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**Grease to the wheel or a spanner
in the works?**

**Reflecting on the legacy of 40
years of property-led
regeneration in Tyne and Wear**

**Inaugural public lecture by Professor Paul
Greenhalgh, Department of Architecture
and Built Environment at Northumbria
University**

Introduction



Teesside Archive 1987



Home: NERA archives

Many 1990s regeneration agencies that operated in the North East of England have been wound up. Their legacy, as recorded in documents published during their lifetime, is dispersed, unprotected and is not in the public domain. Project NERA seeks to digitise such documents and make them accessible. The archive includes documents available to download as pdfs, and links to filmed footage. Hard copies may also be available on loan.

NERA holds documents that have been created by the following organisations:

- **BNG - Bridging Newcastle Gateshead Neighbourhood Renewal Pathfinder** (2003-2010)
- **Consett Project Genesis**
- **East Durham Task Force** (1991)
- **Grainger Town Partnership (GTP)** heritage-led regeneration of Newcastle's historic core (1997-2003)
- **Newcastle upon Tyne regeneration initiatives**
- **one NorthEast**, the Regional Development Agency (1999 - 2012)
- **Salford Quays Development** (1988 onwards)



- Restructuring from heavy industrial to post industrial economy
 - Physical legacy & transformation
 - 4 decades of interventions
 - Multiple limited life bodies
 - Learning lessons from past
 - All unattributed images are from North East Regeneration Archive
- <http://neregenarchive.online>

REGENERATION

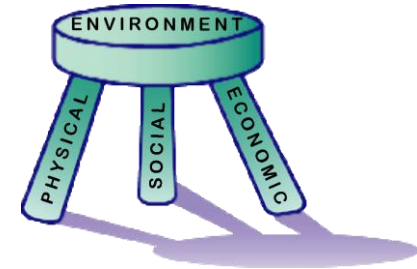
*'reversing **economic**, **social**, and **physical** decline in areas where market forces will not do this without support from government.'*

(CLG 2009)

URBAN REGENERATION

*'a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the **economic**, **physical**, **social** and **environmental** condition of an area that has been subject to change.'*

(Roberts & Sykes 2000)



*'concerted **social**, **economic** and **physical** action to help people in neighbourhoods experiencing multiple deprivation reverse decline and create sustainable communities. It isn't property development by another name. Property development happens through market forces. Physical urban regeneration requires public sector financial support which is only given to benefit deprived communities.'*

(Chris Brown, Chief executive, Igloo Regeneration, 2006)

PHYSICAL REGENERATION

*'work on the physical fabric of an area where such work forms part of a strategy to promote **social**, **physical** and **economic** improvements in a given locality, rather than just redevelopment driven solely by market forces. Such work may range in scale from major developments to simple refurbishments of public sector housing.'*

(Commission for Racial Equality 2007)

Early influences & provocations

- Newcastle Business Park wins RICS Urban Renewal Award 1992
- job creation claims & ignoring displacement
- glass half full or half empty?
- underpinning theory & methods:
 - Geography matters (Massey, 1980)
 - Uneven Development (Smith, 1984; Harvey, 1985)
 - Structure and Agency (Healey & Barrett, 1990)
 - Panacea or placebo? (Turok, 1992)
 - More than bricks and mortar (Robinson, Lawrence & Shaw, 1993)
 - Measuring spatial impacts of UDCs (Deas et al, 1996)



Have you ever wondered.....

- what is the biggest shopping centre in Europe doing in Gateshead?
- why was the longest factory in Europe built on Scotswood Road at around the same time?
- what is the largest office park in the U.K. doing in North Tyneside?

Government area based initiatives

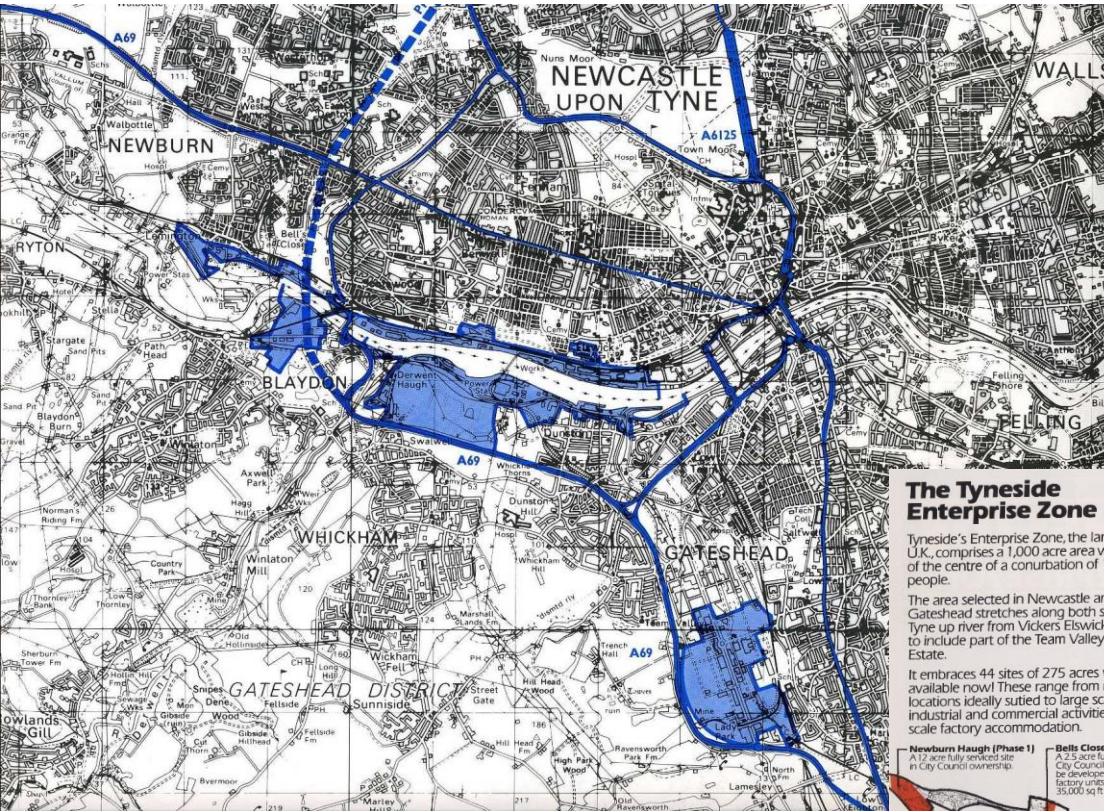
'Tyne and Wear has been the testing ground for government policy, a seedbed for a highly diverse range of public policies aimed at ameliorating the impacts of industrial decline and the particular problems posed by urban deprivation, and as such has been in receipt of a vast range of diverse policy instruments.'

(Robinson, 1994)

North East England is one of the most intervened in regions of the UK having benefitted from the following Area Based Initiatives (ABIs):

- 2 Urban Development Corporations (UDCs): Teesside and Tyne and Wear, both 1987-1998
- 5 designations of Enterprise Zones (EZs): Tyneside & Hartlepool (1981-91); Middlesbrough (1983-1993); Sunderland (1990-2000); East Durham (1995-2005); Tyne Riverside (1996-2007)
- Direct intervention by English Estates (EE) & English Partnerships (EP)
- 4 City Challenges: Newcastle West End, North Tyneside, Stockton & Sunderland
- Single Regeneration Budget (SRB) area based projects including Grainger Town & East Gateshead
- Garden Festival (Gateshead 1990)

Tyneside EZ 1981-1991



The Tyneside Enterprise Zone

Tyneside's Enterprise Zone, the largest in the U.K., comprises a 1,000 acre area within 1 mile of the centre of a conurbation of 1.2 million people.

The area selected in Newcastle and Gateshead stretches along both sides of the Tyne up river from Vickers Elswick and south to include part of the Team Valley Trading Estate.

It embraces 44 sites of 275 acres which are available now! These range from riverside locations ideally suited to large scale industrial and commercial activities to small scale factory accommodation.

Newburn Haugh (Phase 1)
A 12 acre fully serviced site in City Council ownership.

Bells Close
A 2.5 acre fully serviced City Council owned site to be developed with small factory units totalling 35,000 sq ft of floor space.

Vickers Scotswood
A 22 acre site of a former engineering works to be redeveloped by Vickers Ltd.

Inter Vickers
A 30,000 sq ft advanced unit available for occupation.

Noble Street
A 1.5 acre fully serviced City Council owned site. Available for development of 50,000 sq ft of floor space.

Vickers Elswick
A 70 acre site of a former engineering works owned by Vickers Ltd.

Blaydon
Nine sites suitable for development, several already serviced, totalling 40 acres. Sites range from 1 to 11 acres and are in various ownerships.

Cross Lane
100 acres of land requiring remediation, access and services. A further 20 acres will be opened up with new road construction.

Durston
Twelve sites available for development totalling 34 acres. Some immediately available. Sites range from 1 to 7 acres and are in various ownerships.

Team Valley
25 fully serviced sites totalling over 200 acres available on the well known English Industrial Estates developing. Sites range from 0.5 to 25 acres with one 83 acre site available.

Key
Red: serviced sites available now
Blue: site to be serviced



Tyneside's Financial Package

The Tyneside Enterprise Zone lies within a Special Development Area. This means

22% Regional Development Grant on buildings and plant and machinery for manufacturing activities

Selective Financial Assistance (loans at favourable rates and interest relief grants) in appropriate cases

Up to £8,000 per job created by mobile service industry development

No requirement for Industrial Development Certificates.

Enterprise Zone benefits include

Newcastle City Centre
A 10 year rates holiday on existing and new developments until August 1991

100% initial capital allowances against income and corporation tax on industrial and commercial buildings

Exemption from Development Land Tax

Priority treatment for customs warehousing and freedom to contract out of Training Board Schemes

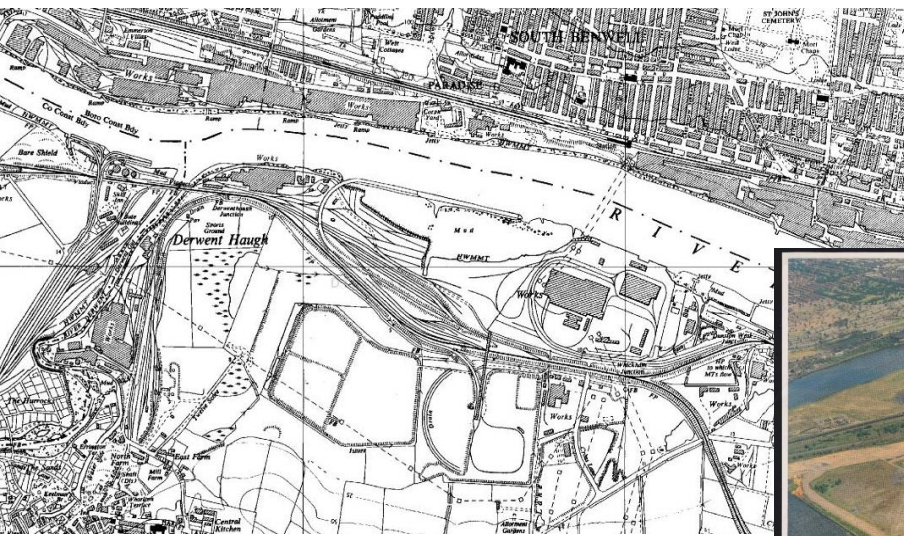
Tyne and Wear Act and Inner Urban Areas Act powers are also available. These enable local authorities within the limits of their financial resources to

Make loans for purchase of land, preparation of sites, and erection of buildings

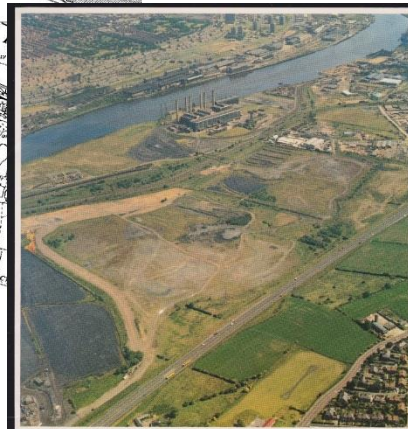
Give grants within limits for interest relief, rent relief, site and building preparation and removal costs.

Partnership status provides extra government funds for infrastructure improving sites, roads, services and the environment.

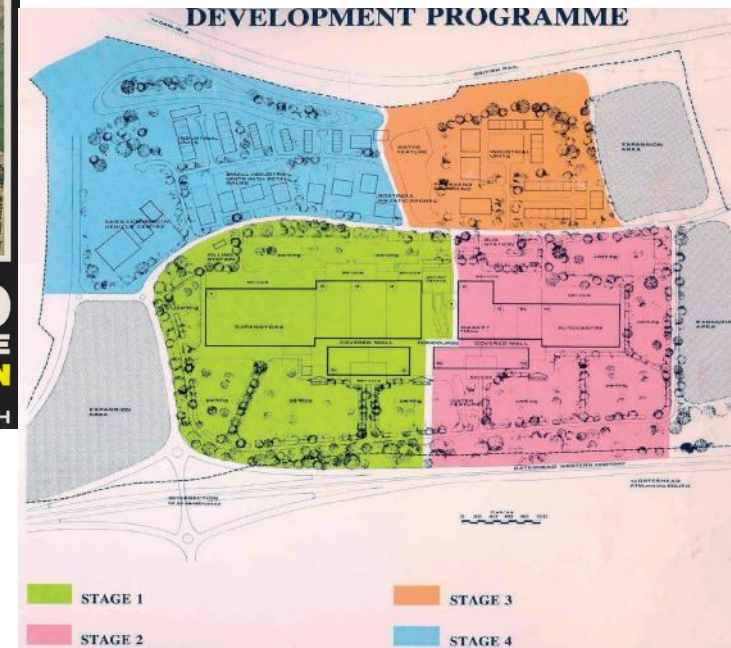
What did this site become?



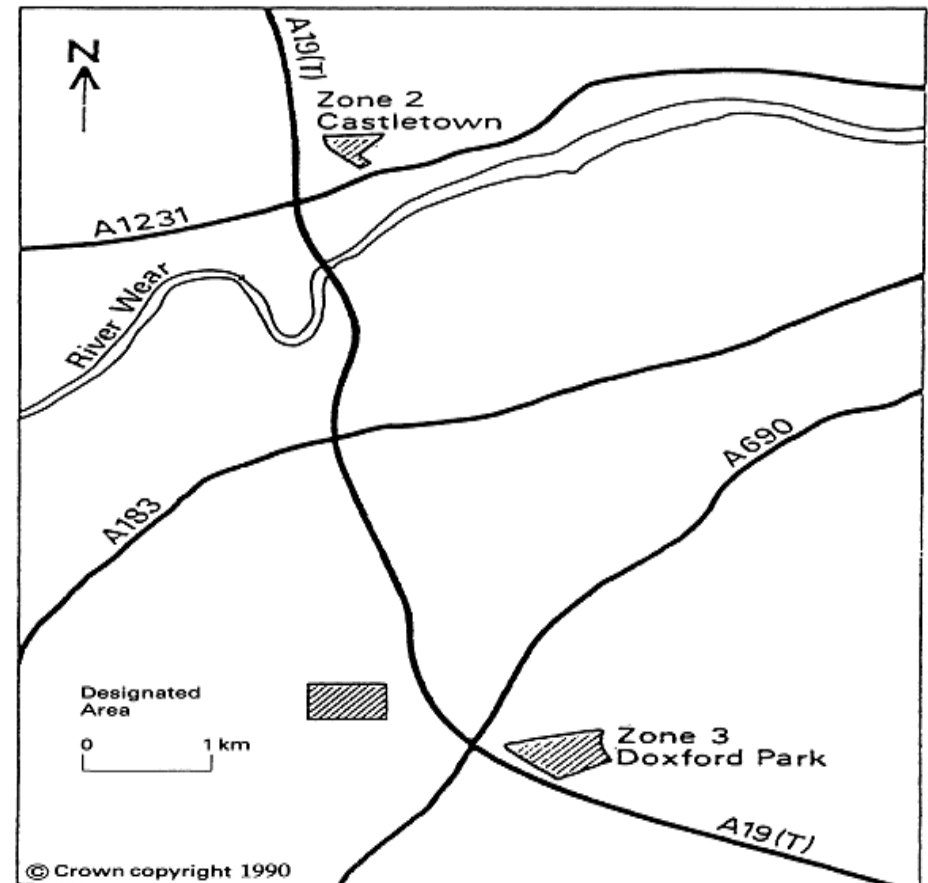
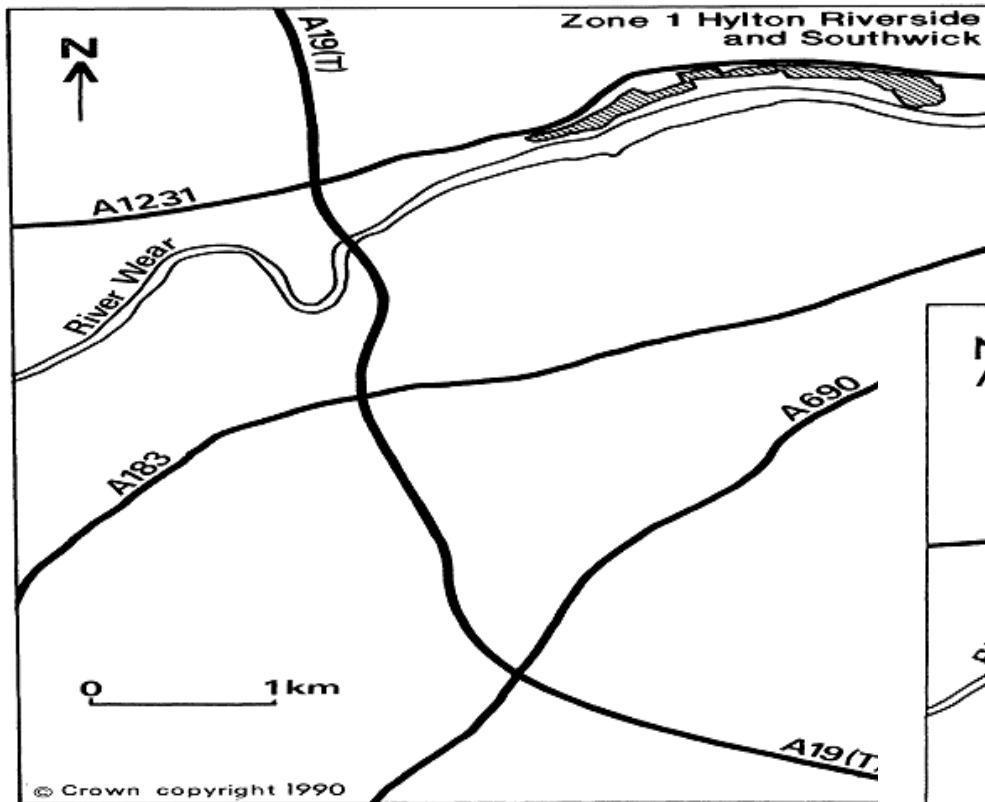
Digimap Historic OS circa 1950



GATESHEAD
ENTERPRISE ZONE SCHEME
2. CROSS LANE / DUNSTON
GATESHEAD METROPOLITAN BOROUGH



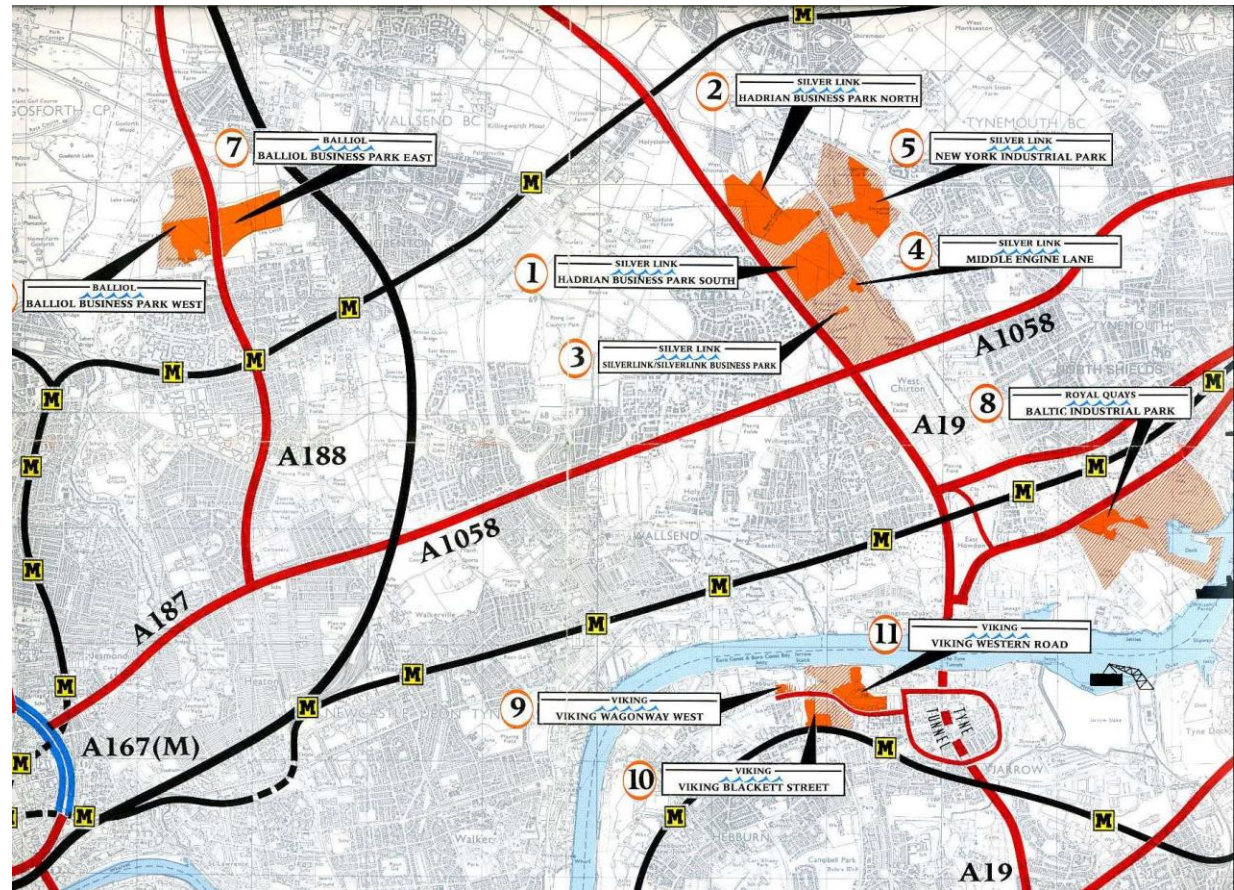
Sunderland 1990-2000



Tyne Riverside 1996-2007

Comprised:

- Balliol/Quorum
- Silverlink
- Hadrian (re-named Cobalt)
- New York
- Royal Quays
- Viking



EZ incentives

- capital allowances
- rates relief
- simplified planning
- reduced statistical requirements
- speedier administration
- exemption from industrial training board levies
- priority given to applications for inward processing relief,
- exemption from development land tax (abolished in 1986)

(LGP&L & Finance Acts 1980)

Impact of incentives

Rates Free:

- 10 year rates holiday for all existing occupiers in EZs
- intended to reduce occupancy costs for tenants/occupiers
- What do you think EZ landlords did in response?
- Approximately half incentive clawed back by landlords via higher rents
- In EZs with no pre-existing buildings, much of period elapsed before buildings became available for occupation
- When rates holiday expired occupiers were saddled with imposition of business rates and higher rents

Capital Allowances:

- 100% tax allowances for spend on buildings/fixed plant & machinery
- EZ trusts allowed high net worth individuals to invest tax free
- Lack of transparency about cost to taxpayer
- Benefitted investors, landowners & developers
- 'Golden contracts' extend life of capital allowances by 10yrs

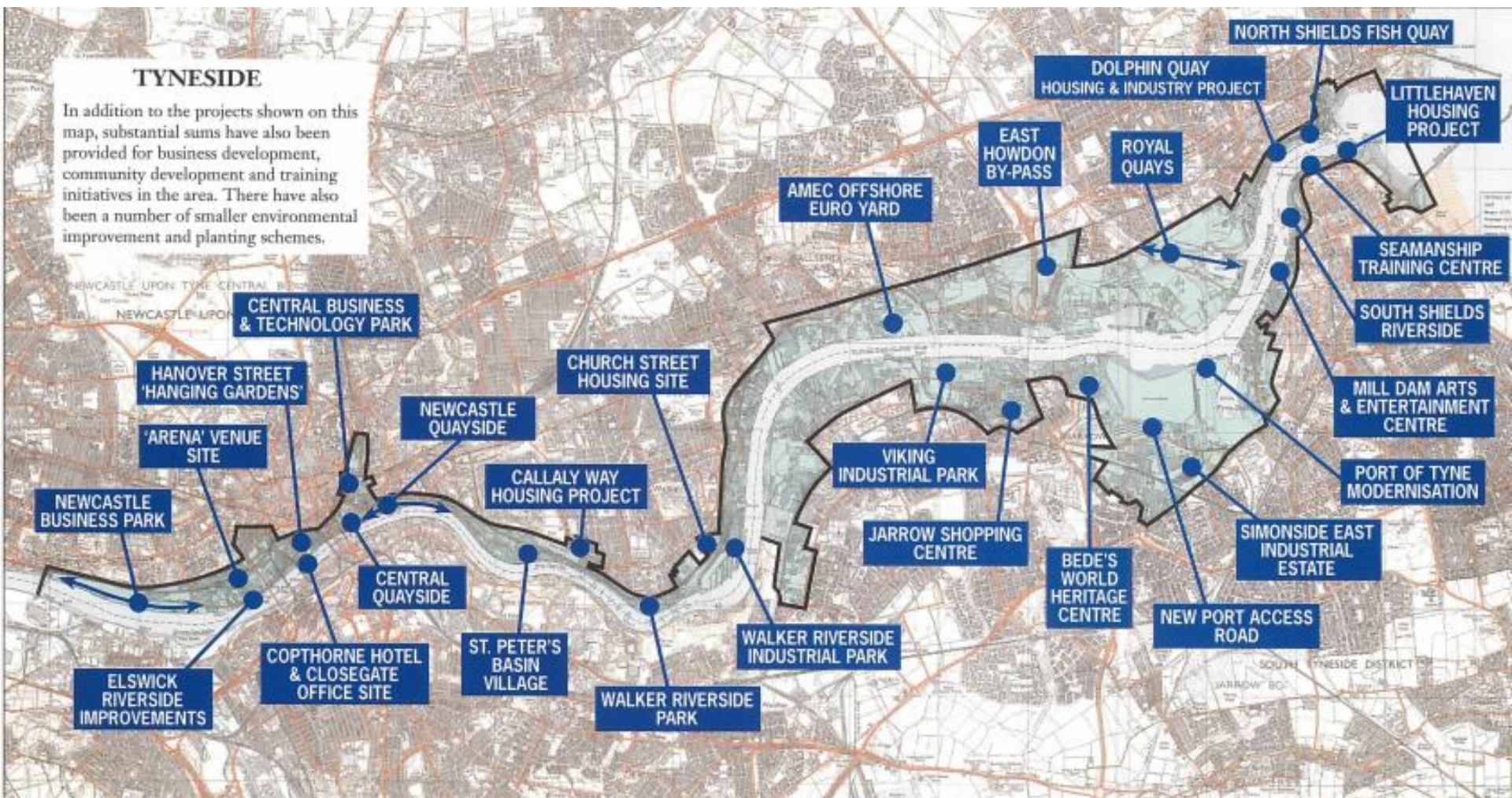
Tyne and Wear Development Corporation Archives

The Tyne and Wear Development Corporation (TWDC) was established in 1987 to develop land on the banks of the River Tyne and the River Wear in England. Its flagship developments included the regeneration of the East Quayside in Newcastle, Royal Quays in North Tyneside and St Peter's in Sunderland. During its lifetime 10,700,000 square feet of non-housing development and 4,550 housing units were built. Around 33,707 new jobs were created and some £1,115m of private finance was leveraged in. Circa 1,287 acres of derelict land was reclaimed and 24 miles of new road and footpaths put in place. The Chairman was Sir Paul Nicholson and the Chief Executive was Alastair Balls. It was dissolved in 1998.

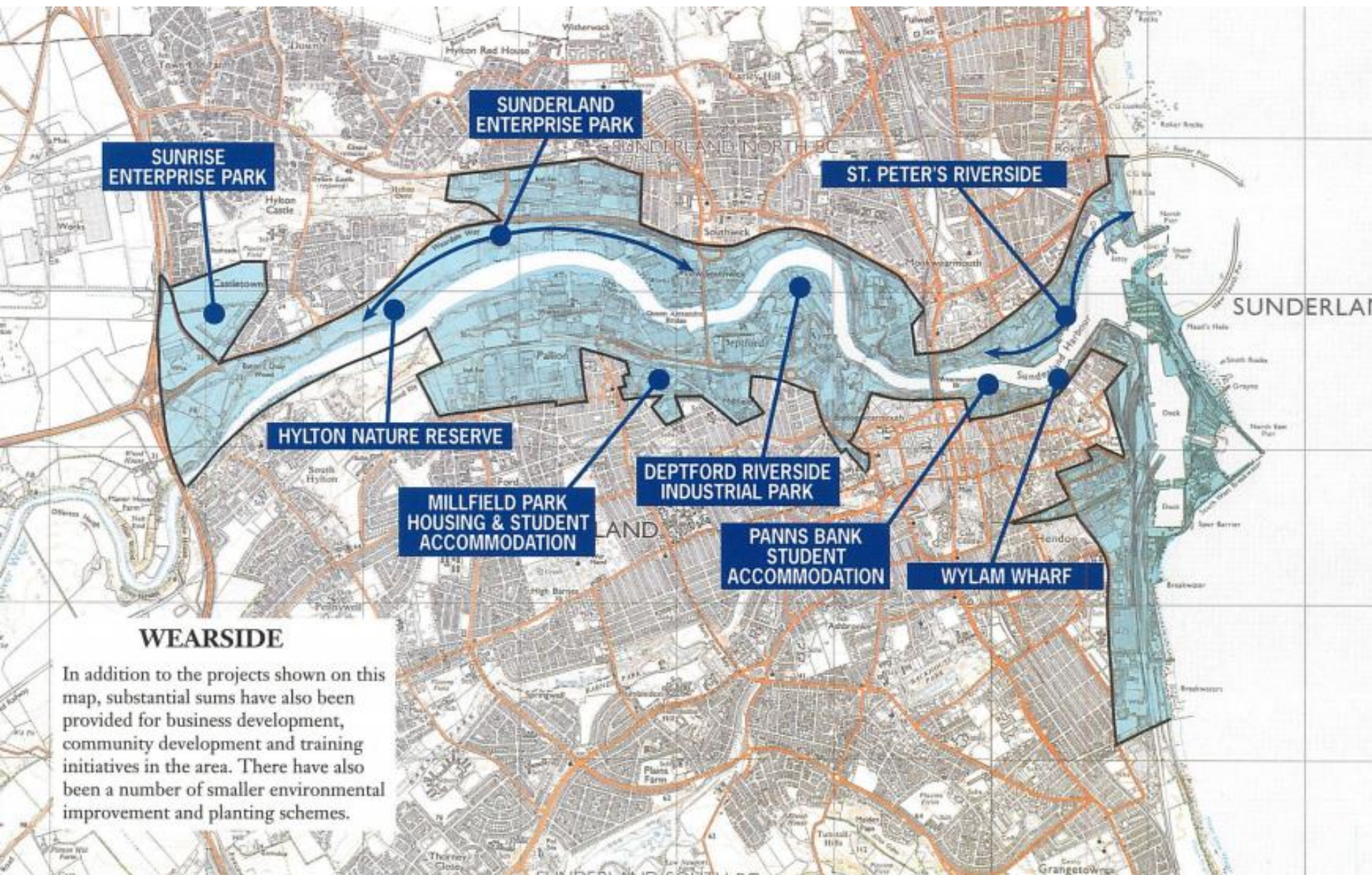
Full access to the archives has been requested by NERA.



PJ and Duncan on the day.



TWDC Tyneside Urban Development Area & major projects

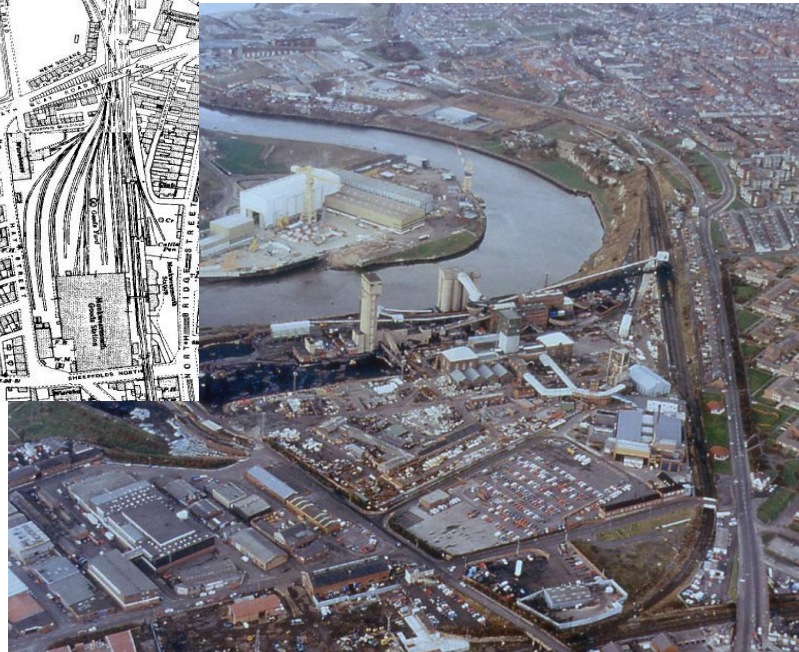
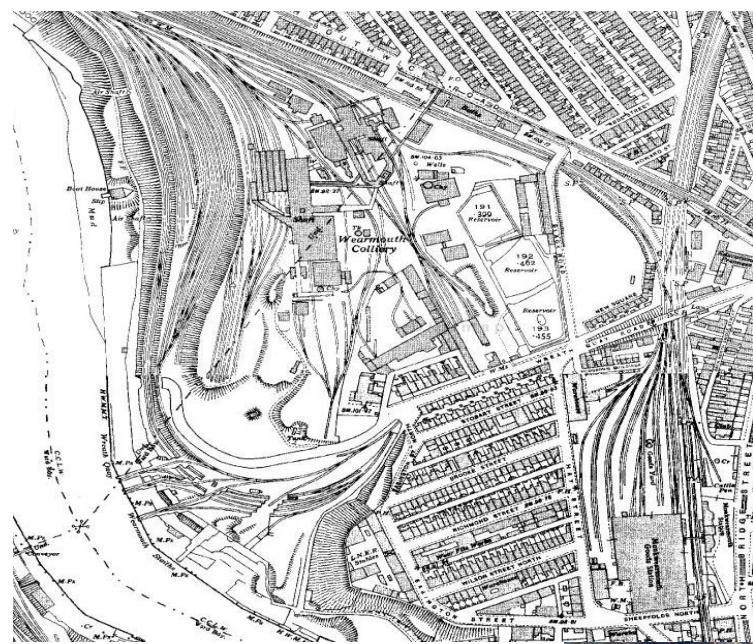


TWDC Wearside Urban Development Area & major projects

Wearmouth Colliery/SoL: TWD



Northumbria
University
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Digimap Historic
OS circa 1940



Urban Development Corporations

UDC Remit and Powers (LGP&L Act 1980):

- pursue development of land and property
- assemble development sites using compulsory purchase powers
- use capital funds to 'pump prime'
- reclaim and remediate derelict and contaminated land
- Act as Development Control Authority in UDA
- Pursue master planning
- Invest in infrastructure and services/utilities
- To (boldly?) go where the private sector will not go
- De-risk sites to facilitate private sector investment and development

Question: which leg of the '3 legged stool' of regeneration do you think was missing?

Urban Development Corporations

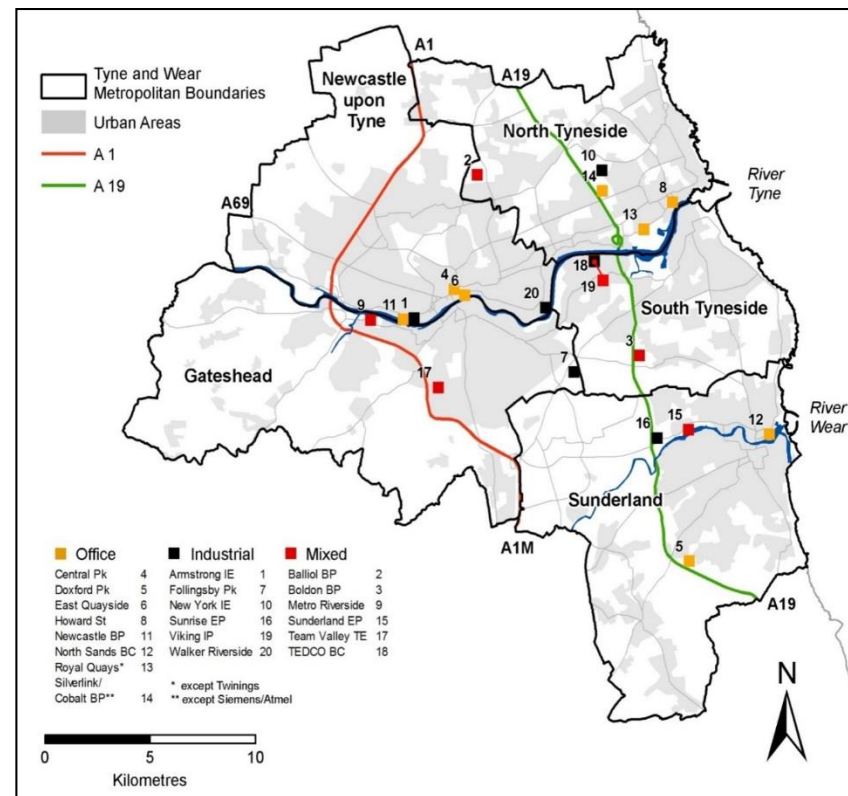
UDCs got the job done but were controversial because:

- generously funded at time when local authorities rate capped by Conservative Government – less money overall going into deprived areas; giving with one hand, taking away with the other
- usurping of Local Authorities – deployed Development Control and Compulsory Purchase powers in Urban Development Area (UDA) – operated fiefdoms outside of local democracy
- lack of accountability and transparency – accountable only to SoS Environment, who appointed Chief Executive, Chair & Board
- financial incentives mainly benefitted investors and developers
- flagship projects encouraged displacement and relocations
- 'trickle down' did not work - pursued narrow remit in single minded way; local population last to benefit from activities; failed to relieve unemployment and deprivation

(paraphrasing MacGreggor and Pimlott 1991 & Atkinson and Moon 1994)

T&W study: 22 developments

No	Development	Profile	L.A.	EZ	UDA	EP	Condition
1	Armstrong Industrial Estate	Industrial	NC	✓	✓		DI
2	Balliol Business Park	Office/Industrial	NT	✓		✓	GR
3	Boldon Business Park	Office/Industrial	ST			✓	DC
4	Business Innovation Centre	Incubator	S	✓			DC
5	Central Business & Technology Park	Office/Incubator	NC		✓		DR
6	Doxford International Park	Office	S	✓			GR
7	East Quayside	Mixed use	NC		✓		DD
8	Follingsby Park	Industrial	G				DR
9	Howard Street	Incubator/Mixed Use	NT				DCom
10	Metro Riverside Park	Office/Industrial	G	✓			DI
11	New York Industrial Estate	Industrial	NT	✓		✓	GR
12	Newcastle Business Park	Office	NC	✓	✓		DI
13	North Sands Business Centre	Incubator	S			✓	DI
14	Royal Quays	Mixed Use	NT	✓	✓		DD
15	Silverlink Business Park	Office/Industrial	NT	✓			GR
16	Simonside East Industrial Estate	Industrial	ST		✓		DR
17	Sunderland Enterprise Park	Office/Industrial	S	✓		✓	DC
18	Sunrise Enterprise Park	Industrial	S	✓	✓		GR
19	Team Valley Trading Estate	Mixed Use	G	✓		✓	GR
20	TEDCO Business Centre	Incubator	ST		✓		DI
21	Viking Industrial Park	Industrial	ST	✓	✓	✓	DI
22	Walker Riverside	Industrial	NC		✓	✓	DD



Local Authority Code

G	Gateshead
NC	Newcastle
NT	North Tyneside
ST	South Tyneside
S	Sunderland

Condition Code

DD	derelict docks
DC	derelict colliery
DCom	derelict commercial
DI	derelict industrial
DR	derelict railway
GR	greenfield

Newcastle Business Park: TWDC/EZ/Dysart



Tyne & Wear Archives 1962



Aerial images of site
during remediation
and development
(NERA)



Armstrong Centre to NBP (Dysart)

WHOEVER YOU ARE, THERE'S  SOMETHING HERE FOR YOU

ARMSTRONG CENTRE

Artists' Impression (not to scale)



The Riverside Village
A tranquil, prosperous home for the craftsman and businessman

The Craft Home Concept
Every craftsman needs a place to live and a place to work. Until now that has generally meant two separate buildings, resulting in more expense and less convenience. The Riverside Village introduces the 'Craft Home' especially designed to enable the craftsman or artisan to live where they work.

Each attractive three-storey building will provide comfortable, spacious living accommodation and a large sales and/or manufacturing area on a separate floor. This supremely practical concept offers residents the pleasure of living in a community of kindred spirits and the practicality of operating in one building designed from the outset to combine working with living. Naturally the Armstrong Centre and the range of facilities it provides will ensure a steady supply of customers and visitors throughout the whole week. Riverside Village dwellers will also appreciate the convenience of having shopping, leisure and business facilities within walking distance for themselves.

Elegant Offices
With ample car parking and a beautifully landscaped environment the Riverside Village makes the office into an art form. Forget about drab urban environments. Around you will be trees, bushes and grassy open spaces with spectacular views across the river to the magnificent International Garden Festival. And what office offers such superb amenities within a few minutes walk? An International Arena, shops, a boating Marina, a friendly pub and a superb restaurant. All in an environment alive with the spirit of enterprise!

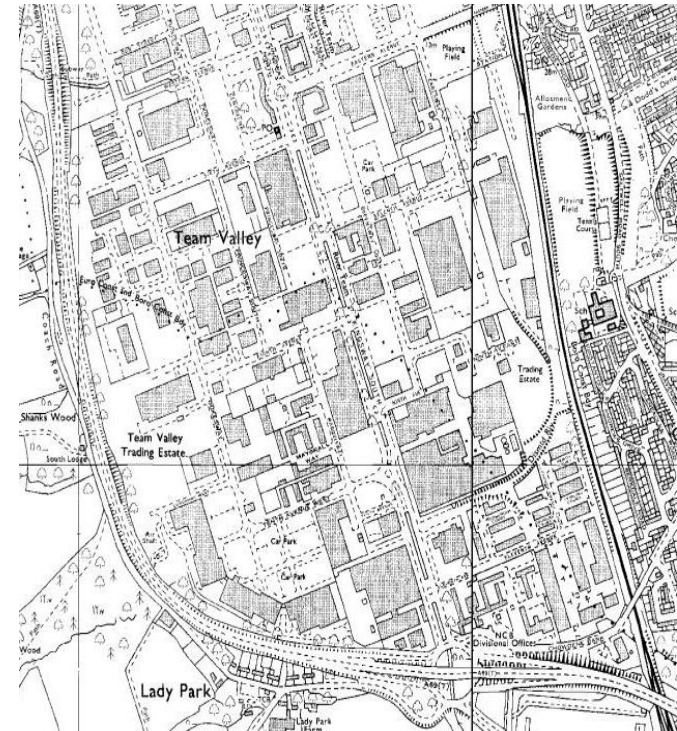
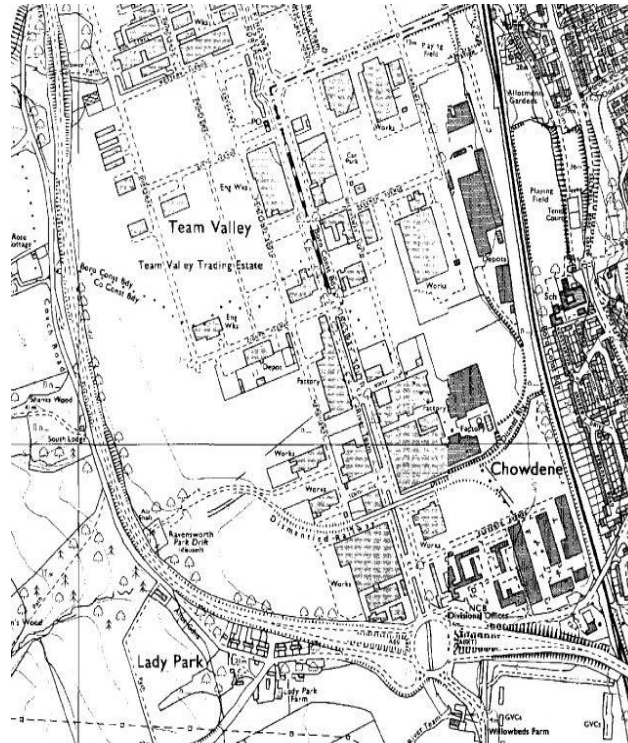
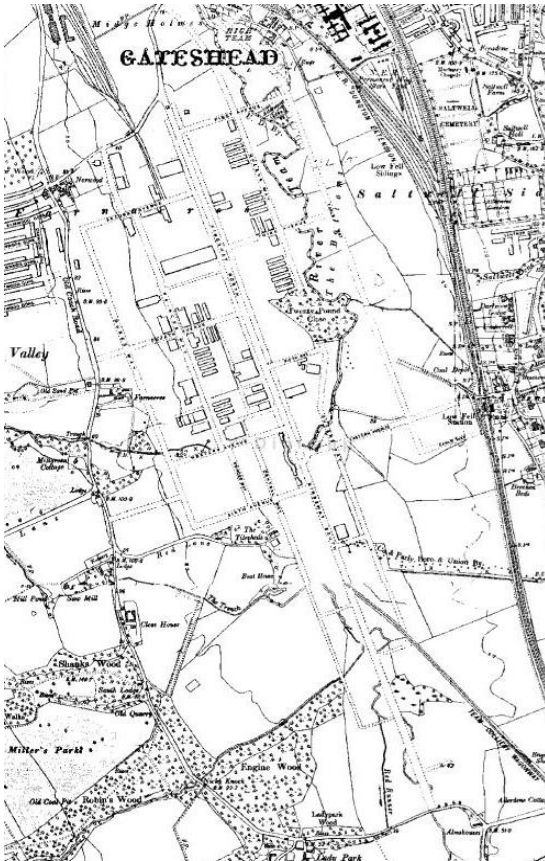
 ARMSTRONG CENTRE



"In the Home of Innovation — a unique centre for Commerce, Light Industry, Leisure and Retail"



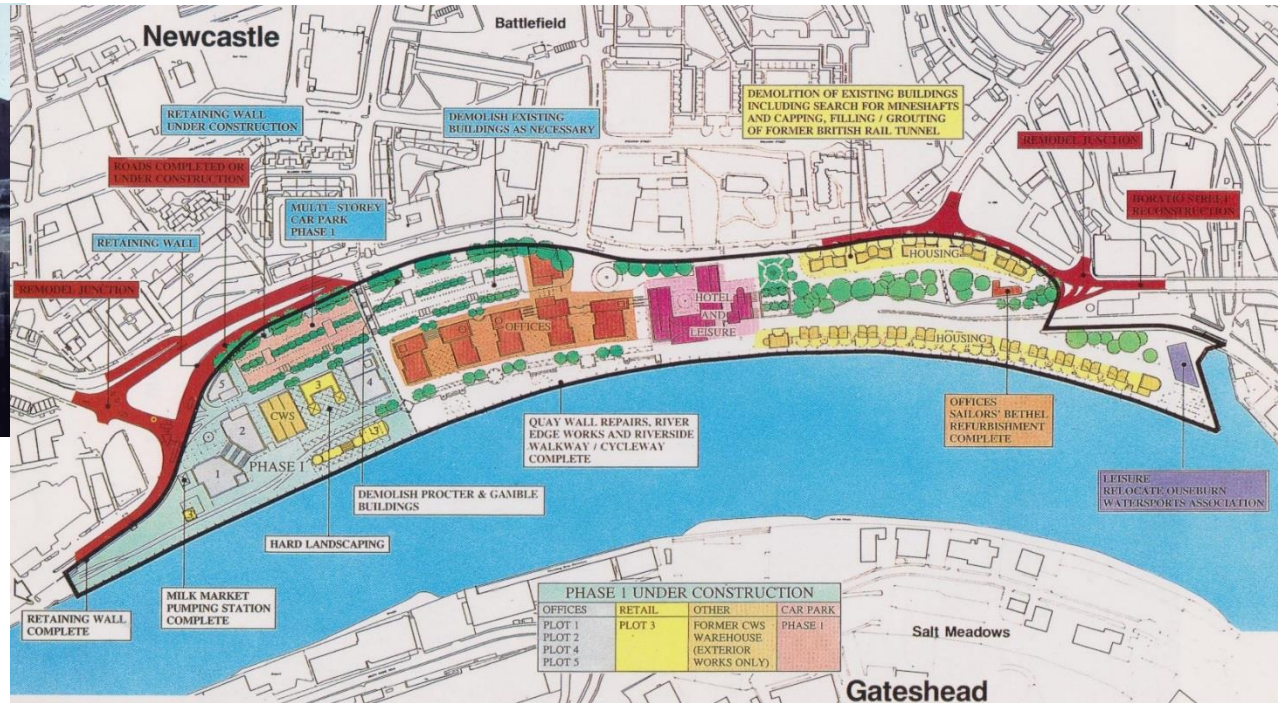
Team Valley Trading Estate: EE/EZ



Digimap Historic OS circa 1930, 1980 & 1990

Team Valley was (one of) the first purpose built industrial estate in the U.K. It has been home, continuously for 80 years, to English Estates/English Partnerships/Homes and Communities Agency/Homes England North East Office

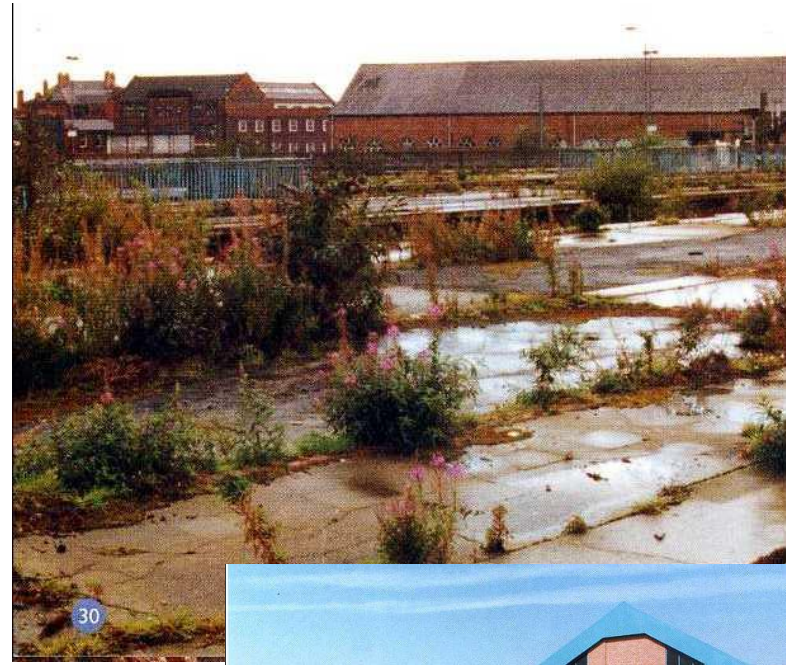
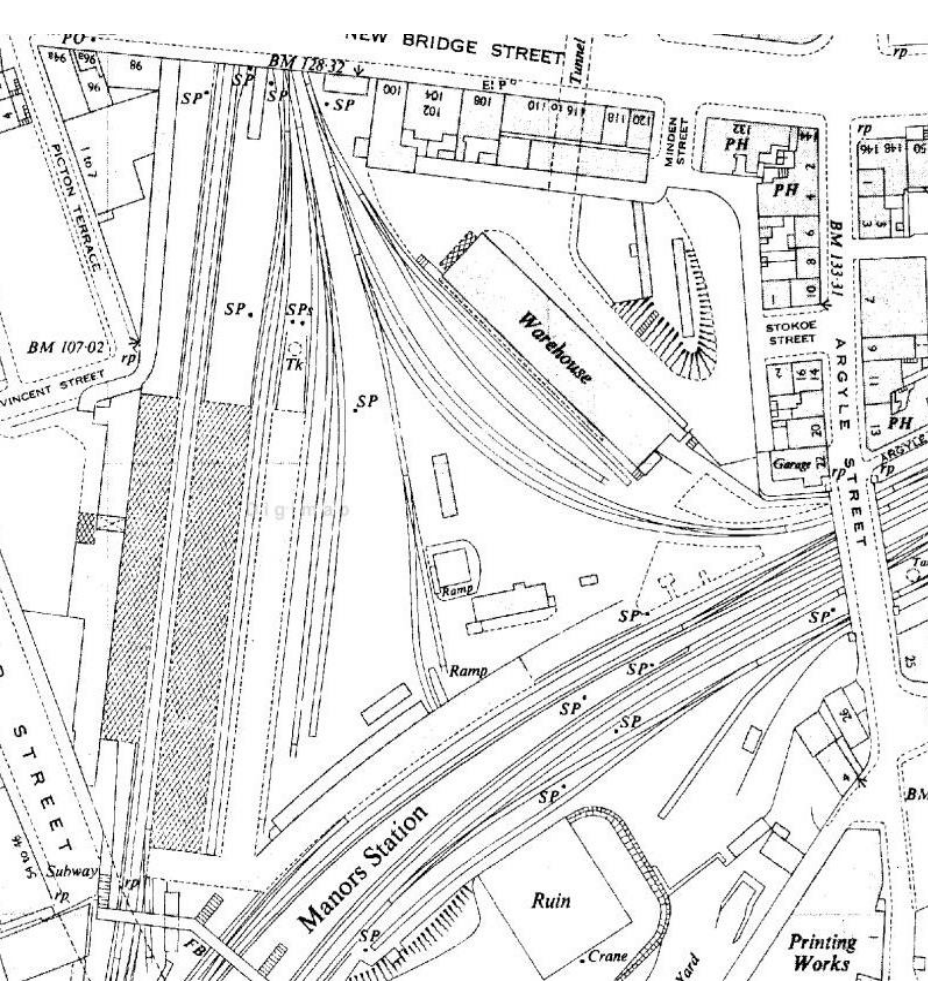
East Quayside: TWDC/AMEC



Terry
Farrell
Masterplan



Manors: TWDC



Digimap Historic OS circa 1950

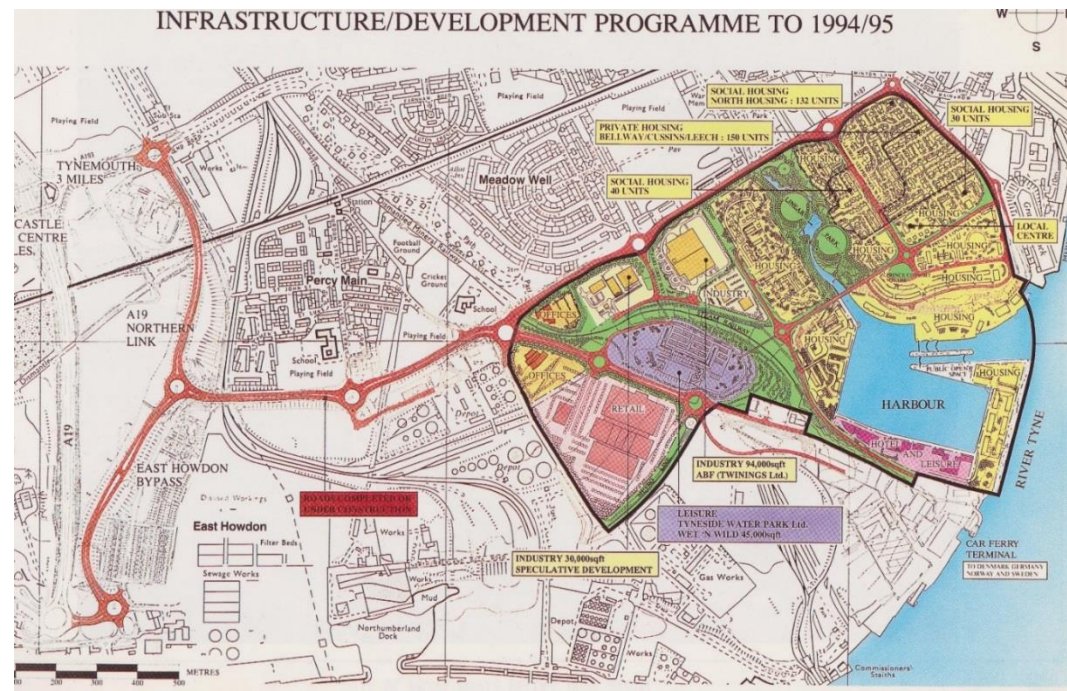
Walker Riverside: TWDC/EP



Digimap Historic OS circa 1940



TWDC Masterplan

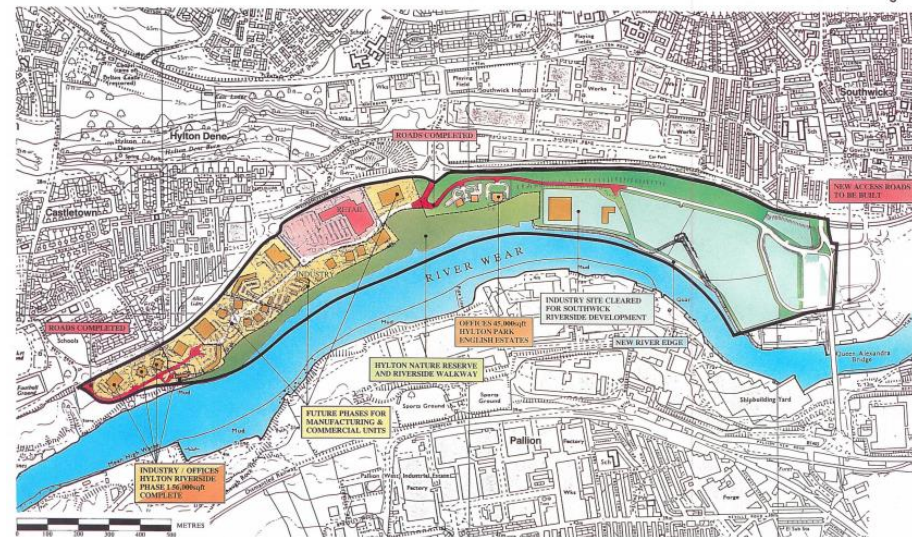


Viking: TWDC & EZ





SUNDERLAND ENTERPRISE PARK
INFRASTRUCTURE/DEVELOPMENT PROGRAMME TO 1994/95



Cobalt/Silverlink/New York: EP/EZ/Highbridge



93 acres of which 57a EZ;
2.5 million square feet of
floorspace across 29
buildings
accommodating 14,000
people
<http://cobaltpark.co.uk/articles/growth-is-the-name-of-the-game-for-cobalt-park>
<http://cobaltpark.co.uk/articles/21st-century-new-town>

Balliol/Quorum: EP/EZ/Grantside



Doxford International: EZ/Akeler



Wyn Construction Ltd.



Urban policy interventions & (un)intended consequences?

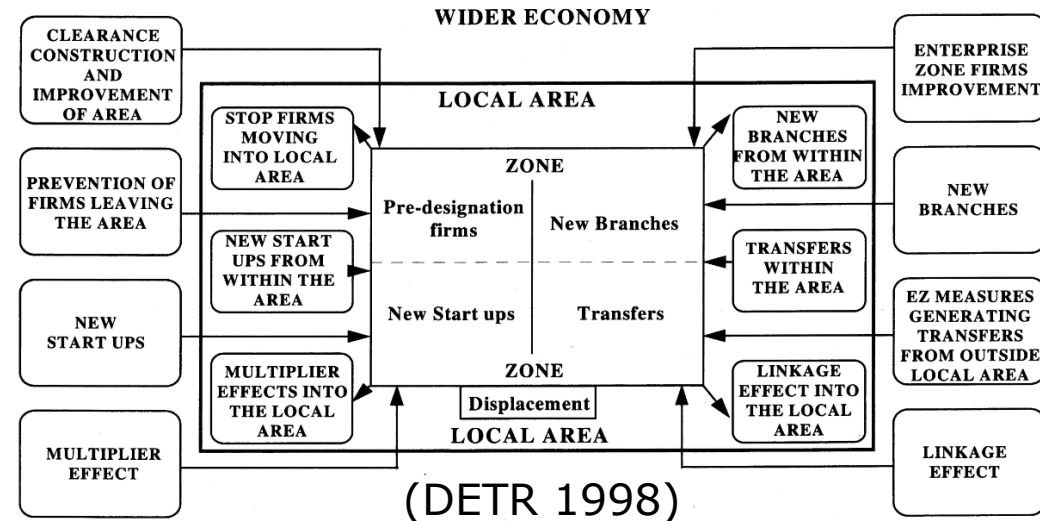
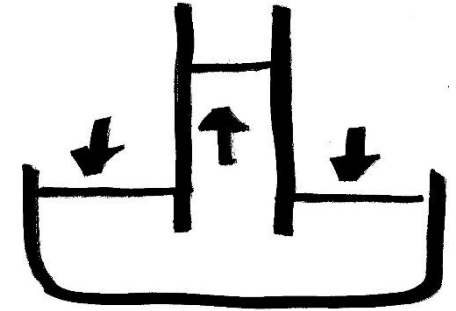
- Post-industrial economic restructuring
- Urban Policy initiatives - the spatial fix
- Create hot spots to encourage new capital investment - dynamic equilibrium
- Side effect of displacement - hollowing out

Examples in North East:

- Newcastle City Centre > NBP & East Quayside = Grainger Town Project (to repair the damage done)
- Stockton High Street > Stockton Retail Park = Stockton City Challenge (ditto)
- Washington (not so) New Town > Sunrise & Sunderland Enterprise Park
- Sunderland City Centre > Sunderland Enterprise & Doxford Parks = Sunderland ARC/Sunnyside Project

Two tier property market

- Honey-potting – incentivising one area over others
- On zone/off zone markets (DETR 1998)
- Positive and negative externalities
- Mis-match – right space in right place?
- Crowding out of private sector
- Displacement
- Spillover effects
- Branch plant risk



Displacement and Chaining

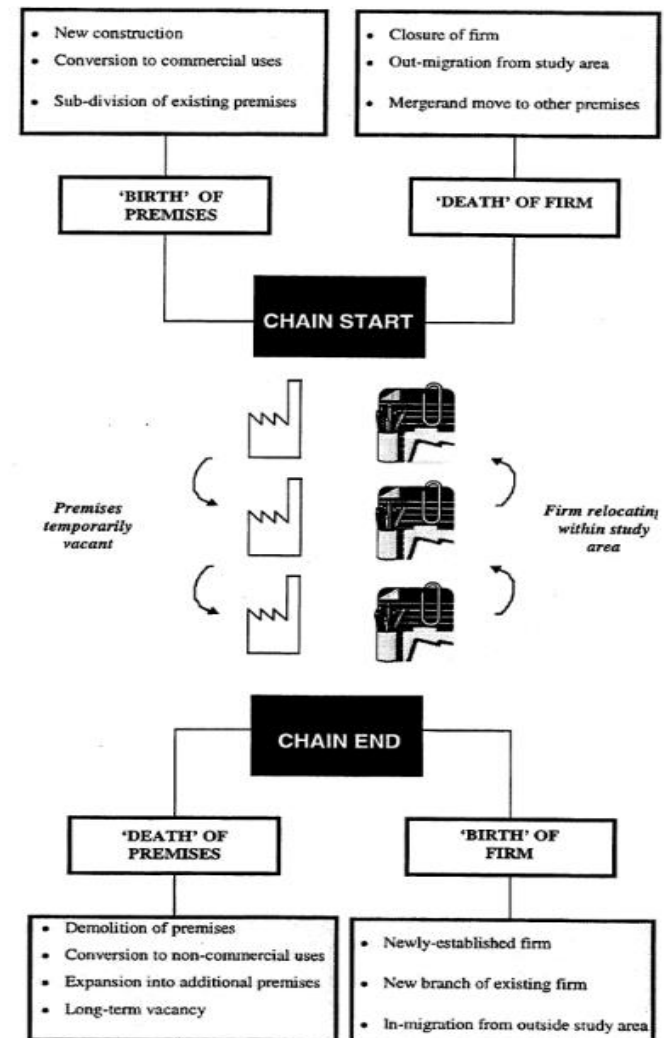
'Displacement can be associated with a move from within the local economic area which leaves behind a vacant or demolished building or one which was converted to non-commercial use.'

As long as premises are ultimately reoccupied by commercial uses, a relocation cannot simply be considered to represent displacement.

Only when a chain ends in vacancy, or the demolition of premises within the metropolitan area, can one determine that intervention has generated negative displacement.

The relevant event is therefore not the immediate move of a business to a property development but the net effect of the completed chain.'

(Department of the Environment Transport and the Regions 1998a p136)



Property Market Filtering



'the construction of new premises will generate its own filtering system. When firms move into new premises other firms will move into the premises made vacant by the initial decision to relocate. This will release other premises further down the chain that are likely to be older and will be suitable for small firms with limited resources.'

(Valente & Leigh 1982)

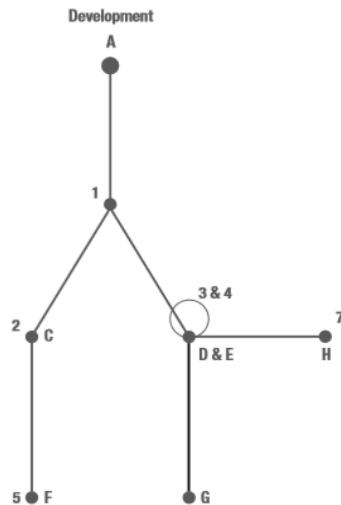
What happens to the rung at the bottom of the property ladder?

Chaining Method

1. How much net new additional activity is generated?
2. What are the consequences of encouraging displacement?
3. Who are the winners and losers?
4. What is the spatial distribution and impact of spillover?
5. Does investment in one area diminish or stimulate surrounding areas?
6. Identify status and origin of occupiers of new developments
7. Where did transfers and branch relocations originate? (first moves)
8. Occupiers move up the ladder (filtering) - follow occupier chains to their end points
9. What happens to the bottom rung?
 - a) absorbed by new start up firms 😊
 - b) Remain vacant 😞
 - c) Redeveloped for change of use 😊

Chaining theory in practice

GIS visual representation



Database

Unique identifier	Chain number	Link number	Consolidation	Previous occupier	Current occupier	Chain end
1	34	1		A	B	
2	34	2	Yes	B	C	
3	34	2	Yes	B	D	
4	34	3		D	E	
5	34	3		C	F	End
6	34	3		D	G	End
7	34	4		E	H	End

Robson et al (1998) Evaluation of impact of Leeds, Bristol and Central Manchester Development Corporations. London. DETR

Greenhalgh and King (2010) 'The application of GIS to analyse occupier chains and property market filtering'. London. RICS

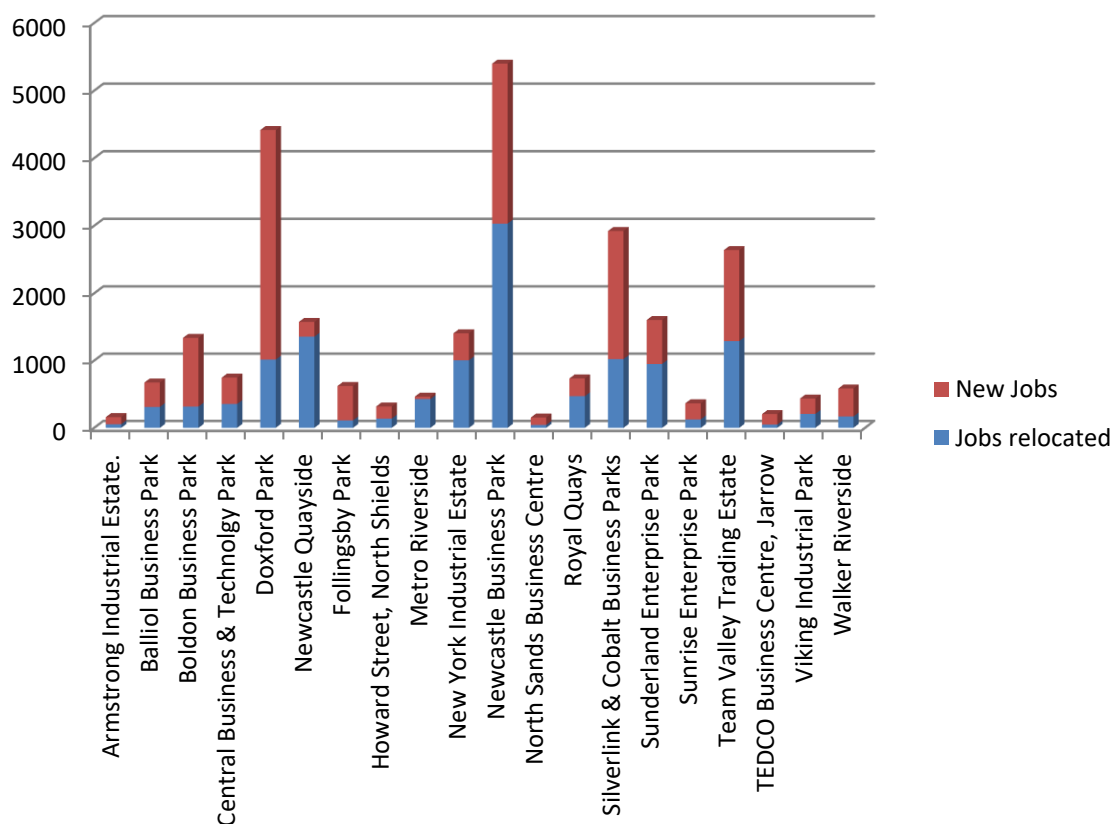
T&W chaining in numbers

- ❖ 567 buildings accommodating 800 firms employing ~27,000 people
- ❖ ~5.5 million sq. ft. of employment floorspace
- ❖ on ~1200 acres of land
- ❖ telephone survey of 510 occupiers
- ❖ 52% had relocated within Tyne and Wear
- ❖ generating 251 occupier chains
- ❖ creating 376 chain ends
- ❖ 36% of which resulted in vacant property
- ❖ stimulated ~1200 property transactions



Tyne & Wear job creation

510 firms (32 null responses)



Origin of jobs	Number of jobs	% of new jobs	% of all jobs
Jobs created by expansion	5,370	37.5	
Jobs created by new firms	8,950	62.5	
Total new jobs created	14,320		53.5
Relocated jobs	12,446		46.5
Total of all jobs	26,766	100	100

T&W Chaining results

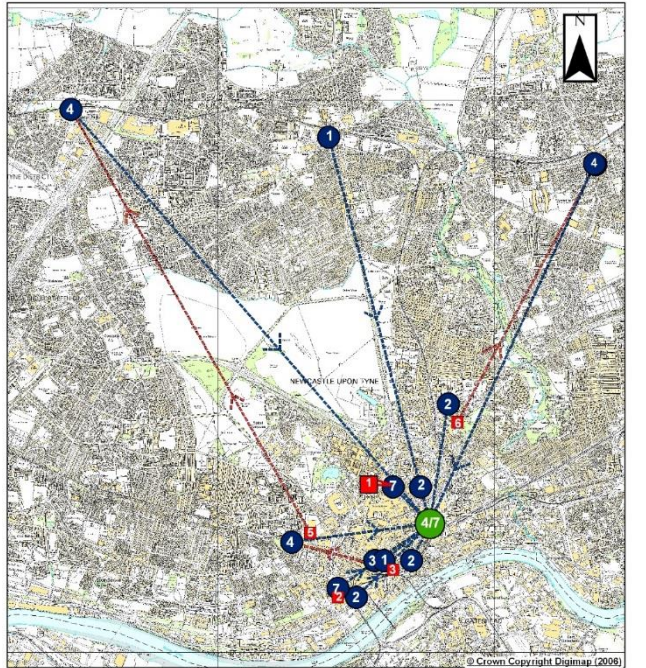
Development Name	property % of occupiers relocating	property Chains ending in occupied	Chains ending in vacant	Chains ending in change of use	Unknown	Occupied chain ends as a % of all	Vacant chain ends as % of all	Average length of move (km)	Chain length by number of links			
									1 link	2 links	3links	4 links
Armstrong I.E.	43	3	2	1	0	50.0	33.3	3.1	5	0	1	0
Balliol B.P.	77	6	2	0	0	75.0	25.0	3.5	5	3	0	0
Boldon B.P.	58	10	14	1	0	40.0	56.0	6.2	17	7	1	0
Central Park	52	10	6	1	0	58.8	35.3	1.8	9	7	1	0
Doxford Park	39	15	5	0	0	71.4	23.8	5.3	13	7	1	0
East Quayside	80	7	10	4	0	33.3	47.6	1.2	14	6	1	0
Follingsby Park	38	3	0	0	0	100.0	0.0	2.5	3	0	0	0
Howard Street	42	8	3	2	0	57.1	21.4	2.5	12	2	0	0
Metro Riverside	67	8	6	1	0	53.3	40.0	5.2	9	3	1	2
New York I.P.	50	8	5	3	0	50.0	31.3	6.4	8	6	1	1
Newcastle B.P.	53	25	11	13	0	51.0	22.4	4.5	22	18	9	0
North Sands	33	8	3	0	0	66.7	25.0	6.3	10	2	0	0
Royal Quays	73	9	9	0	0	50.0	50.0	6.9	14	2	2	0
Silverlink B.P.	74	8	10	1	0	42.1	52.6	6.6	10	6	2	1
Sunderland E.P.	53	26	18	2	0	56.5	39.1	6.0	27	11	6	2
Sunrise E.P.	40	2	3	0	0	40.0	60.0	10.5	1	3	1	0
T.V.T.E.	51	23	9	7	3	52.3	20.5	4.8	29	12	3	0
TEDCO	28	14	4	0	0	77.8	22.2	4.7	16	2	0	0
Viking I.E.	56	4	6	2	1	30.8	46.2	4.4	8	4	1	0
Walker R.	50	1	4	0	1	16.7	66.7	4.9	5	1	0	0
Total or average	53	198	130	38	5	53.6	35.9	4.9	237	102	31	6

251 chains +
125 splits =
376 chain
ends ~1100
links

- ❖ High level of market excitation
- ❖ Strong filtering effect
- ❖ Hollowing out identified

Mapping displacement in T&W

Mapping business displacement. (Study area, Newcastle Central Business park)



Key to occupier displacement

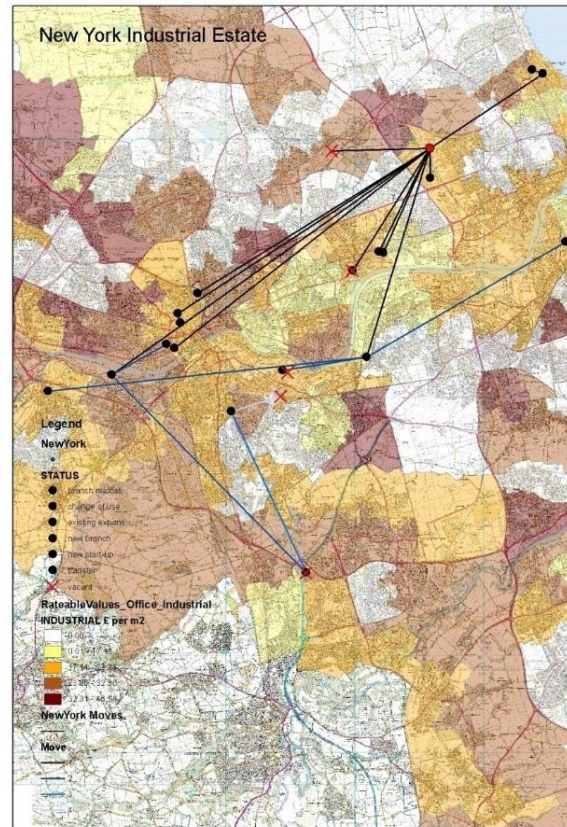
- 1 New Branch
- 2 Existing expansion
- 3 Vacant
- 4 Transfer
- 5 New start
- 6 Change of use
- 7 Relocate

- 2nd Development location
- 3rd Development location
- ▲ 3rd occupier moved within same building

- Line occupier movement
- 2nd line of occupier move

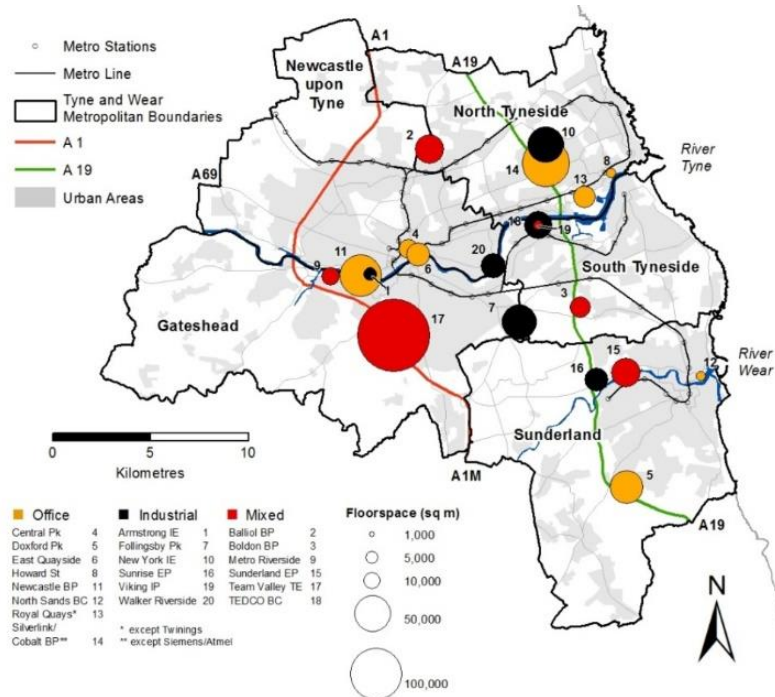
- Central Park Business centre

Map produced by P.McTaggart 2007



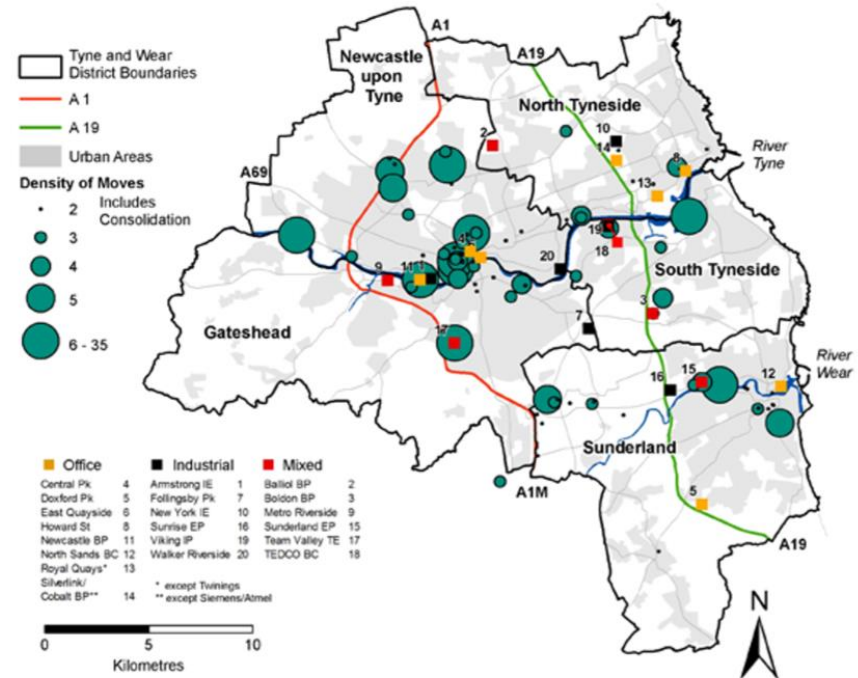
GIS analysis of chaining data

Development scaled by floorspace



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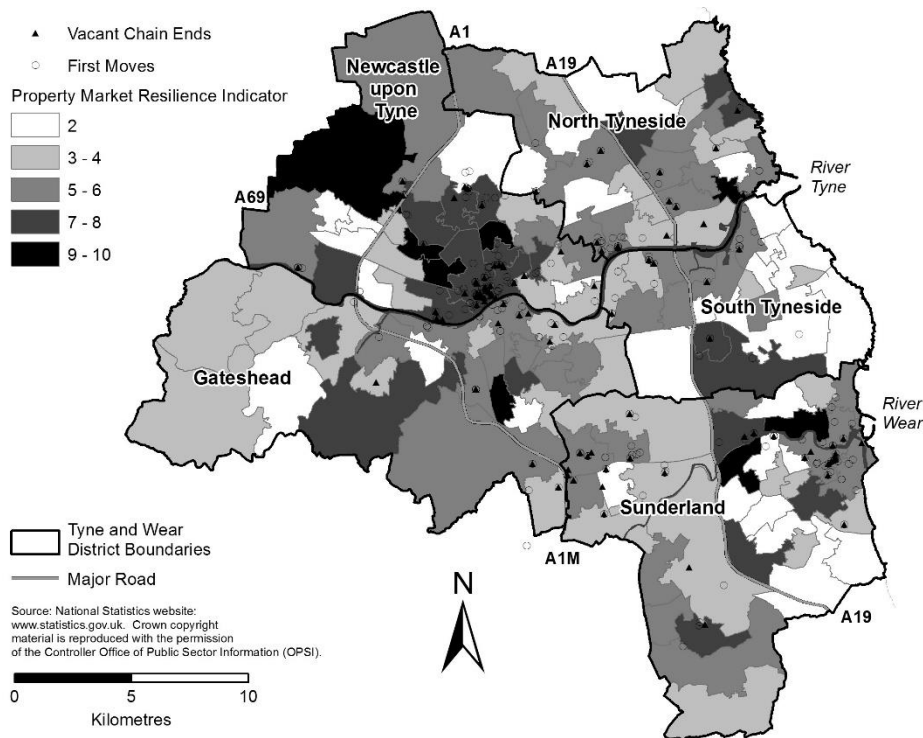
Density of moves



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- funded by RICS Research Trust
- used Geographical Information System (GIS) to model property occupier displacement and property chains in Tyne and Wear
- exploit other datasets to characterise locations where occupiers relocate from and where property voids persist
- enhanced understanding of impact of occupier displacement on commercial property markets.

Adding value to the data



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What is significant about the locations where there are concentrations of first moves or vacancies?

Indicator Datasets

Rateable values (proxy for strength of local property market)

3 yr VAT Registration (proxy for strength of local business base)

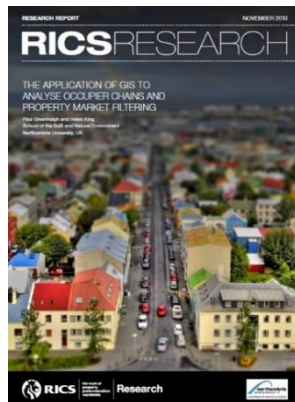
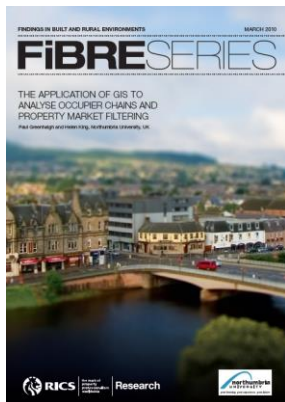
Combined to give **Property Market Resilience Index**

See:

RICS (2010) FiBRE paper '*The application of GIS to analyse occupier chains and property market filtering*'

RICS (2010) Research Report of the same name

Greenhalgh & King (2013) Developing an Indicator of Urban Resilience. *Urban Studies*. 50 (2). pp. 372-390



Significance of research

- Chaining technique is an effective way of investigating the spatial impact of unintended consequences of area based interventions
- Displacement and spillover effects can be identified
- T&W study captured spatial pattern and incidence of displacement and absorption through market filtering
- Demonstrated potential to use GIS to analyse and show spatial manifestation of market filtering
- Need to introduce notions of resilience and vulnerability to understanding of commercial property market dynamics
- Potential to use PMRI to anticipate spatial effects and unintended consequences of interventions in land and property markets and prepare strategies (in advance) to ameliorate negative impact
- Consider interventions that may generate less displacement and fewer negative externalities



- # Enterprise Zones
- Department for Communities and Local Government
-
- Local Enterprise Partnership (LEP)**
- 1 Black Country
 - 2 Buckinghamshire Thames Valley
 - 3 Cheshire and Warrington
 - 4 Coast to Capital
 - 5 Cornwall and the Isles of Scilly
 - 6 Coventry and Warwickshire
 - 7 Cumbria
 - 8 Derby, Derbyshire, Nottingham and Nottinghamshire
 - 9 Dorset
 - 10 Enterprise M3
 - 11 Gloucestershire
 - 12 Greater Birmingham and Solihull
 - 13 Greater Cambridge & Greater Peterborough
 - 14 Lincolnshire
 - 15 Greater Manchester
 - 16 Heart of the SW
 - 17 Hertfordshire
 - 18 Humber
 - 19 Lancashire
 - 20 Leeds City Region
 - 21 Leicester and Leicestershire
 - 22 Liverpool City Region
 - 23 Pan London
 - 24 New Anglia
 - 25 North Eastern Local Enterprise Partnership
 - 26 Northamptonshire
 - 27 Oxfordshire
 - 28 Sheffield City Region
 - 29 Solent
 - 30 South East
 - 31 South East Midlands
 - 32 Stoke and Staffordshire
 - 33 Swindon and Wiltshire
 - 34 Tees Valley
 - 35 Thames Valley Berkshire
 - 36 The M4 corridor Enterprise Partnership
 - 37 West of England
 - 38 Worcestershire
 - 39 York and North Yorkshire
- Enterprise Zones**
- LEP Boundary**
- Local Authority in overlapping LEPs**
- Enterprise Zones labeled on map:**
- North East River Tyne & Nissen Site
 - Tees Valley Enterprise Zone
 - Humber Renewable Energy Super Cluster and Humber Green Port Corridor
 - Aire Valley
 - Sheffield City Region
 - Great Yarmouth and Lowestoft
 - Huntingdon (Alconbury Business Campus)
 - Science Vale UK (Oxford)
 - Solent
 - Royal Docks
 - Kent (Sandwich) and Essex (Harlow)
 - Newquay Aarohub
 - Bristol Temple Quarter
 - Hereford (Rotherwas, Marches)
 - Birmingham City Centre
 - Northampton Waterside
 - 64 and Darlaston
 - Mersey Waters
 - Manchester Airport City
 - Sol-Tech Darabur
 - Nottingham
 - MIRA, Hinckley

How full is your glass?



For what it is worth, here are some of my thoughts:

- ❖ Started off as glass half empty/sceptical about area based initiatives;
- ❖ Research revealed high incidence of boundary hopping, transfer & displacement in T&W;
- ❖ BUT also growth of firms as they filter up the property ladder and absorption of vacant premises by new start-ups;
- ❖ AND increased level of market excitation – at least something was going on rather than stagnation!
- ❖ There were side-effects/unintended consequences such as hollowing out of existing town and city centres;
- ❖ HOWEVER the holes created opportunities for some locations to become more diversified and resilient through change of use of commercial premises to residential/leisure (see Grainger Town Project documents on NERA);
- ❖ New developments have increased number of residents whose patronage is essential to local businesses and services;
- ❖ Which ties in nicely to ongoing research with colleagues into adaptive re-use of buildings, smart cities and town/city centre futures

Thank you for your attention

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The 6 Cs (Robson et al 1994)

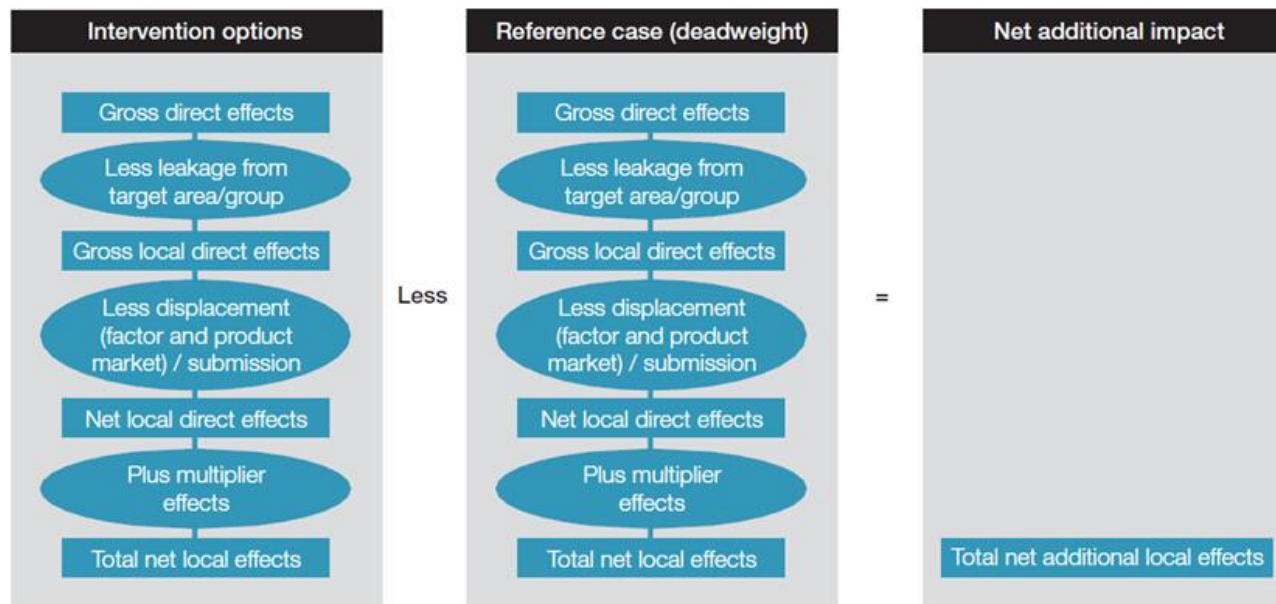
1. the **counterfactual** problem of assessing what might have happened in the absence of government intervention
2. the **confound** problem arising from the fact that outcomes can be affected by many public policies (attribution)
3. the **contextual** problem that local authorities' areas (places) started the period from very different conditions (path dependency)
4. the **contiguity** problem associated with the fact that intervention in one area can have positive 'spill over' or negative 'shadow' (side) effects on adjacent areas
5. the **combinatorial** problem that public assistance has been delivered to places in differently constituted packages of programmes
6. the **changing choice** problem which arises from the fact that the sets of places targeted to receive preferential assistance alters over time and across different programmes

(Department of the Environment 1994a p4)

Additionality

'as any (occupier) chain that ends with one of the following:
the creation of a genuinely new business; the establishment of new net activity through the creation of a new branch or through expansion, merger or reorganisation; relocations where the in-moving business derives from outside the local economy'.

(DETR 1998)



Lessons from EZ evaluation

- What we learnt from EZ experiment:
- encourage construction of employment space that would not otherwise be built in marginal locations
- cause displacement & boundary hopping
- Sites should be accessible and require infrastructure investment ahead of designation
- Land should be in public sector ownership to avoid windfalls to private owners
- They distort land and property markets
- They are expensive

Additional thoughts

- Slow turnover of fixed capital (especially Real Estate)
- Maintain process of '*dynamic equilibrium*'
- Promote temporal displacement
- High propensity to occur at urban level
- Spatial fix – instrument of crisis management
- Differential levels of development
- Anticipate side-effects and unintended consequences of interventions in land and property markets
- Develop strategies to ameliorate negative impacts