

Housing in Stoke

Abandonment, failed programmes and
unnecessary newbuild

The coming storm

Background

- Stoke grew up in the 19th and early 20th century – its wealth was built on coal, clay and steel
- At one point these industries employed 75,000 people – about 60% of all jobs
- From 1950 onwards the population started to shrink and the nearby adjoining boroughs grew
- The built form reflects the polycentric nature of the city and was usually poor quality small terraced near the factory gates
- The population peaked at 300,000 in the 1950s (now 250,000)
- From the 1970's on the main industries shrunk – probably no more than 2,000 now in the potteries

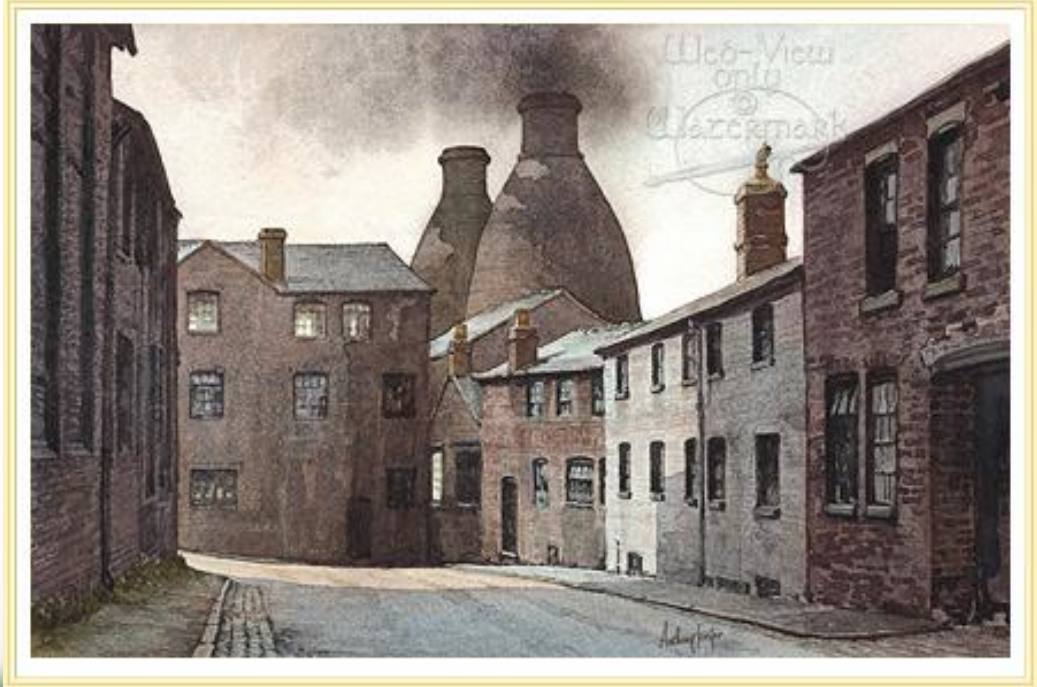
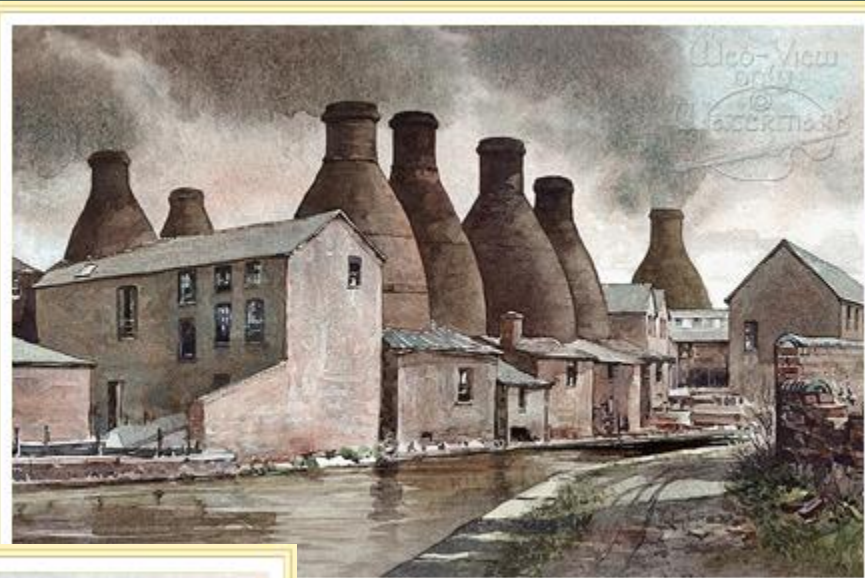
Attempts at regeneration

- Treatment of derelict land
- Housing renovations
- “Edifices” and art
- Out of town shopping
- Industrial parks
- Area based initiatives
- Funny money, madcap schemes

What has been achieved?

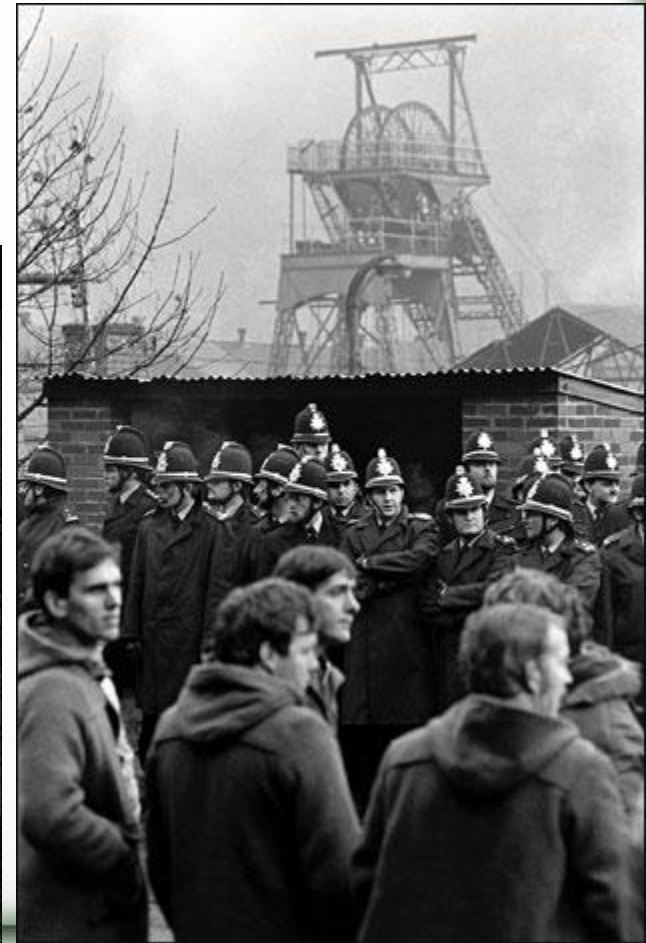
Not much.....

- Persistence of high levels of joblessness and welfare dependency
- Empty houses
- Derelict land
- Some areas improved physically
- Rise of extreme minority parties
- Fatalist outlooks
- Poverty, obesity, single parents, crime

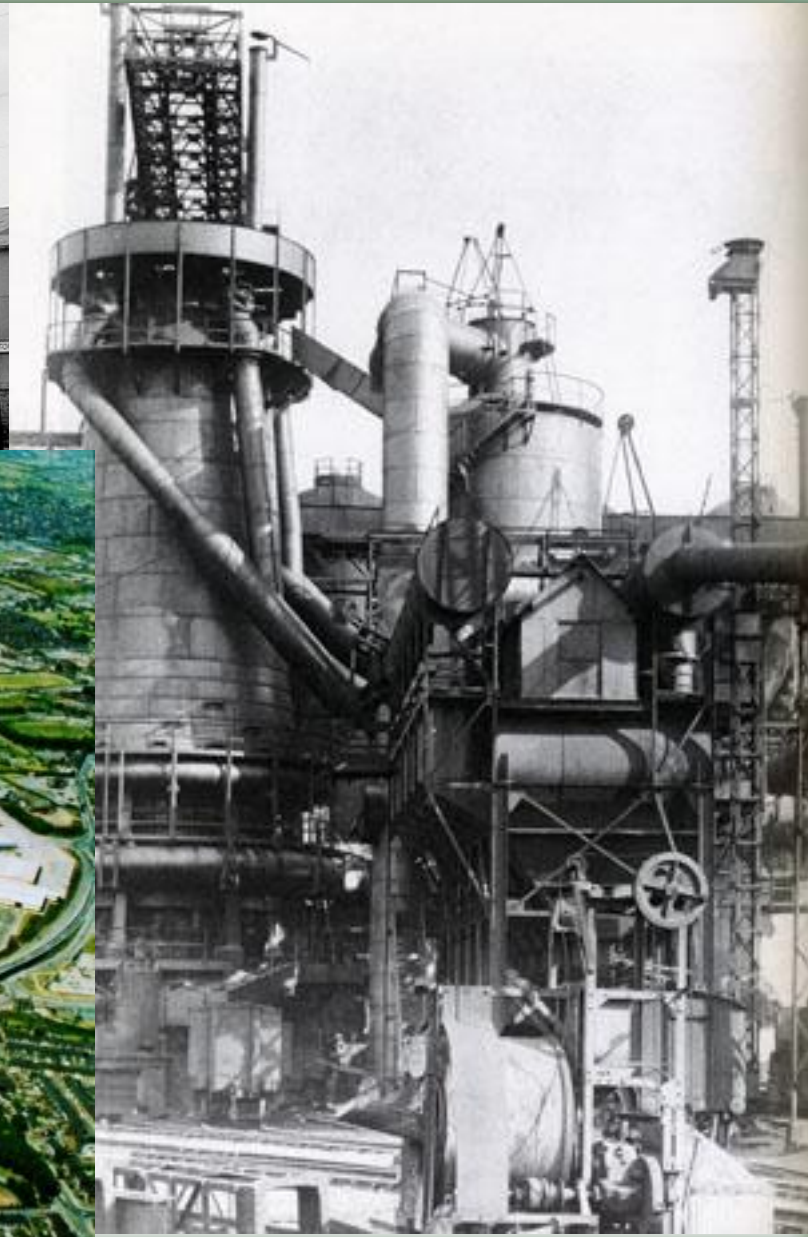


Pots

Pits



Steel









CRANE STREET

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What's On

What's On

What's On

What's On

The Core Problems

- Loss of competitiveness (pottery, steel, tyres)
- Loss of demand (coal)
- Welfare city (sticky population, fixed attitudes, inward migration)
- Toxic legacies (buildings, ground conditions, road network, skills and expectations)
- Geography (no agglomeration benefits, no chance of becoming an “Edge City”)

The key statistics

- Worklessness – 35% of adult population
- Qualifications – poorly qualified workforce, young people underachieving
- Empty houses – 5,000 and rising
- Poverty rate – 8th poorest place in England
- GVA – one of the slowest rates of increase in the country
- House prices – 23% fall, well below the national average

The coming storm

- Welfare reform
- 10% contribution to council taxes
- Direct payment of housing benefit
- Reduced revenues to council
- Scrapping of regional policies
- UK's continuing economic weakness

The housing challenges

- Weak demand
- Abandonment
- Stock condition in the private sector
- Falling house prices (disinvestment)
- Growing private rented sector

What can we do?

- Adopt more of a neighbourhood by neighbourhood approach
- Curtail new building of houses
- Support existing small businesses
- Focus on re-use and rehabilitation
- Find new uses for derelict sites and housing

Lessons from the USA

- David Rusk – cities without suburbs
- Jane Jacobs – economics of cities
- Anthony Downs – neighbourhood lifecycles
- Alan Mallach – weak cities and neighbourhoods
- Over to you.....