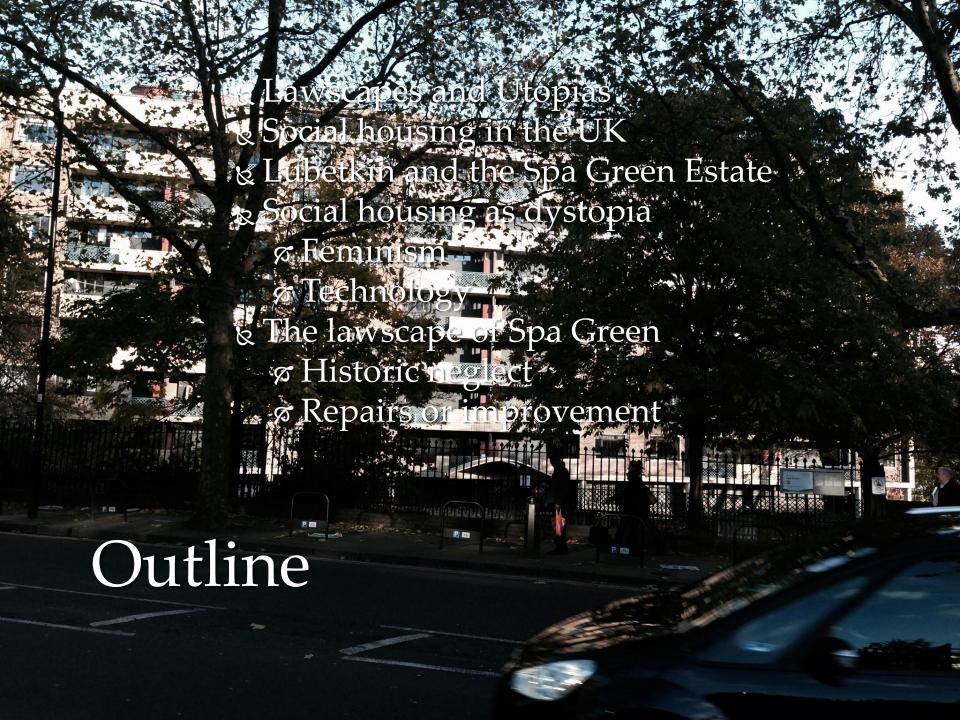


A case study of the Spa Green estate London UK

Helen Carr Kent Law School



& Andreas Philippopoulos-Mihalopoulos

- ø Inextricable interweaving of
 - ম law and the city and
 - ম City and utopia
- In utopia law works towards its own demise
- ø Law recognizes dystopias and clears the ground
- What does this reveal about who or what is to be reformed and by whom and for what purpose
- g The impossible dream of elimination of squalor

Lawscapes and Utopias

- 'urban life, however fraught with difficulty, has emancipated women more than rural life or suburban domesticity (Wilson)

Feminism and the city

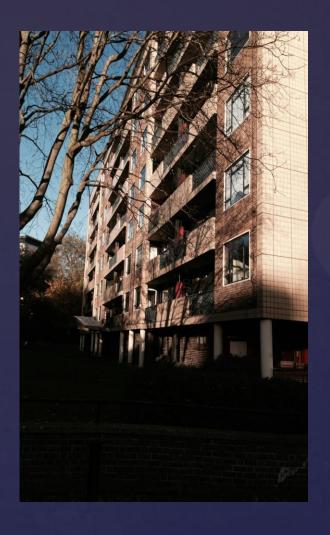
- ₩ WW II –collective energy invested in social housing as part of broader programme of social reform

Social housing in the UK

- Russian liberal educated in Moscow, Paris and Berlin

Lubetkin and the Spa Green Estate







War propaganda



Spa Green Estate plan

- & Architecturally innovative
- ▼ Technical innovations included central heating, provision for fridges, and use of concrete

Spa Green innovations

- & Bureaucracy and authoritarianism
- & Limits on resources
- k feminism
- k technology

Social housing as dystopia





- k Liverpool v Irwin 1977 AC 239
 - ø council escaped legal liability but dystopia became spectacle
- R v Secretary of state for the Environment ex parte Norwich City Council 1976 QB 319
 - g Enforcement of the Right to Buy and the exacerbation of the dystopia of social housing

Law and dystopia

- & Landlord and Tenant Act 1985
- & Decent Homes programme
- & Listing by English Heritage

The Lawscape of Spa Green

- k Individual bills of between £28,000 and £40,000

Challenging service charges

₹ 'This observation carries the regrettable implication that tenants who exercised the statutory 'right to buy' conferred on them by Parliament in pursuance of a governmental policy of encouraging and facilitating home ownership deserve no sympathy if their acquisition proves financially ill-advised. ... The reality is that these properties do not leave the public sector: physically the flats remain within blocks of council flats and legally they are still subject to the policies and decisions of the public sector. It is all very well for the Respondents to comply with their own Tall Buildings Programme, not to mention the Government's Decent Homes Initiative and the perfectionist requirements of English Heritage, funding expenditure out of public resources allocated in respect of tenanted stock, but leaseholders like the Applicants may be neither able nor willing to spend their own money for such purposes. Yet they are forced to pay their share of the Respondent's expenditure.

From the Tribunal

- & Entrenchment of the utopia of the market
- & Lubetkin's egalitarian genius commodified
- & The elimination of the social tenant

Conclusions

