

# The socio-economic effects of gentrification by studentification in UK cities: The case of Newcastle Upon Tyne and Durham

Ugonna Chira (under the supervision of Dr Sara Maioli)

Bachelor of Science in Economics

Student ID: 160437894 ■ e-mail: u.chira@Newcastle.ac.uk

## Introduction

With the rise in the student housing in large cities such as Newcastle and Durham, I wanted to look at how large student populations change cities such as the change in composition of buildings and local shops. The impact that new housing accommodation built for students has on city centre areas is particularly important, especially when looking at how local residents are affected.

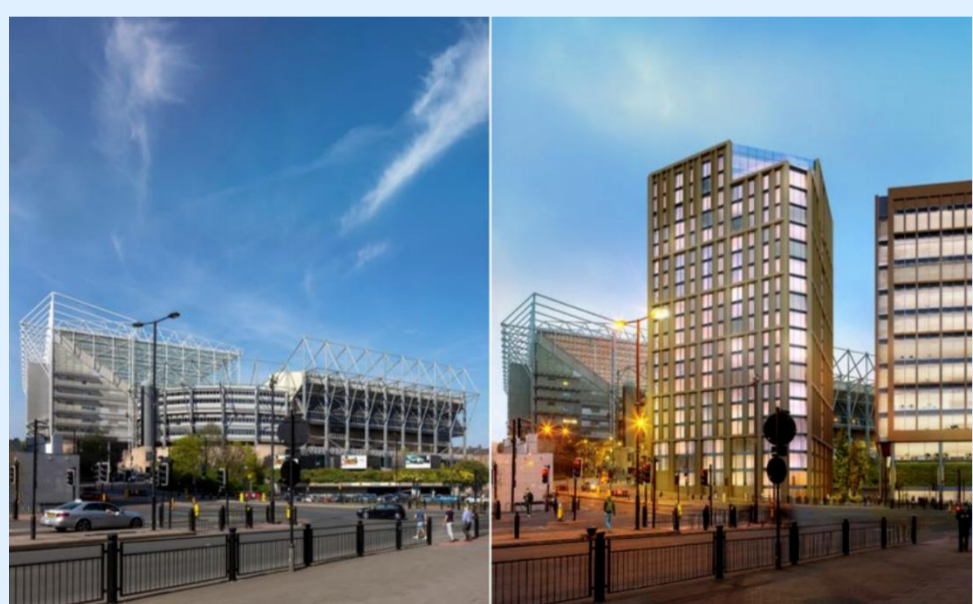
Focusing on these will help pinpoint whether the influx of students into large cities are improving them or making them worse, and if so, how this can be combated.

## Methods

■ 30 semi-structured interviews with stakeholders in the Durham and Newcastle community such as estate agents (4), students (12), residents (6), shop owners (5) and members of the council (3).

■ Academic journals, articles and reports found online

## Facts and figures



• Newcastle University states that students boost the region's economy by **£115 million** and support more than **4,000 jobs**<sup>[2]</sup>. However, the local area has to cater to their needs more. This means more student bars and less primary schools.

• Student accommodation in Durham makes up **75%** of Green lane.  
• Durham previously had **46,000** residents and **10,000** students but now has **17,000** students with the same number of residents<sup>[3]</sup>.  
• Newcastle has the **highest rate** of student housing in the country<sup>[2]</sup>, with **one in every 15 homes** being a student property, **10x** higher than the national average for local authorities.  
• Most popular areas in Newcastle are **Jesmond**, followed by **Sandyford, City Centre and Heaton**.

## Results

### Social effects

- + Increase in range of goods and services available to the general population.
- + Quicker and faster transport links
- + Helps keep inner-city areas well populated
- Noise and disturbances coming from houses (particularly in the Jesmond area and Durham city centre)

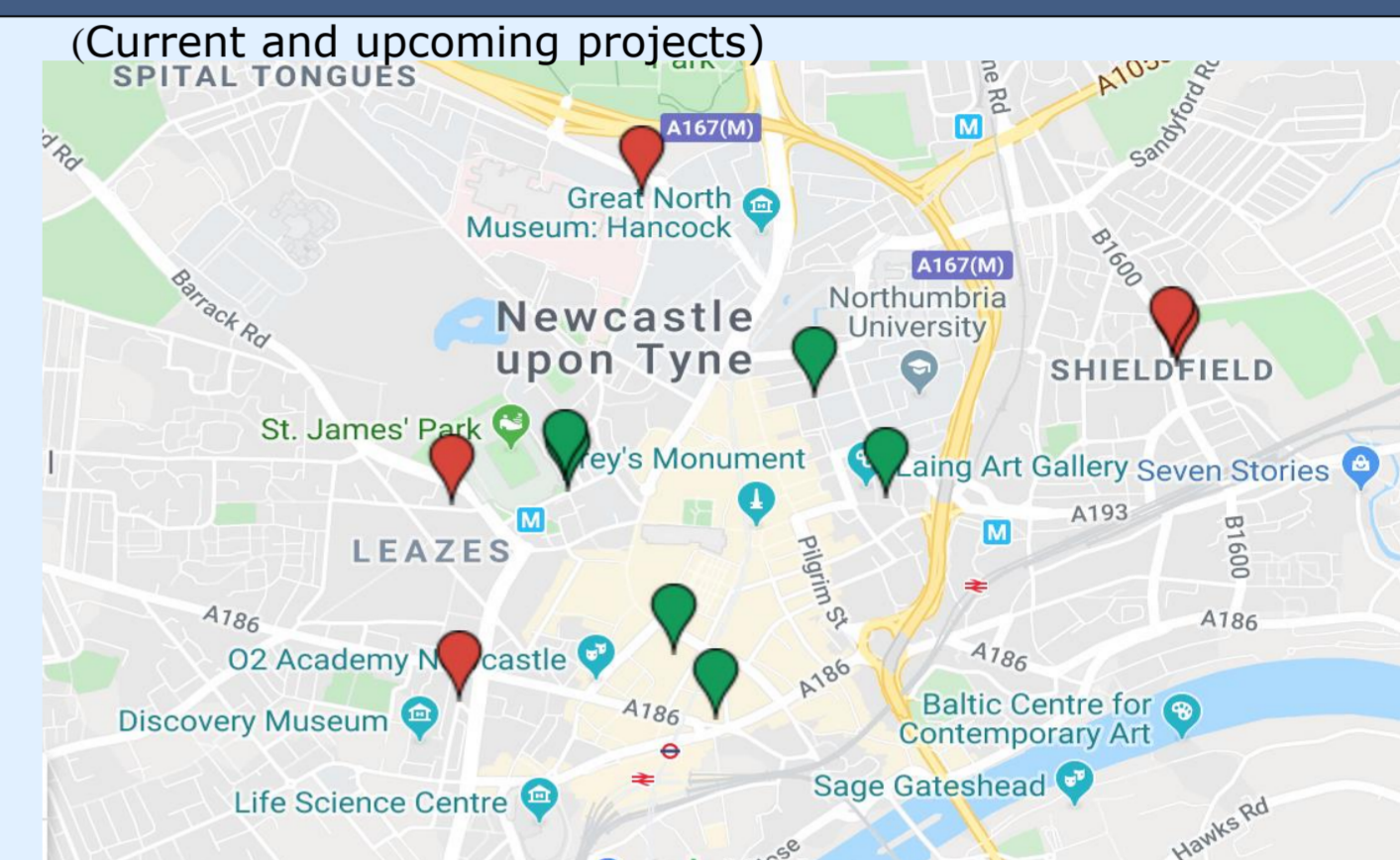
- Destruction of property, especially when drunk
- Isolated student neighbourhoods

### Cultural effects

- + Increase in the range of cultural events that occur in the area due to the wide diversity of the student population
- + Brings more people to the city i.e. known as No.1 party city
- Increase in number of **HMOs** due to them being a great return on investment – less family homes and family areas disrupted by students
- Lack of community integration and less commitment to the local environment and area

### Physical effects

- + Increase in property prices – incentive for property owners to upgrade their property
- + Large student population attracts retail developers
- Areas suffer from **economic blight** – especially when students go home – hollowing out the town
- High density of students – lots of waste
- Increase in property prices – drives young families out of the city centre



## Conclusion

- Studentification is a threat to the urban landscape as it changes drastically how the city centre is shaped. Making student accommodation in non-student neighbourhoods creates an **"enclave"** of students cut off from local residents.
- Therefore, there is a need to **integrate** students into established neighbourhoods so that students and non-students can mix effectively.
- Universities and local authorities need to work together in ensuring students aren't excluded from the local residents and to combat **economic blight** outside of term time.
- From the viewpoint of families, there's a need for local authorities to **reappropriate** city centre spaces to be more inclusive for families, such as nurseries and primary schools not just commercial areas and student accommodation

## References

- 1.. Ruiu, Maria (2017) Collaborative management of studentification processes: the case of Newcastle upon Tyne. Journal of Housing and the Built Environment, 32 (4). pp. 843-857
- [2]. Holland, D. (2018). Newcastle has the highest rate of student housing in the entire country. [online] Chronicle Live. Available at: <https://www.chroniclelive.co.uk/news/north-east-news/newcastle-highest-rate-student-housing-15115702>
- [3]. <https://www.dur.ac.uk/student.registry/statistics/summary/1.1summary/>