

# Cardiff Bay, social cohesion and social justice

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# An outline of the presentation

- Presents two approaches to regeneration
- Neither is without its limitations
- But one tries to change the terms on which people engage with each other – gives deprived residents a real say over parts of their life, and how they can present themselves and be treated by others.

# Cardiff Bay

Since the mid 19<sup>th</sup> century :

- one of, if not the poorest part of Cardiff
- Cardiff's most racially mixed area
- a reducing population : 3,000 - 5,000 by the 1980s
- a community suspicious of authority, after a long history of being pathologised

# The story so far ....

- since the mid-1980s, a top-down, property-led, market-sensitive approach to physical regeneration
- between 1987 -2000 alone, over £400m spent by the public sector
- since 2000 : a 'Millennium Centre' (Opera House, performance spaces, etc..), 50m pool, Richard Rogers parliamentary chamber, etc....
- a physical, economic and social transformation

# Physical transformation

Up to 2000 alone :

- 327 hectares of land reclaimed
- 1.1million square metres of non-residential development
- close to 5000 new flats and houses
- 42 km of roads built or up-graded
- a 1.2 km barrage built

**It looks new**



# Economic transformation

- Cardiff Bay is visibly busier than it was twenty years ago
- no great net increase in employment
- but a huge change in employment sectors
- Cardiff Bay is now an area of service based employment, as Cardiff has long been
- not much 'poaching' of firms from elsewhere in Cardiff (one study found 20% of property take up in this category)

# Social transformation



## Butetown

### 2005 Wales Index of Multiple Deprivation

[Wales Ranks out of 1,896 Lower Super Output Areas, Source WIMD 2005.

Cardiff Ranks out of 203 Lower Super Output Areas, Source: Derived from WIMD Wales Ranks]

LTSOA	Overall Index		Income Domain		Employment Domain		Health Domain	
	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales
BTN 01	2	10	2	4	4	36	36	250
BTN 02	1	1	6	30	1	4	4	17
BTN 03	91	909	88	929	143	1685	169	1692



LTSOA	Skills Training & Education Domain		Housing Domain		Geographical Access to Services Domain		Physical Environment Domain	
	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales	Cardiff	Wales
BTN 01	6	28	33	117	48	1277	22	41
BTN 02	11	50	10	43	34	1152	13	15
BTN 03	72	551	68	260	10	617	12	14



- over 1000 new units of social housing have been built in Cardiff Bay
- but there are evident social divides: consider this blurb from the brochure of a new apartment development:  
'If you do wish to retreat from the metropolis, Bayside has its own luxurious spa with superb leisure facilities, including Wales' first lap-lane swimming pool (17m x 3m), a spa pool, gymnasium, steam room and sauna. Privacy is guaranteed.'

Compare Lower tier super  
output area data from 2001  
Census for the three parts of  
Butetown

(%)	Area 1	Area 2	Area 3
Muslim	37	16	4
White	45	71	86
No quals	53	46	11

# The key element in Cardiff's history

The key element in what has happened and what will happen, is :

- the picture of Cardiff's future which grips all elites – political, social and economic – in the city.
- it portrays Cardiff as needing to modernise, values all resources (including place) in terms of their capacity to attract investment from outside the city, and trust that what is good for some will eventually create a city good for all.
- it offers a picture of the same kind of world as before, but with more resources available, and more people benefiting

- In relation to Butetown it has meant that the place has been presented as a Disneyfied multi-cultural melting pot, not
- A place of poverty and subject to racism out of which has emerged a surprisingly widely shared set of humane values about difference, quality of life and care
- So lots of money spent on prettying the place, and 'presenting' it

# The dangers of this approach

- divisive
- breeds cynicism (or realism) among the less advantaged
- becalms the city in recessions

# A different approach

- Butetown History and Arts Centre  
<http://www.bhac.org/about.html>
- Community-based/controlled oral history/arts project
- Twenty years old
- Uses local volunteers, sympathetic professionals, and various sources of grant funding and commercially generated income – eg from books, photos

# Pros ...

- Provides some material benefits to residents (small amounts of employment, new skills, confidence)
- But also begins to challenge the orthodox picture of how Cardiff might develop : introduces 'place' as part of quality of life, defined largely by the quality of social relations, not just an exploitable resource

## and cons

- A hand to mouth existence
- Constant tensions between using experts and retaining community control
- Material benefits are not huge