ANALYSIS OF THE DEVELOPMENT AND GENTRIFICATION OF DISTRICTS OF GREATER LONDON

Tulsi Mehta

ABSTRACT.

1. INTRODUCTION

London is the capital and the largest city of England and is also considered one of the worlds most important global cities. Amassing approximately 9 million people (according to the 2011 census) across the City of London and the 32 other boroughs, London has a high population density which raises interest of the spatial projection of the population and trends of housing within different areas.

The establishment of the 33 boroughs of Greater London is relatively modern in its history and span relatively large areas thus having a weaker sense of identity compared to their constituent districts. More familiarly known, there are 630 of these districts with each one pertaining to distinct quirks and characteristics of its residents and local businesses. The names of these areas are majoratively shared with the names of the electoral wards. These differences can exhibit themselves through various metrics- namely, the average housing prices and range of venues and businesses in the area. With the ever-increasing interest for property in the areas of Greater London, identifying the areas that are in infancy of development is key for those looking to invest in property and businesses looking to open in up-and-coming areas before the inevitable hike in prices.

Closely linked to the concept of regeneration of districts within London is the issue of gentrification and displacement of communities within these areas. Gentrification, as a term coined to describe the dramatic social changes, started to occur in London in the 1960s This can be traced by studying the changes in demographic, social funding, crime, education statistics, poverty and housing prices in areas known to have already undergone the process. Archetypes of this include Hackney in the late 2000s, Barnsbury in the 1970s and Brixton in the 2000s, to name a few.

This report looks to analyse the districts of London in order to categorise them by their stage of development and synonymous gentrification in the interest of residents, local business owners and even local authorities for public investment. All parties outlined have a vested interest in the regeneration and hence property prices in their local area.

2. DATA

The data that will be used for this exploration is primarily the Foursquare location data of the London districts which itself will be obtained by scraping electoral ward information. This will enable the categorisation of each of the districts into their stages of development Secondary to this, records of average housing prices in each of these wards between 1995 - 2017 from the

London datastore (https://data.london.gov.uk/). This will be used to trace development and make predictions as to the future of these areas.

3. Methodology

4. Results

5. Discussion

6. Conclusion

Appendix A. Title