

obtained and processed for the City of Nottingham to account for manifestations of gentrification in capital/production-based changes to the housing stock.

There was also the need to consider more demographic aspects associated with gentrification that can be indicated through changes in the socio-economic composition reflecting the changing preferences and tastes of consumers over time (Ley, 1980). Data was obtained from the census points that included the level of higher educational attainment (level 4), the proportion of higher and lower managerial occupations (NS-Sec) and the degree of owner-occupied housing (OCC). A list of all of the capital and socio-economic variables used are outlined in Table 2.1 below. All of these datasets were obtained for each census point 2001 and 2011 allowing a value of relative or percentage change (%) to be calculated. The median house price and land-registry data was available for every consecutive year between the census dates which provided a considerable level of additional clarity to some of the shorter-term impacts of the tram and significantly changed the overall conclusions of this study.

Gentrification was determined to be occurring when the percentage growth figure for most indicators within the census zone were higher than the total percentage change figure for the wider urban area over the same period (Nesbitt, 2005). The full impact of light rail in regenerating deprived areas could take several years to achieve (NAO, 2004). Therefore, accounting for time-based constraints was a crucial part of developing a robust methodology. Several key points in the N.E.T scheme lifecycle were covered in order to monitor changes. Through using data from the two census points, the study accounts for a time period that covers any likely land speculation that may occur in the three years prior to the scheme's introduction as a result of land owners and property developers responding to potential future changes in demand (Hamnett, 1991; Knowles and Ferbrache, 2015). The timeframe also covers the scheme opening (2004) as well as a continual seven-year operational period up to 2011. The importance of these time-based considerations was adopted from on methodological recommendations from RICS (2002) and NAO (2004) based on analysis of the validity of results from previous empirical research.

Table 2.1

Variable	Literature
Physical/Infrastructural	
Empirical observations of shop units/new developments	Hammel (1996)
Capital	
Changes in land values and house prices	Smith (1979)
Rates of property turnover	Smith (1979)
Socio-Economic	
Educational Attainment (Level 4)	Freeman (2005)
Owner-Occupied Housing	Freeman (2005)
Higher/Lower Managerial Occupations	Freeman (2005)

Table 2.1 – Study Gentrification Indicators