

Promoting equality and cohesion through housing market renewal

Lessons Learnt and Challenges Recognised

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Overview

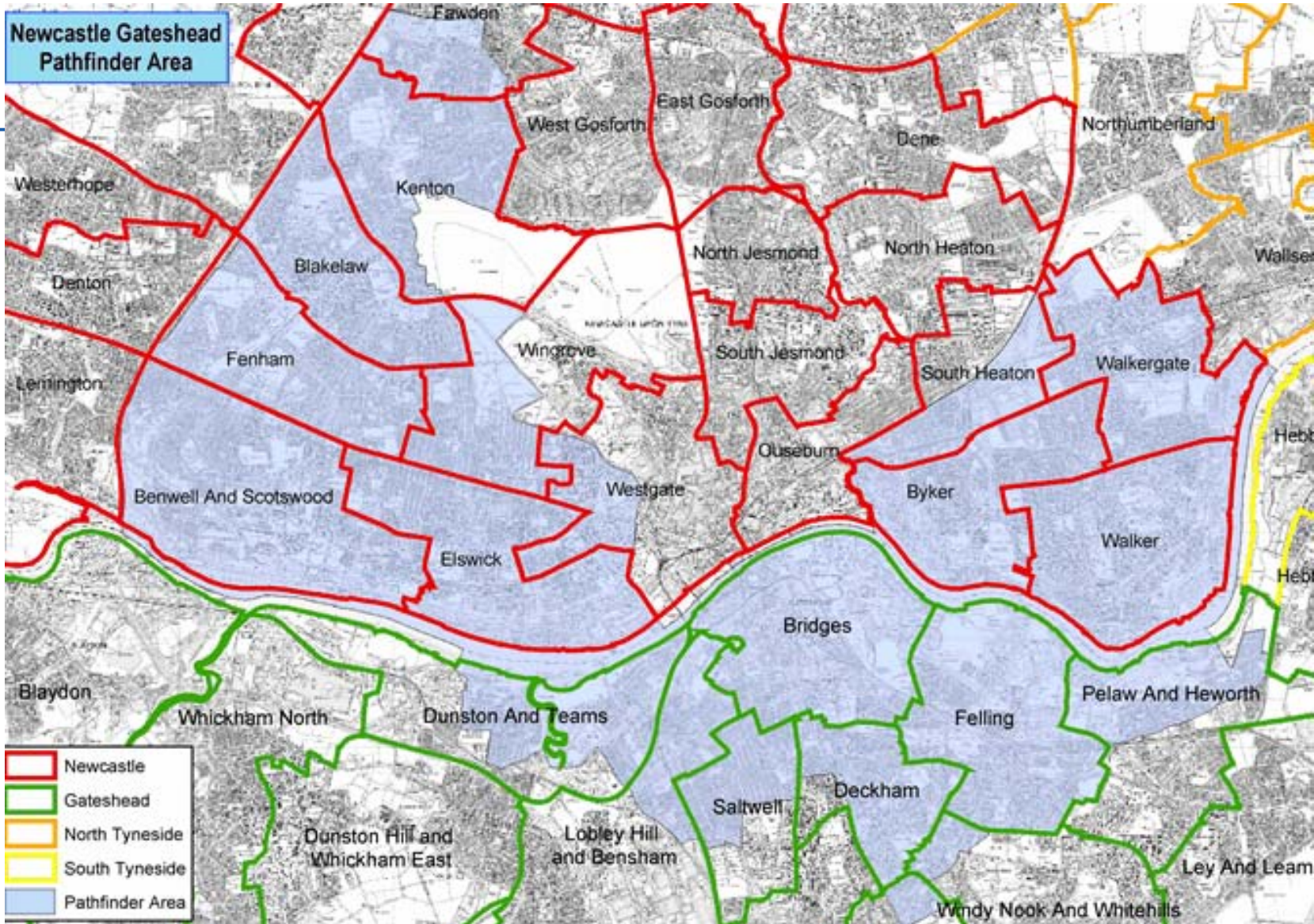
- **introduction to the research**
- **the minority ethnic population of the BNG area**
- **residential situations and preferences**
- **HMR – an opportunity for change**
- **maximising potential and managing change**

The Research

Aims:

- ❑ **cast light on the housing situations, experiences, requirements and aspirations of *different* minority ethnic groups in the BNG area (including new immigrants)**
- ❑ **assist BNG and its partners in ensuring that HMR responds to the needs of all groups within the area**

Newcastle Gateshead Pathfinder Area



- Newcastle
- Gateshead
- North Tyneside
- South Tyneside
- Pathfinder Area

The Research

Approach:

- ❑ review of existing information, evidence and data
- ❑ survey of 100+ minority ethnic people in the BNG area
- ❑ focus groups with members of largest ME groups and new immigrants

Outputs:

- ❑ findings report (including detailed profiles of different ME groups)
- ❑ strategy for promoting equality and sustainability through HMR

Minority Ethnic People in the BNG Area (2001)

	Total population	White British population	Minority Ethnic population	Minority Ethnic (% of Total Pop)	Largest Minority Ethnic Group	Second largest Minority Ethnic Group
Newcastle	259,536	235,259	24,277	9.4	Pakistani	White Other
Gateshead	191,151	185,260	5,891	3.1	White Other	White Irish
BNG area	192,117	174,471	17,646	9.2	Pakistani	White Other
Newcastle-BNG	127,276	113,294	13,982	11.0	Pakistani	White Other
Gateshead-BNG	64,841	61,177	3,664	5.7	White Other	Pakistani
Newcastle-Cluster	40825	31610	9215	22.6	Pakistani	Bangladeshi
Gateshead Cluster	22747	20331	2416	10.6	White Other	Pakistani

Number of people in Gateshead and Newcastle BNG areas (2001)

Ethnic Group	Gateshead	Newcastle
All people	64,841	127,276
White British	61,177	113,294
White Other	1,608	3,688
Pakistani	327	2,190
Other ethnic group	245	1,991
White Irish	235	1,468
Indian	226	973
Chinese	220	758
Black African	139	704
White and Black Caribbean	133	474
Other Asian	133	453
White and Asian	125	444
Other mixed	92	265
Bangladeshi	92	234
White and Black African	33	221
Black Caribbean	30	73
Other Black	26	46

A Growing Population

Change in the (Non-White) Minority Ethnic Population (1991-2001)

	Minority Ethnic Population		
	1991	2001	% change
BNG area	7,762	12,909	66.3
Newcastle BNG area	6,913	11,088	60.4
Gateshead BNG area	849	1,821	114.5
Newcastle Cluster	5,250	7,570	44.2
Gateshead Cluster	529	993	87.7

...which will continue to grow

- ❑ **young age profile – half ME population < 25 years old in 2001**
- ❑ **forming families and having children – 55% rise in ME households with children in BNG area (1991-2001)**
- ❑ **small elderly population – only 5.6% > 65 years in 2001 – will grow dramatically**

AND

- ❑ **arrival of new immigration (migrant workers from EU and beyond and people seeking asylum and refugees)**
- ❑ **NINO registration in 2007 – Gateshead 980 / Newcastle 4,530**
- ❑ **asylum seekers in dispersed accommodation at end of 2006 – 1,245 in Newcastle and 365 in Gateshead**

....and is becoming more diverse

'New' Ethnic and National populations known to be living in Newcastle and Gateshead

Afghan	Georgian	Serbian
Albanian	Greek	Sierra Leone
Algerian	Iranian	Slovakian
Anglo Hispanic	Iraqi	Somali
Angolan	Ivory Coast	Spanish
American	Italian	Sri Lankan
Belarus	Kurdish	Sudanese
Belgian	Kosovan	Swedish
Bosnian/Herzegovinian	Persian	Tanzanian
Cameroonian	Latin American	Thai
Columbian	Latvian	Togolese
Congolese	Liberian	Turkish
Croatian	Libyan	Ugandan
Czech (Roma)	Lithuanian	Zimbabwean (Black)
Dutch	Malaysian	
Eritrean	Nigerian	
Ethiopian	Polish	
Filipino	Portuguese	
French	Romanian	
Gambian	Russian	
Ghanian	Rwandan	
German		

Minority Ethnic Settlement Patterns

In 2001....

- ❑ 57.6 per cent of **Newcastle's** ME population lived in the BNG area
- ❑ 52.2 per cent of the ME pop in the ***Newcastle BNG*** area lived in Elswick, Fenham, Moorside and Wingrove
- ❑ this cluster contained 38.0 per cent of **Newcastle's** minority ethnic population
- ❑ few ME households were resident in the BNG area to the east of **Newcastle** city centre (Byker/Walker).

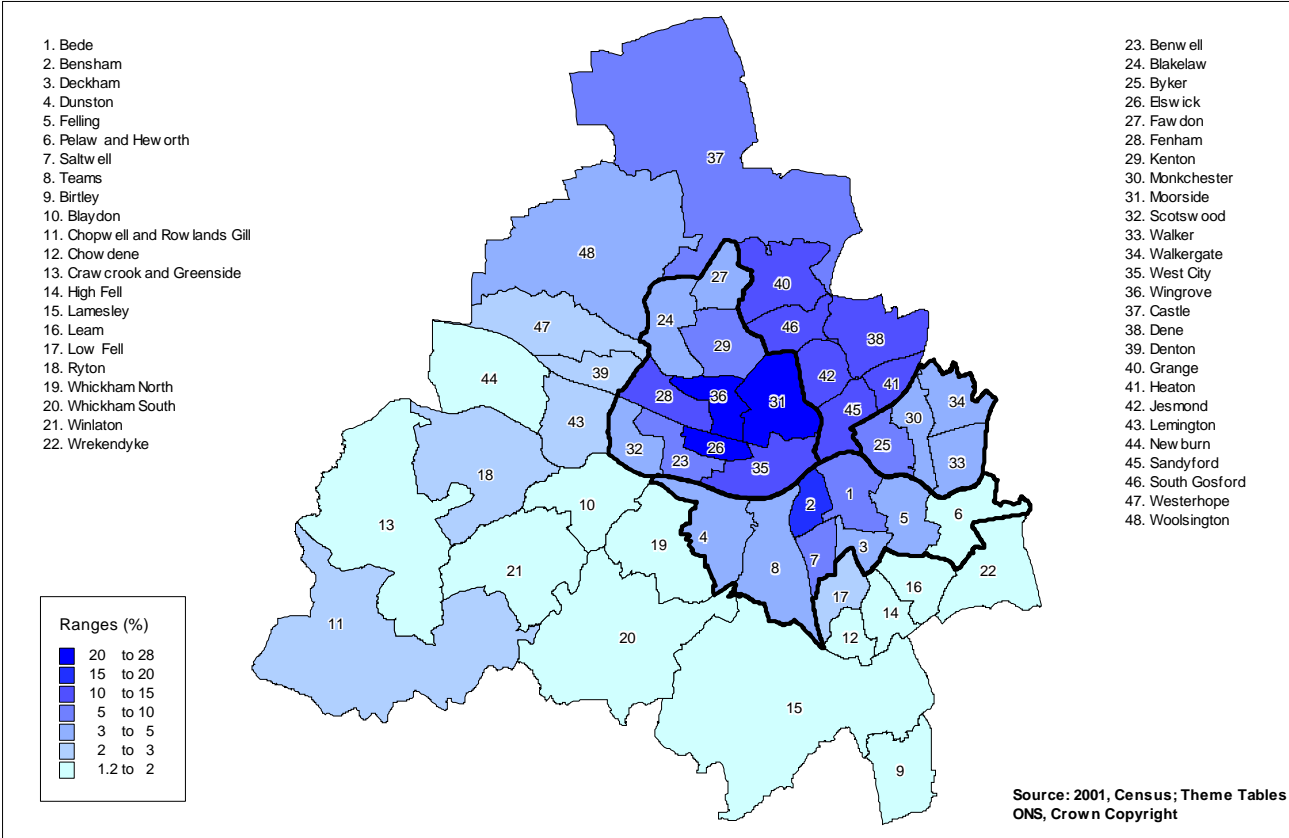
Minority Ethnic Settlement Patterns

In 2001....

- 62.2 per cent of **Gateshead's** ME pop lived in the BNG area
- 65.9 per cent) of the ME of the **Gateshead** *BNG* area lived in Bede, Bensham and Saltwell
- this area contained 41.0 per cent of **Gateshead's** total ME pop

Minority Ethnic Settlement Patterns

PROPORTION NON-WHITE BRITISH IN NEWCASTLE AND GATESHEAD BY WARD (2001)



ME Housing Situations in the BNG Area

- ❑ low levels of owner occupation for most groups
- ❑ low levels of social renting for virtually all groups
- ❑ high levels of private renting
- ❑ more likely to be in flat accommodation

Tenure

Housing tenure of the BNG population in 2001, by ethnicity

	TENURE	Owns outright	Owns with a mortgage or a loan	Rented from council	Other social rented	Private rented
<i>All people</i>		13.6	32.5	33.1	6.0	10.7
White	British	13.7	32.7	35.0	5.9	9.4
	Irish	18.0	24.3	26.2	4.6	19.6
	Other	8.2	15.9	13.6	7.1	25.1
Asian or Asian British	Indian	23.7	46.6	4.5	2.5	19.0
	Pakistani	22.0	46.3	6.7	4.2	18.3
	Bangladeshi	5.8	35.8	27.6	9.5	17.5
	Other Asian	9.9	13.2	11.6	18.0	23.8
Black or Black British	Black Caribbean	6.3	17.7	26.0	8.3	26.0
	Black African	4.4	10.6	17.9	13.3	28.8
	Other Black	15.4	26.9	24.4	15.4	17.9
Chinese or Other Ethnic Group	Chinese	13.2	34.4	8.6	5.5	25.0
	Other ethnic group	7.4	14.5	10.8	7.4	44.6

Housing Conditions and Suitability

- ❑ **> 25% in housing deprivation, compared to 13% of White British residents**
- ❑ **20% in overcrowded housing, compared to 8% of White British households**
- ❑ **high levels of dissatisfaction with current housing (1 in 5 in NDC survey, compared to 12% of White British residents)**
- ❑ **accommodation unsuitable / inappropriate**
- ❑ **many residents want to move house (two-thirds responding to the survey)**

Housing Preferences

- **home ownership = preferred housing situation (79%)**

but

- **many ME households willing to consider social housing**

while

- **private renting = tenure of compromise, rather than choice**

Housing Preferences

... but realities (e.g. financial constraints) can prompt interest in other options

Would you consider the following

	Yes		No		Unsure	
	Number	%	Number	%	Number	%
Shared ownership	33	32.4	56	54.9	13	12.7
Mortgages reflecting religious/cultural beliefs	35	36.5	45	46.9	16	16.7
Equity share	17	26.6	32	50.0	15	23.4
Discounted home ownership	35	34.7	49	48.5	17	16.8
Self-build	34	35.1	54	55.7	9	9.3

Housing Need and Residential Mobility

Two-thirds of ME people surveyed wanted to move house

Reasons for wanting to move:

	Number citing this reason	% of respondents
Move into a bigger property	44	60.3
To have a bigger garden	30	41.1
Escape poor living conditions	29	39.7
Change tenure	18	24.7
To move to a different street	14	19.2
To move to a different neighbourhood	14	19.2
Other	12	16.4
To move nearer school	9	12.3
To be nearer family	8	11.0
To be nearer services/facilities	8	11.0
To move nearer employment	6	8.2
To be nearer friends/associates	5	6.8
To move away from friends/associates	2	2.7

...but most people want to remain within their current neighbourhood

Where would you like to move to?

	Newcastle		Gateshead		Total sample	
	Number	(%)	Number	(%)	Number	%
Within current area	47	81.0	26	62.8	73	73.0
Move to a neighbouring area	5	8.6	7	16.3	12	12.0
Elsewhere in this city/town	6	10.3	2	4.7	8	8.0
Elsewhere in the UK	0	0	2	4.7	2	2.0
Don't know	0	0	5	11.6	5	5.0
Total	58	100.0	42	100.0	100	100

...while aspiring to move elsewhere - Fenham and Gosforth AND Low Fell

Neighbourhood Experiences and Attitudes

What three things do you most like about your neighbourhood?

	%
Local services and facilities (and proximity to)	76.8
Friends and family nearby	34.3
Friendliness and sense of community	25.3
Transport / links to other areas	17.2
Security / personal safety	10.1
The housing	8.1
Employment	6.1

What three things do you most dislike about your neighbourhood?

	%
Safety concerns	44.1
Environmental issues	22.6
Housing	15.1
lack of/poor facilities and services	9.7
racism / racial harassment	8.6
Traffic issues	7.5
General quality of life concerns	7.5

Understanding Housing Situations, Experiences and Choices

- ❑ ***neighbourhood preferences and choices*** – including the importance of racialised notions of space
- ❑ ***affordability*** – the importance of financial resources as a determinant of housing choices
- ❑ ***family size and household structure*** – the availability of relevant and appropriate sized, designed and located accommodation
- ❑ ***access and availability*** – barriers restricting access to certain opportunities.

To recap....

- ❑ small but rapidly growing and increasingly diverse population
- ❑ clustered within the BNG area
- ❑ high levels of housing deprivation
- ❑ unsuitable and inappropriate accommodation
- ❑ desire to move house...but preference to stay in areas of established settlement

HMR - An Opportunity for Change?

The Opportunity

- address housing deprivation
- tackle the (growing?) mismatch between housing requirements and opportunities provided by local housing market

by

- **improving conditions in existing areas of settlement**
- **opening up housing opportunities in new (adjacent?) locations**

Core Principles Guiding the Response

Promoting equality in BNG

- ❑ tackling deficits in equality
- ❑ equality in the provision of services and associated opportunities provided by new developments and stock renewal

Critical Arenas and Targeted Interventions

- ❑ managing the challenges that can emerge as a result of population change driven by HMR

.... recognising that different areas in BNG will present different challenges that require different responses

Improvements in Areas of Established Settlement

Tackling overcrowding and poor conditions:

- ❑ home improvements and conversions
- ❑ provision of larger properties
- ❑ making the most of the PRS
- ❑ bringing empty properties back into use
- ❑ extending tenure choice

Opening up New Locations - Gateshead

Willingness to consider living in BNG Areas of Gateshead

Strategic Commission	Yes		No		Unsure	
	n	%	n	%	n	%
<i>Bensham and Saltwell</i>	41	91.1	3	6.7	1	2.2
<i>Dunston</i>	4	3.7	35	77.8	6	13.3
<i>The Felling Bypass Corridor</i>	6	13.3	33	73.3	6	13.3
<i>Teams</i>	5	11.1	31	68.9	9	20.1

Increasing Opportunities

- ❑ improved safety and security
- ❑ opportunities for family and friends to move together
- ❑ opportunities to become a home owner

Opening up New Locations - Newcastle

Willingness to consider living in Newcastle Strategic Commission Areas

Strategic Commission	Yes		No		Unsure	
	n	%	n	%	n	%
<i>The Discovery Quarter</i>	32	53.3	24	40.0	4	6.7
<i>Byker and Ouseburn</i>	11	18.6	40	67.8	8	13.6
<i>Elswick, North Benwell and Arthurs Hill</i>	28	45.2	22	35.5	12	19.4
<i>Old Benwell / Benwell Village and Scotswood</i>	17	27.4	35	56.5	10	16.2
<i>Walker Riverside</i>	12	20.0	42	70.0	6	10.0

Increasing Opportunities

- ❑ improved public transport
- ❑ marketing / information sharing
- ❑ information on local services and resources
- ❑ guided tours of areas

Managing Changing Neighbourhoods: The Challenge

Focus on **CRITICAL ARENAS.....**

Localities presenting different challenges and requiring different responses in order to:

- ❑ deliver equality in the choices and opportunities provided by new developments and stock renewal
- ❑ manage challenges that emerge as a result of population change driven by HMR

Critical Arenas in the BNG area

Localities of Established Diversity

- history as point of initial arrival and settlement for incomers to the city
- established contact zones of immigration
- destination for chain migrants (e.g. Spouse Visas)
- low-value BUT highly pressurised housing sub-markets
- population growing rapidly
- demand for affordable housing outstrips supply
- narrow social and economic profile

- ***Bensham and Saltwell***
- ***Benwell***
- ***Elswick***

Transforming localities

- areas marked by a shift in their ethnic profile
 - relations between different ethnic groups may be benign
 - but have the potential to develop into **contested localities**, distinguished by sporadic or continuous tensions and conflicts between different ethnic groups
-
- ***Felling Bypass Corridor***
 - ***Fenham***
 - ***(Teams?)***
 - ***(Scotswood?)***

Turbulent localities

- ❑ marked by high levels of residential mobility
- ❑ large private rented sector
- ❑ not necessarily problematic, and may not display cohesion problems
- ❑ character of such areas may change quickly, if the pattern of in-movers and out-movers alters
- ❑ arrival of migrant workers (reliant on the PRS)
- ❑ new contact zones of immigration

- ❑ ***Arthurs Hill***

Fixed localities

- ❑ stable, often White-dominated, neighbourhoods
- ❑ low household turnover and household formation
- ❑ large aging population...not being replaced once leave or die
- ❑ higher vacancy rates and signals of low demand
- ❑ attractive to households living in pressurised localities
- ❑ destination for refugees recognised as homeless
- ❑ new contact zones of immigration
- ❑ in-migration may change the ethnic and age balance
- ❑ transition to a more mixed community could be problematic – could develop into **contested localities**

- ❑ ***Dunston***
- ❑ ***Byker and Ouseburn***
- ❑ ***Walker Riverside***
- ❑ ***(Teams?) (Scotswood?)***

Outputs

- **Minority Ethnic Residential Experiences and Requirements in the Bridging NewcastleGateshead Area.** *A Report to Bridging NewcastleGateshead Housing Market Renewal Pathfinder*
- **Promoting Equality and Sustainability Through Housing Market Renewal.** *A Strategy for Bridging NewcastleGateshead Housing Market Renewal Pathfinder*

<http://www.bridgingng.org.uk/research.htm>

Minority Ethnic Housing in the BNG Area



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