# Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences

# Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

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| Studio | |
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| Name / Theme | Complex cities |
| Teachers / tutors | First mentor: Arie Romein<br>Second mentor: Verena Balz |
| Argumentation of choice of the studio | The city is an dynamic system and works as a machine. With the increasing globalization and (inter)national connectivity of urban areas, cities became part of a more complex system but are also systems itself.<br>The global city London has to deal with many complex multi-scale challenges which are deeply interrelated with each other. International change, like Brexit, will influence the intercity development.<br>With the urban geographical approach of overlapping and linking the political, economic, cultural and social approaches of the different topics, this topic of the London housing market fits perfectly in the complex cities studio |

| Graduation project | |
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| Title of the graduation project | **London housing capital**: How to plan towards a future housing demand in the global city london |

| Goal | |
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| Location: | England, London (with the borough Tower Hamlets as specific research location) |
| The posed problem, | Current imbalance in the housing market in London and the uncertain future housing demand with possible change of international labour migration, affected by the Brexit.<br><br>Since 1997 the population and the employment in the global city London have increased rapidly. In the period between 1997 and 2017 the population grew with 1.81 million inhabitants, which is a growth of 26%. |

| | The workforce increased with more than 1.73 million extra jobs, a growth of more than 42% (Greater London Authority, 2018a). This growth of inhabitants results in a growing demand of housing to live in. Compared to this population and employment development in the city, the increasement of the housing in the same period is considerably lower; the housing stock of the city grew only by 500.000 new homes (16%) |
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| | This growing housing demand, together with a governmental lack of additional residential real estate results in an imbalance in the London housing market; an undersupply of the housing stock. This undersupply is negative affecting the housing prices in both the private and the social sector. |
| | In order to meet this undersupply the Greater London Authority planned to construct more than 60.000 dwellings in the coming 10 years (Greater London Authority, 2017a) However, with this future housing planning they have to build towards a future housing supply matching the future housing demand. |
| | The housing demand might change due to the England leaving the European Union. The growing independence of the UK might affect the in and outflow of international labour migration by a thinkable shift in border regulation. This migration and thus demographic change of the London population will also have consequences in the amount and the type of housing demand. It is the job of the Greater London Authority to consider this changing housing demand while planning the future housing supply. |
| research questions | Main research question: How can the global city London respond to the imbalance in the housing market in order to cope with the future housing demand influenced by the Brexit?<br><br>Sub research questions:<br>**1.Housing market**<br>What are the current characteristics of housing demand and supply between the different housing tenures in London? |

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| | **2.Global market**<br>How did the London housing market become a global market? And how is this visible in the global city London?<br><br>**3.International labour migration**<br>What is the extent of international labour migration in London? And what are the socio-economic characteristics of these different migration populations?<br><br>**4.Housing strategies**<br>What are the future housing strategies in London. How do they meet the current housing shortage and housing unaffordability?<br><br>**5.Brexit**<br>What are the thinkable effects of the Brexit on the international labour migration in London?<br><br>**6.Future housing**<br>How will these thinkable changes in international labour migration influences the housing market in London? |
| design assignment in which these result. | The answers of the sub questions will provide the needed knowledge of the housing market at the international labour migration in London in order to propose a strategy for the housing supply in one of London's 33 boroughs; Tower Hamlets.<br>The first four sub research questions will be part of the analysis about the global city, housing market and international labour migration varying from the national scale to the scale of one borough. The last two sub research question are part of the design and will contribute to the outcome of a housing supply strategy.<br>The strategy for the housing supply includes a spatial and a policy strategy<br>- The spatial strategy describes and proposes the existing and the new constructed dwellings in one or multiple wards within the Tower of Hamlets and will be an addition on the existing strategies of the city expansion of the Greater London Authority. Within this plan the location, amount, function and tenure of the new constructed housing will be presented a and possible change in the existing housing stock will be suggest.<br>- The policy strategy will focus on new and |

| | existing housing regulations for the residents and the municipality. This will be guidelines in order to have more control on the housing market and make sure that the housing will stay affordable for the residents<br><br>Both strategies will be a propose for the London municipality and will be an expansion and of the London housing plan/strategy (Greater London Authority, 2018a). |
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## Process

### Method description

The approach of the research plan consists out of multiple steps. These steps are leading for the project and have a clear order (see figure).

### Step 1: Housing market

The first step of the research is to get an overview of the system and the functioning of the housing market in London. This step includes the past as well as the current situation and, unlike the other steps, does not have a clear order. The past and current situation will be studied at the same time in order to find causal links.

This first step includes the analysis of the research and the first three research questions will be answered. The focus will be on the different housing tenures, the (global) housing market and the international labour migration.

The scale of this step starts with the Greater London Authority and during the research one specific borough will be chosen; Tower Hamlets.

### a) Past housing market

The aim of step 1 is to understand the past housing system with the different factors of demand and supply. This will be done by historical, spatial and political analysis.

### b) Current housing market

The aim of this step is, together with the past housing system, to describe and analyze the system of the current housing market. This will be done with different methods: theoretical review, spatial analysis, policy and stakeholder analysis, interview and observations

### Step 2: Brexit scenarios

After the past and current system of the housing market is described and analysed, it is time to look at the future evolution of the housing market and the way we can plan to a future proof housing supply matching the housing demand. We first need to explore the thinkable future housing demand before planning a future supply.

As mentioned before, the future housing demand might be shifting due to the change in international labour migration by the Brexit. The possible outcomes of the Brexit in general and the effects on the free movement of citizens and so international labour migration will be explored based on theoretical review, scenario planning and interviewing. This second step includes the design part of the research, starting with the exploration of the different possible scenario's of the Brexit and will give an answer on the fifth sub research question. The scale of this step is zooming in from a national scale to the scale of one borough; Tower Hamlets

### Step 3: Future housing demand

The third step in the research is to translate these scenarios of population change to the thinkable shifts in housing demand. This will be done by a next step in the scenario approach

based on theory and will focus specific on the Tower Hamlets borough. The scenario approach is part of the design and will answer part of sub research question 6.

## Step 4: Future housing supply

This is the last step in the research and will result in a spatial and policy strategy of the future housing supply. The aim of this step is to translate the explored future housing demand to a right housing supply based on the former steps and theoretical review.

The scale of this step is to focus on one or multiple wards inside the one borough chosen at the beginning; Tower Hamlets. Step 4 is part of the design and will answer part of sub research question 6.
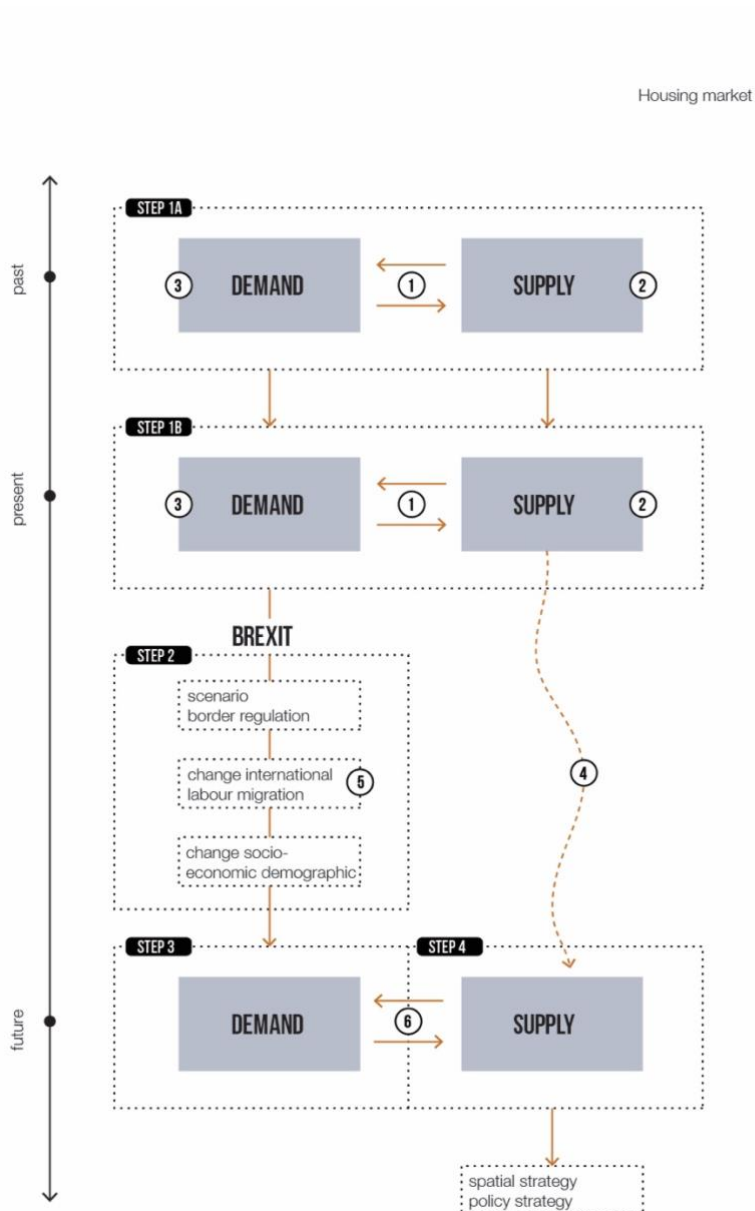


**Literature and general practical preference**

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# Reflection

## Relevance

### Social relevance

Since the amount of jobs and the population will grow even more till 2041, inhabitants will have increasing problems with a right and affordable house in London. This can result in more homelessness, an increase in the average household growth and out migration of certain population groups in London. This mismatch in the housing stock in London, together with the increasing unaffordability of the houses in London is affecting every population group of the total population. The growth of the housing prices has a huge impact on the life of households, since the costs of housing is the biggest single expanses of the total monthly income.

The government is planning to realize more residential real estate to solve the housing problem. But what they do not realize is the fact that the housing market is a complex process facing not only the built environment but especially the policy and regulation branches of the planning

system. The problem needs to be solved at its core instead of being shifted. By planning for the future the government created three important reports: The 'London plan 2017' (greater London Authority, 2017b) 'London housing strategy' (Greater London Authority, 2018b) and 'The London strategic housing land availability assessment 2017' (Greater London Authority, 2017a). In these reports the mayor of London describes the future as 'Good and balanced growth' but in all the reports the Brexit is mentioned only twice, while the voting to stay or remain in the European Union took place a while before the appearance date of the reports; in May 2016. Since this date the Brexit is a very important but recent topic in the UK political decision making, not many is explored about it, especially not together with the London housing issue.

### Scientific relevance

There is already is a lot of research about the process of 'housing crisis' and 'unaffordability' in the global science. These references vary in political, economic, cultural and social perspectives and all emphasize the global influence of the housing market. These studies mostly focus on one specific city, or a comparison between multiple city. The global city of London is a commonly used research location because of its global economic importance and its size of population. There are also many studies about international (labour migration) in the city. Also, these studies differ from political, economic, cultural or social perspectives.

The research in this thesis is combining these two important processes of the international labour migration and the housing market of a city. The core of this thesis is to explore the importance of international labour migration in the global city London and how small changes in the labour migration will impact the residential environment of the London population. The urban geographical approach is overlapping and linking the political, economic, cultural and social approaches of the different topics.

## Time planning

As visible in the timeline (see figure), although the graduation consists out of different courses, they are all essential and contribute to a successful graduation research. The theoretical paper provided a starting point for the literature review and will give a certain perspective to the issues. The methodology chapter is integrated in the report and describes, explores and underpins the different methods and approaches being used.

Before p2 majority of the research framework is being set up and the problem definition and research definition is being described. From the presentation 2 date on it is time to keep refining this framework and at the same time start with the research itself.

According to the research steps (see figure) the first steps are to explore the past and current housing demand and supply in London. At this point of writing, one specific borough for further

research is accurately selected and an overall beginning is already being made in investigating the past and current housing market in London.

From this point till p3, future Brexit and immigration scenarios will lead to different future housing demand. Before the third deadline all the research, including the future Brexit scenarios, have to be finished in order to have enough time to realize the future supply in the form of a spatial and policy strategy. With the deadline of the Brexit negotiations on March the 29th there will not be enough time to wait till this moment and include this outcome as one of the scenarios. However, these out comes will contribute in the reflection.



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| | | P1 | | P2 | | P3 | | P4 | | P5 |
| | sep | okt | nov | dec | jan | feb | mar | apr | may | jun |

**Research framework**
- Problem definition
- Research definition

**Analysis**
- past demand & supply
- current demand & supply
- future demand
- future supply

**Scenario approach**
- Brexit
- migration

**Strategy**
- policy
- spatial

**Methodology**
- Methods
- scenario method

**Theoretical paper**
- role of international labour migration

FINAL CHAPTER          DEADLINE BREXIT

- literature review
- analysis
- site visit
- design