Southwark Notes @SouthwarkNotes · May 3
Creation Trust. Aylesbury Estate regeneration body saves us time, produces own displacement map. Calls it tenant relocation i.e displacement

Re-housing Phase 2 Aylesbury Estate Tenants
April 2013 – March 2017

Properties
Foxcote, Padbury, Ravenstone
Wendover, Winslow
Brockley House, Wolverton
and 57–76 Northchurch

↩ 8   ↺ 36   ♡ 15

Nearly Legal @nearlylegal · May 4
How far counts as displacement in your reckoning? Serious question.
↩ 2   ↺ 3   ♡ 2

Colin Nickless @NicklessColin · May 4
But the map only counts London!
↩ 1   ↺ 1   ♡ 1

Nearly Legal @nearlylegal · May 4
Southwark, in fact. Maybe a couple in Lambeth not on map. Rather my point.
↩ 1   ♡ 1

Nearly Legal @nearlylegal · May 4
395 of 410 of the Aylesbury tenants (not leaseholders) rehoused in south London - large majority in same borough, some in adjoining borough.
↩ 1

Nearly Legal @nearlylegal · May 4
15 apparently didn't seek council rehoming. But q is, how far is displacement? A few streets away? Next council ward? The adjoining borough?
↩ 2   ↺ 2   ♡ 2

T U F H @tuforhousing · May 4
Displacement = break up of community and experienced differently by different ages or groups, Not about distance but uprooting.
↩ 1   ↺ 4   ♡ 1

Nearly Legal @nearlylegal · May 4
So not really visible through a map?
↩ 2   ↺ 1

T U F H @tuforhousing · May 4
A map is one level of representation of a complex set of experiences.
↩ 1   ♡ 1

T U F H @tuforhousing · May 4
If you are in your 80s, moving a couple of miles down the road is keenly felt, esp. when your community is exploded.
↩ 1   ↺ 5   ♡ 1

T U F H @tuforhousing · May 4
Their map shows only secure tenants, insecure ones are scattered far and wide and leaseholders even farther, since pushed onto open market.
↩ 2   ↺ 4   ♡ 4

T U F H @tuforhousing · May 4
We would argue that in some cases, even if you are returned to the footprint and the buildings/community are destroyed, you are displaced.
↩ 2   ♡ 1

Nearly Legal @nearlylegal · May 4
Which is an argument for utter stasis. Would make the demolition of streets & building of the Heygate or Aylesbury a huge displacement
↩ 1   ♡ 1

T U F H @tuforhousing · May 4
Except the small matter of class and tenure, Those people moved from private rent into council rent and these people are being moved from...
↩ 1   ♡ 1

T U F H @tuforhousing · May 4
...council rent into other tenures and what replaces their homes is a pay to leave, air bnb, buy to rent or luxury condo HYDRA.
↩ 1   ↺ 3   ♡ 1

Nearly Legal @nearlylegal · May 4
Right. So the point is not displacement per se, but what replaces the demolished homes.
↺ 2

T U F H @tuforhousing · May 4
Is there a problem with displacement being a complex issue?
↩ 1   ♡ 1

Nearly Legal @nearlylegal · May 4
No, which is why I asked questions about an apparently simplistic approach to it.
↩ 1   ♡ 1

T U F H @tuforhousing · May 4
Maybe the problem is twitter, but we haven't found @SouthwarkNotes simplistic in their analyses.
↩ 1   ♡ 1

Nearly Legal @nearlylegal · May 4
I'd accept due to limitations of 140 characters. But it is a more widespread thing, 'displacement' cited as automatically a Bad Thing.
↩ 1

T U F H @tuforhousing · May 4
Perhaps, if one is tied up in semantics and ignores the ongoing systematic violence of social cleansing.
↩ 1

Nearly Legal @nearlylegal · May 4
No, the point I'm making is about making the argument well and convincing others.
↩ 1

T U F H @tuforhousing · May 4
We're trying. IMO campaigners in Southwark have managed to challenge the dominant narratives on Haygate and Aylesbury pretty successfully.
↩ 1

Nearly Legal @nearlylegal · May 4
Oh no disagreement on the issues around those (and other) redevelopments at all.
↩ 1   ♡ 1

Republic Southwark @bridgewithout · 23h
i think another issue around 'displacement' is about who decides who's to be displaced? that's where the violence comes in/lack of say
↩ 1   ♡ 1

Republic Southwark @bridgewithout · 23h
few days ago, cllr barrie hargrove 'explained' to an academic that only 'newcomers' and/or forces of conservatism have problem with aylesbury
↩ 1   ↺ 3

Tom Keene @anthillsocial · 23h
on @SaveCressingham repeated Lambeth rhetoric that its individuals choice if they move rather that their hand being forced
↩ 3   ♡ 3

Tom Keene @anthillsocial · 23h
No matter if increased living costs, lack of a garden, or issues over new tenancies are the real reason you don't take one of the options...
↩ 2

Republic Southwark @bridgewithout · 23h
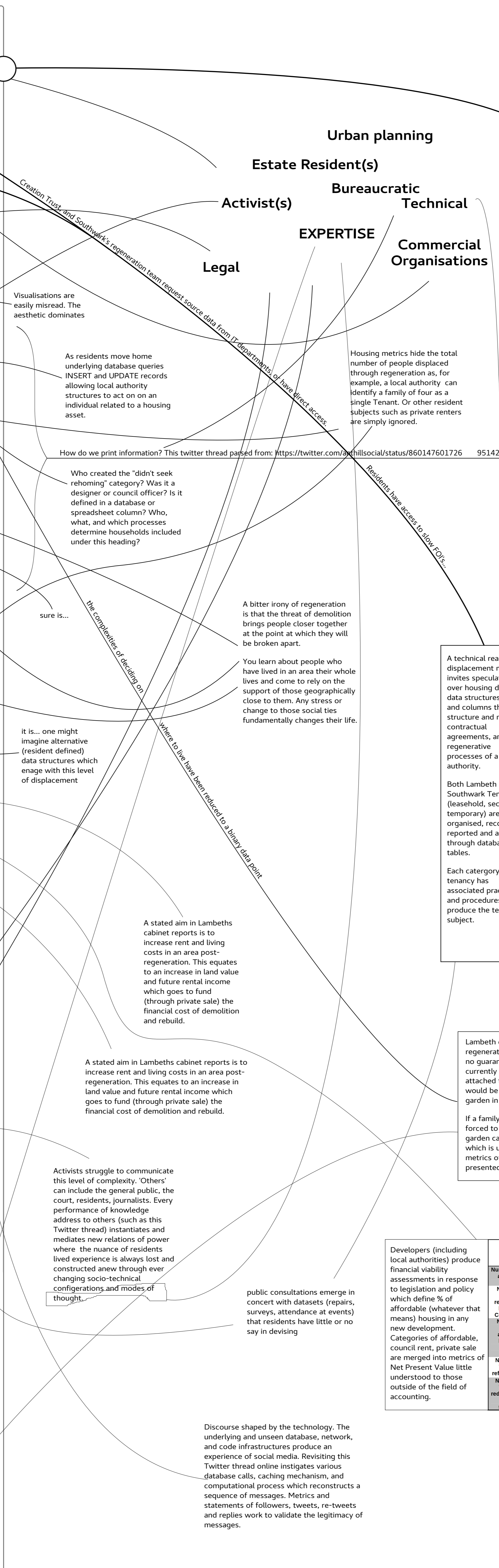precisely. that's precisely what my response to cllr hargrove was
↺ 2

Tom Keene
@anthillsocial

Replying to @bridgewithout @nearlylegal and 4 others
issue is maps, financial statistics, etc don't capture nuance of decision making. this (can) suit narrative of residents being given choice

RETWEET LIKE
1   1

3:33 PM · 4 May 2017

EXPERTISE

Urban planning

Estate Resident(s)

Bureaucratic Technical

Activist(s)

Legal

Commercial Organisations

Local authorities adopting activist displacement maps such as this graphic produced after the Haygate estate demolition of 1214 homes.

Ref:
bit.ly/2pz07nF

Visualisations are easily misread. The aesthetic dominates

As residents move home underlying database queries INSERT and UPDATE records allowing local authority structures to act on on an individual related to a housing asset.

Housing metrics hide the total number of people displaced through regeneration as, for example, a local authority can identify a family of four as a single Tenant. Or other resident subjects such as private renters are simply ignored.

Who created the "didn't seek rehoming" category? Was it a designer or council officer? Is it defined in a database or spreadsheet column? Who, what, and which processes determine households included under this heading?

A bitter irony of regeneration is that the threat of demolition brings people closer together at the point at which they will be broken apart.

You learn about people who have lived in an area their whole lives and come to rely on the support of those geographically close to them. Any stress or change to those social ties fundamentally changes their life.

it is... one might imagine alternative (resident defined) data structures which enage with this level of displacement

A stated aim in Lambeths cabinet reports is to increase rent and living costs in an area post-regeneration. This equates to an increase in land value and future rental income which goes to fund (through private sale) the financial cost of demolition and rebuild.

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Activists struggle to communicate this level of complexity. 'Others' can include the general public, the court, residents, journalists. Every performance of knowledge address to others (such as this Twitter thread) instantiates and mediates new relations of power where the nuance of knowledge lived experience is always lost and constructed anew through ever changing socio-technical configurations and modes of thought.

public consultations emerge in concert with datasets (repairs, surveys, attendance at events) that residents have little or no say in devising

Discourse shaped by the technology. The underlying and unseen database, network, and code infrastructures produce an experience of social media. Revisiting this Twitter thread online instigates various database calls, caching mechanism, and computational process which reconstructs a sequence of messages. Metrics and statements of followers, tweets, re-tweets and replies work to validate the legitimacy of messages.

.css hack to extract of full twitter threaded discussion for print across multiple pages, or export into a vector image format for this large scale print

```
1   .flex-module{
2       display:none;
3   }
4   .global-nav-inner{
5       display:none;
6   }
7   .global-nav{
8       border:none;
9   }
10  #timeline{
11      display:none;
12  }
13  #page-outer{
14      display:none;
15  }
16  html body div#permalink-overlay,
17  html body div.permalink-overlay{
18      position:fixed;
19  }
20  html body .tweet p.TweetTextSize--jumbo{
21      font-size:14px;
22      line-height: 20px;
23      margin-top:-8px; 24 }
25  .Icon--close{
26      display:none;
27  }
```

HTML, CSS, and Javascript code mediate the production, experience and dissemination of knowledge.

Embedded in semi-visible systems of standardisation, network configuration, and database architectures.

The technical characteristics of html/css/Javascript/database combinations have temporal, social, political, and technological dimension.

Simple alteration of code snippets change socio-technical relationships. The addition of .css code facilitate new; printing processes, technological

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A technical reading of displacement metrics invites speculation over housing database data structures. Tables and columns that structure and model contractual agreements, and regenerative processes of a local authority.

Both Lambeth and Southwark Tenants (leasehold, secure, temporary) are organised, recorded, reported and acted on through database tables.

Each category of tenancy has associated practices and procedures which produce the tenant subject.

```
CREATE TABLE "homes"  (
    "id" INTEGER NOT NULL PRIMARY KEY,
    "estate_id" INTEGER,
    "estate_walks_roads_ways_id" INTEGER,
    "block_id" TEXT,
    "address_number" TEXT,
    "address_postcode" TEXT)

CREATE TABLE "residents"  (
    "id" INTEGER NOT NULL PRIMARY KEY,
    "first_name" TEXT, "last_name" INTEGER,
    "email_address" TEXT, "telephone_number" TEXT)

CREATE TABLE "documents"  (
    "id" INTEGER NOT NULL PRIMARY KEY,
    "title" TEXT,
    "file_name" TEXT,
    "file_path" TEXT,
    "date-created" TEXT)

CREATE TABLE "tenancy_type"  (
    "id" INTEGER NOT NULL PRIMARY KEY,
    "name" TEXT,
    "description" TEXT)

CREATE TABLE "estate_resident_tenancies"  (
    "id" INTEGER NOT NULL PRIMARY KEY,
    "documents_id" INTEGER,
    "tenancy_types_id" INTEGER,
    "start_date" DATE,
    "end_date" DATE)
```

Lambeth councils proposed regeneration of homes makes no guarantee that residents who currently have a garden attached to their property would be offered home with a garden in a newly build estates.

If a family with children are forced to relocate, access to a garden can be a decisive factor which is unaccounted for in metrics of displacement presented as choice.

Developers (including local authorities) produce financial viability assessments in response to legislation and policy which define % of affordable (whatever that means) housing in any new development. Categories of affordable, council rent, private sale are merged into metrics of Net Present Value little understood to those outside of the field of accounting.

	Option 1 – full refurbishment	Option 2 – part redevelopment/ part refurbishment	Option 3 – part redevelopment/ part refurbishment	Option 4 – part redevelopment/ part refurbishment	Option 5 – comprehensive redevelopment
Number of net additional homes	0	19	20	72	158
Number of new, replacement homes at Council rent	0	7	17	93	212
Number of new, additional homes at Tenancy strategy	0	11	12	35	75
Net Present Value for refurbishment	-£662k	-£523k	-£526k	-£493k	n/a
Net Present Value for redevelopment (base scenario)	n/a	£2.6m	£1.27m	£3.15m	£824k

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How do we print information? This twitter thread parsed from: https://twitter.com/anthillsocial/status/860147601726   951425

PROJECT: Database (e)state
db-estate.theanthillsocial.co.uk

Activity: Mapping the database

Tech-entity: Twitter displacement discourse

Created: 04.05.2017
Updated: 08.05.2017

DBE-A43   Tom Keene