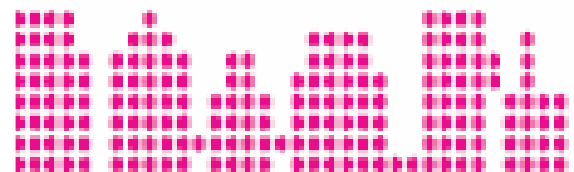


city people

city centre living in the UK

max nathan and chris urwin

with tony champion
expert on business strategies
james morris



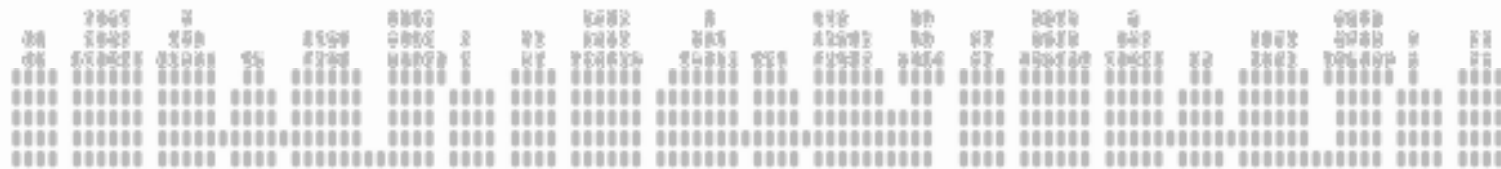
centreforcities





the Centre for Cities

- **Independent urban research unit** based at ippr. Taking a fresh look at how UK cities function
- **Mission:** To look at urban growth and change with a strong focus on economic drivers – investment, skills, enterprise
- **Launched March 2005**, with David Miliband and Lord Sainsbury of Turville, our sponsor
- **Part of ippr:** think tank within a think tank

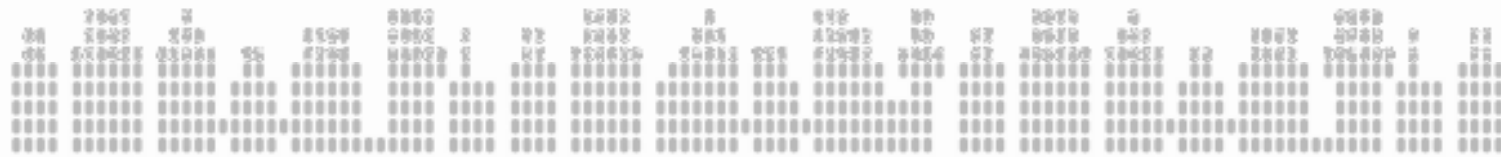


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Why the Centre for Cities?

- **Cities are back on the agenda:** lots of interest in cities and city-regions
- **Economic focus:** not enough research on the economics of urban regeneration
- **Business interaction:** insufficient interplay between business and policymakers

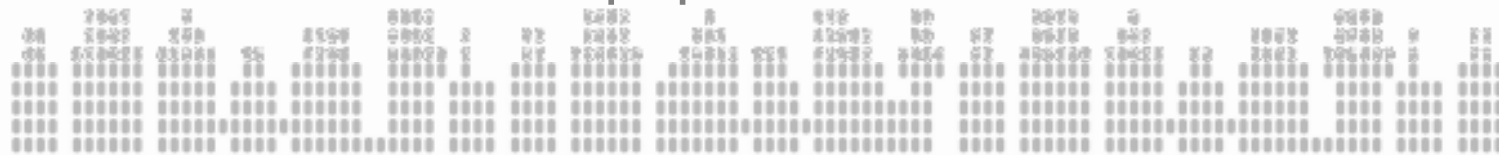


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Our Work

- **City People** looks at the phenomenon of city-centre living in Manchester, Liverpool & Dundee (Published January)
- **City Leadership** examines cities' existing regeneration toolkit and calls for more financial devolution to cities – in Liverpool, Birmingham & Barnsley (Published this week)
- **City Markets** will look at business location and investment in deprived areas in Sunderland, Doncaster & Derby (to be published in June)
- Plus five discussion papers

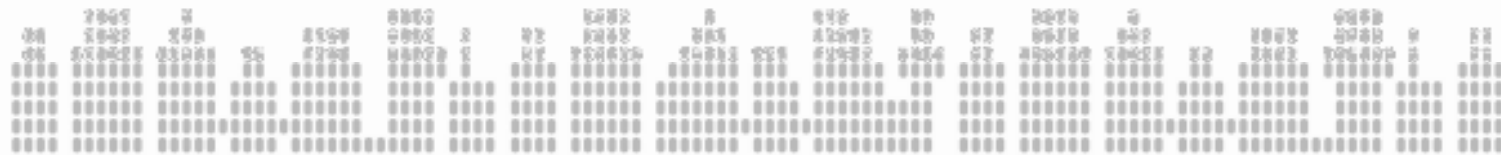


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City People

- **Published January 2006 in Liverpool**
- **City centre living** is the most visible sign of urban renaissance
- We need to **understand its role in regeneration**

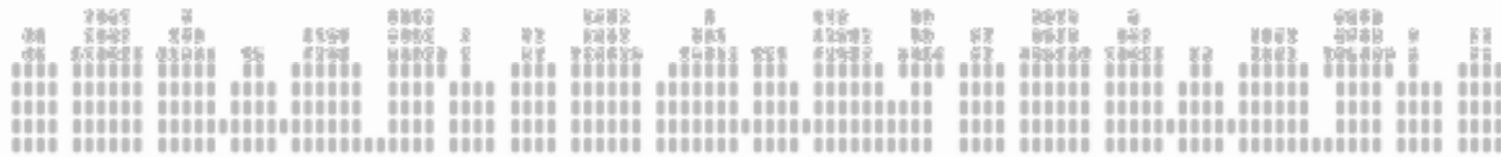


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Key Questions

- **What is the extent of city centre living in the UK?**
- **Who is living in UK city centres, and why?**
- **Why is city centre living important?**

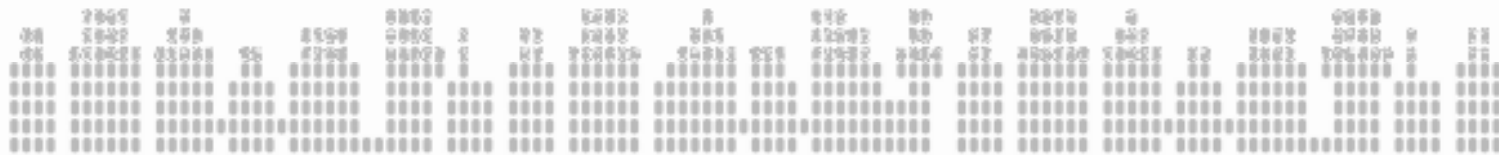


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What we did

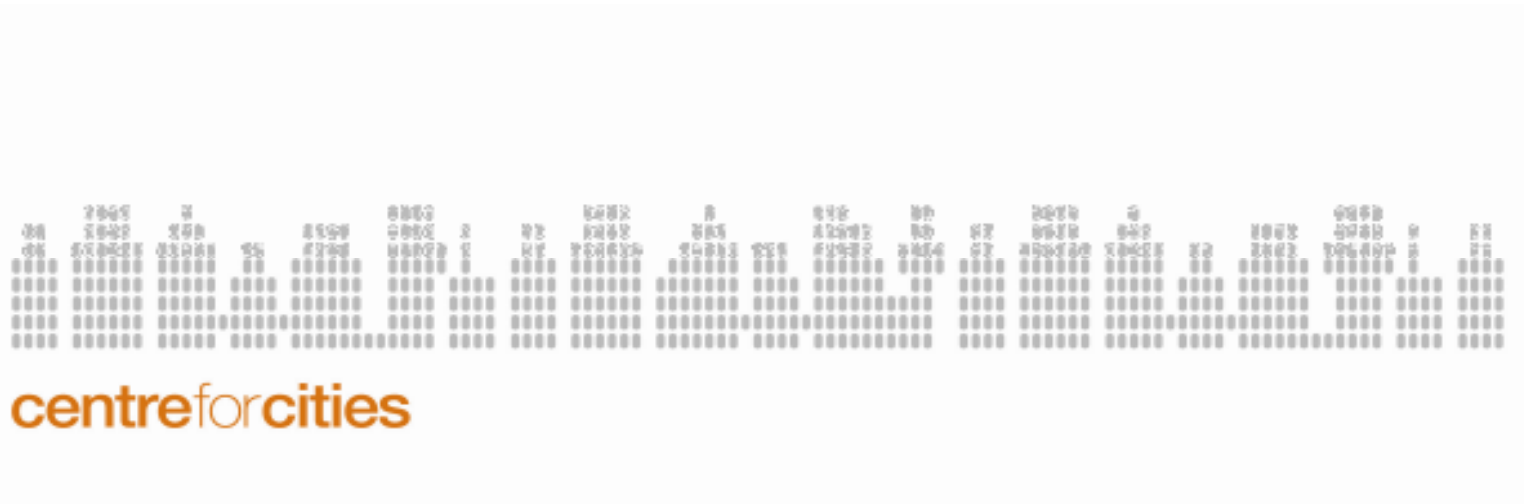
- **Case studies** of three UK cities
- **Established markets:** Liverpool and Manchester, major English 'core cities'
- **Emerging market:** Dundee, small Scottish city
- **Methodology:** 1991 and 2001 Census mapping, lifestyle data, focus groups and stakeholder interviews
- **Snapshots** of other cities: including Birmingham, Derby, Edinburgh



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Key findings

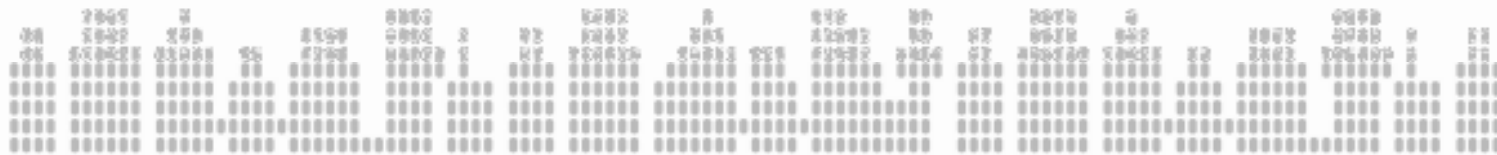




Key finding 1:

Dramatic increase in city centre living

- **Manchester:** 3,500 (1991), 10,000 (2001), c.15,000 (2005)
- **Liverpool:** 10,000 (1991), 13,500 (2001), c. 15,000 (2005)
- **Dundee:** 1,500 (1991), 2,900 (2001)
- **Has helped big city populations grow**





Key Finding 2: Young and single populations

- **City Centre residents are mostly young, single and don't stay long**
- **Liverpool:** 62% aged 18-34, 75% single, 73% renters
- **Manchester:** 62% aged 18-34, 75% single, 69% renters
- **Dundee:** 74% aged 15-34, 85% single, 77% renters
- **Few families or people over 40**

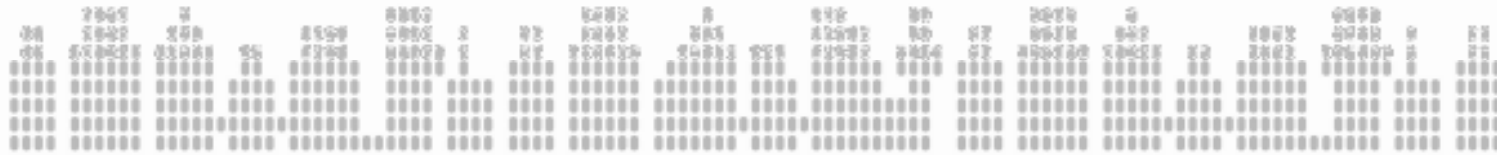
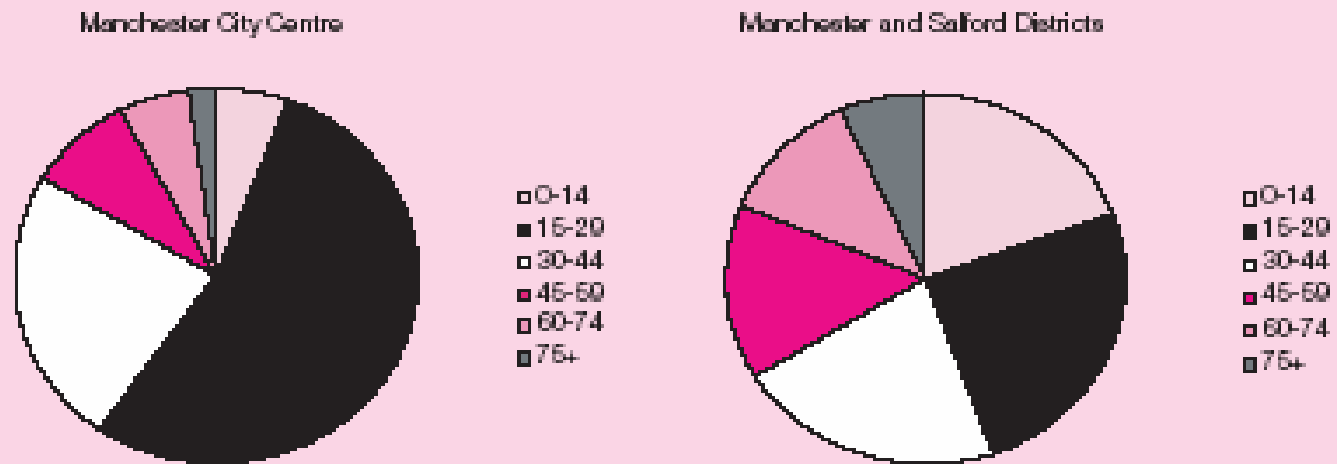


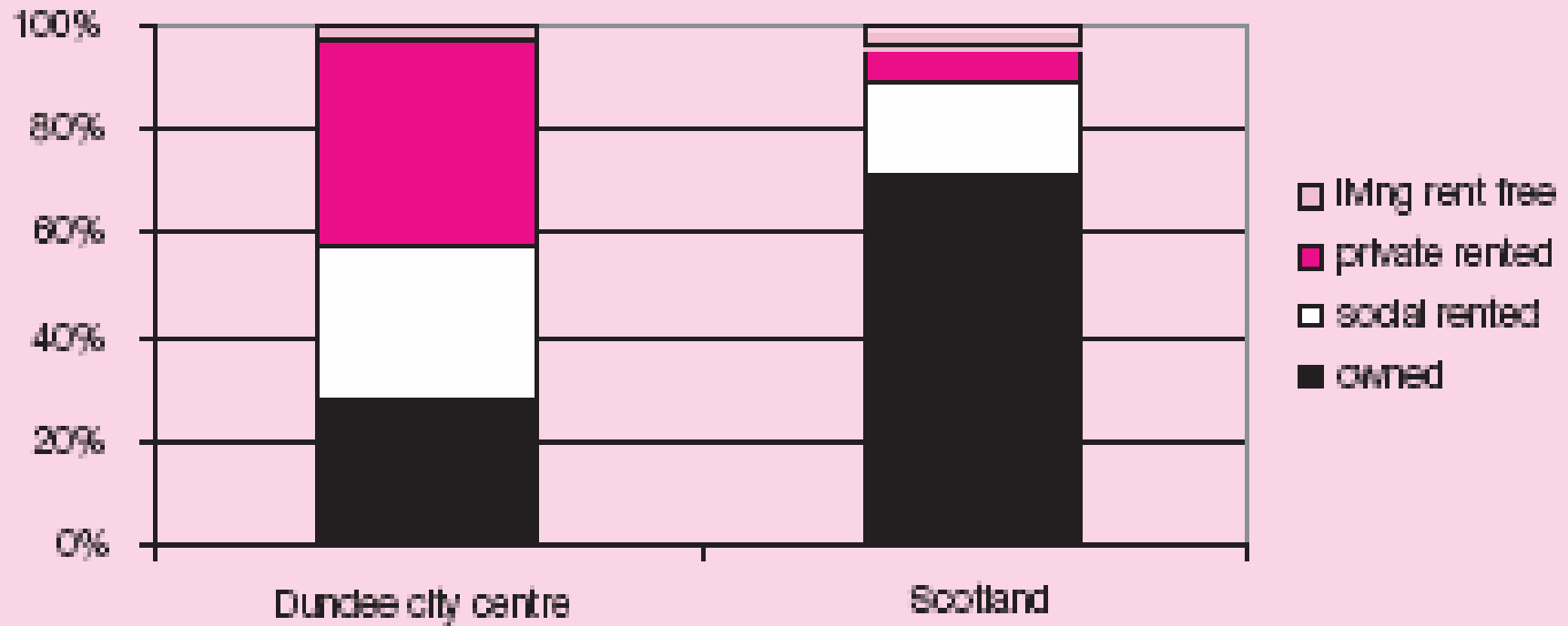
Figure 1. Age profile, Manchester city centre and Manchester and Salford districts, 2001



Source: Census



Figure 6. Housing tenure, Dundee city centre and Scotland, 2001



Source: Census

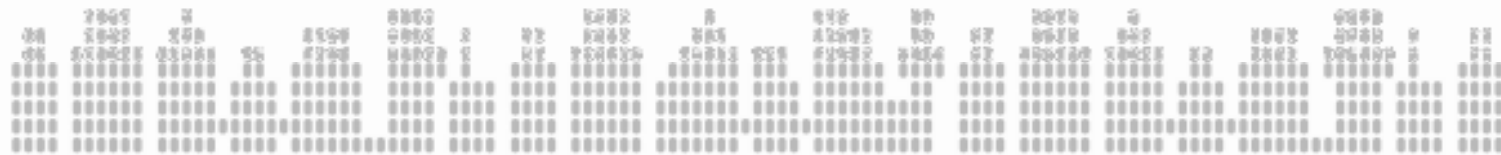
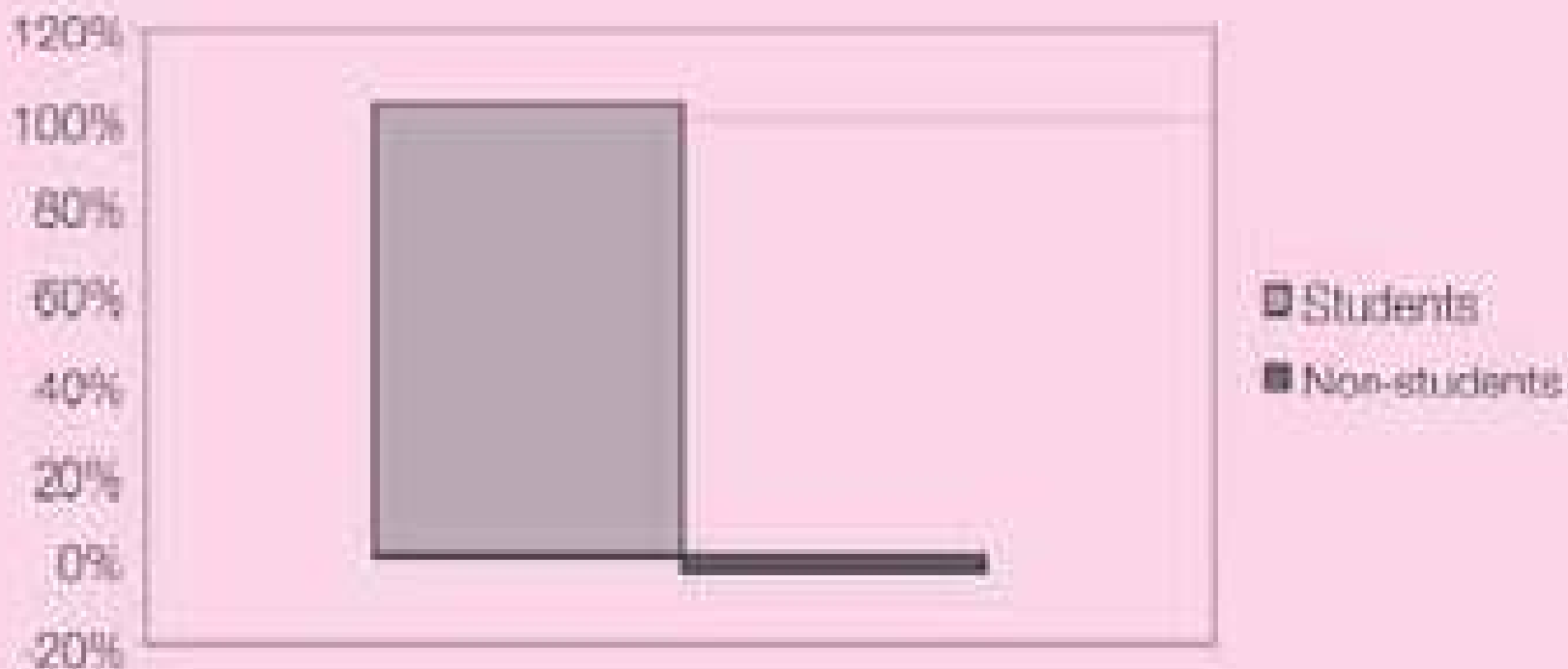


Figure 8. Population change in Liverpool city centre, 1991-2001



Source: Census

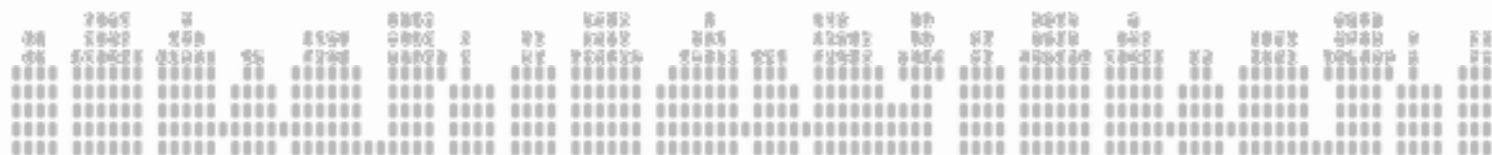
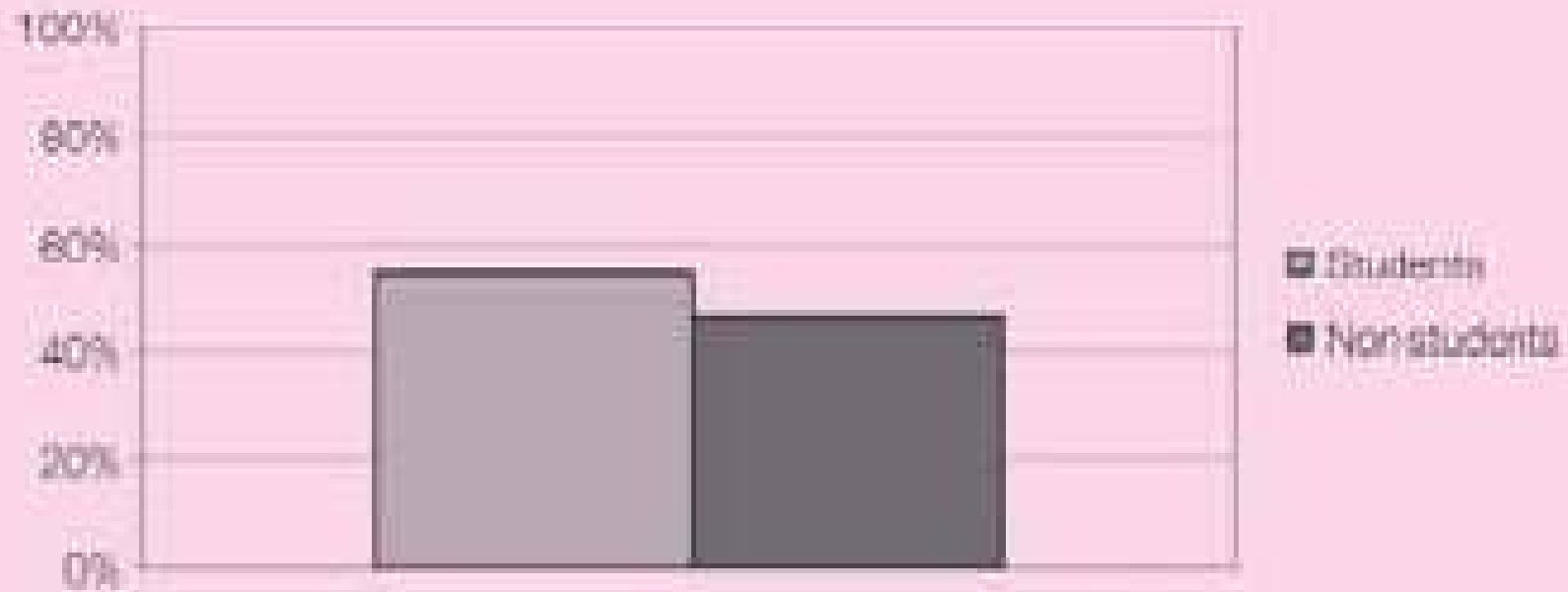
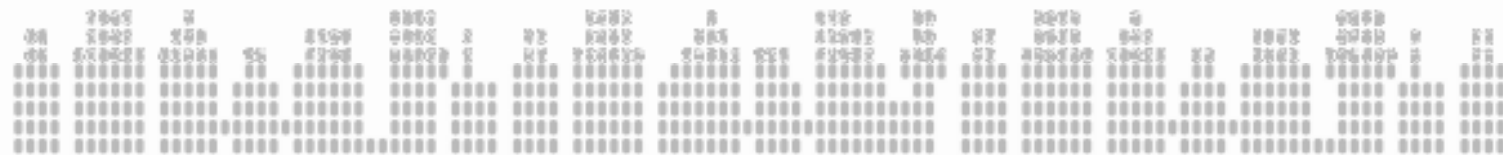


Figure 9. Population change in Manchester city centre, 1991-2001



Source: Census





Key Finding 3: Buzz and proximity largest attractions

- **Proximity**, close to shops, work, friends, going out. **Walking everywhere**
- **The buzz**, sense of energy, being in the heart of things
- **However**, city centre living is a **temporary lifestyle choice** for most people. Most want to leave within a few years

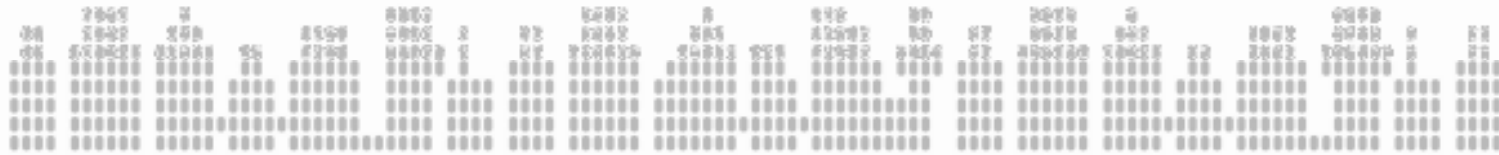
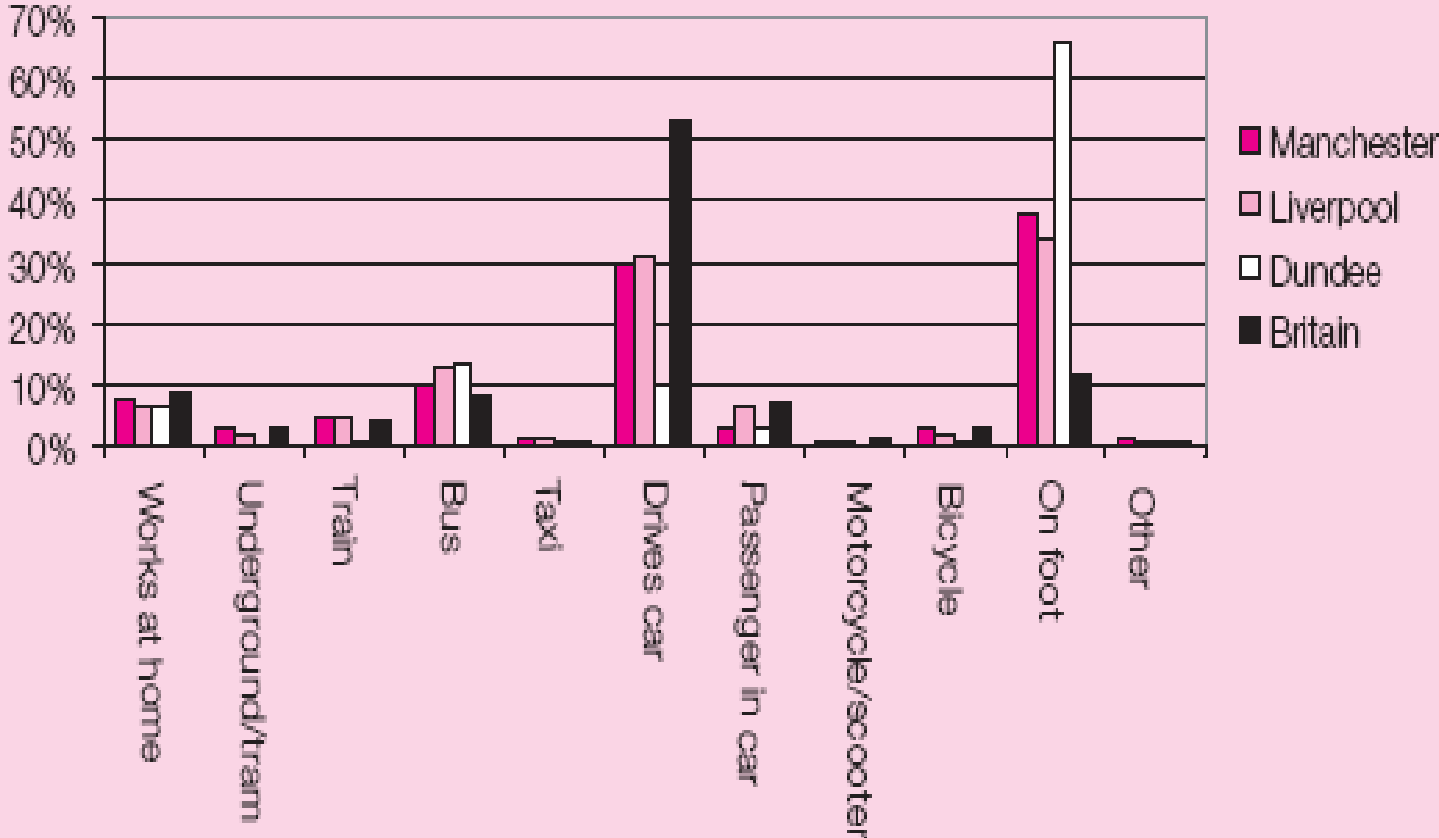


Figure 11. Method of travel to work in city centres, 2001



Source: Census

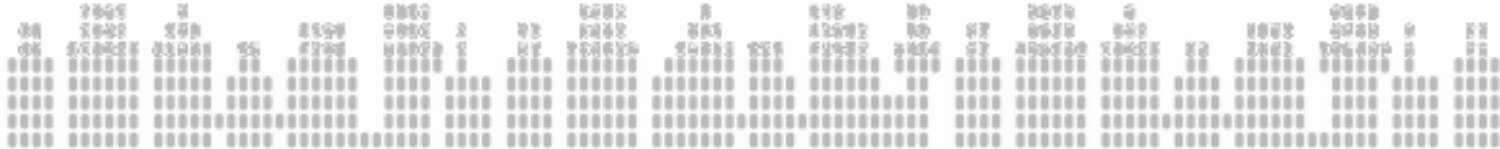


Table 8. Population change in city centres, 2000-2001 (%)

| | Liverpool | Manchester | Dundee |
|-------------------|-----------|------------|--------|
| Inflow | 32 | 33 | 43 |
| Outflow | 28 | 30 | 33 |
| Population growth | 4 | 2 | 10 |

Source: Census Special Migration Statistics

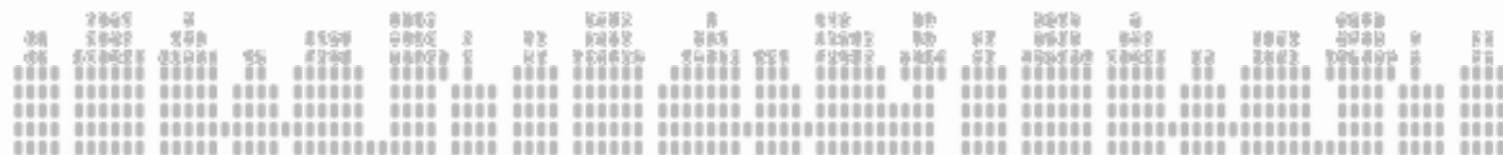
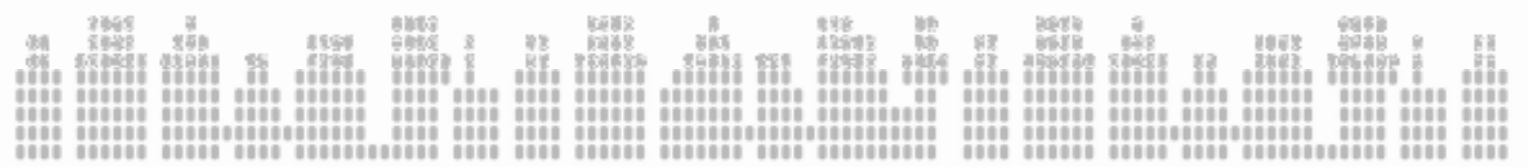


Table 9. Population change in city centres by age group, 2000-2001

| | Liverpool | Manchester | Dundee |
|-----------------|-----------|------------|--------|
| Children | -179 | -64 | 2 |
| Working age | 795 | 223 | 268 |
| Pensionable age | -80 | 11 | -8 |
| Net inflow | 506 | 170 | 262 |

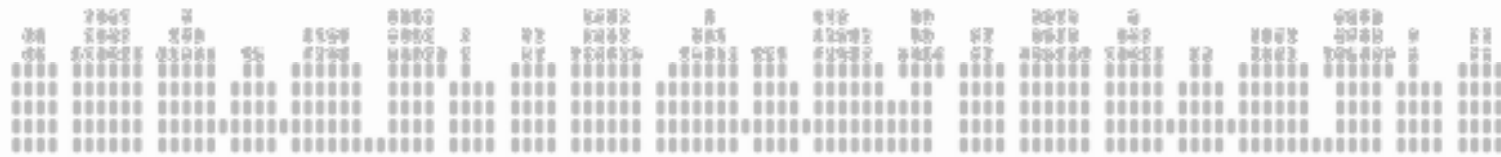
Source: Census Special Migration Statistics





Drivers of city centre living

- **Demographic**
- **Economic**
- **Social**
- **Cultural**
- **Policy**

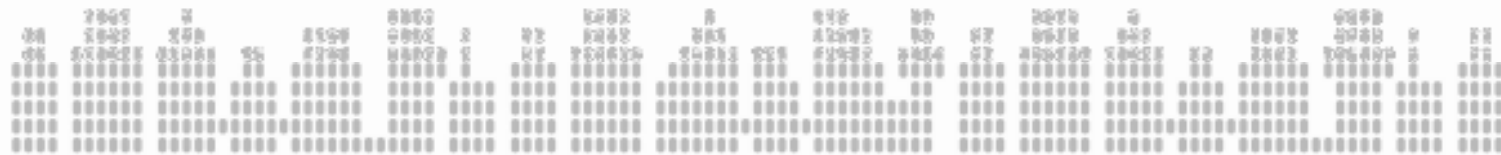


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Key finding 4: Direct impacts

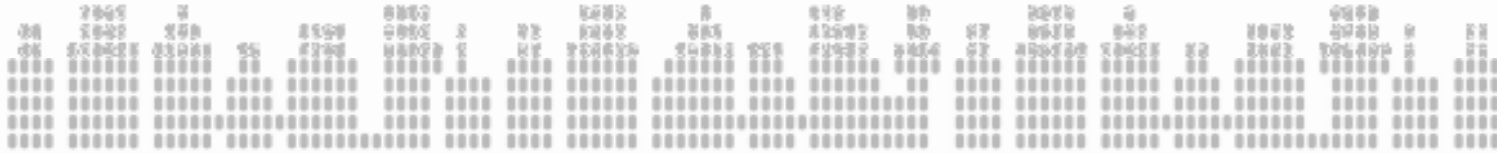
- 1. Improvements to physical infrastructure
 - city centres are now nicer places to be, both for residents and non-residents



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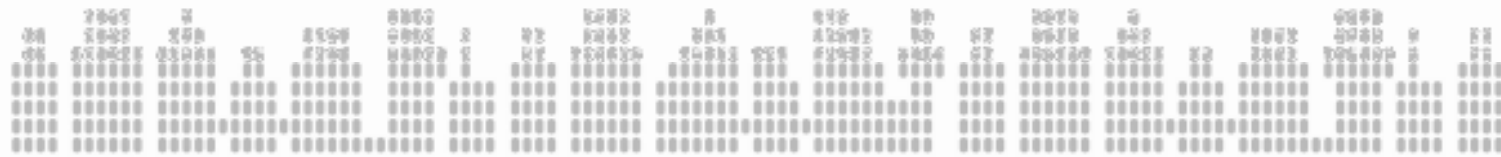
BRITANNIA MILLS, MANCHESTER - 1998



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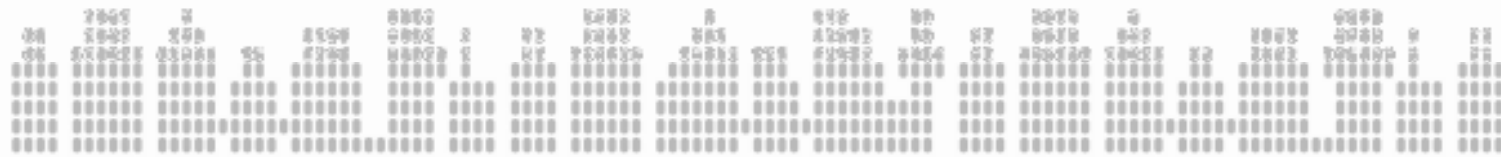
BRITANNIA MILLS, MANCHESTER - 2000



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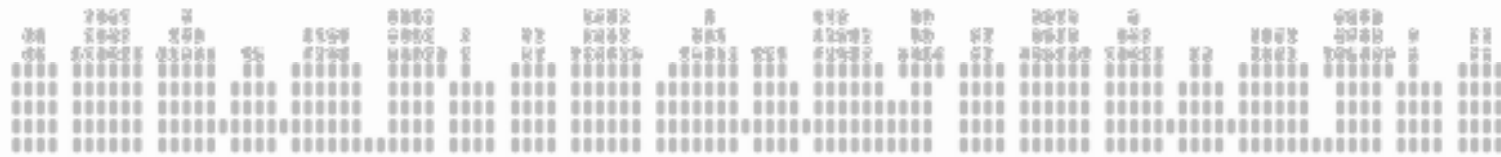
OLD HAYMARKET, LIVERPOOL - 1998



centreforcities



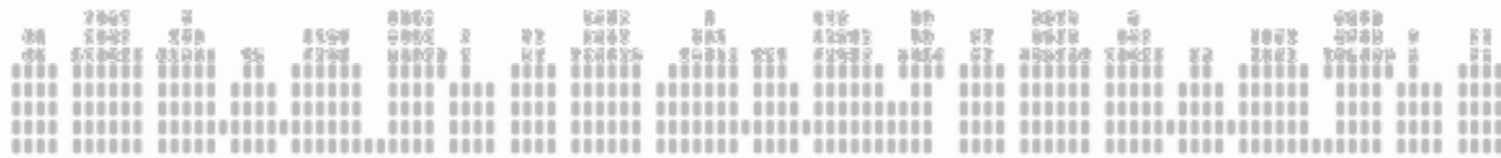
OLD HAYMARKET, LIVERPOOL - 2000



centre for cities



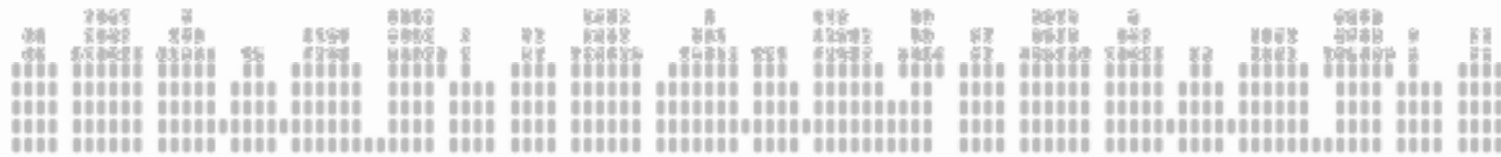
CONCERT SQUARE, LIVERPOOL - 1993



centre for cities



CONCERT SQUARE, LIVERPOOL - 1995

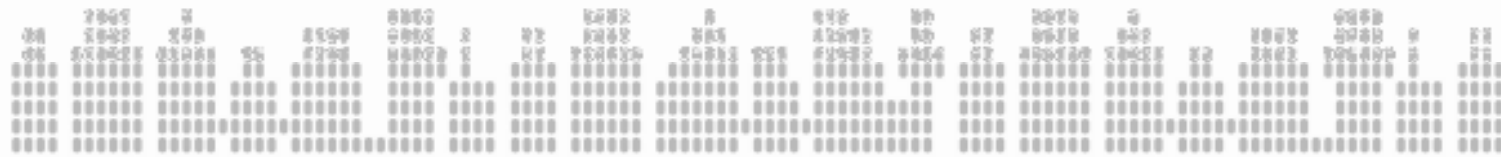


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Key finding 4: Direct impacts

- **2. Help local service economy**
 - Boosts demand for shops, bars etc
 - makes the city centre more vibrant, lively

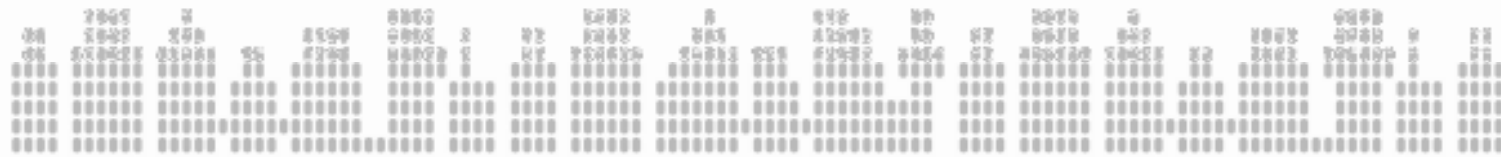


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Key finding 5: Indirect effects

- Improving external perceptions
investors, tourists
- Attracting in **highly skilled workers**
- Reducing car use, increasing council tax
take
- **Limited benefits**





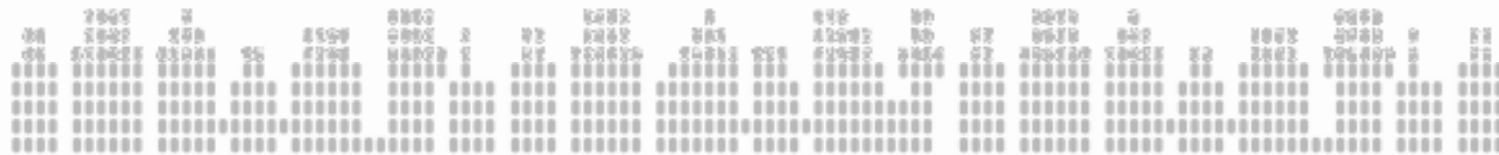
Key messages





Key Message 1: Economic impact of city centre living is positive, but not huge

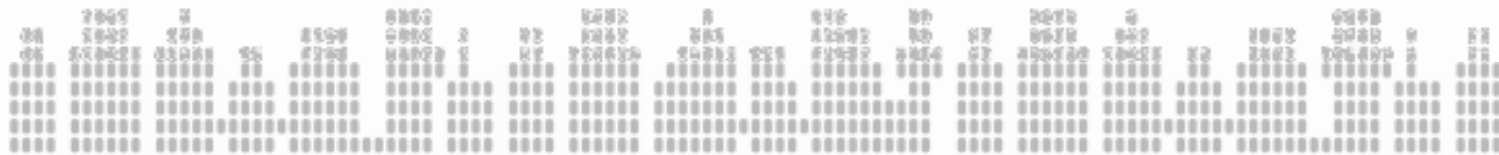
- **Local catalyst effects:** vibrant city centre, boost to local services
- **Wider catalyst effects:** improvements to labour markets, housing markets, investor, visitor perceptions
- **Reflects economic performance, more than driving it**





Key Message 2: Don't impose a sustainable communities model

- Most city centres are not for families
- City centres work well for existing populations: mainly young, single
- Most residents leave when they have children:
- The priority is to encourage families into 'inner ring' neighbourhoods next to the city centre

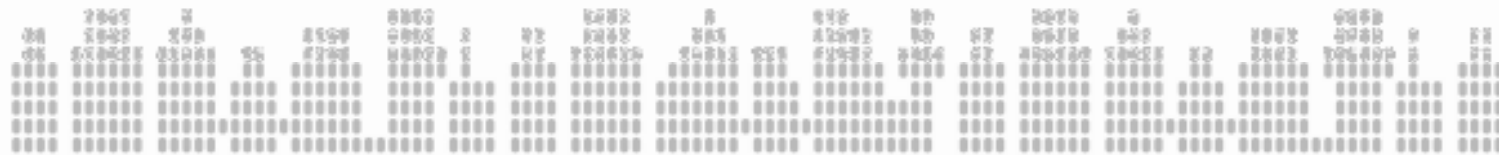


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Key Message 3: Inner ring neighbourhoods should be the next big challenge

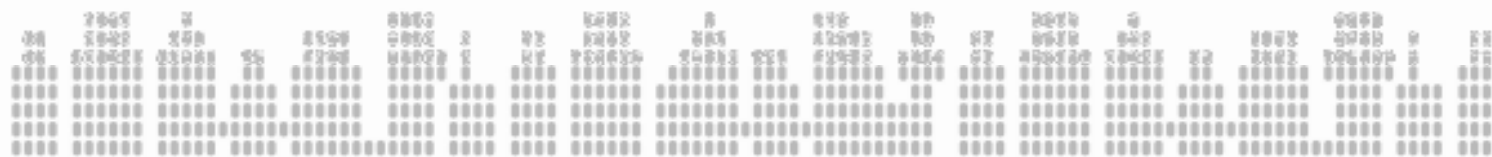
- City centre has got better, many nearby areas have not.
- Limited potential to build more city centre flats
- Many Housing Market Renewal neighbourhoods have the potential to become **better suburban communities**
- **Security, space, schools, services, sense of community – and well-designed houses**
- But **funding rules** make it hard to put in key infrastructure



MANCHESTER CITY CENTRE

NEW ISLINGTON

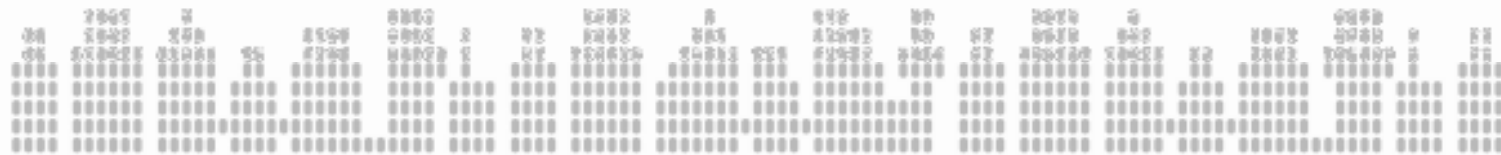
NEW ISLINGTON, MANCHESTER - 2000



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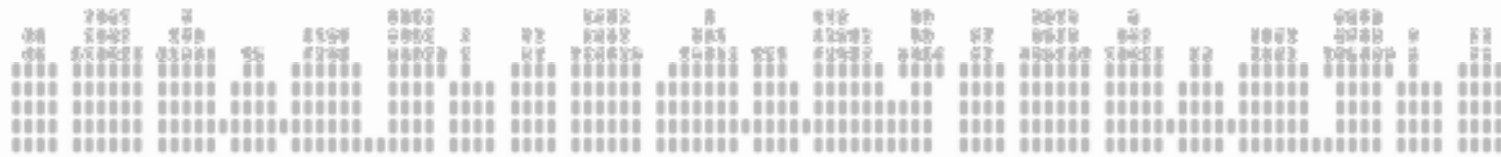
NEW ISLINGTON, MANCHESTER - 2000



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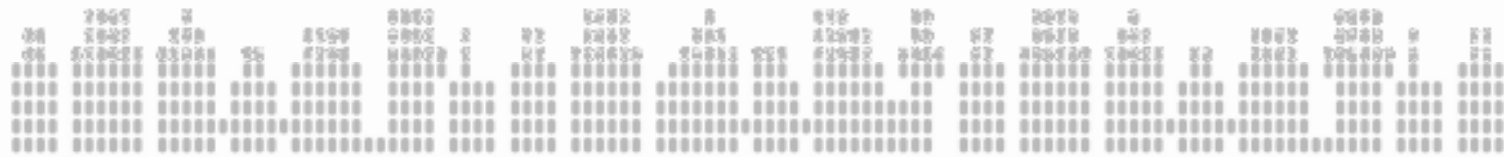
NEW ISLINGTON, MANCHESTER - 2018



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NEW ISLINGTON, MANCHESTER - 2018

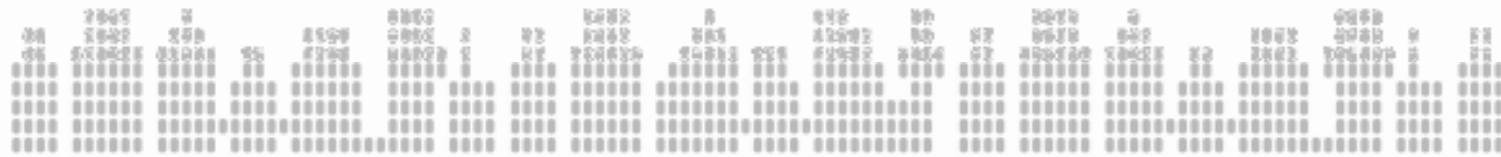


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