

# Mixed Tenure Communities and Neighbourhood Quality

A study using Survey of English Housing and Census data

*ESDS Conference, London, 31 October 2011*

Where We Live And Why It Matters

**Phil Mason & Ade Kearns**

Urban Studies

School of Social & Political Sciences

University of Glasgow, UK

# UK policy for mixed communities

Emphasis in urban and neighbourhood renewal policies on creation of **mixed communities**

Since early 1990s in UK – public debate about the need for “balanced communities”

New Labour Government post-1997 made mixed communities an explicit policy goal for the first time:

*“Whether we are talking about new settlements or expanding the capacity of existing urban areas, a good mix of incomes and tenures is important for a number of reasons.”*

(Urban Task Force, 1999)

# UK policy for mixed communities

Subsequent urban development policy introduced the idea of sustainable communities

*"...the key requirements of sustainable communities [include]...a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes."*

(Sustainable Communities: Building for the Future, 2003)

# UK policy for mixed communities

Under the current Government:

Strategic housing policy objectives

*"To create sustainable, inclusive, mixed communities in all areas, both urban and rural."*

Specific outcomes of housing policy objectives

*"A mix of housing... particularly in terms of tenure and price"*

*"Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people."*

(Communities and Local Government: Planning Policy Statement 3 – Housing, June 2011)

# UK policy for mixed communities

Communities mixed with respect to:

Housing tenure

Income

Socioeconomic level

Ethnicity

Household composition (age, relationship and size)

**Housing tenure** is the aspect of mix most commonly considered in UK context

# Expected benefits of mixed communities

<b>Economic &amp; Service Impacts:</b>  Better quality public services Better quality private services Increased local economic activity	<b>Community Effects:</b>  Enhanced social interaction Sense of community Reduction in turnover
<b>Social Effects:</b>  Reduction in anti-social behaviour Better upkeep of properties Greater optimism about jobs	<b>Overcoming Social Exclusion:</b>  Reduction in area stigma More local pride Diverse social networks

# Expected benefits of mixed communities

Mixed community policy is politically and socially attractive.  
However, evidence of its effectiveness is scarce

UK evidence on tenure mix reviewed by

Bond et al. (Housing Studies, 2011)

Sautkina et al. (Housing Studies, forthcoming)

Highlight lack of strong evidence and need for rigorous studies

***This presentation describes an attempt to address some of the issues and considers their policy implications***

# Investigating housing tenure mix and neighbourhood quality

- 1) How does the incidence of
  - perceived neighbourhood problems
  - desire for improved local services and amenitiesvary with housing tenure levels and tenure mix across localities?
  
- 2) Do people from all housing tenures have similar experiences of neighbourhood quality in mixed tenure situations?



# Data sources

## Survey of English Housing (SEH) (1993-2008)

Continuous, cross-sectional household survey of householders or their partner

Nationally representative sample:

25 addresses per postcode sector (1,176 sectors)

Response rate of 72%

Approx 20,000 households per year (about 1 in 1,000 households in England)

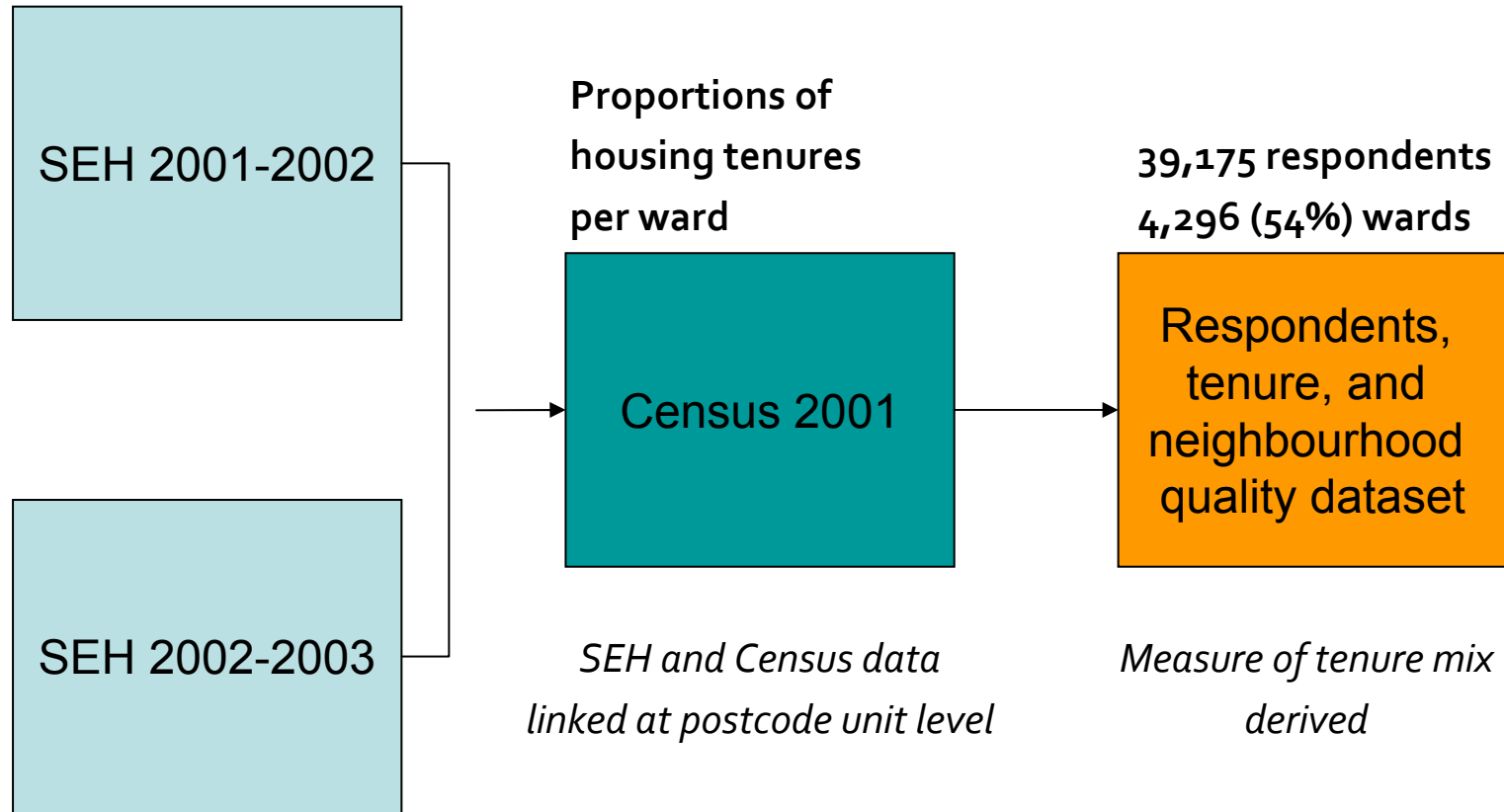
Our study uses combined data from the 2001-2002 and 2002-2003 surveys

# Data sources

Householder/partner characteristics

Household tenure

Perceived neighbourhood quality, etc.



# Measures of tenure level and mix

## Levels of three tenures

		UK level	Range in sample of wards
Owned	(OO)	70%	13 – 99%
Social rented	(SR)	20%	0 – 77%
Private rented	(PR)	10%	1 – 72%

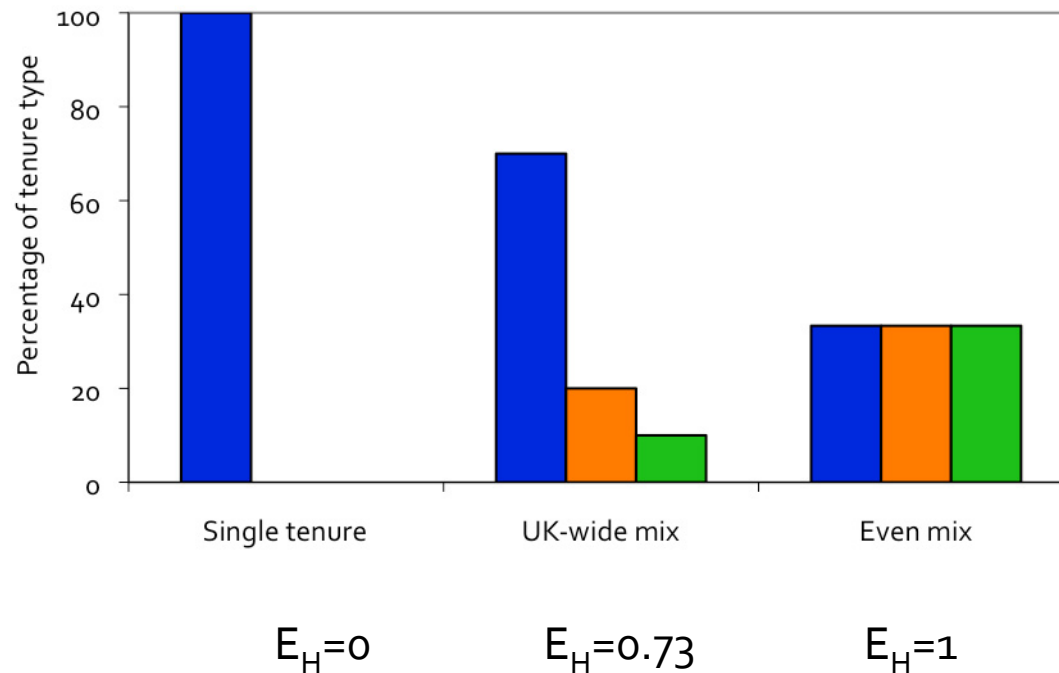
# Measures of tenure level and mix

## Tenure mix

Shannon-Weiner equitability index ( $E_H$ ) – “evenness”

Scale from 0 (all one tenure type) to 1 (even mix of all types)

$$E_H = \frac{-\sum_{i=1}^S p_i \ln p_i}{\ln S}$$



## *Part 1*

# **The neighbourhood: problems in the area**

# The neighbourhood: problems in the area

*I am going to read out a list of things that can cause problems for people in their areas. I would like you to tell me whether each of them is a problem in this area:*

Vandalism and hooliganism

Crime

Litter and rubbish in the streets

Racial harassment

Traffic

Graffiti

Dogs

Neighbours

Noise

Other harassment

## **Possible responses:**

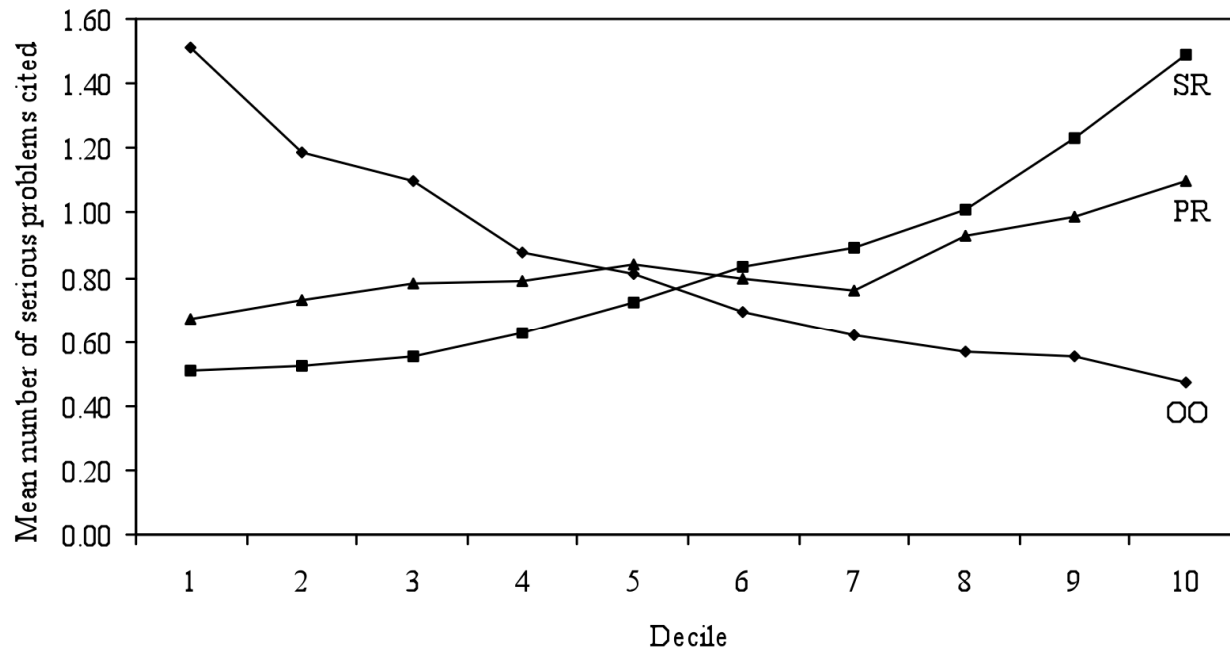
Not a problem; a problem, but not serious; a serious problem

# Overall prevalence of neighbourhood problems

Item	Percentage citing problem		
	Serious problem	Problem, not serious	Problem (total)
Vandalism and hooliganism	11.3	32.8	44.1
Graffiti	5.7	19.5	25.2
Crime	15.0	41.5	56.5
Dogs	8.6	18.3	26.9
Litter and rubbish in the streets	15.1	29.7	44.8
Neighbours	3.7	9.2	12.9
Racial harassment	1.0	3.0	4.0
Noise	5.9	18.6	24.5
Traffic	17.6	28.8	46.4
Other harassment	1.2	4.3	5.5

Minimum sample 37,988, apart from 'other harassment', where n=18,909

# Mean number of serious problems cited for all tenures of households by decile of proportion of each tenure



Problems triple across range of proportion of social renting (<3.5 – >33.3%)

Problems increase by 2/3 over range of private renting (<4.1 – >21.4%)

Problems reduced to a third over range of owner occupation (<53.2 – >90.0%)



# Serious neighbourhood problems under contrasting tenure circumstances

Serious problem	Tenure in high % OO wards		Tenure in high % SR wards		Ratio high % SR: high % OO	
	OO	SR	OO	SR	OO	SR
Vandalism	5.0	10.3	17.2	27.9	3.4	2.7
Graffiti	2.6	2.7	9.4	14.2	3.6	5.3
Crime	7.1	9.9	24.0	32.3	3.4	3.3
Dogs	6.1	7.3	10.4	14.4	1.7	2.0
Litter	7.2	11.6	23.6	29.1	3.3	2.5
Neighbours	1.5	4.3	4.6	9.1	3.1	2.1
Racial harassment	0.2	0.5	1.6	2.8	8.0	5.6
Noise	3.3	4.5	7.2	11.2	2.2	2.5
Traffic	17.2	11.6	18.3	17.0	1.1	1.5
Other harassment	0.4	0.0	1.7	3.6	4.3	-
minimum n	6836	435	3647	3320		

# Serious neighbourhood problems under contrasting tenure circumstances

Serious problem	Tenure in high % OO wards		Tenure in high % SR wards		Ratio high % SR: high % OO	
	OO	SR	OO	SR	OO	SR
Vandalism	5.0	10.3	17.2	27.9	3.4	2.7
Graffiti	2.6	2.7	9.4	14.2	3.6	5.3
Crime	7.1	9.9	24.0	32.3	3.4	3.3
Dogs	6.1	7.3	10.4	14.4	1.7	2.0
Litter	7.2	11.6	23.6	29.1	3.3	2.5
Neighbours	1.5	4.3	4.6	9.1	3.1	2.1
Racial harassment	0.2	0.5	1.6	2.8	8.0	5.6
Noise	3.3	4.5	7.2	11.2	2.2	2.5
Traffic	17.2	11.6	18.3	17.0	1.1	1.5
Other harassment	0.4	0.0	1.7	3.6	4.3	-
minimum n	6836	435	3647	3320		

Owners roughly 3 times (social renters 2 times) as likely to cite problem if they live in a high SR area compared with a high OO area  
 For 5/9 items owners note bigger effects of living in a high SR area compared with a high OO area

# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandal- ism	Graffiti	Crime	Dogs	Litter	Neigh- bours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

Multivariate logistic models developed for each neighbourhood problem, controlling for age, sex and employment status (not shown)

Odds ratios (in black for significant terms, in grey for non-significant terms); estimate for entire possible range (0-100) for the three tenure measures

# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandal-ism	Graffiti	Crime	Dogs	Litter	Neigh- bours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

Social renters more (or less) likely than owners to cite 5 (or 2) problems

# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandal-ism	Graffiti	Crime	Dogs	Litter	Neigh- bours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

Private renters less likely than owners to cite 2 problems

# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandal-ism	Graffiti	Crime	Dogs	Litter	Neigh- bours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

Increasing proportion of SR in ward associated with greater citing of 5 problems,  
but reduced citing of 2 problems

# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandal-ism	Graffiti	Crime	Dogs	Litter	Neigh- bours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

Increasing proportion of OO in ward associated with greater citing of vandalism, but reduced likelihood of citing of 4 other problems

# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandal-ism	Graffiti	Crime	Dogs	Litter	Neigh- bours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

Increasingly even mix of tenures in ward associated with greater likelihood of citing of 5 problems

Tenure mix less important than level of SR for vandalism, graffiti and crime



# Predictors of serious neighbourhood problems: odds ratios

Model term	Vandalism	Graffiti	Crime	Dogs	Litter	Neighbours	Racial harass	Noise	Traffic	Other harass
SR household	1.1	0.8	1.3	1.2	0.6	5.2	0.3	1.4	1.2	1.7
PR household	1.0	0.5	1.0	0.6	0.8	0.9	0.2	1.1	0.9	0.9
% SR in ward	32.8	9.8	9.4	4.4	5.0	-	-	0.4	0.1	-
Tenure mix in ward	6.0	4.0	6.0	-	5.6	7.3	-	-	-	-
% OO in ward	3.9	0.7	1.2	-	0.6	-	0.0	0.1	0.2	0.1
% OO in ward * SR hhld	2.0	2.4	-	-	2.5	-	11.8	-	0.6	-
% OO in ward * PR hhld	1.1	2.3	-	-	1.2	-	14.6	-	1.1	-
Tenure mix * SR hhld	-	-	-	-	-	0.3	-	-	-	-
Tenure mix * PR hhd	-	-	-	-	-	0.9	-	-	-	-
% variance explained	9.5	7.2	9.6	2.8	7.4	7.5	11.1	4.0	1.1	6.3

In addition, social renters cite 4 problems more often (and traffic less often) than owners as extent of owner occupation in area increases

Private renters more likely to cite racial harassment as owner occupation increases

Social renters less likely to cite neighbour problems as tenure mix evens out

# Effect on citing serious neighbourhood problems of 10-point increase in tenure measures

Serious problem	Odds ratio for 10-point increase in tenure measure		
	% Owned	Tenure mix	% Social rented
Vandalism	1.15	1.20	1.42
Graffiti	0.96	1.15	1.26
Crime	1.02	1.20	1.25
Dogs	-	-	1.16
Litter	0.96	1.19	1.18
Neighbours	-	1.22	-
Racial harassment	0.60	-	-
Noise	0.76	-	0.90
Traffic	0.83	-	0.82
Other harassment	0.75	-	-

Odds ratios over ranges of tenure measures more typical of those observed in sample

# Effect on citing serious neighbourhood problems of 10-point increase in tenure measures

Serious problem	Odds ratio for 10-point increase in tenure measure		
	% Owned	Tenure mix	% Social rented
Vandalism	1.15	1.20	1.42
Graffiti	0.96	1.15	1.26
Crime	1.02	1.20	1.25
Dogs	-	-	1.16
Litter	0.96	1.19	1.18
Neighbours	-	1.22	-
Racial harassment	0.60	-	-
Noise	0.76	-	0.90
Traffic	0.83	-	0.82
Other harassment	0.75	-	-

Odds ratios recalculated for range of tenure measures more typical of those observed in sample

Greater tenure mix consistently associated with increase in citing 5 problems

Average 19% increase for 10-point rise in evenness measure

# Effect on citing serious neighbourhood problems of 10-point increase in tenure measures

Serious problem	Odds ratio for 10-point increase in tenure measure		
	% Owned	Tenure mix	% Social rented
Vandalism	1.15	1.20	1.42
Graffiti	0.96	1.15	1.26
Crime	1.02	1.20	1.25
Dogs	-	-	1.16
Litter	0.96	1.19	1.18
Neighbours	-	1.22	-
Racial harassment	0.60	-	-
Noise	0.76	-	0.90
Traffic	0.83	-	0.82
Other harassment	0.75	-	-

More extensive SR associated with increase in citing 5 problems (average 25%), but reduced citing of noise and traffic (10%+)

# Effect on citing serious neighbourhood problems of 10-point increase in tenure measures

Serious problem	Odds ratio for 10-point increase in tenure measure		
	% Owned	Tenure mix	% Social rented
Vandalism	1.15	1.20	1.42
Graffiti	0.96	1.15	1.26
Crime	1.02	1.20	1.25
Dogs	-	-	1.16
Litter	0.96	1.19	1.18
Neighbours	-	1.22	-
Racial harassment	0.60	-	-
Noise	0.76	-	0.90
Traffic	0.83	-	0.82
Other harassment	0.75	-	-

More extensive OO associated with reduction in citing 6 problems, but greater likelihood of citing vandalism and crime

## *Part 2*

# **The neighbourhood: desired improvements**

# The neighbourhood: area improvements

*"Please look at a list of aspects of your area which might be improved...could you tell me which, if any, of the aspects of your area would you like to see improved"*

Housing (amount / quality)

Amenities, parks and leisure

Facilities for the young

Quality of environment

Shopping

Jobs (availability)

Health services

Public transport

Schools and colleges

## **Possible responses:**

Any item selected or not

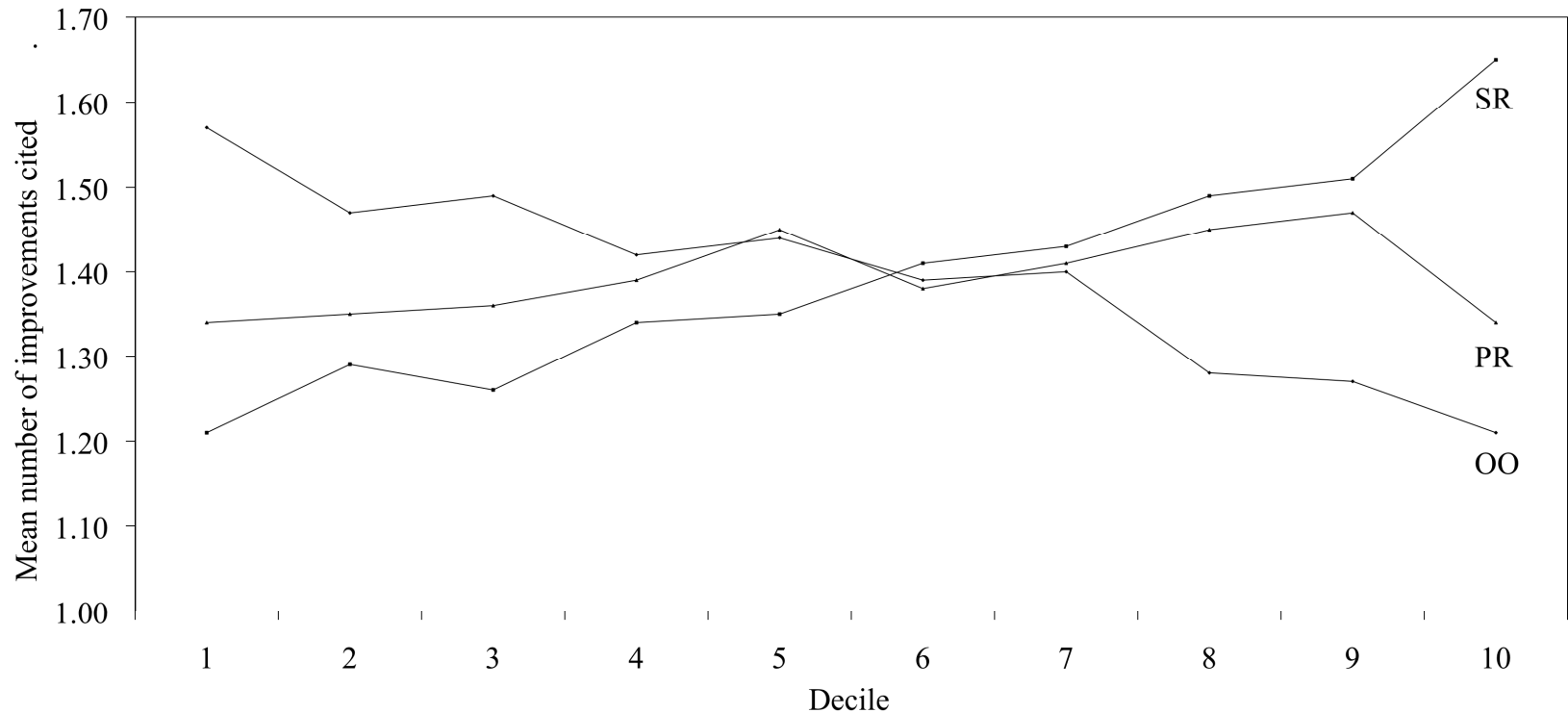
# Overall proportions of respondents wanting area improvements

Item	Percentage desiring improvement
Amount and quality of housing	13.1
Availability of jobs	11.5
Local amenities, parks and leisure services	19.8
Local health services	11.8
Opportunities and facilities for children and young people	25.7
Public transport service	20.9
Quality of environment	13.5
Schools and colleges	7.7
Shopping and commercial facilities	15.8

Minimum sample size = 39042



# Mean number of desired neighbourhood improvements (DIs) cited for all households by decile of proportion of that tenure



DIs increase 1.4-fold over range of social renting (<3.5 – >33.3%)

DIs decrease 1.4-fold over range of owner occupation (<53.2 – >90.0%)

# Required neighbourhood improvements in contrasting tenure circumstances

Improvement required	Tenure in high % OO wards		Tenure in high % SR wards		Ratio high % SR: high % OO	
	OO	SR	OO	SR	OO	SR
Housing (amount/quality)	6.5	13.1	12.2	26.1	1.9	2.0
Jobs (availability)	9.0	7.9	13.2	12.1	1.5	1.5
Amenities and parks	19.7	16.7	22.8	23.4	1.2	1.4
Health services	12.1	8.6	11.6	11.0	1.0	1.3
Facilities for the young	23.0	27.0	28.9	33.0	1.3	1.2
Public transport	22.7	22.3	16.9	15.5	0.7	0.7
Quality of environment	9.7	6.3	20.5	18.0	2.1	2.9
Schools and colleges	7.6	2.3	10.1	8.4	1.3	3.7
Shopping	13.7	14.4	18.2	16.2	1.3	1.1
minimum n	6956	444	3761	3438		

Owners and social renters at least 1.5 times as likely to desire improvements in housing, environment and jobs in high SR areas as in high OO areas

Social renters 3.7 times as likely to desire improvements in schools and colleges in high SR areas

# Required neighbourhood improvements in contrasting tenure circumstances

Improvement required	Tenure in high % OO wards		Tenure in high % SR wards		Ratio high % SR: high % OO	
	OO	SR	OO	SR	OO	SR
Housing (amount/quality)	6.5	13.1	12.2	26.1	1.9	2.0
Jobs (availability)	9.0	7.9	13.2	12.1	1.5	1.5
Amenities and parks	19.7	16.7	22.8	23.4	1.2	1.4
Health services	12.1	8.6	11.6	11.0	1.0	1.3
Facilities for the young	23.0	27.0	28.9	33.0	1.3	1.2
Public transport	22.7	22.3	16.9	15.5	0.7	0.7
Quality of environment	9.7	6.3	20.5	18.0	2.1	2.9
Schools and colleges	7.6	2.3	10.1	8.4	1.3	3.7
Shopping	13.7	14.4	18.2	16.2	1.3	1.1
minimum n	6956	444	3761	3438		

Owners and social renters less likely (0.7 times) to desire improvements in public transport in high SR areas than in high OO areas

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

Multivariate logistic models developed for each neighbourhood improvements, controlling for age, sex and employment status (not shown)

Odds ratios (in black for significant terms, in grey for non-significant terms); estimate for entire possible range (0-100) for the three tenure measures

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

Social renters more (or less) likely than owners to want 3 (or 1) improvements

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

Private renters more (or less) likely than owners to want 2 (or 3) improvements

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

Increasing proportion of SR in ward associated with greater desire for improvement of 6 items, but less desire for improved public transport

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

Increasing proportion of OO in ward associated with greater desire for improvement in 4 items



# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

Greater tenure mix is associated with greater desire for improvements in housing, jobs and environmental quality

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

As extent of SR increases, social and private renters more likely to want housing improvements, and private renters more likely to want better quality environment

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

As extent of OO increases, social and private renters less likely to want better health services, and social renters less likely to want better schools and colleges

# Predictors of desired neighbourhood improvements: odds ratios

Model term	Housing	Jobs	Amenities & parks	Health services	Child/youth facilities	Public transport	Environment quality	Schools & colleges	Shops
SR household	3.0	1.0	1.1	1.8	1.2	-	0.8	1.3	-
PR household	6.1	1.1	0.7	2.2	0.7	-	0.5	0.5	-
% SR in ward	0.5	9.4	15.7	-	8.1	0.2	2.3	2.2	4.0
Tenure mix in ward	6.5	4.0	-	-	-	-	2.3	-	-
% OO in ward	-	16.8	7.8	1.2	3.6	-	0.5	0.8	2.2
% SR in ward * SR hhld	4.4	0.7	-	-	-	-	0.8	-	-
% SR in ward * PR hhld	6.9	0.1	-	-	-	-	3.8	-	-
% OO in ward * SR hhld	-	-	-	0.3	-	-	-	0.4	-
% OO in ward * PR hhld	-	-	-	0.3	-	-	-	1.2	-
Tenure mix * SR hhld	0.4	-	-	-	-	-	-	-	-
Tenure mix * PR hhd	0.1	-	-	-	-	-	-	-	-
% variance explained	8.7	2.3	5.2	0.8	4.9	1.2	3.8	6.5	0.6

As tenure mix becomes more even, social and private renters less likely to want better quality and more available housing

# Effect on desire for neighbourhood improvements of 10-point increase in tenure measures

Neighbourhood improvement	Odds ratio for 10-point increase in tenure measure		
	% Owned	Tenure mix	% Social rented
Housing (amount/quality)	-	1.21	0.94
Jobs (availability)	1.33	1.15	1.25
Amenities / Parks	1.23	-	1.32
Health services	1.02	-	-
Facilities for the young	1.14	-	1.23
Public transport	-	-	0.87
Quality of environment	0.93	1.09	1.09
Schools & colleges	0.98	-	1.08
Shopping	1.08	-	1.15

Odds ratios recalculated for range of tenure measures more typical of those observed in sample

10-point rise in tenure measures increases odds of wanting improvements for 3 – 6 items

Strongest for social renting (average 19% increase), weakest for tenure mix (average 15% increase)

# Conclusions and policy implications

*How do measures of neighbourhood quality vary with housing tenure levels and tenure mix across localities?*

Higher levels of social rented housing and more even tenure mix are **both** associated with greater recognition of neighbourhood problems and desire for improved local facilities and services

Level of social renting may be more important than tenure mix in determining neighbourhood quality

No evidence that tenure mixing will alleviate neighbourhood deficiencies

***Do people from all housing tenures have similar experiences of neighbourhood quality in mixed tenure situations?***

Social renters may gain from living in areas with high levels of owner occupied housing

Owner occupiers may lose from living in areas with high levels of social rented housing

More strongly supports policies of ***dispersal*** (relocating residents from deprived areas to non-poverty neighbourhoods) than those of ***dilution*** (reduction of social rented housing in existing neighbourhoods, e.g. by Right to Buy, affordable housing built in existing areas)



# References and resources

*This presentation based on*

Kearns A & Mason P (2007) Mixed tenure communities and neighbourhood quality. *Housing Studies* 22(5): 661-691

*Reviews of mixed tenure in the UK*

Bond L, Sautkina E & Kearns A (2011) Mixed messages about mixed tenure: do reviews tell the real story? *Housing Studies* 26(1): 69-94

Sautkina E, Bond L & Kearns A (2012) Mixed evidence on mixed tenure effects: findings from a systematic review of UK studies, 1995-2009. *Housing Studies*

## Survey of English Housing

[www.communities.gov.uk/seh](http://www.communities.gov.uk/seh)

## Census 2001

[www.census.ac.uk](http://www.census.ac.uk)