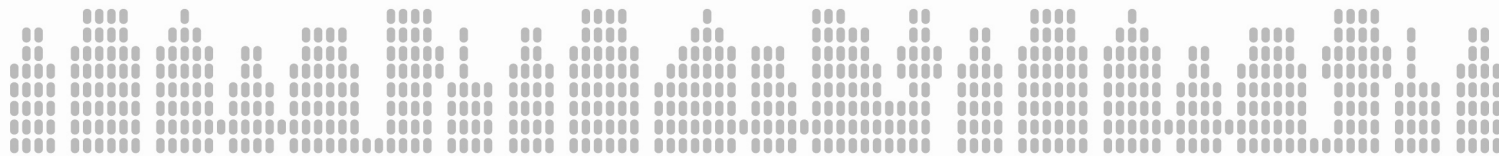




Centre for Cities

Dermot Finch, Director
Chris Urwin, Economist

10 March 2006



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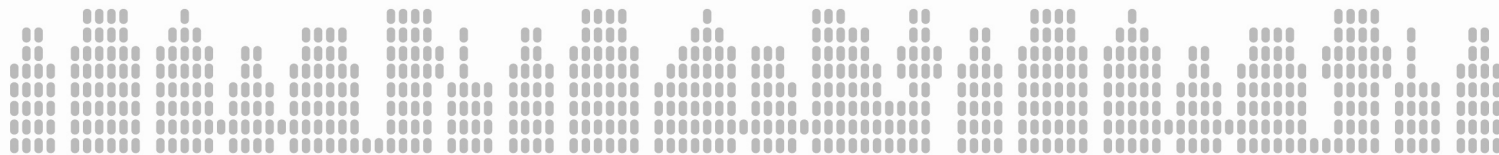
Current research

Projects

- **City People** (Jan) – Dundee, Liverpool, Manchester
- **City Leadership** (Feb) – Barnsley, Birmingham, Liverpool
- **City Markets** (June) – Derby, Doncaster, Sunderland

Discussion Papers

- Florida, Lyons, city centre housing markets, Enterprise Gap, city competitiveness



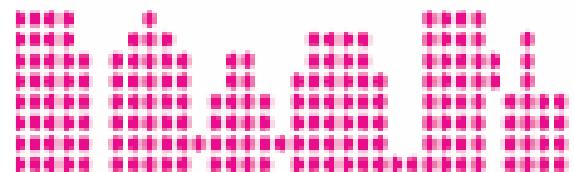
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city people

city centre living in the UK

max nathan and chris urwin

with tony champion
expert on business strategies
james morris



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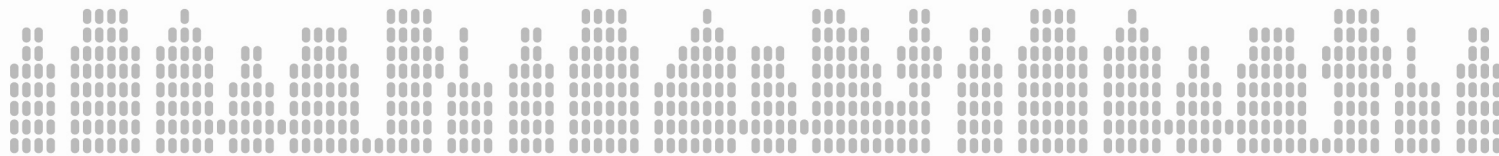




Key finding 1:

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**



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Key Finding 2: Young and single populations

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

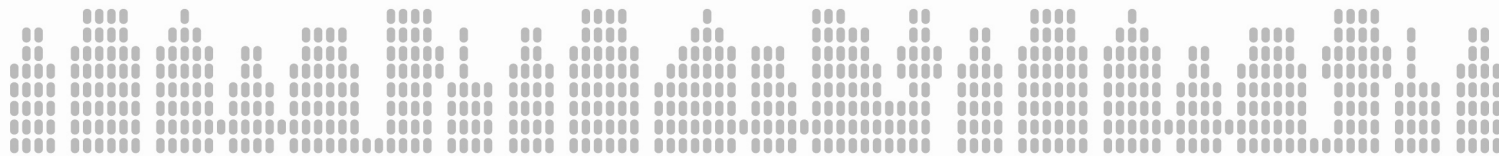
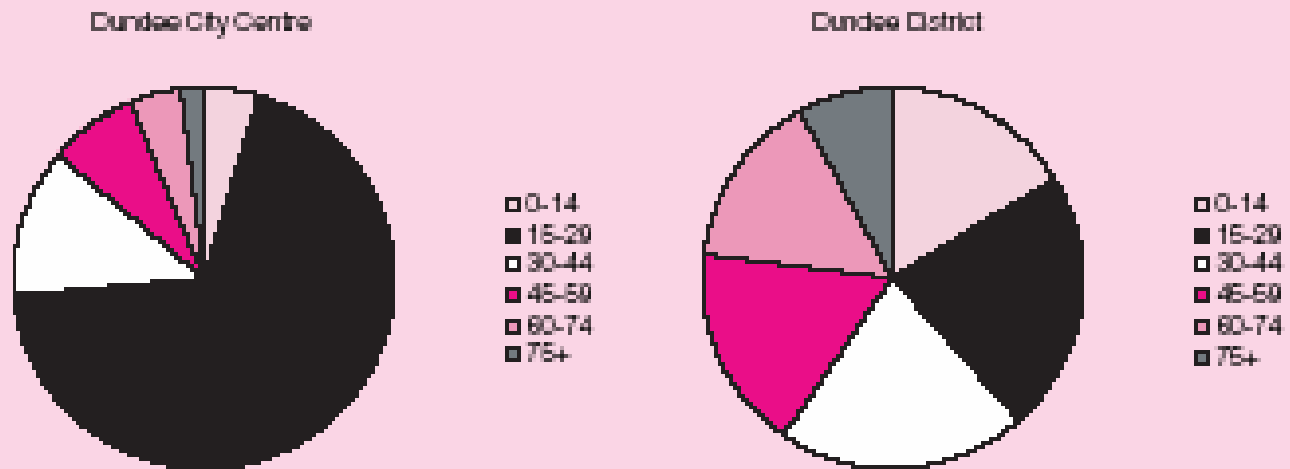
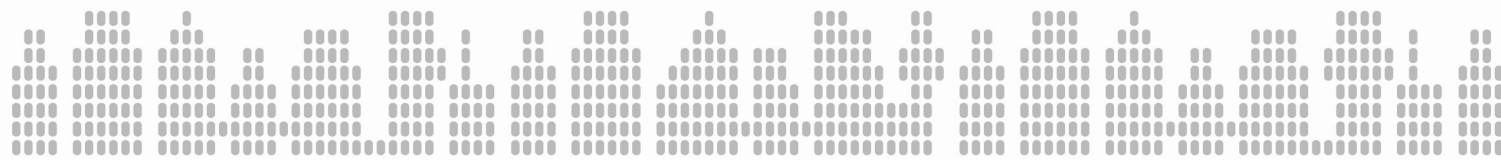


Figure 3. Age profile, Dundee city centre and Dundee district, 2001

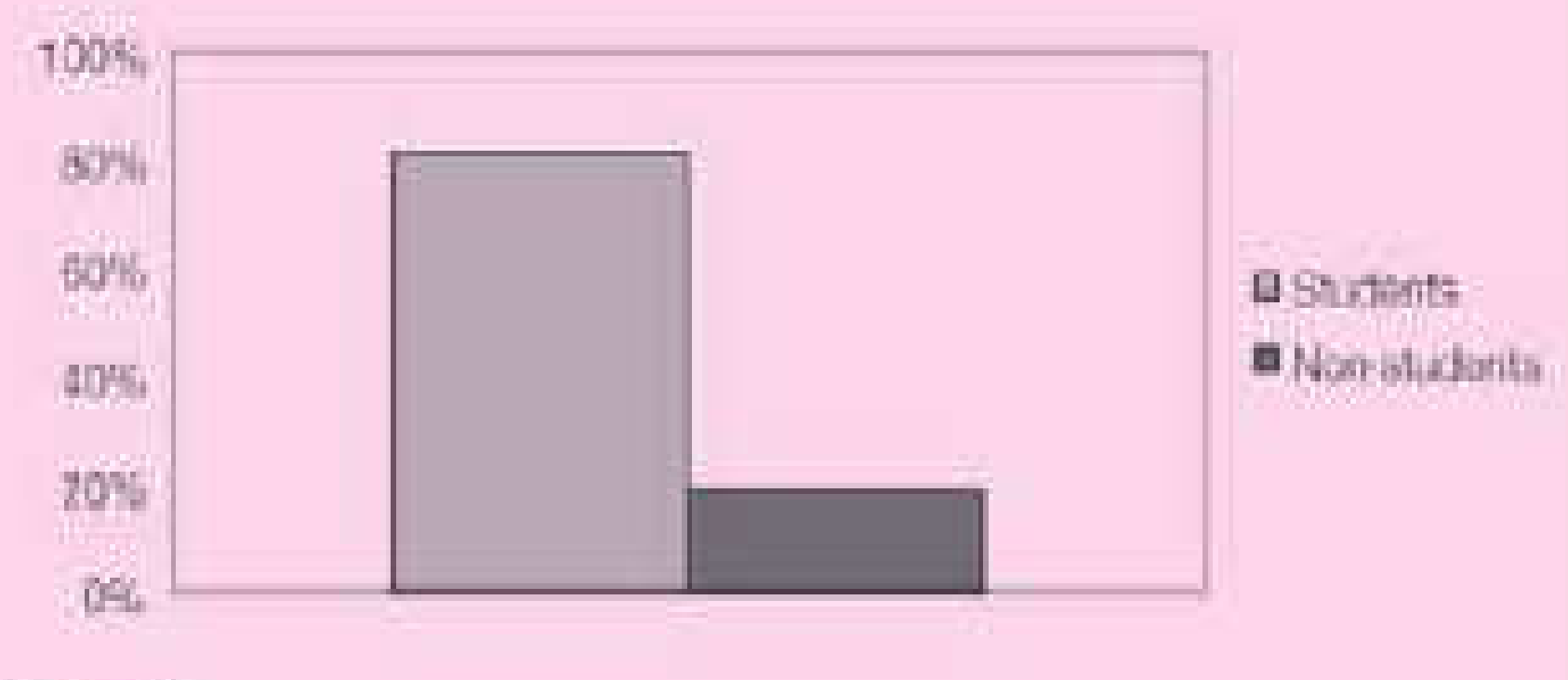


Source: Census

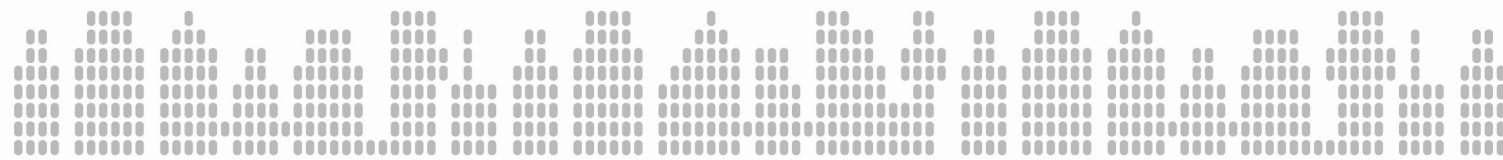


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Figure 10. Population change in Dundee city centre, 1991-2001

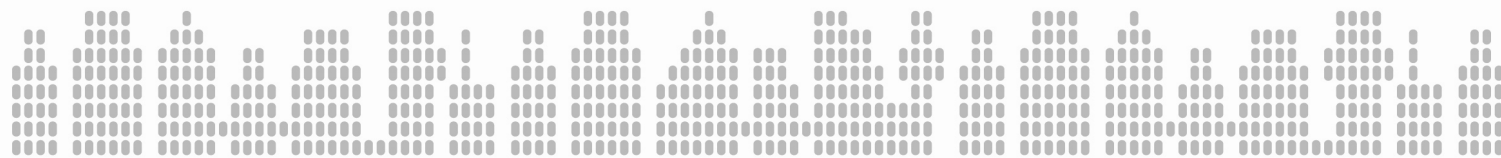
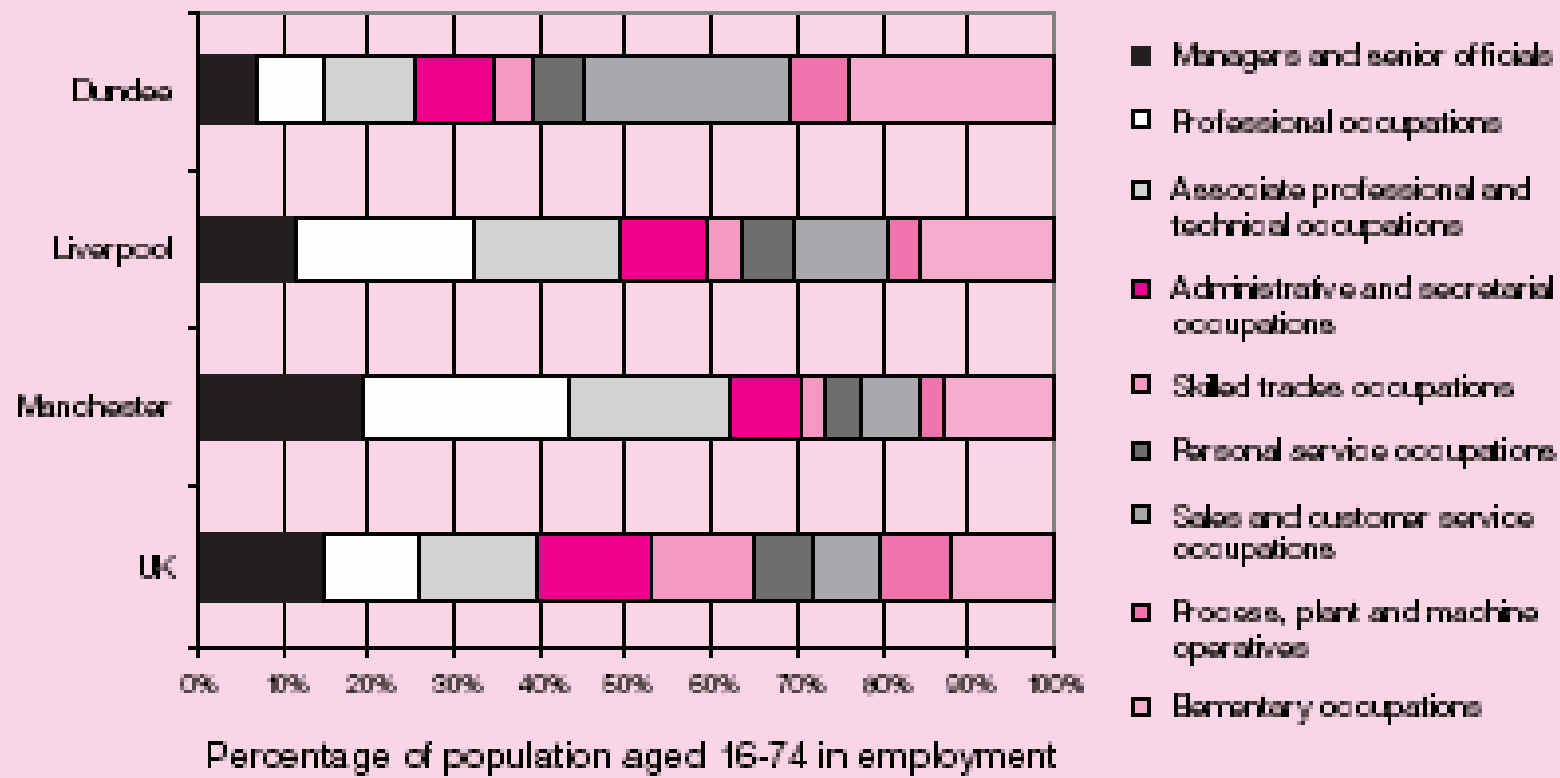


Source: Census



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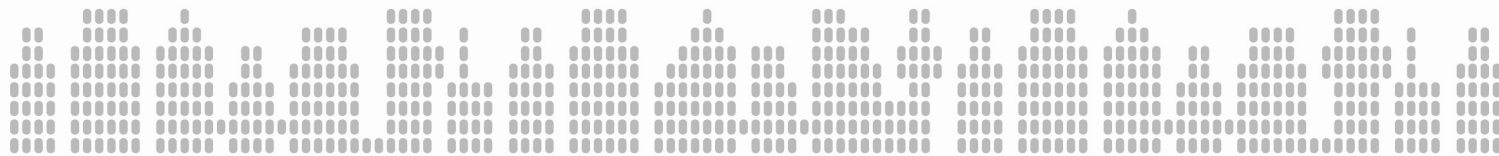
Figure 7. Occupational profiles in city centres, 2001





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**
- **But** city centre living is a **temporary lifestyle choice** for most people. Most want to leave within a few years

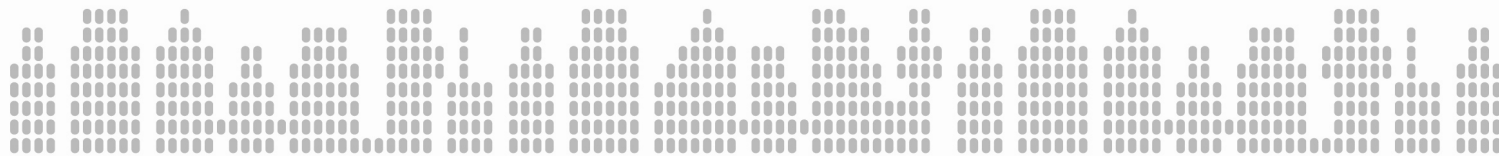


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Key finding 4: Direct impacts

- **Helps local service economy**
 - Boosts demand for shops, bars etc
 - Makes the city centre more vibrant, lively
- **Improves physical infrastructure**
 - City centres are now nicer places to be, both for residents and non-residents





Key finding 5: Indirect effects

- **Limited benefits – especially for smaller cities**
- **Improving external perceptions** investors, tourists
- Attracting in **highly skilled workers**

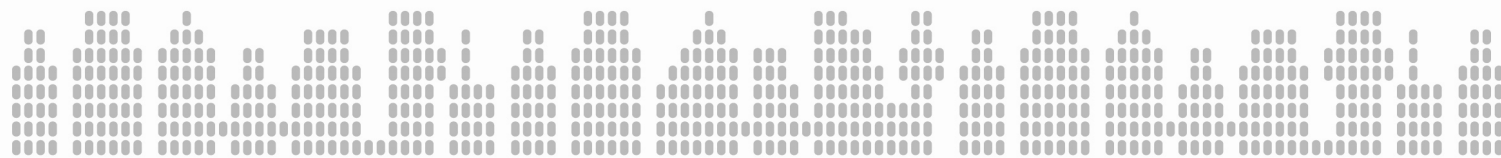
- Increasing council tax take
- Reducing car use





Key Message 1: Economic impact 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, rather than drives it**

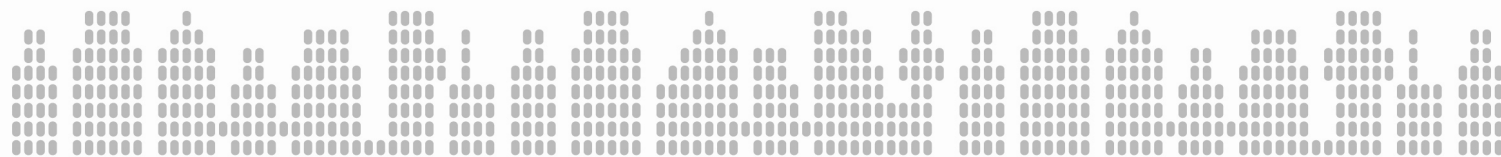


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Key Message 2: Most city centres not for families

- **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

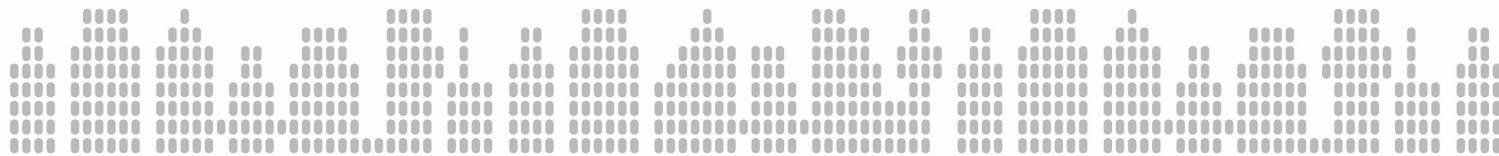


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Key Message 3: Inner ring neighbourhoods are next big challenge

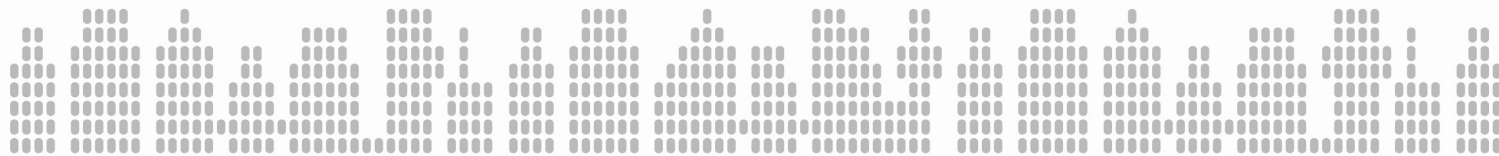
- City centre has got better, but many nearby areas have not.
- Many Housing Market Renewal neighbourhoods have the potential to become **better suburban communities**
- **Security, space, schools, services, sense of community – and well-designed houses**
- But **funding rules** make it hard to put in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





Key Message 4: Smaller cities should not copy bigger ones

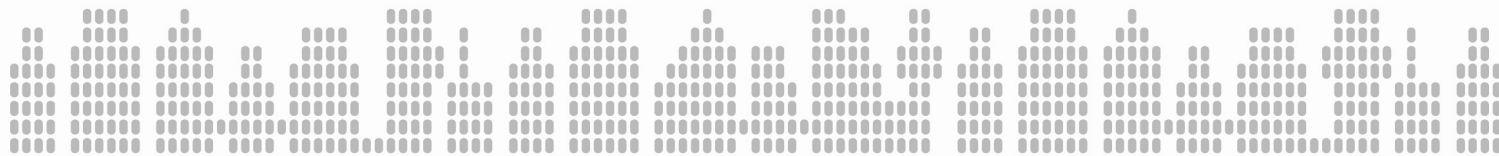
- **City centre living is less attractive in smaller places.** It contributes towards different goals.
 - 1) Improving the city centre environment
 - 2) Growing a commuter economy
- But regeneration has to start with **improvements to the economic base** and the **development of transport links** with bigger urban economies.





State of the English Cities Report

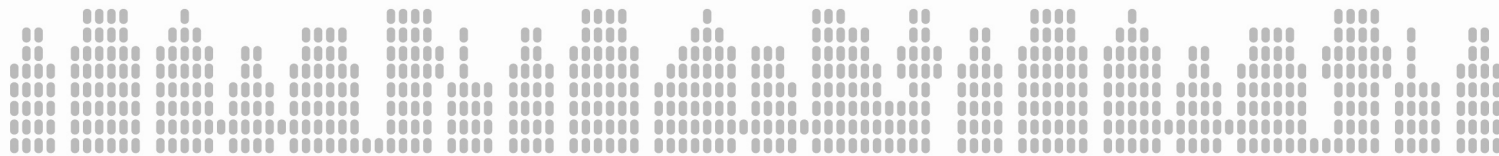
- Major study of England's 56 biggest towns and cities – similar to 'Review of Scotland's Cities' (2001-02)
- Cities' performance has improved – 58% of population, 63% of jobs
- But growth is uneven – south/east cities above average, north/west cities below average (except Manchester & Leeds)
- London still dominates – but only 23rd in Europe (?)
- Cities boosted by national growth and high public spending. What next?





SOECR: Policy lessons

- Cities matter
- Need fewer, more strategic interventions – less is more
- Start with the “Big 9” – London and Core Cities
- Support city-regions, within regional agenda
- Greater financial powers
- Stronger local leadership
- Budget paper on cities, 22 March
- Next = Local Govt White Paper, Lyons Inquiry, CSR



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city leadership

giving city-regions the power to grow

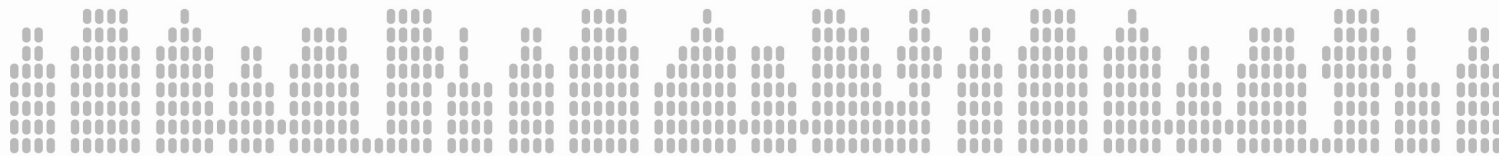
adam marshall
and dermot finch
with chris urwin





City Leadership: messages

- Leadership and power are key to economic growth
- England is too centralised – too many fragmented funding streams, unelected quangos
- City-regions are right level for economic development – regions too big, LADs too small
- Our biggest city-regions need more financial powers, starting with Greater Manchester/Birmingham
- All areas need more freedoms and flexibility



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City Leadership: recommendations

- **City-Region Contracts:** control over regeneration, housing, transport, skills funding (£600m)
- **Tax-raising powers:** Supplementary Business Rate and City-Region Growth Incentive
- **City-region mayors:** direct mandate, strategic vision
- **Economic Development Contracts** for all towns and cities outside city-regions
- Improved capacity and skills at local level
- = real devolution, half of Double Devolution

