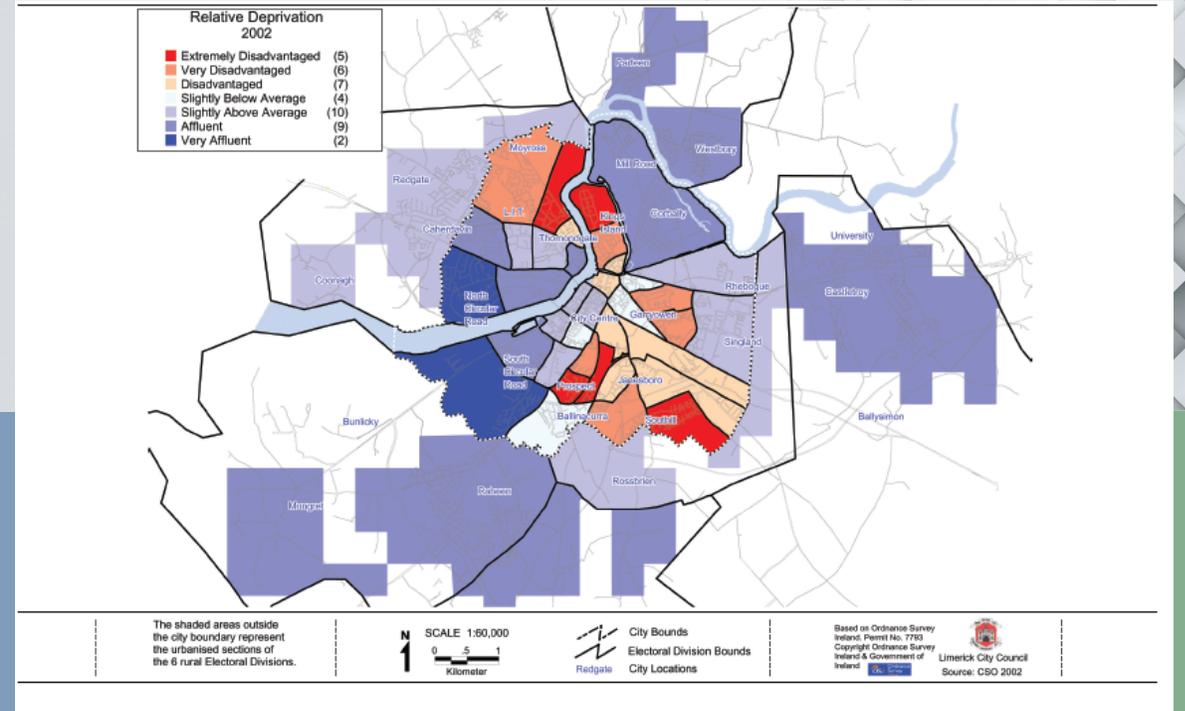
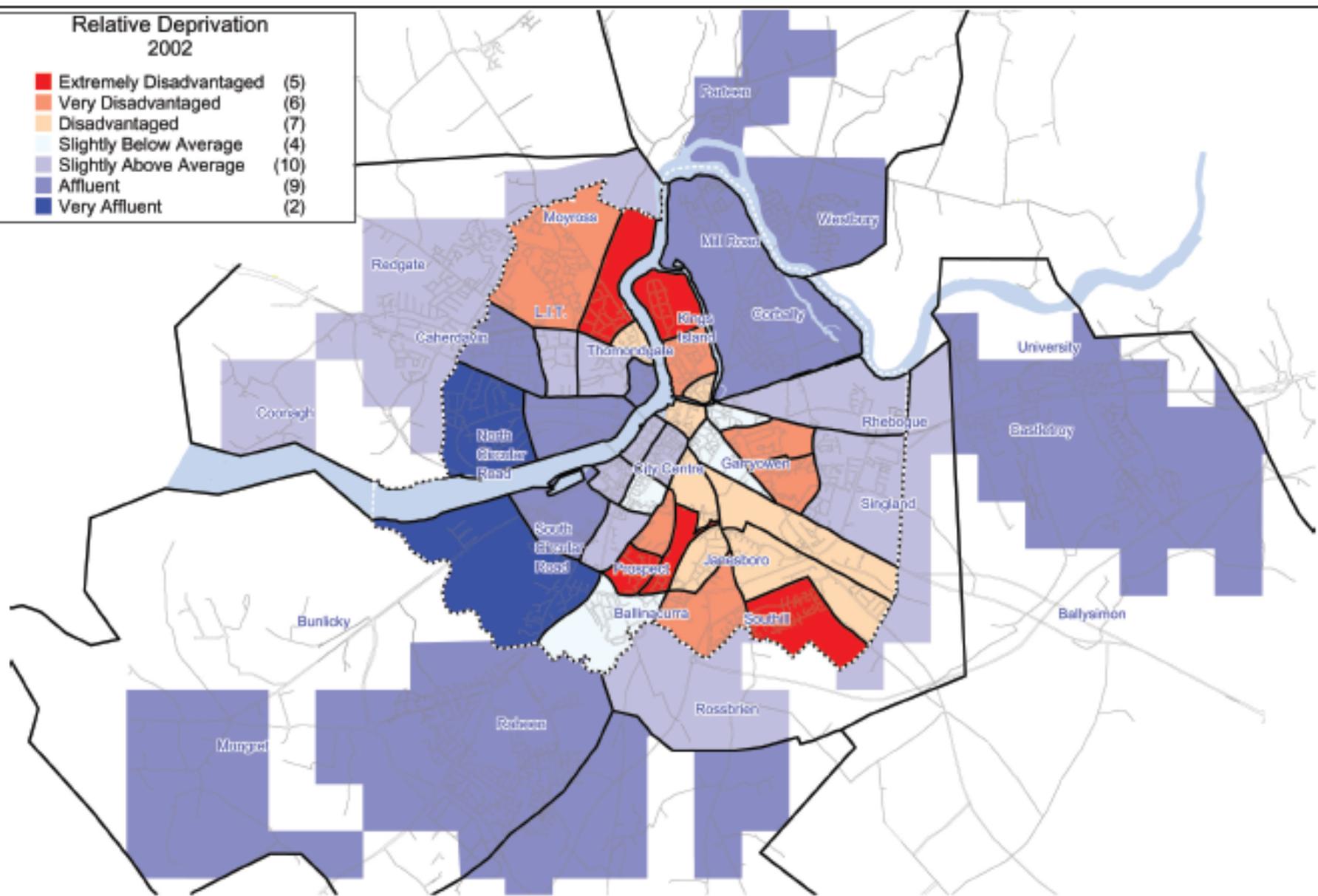




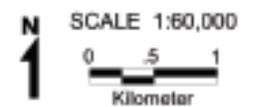
Regeneration in Limerick

Dr Lorcan Byrne





The shaded areas outside the city boundary represent the urbanised sections of the 6 rural Electoral Divisions.



City Bounds
 Electoral Division Bounds
 Redgate City Locations

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Limerick City Council
 Source: CSO 2002

Topics

- Brief overview social housing in Ireland
- performance of local authority housing
- indicators of estate decline and loss of liveability
- regeneration as a policy response
- nature and definition of regeneration
- addressing estate decline in Ireland : Regeneration
- why Moyross needed regeneration
- has it been successful



social housing in Ireland



- Social housing can be defined as rental accommodation constructed with a State subsidy, where allocation of dwellings is linked to social need and where the landlord usually has nonprofit status or is a State agency such as a local authority (Fahey, 1999; Norris and O'Connell, 2013).
- Social housing is allocated to households whose incomes are so low that they are unable to secure housing in the private market (either rented or purchased) from their own means or who are living in overcrowded, unsuitable or substandard accommodation.
- As applicants for social housing are means-tested, local authority housing predominantly accommodates low-income households and this has implications for the socio-economic profile of the sector.

social housing in Ireland



- In Ireland, the largest social housing landlords are the local authorities, who have been providing social housing since the end of the 19th century in rural and urban areas. The local authority rental stock is currently around 129,000 units.
- The origins of the sector are agrarian: the earliest social housing was built under the Labourers Acts in the late 19th century as part of the land reform programme.
- In urban areas, extensive slum clearance schemes dating from the 1930s marked the beginnings of large-scale local authority building programmes. Social housing is also provided on a smaller scale, often on a more targeted basis, by voluntary housing associations and these account for 17,000 units.
- Overall, local authorities have constructed almost 400,000 social housing units out of the total housing stock of 2 million dwellings nationally



performance of local authority housing

- Given the strong linkage between social housing and low income, it is clear that the sector has improved the living conditions and quality of life of hundreds of thousands of less well-off Irish households by providing them with secure tenancies in good quality, affordable accommodation. The majority of the stock can be classed as functioning effectively and the sector is characterised by far more success than failure (Fahey, 1999).
- While the merits of the local authority sector are numerous, the system has not been without its weaknesses.
- Until recently, local authorities could be open to the accusation of being more concerned with the administration of their estates rather than the management of them. Such was the degree of management weakness that some segments of the stock have deteriorated to the point of requiring urgent remedial attention (Norris and O'Connell, 2014).



performance of local authority housing

- While such cases are exceptions to the norm of successful settled estates and are numerically in the minority in terms of the overall stock, they have had significant negative consequences for both local authorities and tenants in respect of reputational impact and the level of resources invested in them by the State to address their problems.
- `Responding to the needs of deteriorating/declining estates has proved to be challenging for local authorities and various initiatives have been undertaken over the past number of decades.



indicators of estate decline and loss of liveability

- A number of prominent features of declining estates can be identified and are broadly categorised into physical, environmental and socio-economic issues and have an influence on what is termed the 'liveability' of estates. Van Gent (2009, p. 77) defines 'liveability' as a subjective notion among residents that refers to place-based elements that are related to the daily living environment:

'These elements may include the quality of the housing stock, urban design, physical appearances, cleanliness, quality of public space, safety and perhaps some degree of social interaction between neighbours.'

indicators of estate decline and loss of liveability

- In physical terms, common problems can include:
- poor dwelling design,
- deteriorating physical quality,
- problems of dampness,
- poor sound and heat insulation,
- inadequate heating systems
- and insufficient ventilation.
- Such weaknesses of the housing fabric reflect the age of units and the deterioration of original building methods and materials.
- In relation to the estate environment, the standard of the public realm, such as green areas, communal spaces and estate layout, can contribute to liveability problems. Such problems can be compounded by graffiti, litter, illegal dumping and damage to street furniture.



indicators of estate decline and loss of liveability

- The social cohesion of estates can be undermined by persistent crime and anti-social behaviour, damage to homes, public buildings, amenities and cars, which leads to anxiety among residents on personal and communal safety.
- Other indicators influencing liveability include voids caused by abandonment and high turnover of tenants as households move elsewhere in search of better quality accommodation; low levels of tenant purchase because tenants are reluctant to commit to an area as a long-term destination; and high rent arrears, reflecting both the prevalence of low-income households and also the absence of constructive relationships between local authorities and residents.



indicators of estate decline and loss of liveability

- When these factors are underpinned by socio-economic problems – such as long-term unemployment, lack of economic activity and investment, poor educational and training opportunities and outcomes, low income and high risk of poverty among residents – estates can prove difficult to rejuvenate in the absence of extensive interventions entailing comprehensive physical, environmental, social and economic measures.
- The causes of declining and difficult-to-let estates are therefore complex and multiple. No one factor offers a complete explanation and it is important not to fall into the trap of 'design determinism' (Coleman, 1990), which traces many of the problems to flaws in the original design of estates, or to view physical refurbishment as the sole solution to multi-faceted problems.



regeneration as a policy response

- the issues and challenges faced by disadvantaged estates are multi-faceted, deep rooted and require interventions that adequately address the different, intertwined aspects of deprivation and poor levels of liveability (Campbell, 2011).
- According to Burton et al (2006, p. 299), the justification for regeneration initiatives, at its very simplest, targets urban areas that:

'show clear signs of decline in their economic fortunes, the quality of their physical environment and the social structures that might otherwise improve residents' quality of life. Incomes are low and there is a heavy reliance on [welfare] support; the health of the population is poor compared with other parts of the same town or city; people are often fearful of crime and are victims of much anti-social behaviour. Children leave school with few qualifications and hence are likely to experience the same extremely limited life chances as their parents. The area continues to be one where few would choose to live and from which many choose to leave given the opportunity'.



regeneration as a policy response

- Regeneration initiatives are an important part of the response to problems experienced by disadvantaged areas. Regeneration should also be seen as part of anti-poverty initiatives and as a strategy to tackle structural inequalities and promote positive social change through the redistribution of resources, effective public policies and delivery of high-quality public services.
- Much regeneration activity is targeted at neighbourhoods that have high concentrations of social housing, which is accompanied by other indicators of:
 - socio-economic disadvantage,
 - poverty and marginalisation, including low rates of labour market participation, higher than average reliance on social welfare payments, low levels of educational qualification,
 - early school-leaving,
 - and concentration of lone-parent households.



regeneration as a policy response

- Such areas are also often associated with poor-quality housing and environmental conditions. Regeneration is viewed as a strategy that can address these issues through a variety of interventions with a view to narrowing the gap between the target area and its hinterland so as to improve the environmental, economic and social experiences of residents.

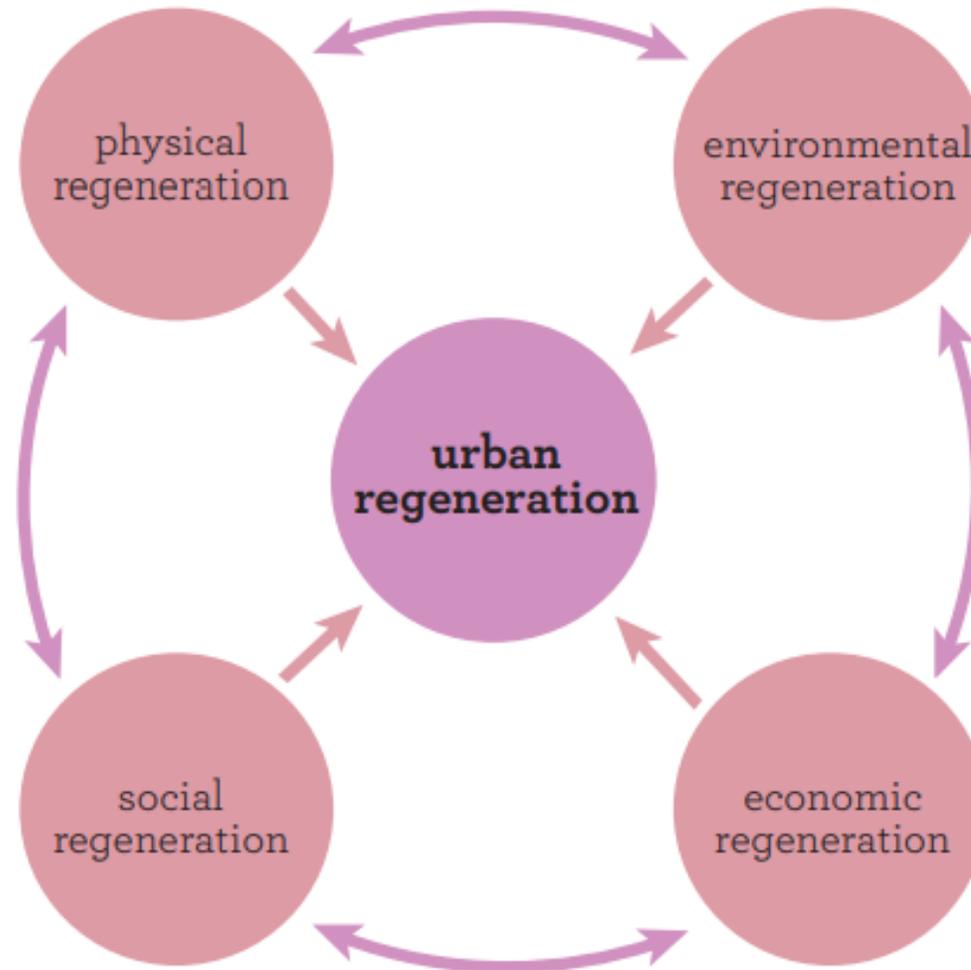


nature and definition of regeneration

- According to the widely accepted definition of the term by Roberts and Sykes (2000, p. 18), **'regeneration' can be understood as: 'a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change'.**

nature and definition of regeneration

- This definition can be diagrammatically represented as a series of interconnected elements, all of which contribute to the core objective of regeneration:



nature and definition of regeneration

- The definition proposed by Roberts and Sykes (2000), has been accepted by most commentators as encompassing the essential features of regeneration.
- Some have suggested additional dimensions that should be taken into account. For example, Lichfield (1992, p. 19) argues that for regeneration to be effective, there is a need for a better understanding of the process of decline and agreement on what one is trying to achieve.
- Hausner (1993, p. 526) points to the inherent weaknesses of approaches to regeneration that are short-term, fragmented, ad hoc and project-based, and without an overall strategic framework for city or area-wide development.
- Similarly, Donnison (1993, p. 18) has called for ways of tackling problems in a coordinated way in disadvantaged areas.

addressing estate decline in Ireland: Regeneration

- A new approaches to the needs of declining estates was the evolution of regeneration masterplanning to address estates' social and economic needs, as well as the requirement for physical improvements.
- The formulation of a National Regeneration Programme by the Department of the Environment, Community and Local Government (DECLG) targeted large- and small-scale programmes across the country, including multi-million euro initiatives in Ballymun in Dublin, the 4 Limerick regeneration schemes, the regeneration of Knocknaheeny Estate in Cork, as well as smaller scale programmes in Sligo, Dundalk, Tralee and Waterford.

addressing estate decline in Ireland : Regeneration

- There was also reform in the mechanisms employed for the delivery of regeneration programmes, which in some respects represented a loss of faith in the capacity of local authorities to deal with the problems.
- In Limerick, responsibility was removed from Limerick City Council entirely and given to the Limerick Regeneration Agency, which assumed responsibility for the Moyross and Southill Estates. Responsibility was subsequently restored to Limerick City Council in 2011 after the Agency itself was wound up.

addressing estate decline in Ireland : Regeneration

- holistic interpretation has been reiterated by a report on regeneration published by the Houses of the Oireachtas (2011), entitled *Social Regeneration: Beyond Bricks and Mortar*.
- This emphasised the importance of pursuing social regeneration initiatives, which are often less tangible in comparison to physical interventions, but must occur in parallel with interventions in the built environment. The report noted that:

'Social regeneration is often people-focused as it focuses on the quality of life of residents and addresses problems at the individual and household level. It can work in tandem with physical regeneration as part of an overall programme or ... through the work of area-based interventions (ABIs) involving local partnerships.'

addressing estate decline in Ireland : Regeneration

- Furthermore, the report highlights the importance of ensuring that the essential features of social regeneration include interventions in health, education, community facilities, arts and culture, and family and child well-being (Houses of the Oireachtas, 2011).
- Though the impact of social regeneration initiatives may be less visible in physical terms when compared to large-scale capital projects such as demolition and new house building, they nonetheless have the potential to deliver significant returns in terms of 'social capital' in the form of social cohesion, well-being and social inclusion, reductions in crime and anti-social behaviour, greater engagement with education and employment services, and improved levels of trust.
- The combined impact of each of these determines the 'liveability' of an estate

Why did Moyross need regeneration?

- In physical terms, common problems can include:
 - ~~• poor dwelling design,~~
 - ~~• deteriorating physical quality,~~
 - ~~• problems of dampness,~~
 - ~~• poor sound and heat insulation,~~
 - ~~• inadequate heating systems~~
 - ~~• and insufficient ventilation.~~
 - ~~• Such weaknesses of the housing fabric reflect the age of units and the deterioration of original building methods and materials.~~
- In relation to the estate environment, the standard of the public realm, such as green areas, communal spaces and estate layout, can contribute to liveability problems. Such problems can be compounded by graffiti, litter, illegal dumping and damage to street furniture.
- Anti-social behaviour and crime problems
- Deep levels of poverty.
- A need for social regeneration.

Limerick Regen???





Children's Voices in Housing Estate Regeneration



JOURNAL ARTICLE

Hearing the Voices of Children and Youth in Housing Estate Regeneration

Siobhan O'Sullivan, Cathal O'Connell and Lorcan Byrne

Children, Youth and Environments

Vol. 27, No. 3 (2017), pp. 1-15

Rap and Political Participation: Using Rap as a Creative Method in Research with Children and Young People

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Cathal O'Connell²
Siobhan O'Sullivan²

- Social Inclusion (ISSN: 2183-2803)
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DOI: 10.17645/si.vxiX.XXX

Article

“Listen to what we have to say.” Children and Young People’s Perspectives on Urban Regeneration

Siobhan O'Sullivan^{1*}, Cathal O'Connell¹, and Lorcan Byrne²

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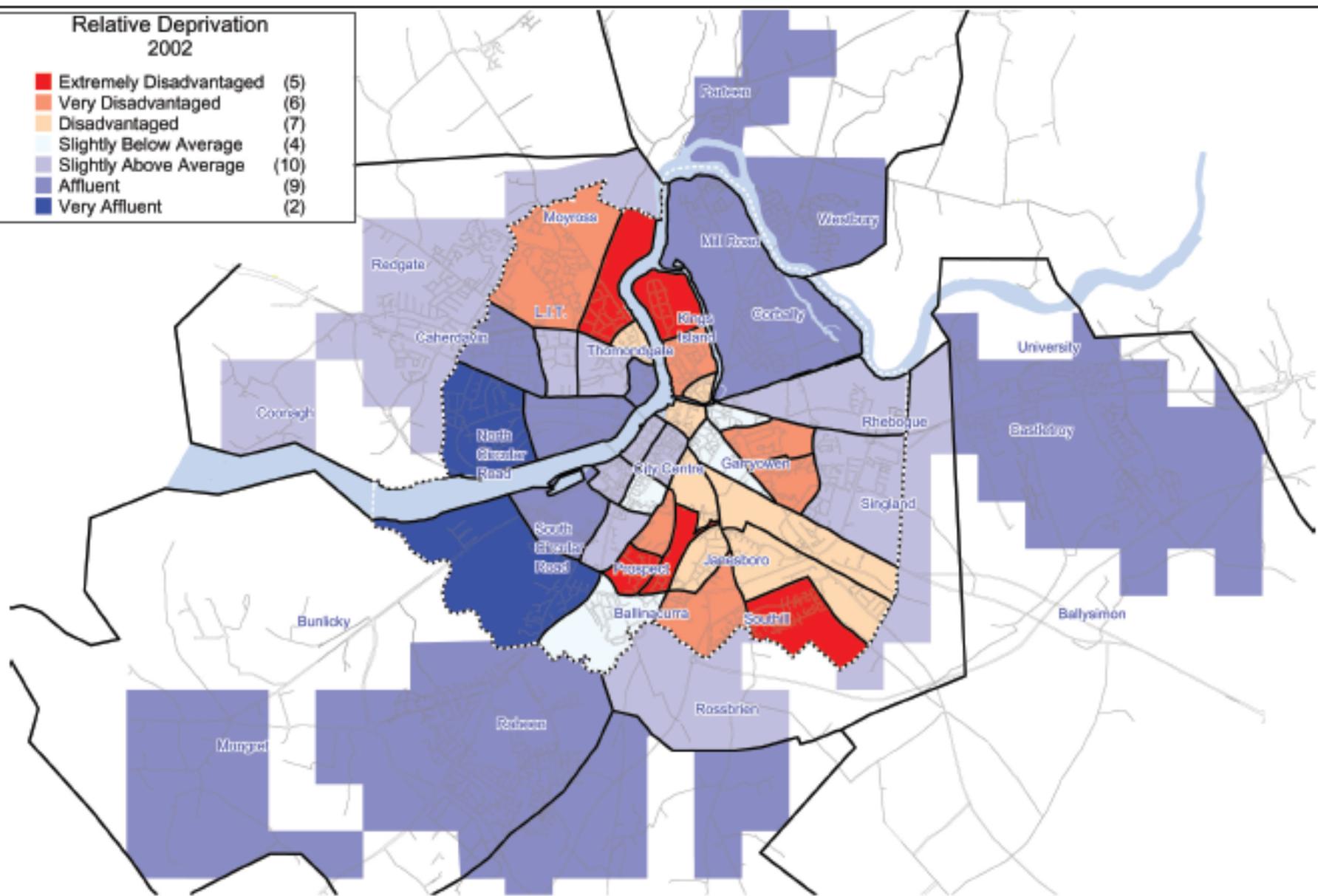
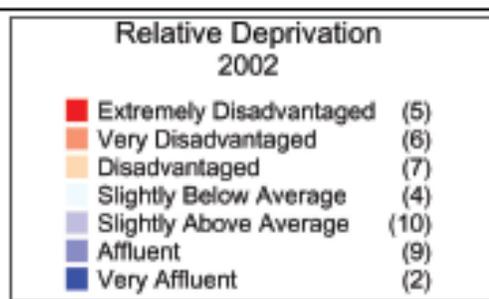


The regeneration Industry

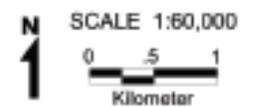
- Imbrosio (2016) has criticised regeneration programmes for their destructive and displacement impacts on communities and their reinforcement of the stigmatisation of poor areas.
- A meritocratic ideology underlies many regeneration interventions which focuses on deficits in infrastructure, education, families and neighbourhoods (Imbrosio, 2016).

The regeneration Industry

- While poor housing and living conditions must be tackled, regeneration can serve to legitimate existing social arrangements and according to Hancock and Mooney (2013: 59) work to **'divert attention away from the structural and institutional failures that produce and reproduce poverty, as well as neglecting any sense that the workings of the capitalist economy, whether in a period of crisis or not, also create the conditions for emerging social problems as well as social and economic inequality'**.
- Bissett (2009) the power differentials in the relationship between the State and local communities revealing contested understandings of regeneration between:
**democratic and egalitarian models
and market-driven considerations.**



The shaded areas outside the city boundary represent the urbanised sections of the 6 rural Electoral Divisions.



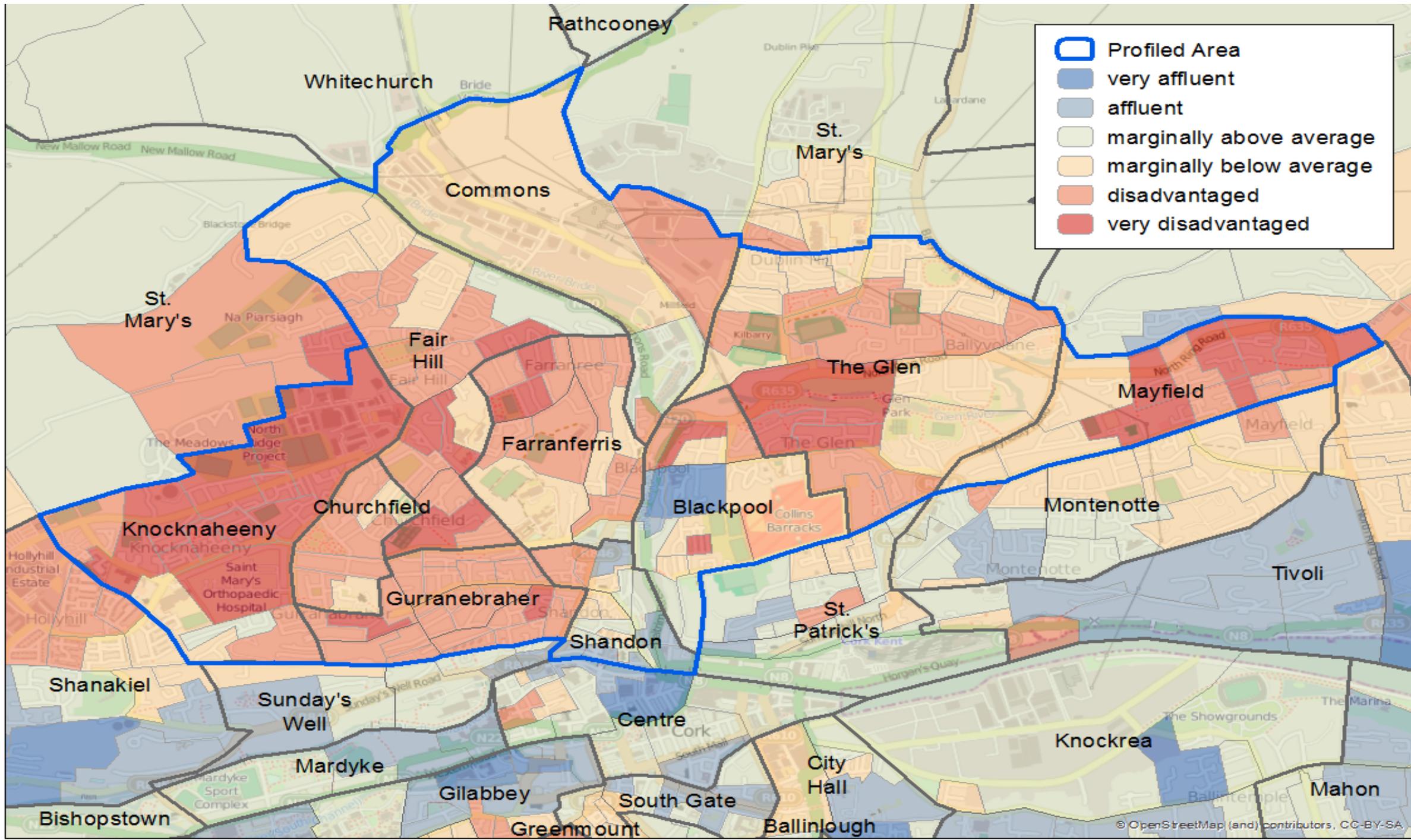
City Bounds

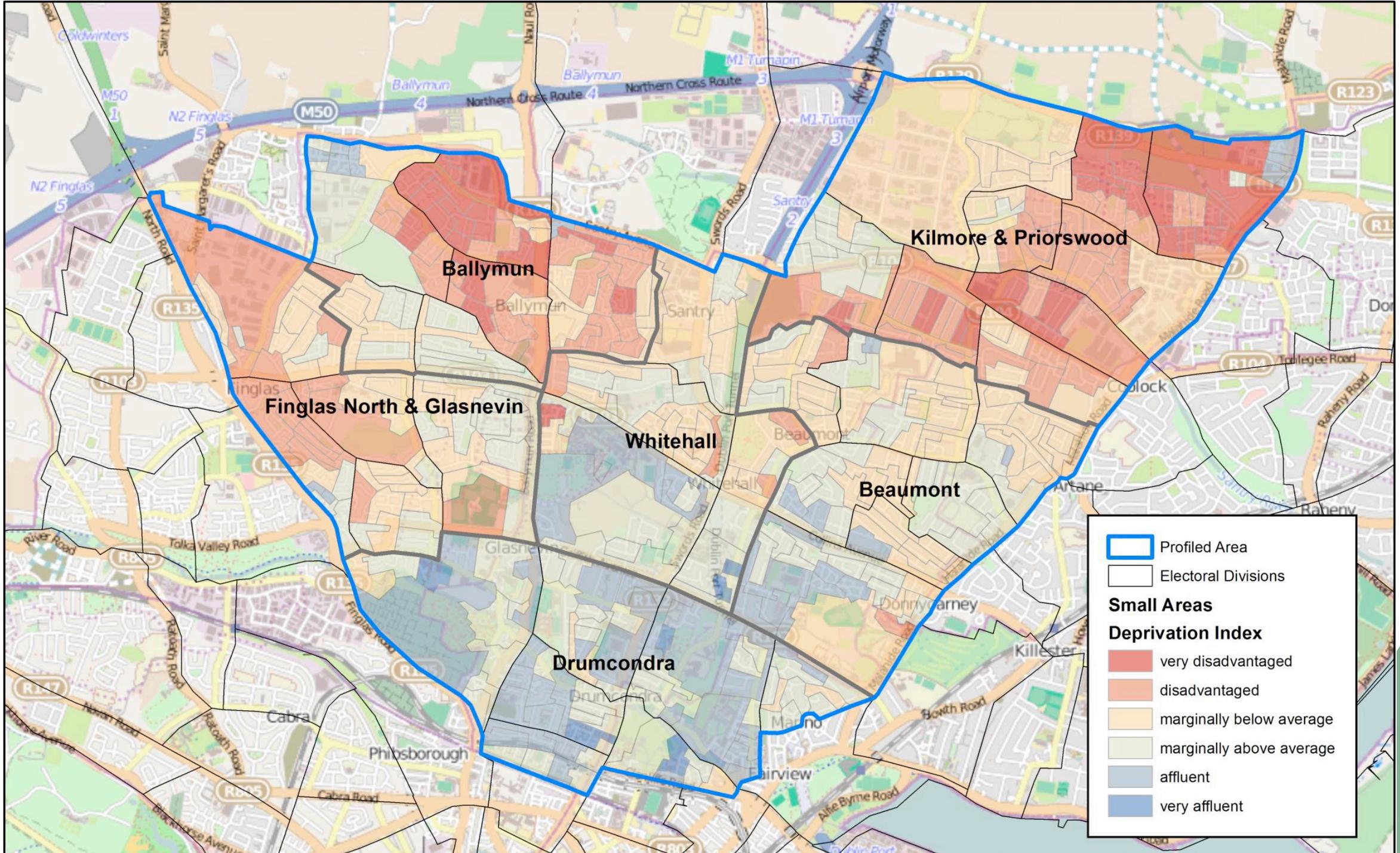
Electoral Division Bounds

Redgate City Locations

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Limerick City Council
Source: CSO 2002





Profiled Area

Electoral Divisions

Small Areas

Deprivation Index

- very disadvantaged
- disadvantaged
- marginally below average
- marginally above average
- affluent
- very affluent

Why Regeneration?

- Many cities in advanced capitalist economies have experienced a process of economic transformation which has seen the loss of long-established sources of employment such as heavy industry and manufacturing with consequent impacts on working class communities and neighborhoods which were historically dependent on such sectors for employment and regular incomes (Drudy & Punch, 2000).



Why Regeneration?



- In many instances such communities are not in a position to access the new employment opportunities which have replaced those which have been lost and often face into long term unemployment, reliance on poorly paid and precarious jobs compared to what went before, and face the increased risk of poverty and marginalization (Loftman & Nevin, 1995; Moore, 2008).

Why Regeneration?

- Such neighbourhoods are frequently mono-tenurial and dominated by social housing built by local authorities or approved housing bodies which is specifically targeted at low income households and was built apart from private tenures thereby creating patterns of spatial segregation.
- Therefore, the impacts of decline are often evident spatially as particular neighbourhoods bear the brunt of unemployment and loss of economic viability (Douceta & Duignan, 2012).



Why Regeneration?



- Economic and spatial marginalization can be accompanied by disinvestment by public bodies (who themselves experience a revenue crisis due to falling taxation revenues) and private enterprise who may see diminishing scope for profitable economic activity and depart such neighbourhoods thus resulting in further loss of services.
- Combining these factors can result in a more general loss of quality of life and liveability for residents and at household level this can trigger a “churn” or “residualisation” effect as residents who can leave do so, often to be replaced by more disadvantaged newcomer households (Norris, 2013).

Peripheral Dystopia??

- But were these to become the modern day slums???
- Many succeeded but many more failed and deteriorated physically and every other way.....
- Poor quality of estate management and an absence of community work exacerbated problems



Peripheral Dystopia...WHY???

- Decline and Residualisation
- Loss of Industrial Employment
- Concentration of Socio-Economic Disadvantaged Households
- Spatial segregation
- Peripheral location poor linkages
- Europe wide problem of physical and social decline.



Residualisation

- Under conditions where:
 - (i) some estates were becoming deeply stigmatised,
 - (ii) there were financial incentives to enable a move into the private market, and
 - (iii) where owning a private home in a private estate operates as a key marker of status,

then it transpired that the bulk of Ireland more affluent social tenants, following the pattern of residualisation, did buy homes but those homes were elsewhere, but not in their social housing estate, elsewhere.



Residualisation

- As a result social renting appeared to be the worst option for housing. All of these changes sped up the departure of better off tenants from the social housing sector.
- The development of Ireland's housing model followed a culture in Irish society that highly valued homeownership.
- Homeownership in Ireland also increasingly came to represent inclusion and full citizenship.



What kinds of incentives?

- Here is a list of the most influential housing initiatives that accelerated rates of homeownership and particularly influenced a move from social renting:
- First Time Buyers Grants (1987);
- the abolishment of local rates (1977);
- Tenancy Surrender Grant (1984);
- Mortgage Allowance Scheme (1991);
- Shared Ownership Scheme (2000s);
- Mortgage Interest Tax Relief (1980s);
- and the Affordable Housing Scheme (1991), (remodelled in 2000).



“forgotten places”

- Lee & Yeoh argue that this gives rise to “forgotten places” within cities which themselves are the product of a politics of forgetting that ranges from being unincorporated in capitalist urban development to being marginalised or indeed discarded by global capital and other actors operating within the discourse of neo-liberalism.
- In this sessions I want to explore whether this thesis of “forgotten places” is appropriate to one Irish city which has been characterised as exhibiting areas of extreme deprivation, disadvantage, social exclusion and crime.

Hollowing Out the City

- In contrast to increasingly disadvantaged urban core the suburban and surrounding areas are going in opposite direction.
- The suburban areas, which are mainly located outside the city boundary and in the jurisdiction of the Limerick and Clare county councils, are predominantly middle class and have seen extensive residential and economic and commercial development in recent years.

Hollowing Out the City (donut effect)

- Decline in the city centre:
- “fits with a model where better off households move to newer and more spacious accommodation in the suburbs, which are often located outside the city boundary or even in neighbouring counties. This leaves poorer households trapped in often older and less attractive accommodation in the cities”
Combat Poverty Agency (2005) op-cit p. 73

Hollowing Out the City (donut effect)

- The process also been termed 'decentering' and is a feature of urban development evident in many western capitalist societies especially those which have adopted neo-liberal economic policies and pro market planning regimes.
- Hubbard, P. (2006) City, London: Routledge.

Hollowing Out the City (donut effect)

- Decentering" is reflected in the trend whereby new office complexes, colleges and universities, hospitals, science and technology parks, retail malls, residential schemes and leisure facilities are being located around the peripheries of cities.
- Ample evidence of "Edge City" in Limerick (in the county).

The Edge City

- In Limerick effects of the edge city:
- **Social impact:** Spatial & Residential segregation, defensible spaces, minimal social mixing and social contact due to lack of proximity.

The Edge City

- **Welfare Impact:** Concentration of disadvantaged households within the city boundary means needs for public services are higher but unmet.
- Poor households cannot afford to supplement public provision with the private options available to higher income groups.

- Hollowing out of city is matched by shift to post welfare urban regime.
- Irish welfare state is highly residualist, & based on means testing and selectivity
- Neo-liberal welfare policy is marked by privatisation, charging, and running down quality and extent of public and social services.



Understanding Class boundaries in Irish cities

- Class boundaries in Irish cities, as elsewhere in the world, do not simply mark poorer areas from more affluent areas, they also hold symbolic meanings that constitute the distribution of respect, recognition and status. (e.g. CVs)
- It is very difficult to empirically measure estate reputation and neighbourhood status, this makes the study by McNamara, Muldoon, Stevenson, & Slattery (2011) all the more useful and impressive. Applying the **'Implicit Association Test'**.
- McNamara, N., Muldoon, O.T., Stevenson, C. & Slattery, E. (2011). Citizenship attributes as the basis for intergroup differentiation: Implicit and explicit intergroup evaluations. *Journal of Community and Applied Social Psychology*, 21, 3, 243-254.

Stigma and Neighbourhood reputation in Limerick city

- key research questions were about perception,
- A) the extent to which residents of Limerick's disadvantaged areas are stigmatised by those with whom they share their city, and
- B) then the extent to which residents perceive and adopt this stigma.
- Participant's level of prejudice was measured through 'indirect means', where they would not perceive expressing prejudicial views as inappropriate.
- The researchers surveyed two hundred and fourteen residents of the Limerick urban area, eighty-eight residents of disadvantaged areas and 126 residents of non-disadvantaged areas.

Stigma and Neighbourhood reputation in Limerick city: Results

- They found that people resident in disadvantaged areas were perceived by the residents of non-disadvantaged neighbourhoods to be less *responsible*, to *lack self-discipline*, to be *less knowledgeable* and *less concerned for others* (ibid: 247).
- Significantly they also found that residents from disadvantaged areas had internalised these negative stereotypes. Participants from disadvantaged areas rated other residents of disadvantaged areas as less *responsible*, *less reliable*, as *lacking self-discipline* and *less knowledgeable* than the residents of non-disadvantaged areas (ibid: 249).
- Both cohorts displayed negative attitudes towards Limerick's most disadvantaged areas.

'territorial stigmatization'.

- Wacquant (2008, 1996) has described this as leading to a situation of advanced marginality being experienced by such neighbourhoods and he identifies a number of features which encapsulate the experiences of these neighbourhoods and communities.
- These are: flexible and unstable patterns of wage labour and the production of insecurity and social disintegration; the functional disconnection from macro-economic trends leading to the most marginal groups remaining untouched in periods of economic growth; life chances remaining persistently depressed; concentration of marginal groups in particular location; leading to such places being regarded as dangerous places by those who reside within and outside.



'territorial stigmatization'.



- Wacquant conceptualized these concurrent processes as 'territorial stigmatization'.
- According to Wacquant (1996, p.129), one of the tasks of "research on advanced marginality will be to establish how each of these variables or processes presents itself differently in different countries and/or types of urban environment."

'territorial stigmatization'.

While many of the problems faced by marginalized neighbourhoods are macro in nature and related to the structural changes in the capitalist economy, local interventions are often proposed as a remedy.



'territorial stigmatization'.

Though regeneration is now an established strategy for addressing the problems experienced by disadvantaged areas it is not uncontested as a theory and practice and can be challenged at a number of levels.

Firstly, it has clear limitations in terms of capacity to address what are in essence the symptoms of the structural failures of advanced capitalism as mentioned earlier. It may frame problems which are structural in nature as emanating from "deficits" in infrastructure, education, households and neighbourhoods.



'territorial stigmatization'.

- While many of the problems faced by marginalized neighbourhoods are macro in nature and related to the structural changes in the capitalist economy, local interventions are often proposed as a remedy.
- Firstly, it has clear limitations in terms of capacity to address what are in essence the symptoms of the structural failures of advanced capitalism as mentioned earlier. It may frame problems which are structural in nature as emanating from "deficits" in infrastructure, education, households and neighbourhoods.



'territorial stigmatization'.

- Regeneration may not solve problems but displace them and Imbrosio (2016) has also criticised regeneration programmes for their destructive and displacement impacts on communities and the compounding of stigma and marginalization of affected neighbourhoods.
- While poor housing and living conditions must be tackled, regeneration can serve to legitimate existing social arrangements and according to Hancock and Mooney (2013, p.59) work to **“divert attention away from the structural and institutional failures that produce and reproduce poverty, as well as neglecting any sense that the workings of the capitalist economy, whether in a period of crisis or not, also create the conditions for emerging social problems as well as social and economic inequality.**

'territorial stigmatization'.

- Bissett (2009) has analysed the power differentials in the relationship between the State which is generally the sponsor of regeneration and local communities who are the subject of it.
- Whose opinions are sought and voices heard when regeneration programmes are being devised and implemented must also be considered. While regeneration may be informed to some degree by resident opinions, the degree to which this is fulfilled in a meaningful and sustained manner is questionable and good intentions are frequently not followed through as the official agenda dominates over community concerns (Hearne, 2013; Taylor, 1995).
- Furthermore, when consultation with communities does occur it may be tokenistic, i.e. informing residents of what will happen rather than asking them what should happen, be limited and narrow in scope, and make assumptions about which voices are representative of the community. Established voices such as community representatives, development workers and local politicians tend to dominate as these are seen to represent "the community".

'territorial stigmatization'.

- The concept of territorial stigma (Wacquant, 2008) can explicate how these good intentions become subdued over time.
- Recent research in the UK highlights the operationalizing of stigma where certain social housing estates, estates that would otherwise be prime real-estate sites, become targets for big business and gentrification programmes (Paton, 2018; Slater, 2018).
- Slater argues that “[s]ymbolic defamation provides the groundwork and ideological justification for a thorough class transformation of urban space, usually involving housing demolition, dispersal of residents, land clearance, and then the construction of housing and services aimed at a more affluent class of resident” (2018: 891-892).
- Slater goes on to highlight ample evidence that this is done quite purposefully (ibid). While this analysis is reminiscent of Bissett’s (2009) critique of public private partnerships of a type proposed for St. Michael’s Estate (ibid) in Dublin, this is clearly *not* the case in Knocknaheeny or Limerick

- In the absence of shared values around welfare, inclusion and solidarity, disadvantage is recast as a danger, and deprivation as a social deviance.
- The hollowing out of the state leads to the undermining of the public sphere -- people who are rejected by the state in turn reject the state and its agencies -
- Bourdieu, P. (1998) Acts of Resistance, Cambridge: Polity Press. p. 4-5



- And as David Harvey has noted:
- “Under these conditions, ideals of urban identity, citizenship and belonging—already threatened by the spreading malaise of a neoliberal ethic—become much harder to sustain. *Privatized redistribution through criminal activity threatens individual security at every turn, prompting popular demands for police suppression.*” (*The Right to the City, New Left Review Oct 2008*)

Armed gardai to patrol city estates ruled by crime gangs

- By BARRY DUGGAN
Irish Independent Friday March 28 2008
- MINISTER BRIAN LENIHAN COMPARED THE SITUATION TO A TINDERBOX WHICH COULD EXPLODE AT ANY MINUTE.
- MR LENIHAN AND GARDA COMMISSIONER FACHTNA MURPHY YESTERDAY MET WITH SENIOR OFFICERS IN LIMERICK TO RECEIVE AN UPDATE ON THE CITY'S FEUDING CRIMINAL GANGS AND VISITED THE ESTATES OF MOYROSS AND SOUTHILL.
- FRIDAY MARCH 28 2008
- ARMED GARDAI FROM THE EMERGENCY RESPONSE UNIT (ERU) HAVE BEEN ORDERED TO RETURN TO PATROL THE GANGLAND ESTATES OF LIMERICK THIS WEEKEND AFTER JUSTICE

What Happened?

Area	Pop 2006	Pop 2011	Pop 2016	% Change 06-11	% Change 06-16
Moyross	5,022	2,183	1,963	-56.5	-60.9
LCCC	184,053	191,809	194,899	4.2	5.9

- <https://earth.google.com/web/@52.68122591,-8.65607057,10.87052072a,1055.95483167d,35y,0h,0t,0r>

Demographic Profile: Key points

- Very significant population decline, especially 2006-2011 (Phase I regeneration)
- “Shrinkage” & re-location of approximately 50% of population Regeneration Areas
- Gender split – female-headed households (lone parents), strongest imbalance Southill
- City core – areas of population increase
- Ageing population – parts of the city including southside regeneration areas & St. Mary’s Park
- High & very high dependency ratios in regeneration areas, especially Southill
- Large youth population especially Moyross
- Some imbalances in population age structure (over 25s and into middle age groups)

Voices of the residents

- "...we were tricked, they have depopulated the estate with the promise of recreating a lost sense of community and rebuilding the estate. They knocked the houses, got rid of some good people out of here, and we are left in these horrible empty space....that was once a vibrant community" (Tom).
- "Sure they got ride of the crime problem, but they completely destroyed the place. I have no faith in the council" (Mary)
- "It is a long story of broken promises" (Susan).
- "Can I ask you a question? [addressing interviewer] would you want to bring your children up in this environment?" (Niall).

Voices of professionals working in the estate

- “When regeneration kicked in, the better off tenants were the first to leave and they couldn’t get out of her quick enough. The problem is, while on the face of it things have settled down, i.e. Moyross is no longer a crime problem in the news papers. But behind those doors is a story of deep poverty, unemployment and disadvantage. There is silent suffering” (Jack)
- “my colleague from Parteen replace me for a shift. He thought the residents we a sea of sickness and sadness” (Eimear).
- “It’s like the tenancy surrender grant all over again. The strong were shipped out and the most vulnerable remain” (Tony)
- “100 people living in 10 houses” (Paul)

Conclusion

- Moyross Regeneration is strange.
- Has not delivered on any promises, all demolition, little building.
- Perhaps, as depopulation began to happen the local authority lost faith in its own capacity to manage the estate, and has decided not to replace those houses in the short term.
- Kit flying – building private – for profit estates on the old land. Gentrification?
- Social class dynamics drives neglect.
- Thank you.