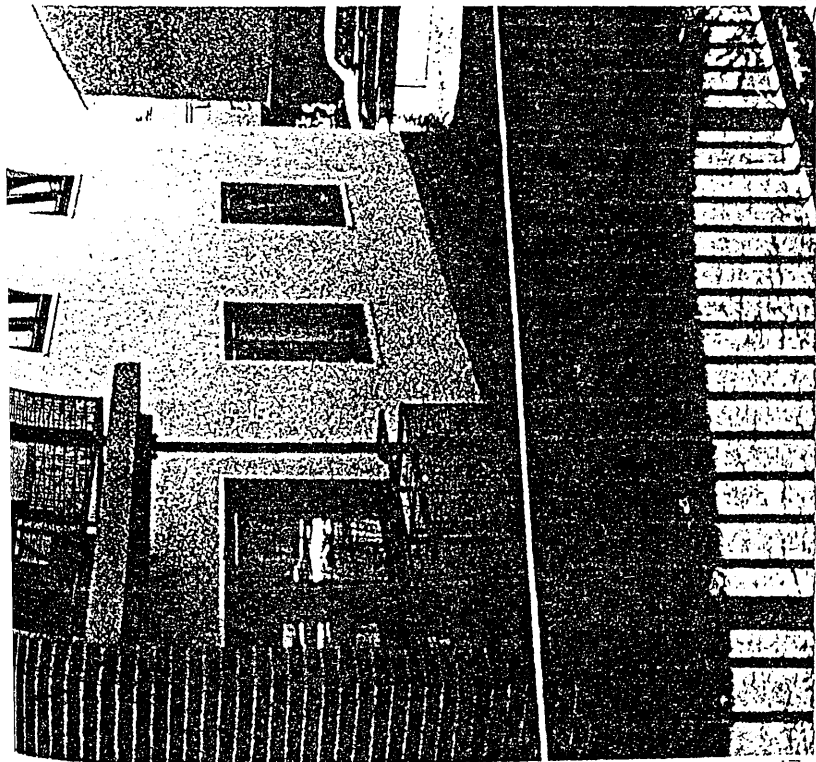


Fig. 5.u. These kinds of fences will never prevent a burglar to operate, if the supervision and surveillance of this spot of the house is not attended.
(Place in Hoddom Terrace)

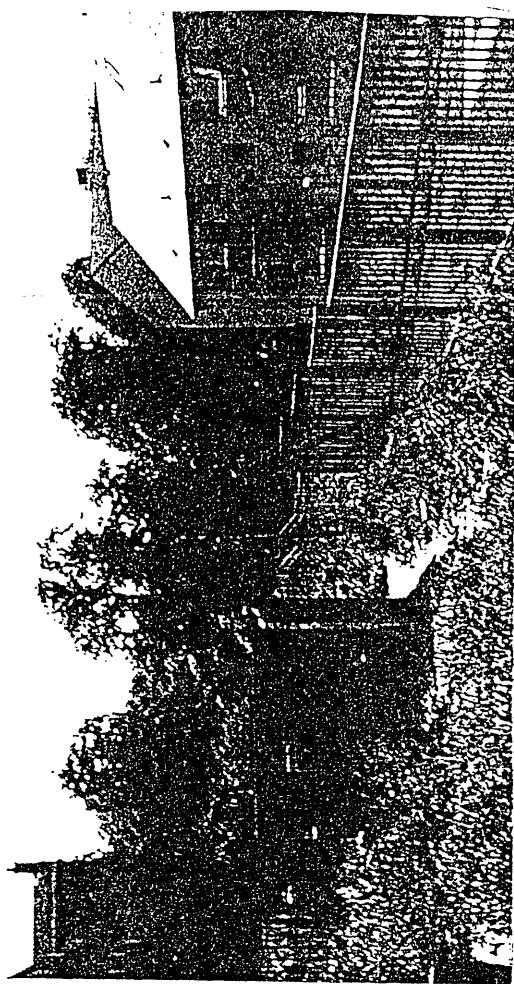


Fig. 5.v Unofficial paths are to be eliminated, as they constitute a source of infiltration for vandals to other parts of the estate.
Place situated behind the house in fig.

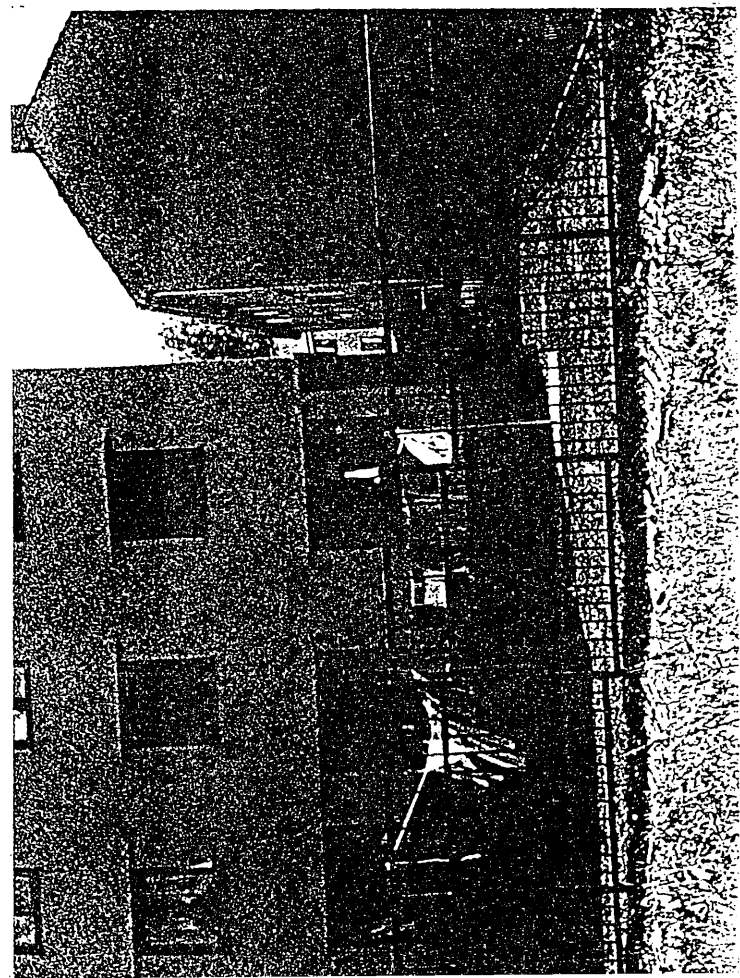


Fig. 5.w. The space near fences must be cleared and treated as it could help strangers to get near, maybe supervise, searching for a weak point to the house. Place situated inside the plot of terraced house in the middle of the east area of Ballantay Road.

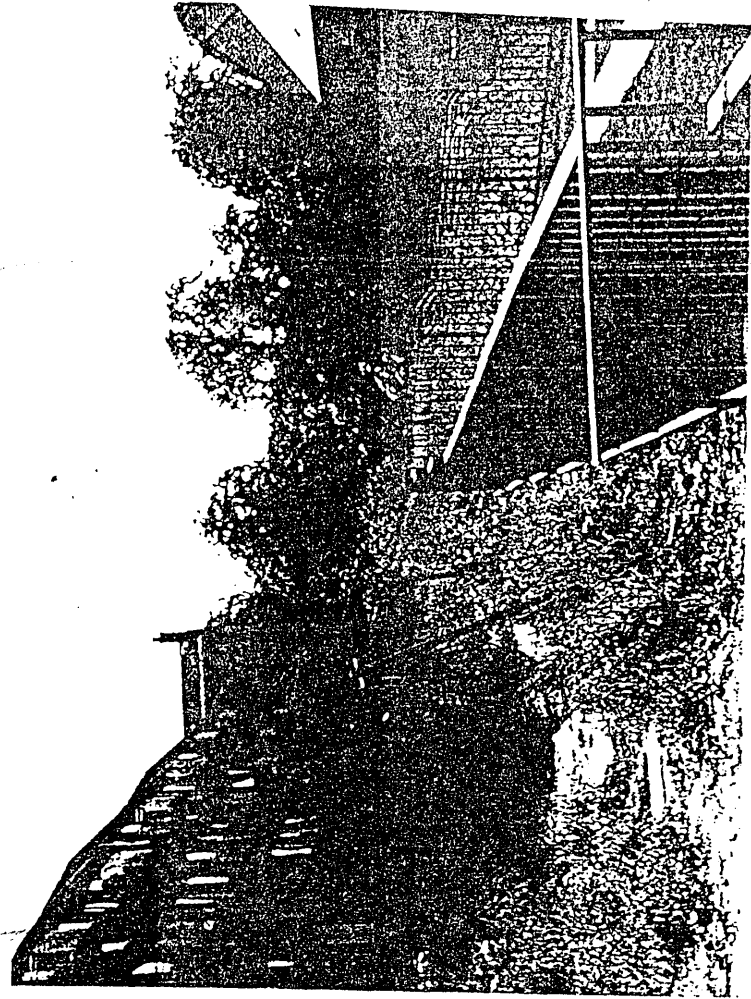


Fig. 5.x Same thing whether creating a passageway and raising the fence or eliminate it all to avoid any ambiguity of the use of the space.

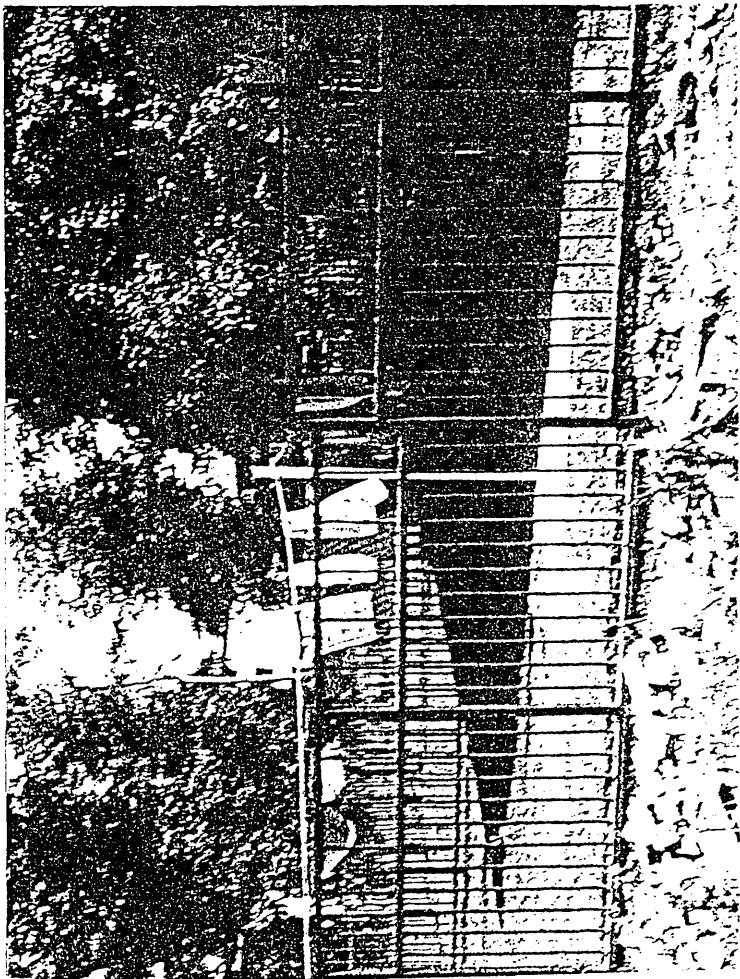


Fig. 5.y Blind spot, would easily be used by children to jump the fence to get the lost ball, or something similar could happen by a criminal but to get other things.

Place situated in the back of the houses in north-eastern part

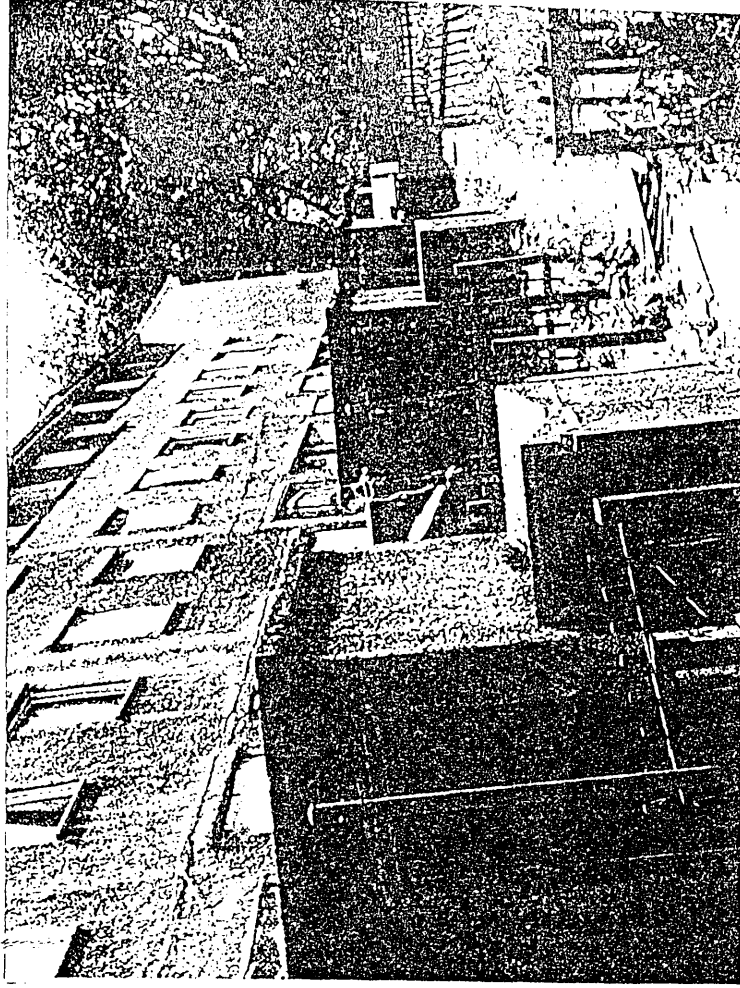


Fig. 5.z. These kinds of fences (wooden) and low flat roofs of whatever equipment is for, especially situated in the back of the house, invisible to anyone, should be banned.

Place situated in north-west area; terrace house

PLAN: BALLANTAY ROAD

scale $\frac{1}{250}$

SCHEME: III, IV

PROPOSED MODIFICATIONS

MAIN PHYSICAL MODIFICATIONS IN RESPONSE TO THE PROBLEMS
RECORDED IN BALLANTAY ROAD



1 Club



2 Gateway



3 New paths



4 Fencible spaces



5 Narrowed roads



6 Special treatment of semi private spaces



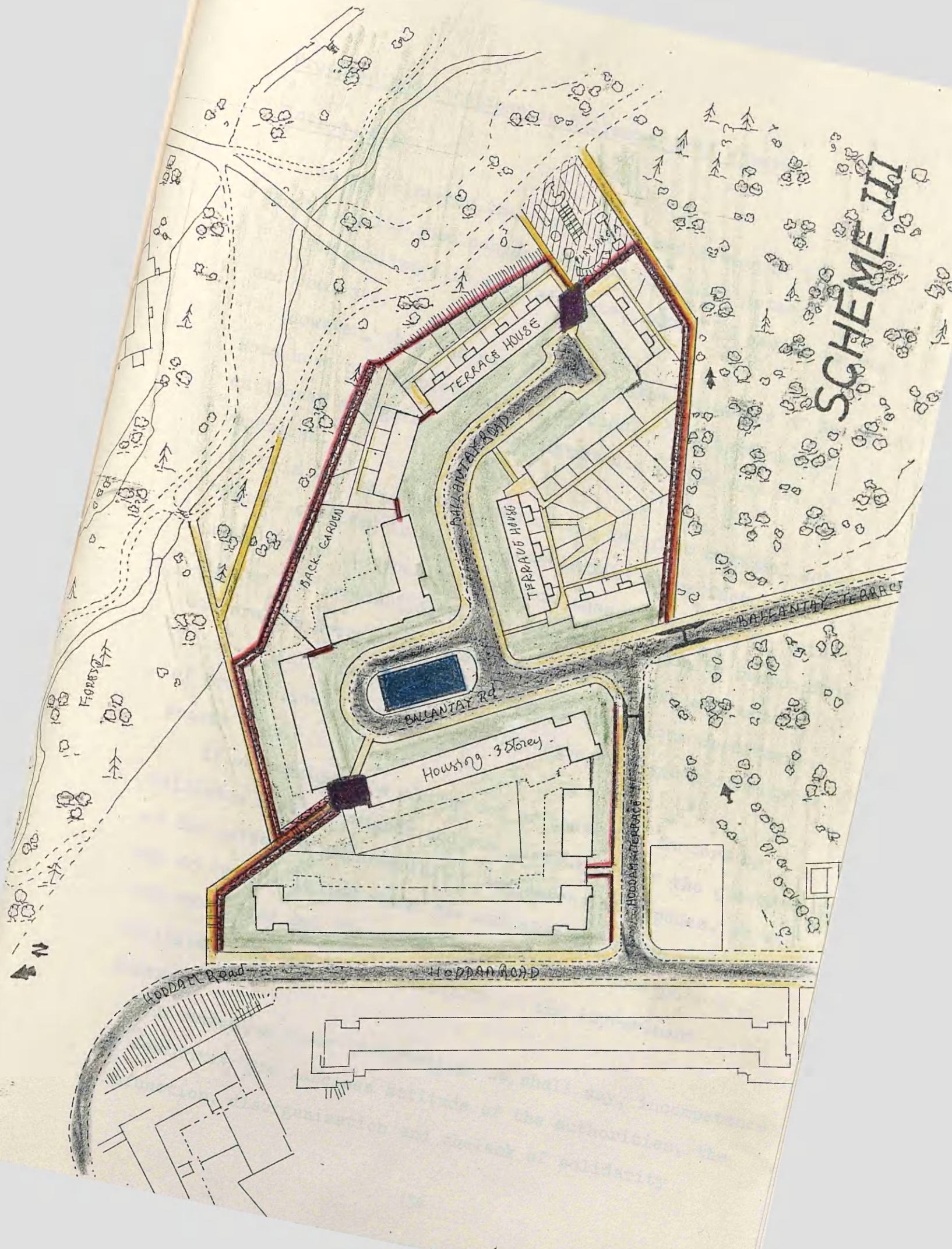
7 Play area



8 Front and back garden

SCHEME IV: PHYSICAL MODIFICATIONS WITHOUT THE PHYSICAL
URBAN SURROUNDING: See plan, SCHEME IV

SCHEME III



Proposed modifications in Ballantay Road estate:

Introduction

It was observed that the layout and design of Ballantay Road is quite good compared to the Gibbshill estate.

Its smallness is very adequate, making it easier to run and dominate.

However, this was not the case - the designers of Ballantay Road have not completed their mission. They have underestimated and gave almost no importance to the problem of vandalism.

This was so, because considering the fact that Ballantay Road is situated in an area (castlemilk) where factors of unemployment is considered as more than a third of the total figures for Strathclyde Region (statement given by responsible Cooperative Association and Supervisor and the work undergoing in Ballantay Road, confirmed by the police department of Strathclyde), and where the percentage of youth density is pretty high.

If we consider the missing out of these two factors by Ballantay Road's designer and the missing out of the question of the notion of territoriality and defensible spaces, we will not be very surprised about the alarming situation were Ballantay Road and its tenants, went through (see photos of Ballantay Road before the launching of the improvement scheme).

To summarise these observations we shall say, incompetence of designers, the careless attitude of the authorities, the disfunction, disorganisation and the lack of solidarity

between tenants has been very sufficient to sink and 'drown' the estate.

Therefore, it is supposed that through some spacial modifications, and social recommendations, it is possible to remediate to the situation and prevent the same thing from happening again.

The objectives are as follows:

1. Completing the design of the estate
2. Bringing back tenants together and forming tenants' associations
3. Give them responsibility through physical design factors and/ social one
4. Pushing authorities to be well aware of problems occurring in the area.

Thus, in the next few lines we will identify some design recommendations and spacial modifications.

5.2.8 Briefing and design proposals

5.2.8.1 Design recommendations

Public external space

The first thing to do is to revise the defensibility of space.¹ Too many accesses in Ballantay Road have been and are its first problem, rendering it very vulnerable. Above all, from the back side of the estate (see plan showing places where vandalism has struck) where spaces such as: back-houses, their back gardens and litter, are unsafe and unprotectable.

1. Accesses

So, it is very necessary to reduce the number of the accesses to the estate, and to channel the human flow into a maximum of two main accesses, designed as gateways marking the change or the break between public and semi-public space, symbolising the privatisation of the area.

2. Paths

The reduction of the number of accesses reduce automatically the number of paths which pass in this case through or between houses, leaving residents unsure about the presence of strangers. So, eliminating unnecessary paths, and producing a large and official path not necessarily passing through the estate.

3. Roads

Roads at the Ballantay and Hoddam junction, should be narrowed so that traffic (not even high) will be filtered giving privacy and safety to residents.

Semi-public space:

In the context of semi public space, it was noticed that the estate lacked meeting and recreational space, pushing tenants to go away from their place to look for entertainment or other....so, considering certain spaces left over and unused, the idea of modifying and implementing a useful equipment to keep tenants on their estate is very interesting, the longer they stay in their estate, the lesser would be the opportunities of crime.

4. Recreational Space

The implementation of a club in the estate on Ballantay Road is crucial to their estate and environment as a whole.

By giving to each non-functional space a function (useful) it is very likely that the level of vandalism will drop, for instance a playground which the area lacks, is also very important, it gathers the children, and constitutes for them an element necessary to live with, otherwise their energy will be used somewhere, where it is disturbing and sometimes costly.

Semi-private space

Fencing the space

All the spaces which are 'no man's land' should be assigned equally to tenants as much as possible, eliminating by this all excuses for strangers being there. This will apply very much to spaces at the back of the houses, from where criminals and vandals have operated. Subdivision of the space is very necessary as well as its identification. Once space is defined clearly and wellmarked, avoiding any confusion and ambiguity, fences must be erected defining the boundaries of what is private from public.

Fences - 5

However, fences have to be adequate; they have to be strong, well designed, high enough from children to reach and above all visible, i.e. fences must not shelter and hide

a person whether he is a criminal, vandal or ordinary person.

Summary

These are the main modifications and propositions towards the physical spaces in Ballantay Road estate. But, as we have stated earlier, the success of any operation improvement scheme, if not matched to other social factors, will already be doomed. Thus, in that matter, we have identified some social recommendations to strengthen the physical ones.

5.2.8.2 Social recommendation: Ballantay Road Estate

1. Tenant organisations

The tenants solidarity is very crucial in housing estates, because it is constituted from tenants themselves who know and understand their problems better than anyone else. Tenants must get organised between themselves, to be stronger and be listened to as well. This kind of organisation is known as tenants associations. The best example for this is the previous one (Gibbshill estate case study).

2. Authorities and tenants: Problem

The relationship between authorities and tenants is very important. Authorities are and must be very concerned about the safety of the estate (i.e. including tenants).

Authorities must use their power in a good way, for instance

repairing damages and degradation upon the environment.

3. Increasing vigilance

Vigilance must be increased inside the housing scheme and its outskirts. This will consist of the introduction of a police foot patrol.

4. Rules within the housing scheme

As Ballantay Road has experienced the bad tenancies from difficult tenants, it is preferable to introduce certain rules within the 'scheme' for instance, to report any bad tenants to the Tenant Association then to officials. Better have one vacant house than a whole empty street.

5. Stigma

Stigma can be removed only with a good will and tenants' effort.

6. Unemployment and high child density

As we know, Castlemilk itself accounts for a third of the total rate of unemployment in Strathclyde Region. To cut this the only one alternative is to create or introduce the 'Community Business'. Organisation consisting of giving quick training skills, for the quick repair and maintenance, Playground and 'child care centres' must be provided so that children's energy is directed in a good way.

5.3 Universal Design and Social Recommendations in Housing Estate Context

Selecting the main design and social recommendations, as a direct fruit from the analysis and research study of this thesis, will hopefully be used as references for future researches, and precautions and measures to the designers and builders at the early stage of urban design and construction stages.

5.3.1 Universal Design guidelines in housing estates:

1. Form and organisation of an urban housing environment

The larger an estate is the more problems it will face. So keep an urban housing environment as small as possible.

2. Accesses to urban housing environment

The integration of roads and paths in urban housing environment should be very carefully studied. Roads must be strangled at the entrance to the 'Scheme' so that privatisation is symbolised and danger is avoided.

3. Layout of housing and footpaths.

Housing should be designed as such, to maximise surveillance of the inside and above all outside of the house.

So, ambiguous and anonymous spaces must be avoided in the early stage of design.

Footpaths must be well and ingeniously designed, so that people will not need to create unofficial ones.

Footpaths are clearly visible, whether during the day or night, so as to discourage crime and vandalism.

4. Protection of dwellings:

Every dwelling should be very protected from the outside. The ground floor which is the most vulnerable part of the dwelling must benefit from a special design. For instance: creation of a buffer area clearly visible so that criminals and vandals are easily spotted.

5. Entrances, corridors and stairwells

Each block must contain more small flats (above all those with larger families). Each entrance of the block should be provided with an interphone, so that there is a limited number of people using or entering the block, in consequence there will be a drop in criminal and vandal attacks.

6. Playgrounds and their role in Urban Housing Environment

Playgrounds are a must in Urban Housing Environment, to channel the energy of children into one space. Consequently there is less use and abuse of the other parts of the environment.

3.3.2 UNIVERSAL SOCIAL RECOMMENDATIONS IN HOUSING ESTATES

1. High child density:

Children are responsible for a greater part of vandalism that occurs in housing estates. (Play vandalism see Ch. II.)

Thus, the control of child densities in local authority housing must be considered closely when allocating new tenants housing.

The limit of new tenancies in blocks with large amounts of unsupervisable communal space to all adult-households.

2. Get tenants and councillors together

In many cases, when a relation between officials and tenants is disrupted, the repair and maintenances are cut back or take ages to be done. This could lead very often to the degradation of the estate and the turnover of tenants to their environment as a whole.

Thus, tenants and authorities should work together in friendly and good atmospheres to upgrade their estates and environments as a whole.

Authorities should consult tenants over any or whatever improvement is proposed. Also, tenants should get the freedom to redecorate the private spaces such as fences, gardens, doors, etc.

3. Getting organised

Tenants should get organised in their estate, forming a tenant association and a committee to represent them in discussing problems of theirs and their estate with the housing authority.

4. Repairs and maintenances

Consideration should be given to continual maintenance and improvement on existing estates.

Each local authority needs to find its own method of systematically recording needed improvements or outstanding repairs on existing estates.

5. Upgrading stigmatised and run-down estates

On certain estates a poor, run-down environment and high levels of vandalism, are well established and form just part of a whole series of problems; these tend to feed each other in such a way that estates get caught in a downward spiral.

A combination of measures is needed to upgrade stigmatised estates:

- any measures taken to improve or upgrade an estate should be preceded by full and proper consultation with tenants.

- The strategy of improvement will probably involve a combination of measures such as changes in allocations, and more intensive adequate management.

6. Caretaking services

Vandalism is more likely to be a problem where caretaking services are inadequate.

So, broadening the responsibilities and upgrading the status of caretaker, for instance by giving him/her the tasks of 'handyman', this includes carrying out minor household repairs so that lengthy processes of reporting them to a maintenance depot via the estate officer can be by-passed.

7. Unemployment

Unemployment is a crucial problem promoting vandalism and crimes in the estates, through needs and boredom.

The only one alternative which could be efficient to cut the number of unemployment is to create a sort of community business to employ local unemployed people able to carry out small jobs such as plumbing, carpentry, masonry etc, or provide for them rapid training lessons if necessary.

CONCLUSION

Vandalism is a problem and always will be. Vandalism costs society dear and anxiety. As long as an urban environment exists there will always be vandalism.

Vandalism is unstoppable; it is like a wind you try to catch.

Talking about diminishing vandalism is reasonable, (and even diminishing vandalism is not an easy task itself, it is a big challenge to society). Talking about curing society from vandalism and stopping it is an impossibility.

Where there is human and urban environment there will be vandalism.

Vandalism has become a part of our lives; we have got to live with it and accept it as standing reality and form of expression and a way to get to understand the human race.

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- I₄ Responsibility of the Council Housing Department
- I₅ Interview held with some of the tenants
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