Economic linkages and outer London: Integration or isolation?

LSE and Centre for London at Demos
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Reflecting on....1993 to 2011

‘Star and Cluster’ model
Source: Mayor’s Outer London Commission

Illustrated by story of

Croydon
Source: Design for London

Reigate
Source: English Rose Properties
Questions

- How ‘independent’ are outer London’s town centres?
- How does outer London relate spatially:
  - Within outer London?
  - With the Centre?
  - With rest of city-region?
- Can a ‘city relationships framework’* help to explore these issues?

Variants of the ‘star and cluster’ model favoured by The Mayor’s Outer London Commission

* Developed by Centre for Cities, Work Foundation and SURF for the Northern Way
Background:
City Links to City Relationships
City Links: Why do places perform differently? Does some of the answer lie in looking at what goes on between cities?

‘Complementary’ and ‘less complementary’ economic relationships

Less complementary – Regional Services City (Manchester) and Industrial City (Burnley)

More complementary – Regional Services City (London) and Regional Services City (Reading)

Source: Lucci and Hildreth (2008)
Original City Links Hypothesis

City A - Large
- Advanced Producer Services Source: http://www.airninja.com/
- City Centre Housing Source: http://www.urbandesigncompendium.co.uk/
- City workers Source: http://www.bbc.co.uk

City B – Medium-sized or small city
- Producer Services Source: http://www.apexplaza.co.uk/
- or advanced manufacturing
- Higher paid worker Source: http://img.dailymail.co.uk/

Complementary relationship – B to A
- Less complementary relationship – B to A
- Lower paid worker Source: BBC
- Traditional manufacturing
- Low cost housing
Manchester came out as a Monocentric city-region. Others e.g. Leeds and Liverpool, show weak Polycentric characteristics.
The study showed patterns of ‘independent’ - Warrington - ‘interdependent’ - Stockport, Telford - ‘dependent’ - Oldham, Bury - and ‘isolated’ - Blackburn - economic relationships with Manchester.
Outer London?
Is London different?

Complex network of commuting flows in the London City region
Source: Hall P and Pain K, Polynet

The Polynet study, led by Peter Hall and Kathy Pain showed that London City-Region is relatively highly Polycentric
Employment Density in London

But with Central London (City, Westminster and Canary Wharf) as its engine
But what about outer London?

Source: GLA Economics, Evidence Base, GLA (2010)
Manchester to London?

And would we need to re-think the model?

Monocentric model? e.g. Manchester City Region

Polycentric model? e.g. London City Region

Text Box
1. City core
2. Outer city
3. Rest of city-region
Rest of city-region

We might see similar patterns as elsewhere, but may be more examples of interdependence?

A.

B.

C.

1. Independent

Yes

e.g. Cambridge?

2. Isolated

Yes

e.g. Hastings?

3. Dependent

Yes

e.g. Medway?

4. Interdependent

Yes

e.g. Reading?

Polycentric model?

e.g. London City Region
Whereas in outer London a mixture of dependent and interdependence? Is outer London being squeezed between the city core and rest of city-region?
What are the key factors shaping economic relationships?

- **Skills**
  - What workforce profile?
- **Sectors**
  - What kind of jobs?
- **Housing**
  - What residential profile?

Plus

- **Connectivity**
  - How well connected?
- **Functionality**
  - How well does it work spatially?

**Outer London**

**Polycentric model?** e.g. London City Region

A.

B.

C.
Despite the vast commuter movement across the city-region, a large number of labour market flows occur locally within outer London.

Flows of workers within, in and out of London

Source: GLA Economics, Evidence Base, GLA (2010)
Residential Incomes

There are concentrations of higher incomes in West central and outer London, but many higher income London workers live outside the London boundaries.

Source: GLA Economics, Evidence Base, GLA (2010)
Output per worker is much higher in the city core. Levels in outer London and the rest of the city-region are similar.
Dispersal of key London industrial sectors

Source: Jon Reades (2011) at: http://simulacra.blogs.casa.ucl.ac.uk/projects/
Independence
• Unlikely?

Isolation
• Only at micro-level?

Dependence
• City core?
• Local may be important?
• Rest of city-region?

Interdependence
• Who is moving where?
• Centrifugal and dispersal forces

Complex picture?

Outer London in context