Edexcel Geography A-level

Regenerating Places

Detailed Notes

Describing a Location - Theories

Types of Places

Places can be categorised into types, though a single place may fit into many categories:

- **Near Places:** Those which are **close** to us. Near places are **subjective.** A woman living in the Australian outback may consider a place that is 100km away to be near, due to the ability to directly drive between settlements across the outback. In the UK a place that is 100km away may take several hours to travel to and may be considered as a far place
- **Far Places:** Those that are **distant**. Both **near and far places** may have a more **emotional meaning**. Some people may get 'homesick' if they are staying away for the first time in their lives even if they are only ten minutes drive away. They may feel 'far' away emotionally, even if they are physically close
- **Experienced Places:** Places that we have actually visited. Some people would argue that you have to visit a place to create an **emotional attachment** to it. Others would suggest that a desire to visit a place or dislike towards it because of what you have seen through the media, is enough to create an emotional attachment
- **Media Places:** Places we have **not visited**, but may have learned about through **media representations**. For example, the musician 'Vancouver Sleep Clinic' chose his artist name because he had experienced Vancouver as a media place and thought 'it looks like a beautiful place'.

There are also different **functions** of a location, which will affect the employment opportunities, businesses & industries, and the built environment:

- **Administrative** - Places that make decisions about how to organise infrastructure and economic activity for the surrounding areas. Administrative places tend to be cities and town that **influence** the borough/region surrounding them, for example Manchester's influence in the North West or London's influence over the South-East.
- **Commercial** - A location with strong business influence; many TNCs may have bases here and there is a large volume of small and large scale businesses.
- **Retail** - A town or city with attractive retail facilities - markets, shopping centres, unique shops. The retail industry is the main source of income and employment for locals.
- **Industrial** - A location whose economy and reputation is predominantly based on its **industrial capacity**. For example, Birmingham was historically known as the Black Country, for its large industries of iron & steel works (the name is based on the smoke industries produced!).

Perspective on Places

Insiders are those people who feel at home within 🏡 and may have the following characteristics:

- **Born** in 🏡
- They hold **citizenship** for 🏡
- **Fluent in local language** and conform with **idioms** (language relating to a specific location or culture). For example 'kill two birds with one stone' might be a complicated phrase for migrants to understand. Some local idioms may be specific to places. This is a dictionary of London Slang: www.timwoods.org/the-london-slang-dictionary-project/
- Conforms with **social norms and behavioral traits** common in 🏡

Outsiders are the opposite to **insiders**. Lots of factors can contribute to make someone feel like an insider or outsider in a place. This feeling of belonging **can change over time**.

It can be the case that people who do not belong to the main **ethnic group** of a community feel like **outsiders**. For example, an **immigrant family** could have moved into a neighbourhood where they are an **ethnic minority** which combined with other factors may cause the family to feel like **outsiders**. Initially they may not be accustomed to the **culture, social norms** and **dialect** of the majority of the community. The shops and restaurants along the high street may not be **familiar** to them; they may find it hard to find particular foods which they had in their **country of origin**. The **architecture** of the buildings and the **vehicles** on the street may look different from what they are used to. (These feelings could be similar to how you feel when you go on holiday and your surroundings are different to usual). These feelings of **unfamiliarity** may change in the **long-term**. As the family get used to living in that place and integrate into **society** they can feel like **insiders**. The children of an **immigrant family** will have a different **experience of place** to their parents, leading to a **unique sense of place** for the area where they live.

In the UK there is a pattern whereby **ethnic groups cluster** in certain areas, potentially because people feel more **at home** surrounded by other people sharing the same **ethnicity**. The **clustering** means that the area will **adapt towards that culture** over time, which may attract more people from that **ethnicity** to move there. Theses **city lab maps** show where **different ethnicities** tend to cluster in London.

Perspective of place may also change so that people begin to feel like **outsiders**, even if they initially identified as **insiders** to a place. For example, large **influxes of immigrants** into an area can change the characteristics of a place. The **high street** may change as shops and restaurants adapt over time to cater for new **cultures**, which can make the original residents begin to feel like **outsiders** as their **surroundings become unfamiliar**. Alternatively, some people may **embrace multiculturalism** and the changes that occur as a result of **immigration** and like the **diversity** of their high street. Diversity makes some places more appealing e.g. **Chinatown**).

Economic Structures

There are different **sectors of employment**: primary, secondary, tertiary and quaternary. Each different sector has different **value** to a government, produce **products or services** and present employees with different **risks and opportunities**.

➔ **Primary** – Collection of **raw materials** or production of essential goods e.g. fishing, farming, energy production. Primary is the **most essential** sector, as the rest of the population relies on its success for food, electricity and water. Each primary worker is subjected to different working conditions, depending on what they collect/ produce. However, primary employment is **labour intensive,** so presents **risks to physical health** and some mental health (UK rural farmers can face isolation and depression, as recent studies have shown).

➔ **Secondary** – **Manufacturing** of raw materials, most commonly into commercial goods and machinery. Secondary employment may offer higher, more **regular income** as factories offer annual rather than seasonal work. However, **exploitation of workers** is most common in factories, where employees may be subjected to long hours, dangerous chemicals or a hazardous environment (heavy machinery make catch your hand or hair, the building may collapse like Bangladesh's Rana Plaza)
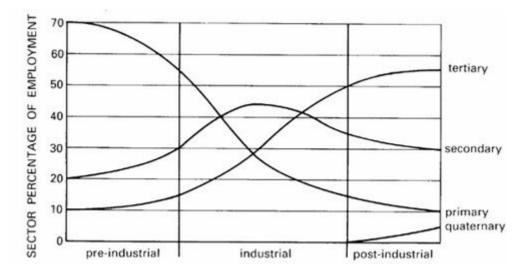
➔ **Tertiary** – The provision of services such as education, operating government departments, managing business or selling a product. Tertiary employment can offer better progression opportunities and even higher salaries than Primary or Secondary work but is often office-based, with regulated hours and limited outdoor interactions.

➔ **Quaternary** – Quaternary is a relatively new sector regarding technology-based employment such as hi-tech scientific research (R&D), finance, IT & computer programming. Quaternary roles can be skills-demanding - you must be educated and have expertise in the field to receive the job. Similar to Tertiary, Quaternary jobs can be very office-based, so limited environmental and social interactions.

The **Clarke-Fisher Model** describes the stages a country may progress through as they become more economically developed.

Pre-industrial: The majority of the population work in the primary sector, with a small percentage of the total population employed in the secondary industry. This may be due to a lack of infrastructure or investment preventing a country from constructing factories and establishing manufacturing industry.

Industrial stage: The proportion of employees in the primary sector may begin to decline as land is taken up by manufacturing and imports become more feasible. During these periods of time, internal rural - urban migration may occur, as families seek a better quality of life by earning a secondary job.

Post-industrial stage: After a country industrialises, the proportion of people working in the primary sector decreases significantly. Secondary jobs also decline but at a much slower rate. However, there is a big increase in the number of people in the tertiary and quaternary industry, as demand for entertainment, holidays and technology increases with an individual's disposable income.

Changing Places

Place Character

Place character relates to the **specific qualities, attributes or features** of a location that make it unique. Place character is affected by **endogenous and exogenous** factors:

Endogenous Factors: Those which **originate from within** the place and are **local**:

- **Land Use** - Is the area urban or rural?
- **Topography** - The relief and lie of the land
- **Physical Geography** - Are there waterfalls? Is the area urban or an estuary?
- **Infrastructure** - Services that enhance or are essential to living conditions:
  - Roads, railways, canals, airports
  - Broadband and phone networks, water supply, sewers and electrical grids
  - Parks, public pools, schools, hospitals, libraries
  - Education system, health care provision, local government, law enforcement, emergency services
- **Demographic Characteristics** - Age, gender, number, ethnicity of the population
- **Built Environment** - The architecture of the area. Contemporary, ageing, historical
- **Location** - Elevation, distance to the coast etc.
- **Economic Characteristics** - In debt, growth market, ageing industries, economic sectors

Exogenous Factors: Those which **originate from outside** a place and provide **linkages and relationships** with and to other places. Exogenous factors are commonly referred to as **flows** of:

- People
- Money and Investment
- Resources
- Ideas

The characteristics of a location may change for a variety of endogeneous and exogeneous causes:

- **Physical** - Location → **Proximity to large cities** and economic zones may encourage economic development.
  - Reputation → The **attractiveness** of an area may influence the assistance and funding it receives.
- **Infrastructure** → Roads (motorways), railways, airports allow the **migration of people** and **movement of goods** to previously inaccessible locations.
- **Competition** → **TNCs relocating** to the best regions (new investment, large labour pool). Alternatively, competition from other locations offering a better work environment will take business and investments away from a location.
- **Role of planning** by Governments and Stakeholders
  -Government strategies to **restructure the economy** - e.g. increasing student numbers, filling skills shortages, becoming self-reliant in energy or food production.
  -**Conservation area policies** limit new developments and encourage conversions.
- **Economy -** The function of the place may change - administrative, commercial, retail or industrial.

Measuring Change

You can measure changes in a location using different **factors and indices**. Factors include:

- Land use changes - reduction in abandoned land, industrial:residential ratio
- Employment trends - changes to employment types, unemployment rate
- Demographic changes - inward or outward migration
- Economic Productivity - money generated or value of products produced per person

Alternatively, you could measure a variety of factors using an index, such as the **Index of Multiple Deprivation**.

The Index of Multiple Deprivation measures: Income, Employment, Education, Health, Crime, Barrier to Housing and Services, Living Environment. An increase in the IoMD score could be an improvement of one of these factors, or a combination of factors.

Inequality

When looking at different factors about a place there may be differences or inequalities between different areas within that place, or there may be differences between that location compared with other areas within the country. These inequalities can be caused by different factors:

- **Occupational Hazards -** People who work in manual labour jobs generally earn less than professionals in managerial positions and their life expectancy is generally lower, due to the physical strain of their work.
- **Income** - There is significant **inequality in pay** between the employment sectors; primary employment earns the least on average, often incomes are **seasonal**, whereas tertiary and quaternary employment can be some of the highest earners. This is historically due to the **skills and education** required for each role.
- **Life Expectancy and General Health** - There is a positive correlation between the level of income and an individual's life expectancy. There are many reasons for this inequality in health:
  - **Type of Employment** - manual, hazardous outdoor working conditions, exposure to chemicals, etc.
  - **Affordability of food** - Processed food can sometimes be cheaper than home-cooked, plus in some occupations, people don't have the time to cook from scratch. Processed food can have high saturated fats and sugars, leading to diabetes.
  - **Stereotypical Lifestyles** - In certain regions and occupations, workers may adopt lifestyle choices such as smoking, drinking, "fry-up" cafe food in accordance with social norms.
- **Educational Achievement** - Educational outcomes are strongly linked to **income**, because wealthier families are able to afford **extra tuition** and **university places**. Low income families - especially in LEDCs - may unable to improve their living conditions because they cannot afford further education and attain a higher salary, more **skilled employment**. In turn, low income parents are more likely to take children out of education at an early age, for the children to earn a wage and contribute to the family income. Hence, there can be a cycle of generations not achieving higher education.

Identifying large inequalities in facilities or living conditions could highlight a need for improvement or policy-making.

Regeneration Strategy

There are many strategies to improve a location through regeneration. A regeneration project can focus on **constructing infrastructure**, developing existing and new **housing**, **encouraging investment** etc. Strategies have different benefits and risks, examples of regeneration strategies in the UK include:

- Construction of infrastructure e.g. HS2, Heathrow expansion, Crossrail
- Retail-led regeneration e.g. Liverpool Water
- Marketing heritage and culture, such as events like Glastonbury for music, multi-ethnic festivals like Notting Hill Carnival or New Year fireworks in London
- Construction of housing and the development of new settlements e.g. Milton Keynes
- Sustainable communities e.g. BedZED

Infrastructure

Infrastructure projects are generally very **expensive** and so require **government funding**. Most projects are **public-private partnerships**; the government provides the majority of capital needed while private companies fulfill and manage the plans.

Different government departments can be involved in regeneration projects:

- **Local councils** aims to improve their borough, especially to attract new businesses, increase housing or regenerate a problematic location (abandoned, deprived or dangerous places).
- **Department for Culture, Media and Sport** which markets the UK's image abroad. This department will have contributed to the London Olympic Park regeneration project, as well as Commonwealth projects in Manchester, Glasgow and Birmingham in 2022.
- **DEFRA** which aims to improve declining rural villages, protect eroding coastlines and improve the agricultural industry.
- **UK Trade and Investment** which support UK businesses and tries to attract more foreign direct investment.

Examples of infrastructure projects in the UK include:

- **HS2** is a proposed high speed rail network which would connect London to Birmingham and then to Manchester and Leeds. The project is expected to cost £43 billion, but so far the project has gone over budget. It's aim is to reduce travel times and improve connectivity between the North and South of England. An estimated 60,000 jobs are expected to be created.
- The **expansion of Heathrow Airport** (building a third runway) is expected to cost just under £20 billion (which would be privately funded) and potentially create 70,000 jobs. However, many MPs, local residents and environmental NGOs oppose the project as it will increase traffic travelling through Heathrow and pollution.

Benefits of Infrastructure Regeneration	Risks/Costs of Infrastructure Regeneration
- High volume of jobs created, especially in construction. - Improving transport links can improve migration and trade links, which in turn can increase economic productivity.	- Some large-scale projects can be risky to agree to, as their cost can increase with inflation or changing circumstances (the price of supplies may change since original planning) e.g. HS2 railway. - Often, infrastructure projects aren't sustainable due to the large volumes of concrete used (large CO_2 output)

Housing - Suburban New-Builds

With a **rising population**, the **demand** for housing is increasing beyond the supply of houses for sale or rent. There is **inequality in opportunities** to access housing and a limited supply of social and affordable housing despite a growing proportion of the population who need it. This is due to:

- **Lack of social housing** - after Margaret Thatcher's 'Right to Buy' scheme large amounts of social housing was bought by their occupants for considerably less than their market value. Millions of houses were sold under this scheme. However, too few houses were built to replace them. Now people who would previously have been placed in social housing (housing owned by the government) where they would pay low rent are put in private housing. As rent in private housing is often very expensive and isn't affordable for low income individuals or families, the government is spending billions each year on housing benefits. These housing benefits help to top up a person's income to help them pay their rent. In 2017 the government spent £25b on housing benefits which is 10% of the entire welfare budget.
- Large numbers of **empty, derelict properties** - especially in the inner city, where brownfield land is more expensive to develop than greenfield. Lots of private companies and investors buy this land and sit on it until either the land price increases or they get planning permission to build on it.
- **Overseas investors** buying properties in the UK has seen **house prices rise**. Investor visas attract wealthy individuals (*such as Oligarchs from Russia - see Globalisation detailed notes*) who can afford multiple high value properties in elite locations. Many properties are left empty or are rented out.
- Increasing numbers of affluent people have bought second properties to rent out as an investment. This increase in **buy-to-let** properties has reduced the number of properties available to buy which has **increased property prices** and also the price of rent. This is especially difficult for first-time buyers.

There has been **recent frameworks** developed by the government to increase supply, setting a target number of houses for local councils to provide. This has seen **rapid new-build developments** in the aim of regenerating sub-urban towns to encourage migration and economic growth:

- Often in the **suburbs** of towns and cities, due to large, cheap expanse of land available whilst in close proximity to the job opportunities in the city centre.
- Developers are obliged to provide a **variety of houses**, so these developments contain a mix of properties to buy, rent or shared-ownership of a variety of sizes.

- These new large estates provide a large volume of new houses, but often don't build new services or facilities for this new settlement (e.g. grocers, doctors, etc). This can put **stress on existing services** - such as schools - who must try to cater for an influx of schoolchildren to educate.
- There is heavy criticism about the development's **sustainability** - habitat loss and environmental degradation of greenfield land, air and noise pollution for locals by lorries, encouraging outward migration from rural regions to suburbs.

Benefits of Housing Construction	Risks/Costs of Housing Construction
- Increases supply of housing which is a major issue facing the UK currently. - Some construction jobs are created in the process. - Construction projects build a variety of housing, to cater for a variety of people - first-time buyers & families in affordable multiple bedroom houses, apartments for young people.	- Greenfield developments are more profitable for companies than regenerating existing brownfield sites, so habitats are often lost and natural environments damaged. - Limited projects to increase and improve social housing, so there is still a very limited supply of poor quality housing. -Lots of housing classed as 'affordable' isn't.

Housing - Gentrification in the Inner City

In recent years, the benefits of **gentrification** and **high-value properties** has encouraged more inner-city development projects by constructors. The high cost of clearing and preparing **brownfield sites** (land already used for residential or industrial purposes) can be compensated by building high-value apartments.

Regeneration projects occur in nearly all major cities, in the aim of **attracting wealthy investors** who might spend their money locally or establish business here. Local governments rely on **'trickle-down' theory** for the benefits of gentrification:

➔ The investor will spend money in services and local businesses, who directly benefit from increased sales.
➔ The workers may spend their increased disposable income on other local businesses, therefore increased revenue may be shared between multiple businesses.
➔ Both the investor and businesses will pay more tax, so the local council can spend more on services (schools, doctors, infrastructure) and improvements (more frequent road sweeps, improving local parks) from which everyone in the local area benefits.

However, the reality of trickle-down theory can be argued.

Benefits of Gentrification	Risks/Costs of Gentrification
- Potential economic growth as the wealth of a few trickles down into the local society. - Improved surroundings and new facilities may be constructed, which can benefit all.	- Lack of variety of housing - all high-value apartments - so gentrification schemes won't benefit first-time buyers or families. - Often, gentrification schemes don't build any social housing, so there is still a shortage in supply.

Industrial Regeneration - Retail, Leisure & Tourism

Some of the most successful regeneration projects have focused on the **rebranding** or development of **culture** in the UK. For example:

- The regeneration of East London in the aim of hosting the international Olympics and Paralympics, creating high quality **sports facilities**.
- Many retail parks are built on **disused industrial land**, such as the Trafford Centre (Manchester), Salford Quays or Liverpool Water.
- The rebranding of some **declining cities** - Belfast, Glasgow, Blackpool - to attract investment, tourism and inward migration.

Benefits of Cultural Regeneration	Risks/Costs of Cultural Regeneration
- Most projects use disused industrial brownfield land, which is sustainable. - Retail and cultural projects can benefit all - increased local facilities, rising local reputation, new job opportunities, celebration of different faiths.	- Due to the scale of some projects (trying to improve the entire city of Belfast, for example), improvements may be long-term and not immediately benefit the locals.

Rural Regeneration

It's not just urban cities that may experience economic decline, deindustrialisation and outward migration. **Rural regions** can be some of the most deprived areas in the UK due to the **lack of opportunities for young people** in education and employment, social **isolation of minority groups** and physical isolation from services and public transport. Industries which were once the centre of a town's economy such as coal mines have been shut down leaving towns to enter into a spiral of decline.

Rural regeneration can develop services, transport links or improve the economy of a town or village. However, the success of rural regeneration varies. For example,

- **Bronte Country -** Rural villages with ties to English Literature and heritage receive large national and international tourists, which can benefit local businesses (shops, accomodation, cafes) and local people (employment opportunities). In Haworth,

regeneration is focused on attracting more tourists by refronting shops in a victorian style and running events (e.g. 1940s weekend, hosting the Tour de France).

- **The Eden Project -** The Eden Project is a sustainable development in Cornwall with the aim of attracting tourists and providing employment and economic opportunities for local Cornish businesses. Built from an abandoned clay pit, the Eden Project has contributed £700 million in local economic growth and will soon provide renewable geothermal energy for 7000 local homes.
- **Kielder Forest** - This lakeside retreat has developed a campsite, rented accomodation and an astronomical observatory, which attracts tourists all year round (winter is the best time for stargazing!). However, Kielder can become snowed-in and attractions closed due to adverse weather conditions.

Rural agriculture may diversify too - providing specialised produce or outdoor adventure activities. For example, farms may have a farm shop, a Maize Maze, paintballing, or other outside activities.

National Governance - Policy-Making

The national government can change its policies regarding migration, capital markets, encouraging businesses etc. Policy changes can strengthen or create uncertainty for the national and local economy.

- **Migration** - A government may encourage international migration to fill gaps in employment or attract wealthy individuals through Investor visa schemes. It may be necessary for a government to restrict migration to avoid strain on public services.
- **Deregulation of Markets** - By deregulating, a government removes its control over a particular industry or service. This may mean private companies purchase previously state-owned businesses (privatisation) or sudden competition between businesses accelerates.
- **Creating Business Environments** - The creation of specialised industry parks can encourage businesses to move to a region or new start-up businesses. Investors may be domestic (local) or international, depending on the attraction to the region: workforce available, technology available, reputation.

Measuring Success of Regeneration

The best measure of how successful a regeneration scheme has been depends on the **focus** of improvements.

- ➔ **Economic** regeneration can be best measured by comparing employment rates, the local economy's size, industrial productivity, before and after the scheme.
- ➔ **Social** improvements may involve increased life expectancy, literacy rates, decreased applicants for social housing, reductions in social tension or changes to lifestyle (smoking habits, obesity, type of food bought).
- ➔ Improvements to the **living environment** include reduced air pollution, abandoned land utilised or an increase in green, open spaces.
- ➔ The **sustainability** of a scheme may be measured in the volume of carbon dioxide emitted, proportion of greenfield:brownfield land used, number of jobs created, how long the scheme is expected to benefit locals.

Overview

Regenerating places is a different type of unit to others you will study. There are concepts and knowledge to learn, but less than in other units. Changing Places is **based around people** and is **more conceptual and contextual**. Attempt to apply the concepts you learn to a place that you know. Regenerating places covers a **sociology** aspect of geography.

You will study at least **one local place** where you live or an area or have conducted fieldwork. You will also need a **contrasting place** which has ideas of local, regional, national and international connections. These two places should form case studies.

Location	Name of place Geographical Location? How far from the nearest city?
Unique Features	Any geographical features (forests, mountains, river) that could isolate the rural region?
Economy	What kind of work are locals employed in? Is there seasonal work? Unemployment levels Are there problems associated with working conditions in the area? (e.g. manual labour, limited progression opportunities, long hours indoors etc)
Social	Population composition. Any social issues - deprivation, low achievement levels, tensions. Are houses affordable in general? Is there a variety of houses, for a variety of situations?
Regeneration Strategy	What issue does the project aim to solve? *Declining economy, unattractive place to live, lack of services.* Who is involved in implementing the regeneration? What are the opinions of local stakeholders? *Be specific - local residents, NIMBYs, local council, independent shops, national government.* How successful has the scheme been, based on measures? *Life expectancy, literacy rates, crime rate, economic productivity, proportion of used to derelict land.*