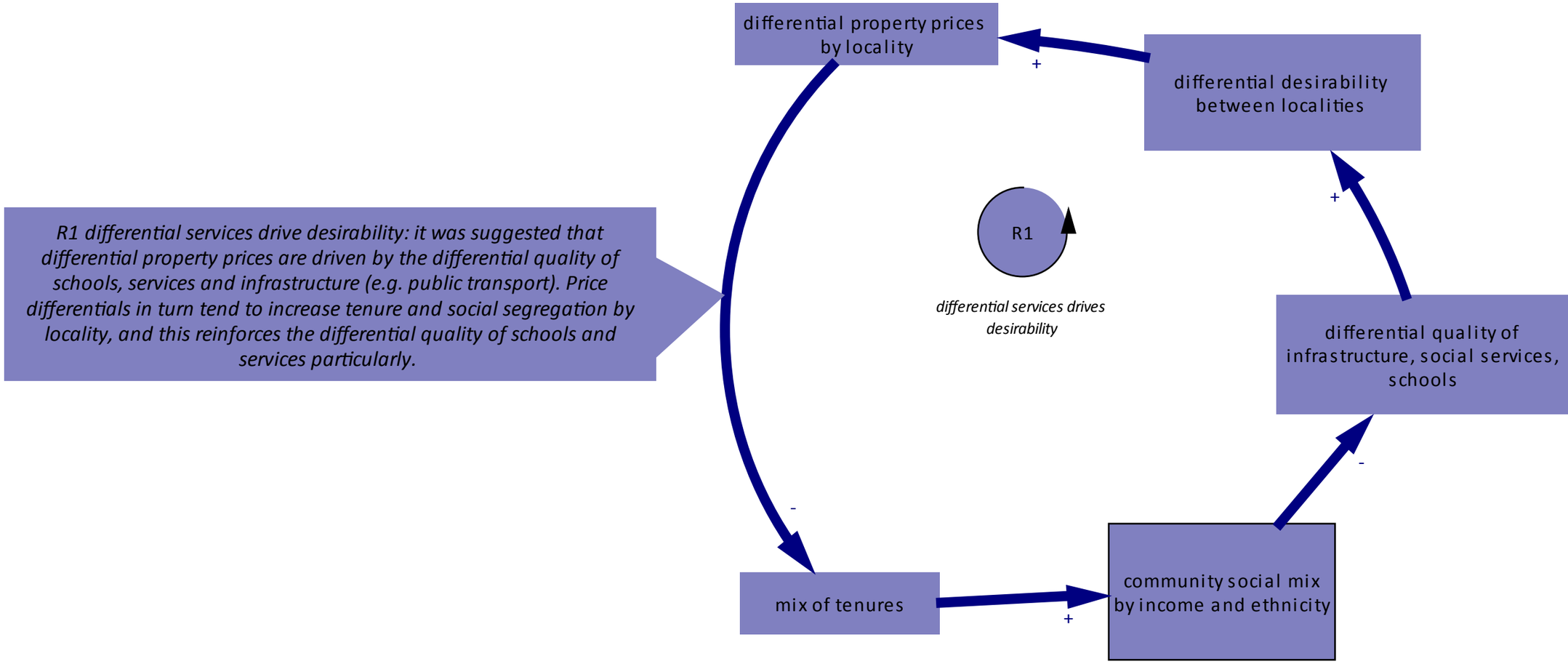
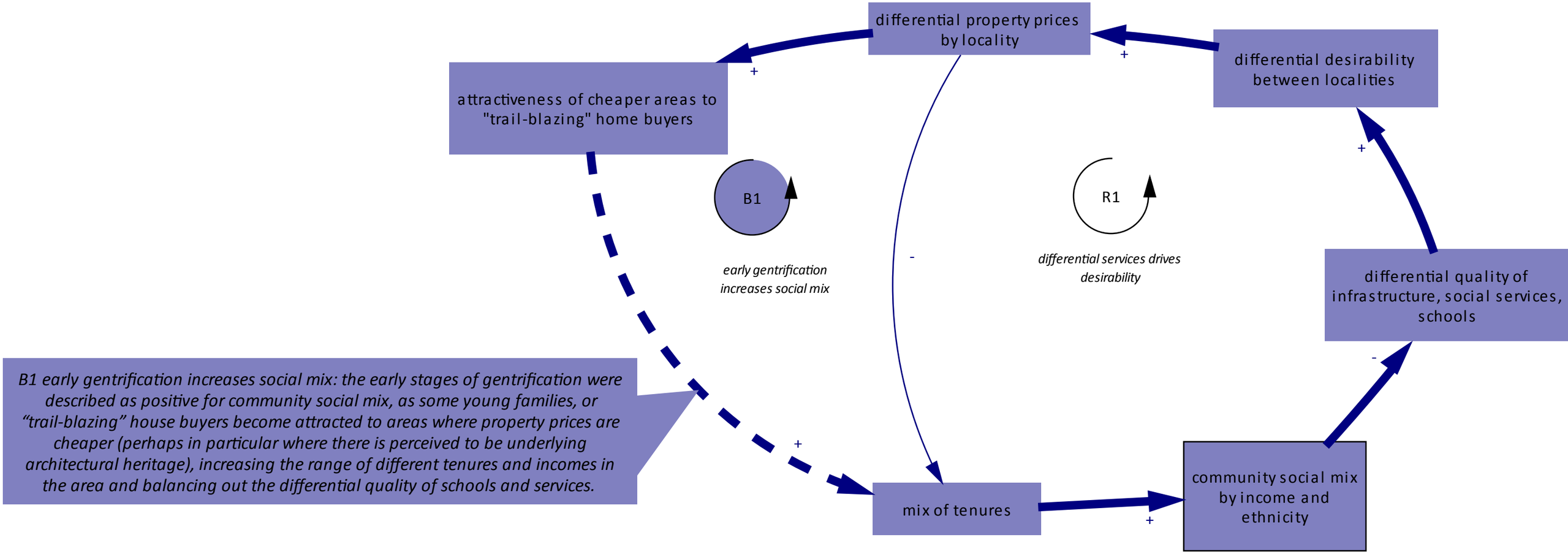
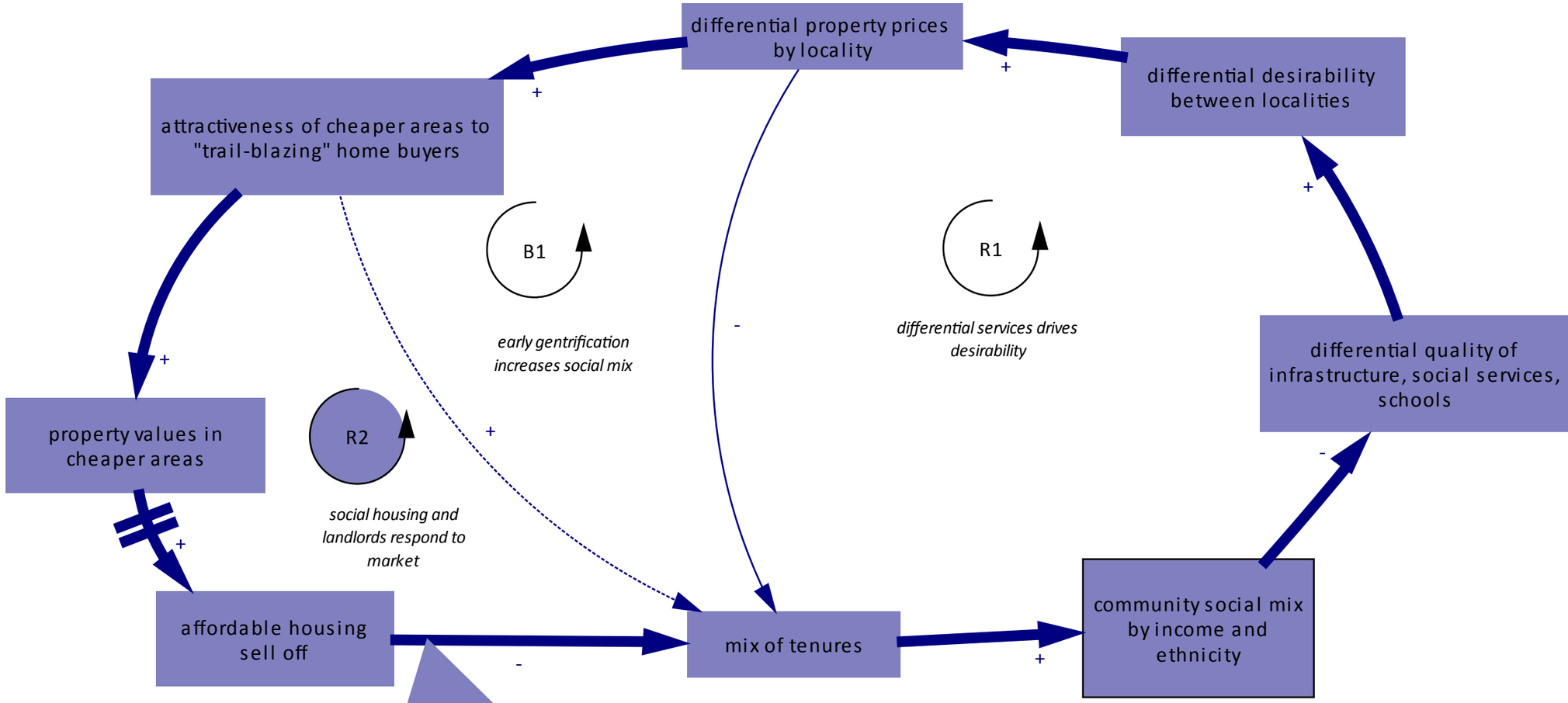
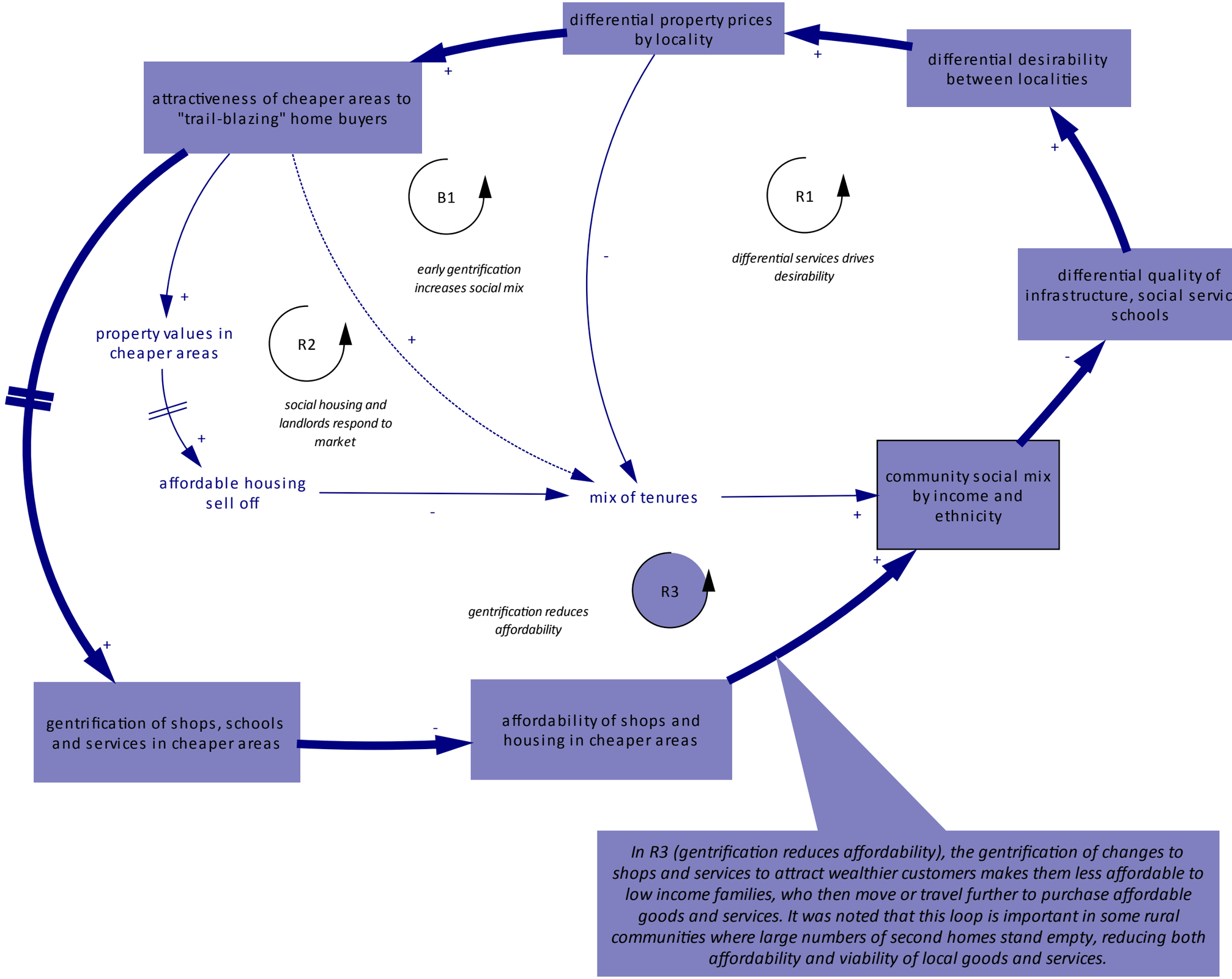
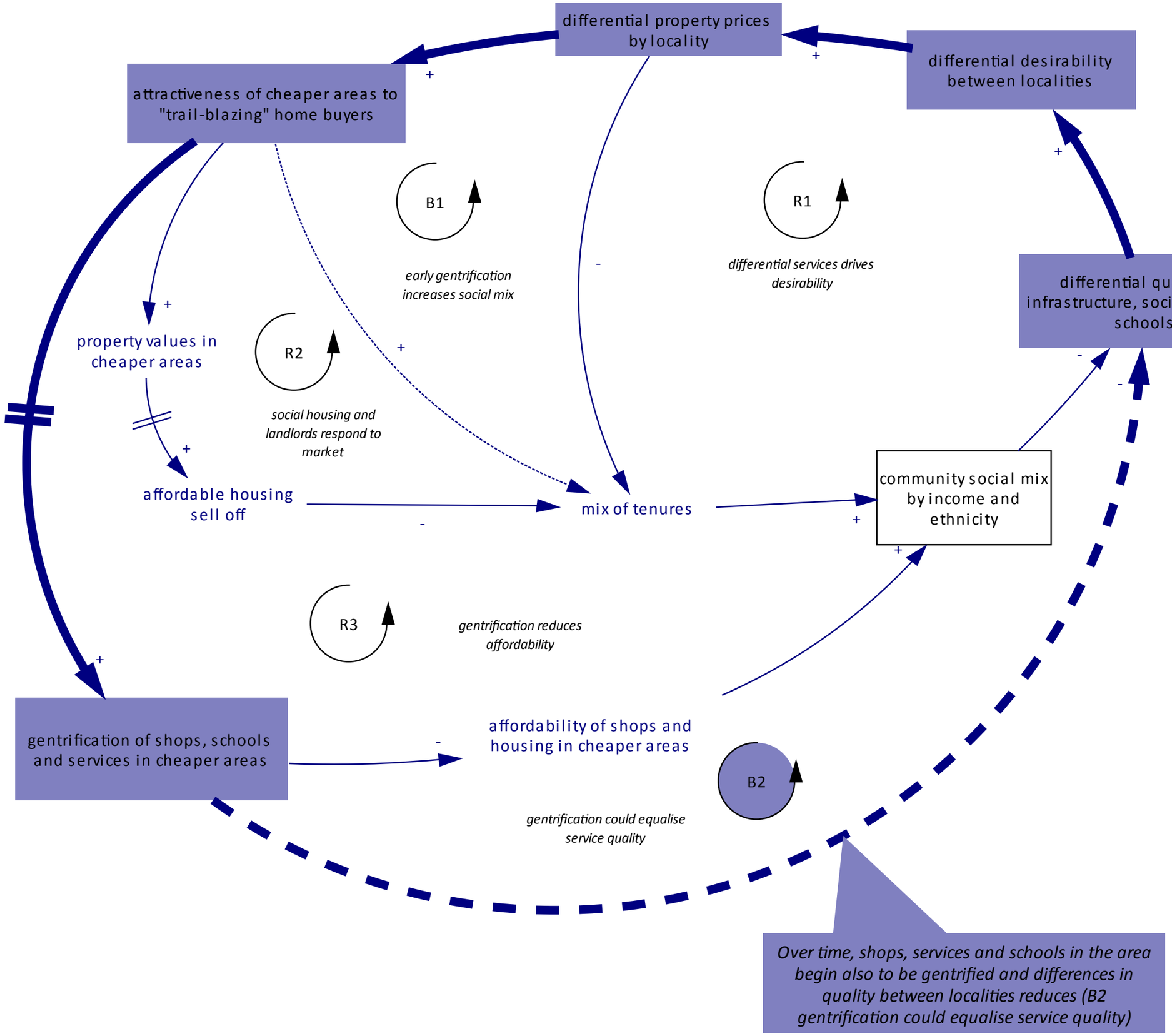

differential property prices by locality
differential desirability between localities
+
+
R1
differential services drives desirability
differential quality of infrastructure, social services, schools
-
mix of tenures
community social mix by income and ethnicity
+
-
R1 differential services drive desirability: it was suggested that differential property prices are driven by the differential quality of schools, services and infrastructure (e.g. public transport). Price differentials in turn tend to increase tenure and social segregation by locality, and this reinforces the differential quality of schools and services particularly.

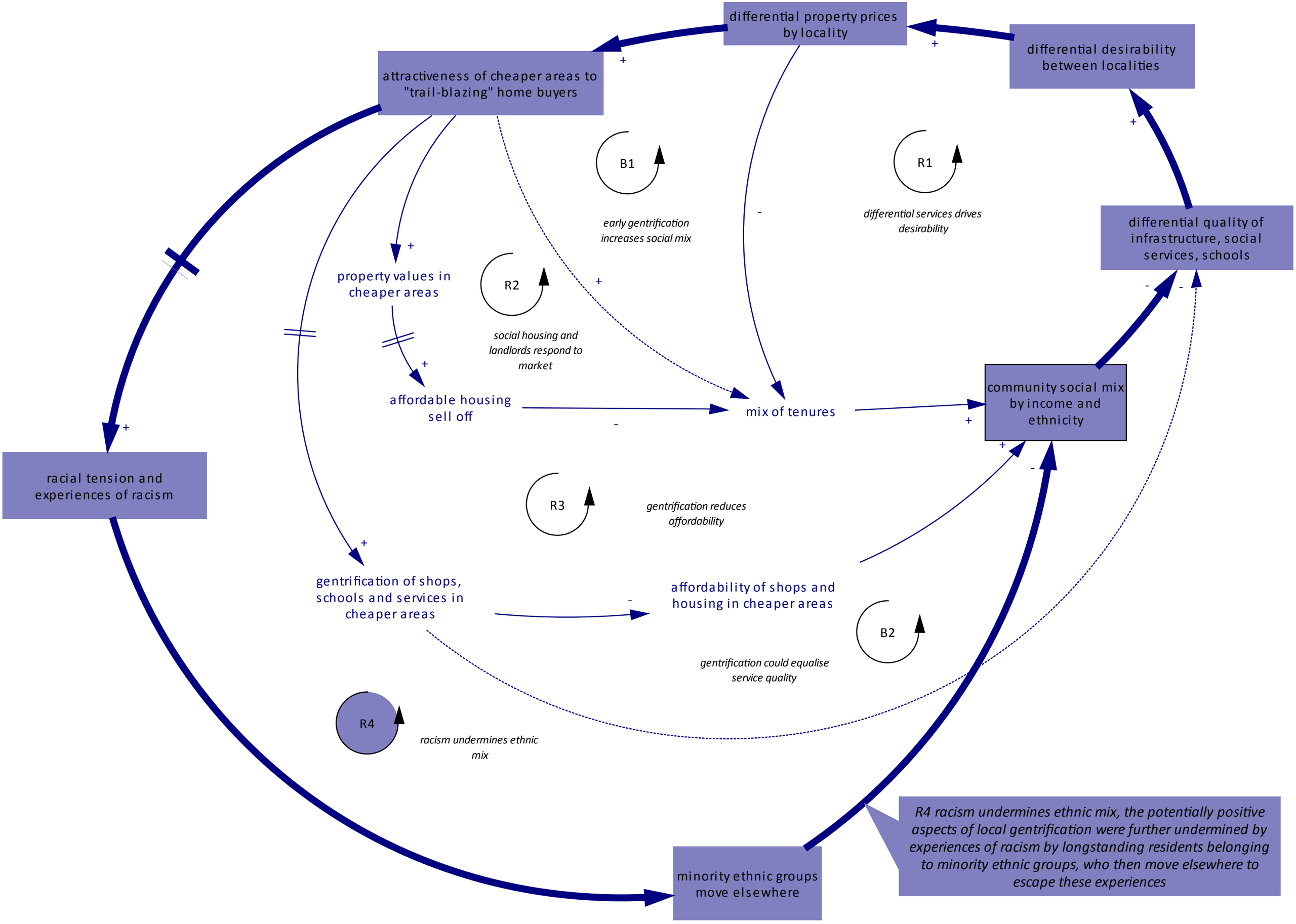

differential property prices by locality
differential desirability between localities
attractiveness of cheaper areas to "trail-blazing" home buyers
B1
early gentrification increases social mix
R1
differential services drives desirability
differential quality of infrastructure, social services, schools
B1 early gentrification increases social mix: the early stages of gentrification were described as positive for community social mix, as some young families, or "trail-blazing" house buyers become attracted to areas where property prices are cheaper (perhaps in particular where there is perceived to be underlying architectural heritage), increasing the range of different tenures and incomes in the area and balancing out the differential quality of schools and services.
mix of tenures
community social mix by income and ethnicity
+
+
+
-
+
+
-



. In R2 (social housing and landlords respond to the market), early gentrification leads to rising property marketsprices, encouraging speculative investment, and the sale of more affordable houses by social and private landlords. This reduces tenure and social mix, counteracting any early reduction in differential service and school quality.


differential property prices by locality
differential desirability between localities
attractiveness of cheaper areas to "trail-blazing" home buyers
B1
early gentrification increases social mix
R1
differential services drives desirability
differential quality of infrastructure, social services, schools
property values in cheaper areas
R2
social housing and landlords respond to market
affordable housing sell off
mix of tenures
community social mix by income and ethnicity
R3
gentrification reduces affordability
gentrification of shops, schools and services in cheaper areas
affordability of shops and housing in cheaper areas
In R3 (gentrification reduces affordability), the gentrification of changes to shops and services to attract wealthier customers makes them less affordable to low income families, who then move or travel further to purchase affordable goods and services. It was noted that this loop is important in some rural communities where large numbers of second homes stand empty, reducing both affordability and viability of local goods and services.


differential property prices by locality
differential desirability between localities
attractiveness of cheaper areas to "trail-blazing" home buyers
B1
early gentrification increases social mix
R1
differential services drives desirability
differential quality of infrastructure, social services, schools
property values in cheaper areas
R2
social housing and landlords respond to market
affordable housing sell off
mix of tenures
community social mix by income and ethnicity
R3
gentrification reduces affordability
gentrification of shops, schools and services in cheaper areas
affordability of shops and housing in cheaper areas
B2
gentrification could equalise service quality
Over time, shops, services and schools in the area begin also to be gentrified and differences in quality between localities reduces (B2 gentrification could equalise service quality)


differential property prices by locality
differential desirability between localities
attractiveness of cheaper areas to "trail-blazing" home buyers
B1
early gentrification increases social mix
R1
differential services drives desirability
differential quality of infrastructure, social services, schools
property values in cheaper areas
R2
social housing and landlords respond to market
affordable housing sell off
mix of tenures
community social mix by income and ethnicity
racial tension and experiences of racism
R3
gentrification reduces affordability
gentrification of shops, schools and services in cheaper areas
affordability of shops and housing in cheaper areas
B2
gentrification could equalise service quality
R4
racism undermines ethnic mix
minority ethnic groups move elsewhere
R4 racism undermines ethnic mix, the potentially positive aspects of local gentrification were further undermined by experiences of racism by longstanding residents belonging to minority ethnic groups, who then move elsewhere to escape these experiences