

# "Housing Inequality and Segregation: Existing Problems and Future Prospects"

Department of Urban Studies Half-Day Seminar

2.30pm Fri 26<sup>th</sup> May 2006

Room T316 Adam Smith Building (D8 on attached map), Bute Gardens, University of Glasgow

**All welcome. No charge. No need to book.**

**2.30pm Intro from Chair: Prof Christine Whitehead<sup>1</sup>, OBE**

**2.35pm Existing Evidence on Segregation and Spatial Inequality: Prof Geoff Meen<sup>2</sup> and Kenneth Gibb<sup>3</sup>**

*(40 mins presentation plus 20 mins discussion)*

**Abstract:** Spatial patterns of segregation and deprivation have remained relatively constant over the last twenty to thirty years. This causes particular problems for policies aimed at promoting mixed communities. Can they really be successful or are they fighting against deep-seated market trends? Case study evidence suggests that, over much longer periods (300 years), the substantial changes that take place tend to be dramatic rather than gradual. The implication is that areas can eventually change to a different state, but typically the shocks have to be large. Although it is not currently possible to build a model of the last 300 years, we set out a short-run framework that is consistent with stability over 20-30 years, but has the potential to exhibit major changes over the long run. The presentation tries to show how interactions between migration patterns, local housing markets and deprivation bring this about. Thresholds or take-off points are an important part of the story. The results suggest that "one size fits all" policies are not appropriate and spatial targeting is necessary. But getting the most deprived areas to the take-off point is likely to be expensive. Harpurhey in Manchester is taken as an example.

**3.35pm Tea & Coffee Break**

**3.50pm Prospects for Regional Housing Market Inequalities: Dr Eric Levin<sup>3</sup>**

*(20 mins presentation plus 5 mins discussion)*

**Abstract:** Why is the UK construction industry so unresponsive to house price signals? This paper attempts to explain why house price movements generated by real interest rates changes cause weaker supply responses than house price movements caused by other factors, such changes in the expected rental value. This provides a theoretical basis for arguing that house price movements caused by changes in real interest rates are associated with a lower price elasticity of supply in countries, regions and areas where land represents a relatively high proportion of the cost of building a house. The paper offers some discussion of how we might be able to disentangle long term interest rate effects from those of other drivers of house prices and how spatial differences in house price inflation could prove key to solving the conundrum.

**4.15pm Prospects for Sub-Regional Housing Market Inequalities: Dr Gwilym Pryce<sup>3</sup>**

*(20 mins presentation plus 5 mins discussion)*

**Abstract:** This session will look at new emerging concerns for sub-regional inequalities: (a) *The implications of rising sea levels and flood risk for future house price inequalities.* Will properties located high above sea level appreciate at a faster pace than lower-elevation properties as flood risk and flood intensity increases? What are the social implications? Perhaps only the richest households will be able to afford low-flood-risk properties and racial and socio-economic divisions will increasingly have a topological dimension. (b) *Density Divides:* Current housing policy seeks to meet housing shortages through a programme of high density development. However, there is evidence to suggest that low-density properties are already rising in value at a faster rate than high-density properties. Increasing the supply of high-density properties will, other things being equal, further increase the disparity in house price appreciation between low-density and high-density housing. Current policy will therefore further exacerbate the polarisation of wealth (which is already outstripping the rate of polarisation of income).

**4.40pm General comments from the floor & Chair to close.**

**5.00pm Finish**

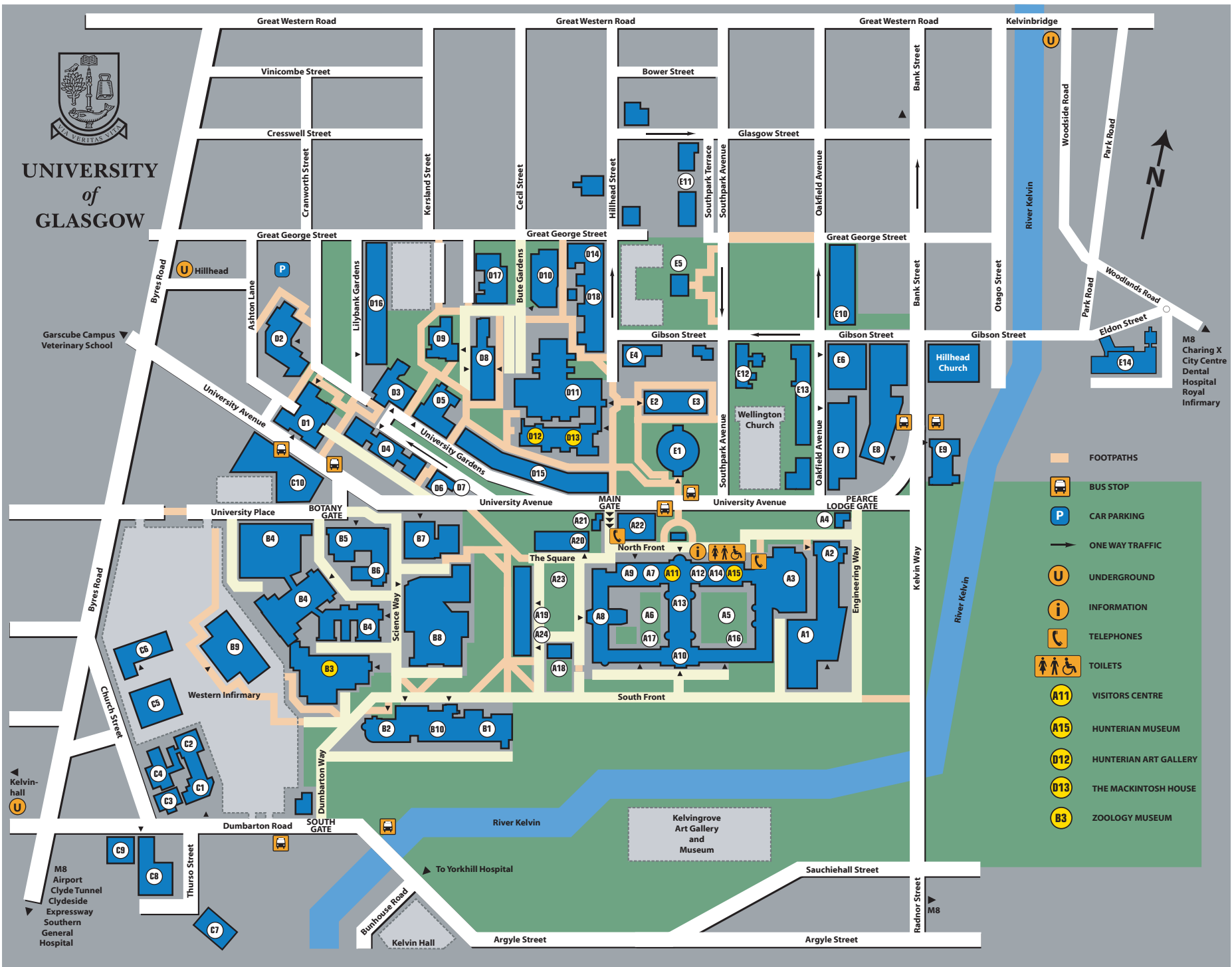
<sup>1</sup> University of Cambridge and London School of Economics.

<sup>2</sup> University of Reading

<sup>3</sup> University of Glasgow



# UNIVERSITY of GLASGOW



Garscube Campus Veterinary School

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- FOOTPATHS
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- INFORMATION
- TELEPHONES
- TOILETS
- VISITORS CENTRE
- HUNTERIAN MUSEUM
- HUNTERIAN ART GALLERY
- THE MACKINTOSH HOUSE
- ZOOLOGY MUSEUM

**KEY TO BUILDINGS AND DEPARTMENTS:**

Accommodation Services	D14 - 73 Great George Street	English Language	D15 - 12 University Gardens	Italian	D10 - Hetherington Building	Robert Clark Centre for	
Accounting & Finance	E12 - 65-73 Southpark Avenue	English Literature	A6 - West Quadrangle	James Watt North Building	A2	Technological Education	E14 - St Andrew's Building 11 Eldon St
Adam Smith Building	D8	Estates & Buildings	B6 - Botany Gate	James Watt South Building	A1	Robertson Building	C2
Adult & Continuing Education	E14 - St Andrew's Building 11 Eldon St	External Planning & Marketing	A20 - 2 The Square	John McIntyre Building	A22	Robing Room	A12 - Main Building
Aerospace Engineering	A1 - James Watt South Building	External Relations & Marketing	A20 - 2 The Square	Kelvin Building	B8		(enter via Hunterian Museum stair)
Anderson College	C1	Finance Office	A16 - Main Building	Kelvin Gallery	A7 - Hunterian Museum	Safety & Environmental	
Archaeology	D2 - Gregory Building	Financial Studies (School of)	E12 - 65-73 Southpark Avenue	Laboratory of Human Anatomy	A3 - Thomson Building	Protection Services	A4 - Pearce Lodge
Arts Faculty Office	D15 - 6 University Gardens	Florentine House	E4	Language Centre	D10 - Hetherington Building	SATRO	B8 - Kelvin Building
Bedellus Office	A12 - Main Building	Fore Hall	A8 - Main Building adjoining Chapel	Law (School of)	A19 - Stair Building	Science Faculties Support Unit	D1 - Boyd Orr Building
Bower Building	B7	Forensic Medicine & Science	B4 - Joseph Black Building	Learning & Teaching	A10 - Main Building	Scottish Literature	D15 - 7 University Gardens
Boyd Orr Building	D1	French Language & Literature	D5 - Modern Languages Building	Learning Works	E14 - St Andrew's Building 11 Eldon St	Security (Central Services)	A21 - Main Gatehouse
Business & Management	A6 - West Quadrangle	Gardiner Institute	C6 - Western Infirmary	Library	D11 - Hillhead Street	Senate Office	A10 - Main Building
Business School	A6 - West Quadrangle	GAUT	E13 - 68 Oakfield Avenue	Lilybank House	D9	Slavonic Studies	D10 - Hetherington Building
Bute Hall	A13	Geography & Geomatics	A5 - East Quadrangle	Mackintosh House	D13 - Hunterian Art Gallery	Social Policy & Social Work	D8 - Adam Smith Building
Careers Service	D15 - 3 University Gardens	George Service House	D7	McMillan Reading Room	E1	Social Sciences Faculty Office	D8 - Adam Smith Building
Carnegie Room	A10 - Main Building	German	D5 - Modern Languages Building	Mail Room	D1 - Boyd Orr Building	Sociology & Anthropology	D8 - Adam Smith Building
Catering Service	A9 - 1A The Square	Gilmorehill Centre	E9 - 9 University Avenue	Main Building	A10	Southpark House	E5
Catholic Chaplaincy	E11 - 15 Southpark Terrace	Glasgow University Sports Association	E13 - 62 Oakfield Avenue	Main Gatehouse (Security)	A21 - Main Gate, University Avenue	Special Needs Service	A22 - John McIntyre Building
Celtic	D5 - Modern Languages Building	Glasgow University Union	E8 - 32 University Avenue	Management Information Services	A10 - Main Building	Sport & Recreation Service	E6 - Stevenson Building
Central & East European Studies	D10 - Hetherington Building	Graham Kerr Building	B3	Mathematics	D4 - Maths Building	Staff Development Service	A10 - Main Building
Central Room Bookings	B6 - Estates & Buildings Office	GUIDE	E14 - St Andrew's Building 11 Eldon St	Mechanical Engineering	A1 - James Watt South Building	Stair Building	A19
Central Services	A21 - Main Gatehouse	HATII - Faculty of Arts	D7 - George Service House	Media Services	E5 - Southpark House	St. Andrew's Building	E14 - Eldon Street
Centre for Drugs Misuse Research	C9 - 89 Dumbarton Road	Hetherington Building	D10 - Hetherington Building	Medical Faculty Office	D10 - Wolfson Medical School Building	Statistics	D4 - Maths Building
Centre for Exercise Science & Medicine	B2 - West Medical Building	Hetherington House	D6	Modern Languages Building	D5 - 16 University Gardens	Stevenson Building	E6
Building		Hispanic Studies	D10 - Hetherington Building	MRC Medical Sociology Unit	D16 - 4-7 Lilybank Gardens	Student & Staff Support Division	A18 - 13 Professor Square
Centre for Medical History	D15 - 5 University Gardens	History	D15 - 10 University Gardens	MSF Union	E13 - 68 Oakfield Avenue	Student Counselling & Advisory Service	E10 - 65 Oakfield Avenue
Chapel	A8	History (Mediaeval)	D15 - 10 University Gardens	Music	D15 - 14 University Gardens	Student Information Desk	E1 - McMillan Reading Room
Chaplaincy	A24 - 11 The Square	History (Modern)	D15 - 1-2 University Gardens	Naval Architecture & Marine Engineering	100 Montrose Street,	Student Recruitment &	
Chemistry	B4 - Joseph Black Building	History (Scottish)	D15 - 9 University Gardens	Glasgow G4 0LZ		Admissions Service	A20 - 1 The Square
Children's Panel Training Group	E14 - St Andrew's Building 11 Eldon St	History of Art	D15 - 8 University Gardens	Nursery	D19 - 28 Hillhead Street	Students' Representative Council (SRC)	A22 - John McIntyre Building
Civil Engineering	E7 - Rankine Building	History of Medicine	D15 - 5 University Gardens	Nursing & Midwifery School	E10 - 57-61 Oakfield Avenue	Teaching & Learning Service	E4 - Florentine House
Classics	A6 - West Quadrangle	Hospitality Services	E23 - 1a The Square	Officer Training Corps	B5 - University Place	Telephone Exchange	A10 - Main Building
Clinical Physics	Western Infirmary	Human Resources	A10 - Main Building	Pearce Lodge	A4	TGWU	E13 - 68 Oakfield Avenue
College Club	A9	HUB	E2	Philosophy	E10 - Henry Jones Building	Theatre Film & TV Studies	E9 - Gilmorehill Centre
Computing Science	D16 - 17 Lilybank Gardens	Hunter Halls	A14 - Main Building	Photographic Unit	D11 - University Library	Theology & Religious Studies	A20 - 4 The Square
Computing Service	A2 - James Watt North Building	Hunterian Art Gallery	D12 - Hillhead Street	Physics & Astronomy	B8 - Kelvin Building	Thomson Building	A3
Concert Hall	A12	Hunterian Museum	A15 - Main Building	Planning Office	A10 - Main Building	Turnbull Room	A10 - Main Building
Conference & Visitor Services	A20 - 3 The Square	Institute of Biomedical & Life Sciences (IBLS)		Politics	D8 - Adam Smith Building	UNISON	E13 - 68 Oakfield Avenue
Court Office	A10 - Main Building	- Administration	B2 - West Medical Building	Pontecorvo Building	C3	University Archive Services	C7 - 13 Thurso Street
Davidson Building	B1	- Biochemistry & Molecular Biology	B3 - Bower Building	Postgraduate Club	D6 - 13 University Gardens		C8 - 77-87 Dumbarton Rd
Dermatology	C2 - Robertson Building	- Environmental & Evolutionary Biology	B3 - Graham Kerr Building	Principal's Lodgings	A18 - 12 The Square	University Health Service	E10 - 63 Oakfield Avenue
Development & Alumni Office	A20 - 3 The Square	- Graduate School	B2 - West Medical Building	Principal's Office	A10 - Main Building	University Transport Services	C8 - 11 Thurso Street
Dining Rooms	A9	- Infection & Immunity	B4 - Joseph Black Building	Print Unit (Gilmorehill)	A1 - James Watt South Building	Urban Studies	D17 - 25 Bute Gardens
Divinity (School of)	A20 - 4 The Square	- Molecular Genetics	C1 - Anderson College	Psychology	D18 - Hillhead Street Terrace	Visitor Centre	A11 - Main Building
Earth Sciences	D2 - Gregory Building	- Neuroscience & Biomedical Systems	C3 - Pontecorvo Building	Public Health	D16 - 1/2 Lilybank Gardens	West Medical Building	B2
East Quadrangle	A5	- Undergraduate School	B2 - West Medical Building	Publicity Services	A20 - 2 The Square	West Quadrangle	A6
Economic & Social History	D15 - 4 University Gardens	- Virology	B10 - Wolfson Building	Purchasing Office	A10 - Main Building	Western Clinical Research &	
Economics	D8 - Adam Smith Building	Immunology and Bacteriology	C4 - Church Street	Queen Margaret Union	D3 - 22 University Gardens	Education Centre	C5 - Western Infirmary
Education Faculty	E14 - St Andrew's Building 11 Eldon St	Information Services Dept	A10 - Main Building	Radiation Protection Service	B8 - Kelvin Building	Western Infirmary Lecture Theatre	B9
Education Faculty Office	E14 - St Andrew's Building 11 Eldon St	Institute for Art History	A17 - Main Building	Randolph Hall	A10 - Main Building	Widening Participation Service	E11 - 12 Southpark Terrace
Electronics & Electrical Engineering	E7 - Rankine Building	Internal Audit Services	A10 - Main Building	Rankine Building	E7	Wolfson Building	B10
Engineering Faculty Office	A1 - James Watt South Building			Rector's Office	A22 - John McIntyre Building	Wolfson Medical School Building	C10
English as a Foreign Language (EFL)	D18 - 52 Hillhead Street	IT Education Unit	E1 - McMillan Reading Room & E14 - St Andrew's Building 11 Eldon St	Refectory	E3	Zoology Museum	B3 - Graham Kerr Building