

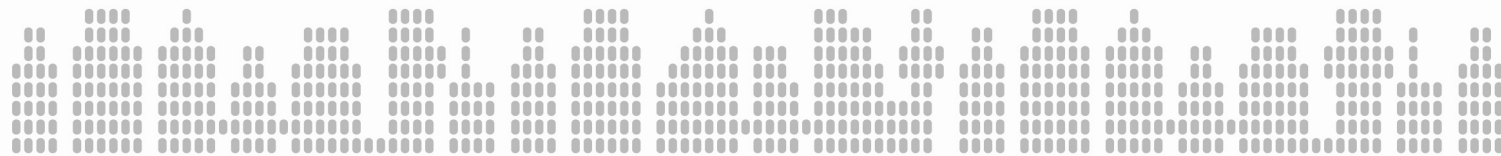


From Decent Homes to Great Places: presentation to PwC Government Forum

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9 May 2006

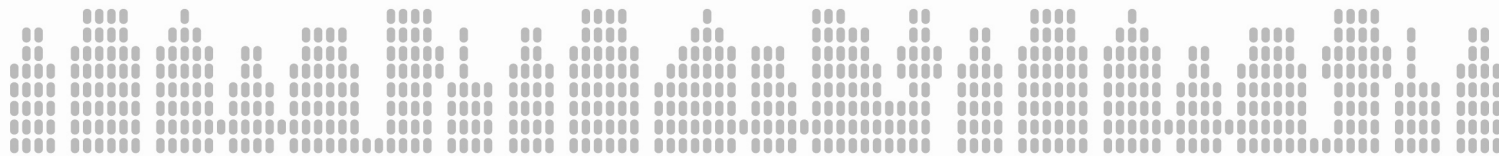


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The Centre for Cities

- **What?** An independent urban research unit based at ippr. Sponsored by Lord Sainsbury
- **Why?** Taking a fresh look at how UK cities function, focusing on economic drivers
- **When?** Launched March 2005
- **Where?** We're working in Liverpool, Manchester, Birmingham, Sunderland, Derby, Barnsley, Doncaster and Dundee ...so far

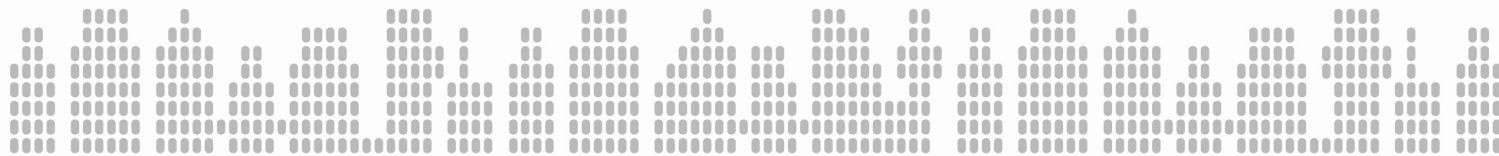


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About this presentation

- **Overview: the housing challenge is an urban challenge.** Growth will be concentrated around UK cities
- **Delivering sustainable communities = delivering a good offer,** to residents and businesses
- **Three ‘building sites’:** city centres, inner ring neighbourhoods, Growth Areas
- **Four challenges** for decision-makers

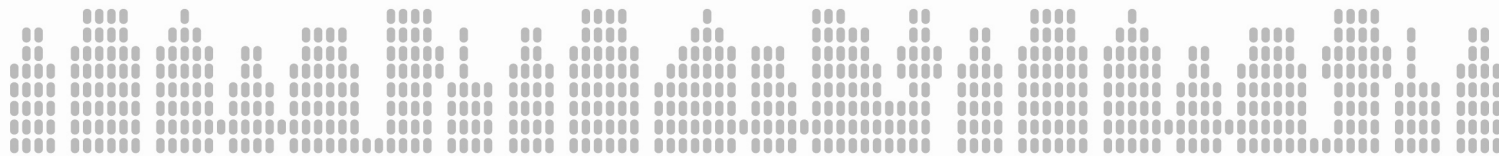


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The big picture

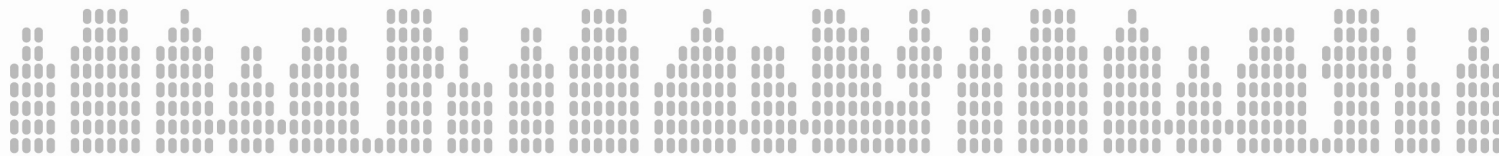
- **Household growth.** People are living alone for longer, starting families later. Cities' share of growth will rise.
 - By 2026, 75% of household growth will be older singles
 - less than 50% will be family households (ODPM, 2006)
 - 78% of people in England already live in city-regions (SOECR, 2006)
- **Economics of cities.** Cities are doing better. City-regions are the UK's economic building blocks.
 - English city-regions have 2/3 of all jobs (SOECR, 2006)
 - Outside London: macro growth, public spending, frontline services
- **Tighter public spending.** Where should the money go?





City centres

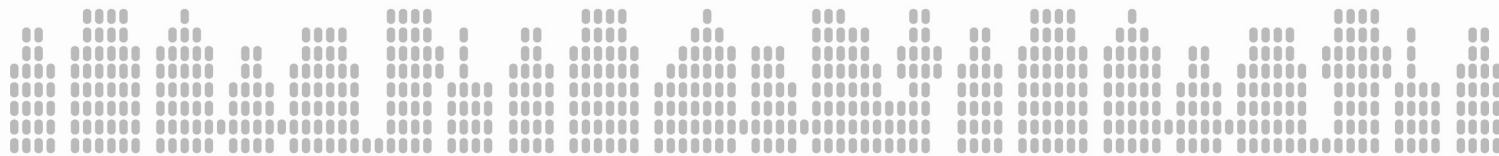
- **Overview:** rapid population growth, huge public/private investment in economy, housing, infrastructure
- **Population:** young, single people who don't stay long. Mix of students, young professionals and low-income groups
- **Key issues:** over-supply of small flats, lack of services
- **The future:** 1) developing a better mixed-use offer 2) catering for older residents in edge-of-centre locations





Inner ring neighbourhoods

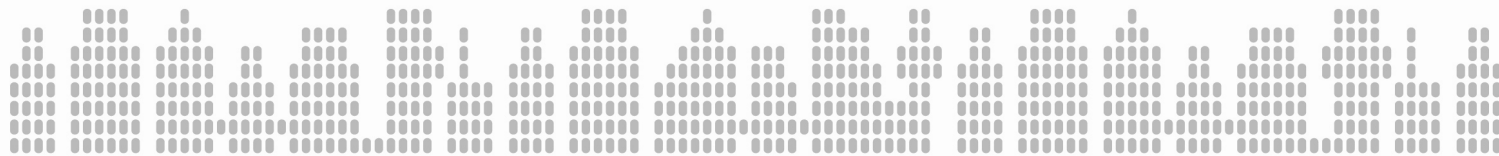
- **Overview:** ‘doughnuts of deprivation’ around city centres. Static / declining population
- **Population:** mixed: white working class, new minorities. Aiming for: young families, key workers, older people
- **Key issues:** housing renewal (especially demolition), funding social infrastructure, providing private services
- **The future:** 1) creating demand for ‘edge of centre’, ‘inner suburban’ living 2) building economic links to the city core





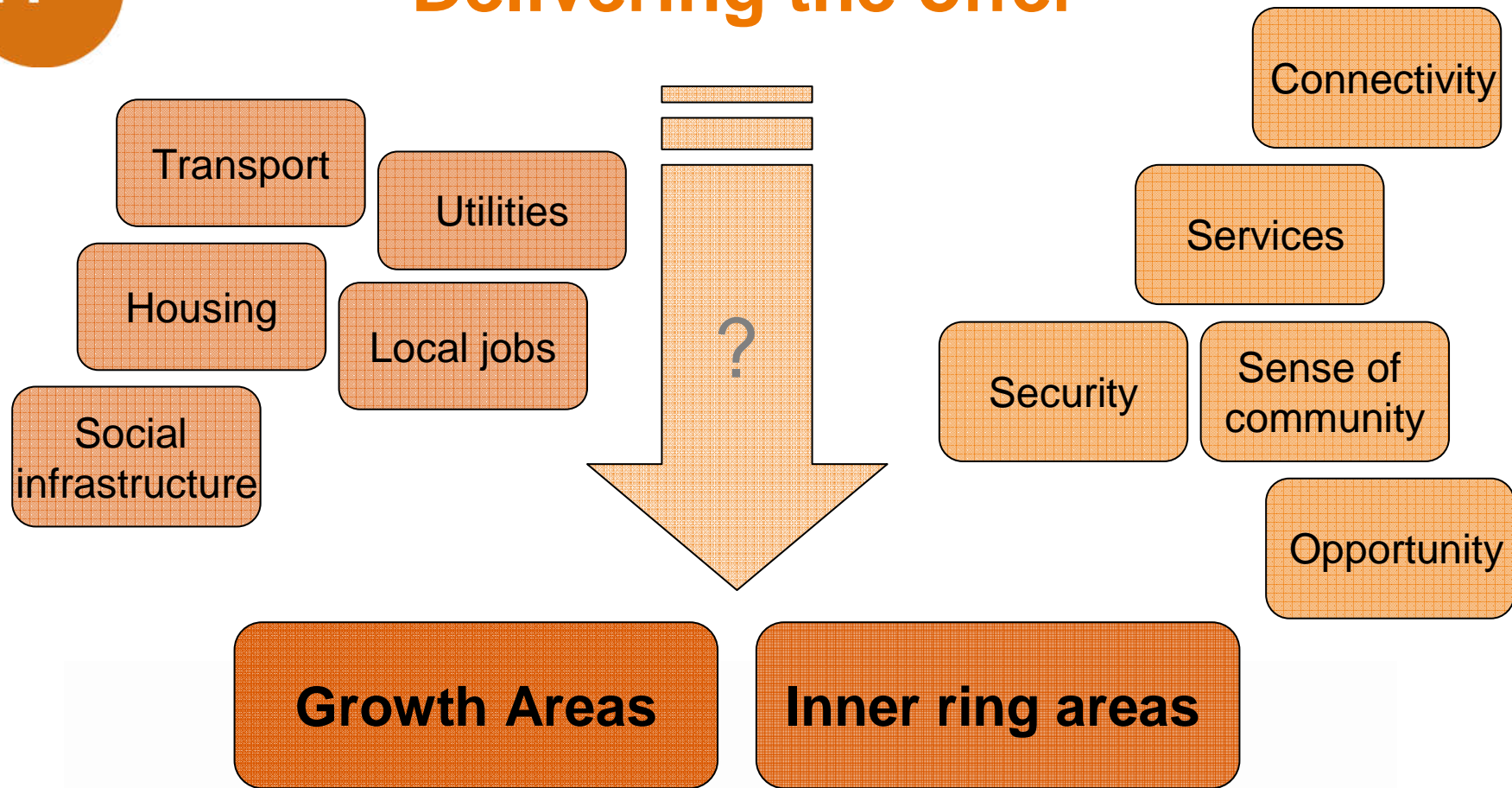
Growth Areas

- **Overview:** managing growth of GSE, London. Shifting patterns of growth North and East of the capital
- **Population:** latent local demand, plus young singles, families. More ethnically diverse than existing population
- **Key issues:** regeneration (in Thames Gateway), housing quality, transport, amenities and social infrastructure
- **The future:** 1) develop and deliver new resident offers 2) deliver higher housing growth within existing Growth Areas, Growth Points 3) manage potential racial tensions





Delivering the offer





The big challenges

- **Delivering real neighbourhood mix** – how to manage community tensions? How mixed can we get?
- **The toolkit** – which short term funding tools (PGS / S106)? How to plug mainstream funding gaps? More powers for local authorities, delivery vehicles?
- **Planning rules and incentives** – impact of PPS3? What will Barker recommend? Can we reform VAT?
- **Politics and institutional change** – what will be the impact of institutional change (EP / Housing Corporation)? Is there long term political commitment to sustainable communities?





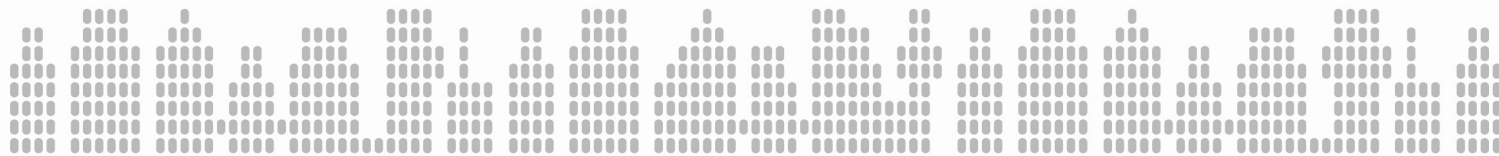
It's the economy, ~~David~~ Ruth

- **Lockout in local labour markets.** Will new housing mean greater competition for jobs?

How can we ensure locals stay employable, stay attached to the labour market?

- **Northern cities' economic base.** Long term drivers of growth are still weak. ABIs haven't had much effect.

Can cities survive a downturn, or tighter public spending?

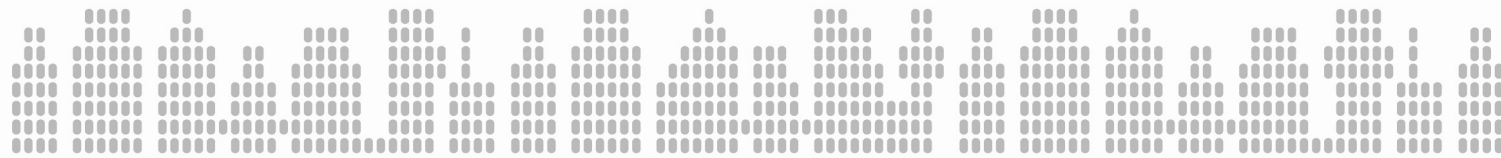


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