

The rise and fall of suburbia?

The relative decline of city suburbs

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About the presentation

- The (stereotypical) view of suburbs
- Changing suburban performance:
 - Poverty
 - Labour markets
 - Housing
- Policy direction
- Political dynamics
- Towards a suburban renaissance?

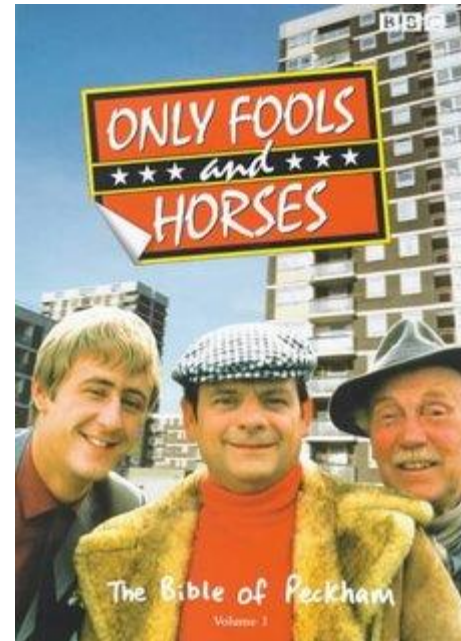
Suburban v urban

Suburban	Urban
Affluence	Poverty/deprivation
Boredom	Excitement
Privatised space	Community
White	Ethnically diverse
Safety	Crime
Space	Built-up
Quiet	Noise

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Traditional view



But do these stereotypes still hold?

- Looking at a couple of places we can physically see changing fortunes:

Bermondsey

v

Barking

Much discussed: urban renaissance



But less discussed suburban

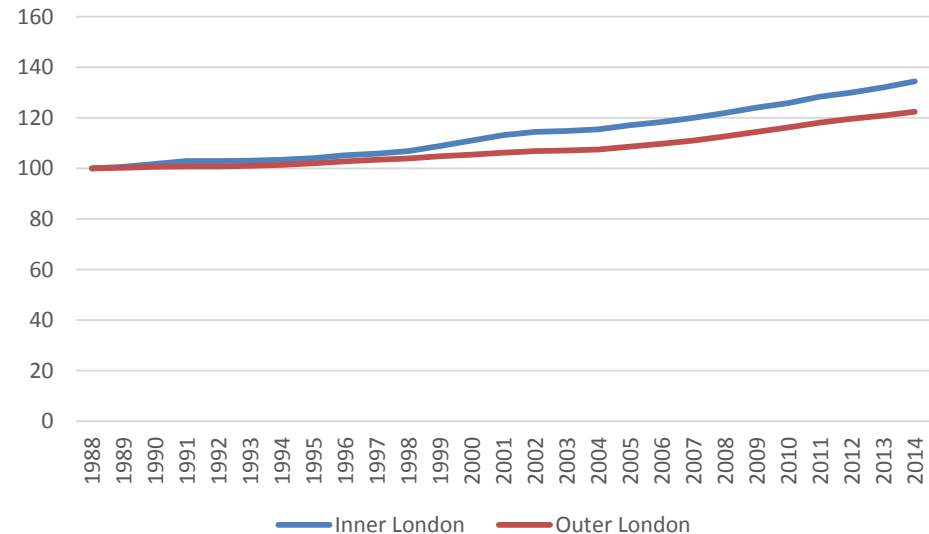


After population decline, seen people returning to the cities

Population growth
1981=100



Inner and outer London population growth
1988=100



But shifting spatial patterns in poverty and deprivation

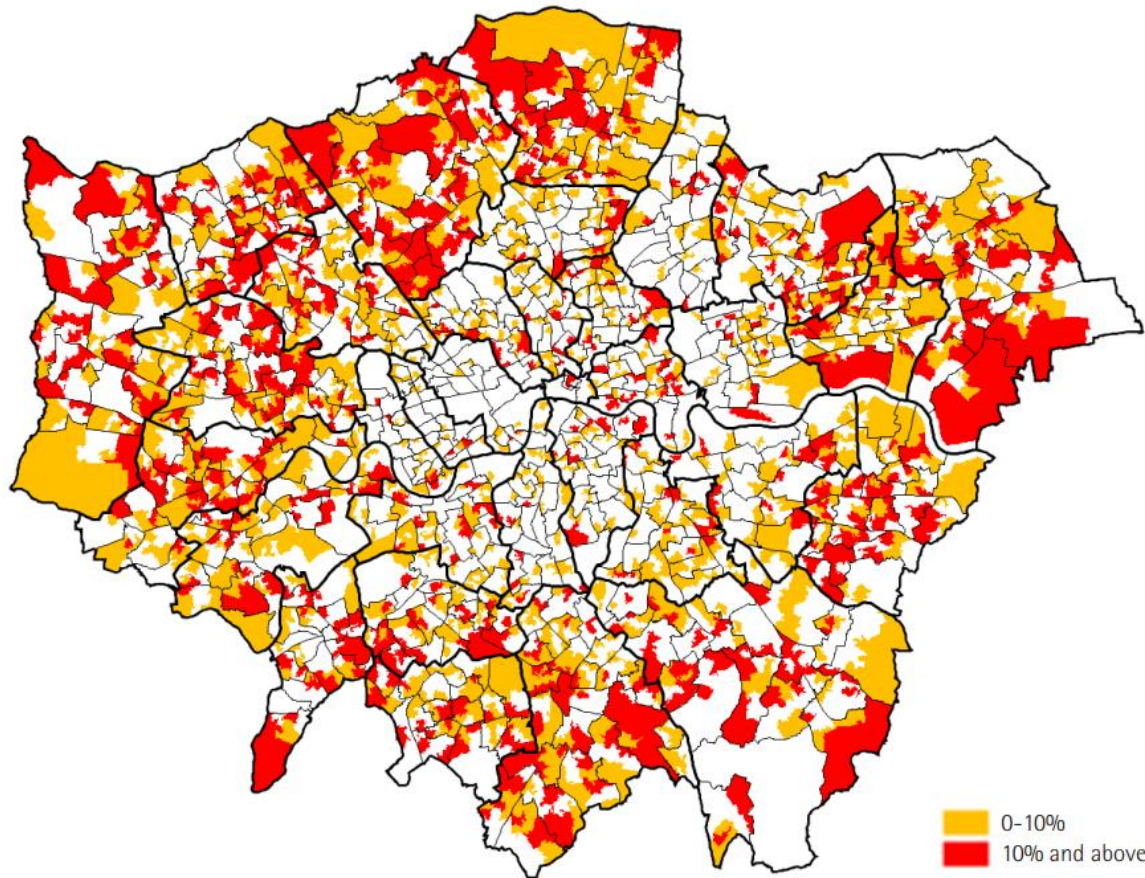
Suburbanisation of poverty, London 2001/02-2012/3

	2001/02			2012/13			Change		
	Before housing costs (BHC)	After housing costs (AHC)	AHC (Millions)	BHC	AHC	AHC (Millions)	BHC	AHC	Change (millions)
London	16%	25%	1.9	16%	28%	2.27	0	3pp	.37
Inner	21%	33%	0.96	18%	34%	1.02	-3pp	1pp	.06
Outer	13%	20%	0.94	14%	24%	1.22	1pp	4pp	.26
Difference	8pp	13pp		4pp	10pp	0.2	4pp	3pp	

Source: DWP, *Households Below Average Income*

Housing benefit

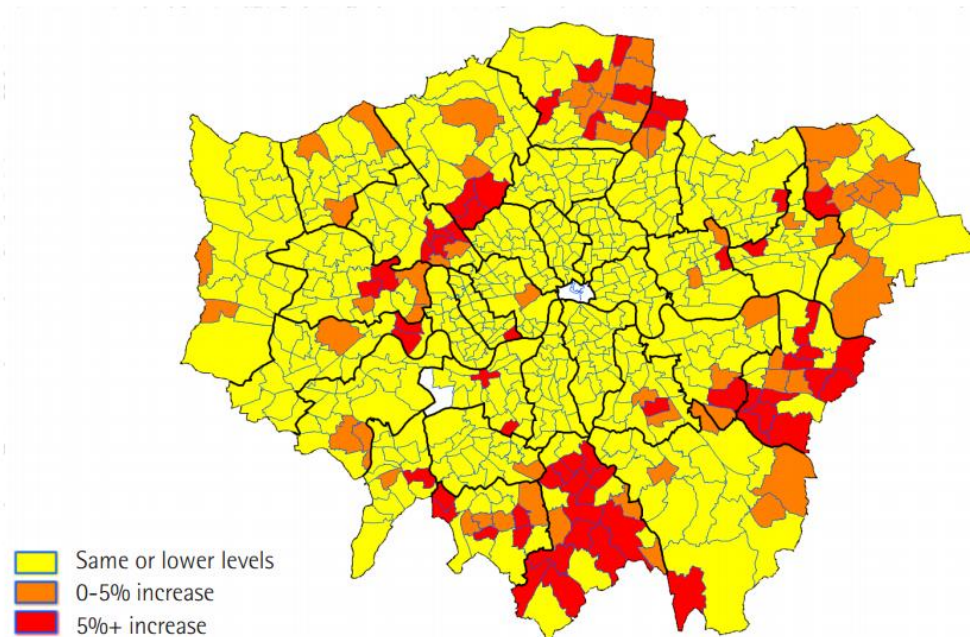
Changes in housing benefit in London, 2011-2015



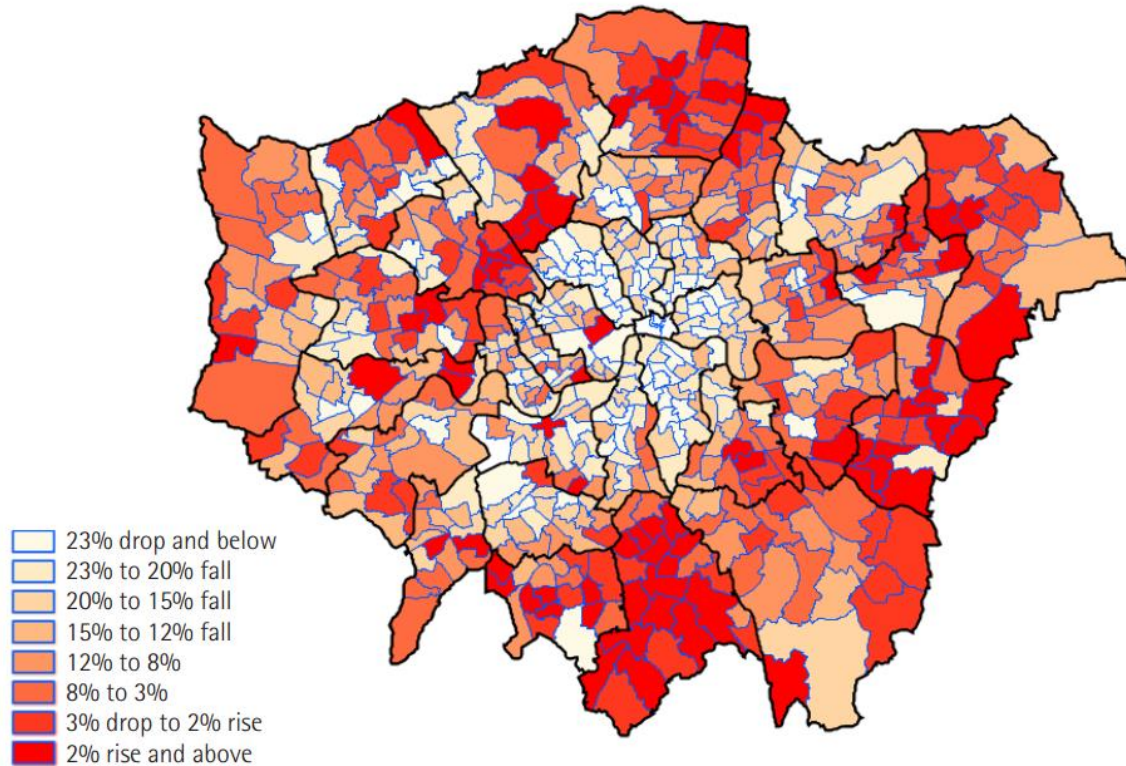
0-10%
10% and above

Changes to working age benefit claims

Client group rate change in London, 2004-14



Changes to working age benefit claims

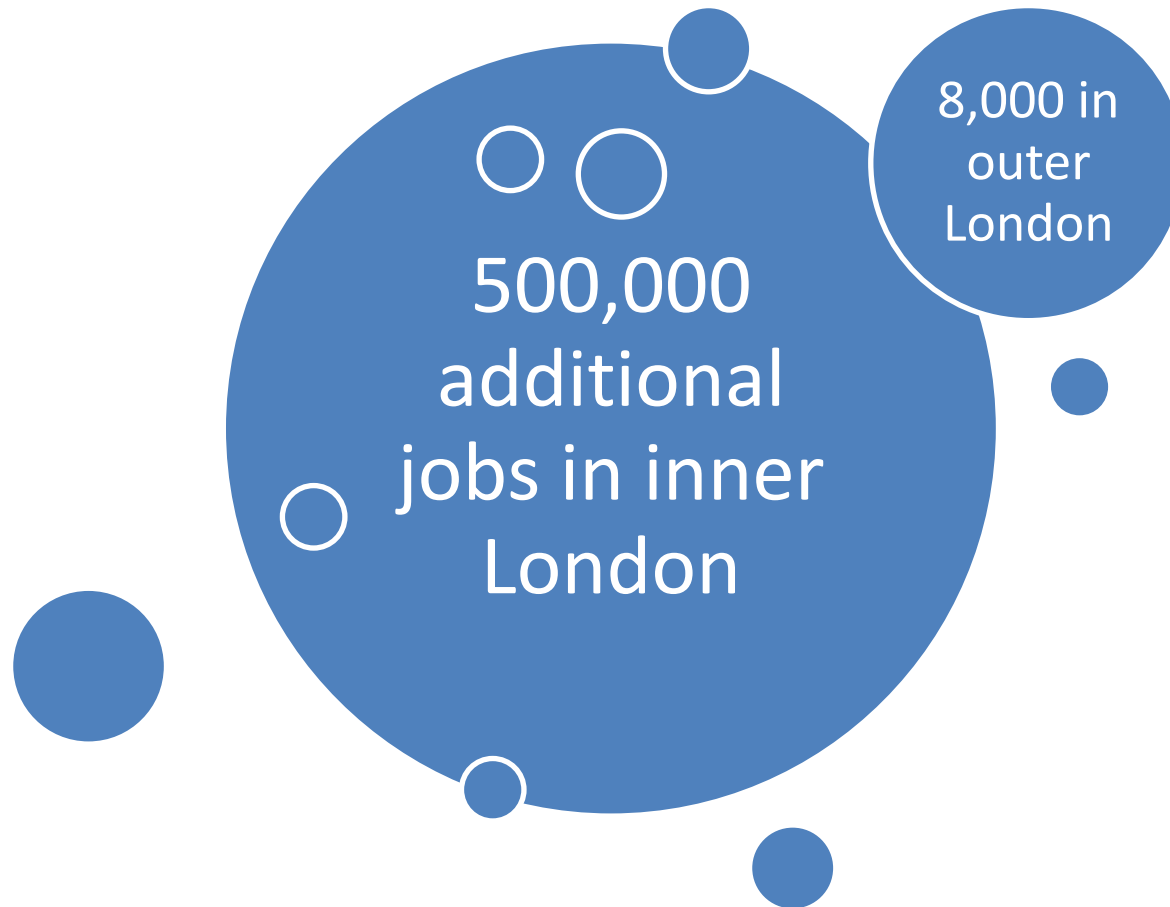


Deprivation within cities

Proportion of most to least deprived areas within cities which are suburban, 2004-2015

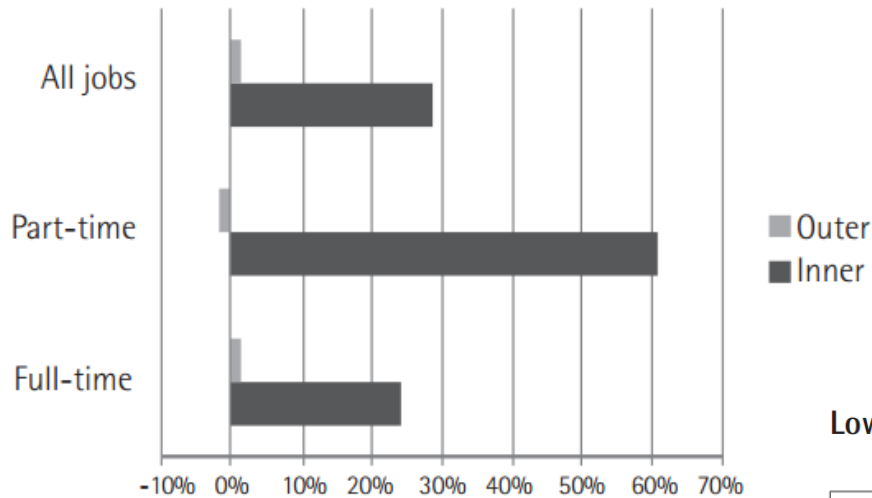
		10%	20%	50%	100%	Proportion of areas which are suburban
2004	London	32%	37%	57%	82%	65%
	West Midlands	42%	78%	91%	99%	89%
	Greater Manchester	72%	84%	92%	98%	93%
2015	London	47%	46%	62%	75%	65%
	West Midlands	57%	75%	87%	98%	88%
	Greater Manchester	84%	91%	88%	97%	93%
Difference	London	15%	9%	5%	-7%	-1%
	West Midlands	15%	-3%	-4%	-1%	0%
	Greater Manchester	12%	7%	-5%	-1%	0%

Job growth in the last decade



Not all top end jobs

Job growth in London: by status and work location, 2003-2013



Source: Author's analysis of ASHE 2003 and 2013 data.

Low pay in London

	2003	2014
Outer	18%	15%
Inner	5%	8%

Source: Author's analysis of ASHE 2003 and 2014 data.

But benefitting those in urban not suburban areas

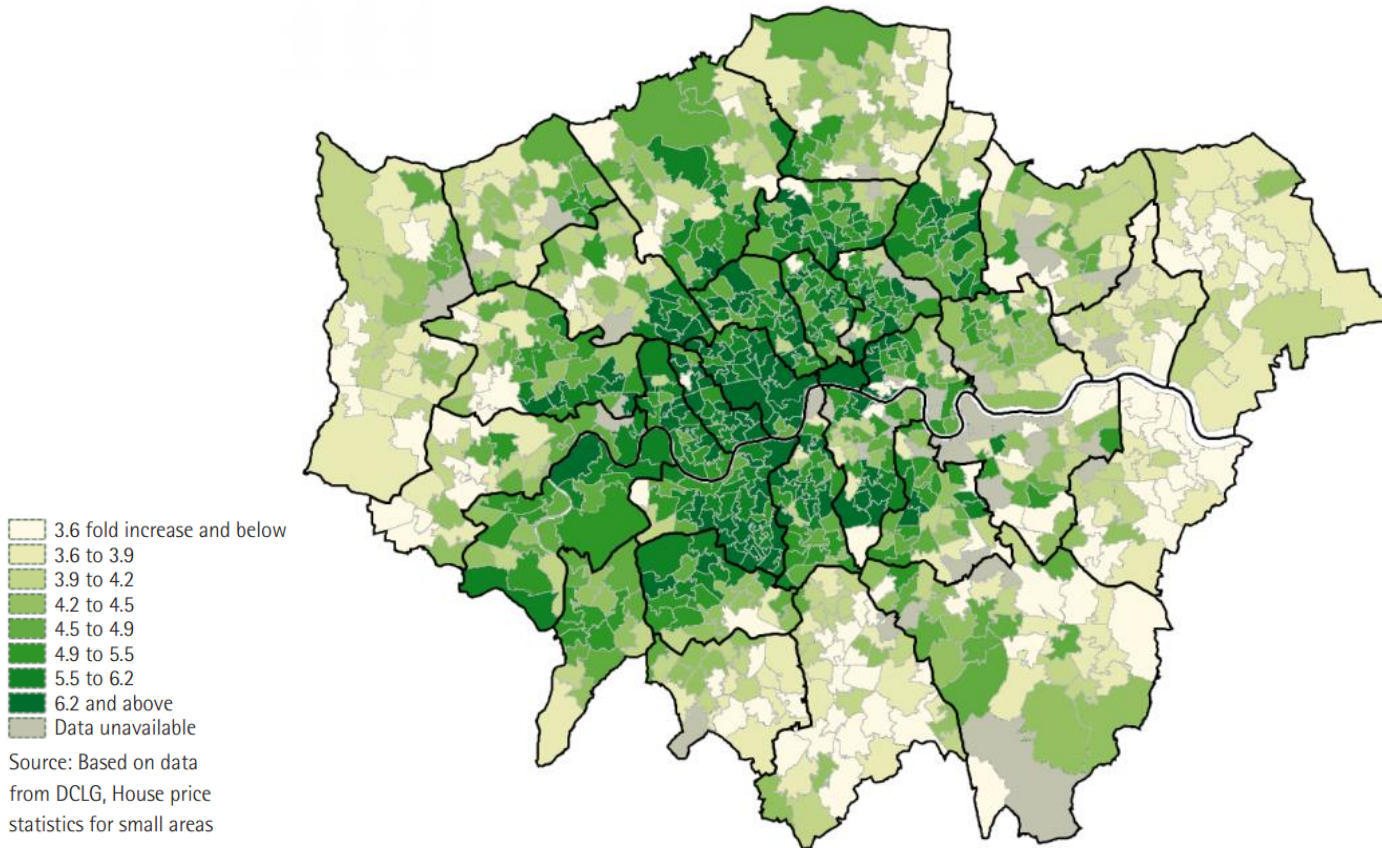
Number of jobs performed by inner and outer London residents (1,000s)

	2001	2011	Change	% Change
Inner London	845	1,204	359	42%
Outer London	1,612	1,819	207	13%

Source: Author's analysis of ASHE data.

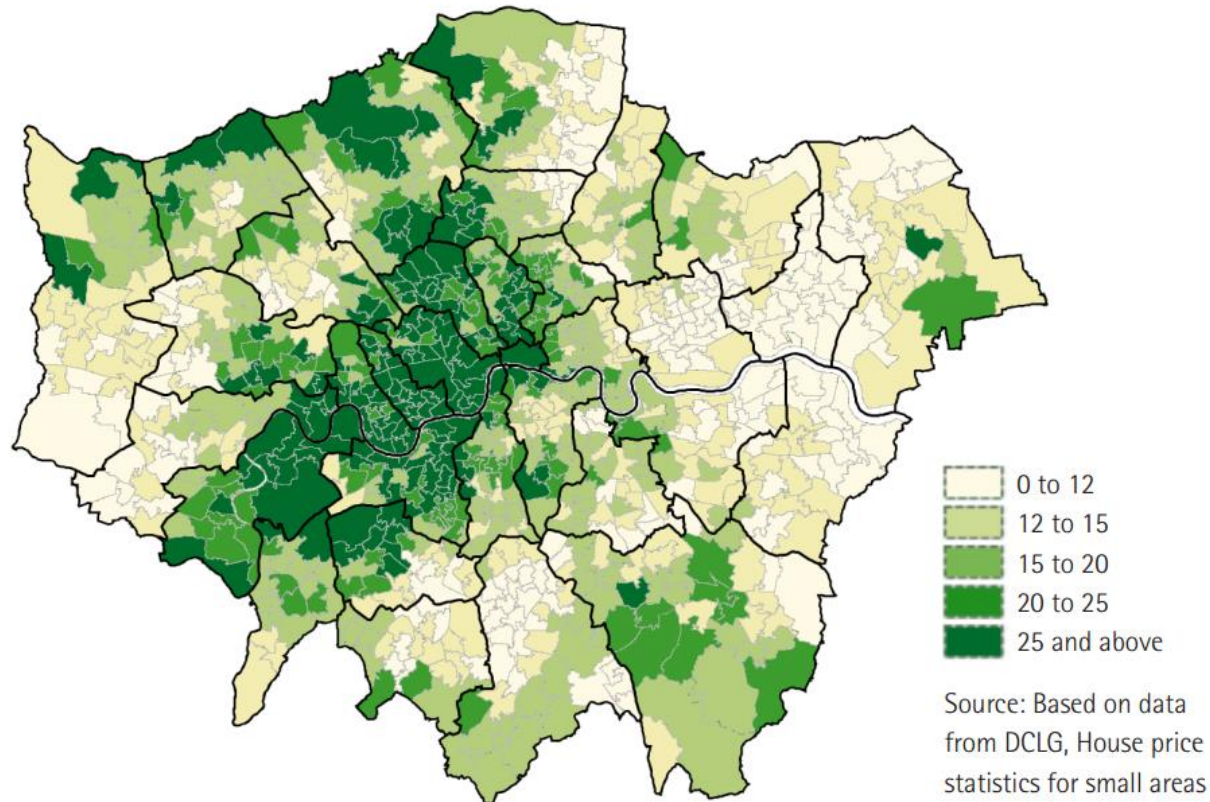
Slower house price growth

House price changes in London, 1995-2014



Affordable housing found in the suburbs

Relative affordability in London (house prices to earnings), 2014



Tenure change

	2001			2011			% change		
	HO	SH	PRS	HO	SH	PRS	HO	SH	PRS
Inner	40%	39%	19%	34%	34%	30%	-15%	-14%	52%
Outer	68%	17%	13%	57%	18%	22%	-16%	3%	75%

	1980-81 % of new build	2013-14 % of new build	1980-81% of new build that was social housing	2013-14 % of new build that was social housing	1980-81 Proportion of social housing built in inner/outer London	2013-14 Proportion of social housing built in inner/outer London
Inner	45%	37%	92%	33%	55%	39%
Outer	55%	63%	63%	31%	45%	61%

A picture of change

Urban centres	Suburbs
<ul style="list-style-type: none">• Strong emphasis on urban regeneration (incentives for public and private investment)• Business (re)location to urban areas• Rapid increase in jobs located in urban areas• Significant population growth• Relatively higher housing costs in urban areas compared with poorer suburbs than a decade ago• Wealthier urban populations/lower concentrations of poverty	<ul style="list-style-type: none">• Less policy focus on suburbs and less public and private investment in regeneration• Fewer employment opportunities per head in suburban areas• Stagnating numbers of jobs (and falling relative to population)• Slower rates of population growth• Relatively lower housing costs and growth in the proportion of city region's total social housing stock• Rising number of areas classed as most deprived within the city

Policy direction (1)

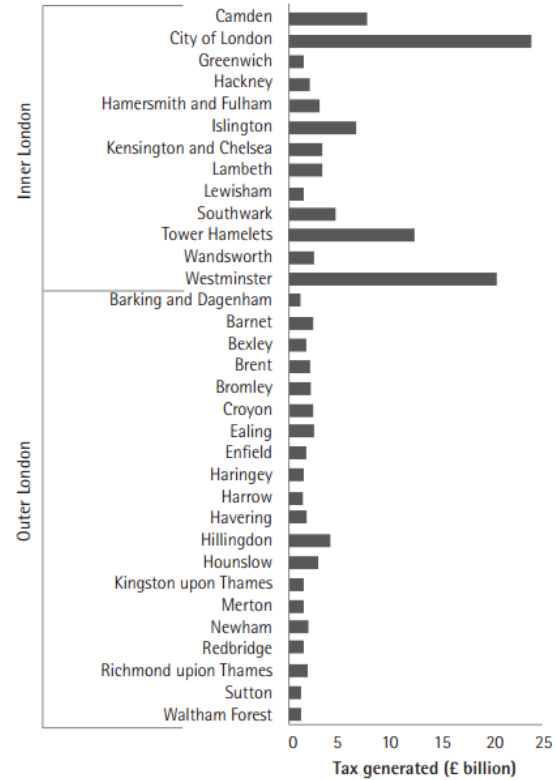
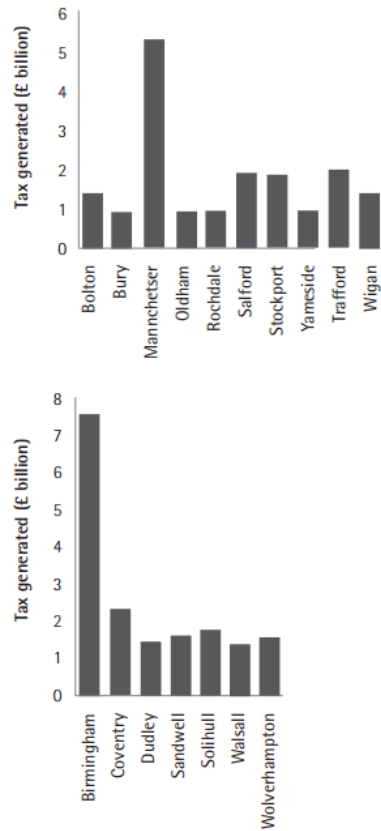
- Welfare reform:
 - Caps on benefits, push to suburbs?
 - Local housing allowance
- Housing reform:
 - RTB 2
 - Little/no grant for sub-market housing
- Migration:
 - Growing population and pressures on housing

Policy direction (2)

- Agglomeration:
 - Job growth in urban areas, stagnation in suburbs
 - Supported by government – e.g. infrastructure projects
- Devolution:
 - Resources to regenerate?
 - Fiscal devolution - retention of business rates
 - Where will suburbs feature in city plans?

Tax base

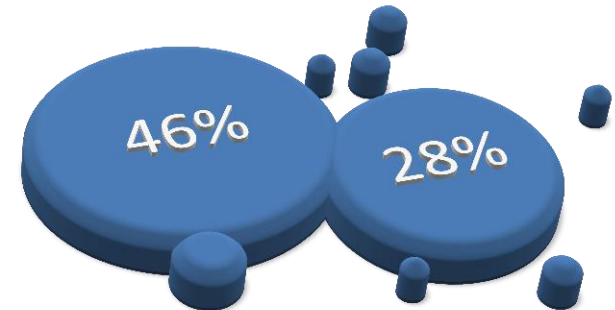
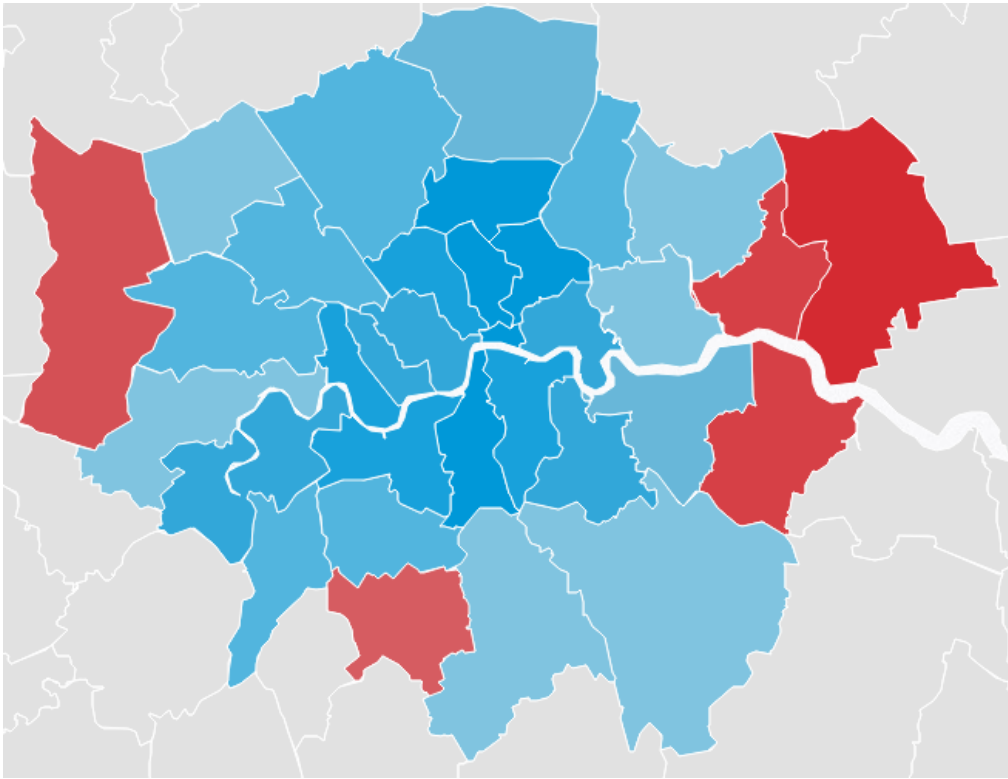
Tax raised within the three city regions



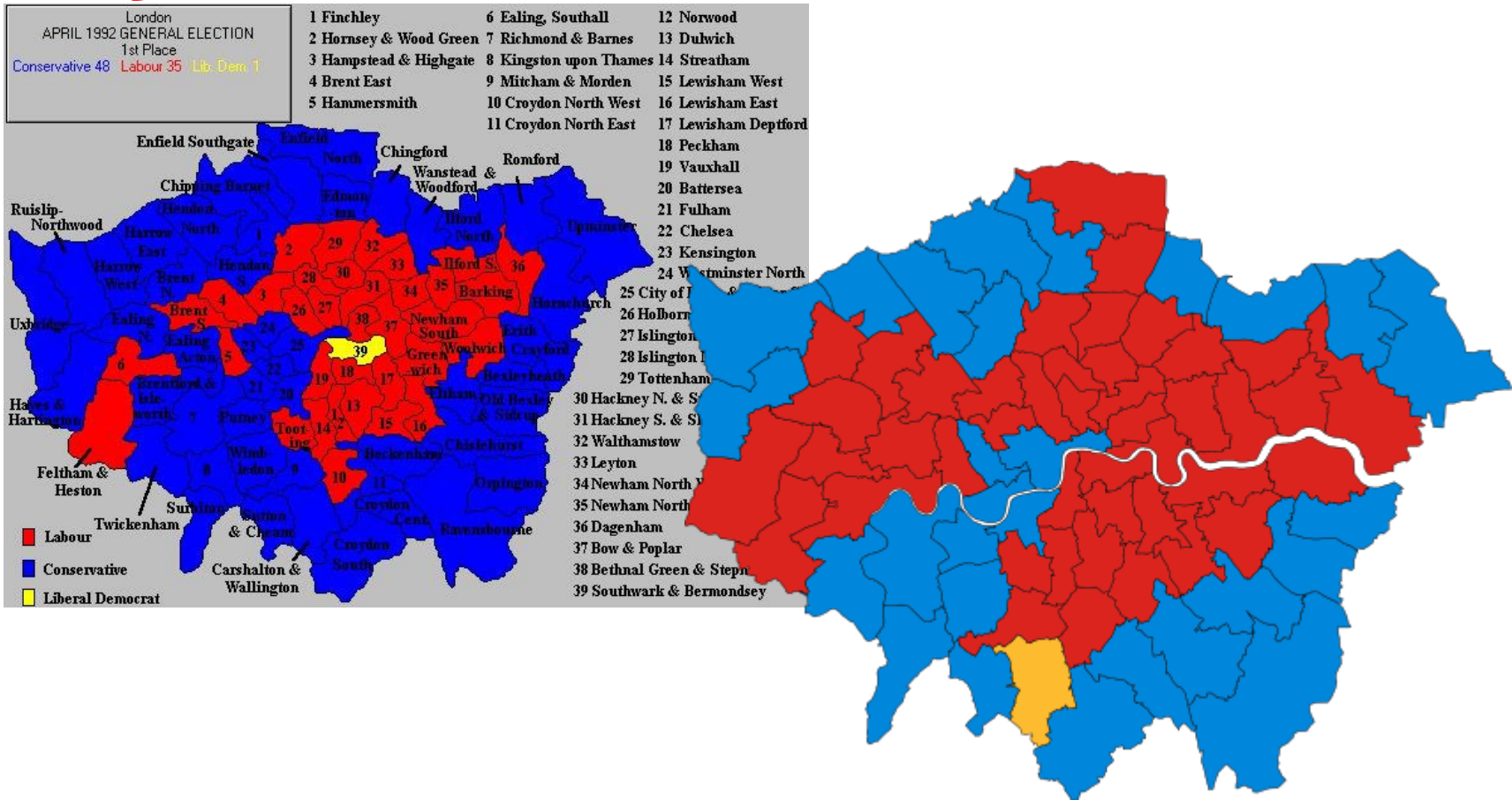
Suburban revolt?



Political unrest? Brexit vote

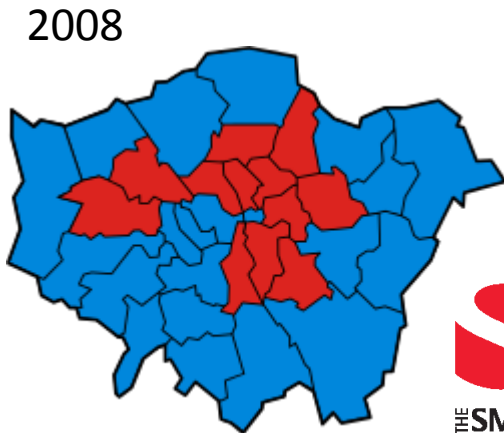
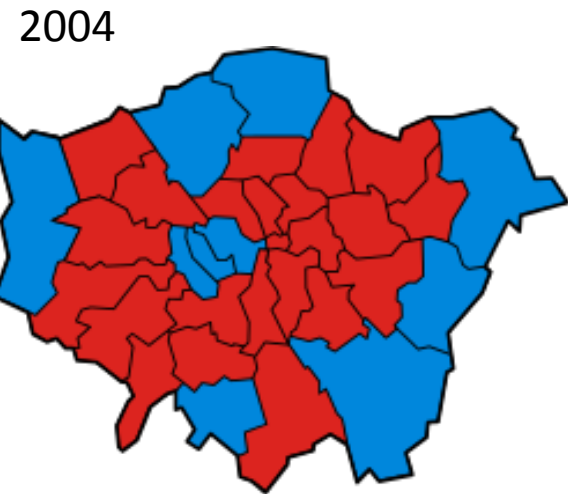
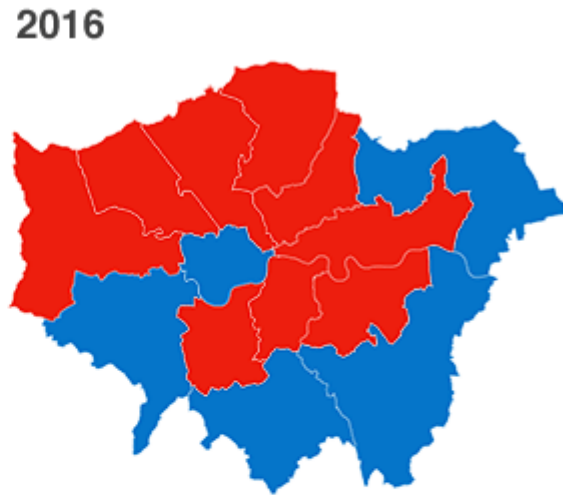
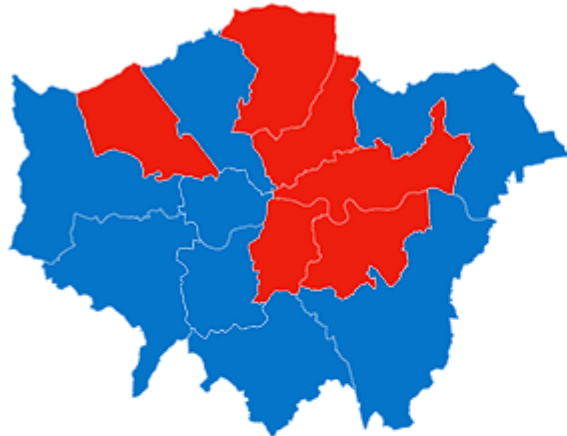


Changing political dynamic?



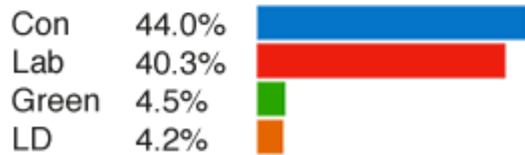
Changing political dynamic?

Past and present: How London voted for mayor

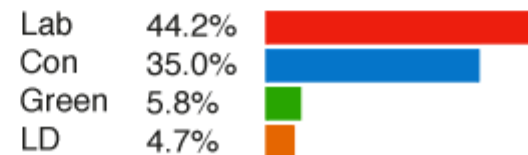


■ Conservative ■ Labour

Party First preference vote share



Party First preference vote share



BBC

Growing discontent

- View from a focus group was that suburbs are ignored and overlooked:

“The boroughs nearer the city get all the money. The further out you get, the smaller the share of the pot you get. That’s how it feels.” ”

Towards a suburban renaissance

- If there is real pressure, what might be needed?
- Three key areas?
 - Demand (growing the suburban economy)
 - Connectivity (between suburbs and centre)
 - Density (but sympathetic to suburban environment)
- Perhaps now time for a suburban taskforce?

