

Ox-Cam symposium: Housing growth

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Lucy Cavendish College, Cambridge, 21st November 2018

Success in housing growth in England and Wales 1981-2011

- 15% growth in population,
- 32% growth in households,
- 44% growth in rooms...

= Mean rooms/person increased from 1.5 to 2.0

= 'Housing growth'

And success in housing growth in Cambridge, Cambridgeshire*, MK and Oxford 1981-2011

Inclusive growth?

“allows people to contribute to and benefit from economic growth” (World Bank, Ianchovichina and Lundstrom 2009).

“creates opportunity for all segments of the population and distributes the dividends of increased prosperity, both in monetary and non-monetary terms, fairly” (www.oecd.gov).

Inclusive housing growth

'Inclusive housing growth' =

- Growth in mean space per person +
- No growth in inequality in housing space

(measured by 90:10, 90: 50, 50:10 ratios and percentage under 60% median housing space per person)

Housing growth 1981-2011 in England and Wales was not inclusive growth

- Inequality in housing space increased
 - according to 10:50; 10:90 ratios, percentage under 60% median) (Tunstall 2015)
- Those at worst housed 10th percentile improved from 0.95 to 1.0 rooms/person

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ENGLAND AND WALES, 1911-2011		HOUSING GROWTH (mean space per person)	
		No change/ reduction	Growth
INCLUSIVITY (change in house space inequality)	Increase in inequality	<u>Non-inclusive non- growth</u>	<u>Non-inclusive growth</u> 1981-91 1991-2001 2001-2011
	No change /reduction in inequality	<u>Inclusive non- growth</u>	<u>Inclusive growth</u> 1911-21 1921-31 1931-51 1951-1961 1971-81

LONDON AND GREATER MANCHESTER 1981-2011		HOUSING GROWTH (mean space per person)	
		No change	Growth
INCLUSIVITY (change in house space inequality according to ratios and percentage under 60% median space per person)	Increase in housing space inequality	<u>Non-inclusive non-growth</u> L 1991-2001 L 2001-2011	<u>Non-inclusive growth</u> GM 1981-91 GM 1991-2001
	No change in housing space inequality	<u>Inclusive non-growth</u> GM 2001-2011 L 1981-91	<u>Inclusive growth</u>

**CAMBRIDGE, MK AND
OXFORD 1981-2011**

**HOUSING GROWTH
(mean space per person)**

No change

Growth

INCLUSIVITY

(change in house space inequality according to ratios and percentage under 60% median space per person)

Increase in housing space inequality

Non-inclusive non-growth

Non-inclusive growth
MK
Cambridgeshire*

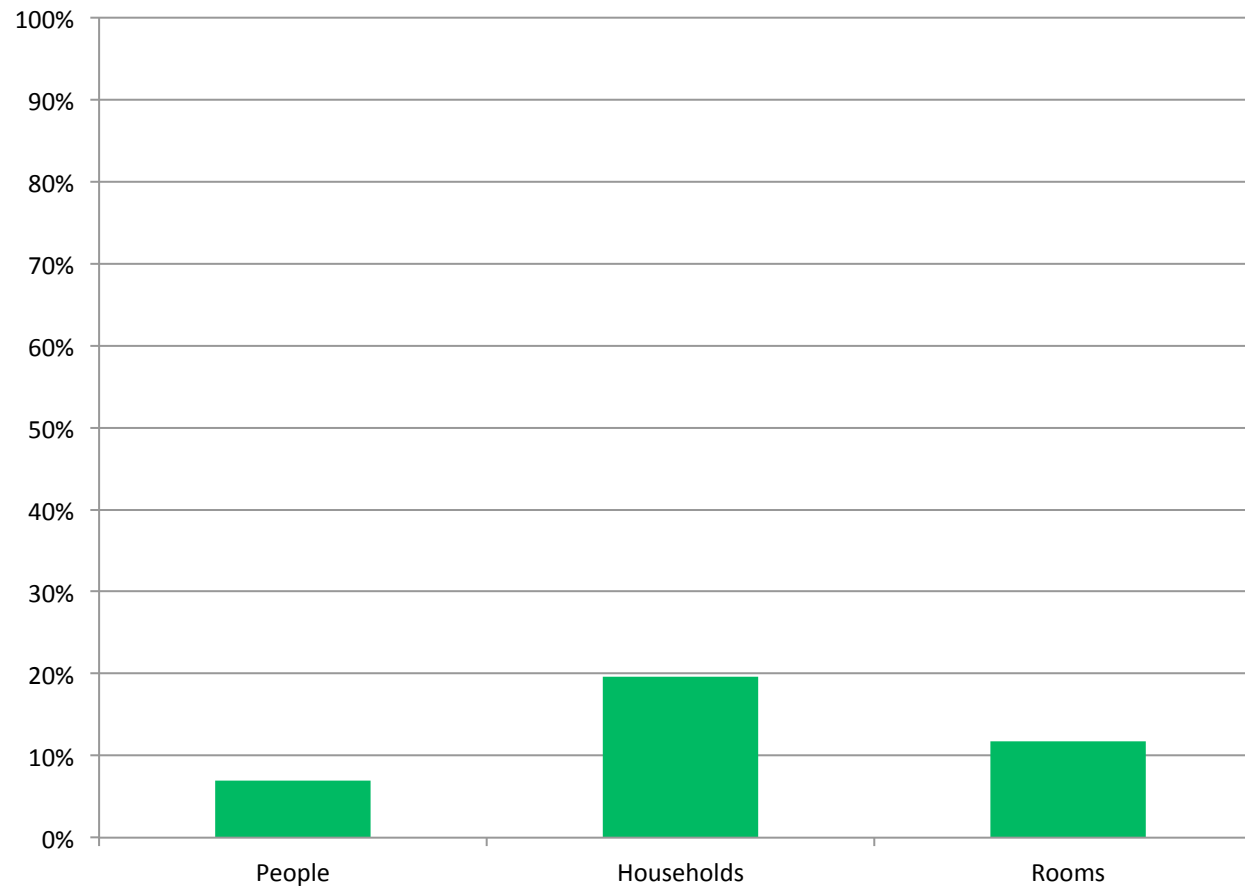
No change in housing space inequality

Inclusive non-growth

Inclusive growth
Cambridge
(borderline)
Oxford

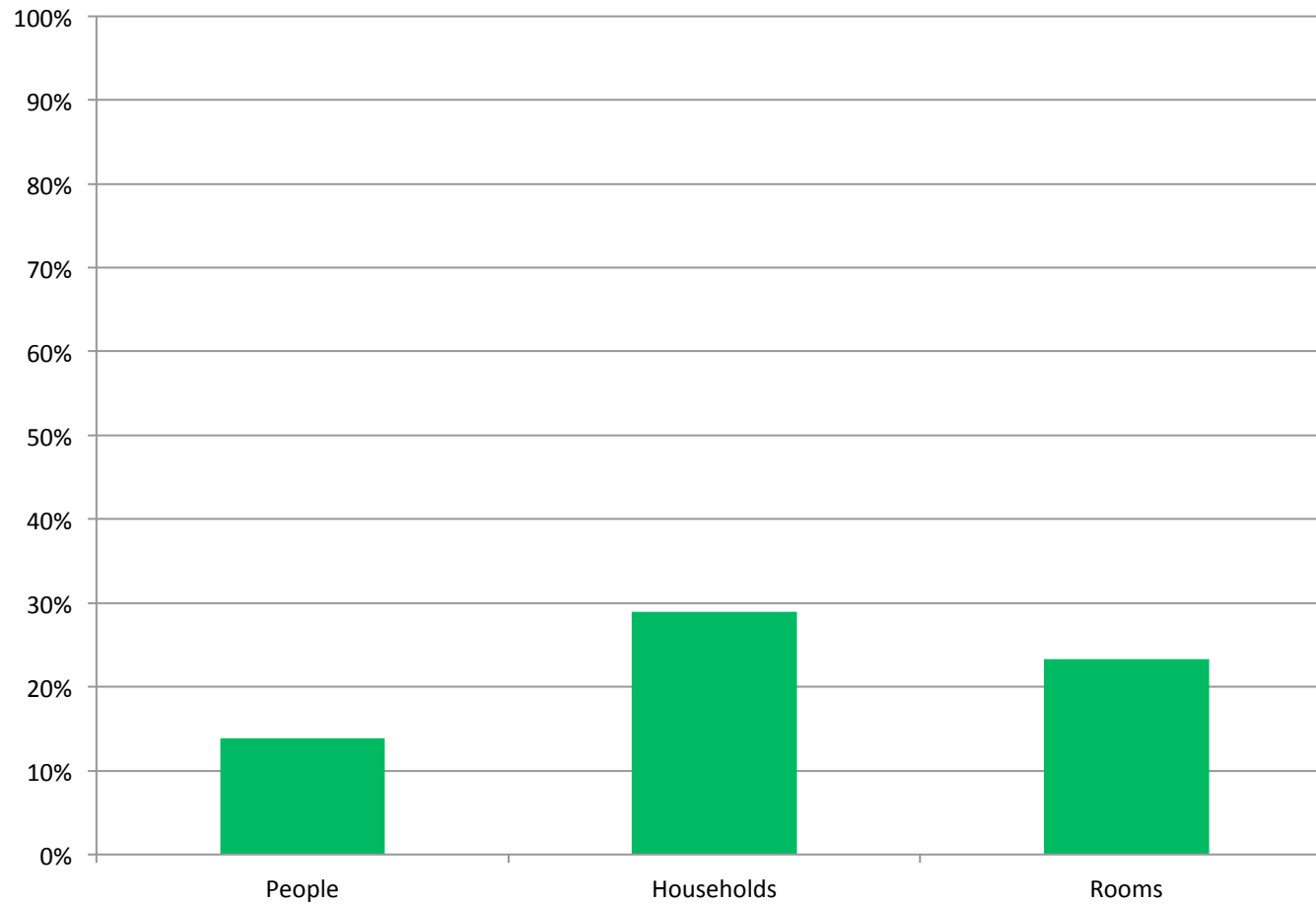
Cambridge 1981-2011

Growth (just), partly inclusive



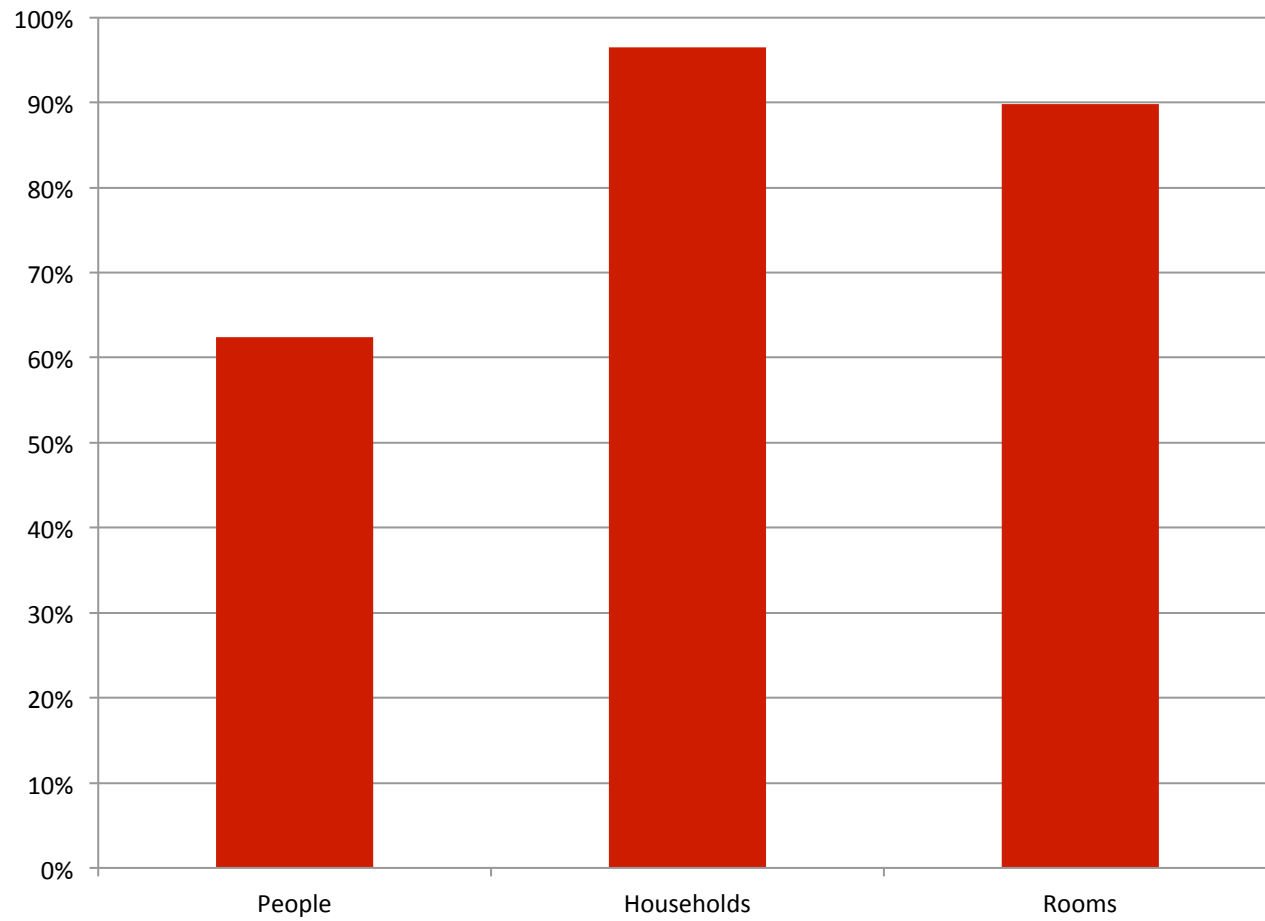
Oxford 1981-2011

Growth, partly-inclusive



MK 1981-2011

Growth, non-inclusive

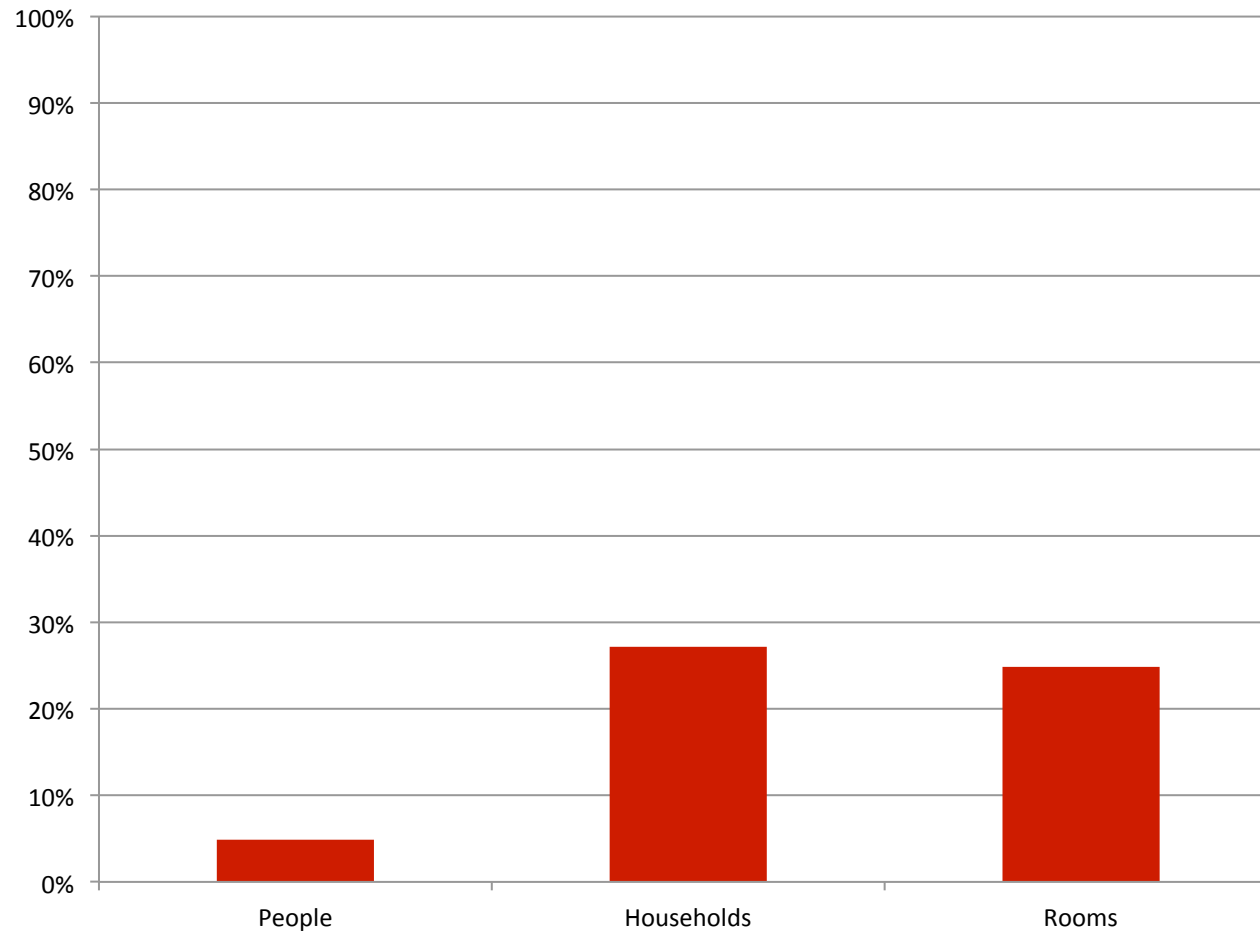


Non-inclusive housing growth at MK 1981-2011

- Median space per person increased from 1.5 to 1.7 rooms/person
- Space for worst housed 10th percentile was unchanged at 1.0 rooms/person
- 90: 10 ratio was stable at 3.0
- 90: 50 ratio increased from 1.7 to 2.1
- 50: 10 ratio increased from 1.5 to 1.7
- Percentage of people below 60% median space increased from 6% to 17%

Cambridgeshire 1981-2011**

Growth, non-inclusive



How can we make future housing growth more inclusive?

We need to think about:

- Tenure
- Size of new homes
- (and the size of households)

Source

Tunstall, B (2015) 'Relative housing space inequality in England and Wales and its recent rapid resurgence'
International Journal of Housing Policy 13th Jan pp105-126

Who gained (absolutely) from housing growth 1981-2011?

England and Wales

- All but the worst housed 10th percentile

Greater Manchester

- All but the worst housed 10th percentile

London

- Hardly anyone/what growth?
- Median housing space per person did not change. Only the best housed 80th and 90th percentiles of Londoners saw significant increases.

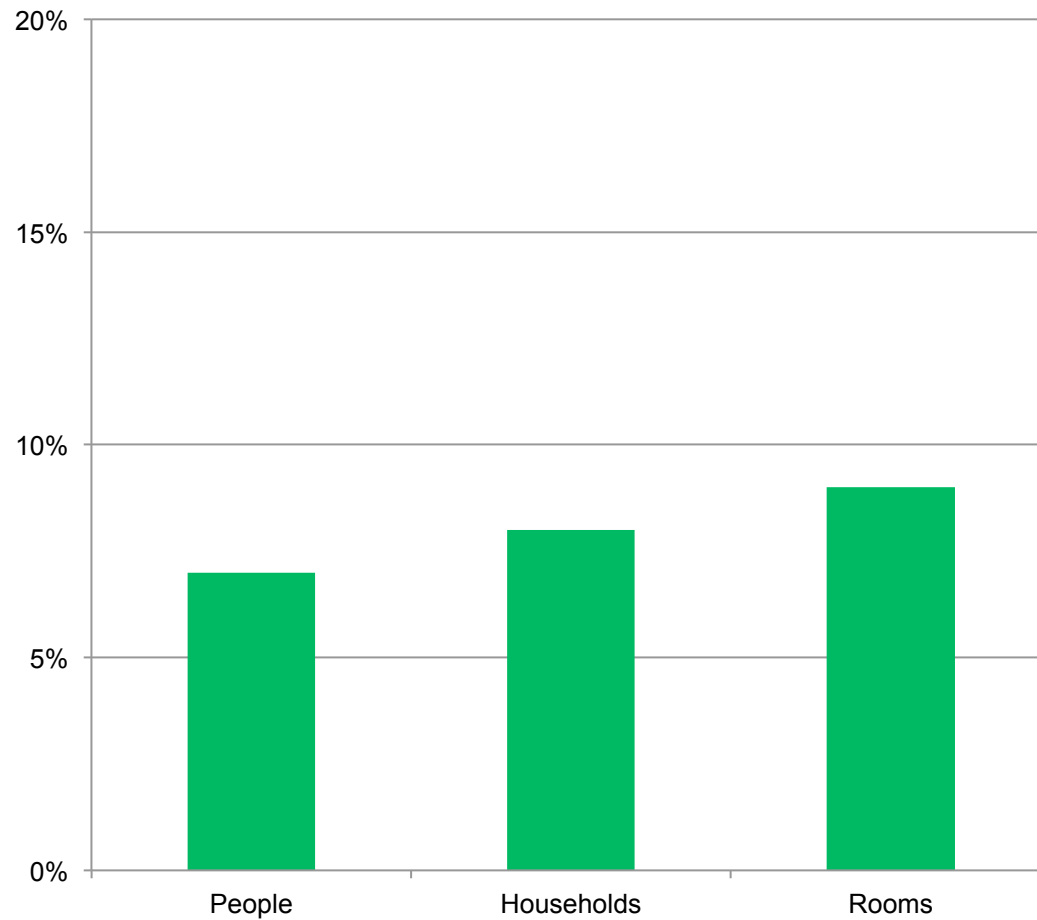
Other inclusivity problems...

Women make up 51% of adults, England 2016/17, and:

- 67% of adults in households accepted by local authorities as statutorily homeless
- 60% of adults in households claiming housing benefit
- 55% of adults in social renting
- 54% of adults in poverty (after housing costs)
- 46% of adults in first time buyer households
- 40% of 'household reference persons' (the adult who pays all or most of the housing costs, has the highest income, or who is the oldest)
- 14% of people counted sleeping rough

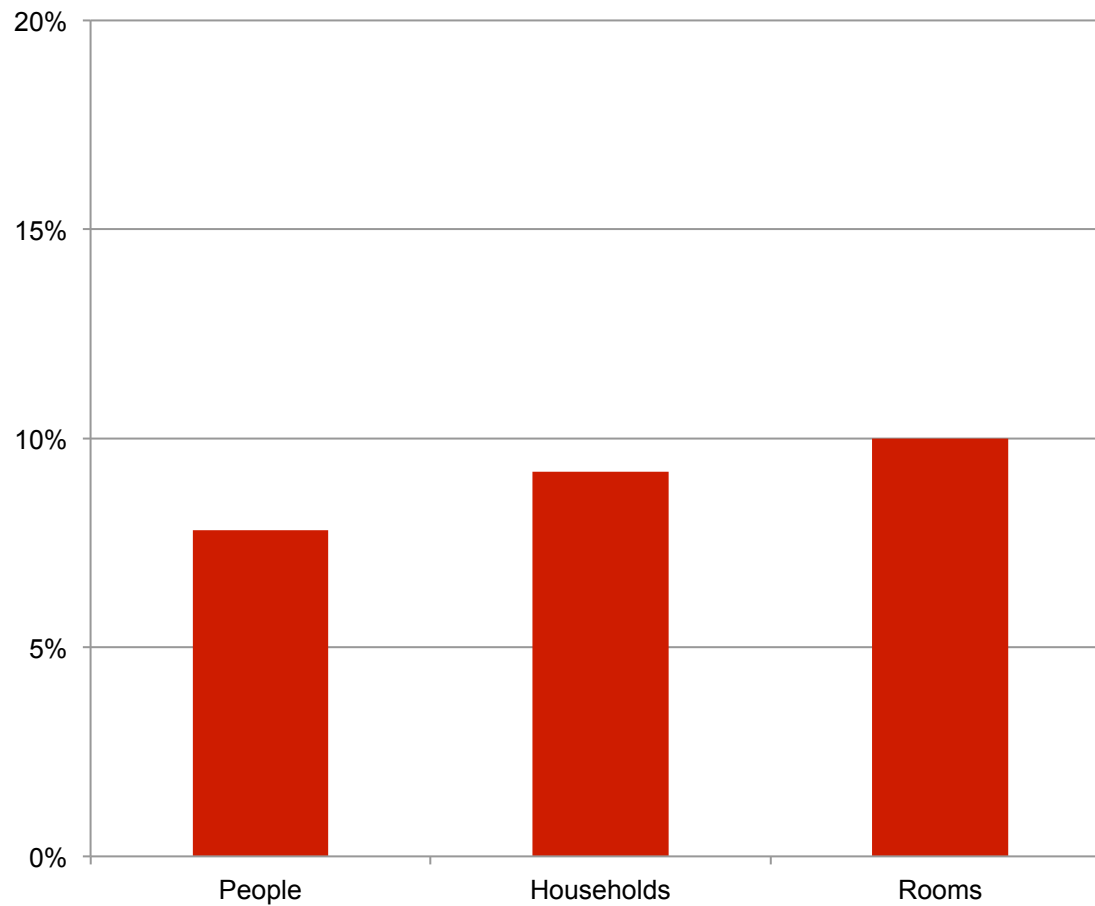
Women hold 42% of household wealth

Greater Manchester 2001-2011 – Non-growth, but inclusive



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London 1991-2001 – Non-growth and non-inclusive



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