

# Economic linkages and outer London: Integration or isolation?

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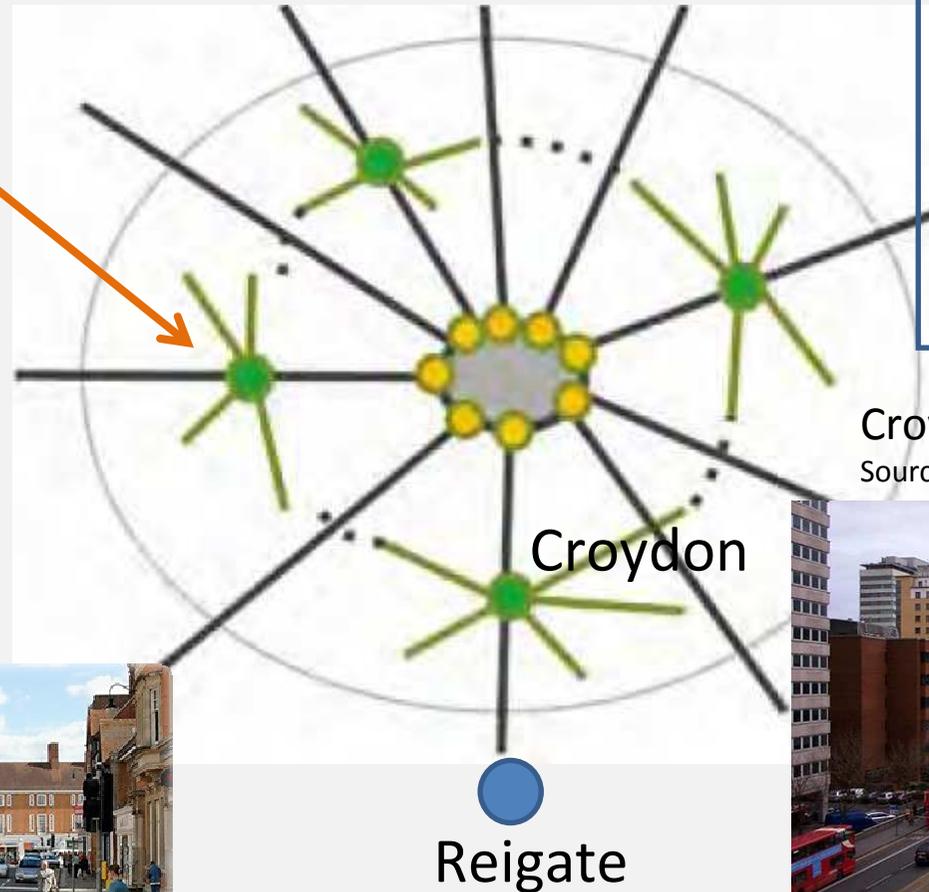
LSE and Centre for London at Demos  
LSE, 30 June 2011

Paul Hildreth  
Centre for London at Demos

# Reflecting on...1993 to 2011

‘Star and Cluster’ model

Source: Mayor’s Outer London Commission



Illustrated by story of



to



Croydon

Source: Design for London

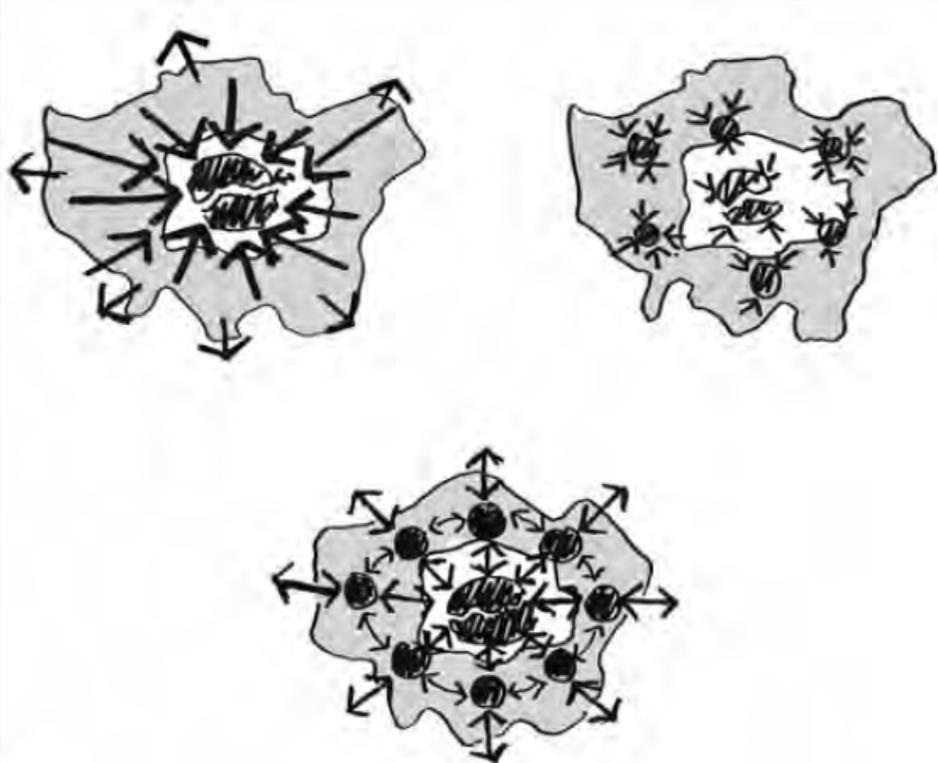


Reigate

Source: English Rose Properties



# Questions



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

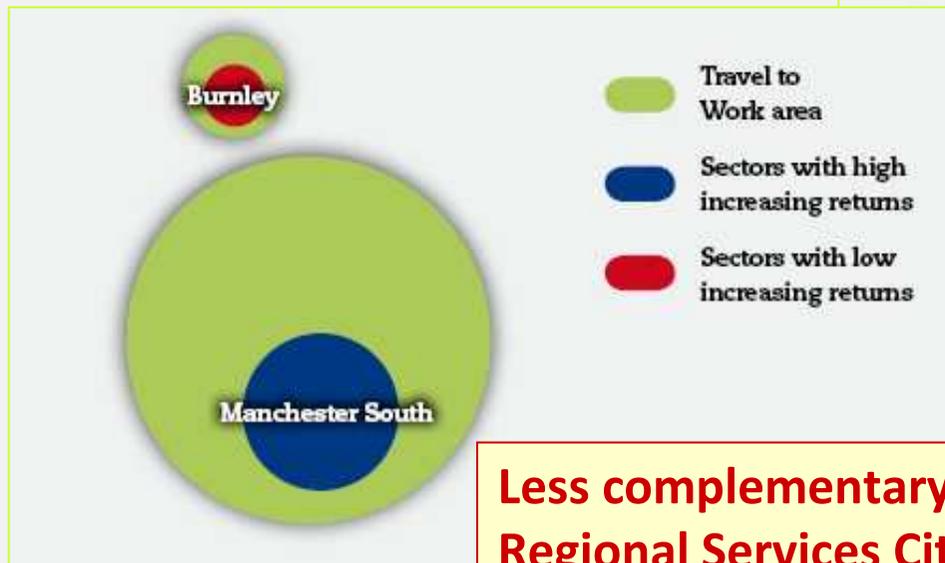
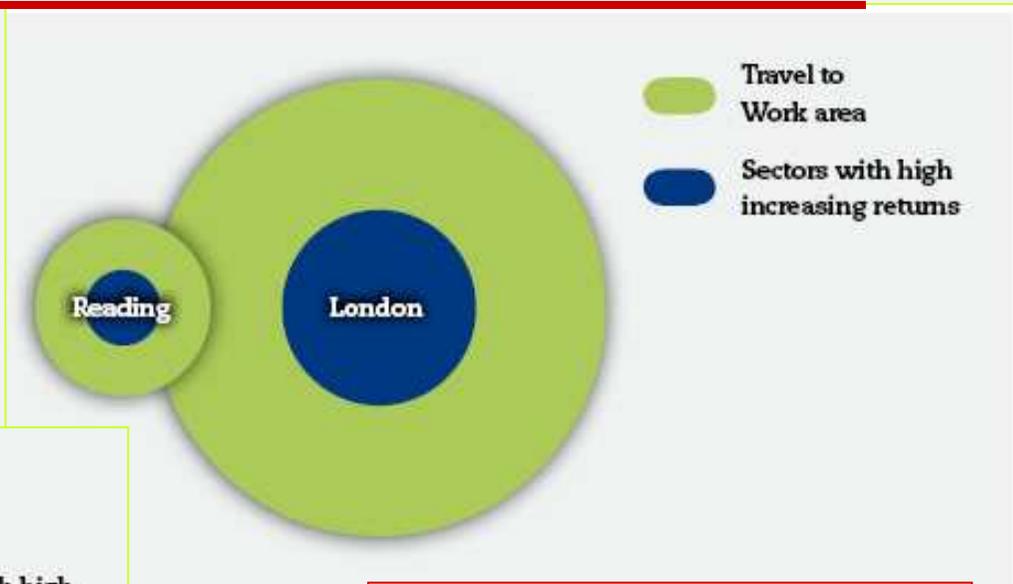
- How 'independent' are outer London's town centres?
- How does outer London relate spatially:
  - Within outer London?
  - With the Centre?
  - With rest of city-region?
- Can a 'city relationships framework'\* help to explore these issues?

\* 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**



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

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

Source: Lucci and  
Hildreth (2008)

# Original City Links Hypothesis

City A - Large



Advanced Producer Services Source: <http://www.airinja.com/>



City Centre Housing Source: <http://www.urbandesignco.com/> <http://www.mpendium.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/>



Higher cost housing Source: Ivor Samuels - <http://www.cabe.org.uk/>

Complementary relationship – B to A

Less complementary relationship – B to A



Lower paid worker Source: BBC



Traditional manufacturing

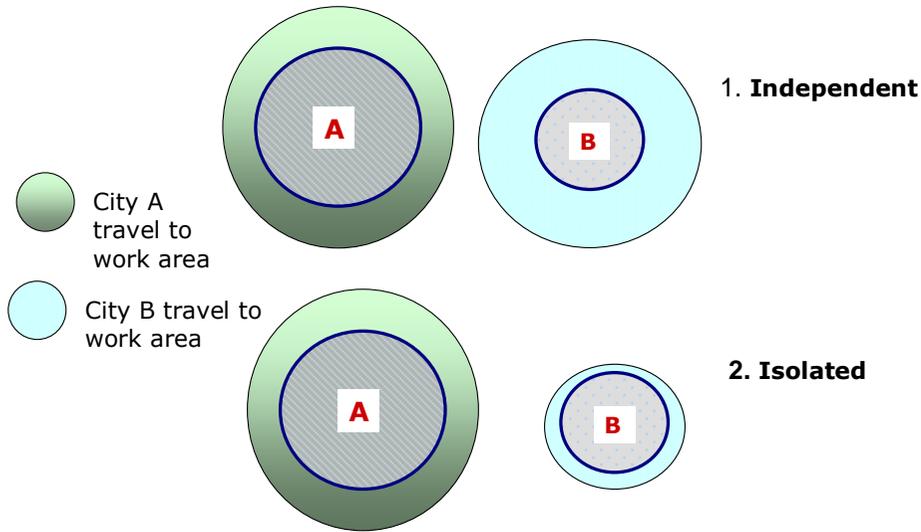


Low cost housing

# City relationships framework

City A – Economic centre

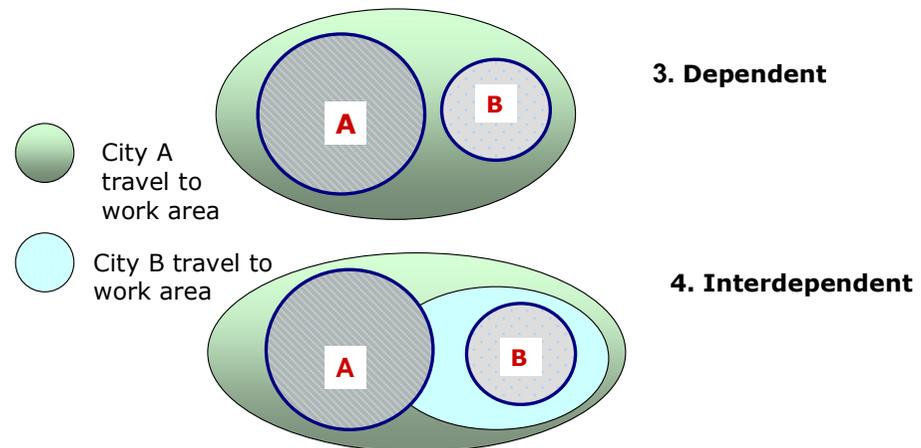
City B – Neighbouring town / city

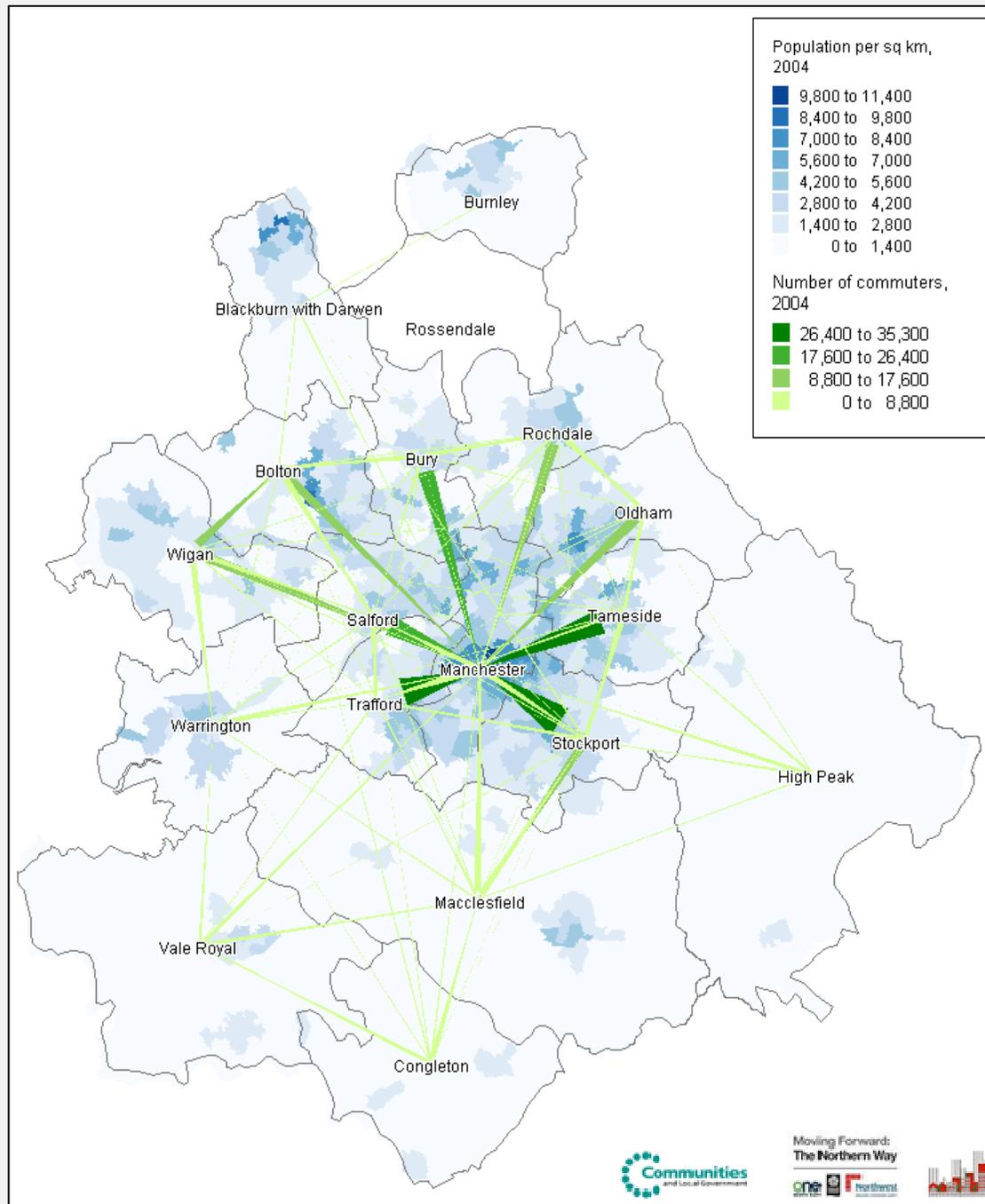


Developed around labour market patterns and applied to six city-regions in the North of England: Liverpool, Manchester, Sheffield, Leeds, Tyne & Wear and Hull & Humber Ports - <http://www.thenorthernway.co.uk/document.asp?id=766>

City A – Economic centre

City B – Neighbouring town / city

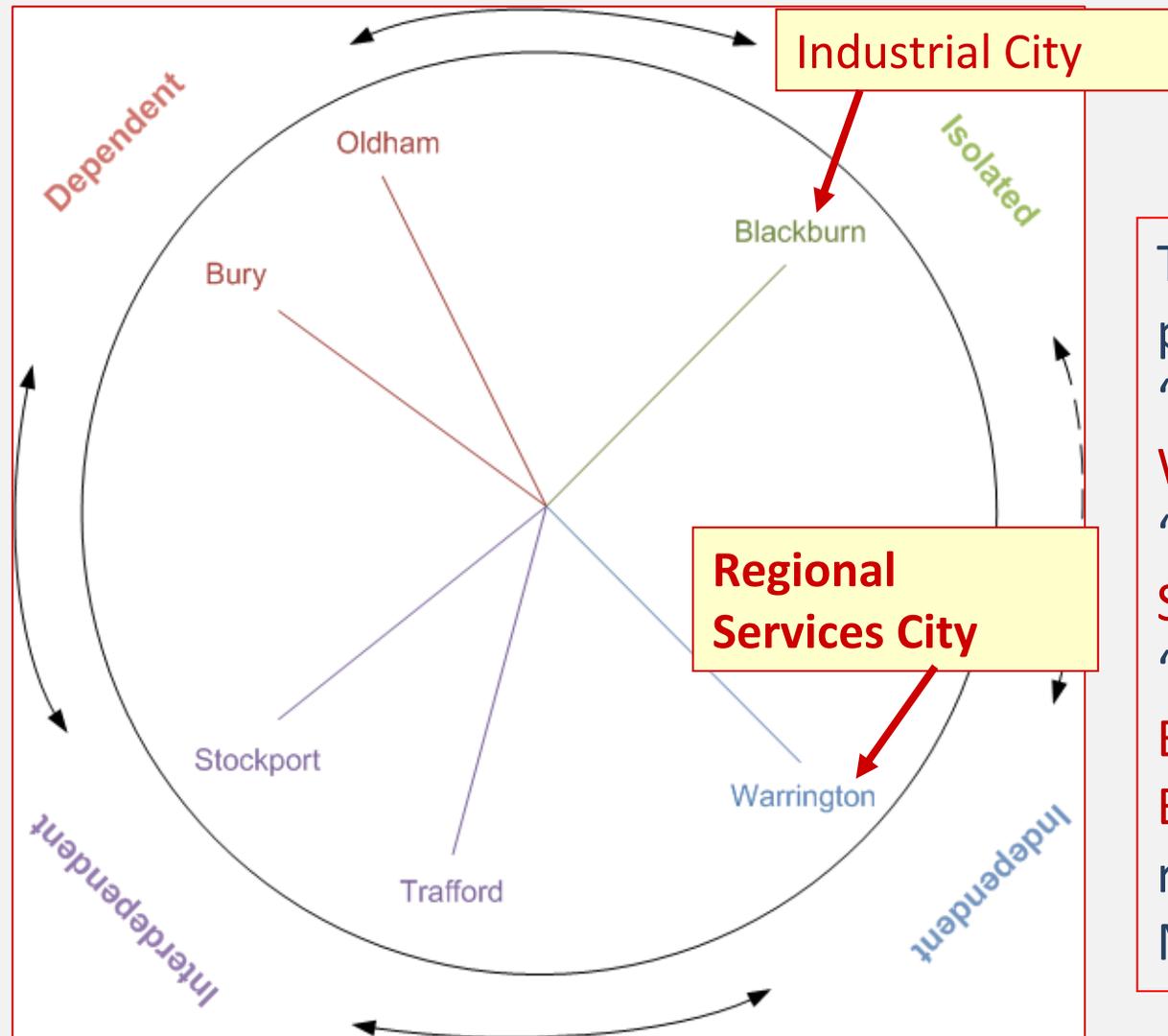




**Manchester**  
**A Monocentric City Region**  
 Travel to Work Movements

Manchester came out as a Monocentric city-region. Others e.g. Leeds and Liverpool, show weak Polycentric characteristics

# Manchester City Region



The study showed patterns of 'independent' - Warrington - 'interdependent' - Stockport, Telford - 'dependent' - Oldham, Bury - and 'isolated' - Blackburn - economic relationships with Manchester

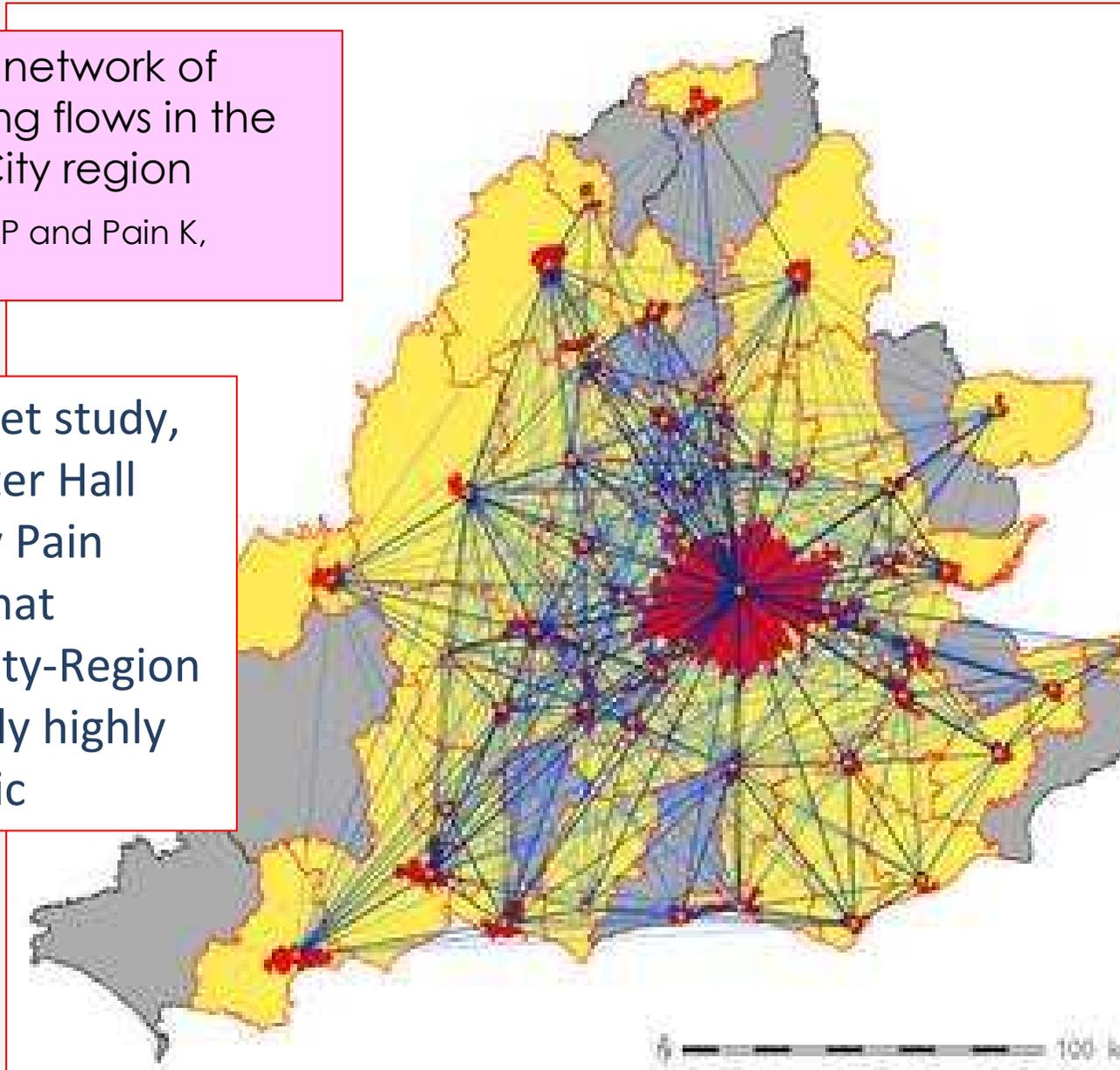
Outer London?

# Is London different?

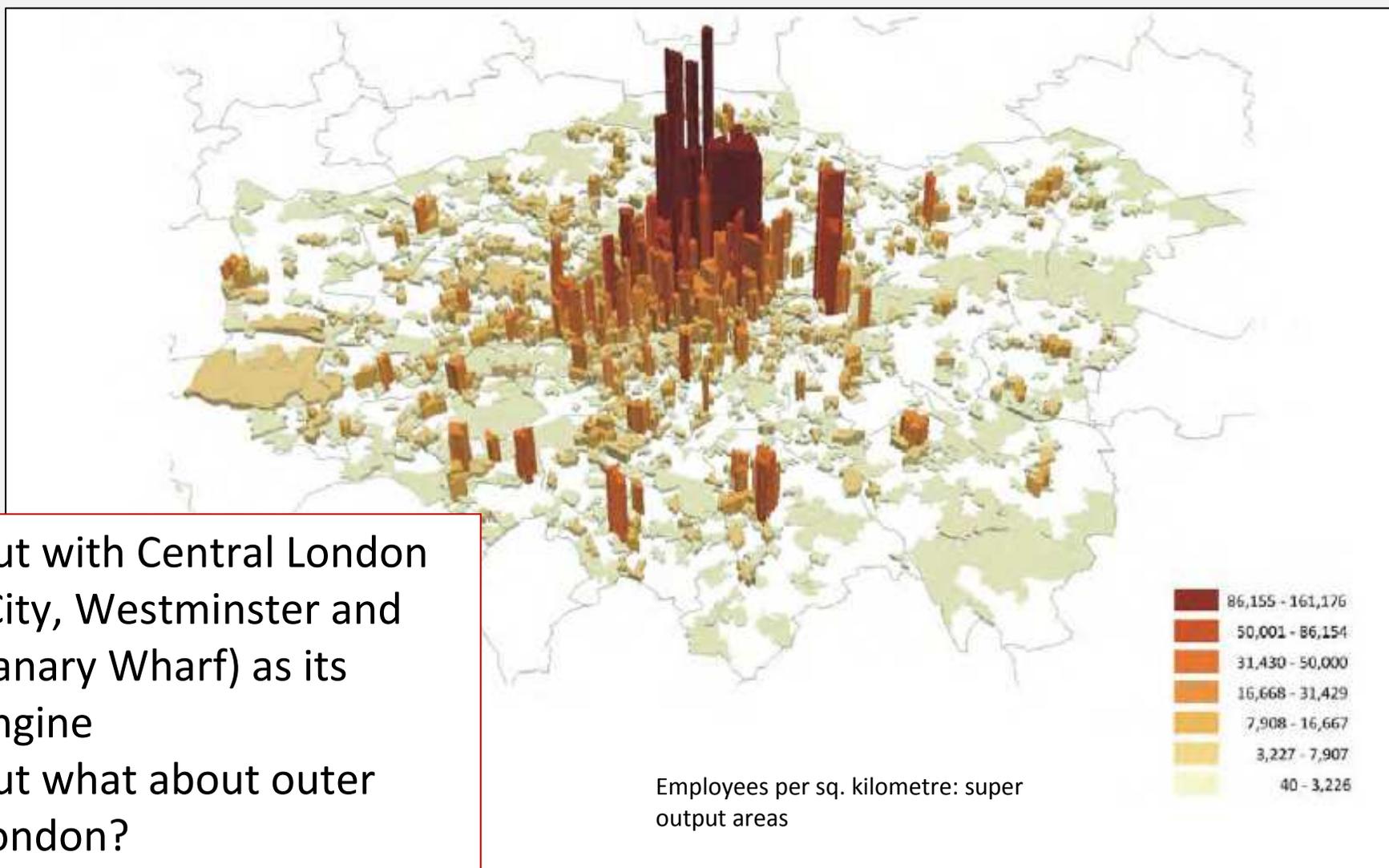
Complex network of commuting flows in the London City region

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

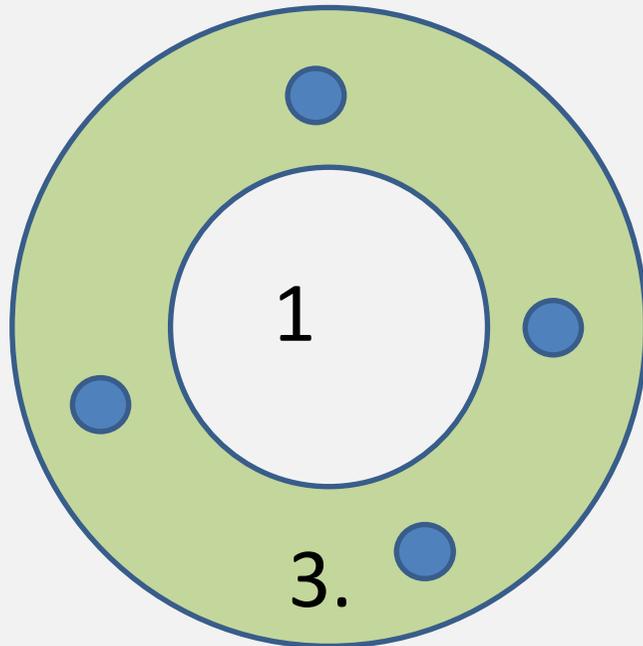


Source: GLA Economics, Evidence Base, GLA (2010)

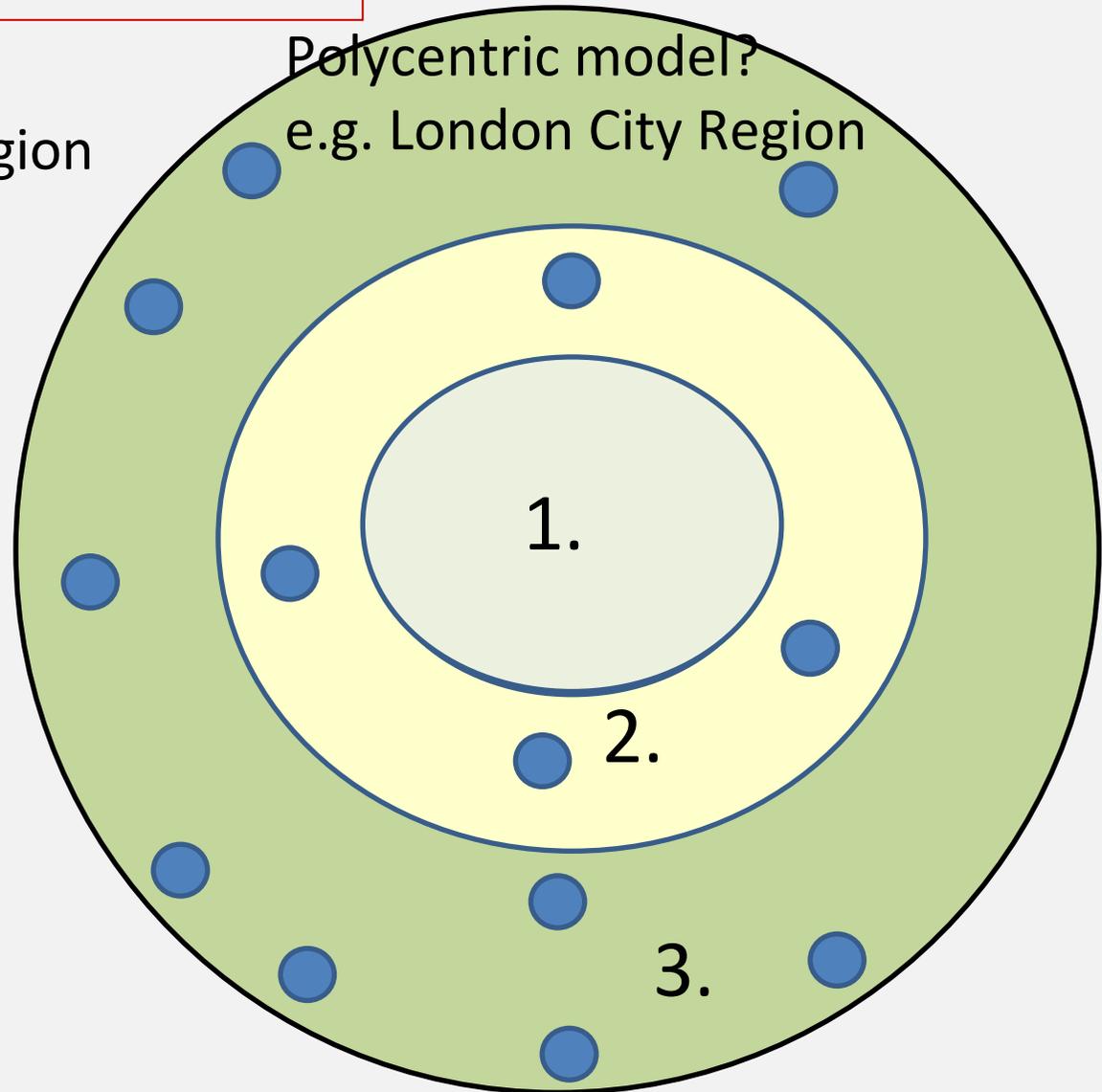
# Manchester to London?

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

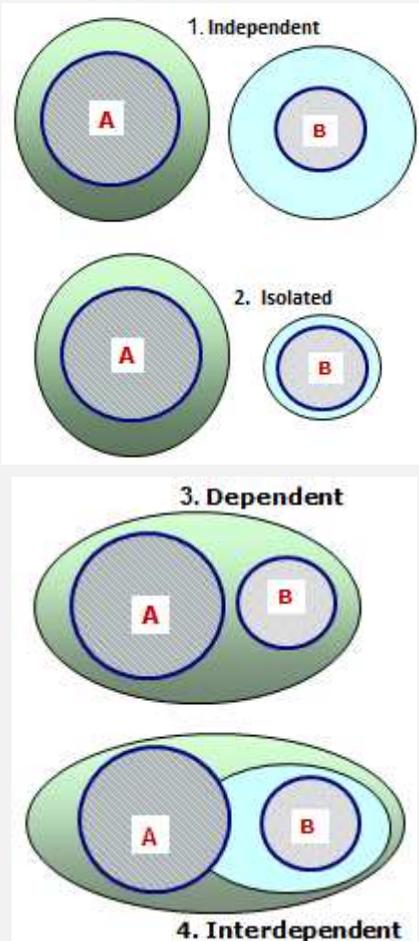
2.Outer city

3.Rest of city-region

# Rest of city-region

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

Rest of city-region



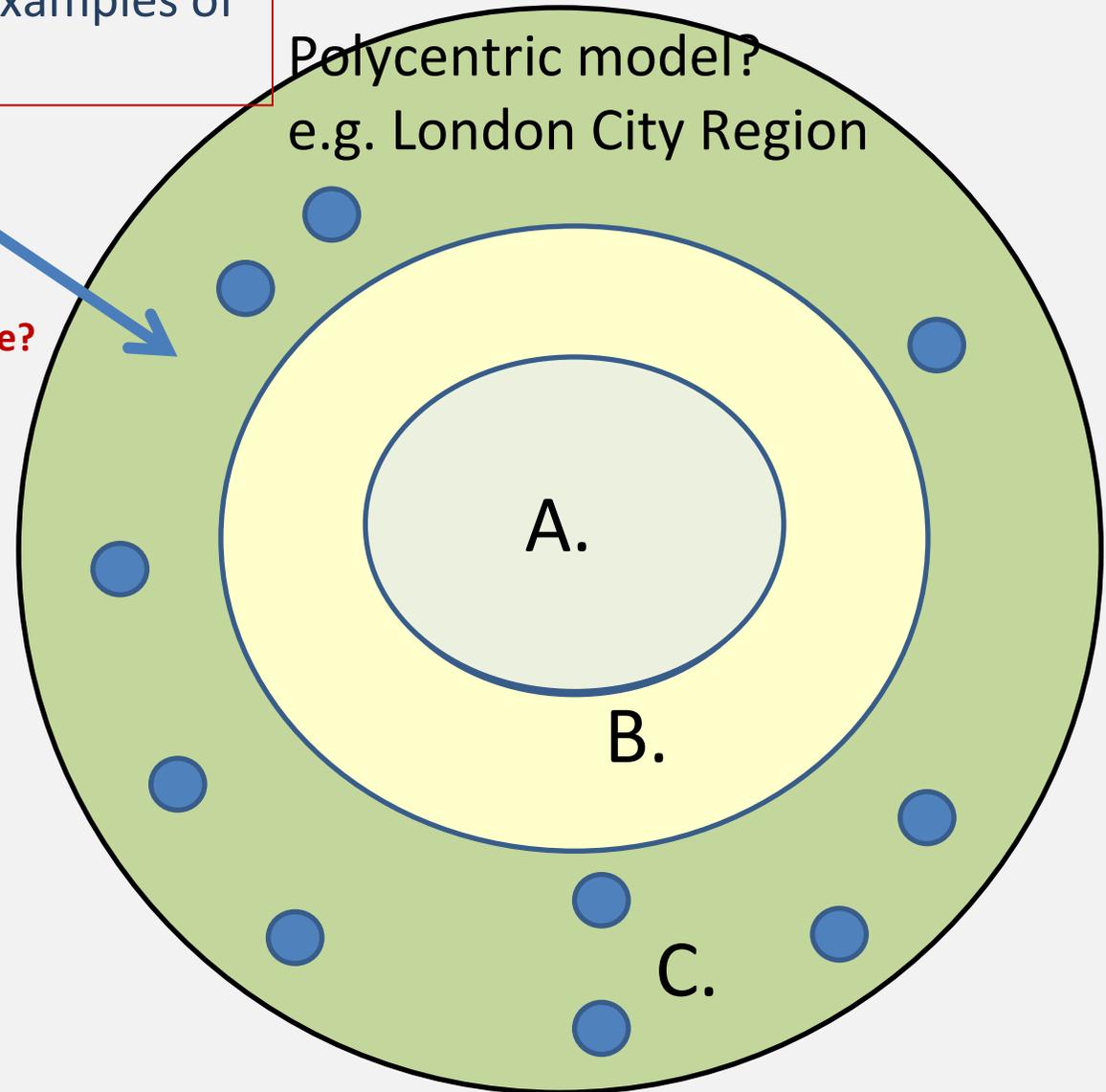
**Yes**  
e.g. Cambridge?

**Yes**  
e.g. Hastings?

**Yes**  
e.g. Medway?

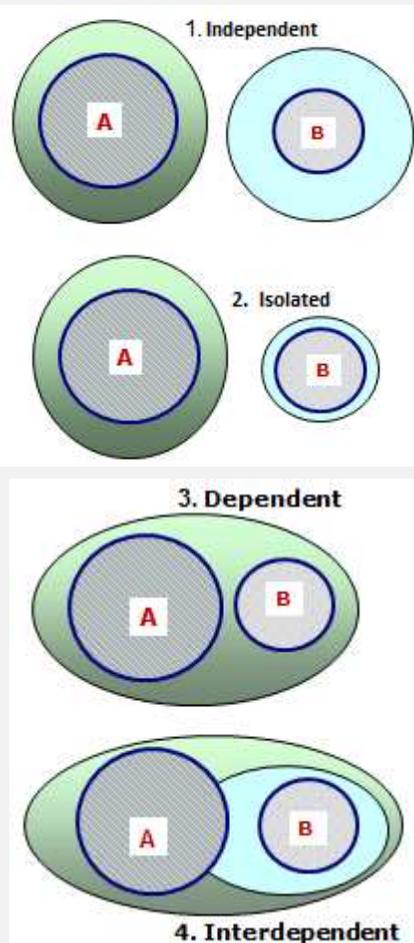
**Yes**  
e.g. Reading?

Polycentric model?  
e.g. London City Region



# Outer London

Whereas in outer London a mixture of dependent and interdependence? Is outer London being squeezed between the city core and rest of city-region?



Outer London

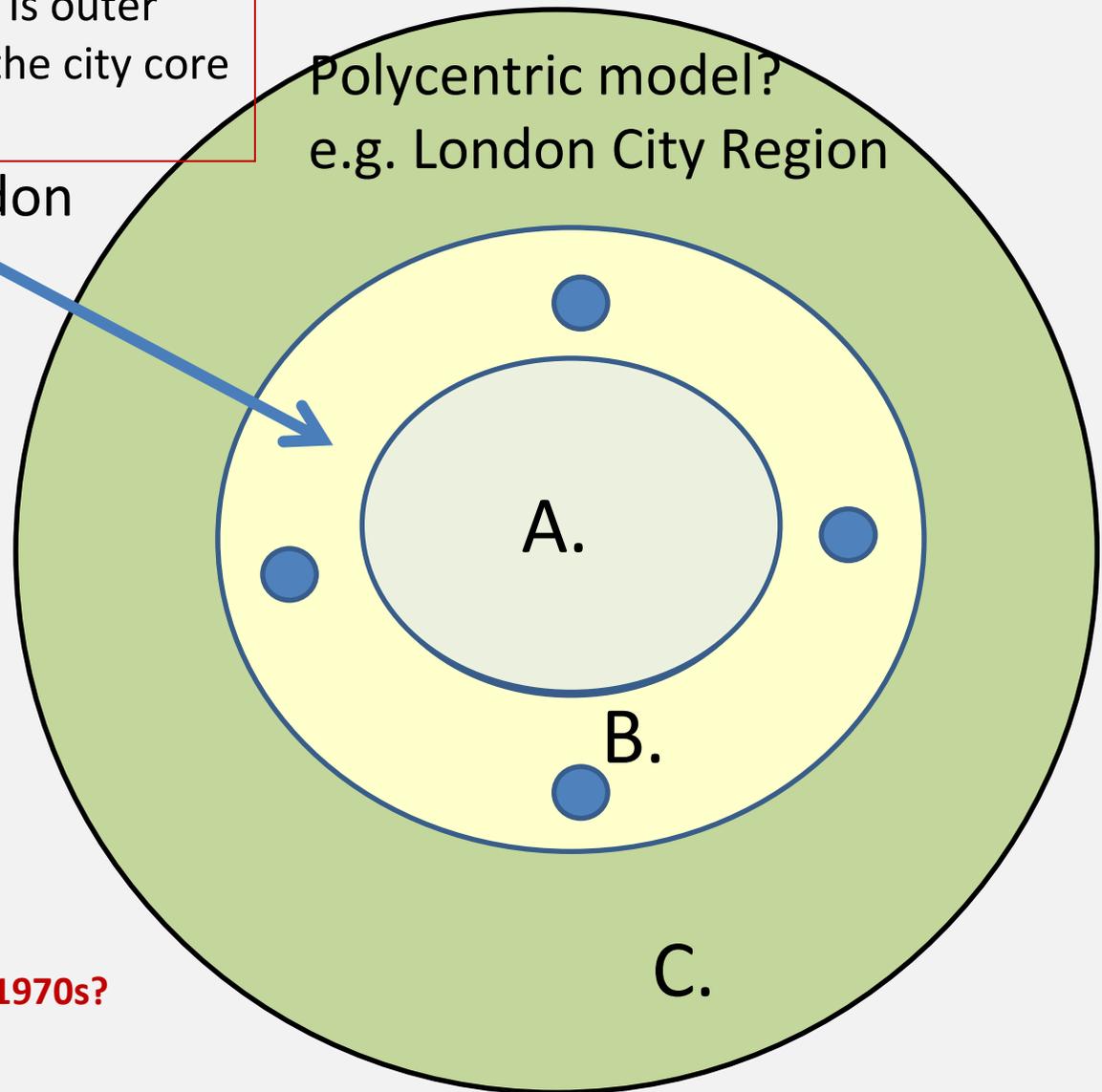
**Probably No**

**Unlikely?**

**Yes**  
e.g. Ealing?  
Croydon today?

**Yes, but?**  
e.g. Croydon 1970s?

Polycentric model?  
e.g. London City Region



# Outer London

What are the key factors shaping economic relationships?

Outer London

## Key factors

### Skills

What workforce profile?

### Sectors

What kind of jobs?

### Housing

What residential profile?

Plus

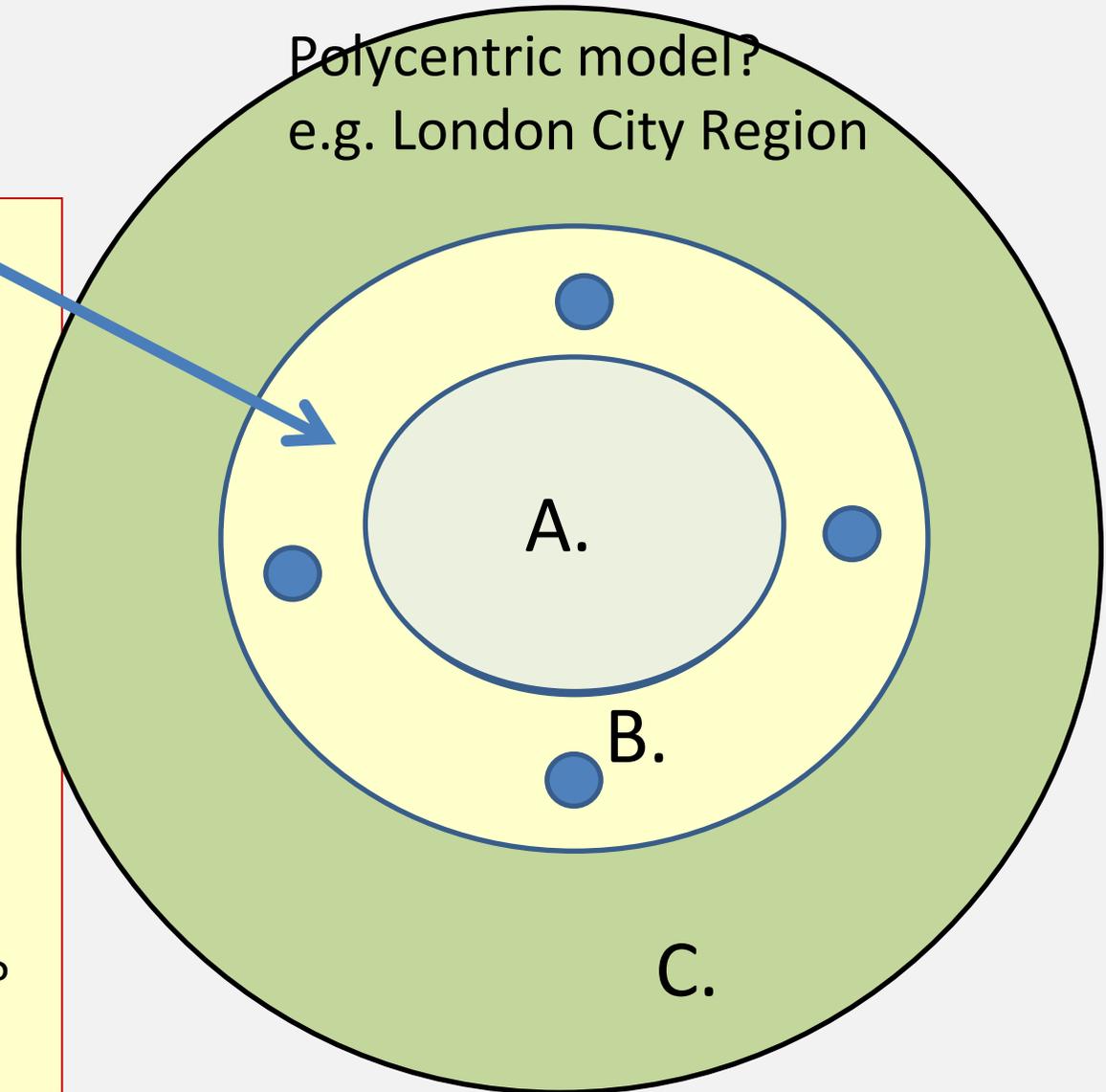
### Connectivity

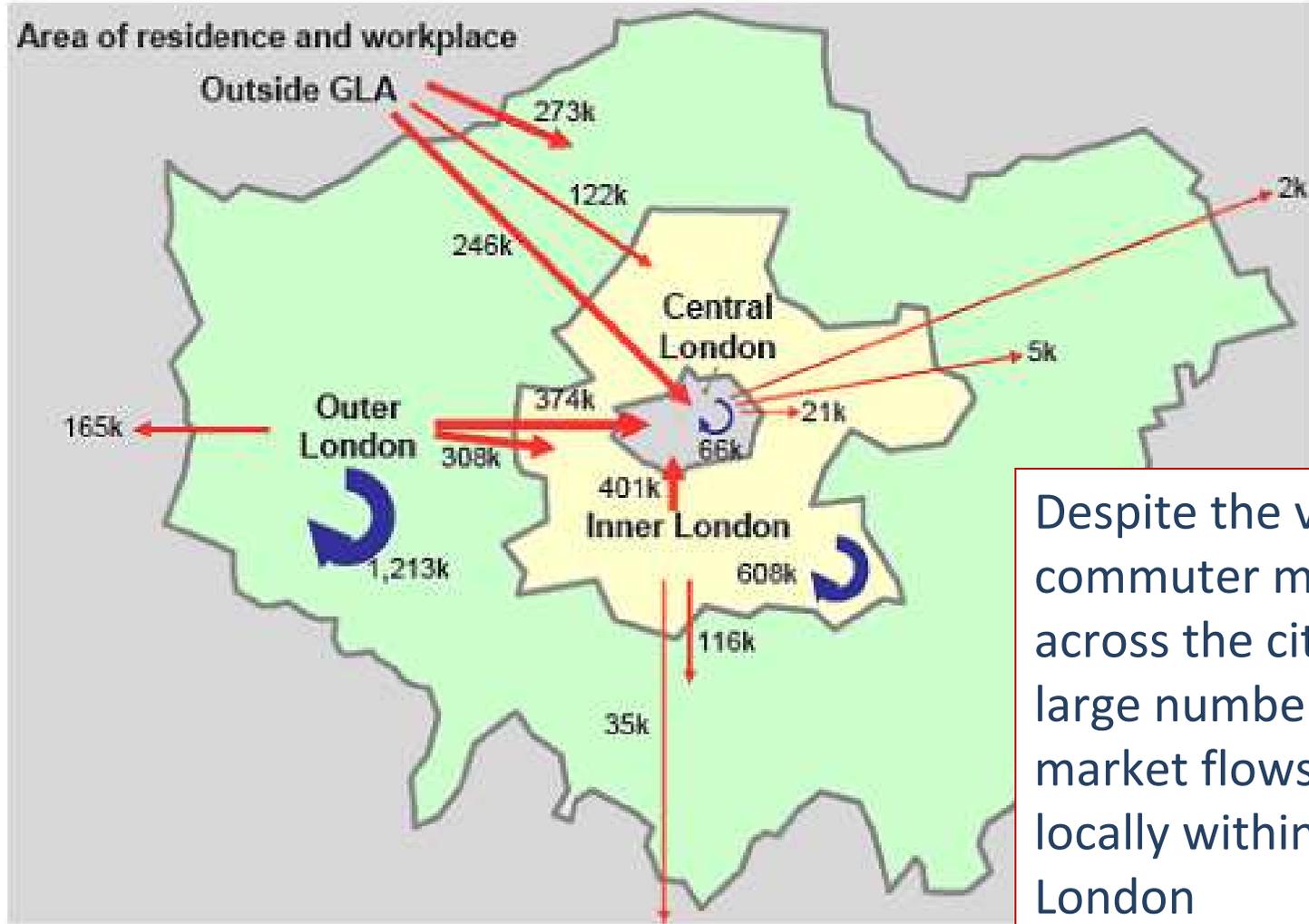
How well connected?

### Functionality

How well does it work spatially?

Polycentric model?  
e.g. London City Region





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

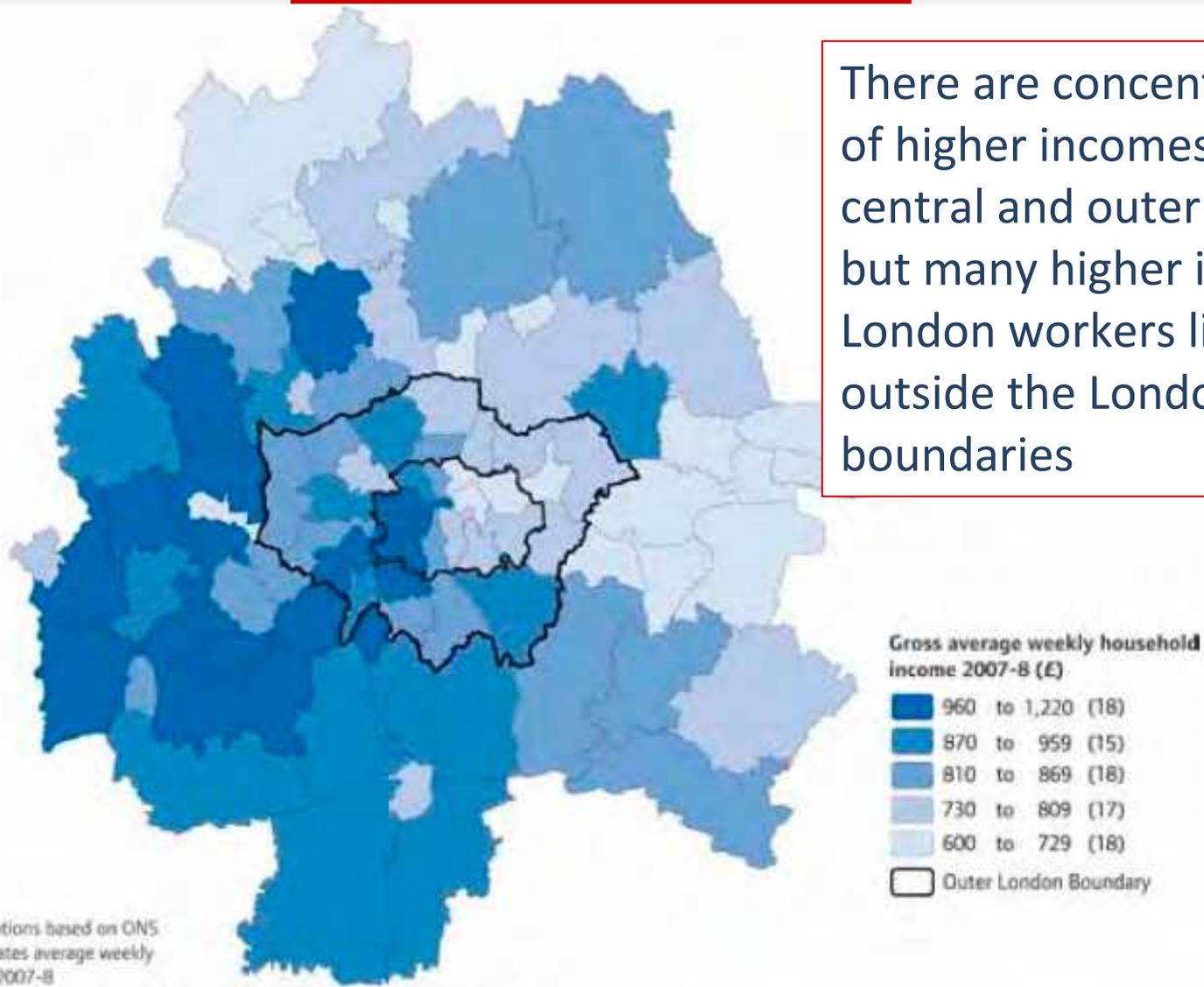
Source: Transport for London  
Based on ONS definition of Outer London

## 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



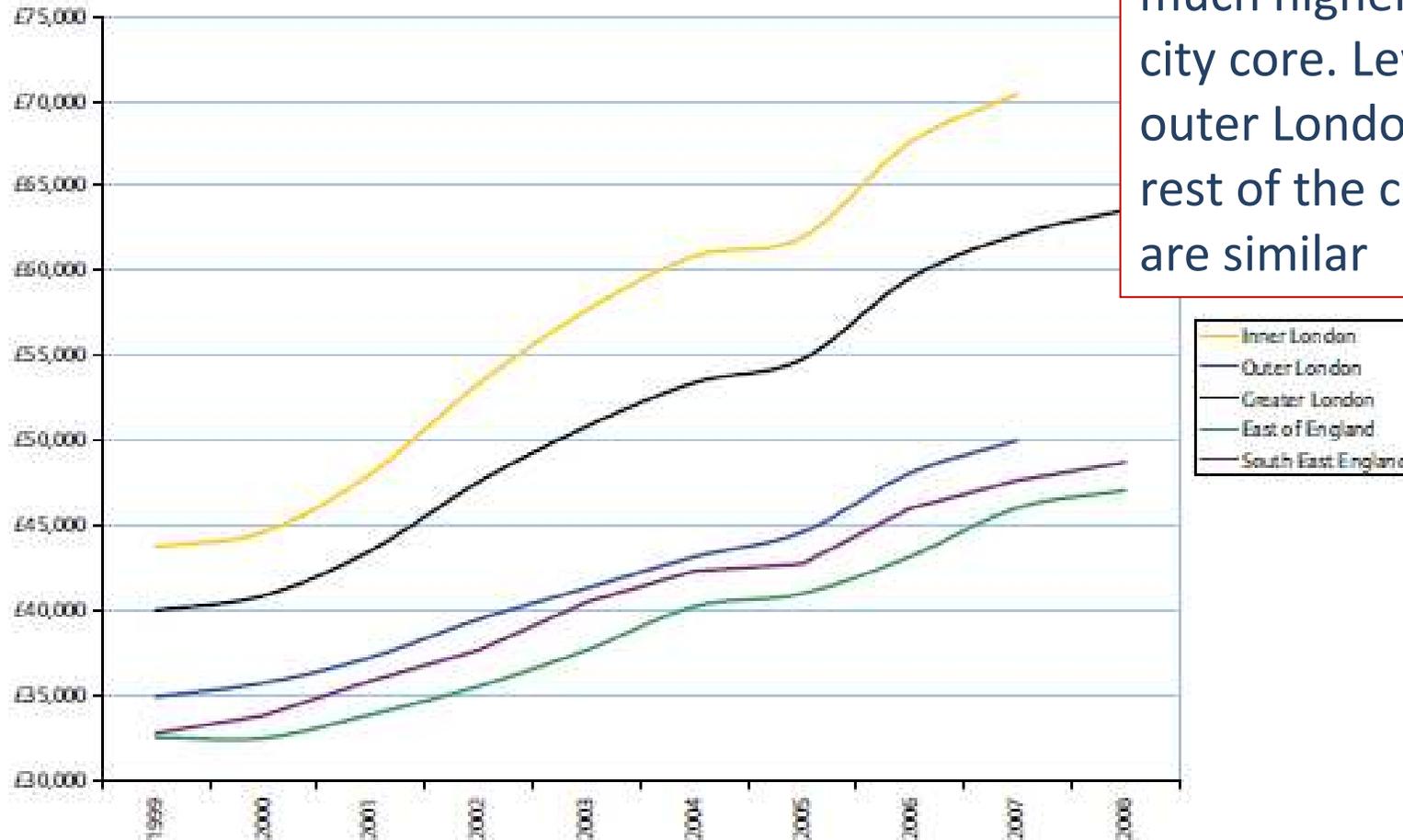
Source: GLA calculations based on ONS model-based estimates average weekly household income 2007-8

© Crown copyright. All rights reserved. Greater London Authority 100032379 (2010)

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

## Annual output per employee in Greater South East

Output per worker is much higher in the city core. Levels in outer London and the rest of the city-region are similar



Source: ONS Regional GVA Report, Dec 2009 and Annual Business Inquiry

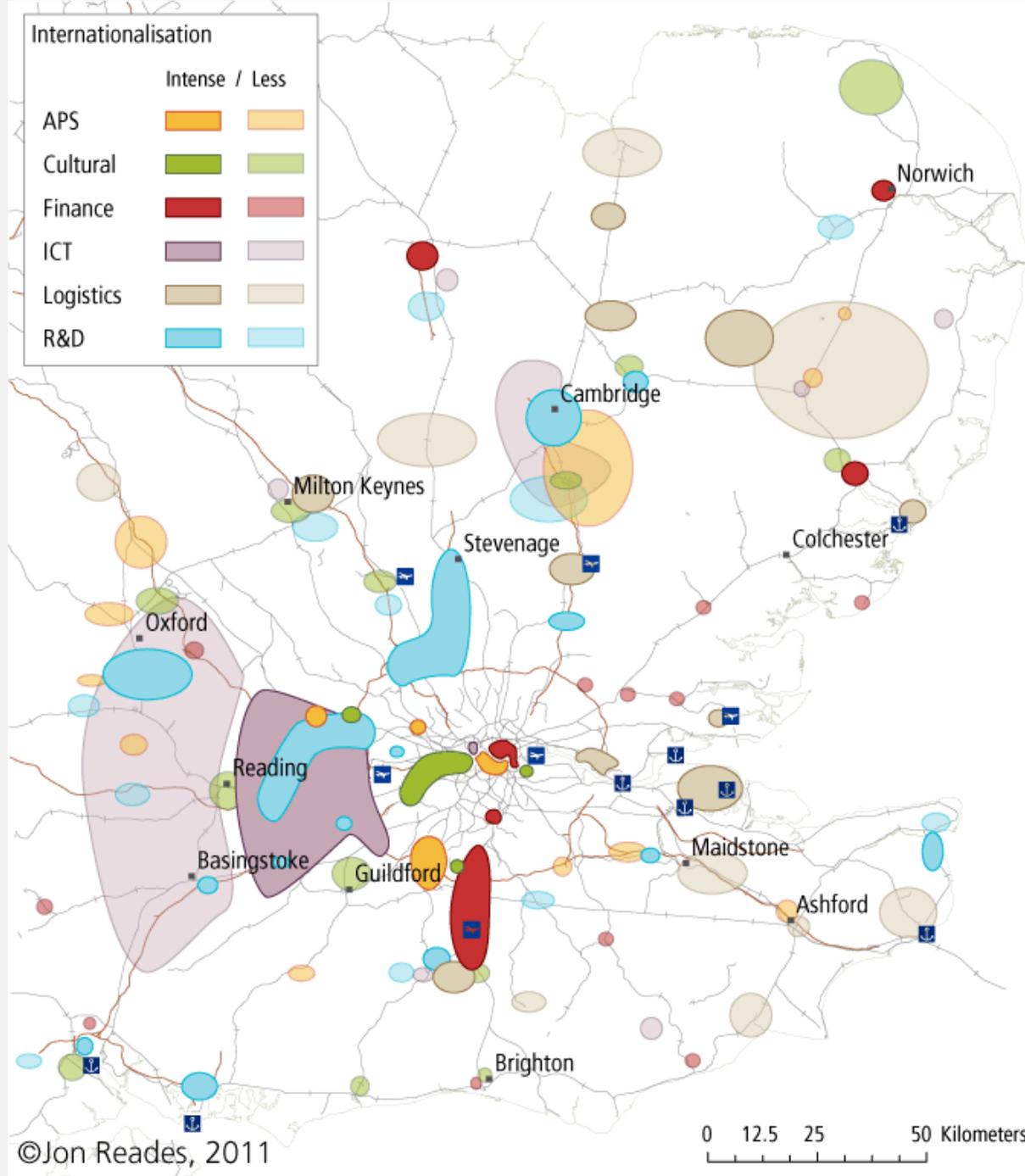
Source: GLA Economics, Evidence Base, GLA (2010)

# Dispersal of key London industrial sectors

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Source: Jon Reades  
(2011) at:

<http://simulacra.blogs.casa.ucl.ac.uk/projects/>



# Outer London: Reflections

Outer London

## **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**

