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## **Workshop Theme 6: Neighbourhood Dynamics and Urban Vitality**



# Neighbourhood Life and its Disappearance in Finnish Suburban Communities

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## **ABSTRACT**

The paper discusses long-term changes that have occurred in the neighbourhood life of the old working-class suburbs of Helsinki. The subjects of the paper are several suburban communities that were born in the first decades of the 20th century. Although these communities have maintained their character as small-house areas till present day, they have changed dramatically in many other respects.

Compared to suburbs of today, working-class suburbs of the early 1900s were remarkably self-sufficient communities. Living in the suburbs involved a lot of work both at home and at the vicinity of home, and it also involved local exchange relations and cooperation between neighbours. Moreover, local associations had a central role in providing important services (e.g. road maintenance), and they were also very active in organizing festivities and other leisure activities. All this resulted in strong neighbourhood ties and a strong sense of community. However, these communities were not inward-looking or parochial in their nature. On the contrary, local social networks functioned as intermediaries between local individuals and the wider world.

In the second half of the century this local way of life began to wither rapidly. Due to the growing affluence of the Finnish working-class, local exchange relations and other local arrangements were rendered economically insignificant. At the same time, locally organized cooperation lost its importance as municipal institutions took over functions such as road maintenance and fire prevention. The cultural significance of local associations was diminished when mass media and commercial entertainment replaced locally organized leisure activities.

Because of these and other related societal changes, the scale of social life grew much larger than it had been in the early 1900s. The residents of the old working-class suburbs no longer needed local networks in order to survive or to connect them to the wider world.

Thanks to the new public services, communications technologies, motorways etc, they were now directly connected to the larger networks of the whole metropolitan area. At the same time, the functions that these suburban communities served were reduced to residential functions such as private living, raising children and relaxation. In this way these formerly lively neighbourhoods became islands of tranquillity within a teeming metropolitan area.

**Key Words:** neighbourhood life, suburbs, Finland

# **Migration Flows in Deprived Neighbourhoods: Stability, Connection and Area Change**

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## **ABSTRACT**

Within neighbourhood policy in Britain, the migration flows for deprived neighbourhoods tend to be described in ways which emphasise the difference or distinctiveness of these areas. Deprived neighbourhoods are portrayed as unstable, as disconnected from the wider housing system, and as suffering from a net loss of human capital through migration exchanges – the idea that “those who get on, get out” (SEU, 2001; PMSU/ODPM, 2005; SEU, 2006). This paper is based on an analysis of 2001 Census data on migration for England and Scotland. It examines stability (gross turnover or residential mobility), connection (the geography of flows) and area change (the social composition of net migrations flows). The findings challenge several common perceptions. First, deprived areas are not markedly less stable than non-deprived. Residential mobility for all neighbourhoods is driven by social composition, rather than contextual effects – by demographics, not deprivation. Second, deprived areas do not appear disconnected from their wider housing markets; they are not isolated in this sense. Third, deprived areas suffer only modest losses of human capital through net migration flows. In- and out-flows for deprived areas are very similar in composition. While they do act to increase the concentration of less qualified individuals into more deprived neighbourhoods, the scale of these effects is modest. In conclusion, the paper challenges the portrayal of deprived neighbourhoods in terms which over-emphasise their differences. At the same time, the paper provides support for some current policy prescriptions including the use of area-based initiatives.

**Key Words:** neighbourhoods, area deprivation, migration

# Perceptions of 'Place' and Patterns of Residential Mobility: the New Deal for Communities Programme in England

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## ABSTRACT

This paper seeks to make a contribution to policy debates and research evidence about the relationships between perceptions of place, patterns of mobility and neighbourhood instability in deprived areas. It is based on the large-scale national evaluation of the New Deal for Communities (NDC) programme. Launched in 1998, NDC is an ambitious area-based initiative designed to 'narrow the gap' between 39 deprived localities and the rest of England in relation to six key outcome areas: housing and the physical environment, liveability, crime, work and finance, education and training, and health. Each NDC receives approximately £50 million of additional resources during the course of the ten year programme.

A degree of household mobility is an essential and healthy aspect of any housing market and different rates of mobility are to be expected in different markets. However, high rates of mobility can result in poor social cohesion, undermine resident commitment to the neighbourhood and cause many to leave before they can reap any benefits ensuing from programmes such as NDC.

As in other area-based initiatives, a central aim of NDC is that regeneration should make the beneficiary neighbourhood more attractive to both existing and potential residents. Consequently, it is assumed, fewer existing residents will leave the area, while those who do leave will be replaced more rapidly. Therefore, population turnover will be lower; leaving more stable and cohesive communities. It is estimated that between 2001 and 2006, around £1 billion has been spent on place-based initiatives in the NDC programme as a whole. But what impact has this had on perceptions of place and mobility?

The relationship between place-based expenditure and mobility is often uncertain, complex and perverse. An improvement in household circumstances, or a relative increase in property values, may result in 'lifting the lid' in activating a long-standing desire to move. Furthermore, those who leave may be replaced by less affluent households, affecting outcome measures of change and impact over time. Alternatively any improvement in the image of neighbourhood undergoing regeneration may attract in higher income groups than before - an assumption common to many 'mixed communities' programmes.

It is often difficult to track these kinds of effects due to the lack of robust longitudinal data. However, this paper draws on the household survey findings from Ipsos MORI in 2002, 2004 and 2006 undertaken as part of the NDC evaluation. It examines whether respondent perceptions about

place-based factors are significant predictors of moving intentions and behaviours. The paper then explores whether changes in respondent perceptions of place are associated with changes in moving intentions. The discussion centres on the potential for attaining neighbourhood stability through developing place-based interventions in regeneration programmes.

**Key Words:** neighbourhood, regeneration, mobility

# Reflections on Poverty and the Dynamics of Place

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## ABSTRACT

There is a long standing debate about the relative effects of ‘person-based’ and ‘place-based’ programmes to tackling social and economic disadvantage in Britain. This has often resulted in developing parallel strands of research and policy, rather than bringing them together. This paper attempts to provide a more integrated assessment, by exploring how the experience of living with dimensions of poverty varies according to space and time and how the salience of ‘place’ varies in the attitudes and actions of households living in socially and economically disadvantaged areas. It will also consider the extent to which the experience of poverty in more socially and economically mixed areas acts as a stimulus, or as a brake, on households’ ability to ‘move on’ and ‘move out’

The first part of the paper examines the findings from elements of the large scale longitudinal household survey undertaken in 2002, 2004 and 2006 as part of the national evaluation of the New Deal for Communities (NDC) programme. This examines how attitudes to ‘community’ and ‘neighbourhood’ have changed over the four year period, and how different types of households in NDC areas have responded. It will also compare these findings with the responses of households in comparator neighbourhoods elsewhere in order to gauge whether or not there is an ‘NDC effect’.

The voices and experiences of those at the sharp end of social and economic disadvantage can often be neglected in the development of both place-based and person-based initiatives. There is a tendency to grasp at ready explanations (whether behavioural or structural in emphasis) for the persistence of poverty and to develop universalised solutions in response. The second part of the paper will therefore outline the analytical framework for undertaking a major longitudinal study on the ‘dynamics of poverty and place’ funded by the Joseph Rowntree Foundation, which commenced in Spring 2007. This research programme will explore in more depth how households in different neighbourhood contexts experience poverty over time, how and why this changes, and how they act in response.

In conclusion, the paper will reflect on the prospects for the development of policies that are more sensitive to nuances of ‘place’ and ‘community’, so that they might be better placed to respond to the increasingly fragmented and diverse geographical, demographic, social, cultural and economic picture of poverty in contemporary Britain.

**Key Words:** poverty, neighbourhood, regeneration



# **Creating a Liveability Indicator: The Neighbourhood Liveability Assessment Survey (NLAS)**

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## **ABSTRACT**

This paper addresses the methodological problem of how to operationalise and measure 'liveability'. Liveability is prominent in New Labour policy discourse and is a theme which overlaps several policy areas concerning neighbourhoods and communities in urban areas. The paper proposes that liveability is a prime cause of neighbourhood-level change in England, especially demand for housing. Whilst liveability is often discussed in this context, objective and reliable measures for it are not. The development and application of a new method, the Neighbourhood Liveability Assessment Survey (NLAS), is explained as a means of deriving a composite index of liveability that takes into account residents' priorities. The NLAS should improve the breadth and quality of research into the effects of neighbourhood level intervention.

Such a tool is essential if practitioners and policy makers want to observe and evaluate the impact of their programmes over time.

Since the late 1990s low housing demand and neighbourhood decline have been regarded as particular issues in parts of the Midlands and the North of England. The role of micro-social processes at the neighbourhood level have received particular attention recently because they are the most tangible evidence of change. Agencies delivering Housing Market Renewal programmes are collecting a growing body of small-area data on demographic and socioeconomic neighbourhood attributes but are drawing on secondary data, often from administrative sources.

This contrasts with the lack of measures of the direct experience of the environment and condition of a neighbourhood, which can be summed up as 'liveability'. The NLAS aims to fill this gap in the context of a Housing Market Renewal Partnership in the North East of England, 'Tees Valley Living'.

Observable signs of disorder and the design of the built environment influence well-being and neighbourhood satisfaction. This links to how people, with economic means, choose where to live. Indeed, residents' views about improvements needed in their neighbourhood are dominated by liveability issues such as low level crime and the quality of local green spaces and parks. It is what the neighbourhood looks like, in terms of design and how well it is cared for, that appears to be behind these perceptions and therefore the NLAS is a visual inspection of a neighbourhood, performed on foot. A literature review guided the selection of survey items and a consultation exercise allowed resident priorities to be incorporated into the NLAS score with the use of weightings.

**Key Words:** neighbourhood, liveability, site-survey

# **The Spatial Distribution of Amenities and Facilities in Relation to Degree of Deprivation across Glasgow City**

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## **ABSTRACT**

### **Background**

There has been considerable interest recently in the relative importance of individual and environmental characteristics in influencing health and health related behaviours. An extensive literature on area variations in health has reviewed the traditional distinction between compositional and contextual explanations (the former referring to the nature of the residents of an area, the latter to the social and physical characteristics of the local area). Most empirical studies have concluded that who you are (e.g. age, gender, race and social class) is the main predictor of health and health related behaviour, but that where you live also matters. One potential contributory factor is the extent to which amenities and facilities for everyday living are distributed equitably across different neighbourhoods, or whether they tend to be concentrated in more affluent or deprived neighbourhoods. Furthering our understanding of this is an important issue for urban planning, and for studying within-city differences in health and health related behaviours. In our work on two socially contrasting study areas within Glasgow, we have previously observed that the more deprived locality was less well served for transport, shops, primary health care compared to the more affluent locality. However, is a similar pattern found across the whole city of Glasgow?

### **Aim**

To examine the distribution in relation to area deprivation across Glasgow of a range of resources and facilities that might influence health or the ability to lead a healthy life.

### **Methods**

Data on the location of a range of facilities and resources e.g. health services, leisure facilities, education, shops, post offices and banks, transport, parks and green space across the city of Glasgow have been collected and mapped in relation to the Scottish Index of Multiple Deprivation. Measures included number of resources per thousand population, network distance to nearest resource, and percentage of data zones containing at least one of each type of resource.

### **Results**

Our analyses show no clear pattern of distribution in relation to degree of deprivation, some resources are equally accessible to residents across a range of deprivation, some are more prevalent in and nearer to more affluent areas and some are more prevalent in and nearer to more deprived areas. However, the quality and experience of facilities may merit further investigation.

**Key Words:** health, spatial distribution, amenities

# **‘It’s got a bad name and it sticks...’ – Approaching Stigma as a Distinct Focus of Neighbourhood Regeneration Initiatives**

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## **ABSTRACT**

As a consequence of economic change and urban decline, stigma has become a feature of many neighbourhoods in western post-industrial cities. In many cases, the negative labelling and resulting stigmatisation of a neighbourhood exerts a powerful influence on the material and psychological well being of residents, which contributes towards their experience of exclusion from important aspects of economic, social and cultural life. In the UK, recent neighbourhood regeneration strategies have been characterised by a strong focus on physical and economic aspects of renewal. This approach has been beneficial in terms of producing improvements in the general quality of residential life; however, there remains a lack of focus on addressing stigma as a distinct neighbourhood problem.

Based upon case studies of the experiences of two Scottish housing estates and an extensive literature review, this paper suggests that although stigma has been tackled indirectly in recent urban regeneration programmes these may underestimate the enduring nature of stigma. This is based upon the finding that stigmatised labels can be tenacious and when a negative reputation is established in the wider city and often beyond, this becomes ingrained in external perceptions that further perpetuate the notion of a neighbourhood and its residents as problematic, reinforcing the experience of disadvantage and exclusion. Perhaps more problematically, the negative reputation of a neighbourhood and its residents can become a defining feature, over and above any positive attributes and in some cases a poor reputation can remain years after improvements have been carried out in a neighbourhood.

The paper highlights the ways in which gaining a fuller understanding of the process of neighbourhood labelling and stigma, including its origins and dynamics might better inform practitioners involved in neighbourhood renewal. It is proposed that stigma should be approached as a distinct entity rather than as one of many neighbourhood problems and that placing stigma as a central focus of regeneration activity is beneficial for the long-term vitality of stigmatised urban neighbourhoods.

**Key Words:** stigma, exclusion, neighbourhood regeneration

# **East Central European Inner Cities Facing Demographic Change: Comparative Analyses in Polish and Czech cities for the Transition Period**

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## **ABSTRACT**

Cities in East Central Europe (ECE) have been facing profound quantitative and qualitative demographic changes since the 1990s. Declining birth rates, ageing, changing household compositions and consequences of inter- and intraregional mobility impact on the development of urban agglomerations bringing about far-reaching impact on the cities and their functional, socio-spatial and housing market structures.

Set against this background, our paper focuses on the nexus of demographic change and housing in inner-city residential areas in ECE cities. Using the example of Polish and Czech cities, it analyses whether demographic shifts are already mirrored in the social composition of the areas. A special focus are non-traditional household types (singles, cohabiting couples or unrelated adults sharing a flat) since it is well-known from “Western” research that inner-city areas are in particular appropriate for these households because of their built fabric, central location and the variety of urban amenities. Accordingly, many neighbourhoods in West European core cities experienced profound physical, symbolic and social changes in the past decades. By contrast, many inner-city areas in Poland and the Czech Republic have been in a process of long-term decay for several decades. After 1990, small-scale regeneration is intertwined with further neglect, decline and insular luxury renovation. Housing markets are characterised by strong internal barriers, low mobility as well as complicated restitution and property changes. Research has to prove whether current demographic and social change already leads to structural shifts in the urban space brought about by “residential” impact, i.e. to “neighbourhood careers” of segregation, up-grading or decline, or if it is likely to do so in the near future.

Empirical evidence from different cities – Gdańsk, Łódź, Brno und Ostrava – will be presented, drawing on census and municipal data. The theoretical body of knowledge of postsocialist transition research is amplified by considering the hitherto under-researched field of housing demography. As a result, the complex shape and path dependencies of demographic and household development in ECE inner cities are to be identified and set into relation with experiences from Western Europe.

The paper draws on research carried out within the international project titled “Socio-spatial consequences of demographic change for East Central European cities” sponsored by the German VolkswagenStiftung from 2006 to 2009.

**Key Words:** East Central Europe, inner city, demographic change

# **Guidelines for the Perfect Inner City? Empirical Evidence of a New Wave of Reurbanisation in East German Cities Using an Interdisciplinary Indicator Set**

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## **ABSTRACT**

In this paper, we analyse the appropriateness of an indicator set for the observation of inner-city reurbanisation processes which gain more importance throughout Europe. Reurbanisation is conceptualised here as a process of long-term stabilisation of inner-city areas by both a readiness of present residents to stay and an influx of new residents. Recent research evidence across Europe underscores that reurbanisation depends much on local settings of institutional, socio-economic, infrastructural and environmental factors. To get a broader picture of its evidence, progress and local specifics and to provide practitioners with knowledge how to stabilise the inner city, reurbanisation needs to be observed in a long-term way. The complex character of reurbanisation sets new challenges for monitoring approaches and indicator-based tools.

Therefore, we have analysed the demands and prerequisites for monitoring inner-urban reurbanisation processes with particular respect to the complex reality of current household-related inner-urban changes in Eastern German cities. Starting from a number of new requirements that reurbanisation sets up for a long-term observation of inner-city reurbanisation we introduce a set of 20 indicators with demographic and household focus. For the city of Leipzig, Eastern Germany, the evidence of the indicators was tested by means of small-scale municipal data for all urban districts and time series from 1992–2005.

Cross-referencing our findings, the following conclusions could be made:

- First, it became clear through evidence that previous monitoring approaches did not fully apply for reurbanisation as a complex development. This complexity is especially evident because of the close interplay of reurbanisation with demographic and household shifts and the related altering housing preferences that need to be considered.
- Second, according to these aforementioned specifics, the indicator set is based on demographic indicators. It further incorporates additional ones to monitor a more complete picture of what is reurbanisation. In particular, the approach presented here meets the specifics of reurbanisation in a primarily qualitative understanding.
- Third, for the chosen example of Leipzig, the baseline indicators and the whole set passed the statistical test and confirmed the assumptions made before for reurbanisation-sensitiveness of inner-city districts in Leipzig. The indicator set seems to be appropriate to monitor reverse disurbanization, too.

- Fourth, hitherto results demand for the application for other local contexts, a feedback expert discussion of the indicator set by results from statistical tests and, in addition, a clustering, ranking and cross-comparison of dependent indicators.

**Key Words:** reurbanisation, indicators, neighbourhoods

# **Neighbourhood Environmental Service Provision and Neighbourhood ‘Effects’: Exploring the Role of Urban Services in Intensifying Neighbourhood Problems**

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## **ABSTRACT**

This paper examines the consequences of a system of neighbourhood environmental service provision which fails to pay sufficient attention to territorial differences in ‘need’ for such services. It explores the impacts of a ‘territorial injustice’ of service provision for poor neighbourhoods, arguing that insufficient service provision operates as a ‘neighbourhood effect’ compounding the problems of being poor and living in a poor area. The paper analyses the processes by which services such as street cleansing and refuse collection can operate as neighbourhood effects. It shows how high levels of social need and a failure within environmental service provision to compensate for these levels of need, combine and interact to deepen the environmental problems encountered in many deprived neighbourhoods. In particular the paper shows how these interactions reduce the capacity of both front line service providers and neighbourhood residents to cope with environmental challenges and thus entrench neighbourhood disadvantage. The focus of the paper on the ‘neighbourhood effects’ of urban services complements much of the existing literature on the impacts of concentrated deprivation which has tended to analyse ‘effects’ on residents’ life course and life chances, rather than on the quality of life within neighbourhoods. The paper also offers insight into how a territorial injustice of service provision both drives and is reinforced by socio-spatial segregation, as well as understanding of how neighbourhood environmental quality impacts on the structure and vitality of the city.

**Key Words:** neighbourhood effects, territorial justice, environmental services

# **Territorial Behaviour Among Young People in Disadvantaged Areas**

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## **ABSTRACT**

This paper focuses on territorial behaviour among young people in disadvantaged residential areas in UK cities. For the purposes of investigation we defined territoriality as: ‘a social system through which control is claimed by one group over a defined geographical area and defended against others.’

The main approach is underlain by an assumption that territoriality is problematic for the life chances of the young people caught up in it and for the neighbourhoods that play host to it. However we also recognised the potentially positive nature of territoriality as an expression of mutual support and positive attachment.

### **The paper addresses six questions:**

1. What is the nature and role of territoriality in deprived neighbourhoods?
2. What are the origins of territoriality?
3. What is the geography of territoriality?
4. Who is affected by territoriality?
5. What are its impacts on young people and on their communities?
6. To what extent are the current policy responses to territoriality appropriate?

The paper is based on research in youth projects in six UK cities, where interviews and focus groups were held with project staff and volunteers and with young people.

**Key Words:** young people; territoriality; disadvantage



# **Place Attachment, Population Turnover and Social Mix**

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## **ABSTRACT**

This paper explores the factors that create place attachment in deprived neighbourhoods and, in particular, the impacts that high turnover and social mix have on an individual's attachment. Place attachment is generally seen as having positive impacts for individuals and for neighbourhoods. For individuals, it may provide security or predictability; access to social networks; and/or a sense of identity. For neighbourhoods, it has been associated with increased stability, social cohesion, and more committed or active residents. The concept clearly sits well with current policy concerns with the promotion of "sustainable communities", particularly in more deprived neighbourhoods. On the surface at least, both turnover and social mix would appear to threaten place attachment by inhibiting the formation of social networks and by reducing familiarity or predictability. In this sense, the policy objective of promoting "mixed communities" may be at odds with the ambition for "sustainable communities".

This paper reports on the qualitative stage of a study to explore the relationships between attachment, turnover and mix. It follows on from a quantitative analysis of data from a major UK Government survey (the Citizenship Survey). Data from 39 semi-structured interviews from 4 case-study neighbourhoods are used to explore the factors which lead to or inhibit place attachment. Four areas with contrasting combinations of turnover and social mix were chosen from one city region. The findings from the qualitative phase support and give greater depth to the quantitative phase but they also provide new insights. The results have a number of implications for neighbourhood policy.

**Key Words:** place attachment, social mix, population turnover

# **Residential Churn and Deprivation: a Typology of Deprived Neighbourhoods**

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## **ABSTRACT**

Residential mobility is widely seen both as a cure and a symptom of area deprivation. We argue that the ‘success’ of government interventions to reverse patterns of decline in deprived neighbourhoods ought to be assessed against the fortunes of the households who live or lived in them, as well as against conditions in the area as a whole. If the focus of policy is on area change, but the more affluent and successful leave and are replaced by more deprived households, deprived areas will stay deprived in spite of policy initiatives. Local policy priorities therefore need to take account of the roles that different areas play in the wider system of residential mobility. The different roles of areas may best be understood by exploring the mobility patterns of movers: where they come from/go to and their socio-economic characteristics. By distinguishing moves from/to areas that are similarly deprived, less deprived and more deprived we can derive four ‘ideal’ area types: Escalators, Gentrifiers, Isolates and Transits. The classification suggests that neighbourhoods perform different functions within the context of the wider housing and labour markets and that their differing characteristics may have implications for the nature of policy interventions.

**Key Words:** deprivation, migration, turnover

# **Micro Cosmos: Dynamics of Long-Term Change in Inner London**

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## **ABSTRACT**

What causes long-term urban and neighbourhood change? The current government is concerned with growing inequality and segregation across British cities; yet inner London, for instance, is a place where affluence and deprivation has long a long history of geographic concentration, but also close proximity. When Booth mapped the area north of Holborn in 1898/99 middle class Hatton Garden was bordered by chronic want to the west and north, and the poor areas of Saffron Hill to the east. Yet Hatton Garden itself had been the place of destination for poorer artisans 1830s and subsequently cheap Jewish labour in the diamond and jewellery industry. While Hatton Garden prospered, Saffron Hill to the east was redeveloped repeatedly as a result of road improvements, rail network expansions, slum clearance and the Blitz. Hatton Garden is the historic centre for the diamond and jewellery industry in London, but at the beginning of the 21<sup>st</sup> century the area is facing redevelopment as historic buildings are being redeveloped into offices and residential flats for 'new economy' businesses and workers.

In this paper we analyse the long-term development of the modern day Super Output Area containing Hatton Garden and Saffron Hill. The analysis is centred on a panel data of residents (1861-1901) and a panel data of economic activity (1871-1971). We hypothesise that urban areas, generally, exhibit long periods of little or no change, and that change often occurs in discrete shocks. Agglomeration economies are recognised as an important factor in the clustering of economic activity, but, more recently, similar theories have been extended to neighbourhood effects and residential clustering as well. Externalities based models on urban change typically exhibit nonlinearities, tipping points or thresholds beyond which neighbourhood change might occur rapidly. We empirically explore the role of residential self-organisation, clustering and four types of shocks, potentially, triggering discrete shocks (exogenous, endogenous, policy intervention and technological innovation) in a London micro cosmos.

**Key Words:** urban change, self-organisation, neighbourhood externalities

# **Innovative Combination of Approaches for Vital Monitoring and Provision of Viable Revitalisation**

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## **ABSTRACT**

The paper focuses on complex issues concerning neighbourhoods' revitalisation. It is based on the research Behavioural Maps for a Vital City: Innovative Use of GIS for Monitoring and Presentation of Spatial as well as Non-spatial Elements of Revitalisation of a City Centre, commissioned by the Municipality of Ljubljana. For any neighbourhood to address, observe and react to revitalisation processes requires a well developed and sustainable monitoring concept. The main issue of this research is to set up a methodology for a comprehensive revitalisation of a neighbourhood, illustrated on a case study of a part of a city centre. In order to achieve a comprehensive and viable revitalisation the project created a core set of indicators covering aspects of design, urban planning, usage and programme of public spaces, usage and program of the buildings (residential use versus offices, commercial etc.), property, public-private cooperation. Beside usually analysed data, such as number of households, diversity of uses in a building, quality of façades, etc., stressing the role of usage of open spaces as an indicator of a dynamic and vitality of the city, it aims for equal concerns of built and non-built environments in cities in the processes of regeneration and revitalisation. This is reflected in the evaluation of a case study area from 4 essential viewpoints: accessibility and connectivity of the area, land use and diversity of uses in buildings, comfort and image, and sociability. Thus, it stress the importance in revitalisation processes of an equal consideration of programme, amenities and dynamic of changes in open spaces as well as of their edges, buildings enclosing them.

Firstly, the paper is focused on some background information about the site and a brief overview on situation concerning regeneration and revitalisation for the city of Ljubljana. Secondly, it pays attention to each approach, data collected by it and preliminary results of each. The analysis of accessibility and connectivity focuses on physical and functional accessibility, cognitive accessibility, and connectivity from functional point of view as well as from morphological viewpoints. The analysis concerning dynamic of changes in the built frame of open spaces is based on analysis of mixed uses (horizontal and vertical mixing) and detailed inquiry of users. Image of places is studied by structured interview of users, those who live in the area as well as accidental users in the area. Sociability and usage of open places are addressed by using observation and behavioural mapping method. Finally, the paper elucidates usability of combined method based on application of all 4 above mentioned approaches.

**Key Words:** revitalisation, mixed use, neighbourhood dynamics

# **Neighbourhood Retail Development in the Context of Changing Social Structure of the Post-Socialist City of Brno**

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## **ABSTRACT**

The post-socialist cities are the spaces of substantial socio-economic and functional changes inducing different impacts to the particular neighbourhoods. Depiction of changes of the retail network in the city of Brno and their linkages to the spatially differentiated social development are the main goals of the paper.

Using the Census data from the years 1991 and 2001 the socio-economic structure of the city of Brno as well as its dynamism/inertia will be outlined. The characteristics and developmental trajectories of particular neighbourhoods will be then interlinked with the analysis of re-structuring retail network based on the empirical survey data from the years 1997, 2000, 2003 and 2006.

Several research questions can be propounded. Are there any relations between the dynamism of the socio-economic measures and the character of neighbourhood retail development? If they are, what kind of mechanisms and spatial logics can be disclosed? What are the impacts to the functional integrity of the neighbourhoods?

**Key Words:** retail development, social structure, post-socialist city

# **Successful Places – for ‘Successful’ People? The Challenge of Retaining Long-Term Residents Whilst Regenerating Urban Neighbourhoods**

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## **ABSTRACT**

Efforts to regenerate low-income or declining urban neighbourhoods are increasingly oriented towards creating ‘mixed communities’ – neighbourhoods of mixed tenure, income, ethnicities. This government-sponsored aspiration has a financial logic, with the receipts from new private housing providing partial subsidy for the costs of regenerating or redeveloping social housing or paying towards improved local infrastructure and community facilities. It also has a social logic, based on the expectation that proximity of diverse ethnicities, tenure and income-groups will foster social cohesion. In addition to these two objectives which are driving the creation of mixed communities, the diversification of extant urban neighbourhoods also follows from the sheer demand for new housing and the prioritisation of brownfield land to supply it. Thus the regeneration of low-income areas is now about more than improving the prospects of local people; it is also about attracting new residents and meeting the growing demand for housing.

Seeking to attract new occupants, however, may bring the regeneration into tension with the interests of long-term residents. Studies have considered how regeneration schemes impact on residents whilst they are in progress, through for example the disruption caused by demolition and years of re-building. This paper differs in considering how regeneration schemes reshape the local demography. The paper draws on a longitudinal study of 12 low-income areas\* (11 in England, one in Wales) to consider the nature and impacts of regeneration initiatives which specifically aim to attract higher-income residents. The clarity with which local authorities set out this objective was a striking feature of the research, as was the relative lack of reflection on how this would affect the long-term residents. This paper offers such a consideration of how the drive to alter the socio-economic character of low-income areas interacts with the interests of long-term residents. It draws on evidence from these 12 areas to suggest how the challenge of retaining the original population alongside the incomers has best been met.

\*The ESRC Dynamics of Low-Income Areas Study which started in 1998

**Key Words: regeneration; residents; low-income**

# **Social Cohesion in Suburban Neighbourhoods: the Case of Prague**

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## **ABSTRACT**

In the past, there was a large debate on the social cohesion and the importance of neighbourhoods in metropolitan areas. A great contribution to this discussion was the formulation of the “Community Question” by Barry Wellman. He introduced three distinctive concepts of community: the community saved, the community lost and the community transformed.

In recent years, sociologists focused their studies mainly on the character of the community transformed and the non-local ties (especially in connection with the development of the internet community). However, I assume that neighbourhood is still important in people’s lives and that consequently the evaluation of the local level is still very important.

This paper focuses on the social cohesion and the nature of social ties in suburban neighbourhoods. Many scholars speak about the crisis of community in modern society and blame suburbanisation as one of the main processes deepening this crisis. Though it is clear that with the development of modern technologies the ties within neighbourhoods have weakened, it could be said that significantly important social ties could be still seen even in such newly built localities.

In the Czech Republic suburbanisation is a dynamic process that is a considerable influence not only on the socio-spatial structure of Prague metropolitan region but also on the social environment of affected neighbourhoods. The empirical study is based on unique data from an extensive field research, which was realized in May 2006 in 9 localities.

Czech suburban development usually takes place within an existing settlement; newcomers have a significantly distinct character compared to the native inhabitants (higher social status, different lifestyle etc.) and consequently they bring new resources and qualities to the neighbourhood. In this study I evaluate changes in these neighbourhoods: how newcomers create local ties and integrate into existing social structures. In reality, it is seen that suburbanites tend to integrate to the local communities; they develop new ties with their neighbours and also show a significant level of civic engagement and political participation. From my research it would seem that Prague suburban neighbourhoods show traits of the community saved.

**Key Words:** community development, social cohesion

# **Grounding the City in Neighbourhoods: Assessing the Sustainability of the Built Environment of Neighbourhoods**

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## **ABSTRACT**

This paper describes the development of a Neighbourhood Sustainability Framework and its supporting assessment tools. The Neighbourhood Sustainability Framework is designed to assist local authorities, planners, developers and communities to improve the sustainability of the residential built environment in the context of both planning and developing new neighbourhoods and in renewing and retrofitting existing neighbourhoods.

The Neighbourhood Sustainability Framework reflects international research around the characteristics of resilient and adaptable neighbourhoods. Two of its main strengths are that it:

- It is designed to be used by practitioners confronted with real decisions about the positioning, design, building and renewing of neighbourhoods.
- It goes beyond amorphous definitions of sustainability and articulates specific qualities and dimensions of sustainability in relation to neighbourhoods.

Neighbourhood Sustainability Framework includes fuzzy notions of cohesion, resilience and adaptability, but does so in a way that can be measured empirically through two assessment tools: an observational assessment tool and a resident self-report tool.

The tools are in the process of refinement and have been tested on a series of nine case study New Zealand neighbourhoods. The application of the tools have shown how critical the location and connectivity of neighbourhoods to the wider city system are. The tools also provide a method by which the relative priorities for social and community development compared to reshaping the built environment can be identified and balanced.

**Key Words:** neighbourhoods sustainability measurement



## **Mixed Communities: the Fourth Dimension**

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### **ABSTRACT**

The concept of ‘mixed communities’ has become an overarching goal of housing and regeneration policy in the UK and in several other European countries. This is in response to concerns about social segregation in itself, and to the desire to reduce the social and individual costs of segregation – in spatial location, in ways of life and in attitudes. Research and policy effort on mixed communities has focussed on the first three dimensions – space. In particular, it has concentrated on how to create or maintain ‘spatial’ social mix within residential areas of cities. Space is seen to structure the potential for interactions between different sorts of people, and neighbourhood planning and careful design is thought to have the potential to encourage more interaction between them. Several countries have seen policies to influence neighbourhood social composition and housing mix, layout and design.

However, the studies which have looked into social processes and social and economic outcomes in existing and carefully-created ‘mixed’ residential areas have often found limited or disappointing results, at least against the most ambitious aims, and in particular on the extent of interaction between different sorts of residents. Some have suggested that the different lifestyles of different residents might be creating practical or social barriers to sustained or even casual interaction. Different daily schedules may mean that even literal next door neighbours rarely set eyes on each other, with little potential for spatial social mix to lead to social mixing.

This paper asks how much mixed communities encourage people of different kinds to: 1) observe each other; short of actual social mixing and 2) interact in a casual or a more meaningful way. It does this by exploring in more depth the fourth dimension of social life – time – which has been neglected in urban studies. Bringing together disparate evidence sources, from a wide range of literatures, it examines how time structures the potential for observation and interaction between similar and different sorts of people living in close proximity. It also introduces an experimental method for investigating the real experience of social mix across space and time in daily life.

Once time is taken into account, it appears that residential areas are being asked to do too much to create social mix and social mixing – perhaps schools, workplaces and public facilities offer neglected potential. In addition, concern about physically gated communities may be misplaced, given the significance of the barriers of time.

**Key Words: Mixed communities; social cohesion; time**