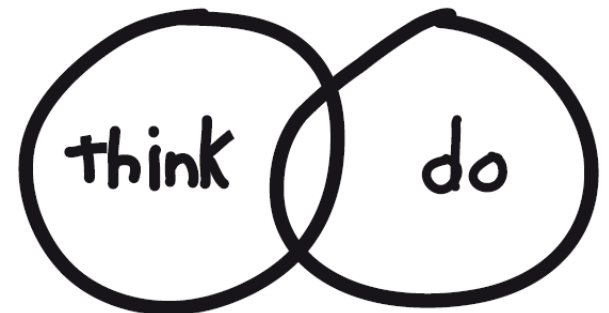




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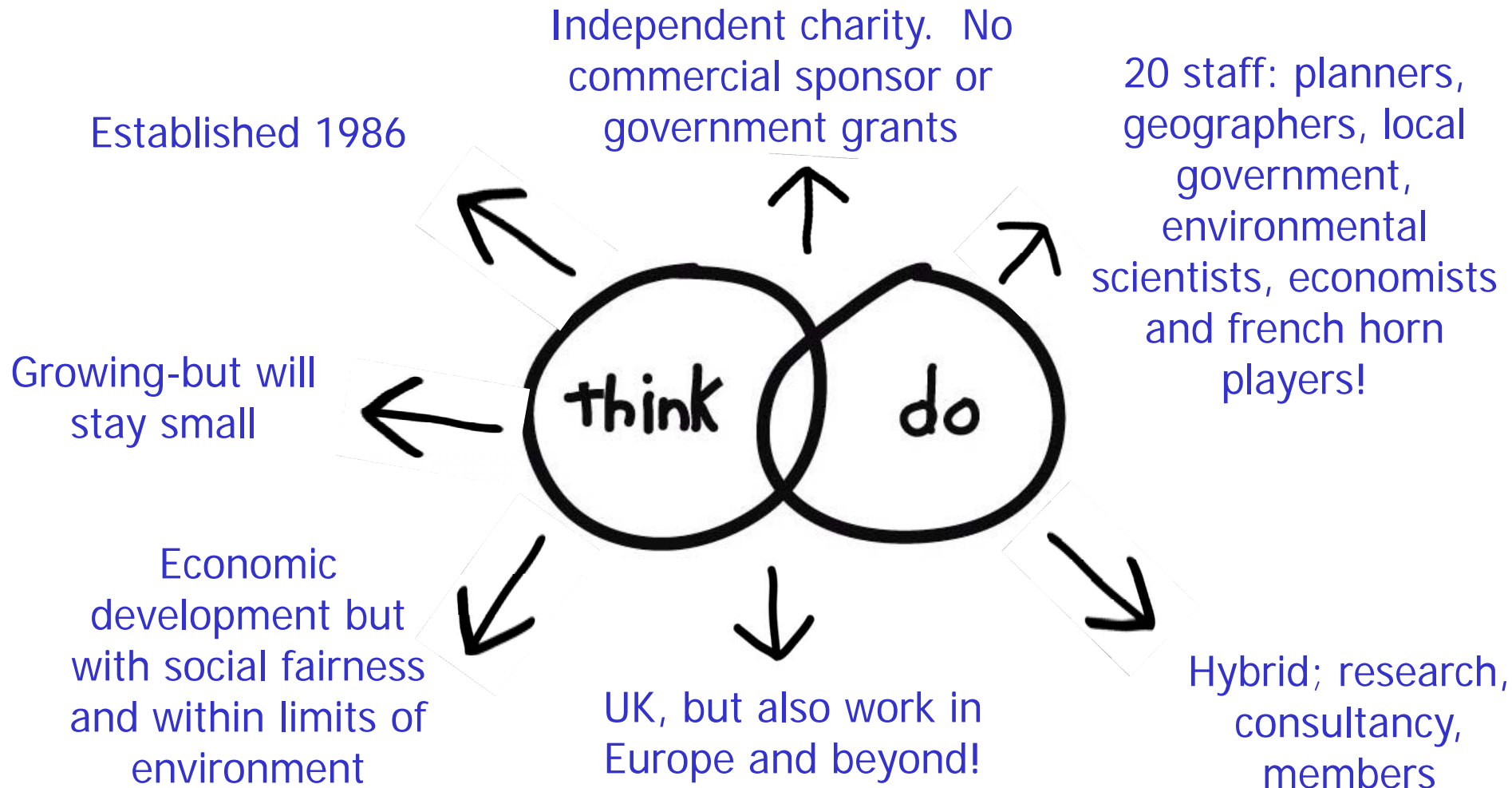
Making places resilient: the role of housing and homes

Neil McInroy, Chief Executive





What is CLES?





CLEES Research and policy work

Economic resilience:

- Norfolk Fellowship international research project

Economic and social tools

- Sustainable benefits of 'progressive' public spend
- Social return on investment modelling (Norfolk)
- Social network analysis

Economic Policy work

- Research and Lobbying for community reinvestment bill

Green Economy

- Green skills/green new deal
- CLEES at Copenhagen!

Financing economies/regeneration

- Equity finance/changing behaviours to venture capital



Outline

1. Why we need to think about place resilience
2. Why rethinking the economy is key
3. Why housing has a 'core economic' role to play



Background: Place shaping and shielding

- Place shaping is going to get harder.
 - ECONOMIC. Globalisation and speed of investment and disinvestment – ongoing economic turbulence
 - SOCIAL. Migration, population and spatial growth – ongoing flux
 - ENVIRONMENTAL. Environmental resource restraints – more crisis
- Place shaping but also place shielding will be needed.
- Housing as an aspect of place is intrinsically bound up making place and shielding places



Background to economic place resilience

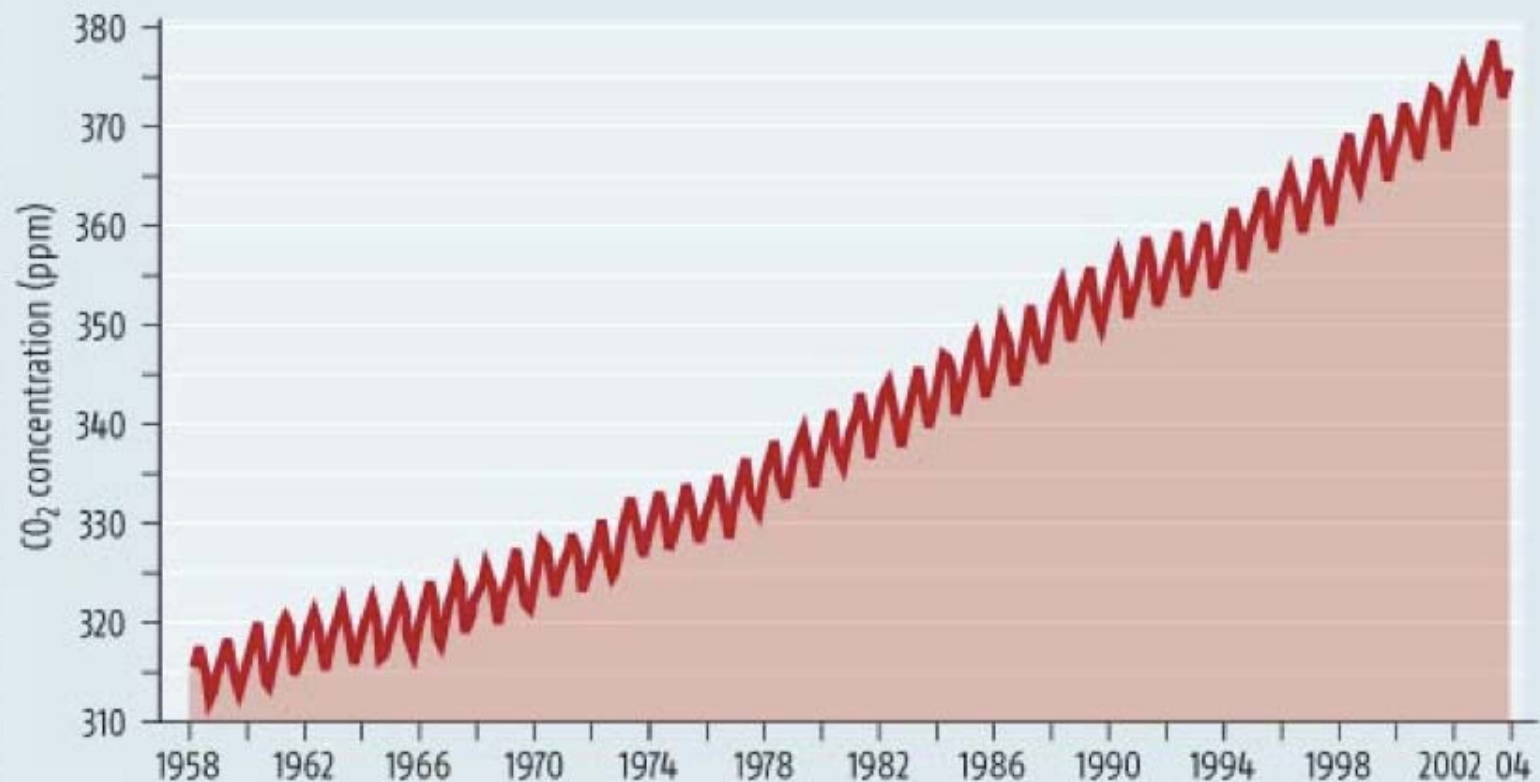
• Born out of frustration:

- Existing economic development is synonymous with growth and fails to embrace the challenges of our time
- Existing economic development models..fail to factor in aspects such as the environment and social capital
- Places seemed to go through bouts of boom and decline – even in the good and stable times!
- Each boom and decline comes with a social cost
- Some economic development 'stamps' on local identity

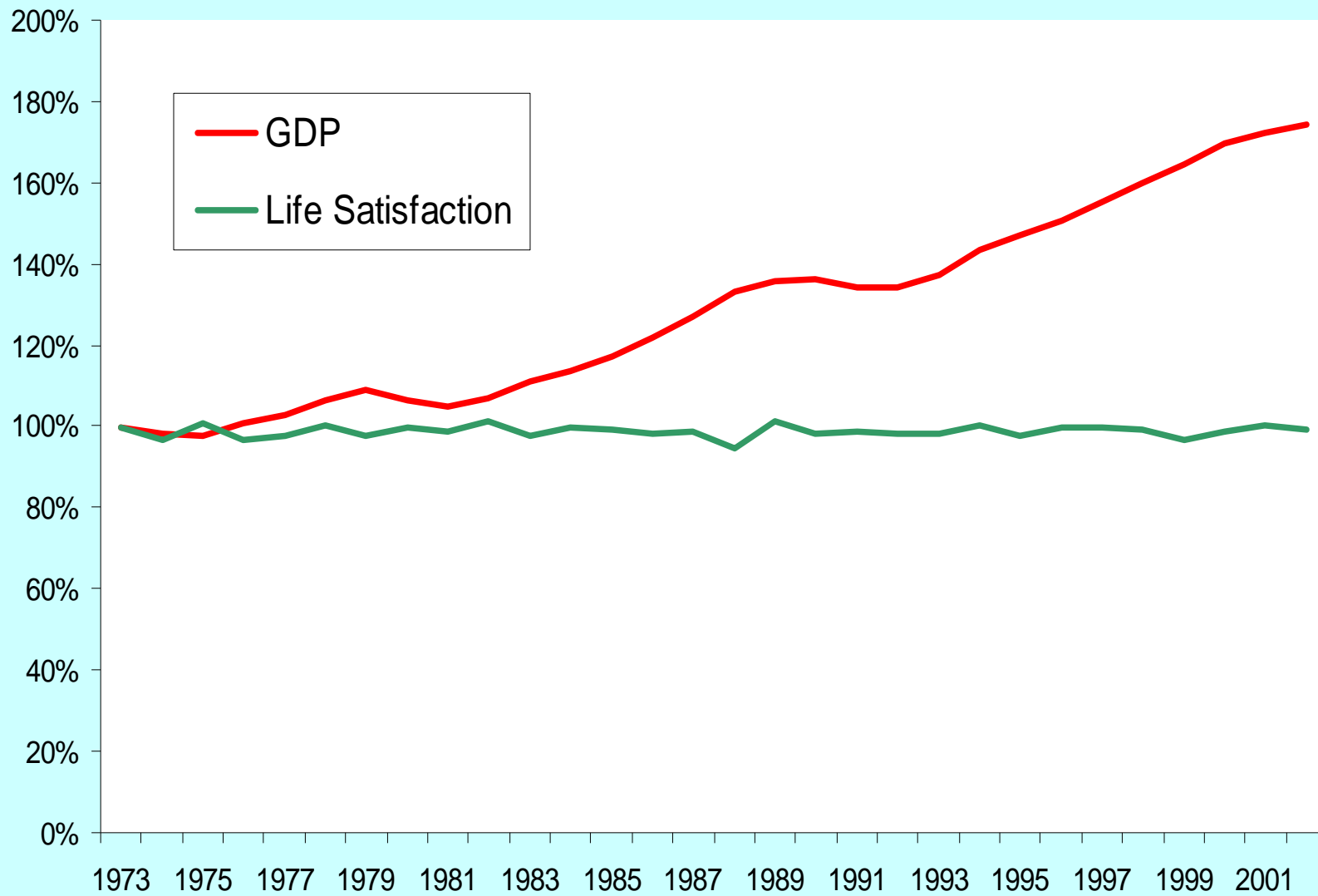
Higher Concentrations

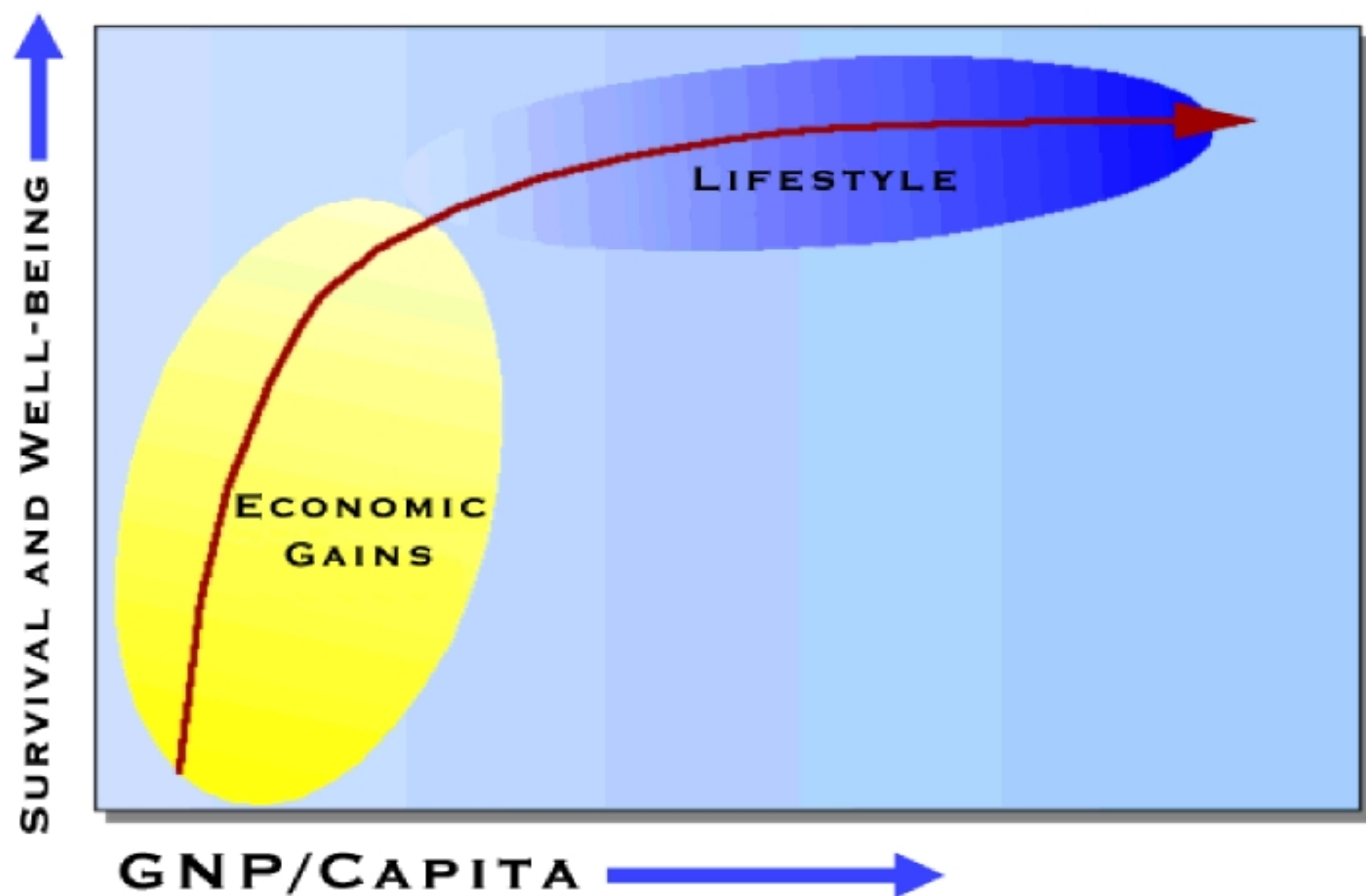
CARBON DIOXIDE'S RELENTLESS RISE

Atmospheric CO₂ concentrations are now 35 per cent higher than pre-industrial levels, as indicated by readings taken at Mauna Loa in Hawaii

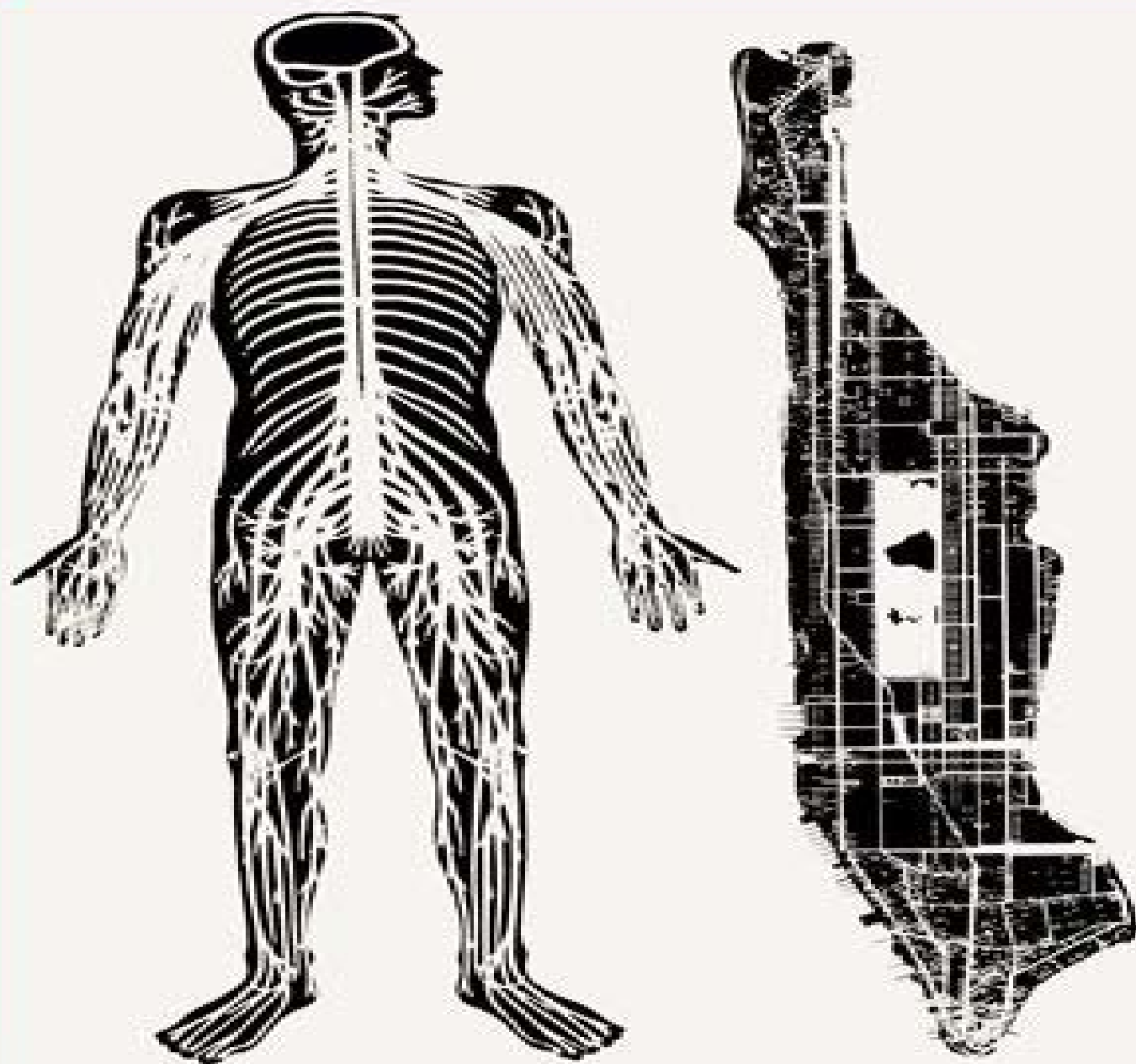


GDP and Life Satisfaction 1973 - 2002





Source: R. Inglehart, 1997





CLEES research and work on place resilience

"What factors contribute to making a local place resilient, so that the environment is nurtured, the economy and wider society remains strong and ensuring no area or community losses out?"

- 6 country/place study around the world
- Model developed
- Applying it within UK
- NOW..exploring how it may be applied in Australia

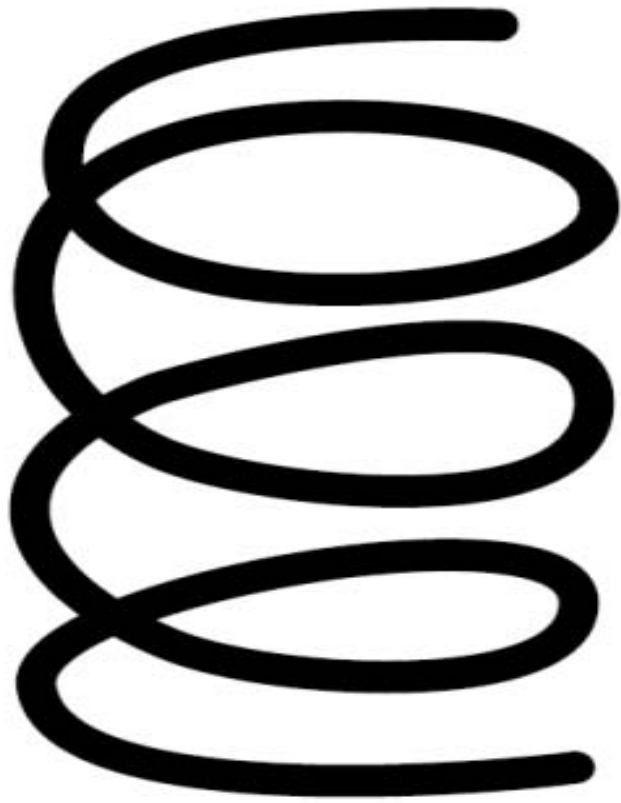


Background to economic resilience

- Resilient places: places which now and in the future can withstand environmental and economic shocks and changes, repel negative factors and come back from adversity
- Majors of fairness and equity
- Considers all aspects of the economy: including commercial economy, social economy and the public economy
- We need 'springy' and 'spongey' places!!



Creation of economic resilience



boing!

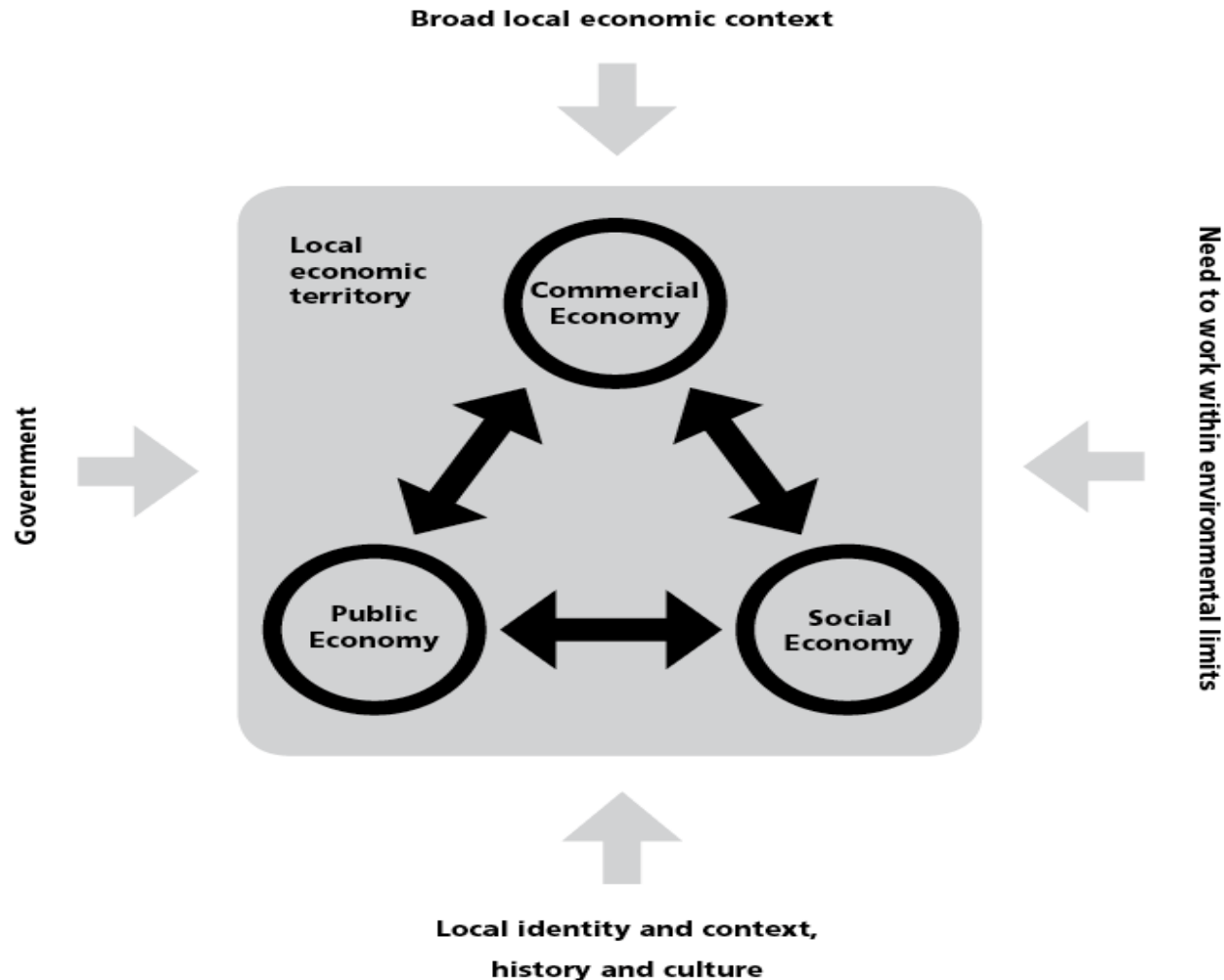


What about housing?

- Tendency to be a separation between economic planning and local economic lives in homes
- Housing and the economy, often relates to;
 - The multiplier effect of housing build (construction etc)
 - Property appreciation and increase in disposable income
 - As a key aspect of borrowing and finance
- Place resilience requires housing to be more intrinsically linked to the economy of place
- Greater consideration of the role of housing as a 'home' and its relationship to economic place resilience



Our model for assessing economic resilience





Housing and the economic resilience model

Public economy

- All public resources
- Public housing sector is a commissioner of goods and services and is a direct employer

Commercial economy

- Private businesses
- Housing build - generates economic return and a key stimulus
- House appreciation boosts families disposable income

Social economy

- Contribution of community activities and networks to the local economy including 'core' economy
- Housing as a 'home' key aspect of core economy



'The core economy'

- Public, commercial and social are all interdependent,
- An effective place needs a functioning core of 'homes'
 - 'nurtures' social capital
 - produces the context of for people and families that the public and commercial economy calls on to generate goods and services.
- In the UK £87bn of unpaid care could be allocated to the core economy
- Around 40% of all economic activity takes place in the core economy and is not reflected in GDP



'The core economy'

- Invisible economy that we take part in every day
- The economy of the home but the associated family, neighbourhood and community
- It is an economic system as it involves the goods and services and produced, exchanged and distributed
- Like a computer
 - Operating system: The core economy of housing and 'home'
 - Specialised programs: Hospitals, schools, civil society.
- The programs may be ok, but the operating system is struggling!



'The core economy'

- Housing as an aspect of the core economy is often disconnected.
 - Either seen as a commercial asset or public good
 - Tends not to be seen as a part of the social economy in its own right
- If core economy fails the burden falls on the public and commercial sector
- Housing and homes are key - as a facet of the 'core economy' and its continued health



Concluding comments

Resilient places:

- Housing must reconnect with the economy of place.
 - Not separate
 - It has a key public, commercial AND social economic role
 - Not just the physical entity
 - Its about 'homes' and lives
- Need to think about how housing and effective 'homes' adds to the social capital and 'core economy' of a place



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