

Building England's Mixed Communities: Negotiating the 'Mix'

Draft Paper

**Dr Gemma Burgess
Cambridge Centre for Housing and Planning Research
University of Cambridge**

European Network of Housing Research Conference 2008

Abstract

In many European countries there has been increasing concern about the negative impact of single tenure estates and more generally about concentrations of poorer households in particular neighbourhoods. In this context planning policies have been developed to ensure that new communities should be both mixed income and mixed tenure.

This paper explores the factors that help shape the mix of housing that is sought on regeneration schemes and new developments in England. The paper concentrates on two mechanisms for creating mixed communities, looking at the Mixed Community Initiative Demonstration Projects and at Section 106 negotiations for the inclusion of affordable housing in market housing schemes.

Housing can be mixed in terms of tenure, size, location and design. The mix is decided upon through a process of negotiation. A number of stakeholders may be involved in negotiating the mix, including developers, local authorities and Housing Associations. Each party will seek to achieve a mix that best suits their interests. The paper discusses what influences the negotiating position of the different parties involved.