

Towards a more equitable city region ?

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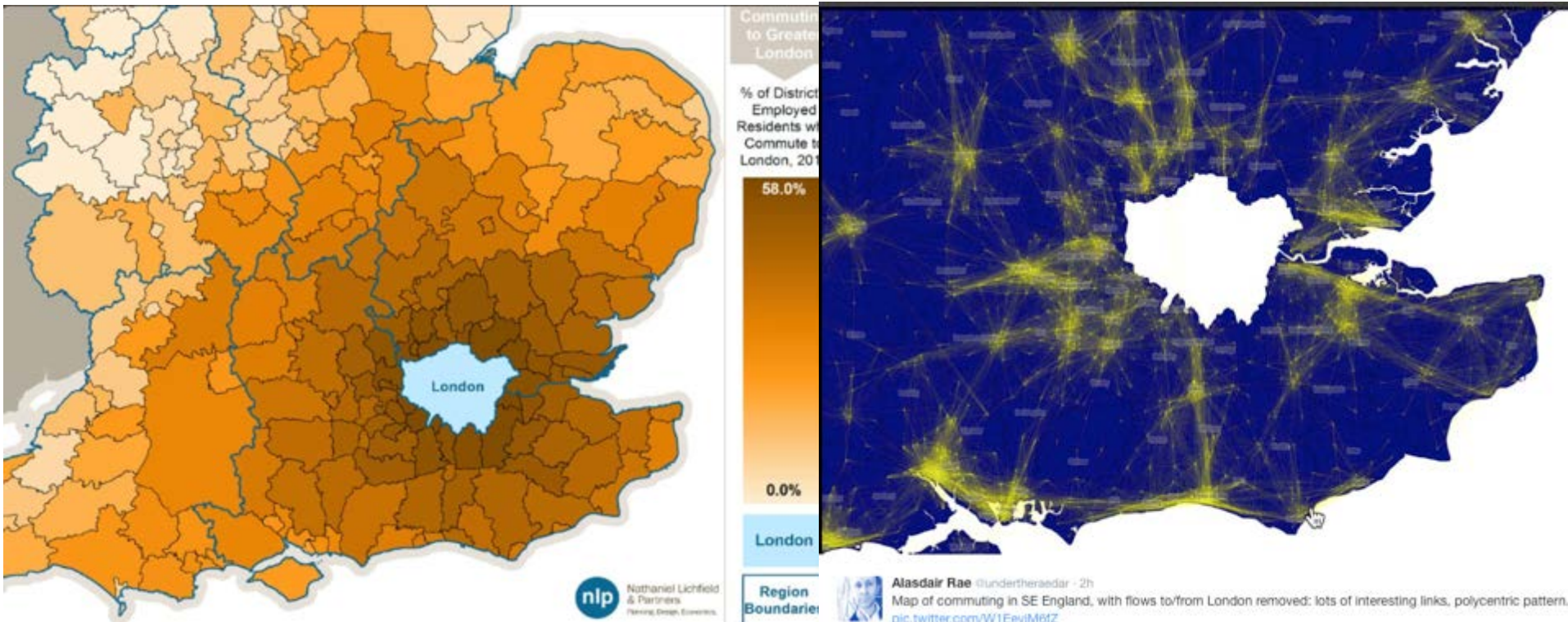
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Scope

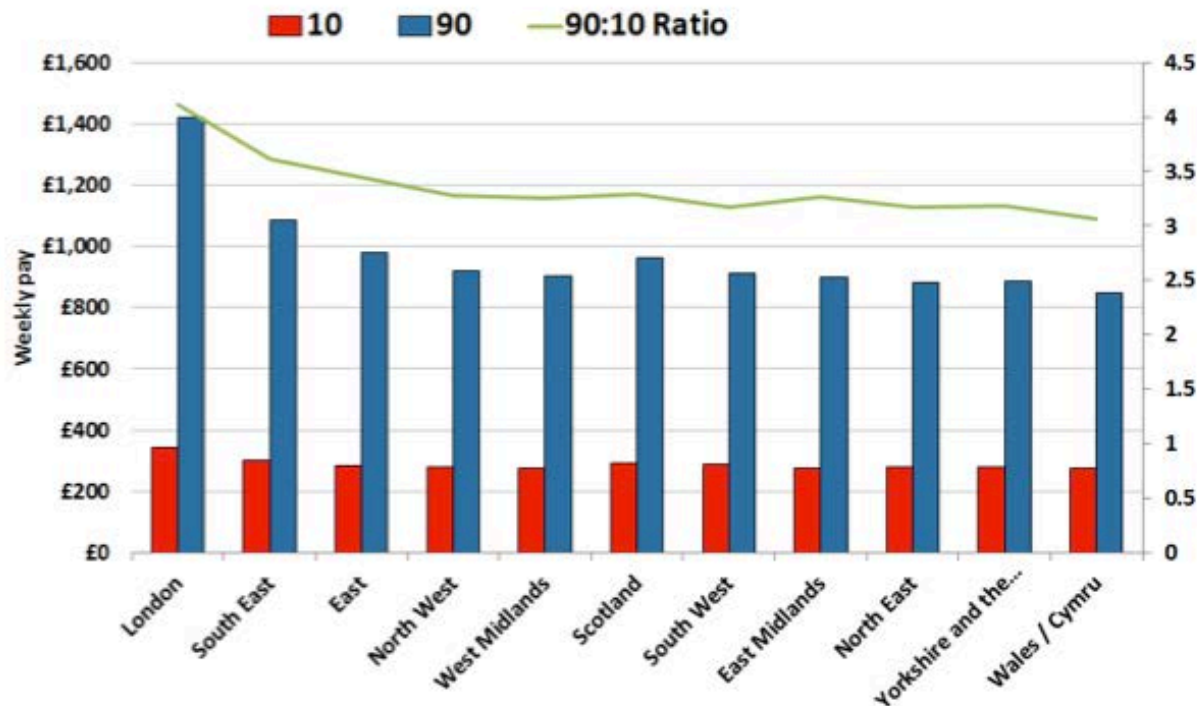
- Caution – what is “London”?
 - Danger of a single answer: learn to live with multi-scale analysis
- Most serious problems?
 - Inequality within & between regions – never learning from Massey (1979)
 - Displacement
 - Rôle of rent in both
- Priorities
 - non-spatial
 - spatial



severe inequality

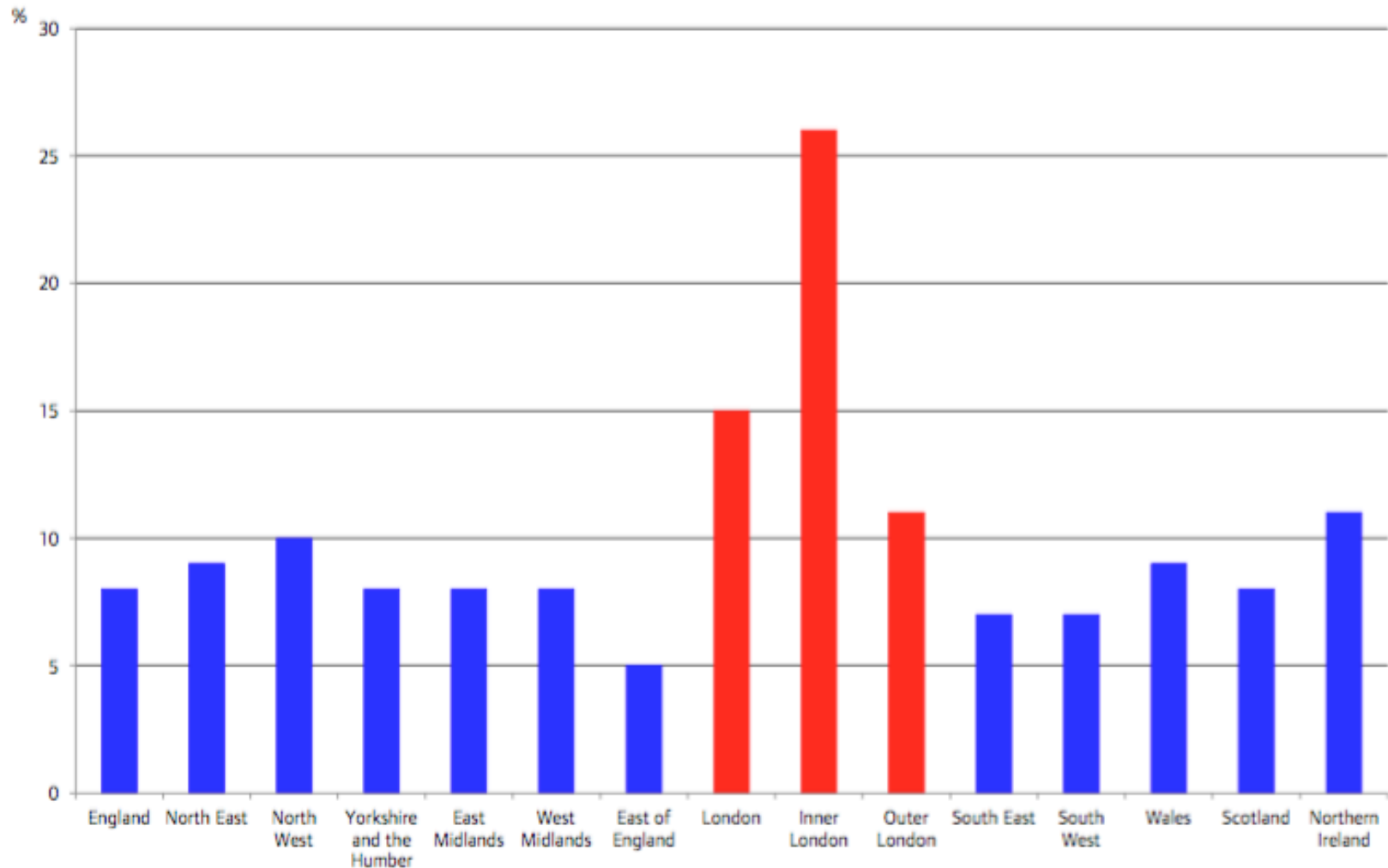
Earnings of top and bottom deciles of full-time Employees, 2014, £ / week

Pay inequality



pay in London's economy (London Poverty Profile)

Figure 10.20: Material deprivation levels among people of pensionable age by region, 2011/12 to 2013/14



Source: FRS 2011/12 - 2013/14 (3-year average)

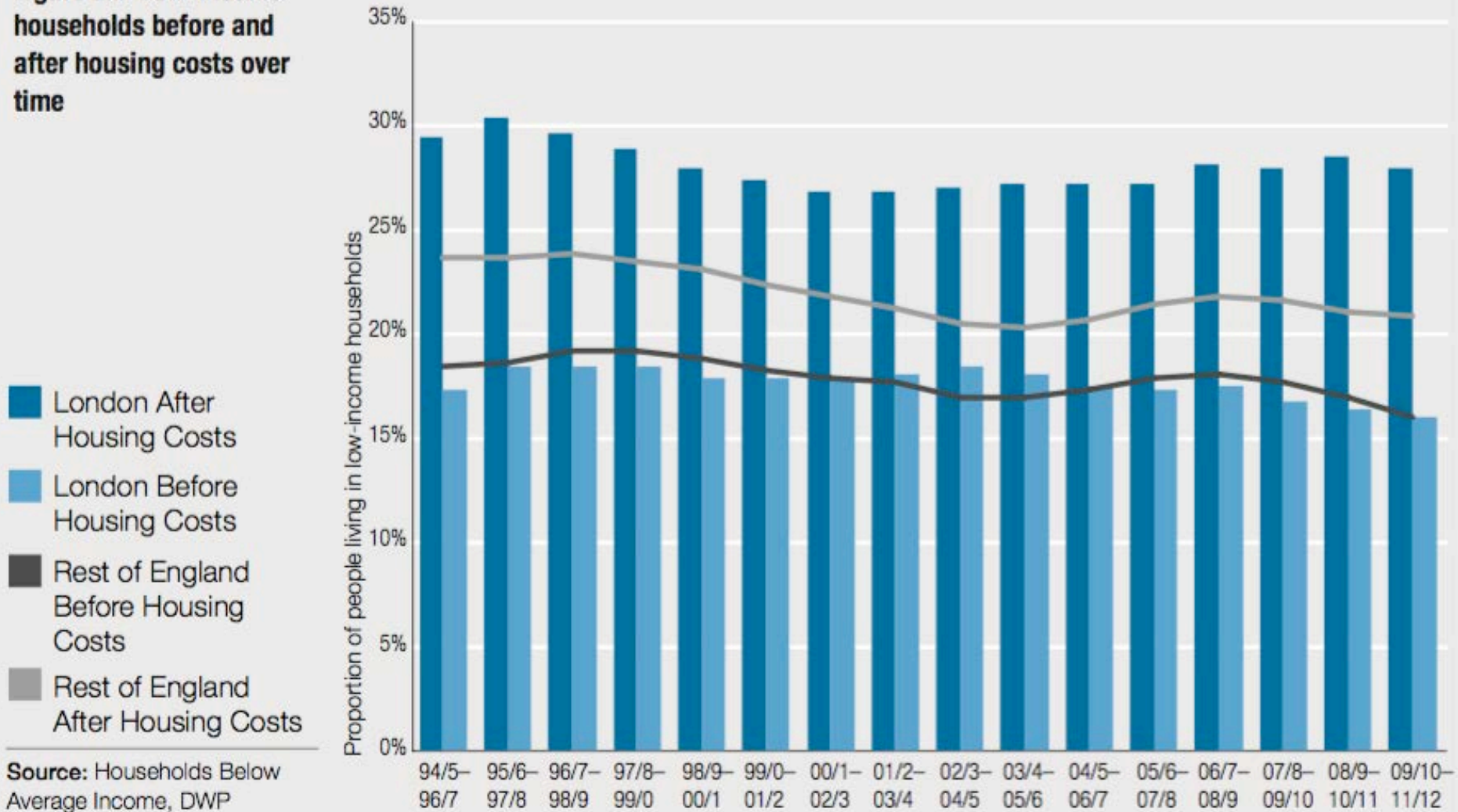
Change in real-terms median net household income (RPIJ-adjusted), 2007-08 to 2013-14



Change in real-terms median net household income (RPIJ-adjusted), 2007-08 to 2013-14



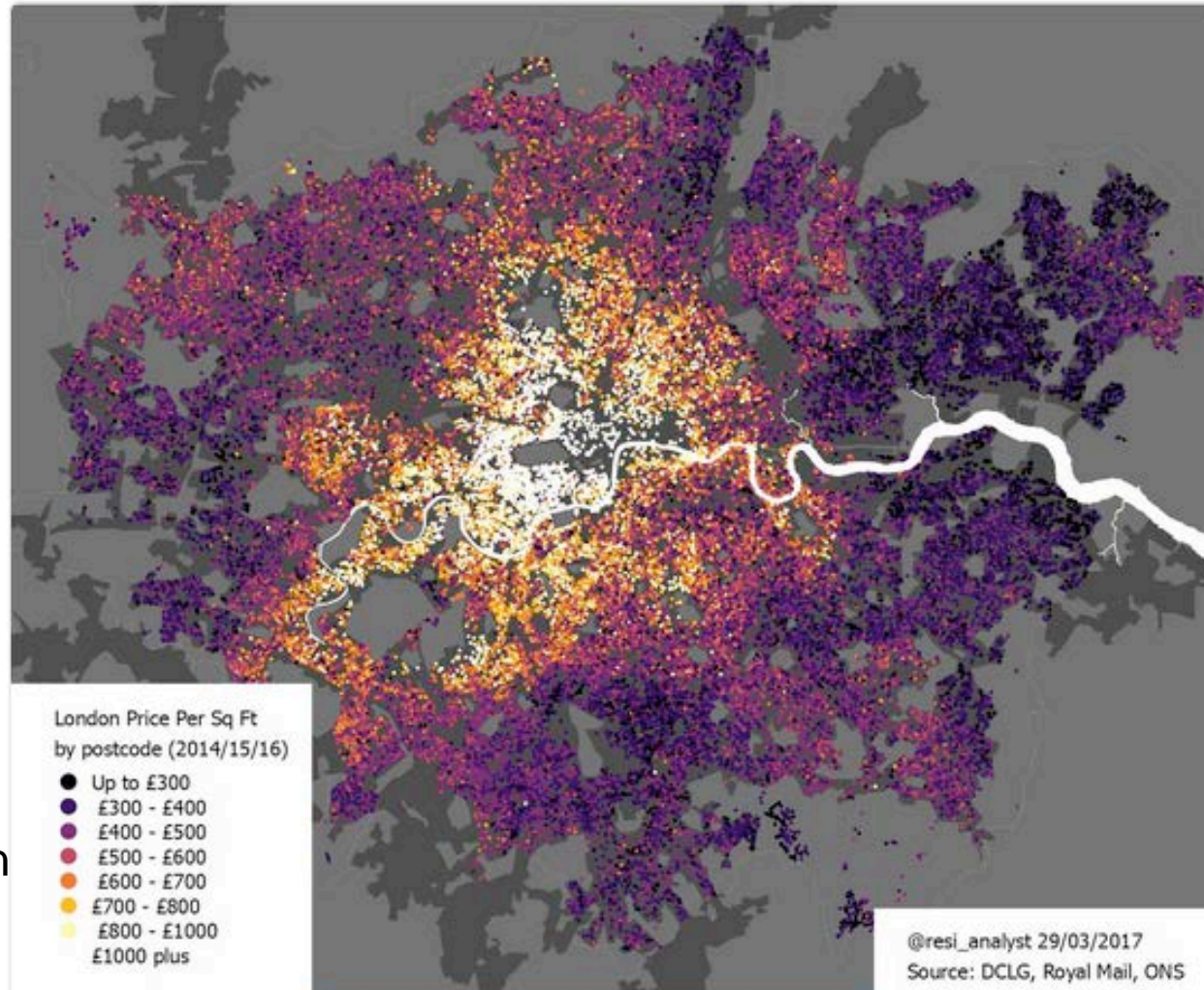
Figure 2.2: Low-income households before and after housing costs over time



Source: Households Below Average Income, DWP

I've wanted to create this map for a long time & the recently released DCLG EPC data is what we needed:

London house prices per square foot

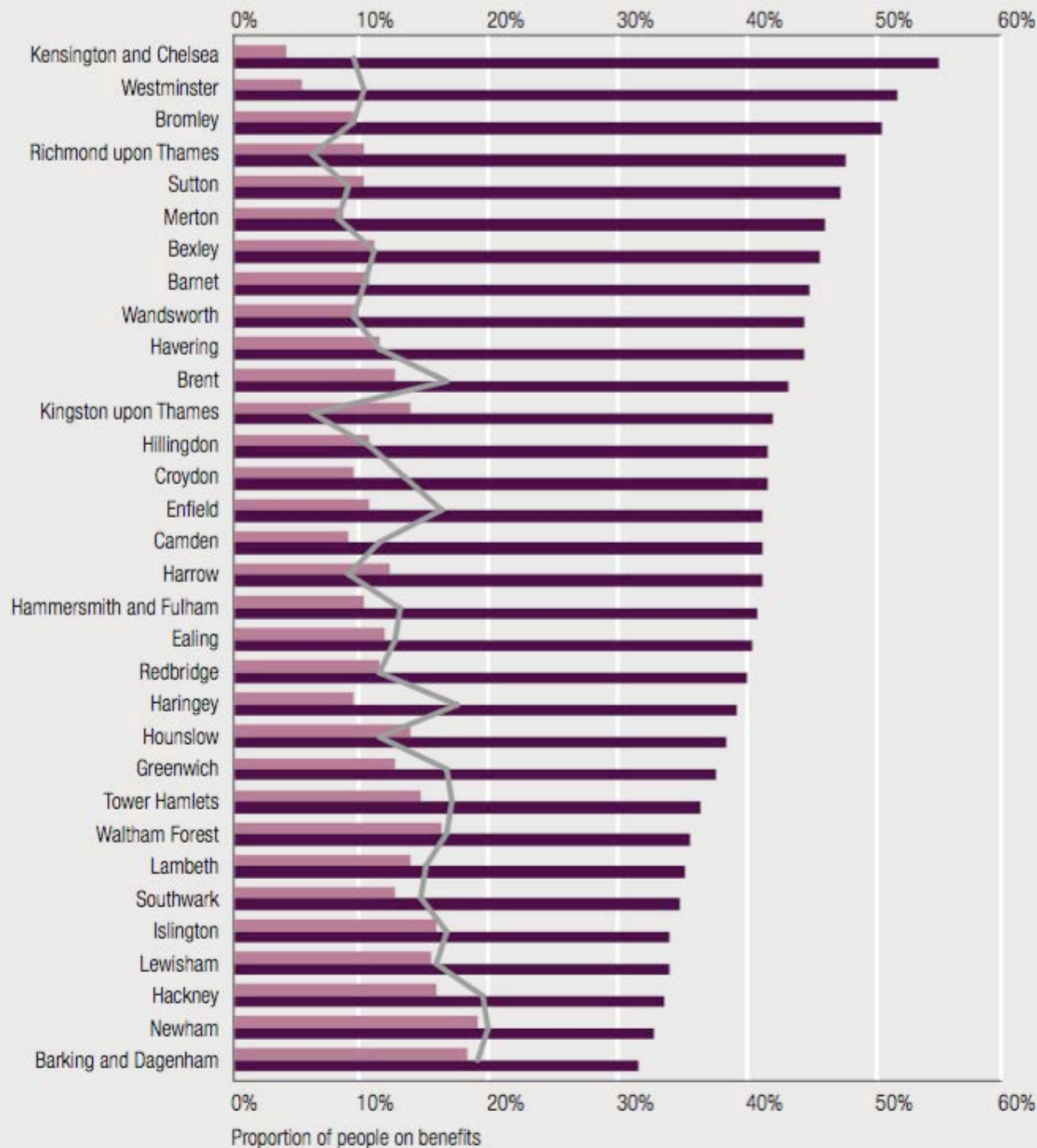


Neal Hudson

Figure 3.6: Concentrations of benefit recipients within London's boroughs

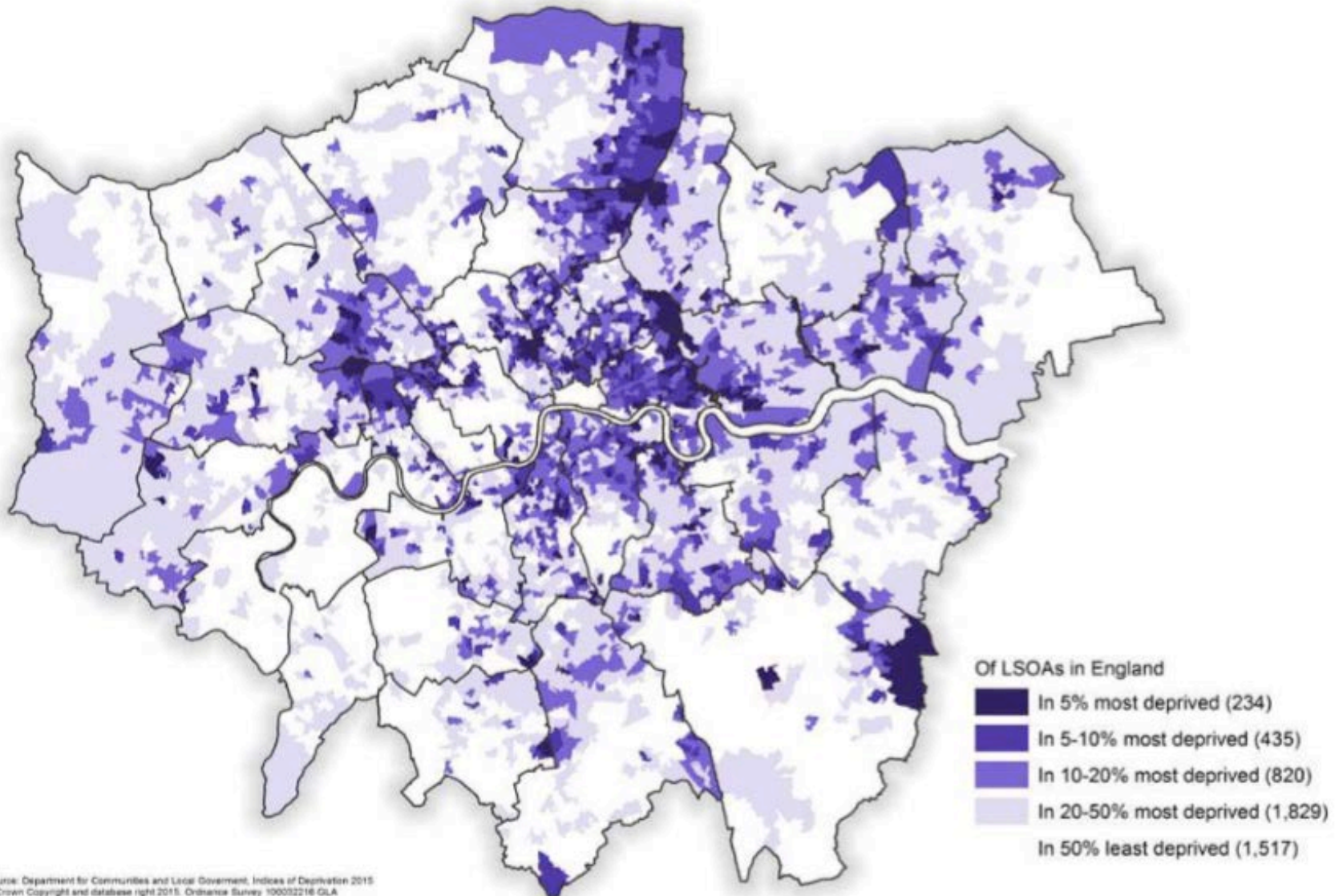
EEB

- In the most deprived quarter
- In the least deprived quarter
- Overall



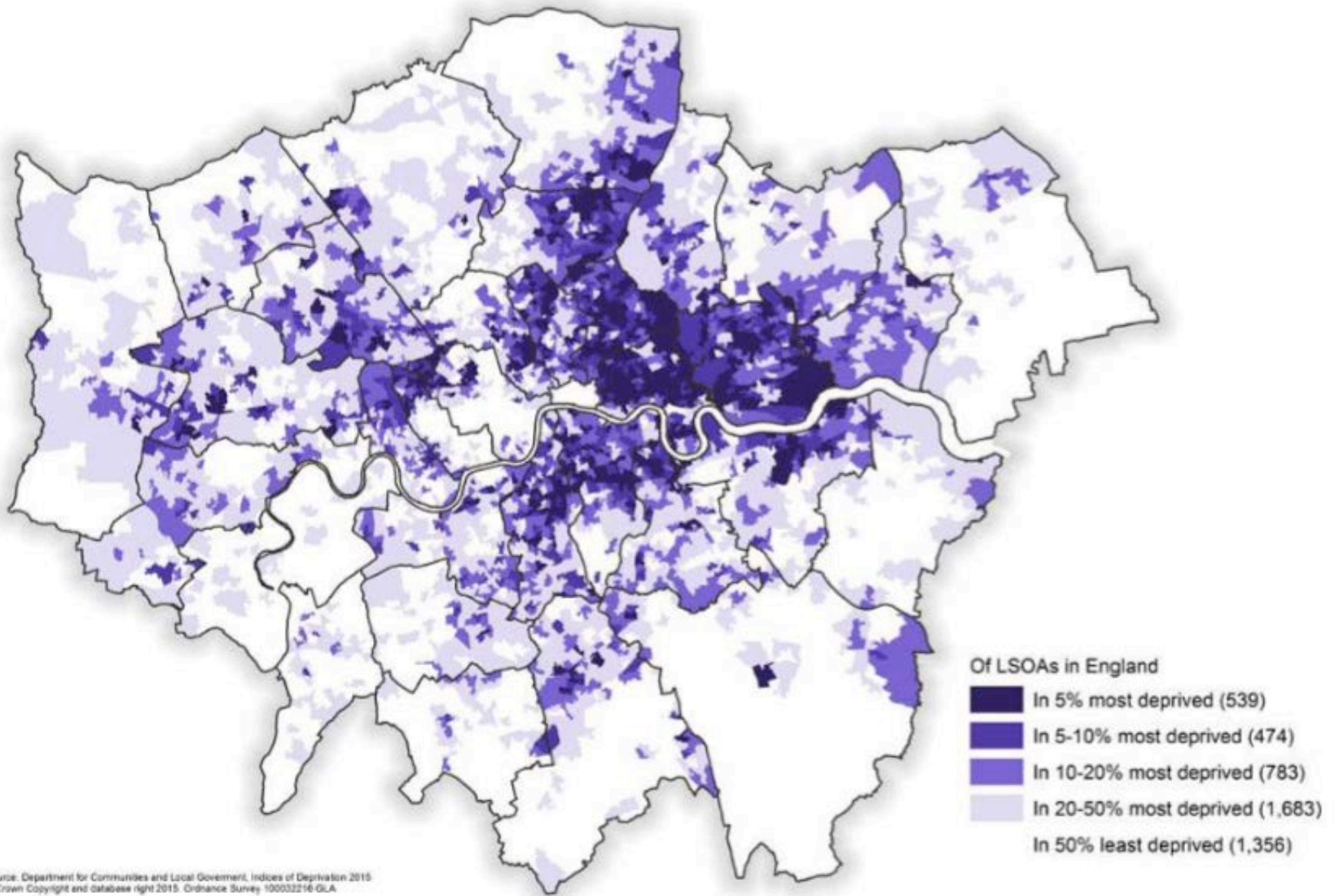
Source: Longitudinal Series, DWP, 2012

Map 10.9: Income deprivation affecting children, 2015



Source: GLA Intelligence Unit mapping of Indices of Deprivation 2015, DCLG

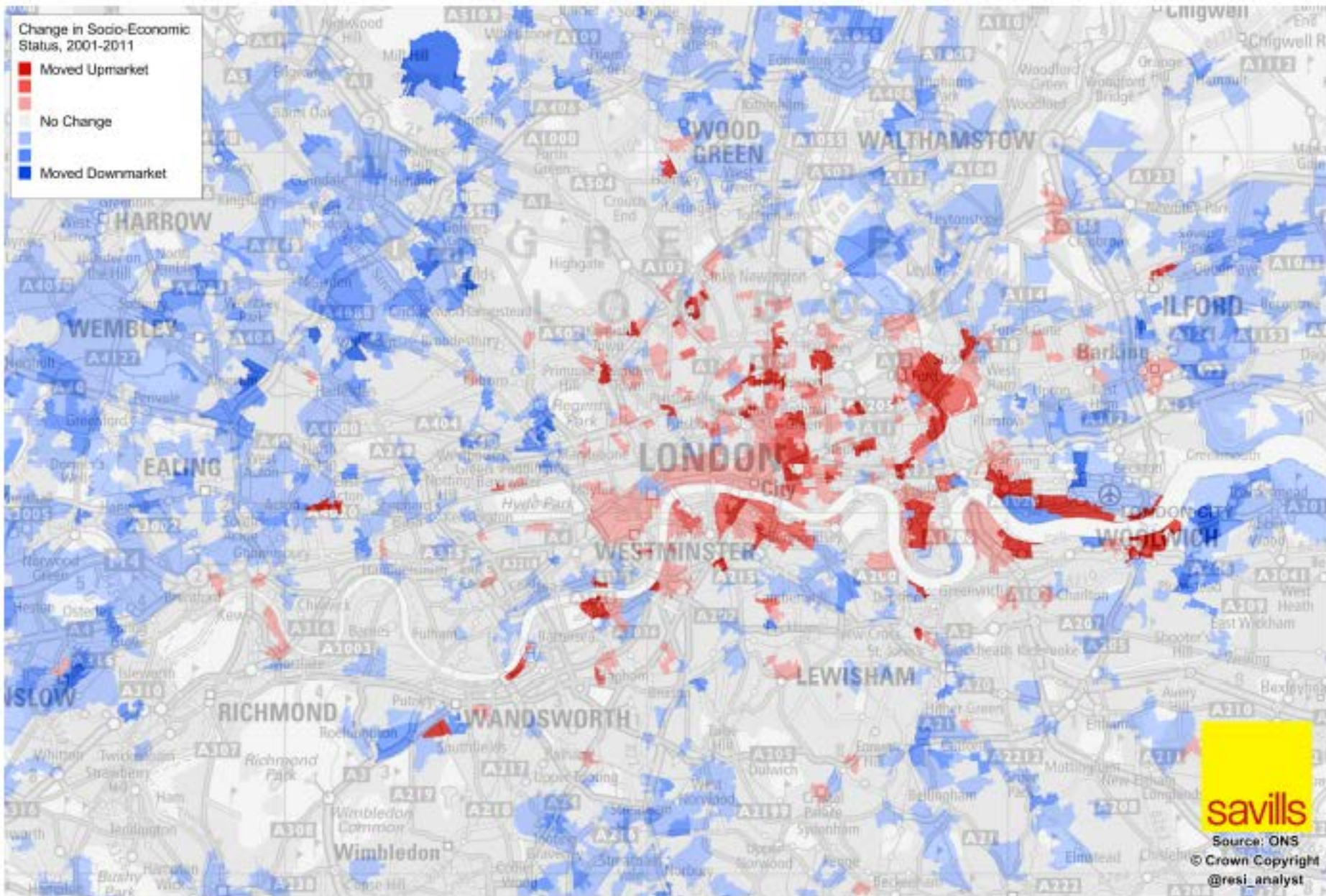
Map 10.10: Income deprivation affecting older people, 2015



Source: Department for Communities and Local Government, Indices of Deprivation 2015
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How does the city reproduce itself with low pay and high living costs?

- **Partly it does not:**
-it imports workers from other regions & abroad and uses precarious contracts
-and every day by long-distance commuting
- **Partly it does cope:**
- Some people are still in social rented housing
- Rising numbers are homeless
- Rising numbers get in debt
- Rising numbers are overcrowded
- Rising numbers live with mum and dad
- Heavy dependence on housing benefit – now subject to cuts



Source: ONS
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@resi_analyst

Highlights many of the residential development hotspots over the 2001-11 period

SWATHES OF CENTRAL LONDON WILL BE 'NO-GO ZONES' FOR MANY FAMILIES ON HANDOUTS



"Mansion claim": Francesca Walker and her family in their rented £2.6m Notting Hill house, paid for by housing benefit

Housing benefit curbs 'will push out the poor'

by Jonathan Prynn and Pippa Crerar

THOUSANDS of poor families living in central London are at risk of losing their homes because of the Chancellor's housing benefit reforms, councils warned today.

Charities fear that George Osborne's new limits on housing benefit, aimed at stamping out "mansion benefit" claims of £100,000 a year or more, will leave large swathes of the capital "no-go" areas for the poor.

Mr Osborne has capped four-bedroom houses at £400 a week, three-bedrooms at £340 and two-bedrooms at £290.

London Councils, which represents the 33 boroughs, warned that the cap would be hit "disproportionately" and said it has been inundated by calls from alarmed housing officers.

London Councils chairman Jules Pipe, who is also Labour mayor of

Hackney, said: "This blanket cap ignores the high rental values in many areas of London and, without providing any form of alternative housing provision, makes large swathes of the capital virtual 'no-go' areas to large numbers of people, including those who are needed to keep both business and vital public services operating."

In seven of the most expensive local authority areas – Camden, the City, Hackney, Hammersmith & Fulham, Kensington and Chelsea, Tower Hamlets and Westminster – local private rents are higher than the benefit cap throughout the borough.

All the other boroughs have some areas where larger properties cost more than the cap and where bigger families on housing benefits will no longer be able to pay the rent.

Charities said the reforms will inevitably dilute London's characteristic mix of rich and poor with the possible

creation of Parisian-style "banlieues" on the fringes of the capital while the centre becomes a "wealthy ghetto".

Some inner London councils already have arrangements allowing them to "farm out" claimants to cheaper boroughs with more available housing.

About 170,000 families in London pay rent to landlords and receive the local housing allowance.

Kay Boycott, director of policy and campaigns at Shelter, said: "Claimants will be receiving a reduced amount of support forcing them to make up an even bigger shortfall to stay in their homes. Unfortunately, for many this will mean borrowing on credit cards or cutting back on essentials."

The issue hit the headlines when it emerged a mother of eight, Francesca Walker, was living on housing benefit in a £2.6 million five-bedroom Notting Hill townhouse, costing taxpayers £90,000 a year.

WHERE RENTS EXCEED NEW LIMIT

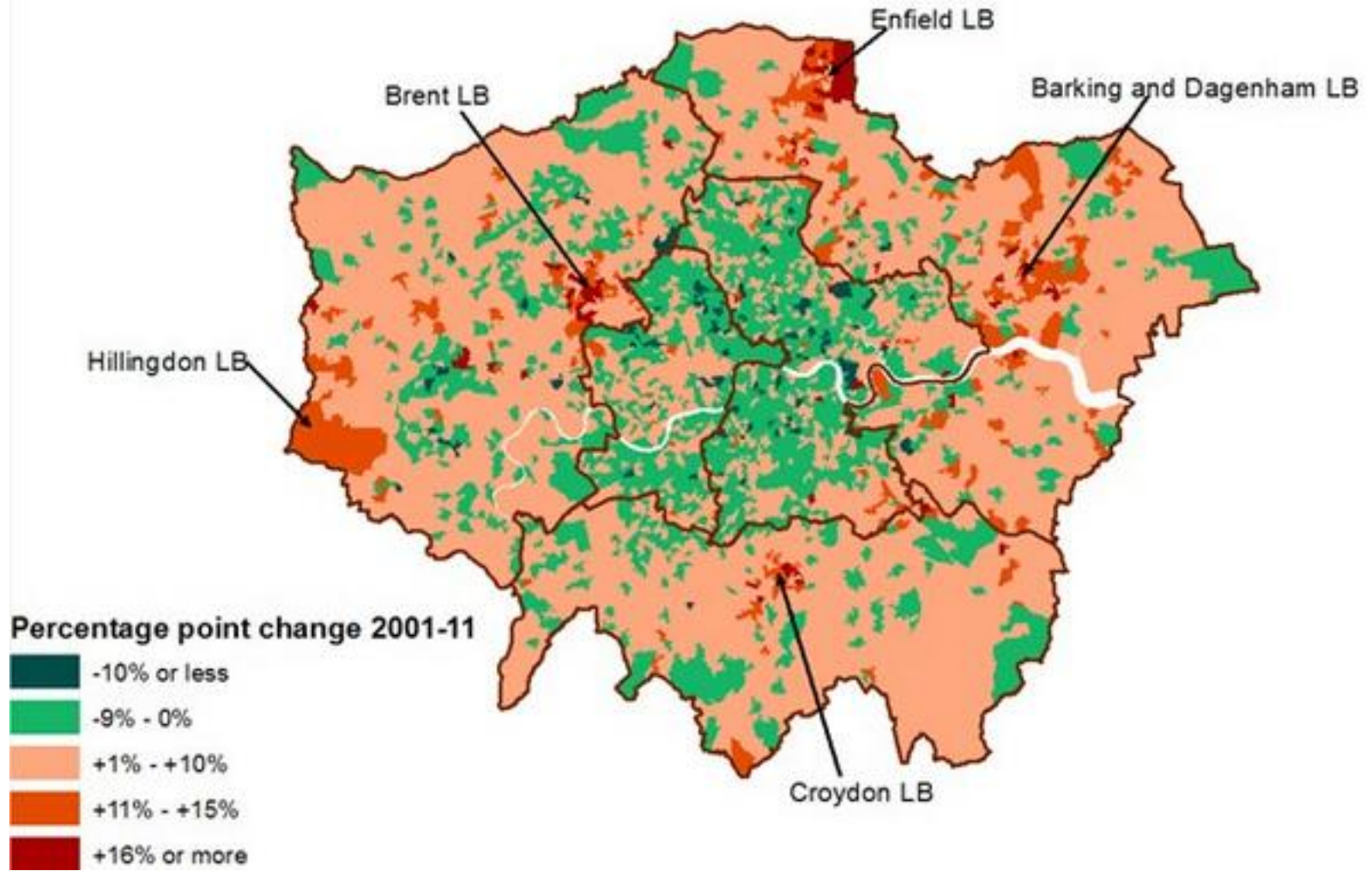


London housing allowance

Jan 2010
Effect of the Budget cap of £290 for a rented 2-bed house

Borough	Rental area	£ per week	Rental area	£ per week	
Barking & Dag	Outer NE	191	Hounslow	Outer W	208
	Inner N	350		Inner W	300
Barnet	NW	219	Outer SW	254	
	Outer NE	230	Islington	Central	496
Inner N	350	Inner N		350	
Outer SE	185	Outer N		230	
Bexley	Outer SE	185	Inner East	300	
	NW	219	Ken & Chelsea	Central	496
Inner W	300	Inner N		350	
Inner N	350	Kingston	Outer SW	254	
	Outer SE		185	Outer S	196
Bromley	Inner SE	242	Lambeth	Inner SE	242
	Outer SE	185		Inner SW	300
Camden	Central	496	Lewisham	Inner SE	242
	Inner N	350		Outer SE	185
City of London	Central	496	Merton	Outer S	196
	Inner SE	242		Inner SW	300
Croydon	Inner SE	242	Outer SW	254	
	Outer SE	185	Newham	Outer E	202
Ealing	NW	219		Redbridge	Outer E
	Inner W	300	Outer NE		191
Inner N	350	Richmond	Inner SW	300	
	Outer W		208	Outer SW	254
Enfield	Outer N	230	Outer W	208	
	Inner SE	242	Southwark	Inner SE	242
Outer SE	185	Sutton		Inner SW	254
Hackney	Central	496	Outer S	196	
	Inner W	300	Tower Hamlets	Inner East	300
	Inner N	350		Central	496
Inner East	300	Waltham Forest	Outer E	202	
Haringey	Outer N		230	Outer NE	191
	Inner N	350	Wandsworth	Inner SW	300
Harrow	NW	219		Outer SW	254
	Outer NE	191	Westminster	Central	496
Essex	208	Inner N		350	
Hillingdon	NW	219			
	Outer W	208			
	SW Herts				

Poverty 2001 to 2011: change in neighbourhood poverty rates





Retweeted by WSHG

New Policy Institute @NewPolicyInst · 9h



Maps of areas of #London now unaffordable to #workless families under benefit caps npi.org.uk/publications/i... #ukpoverty pic.twitter.com/X90GVqxnI9

Singles and couples without children



Couple with one child and single with two children



Couple with two children



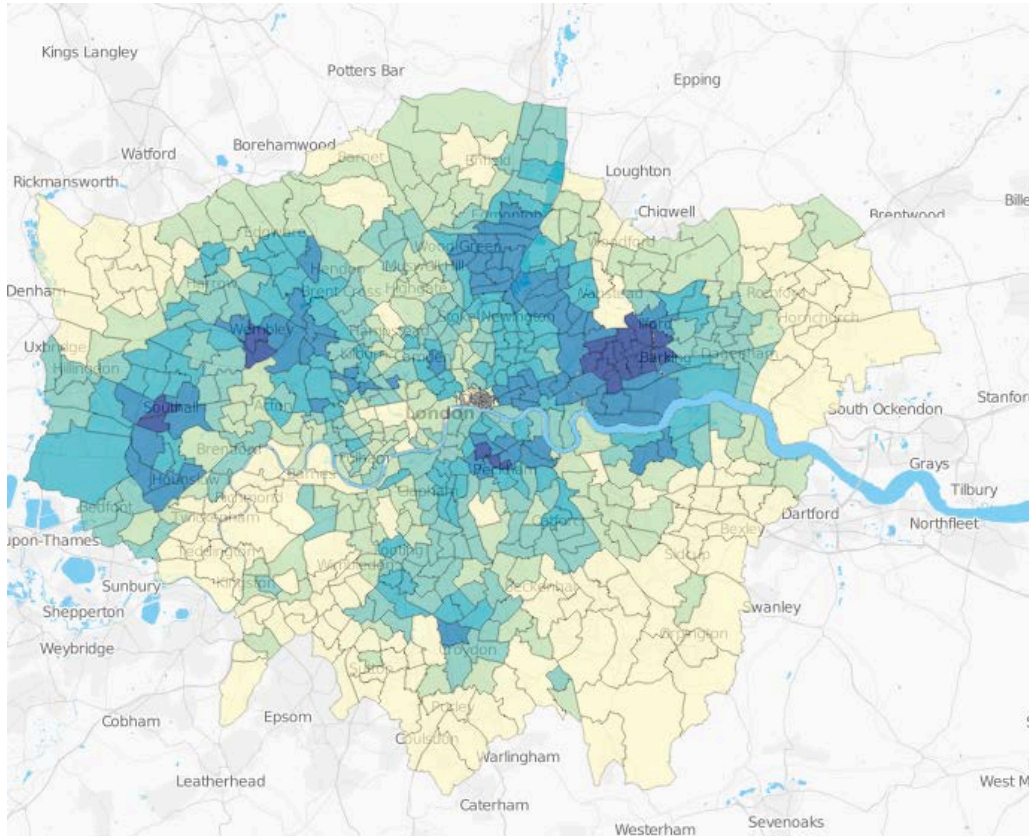
All couples with three children



affected
not affected

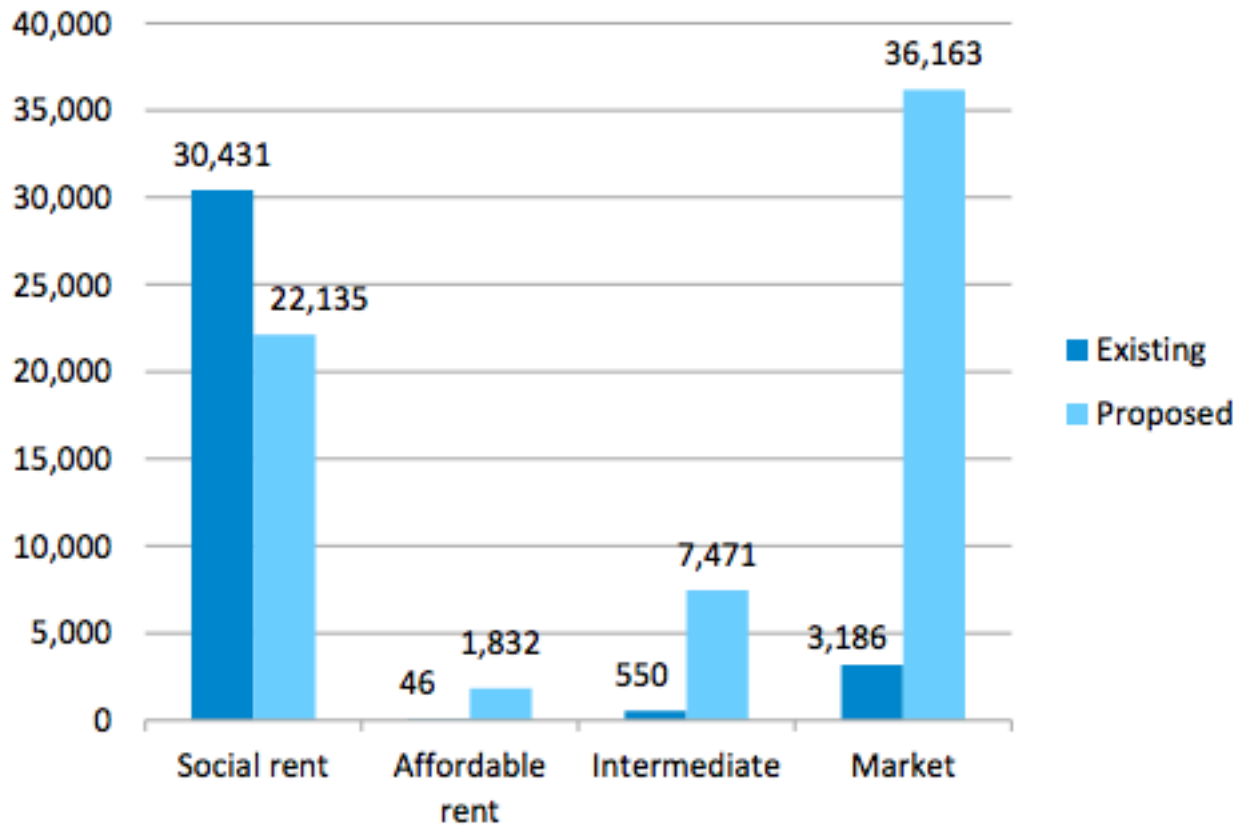
Source: NPI analysis of VOA local rent data and DWP benefit values

Overcrowding in London is growing rapidly and has re-emerged as one of the capital's most pressing problems.



2011 Census, via Municipal Dreams

Chart 2: The tenures on London's regenerated estates are changing



From London Assembly report 2015
Pull it down or do it up?
 Schemes 2005-15

Source: London Development Database, Greater London Authority



Social Life @SL_Cities · 4h

Tenure on London's regenerated estates: more homes overall but less social housing planned london.gov.uk/sites/default/ ...

Option 2B



Lend Lease | Heygate Banner Concepts V2

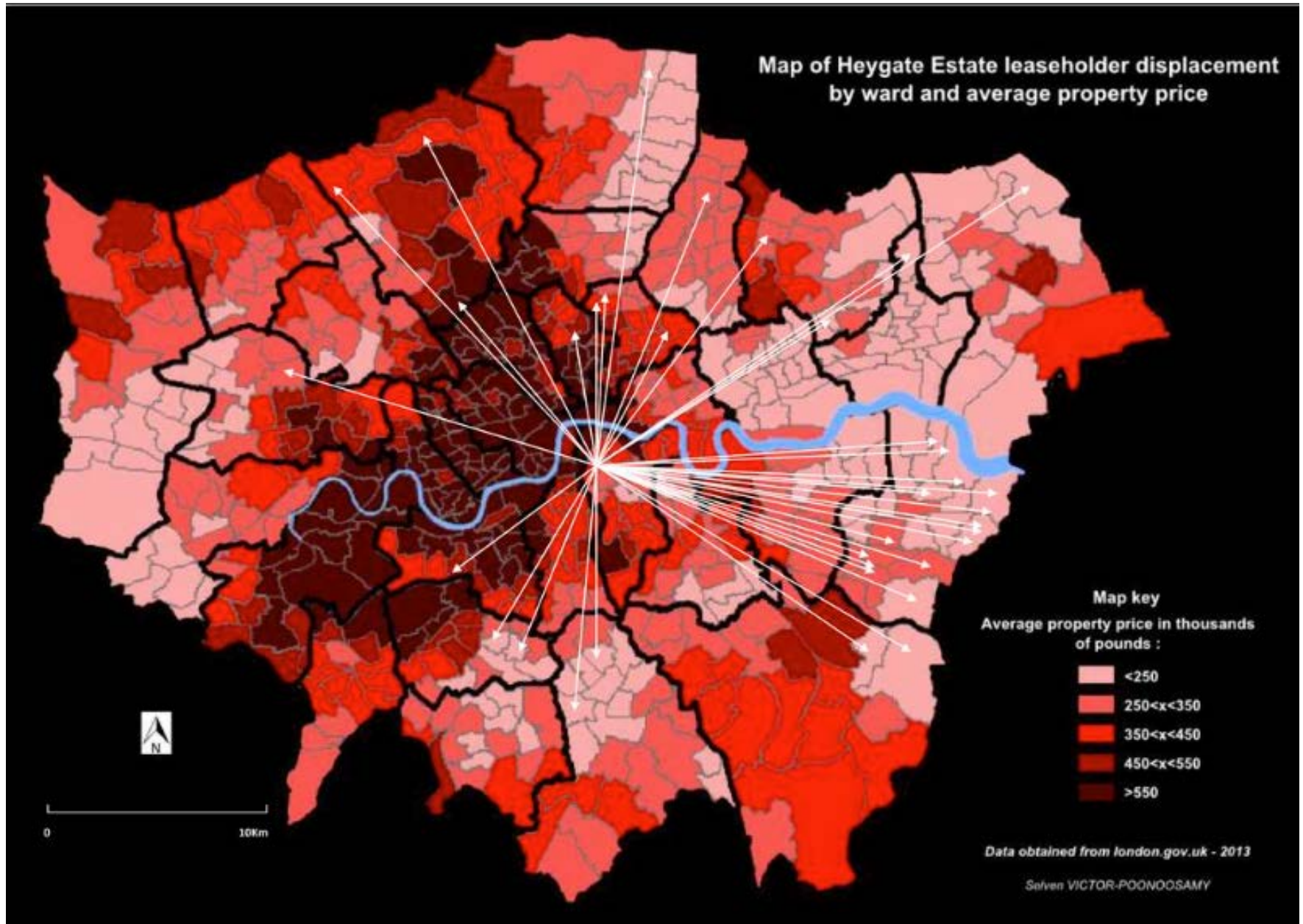
by **small back room**

Typical inner London - mixed forms but always being intensified

Now under construction on Heygate site



35% campaign / Elephant Amenities Network



Non-spatial fixes

- **Changes impacting via housing:**
- Tax and other disincentives to acquire more housing
- De-commodification; ending “regeneration”, RtB
- IHT / CGT / progressive property tax / LVT
- Regulation in PRS

- **Changes impacting in other ways**
- Incentives to save via other asset classes (incl pensions)
- Narrowing wage differentials (including minimum wage)
- Shifting tax from indirect to direct taxes
- Rebalancing key institutions (govt, universities, etc)
- Re-balancing infrastructure spending
- Changed governance arrangements

- **Research issues** include: downside of agglomeration // re-think of GDP/GVA to bring in social and environmental outcomes.

**Towards a
Community-
Led Plan
for London**
Policy directions
and proposals



SOURCES

- Edwards, M. (2016) "Rebalancing the UK economy and the role of citizens' organisations" *Town and Country Planning*(August): 324-326
- Mayor of London, all documents at www.london.gov.uk
Evidence Base for London Plans is
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- <http://justspace.org.uk> for challenges to London Plan and downloads of publications, critique of EEB, etc
- Trust for London/NPI *London Poverty Profile*
at www.londonspovertyprofile.org.uk
- Resolution Foundation <http://www.resolutionfoundation.org>
- CLES The Centre for Local Economic Strategies (2017) What needs to be done? The manifesto for Local Economic Strategies, Manchester, CLES <http://www.cles.org.uk>
- More publications by <http://MichaelEdwards.org.uk>
- Especially Edwards, Michael (2016 April) The Housing Crisis and London, in Special Feature on London edited by Anna Minton and Paul Watt, **City**, 20, 2, 222-237, open access at
<http://www.tandfonline.com/doi/full/10.1080/13604813.2016.1145947>