

## **Chapter 7**

# **Relocation Patterns and Choices in The Parks**

## 7. Relocation Patterns and Choices in The Parks

The aim of this chapter is to investigate the location and relocation preferences of the study population described in Chapter Six. To enable the Parks Urban Renewal Project to proceed, up to 1750 public housing tenant households will be relocated from The Parks area in five phases. This chapter uses data from two surveys of relocating tenants. In total, 212 respondent households were surveyed about their relocation needs and hopes. The previous chapters have presented a review of international mobility research and applied it to the Australian and public housing tenant populations. This chapter makes use of data collected in the two surveys to test and apply these findings to the study population of public housing tenants in The Parks. The primary aim of this chapter is to isolate what elements are important to Parks tenants about their relocation dwelling and its location. These findings will be incorporated as elements within the relocation Spatial Decision Support System, the construction of which will be discussed in Chapter Eight.

In preparation for the Parks Urban Regeneration Project, the SAHT surveyed all households to be relocated in the first three stages of the project. This survey collected relocation information from public housing tenants in The Parks, with the aim of assisting planning and improving outcomes for the regeneration project. These data will be referred to as the Parks1 survey in this chapter. While the SAHT collected useful information for assessing and predicting the relocation choices of these public housing tenants, the data has limitations. Because the SAHT collected the information with the clear goal of assessing the specific relocation requirements of tenants, and the administrative goal of matching tenants to existing housing stocks, the data is somewhat restricted to functional questions such as the number of bedrooms required. An additional limitation was caused by the unequal relationship between the survey respondents and the housing trust relocation officers who administered the survey. There is a likelihood that responses from tenants about their relocation choices were to some degree measured, and designed to obtain them the best post-relocation dwelling. The data are useful, but for the purposes of this research it was considered important

to independently survey a smaller sample of the population to obtain more qualitative responses that were freer from the potential bias described above. This additional survey would also enable testing for differences in responses when respondents were surveyed by an impartial observer. This second survey will be referred to as the Parks2 survey and is described below.

As one of Australia's most multiply disadvantaged areas and with a highly concentrated public housing and migrant population, The Parks has been the subject of many surveys and studies. In recent years, the Parks population has been repeatedly surveyed by researchers from universities and government authorities, (such as Neldner, 2000; University of Adelaide Department of Social Inquiry, ongoing <sup>14</sup>, Flinders University Department of Public Health, Baum *et al*, 1999b; SAHT, 1999a). Studies of this population, as with other populations that are "subject to frequent, periodic evaluation" (OECD, 1997, p. 8) are at risk of 'questionnaire fatigue'. Apart from the need to respect the time and privacy of populations such as that within The Parks, questionnaire fatigue leads to low response rates, and "dubious quality of response" (OECD, 1997, p. 51). Not only have there been regular social surveys of the study population, but simultaneous with the Parks2 survey being developed in 1999, another Adelaide researcher, Mason, was developing a larger-scale survey with the objective of exploring in detail the public housing tenant perceptions of the relocation process in The Parks. This survey was to be far-reaching and in-depth. Mindful of the fact that the population was probably already suffering from questionnaire fatigue, it was necessary to review the merits of surveying the study population twice on a very similar issue. After negotiation with the other researcher, it was decided to incorporate the questions required for this research with those being developed for Mason's survey. While only a small proportion of the total data collected in the survey would be used for this research, one survey would collect two datasets of information. The Parks2 Survey refers only to the data collected for this research. The Parks1 and Parks2 surveys together provide significant insight into the relocation choices of the public housing tenants in The Parks.

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<sup>14</sup> "Engendering Restructuring: Exploring the Interconnections between Men's and Women's Work Patterns and Gendering Relations in Households", funded under an ongoing Large Australian Research Council grant.

The residential choices and mobility patterns of the tenant population presented in this chapter reflect many of those found in other public tenant populations (Kintrea and Clapham, 1986; Wulff and Newton, 1996; Bird, 1976; Fuller, 1995) and many of the residential choices and patterns documented in key studies of wider resident populations (for example, Rossi, 1955; Golledge and Stimson, 1997; McHugh, 1984). Following this brief introduction is a summary of the expected patterns and relocation choices that have been investigated in previous literature and discussed in Chapters Three and Five. Section 7.2 presents a description of the survey methodologies for the two surveys, after which, the survey populations are described. The chapter concludes with an analysis of the residential bundles that tenants from The Parks chose to compose, and a distillation of important residential elements suggested to be inclusion in the relocation SDSS.

## **7.1. Expected Patterns and Choices from the Literature**

As a population, public tenants living in The Parks are distinct from the population living in all tenures in the total metropolitan area of Adelaide. Most striking among the characteristics that distinguish Parks public renters, are employment and income. As described in Chapter Six, more than three quarters of all tenants in The Parks, received their income from government pensions and benefits and there were very low levels of participation in the workforce. The second striking feature of The Parks public tenant population is their age distribution. These tenants are likely to be older, with more than one quarter over the age of 65 years. The third feature of the tenant population of The Parks is the high proportion of those born overseas, especially in non-English speaking countries, such as Vietnam and the former Soviet Union. All of these characteristics are known to influence mobility behaviour and effects. Reflecting on the population characteristics that were most likely to be associated with low levels of mobility in Chapter Three, many of the survey population's characteristics are the same. Characteristics such as their age profile, employment and income characteristics, and tenure, mean that this population is likely

to have very low levels of voluntary mobility. Regardless of this population having a very low predisposition to move, they are being forcibly relocated.

In addition to having many similar population characteristics, the study population will all experience many of the same influences on their residential mobility. For all, their mobility is forced, and managed by their shared housing provider. They are to be relocated from the same residential estate, to a shrinking supply of public housing dwellings, which are also highly concentrated within specific areas of metropolitan Adelaide. The relocation choices and patterns of this population are hence expected to be similar and to conform to the residential choices and patterns of other similarly constrained movers. Following is a brief description of the mobility characteristics of The Parks population that predispose this population to low mobility. A population of low mobility predisposition that is forced to move involuntarily is known to be particularly vulnerable to many of the negative effects of relocation, as was discussed in section 3.5.2.

### **7.1.1. Mobility Predisposition**

A large proportion of tenants being relocated for The Parks redevelopment are in older age categories. Analysis of international and Australian mobility patterns in Chapters Three and Five has shown that older age cohorts are significantly less likely to voluntarily undertake residential mobility. This is likely to be related to a mixture of choice and constraint. Households tend to choose to move more often in the earlier lifecycle stages such as household formation, here the residential bundle that a household has can be adjusted to their changing household composition and requirements. Employment related mobility is also more likely in the younger age cohorts. Households tend to move less in older lifecycle stages when their residential requirements are more stable. Constraint also acts upon the mobility behaviour of older householders, as their levels of day-to-day mobility decrease, their need for accessibility to services increases. The elderly tend to have a heavier reliance on social services and established social ties, and they are especially vulnerable to the effects of fracturing those ties (Sayegh, 1987; Ekström, 1994).

The effect of employment status on the mobility behaviour of households is relevant to an understanding of public tenant relocation. While the unemployed, especially active job seekers, are more likely to be movers than the currently employed, those not in the labour-force have very low levels of mobility. While the unemployment rate within The Parks area is higher than the metropolitan area as a whole, among tenants there is a high proportion of the population that is not active within the labour force (around 80 per cent). The dominance of those not in the labour force means that this population would be unlikely ordinarily to undertake mobility, due to choice and constraint. The income findings for mobility of the Australian population are also relevant. It has been established that, generally, the lower the income, the less likely a household is to move voluntarily. The income level of Trust tenants in The Parks is uniformly low; therefore, again we see the effect of forcing mobility in a population that would not voluntarily choose it.

As discussed in Chapter Five, housing tenure status is “the most decisive housing related predictor of residential mobility” (Earhart and Weber, 1996, p. 425-6), with private renters being by far the most likely tenure group within the population to move, and public renters having a notably low rate of mobility. The Parks is an area with very high levels of public tenancy, and obviously, the study population in this thesis are all public housing tenants. In general, public housing tenants in Australia have very low levels of mobility, similar to homeowners, as shown in Figure 5.7. Even considering the fact that there is a subgroup of public tenants with very high mobility levels, in general, public tenants can be said to have a very low predisposition to mobility. A ‘bipolar’ distribution of length of tenure has been shown among the study population in Chapter Six. This points to the existence of two distinct mobility predispositions among this population. Those with short tenure lengths are more likely to be predisposed to higher future mobility, in contrast a sizeable proportion of the population, with many years of tenure stability, will have very low predisposition towards future mobility.

The Parks population contains a high proportion of individuals born overseas. As a group, the overseas-born population in Australia is also known to have lower

levels of mobility than the Australian-born population. Within this group, recently arrived migrants have much higher levels of residential mobility as they establish themselves and find a suitable location and employment. In many cases, the overseas born, especially from non-English speaking countries, tend to residentially locate together. They choose a residential location close to social contacts and the services that they require, and are constrained perhaps by language or low income.

The predisposition to mobility among Parks tenants is therefore expected to be low. Low level mobility predisposition is not the result of random decisions made by households, it is the result of the rational decision making process described in Chapter Three, where households weigh up the costs and benefits of moving. The characteristics described above all potentially make moving and residential re-establishment more difficult for households. In cases such as The Parks, where the State has both a welfare responsibility to provide adequate housing and wellbeing to households, and a contractual/financial obligation to relocate all residents from a regeneration area, careful consideration in the process of relocation and the selection of new housing is required.

### **7.1.2. Residential Bundles?**

It is likely that the most important bundle components that the study population will seek will be housing related. Space is expected to be an important consideration for many tenants when they make their mobility decisions, less space being less important than more space. Other features of the dwelling such as its appearance, the fact that it is detached, and dwelling features such as specific disabled modifications will be of high importance.

The residential environment is expected also to be important for tenants composing a new residential bundle. This environment would include the perceived amenity of that environment, its familiarity, and the access that it provides to important facilities, services, and social contacts. Familiar areas are expected to be highly important, as are 'nice' areas, and ones with access to shops and family. The types of facilities and services that tenants are expected to consider important are

shopping, recreation, such as parks and sporting clubs, and medical services, such as doctors and hospitals. Access to family was suggested to be an indirect bundle component in Chapter Five. This means that households tended to compose their residential bundle with familial access within it, but the proximity of family alone was not generally important enough to draw a household to a particular dwelling or location.

In the wider metropolitan population, proximity to the location of employment was an important bundle consideration. The tenant population in The Parks has very low levels of labour force participation. This means that, for a large proportion of the study population, it would be expected that the location of employment would be a relatively minor or irrelevant bundle component. But, for Parks tenants in the workforce (up to 14 per cent of the population), the location of employment would be highly important. This will be investigated in section 7.3.1.

### **7.1.3. Distance and Pattern of Movement**

In general, it would be expected that the study population would prefer relatively short relocation distances. Public tenants were shown in the review of international literature in Chapter Three (notably Kintrea and Clapham, 1986, Bird, 1976; Fuller, 1995) to desire very short relocation distances, similar to the wider population. As described in Chapter Five, almost 40 per cent of all Australian residential relocations occur within the same suburb, town, or locality<sup>15</sup> (ABS Australian Housing Survey, 1999), and 38 per cent within five kilometres (ABS, cat no 3237.2, 1999). Public housing tenants have been shown in Australia to be more likely to change residences within the same suburb, town or locality than homeowners. The spatial pattern of movement would be expected, though concentrated close to the regeneration area, to align with the spatial distribution of services and facilities that tenants use, as well as social contacts and areas that are familiar to them.

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<sup>15</sup> The reason the Australian Housing Survey collects movement from the suburb/town/locality is to include rural and non-metropolitan areas that do not have suburbs. In the metropolitan area this data represents movement from suburb.



## **7.2. Survey Methodologies**

### **7.2.1. Parks1 Survey**

This survey was conducted by the South Australian Housing Trust between 1997 and 1999. It collected relocation information from public housing tenants in The Parks Urban Regeneration Project area, with the aim of assisting planning and improving outcomes for the project. One hundred and forty households, containing 297 individuals were surveyed. Those surveyed included all SAHT households that were scheduled to move in the first, second, and third phases of the Parks Urban Regeneration Project. Lead tenants<sup>16</sup> from each household were interviewed by SAHT relocation officers. They were asked questions about the structure of their household, their housing and locational preferences, their special needs and housing modifications. The information was recorded on survey schedules, as shown in Appendix 7.1. The original surveys were obtained from the SAHT and individually coded into a database for this research. The survey database allowed the characteristics and preferences to be summarised and compared.

### **7.2.2. Parks2 Survey**

Potential questions for inclusion in the Parks2 survey were developed from a review of the relevant literature. From this review, a series of draft questions were developed and these were piloted in September 1998 for consistency and internal logic. The questions sought information about the importance and location of familial and social networks that tenants maintained; the location and type of facilities and services that tenants used and relied upon; tenant means of transport; and their relocation preferences and choices. A basic profile of survey respondents was also collected.

The Parks2 survey collected pre-relocation findings from seventy-two households containing 253 residents. Respondents were selected from SAHT tenants who were to be relocated in the second, and third phases of the Parks Urban Regeneration Project. From a list of relocating households provided by the SAHT,

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<sup>16</sup> The leaseholder listed in the rental contract.

potential survey respondents all were door knocked and asked to participate in the study. A success rate of approximately 60 per cent resulted in seventy-two participating households. Each participating household took part in an in-depth pre-move interview, which lasted from between one and three hours. A copy of the survey form is presented in Appendix 7.2. Interviews were performed from October 1999 to May 2000 and a translator was used to enable interviews with households from the Vietnamese community to be included.

### **7.3. Survey Populations: who are they?**

The survey populations have a profile similar to that found in the wider Parks area. These also distinguish this population from that found in the wider metropolitan area. Chapter Six has explored these differences, finding for instance that residents of The Parks, especially public housing tenants, are more likely than the metropolitan population to be born overseas, have low levels of educational attainment and income, be unemployed or not in the labour force, or be in a single parent family. The following description details the characteristics of the two survey populations examined in this chapter.

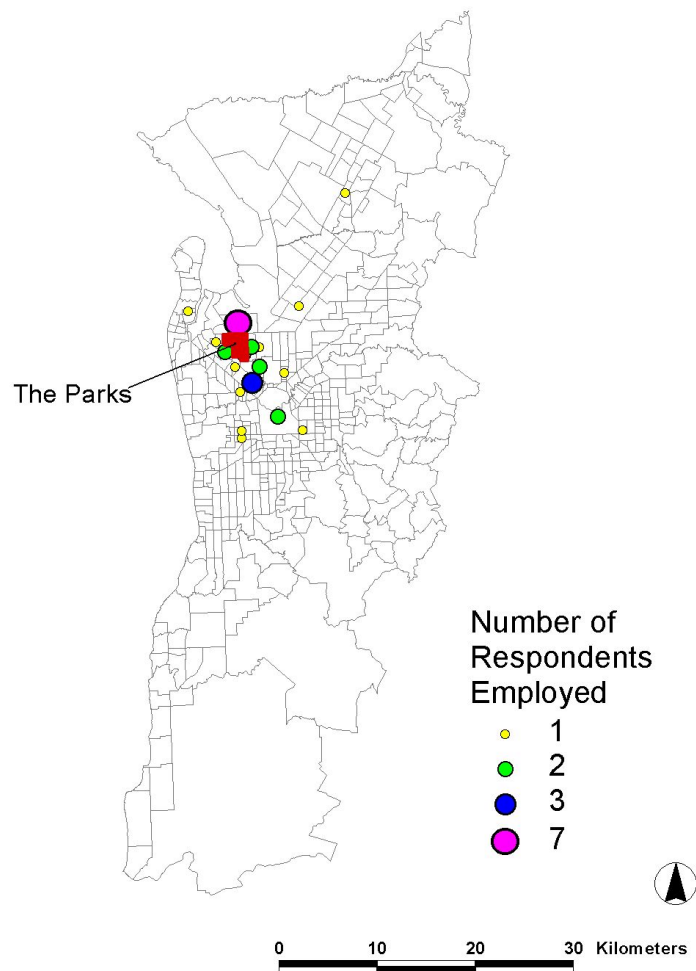
#### **7.3.1. Parks1 Survey Population**

The sample of 140 households in the Parks1 survey is representative, in its characteristics, of public housing tenants in South Australia. All were public housing tenants, residing in 3-bedroom (79 per cent), 2-bedroom (8 per cent), 1-bedroom (6 per cent), and 4-bedroom (4 per cent) dwellings. There were slightly more females (152) than males (132), and a small number whose sex was not recorded. Among individuals included in the survey 29 per cent were under the age of 18, and 21 per cent were over 65 years. The median age of those surveyed was 35 years. These rates are consistent with the age structure of the tenant population described in Chapter Six.

Striking observations can be made about the employment and income characteristics of tenants in this survey. Firstly, very few tenants were employed (12

per cent), a large group (24 per cent) were in receipt of pensions associated with the aged, such as aged, returned servicepersons, and war widows' pensions. The majority of members of households responding in this survey were unemployed (33 per cent). The average household income of respondent households was \$320 per week. A comparison with weekly household incomes in Australia (\$726) and metropolitan Adelaide (\$681) during the same time period (1998) shows that this average household weekly income was significantly lower among the study population (ABS, 2001, cat no. 6523.0; 2001, cat no. 6523.0). Among those surveyed, that were employed, there was a high spatial concentration of their place of employment. Most were employed locally, and all except three were employed in the Northern and Western suburbs. These findings are detailed in Figure 7.1 below.

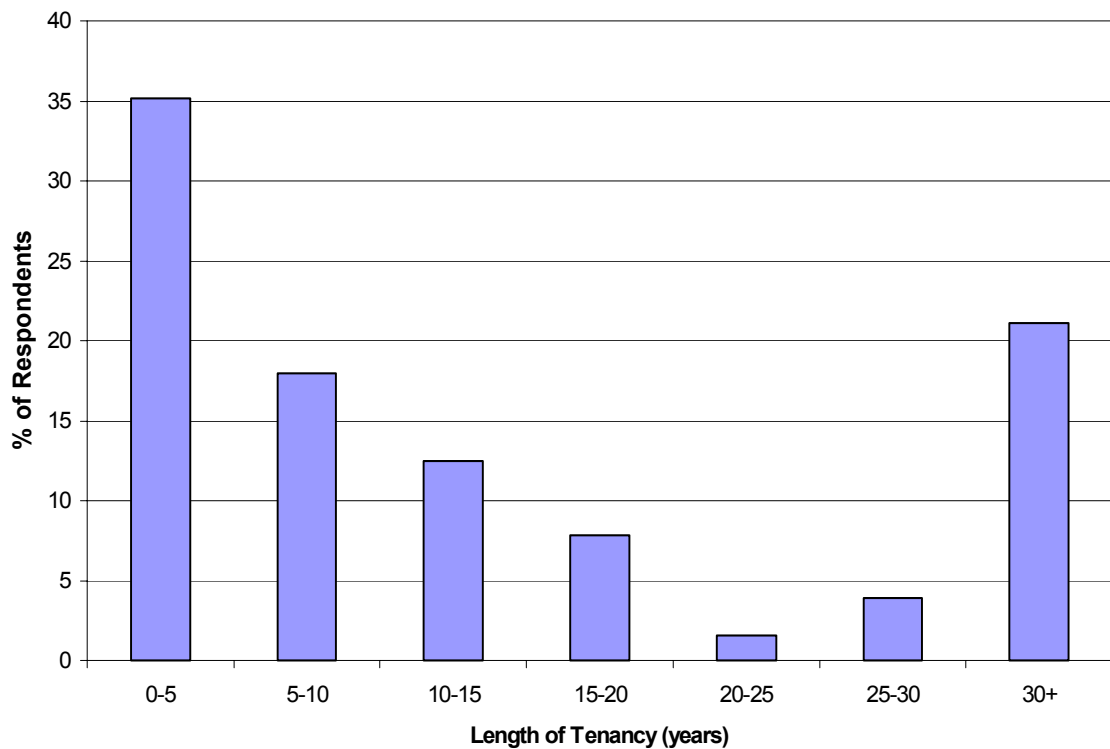
**Figure 7.1: Parks Tenants, Suburb of Employment**



Data Source: SAHT, 1999a

The location of tenant employment is heavily concentrated within a 5 km radius of The Parks, with roughly three quarters of all journeys to work being less than 5 kilometres (based on suburb centroid to suburb centroid Euclidean distance). The mean distance travelled to work for those residents of The Parks who were employed is 4.1 kilometres. Though calculated slightly differently (road distance versus Euclidean distance), the journeys to work of Parks tenants in this survey were still significantly shorter than those made by the wider metropolitan population. The Gipps *et al.* (1996) analysis of census data from 1981 to 1991 showed the mean distance of work commutes for residents of metropolitan Adelaide to be around 13 km. Over the three censuses Gipps *et al* examined, the mean length of commutes steadily increased; pointing to higher expected mean commuting distance in the 1996 census year and in 1999, when the Parks1 survey was conducted.

**Figure 7.2: Years Lived in The Parks, by Age of Tenant, SAHT dataset**



Data source: SAHT, 1999a

Many of the households in this survey had long tenancy lengths. Over 30 households had resided in The Parks for more than 20 years. Some 20 households had

resided at their current address for more than 40 years and 48 years was the maximum length of tenancy. However, the dominant group was still those with tenancies of between one and five years. The distribution of tenancy lengths (Figure 7.2) is reflective of the Parks tenant profile described in Chapter Six. Some of the explanation for the number of short tenancies in the survey group is likely due to the SAHT using dwellings in The Parks as temporary accommodation in the years immediately preceding the redevelopment. Dwellings in The Parks area had been allowed to 'run-down' in recent years in preparation for the redevelopment project. As tenants vacated dwellings through natural attrition (voluntary relocation, dying, moving into other housing sectors), dwellings marked for regeneration were used as temporary accommodation for high-needs housing programs, such as Aboriginal Housing. The higher proportion of longer-term residents in the survey population is also higher than in the general tenant population described in Chapter Six. This is a function of relocations being focussed on the suburb of Ferryden Park, a suburb with slightly longer tenancy lengths.

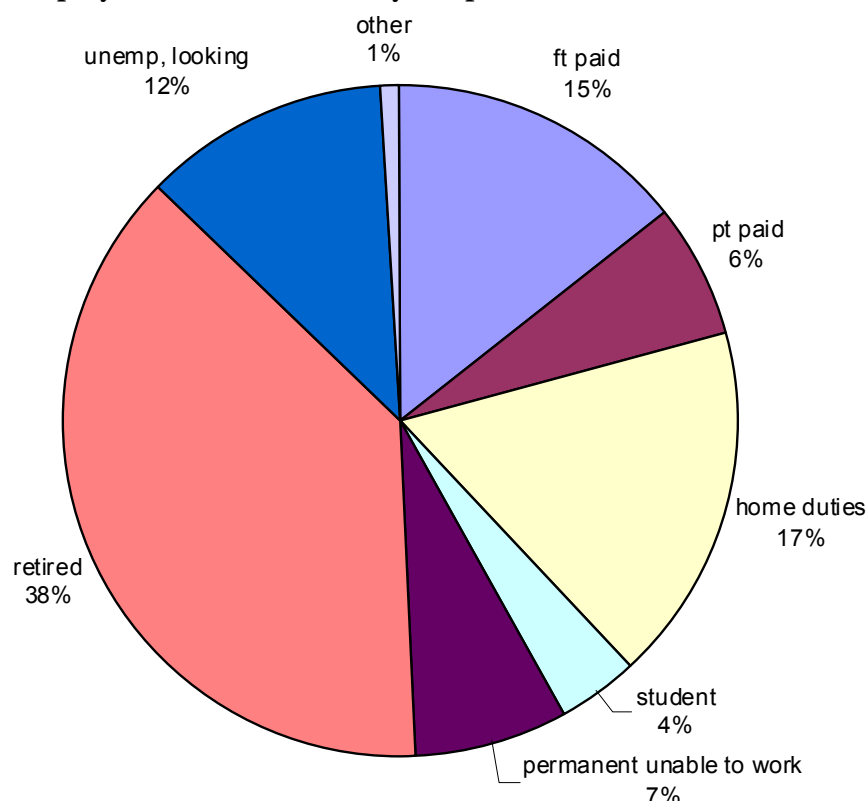
### **7.3.2. Parks2 Survey Population**

There were slightly more males (53 per cent) in this survey than females (47 per cent). The average age of respondents was 37 years, with a median age of 36 years. The age spread was relatively even, but slightly concentrated in the elder and younger categories with 27 per cent under 18 years and 17 per cent over 65 years. Survey participant ages ranged from two children who were less than one year old, to the oldest respondent at 83 years.

The employment status of household heads was examined and the results are displayed below in Figure 7.3. More than 20 per cent of household heads were aged over 65 years, so it is not surprising that retirement was the most common employment situation. Also of interest is the fact that only 15 per cent of all household heads were in full-time employment. This infers that many of the remaining 85 per cent of tenant household heads were in receipt of pensions and public benefits or were employed part-time. This suggestion is supported by the data

collected on income source in this survey, where household heads that were waged supported only 17 per cent of households. Correspondingly, 57 per cent of household heads earned their income from aged pensions and 28 per cent from benefits such as unemployment, sickness, and supporting parent benefits. This compares with recent national data portraying source of income, where 27.2 per cent of all households in Australia received the majority of their household income from all government benefits (ABS, 2001, cat no. 6537.0).

**Figure 7.3: Employment Status of Survey Respondents**



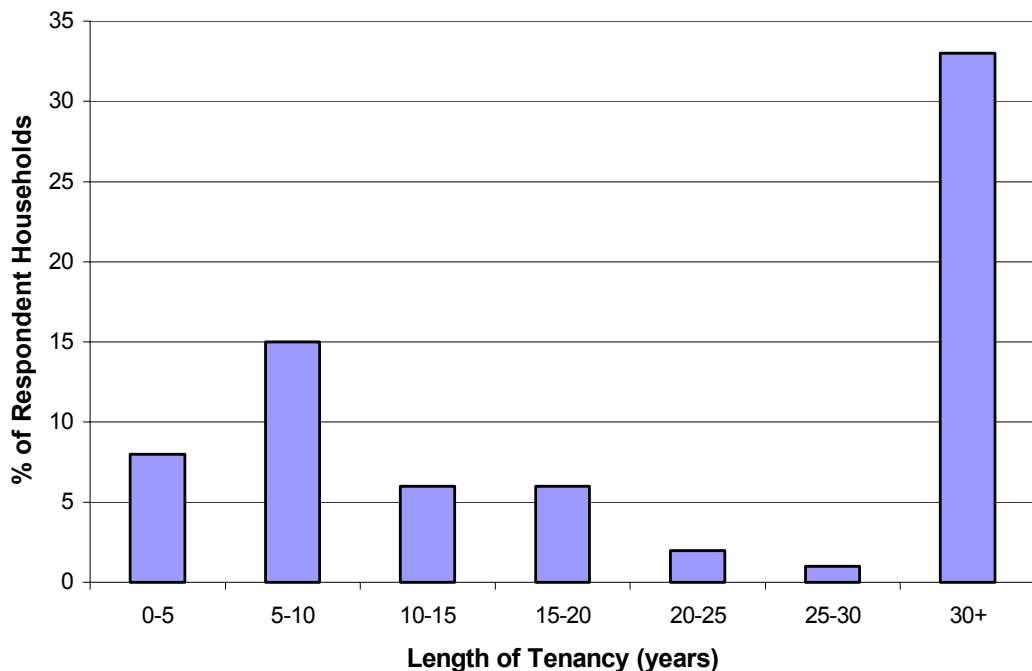
**Data source: Mason, 1999-2000**

With few exceptions, the average length of time respondents had lived in The Parks, their homes, and SAHT housing was high. Respondent households were also residentially stable over time, as shown in Figure 7.4. The average number of years respondent households had been present in The Parks was 24, and the average number of years spent in the house they were being relocated from was 21 years. Over half of all respondent households had lived in The Parks for more than 20 years. These length-of-residence characteristics for the sample population are higher than would be

expected for The Parks population. An explanation for this could be that the sample was taken from stages of the relocation process, which centred on Ferryden Park, and Ferryden Park is known to have the highest tenancy lengths in the Parks area (SAHT and PPA, 1996). For most, the time spent living in The Parks was almost exclusively spent living in the house they were to be relocated from. The population was also distinct in their long lengths of time as SAHT tenants, where 23 years was the average, and 50 years the maximum.

The two survey populations that have been described conform to expected characteristics described in section 7.1, which would tend to predispose them to very low levels of mobility. The forced relocation of populations such as this, with low intrinsic levels of mobility should therefore be carefully considered and planned so as to minimise the potential negative effects of relocation upon them. The following section analyses elements of the relocation residential bundles that surveyed tenants selected.

**Figure 7.4: Length of Tenancy for Survey Households**



Data source: Mason, 1999-2000

## 7.4. Residential Bundle Formation

This section presents analysis of the housing elements, residential elements, and distance and distribution findings from the survey populations. The elements selected as important to relocation and location for the survey population will be combined with the understanding of the residential bundle presented in previous chapters. Together, the selected elements will inform the design of the relocation SDSS.

### 7.4.1. Elements of the Residential Environment, including Accessibility

This section presents the results of an analysis of the elements of location that were nominated as important by tenants preparing to relocate. In both surveys, respondents were asked to give reasons for their preference for the locations they selected. The Parks1 Survey asked respondents why they wanted to move to these areas. The answers they gave were commonly multiple, such as:

“Needs to stay close to the Queen Elizabeth Hospital for his medical condition, also has a sister at Mansfield Park, and wants to be near the shops at Arndale”;

Or,

“Wants to stay in the area, is a member of local clubs, has a 90 year old mother in the area, and wants to be near a GP”

In order to simplify this information and highlight patterns of tenant residential requirement, these data were categorised into elements important to a residential area, and is presented in the table 7.1. Each residential element was coded once for every time it was selected, meaning that tenants could select multiple elements as being important.

As can be seen in the table, the location of family is by far the most important factor influencing tenants desire to locate in an area. Almost half of the respondents (53) nominated access to family as a reason for selecting a new location. Interestingly, the location of friends and neighbours is of considerably less importance than family to



the survey population. The location of organised social groups or clubs, and churches were stated as being important to very few tenants.

**Table 7.1: Parks1 Survey, Summary of Residential Elements Selected**

Residential Elements	Percent	No. Responses
Family	31	53
School/TAFE	12	21
Shopping	9	15
Facilities	8	13
Work	7	11
Amenity	6	10
Transport	5	9
Familiar area	5	8
Likes area	5	8
Hospital	4	7
Friends/Neighbours	4	7
Doctor (GP)	2	4
Church	1	2
Clubs	1	1

Data source: SAHT, 1999a.

Following family, access to a group of facilities and services were nominated as important. The second most-important locational factor was access to educational facilities (such as schools or TAFE colleges). Parents tended to want children to have educational and social stability in being able to attend the same school before and after relocation. Parents also selected areas that were close to schools with programs for the special needs of their children, such as Attention Deficit Hyperactivity Disorder. Access to shopping and facilities also contributed significantly to explanations of why tenants wanted to locate in specific areas. Access to both shopping and facilities overlapped in importance, because a large number of local facilities are located in ‘Arndale’, a large-scale shopping mall that is located within The Parks area. The other major facility named was The Parks Community Centre, this centre provides a large range of health, social, welfare, and educational services, and was described in Chapter Six. Shopping and facilities could justifiably be considered as a single category and together contribute an important 21 per cent of total responses.

Access to work is of less locational importance. The comparatively low importance of the location of work in the locational decisions of tenants is related to the very low levels of employment among the population, there being only 12 per cent of the sample that were employed. This finding reflects one of Fuller (1995), who found that the importance of the location of employment was of relatively low importance to relocating tenants in a Northern Adelaide suburb because of low participation rates within the workforce.

The related factors of “Amenity”, “Likes the Area”, and “Familiar Area”, combine to make an important group of amenity-based locational factors contributing 16 per cent of all nominated reasons. The majority of amenity factors were related to tenant desires to live near to the sea, much of this was purely for the amenity reason, but it was also stated as being related to health. The importance of access to doctors and hospitals was unexpectedly low, considering the advanced age and many medical problems among the tenant population. This factor was, however, still important. One possible explanation for this would be a belief by respondents that the existing distribution of medical services across the metropolitan area is high enough for a new, local doctor to be relatively easily found post-relocation.

The Parks2 survey collected similar information about why respondents selected residential locations. After asking respondents where they would “most like to live” (Mason, 1999-2000. p. 4), they were asked to state a reason for these selections. The findings were again coded for each time they were selected and the categorised results are presented in table 7.2 below.

In this survey, access to shopping and facilities together make up the largest component, contributing 30 per cent of the explanation for the selection of new locations. Access to the City of Adelaide was selected in this survey as another important factor in location decisions. Metropolitan Adelaide, as one of Australia’s smaller capital cities, has a central city area that is the focus of many facilities, services, and shopping. While these are present in suburban areas, the greatest concentration, especially of services and facilities tends to be in the city.

**Table 7.2: Parks2 Survey, Summary of Residential Elements Selected**

Residential Elements	Percent	No. Responses
Shopping	15	7
Facilities	15	7
City	11	5
Amenity	9	4
School / TAFE	9	4
Transport	9	4
Family	7	3
Familiar area	7	3
Doctor (GP)	7	3
Likes area	4	2
Hospital	4	2
Friends	2	1
Purchased Home	2	1

**Data Source: Mason, 1999-2000.**

The second grouping of major residential elements were amenity related. Exactly one fifth of responses came from a combination of ‘amenity’, ‘familiar area’, and ‘likes area’. This corresponds to the findings of the Parks1 survey where 16 per cent of elements selected were amenity related. The location of services, such as transport, education and medical were also selected as important components of residential location selection in the Parks2 survey.

The proximity to family of a residential location appears comparatively less important in the results of this survey, and this is interesting considering it was of high importance in the Park1 survey. The difference in importance of proximity to family between the two surveys is possibly related to the fact that the Parks1 survey was collected by the respondent’s housing provider and the fact that it would have a direct effect on their housing outcomes. The responses collected in the Parks2 survey were to have no impact on the tenants and their relocation, this compares with the Parks1 survey, where responses were to directly impact on relocation outcomes for households. The importance of family was ranked much higher in the data collected by the SAHT, and this suggests perhaps a calculation by some survey respondents that it was a ‘worthy reason’ to justify selecting a location. The Parks2 survey was

conducted by an independent researcher, and perhaps the justifying reasons given to her are less constrained by what should be said. A second possible explanation could be related to a difference between respondent populations, with more families contained in the Parks1 population.

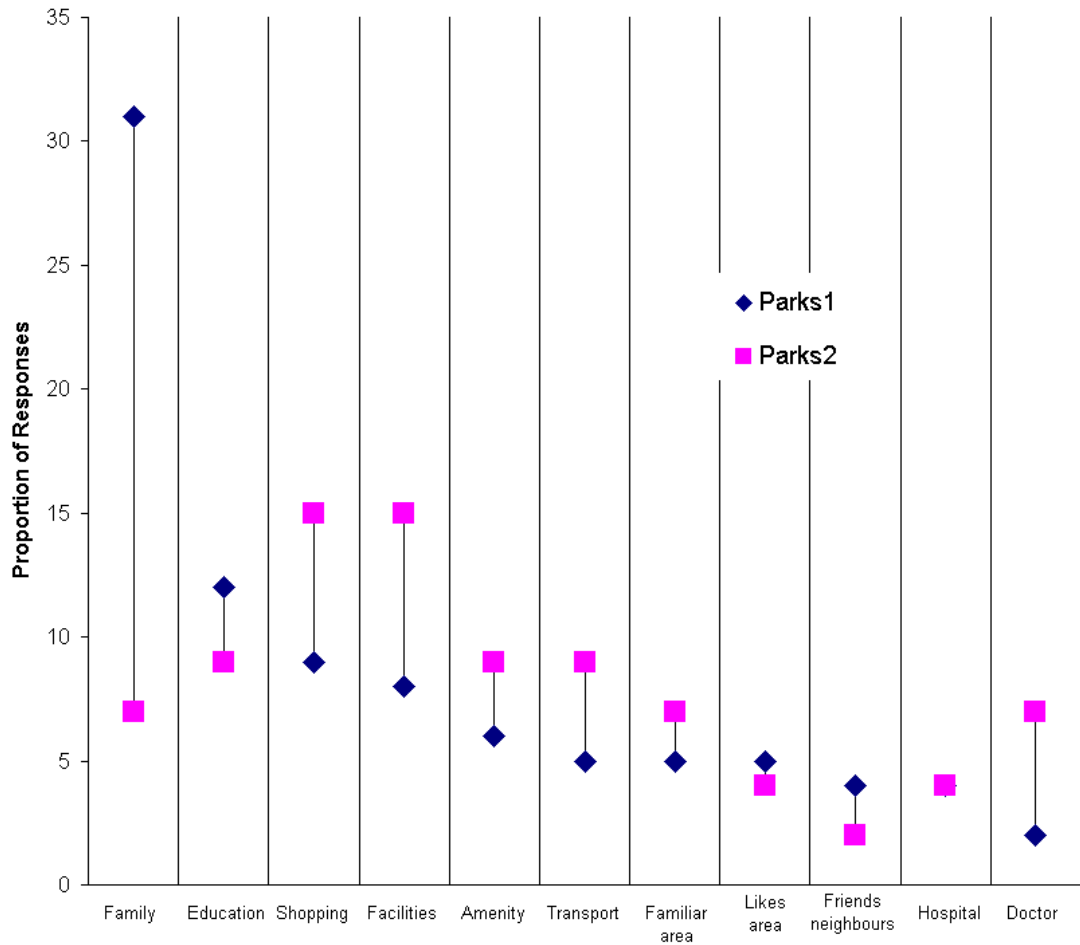
There is a significant deviation between the survey results in the category of employment. While it was found in the Parks2 survey to be a relatively important contributor to the location decision, employment and economic opportunities were completely absent from the survey data that was collected in the Parks1 survey by the SAHT. The explanation for this difference could again rest with the formality of the Parks1 survey. Because respondents were living in welfare housing that is made available specifically for low-income members of the population, and rent is capped at a proportion of income, it is possible that there was some reticence to volunteer information about employment, and hence to nominate it as a reason for locational choice.

The Parks2 Survey also asked tenants about specific services they used. Question 37 asked respondents to select from a list of twelve services that they used, and the suburb location of those services. Overwhelmingly, the services that were used were located within the local area, and most often in Ferryden Park itself. A large local shopping centre, Arndale, was the site for most of these being accessed. Analysis of the type of shops and services that were used by the relocating population is important for the construction of the relocation SDSS, because information about these important services should be included. The most important in this list were supermarkets and post offices; these were used by 99 per cent of all respondents. Following were banks (97 per cent), hairdressers (84 per cent), delicatessens and mailboxes (74 per cent). Access to government welfare offices was comparatively unimportant (53 per cent), and access to public telephone boxes was found to be important to very few respondents (20 per cent).

Apart from the proximity to family and to work, there is a high degree of correlation between the findings of the two surveys with regard to elements of the residential environment. The categories of residential elements highlighted as being

important in both surveys are compared in Figure 7.5 below, and the correlation between the two surveys is noticeable. Those categories that were not represented in both survey results<sup>17</sup> are unable to be shown in this figure, but these categories of residential elements are, with the exception of the city and work, relatively minor in explaining residential location selection.

**Figure 7.5: Comparison of the Selected Residential Elements**



Data source: SAHT, 1999a; Mason, 1999-2000.

#### 7.4.2. Social Networks

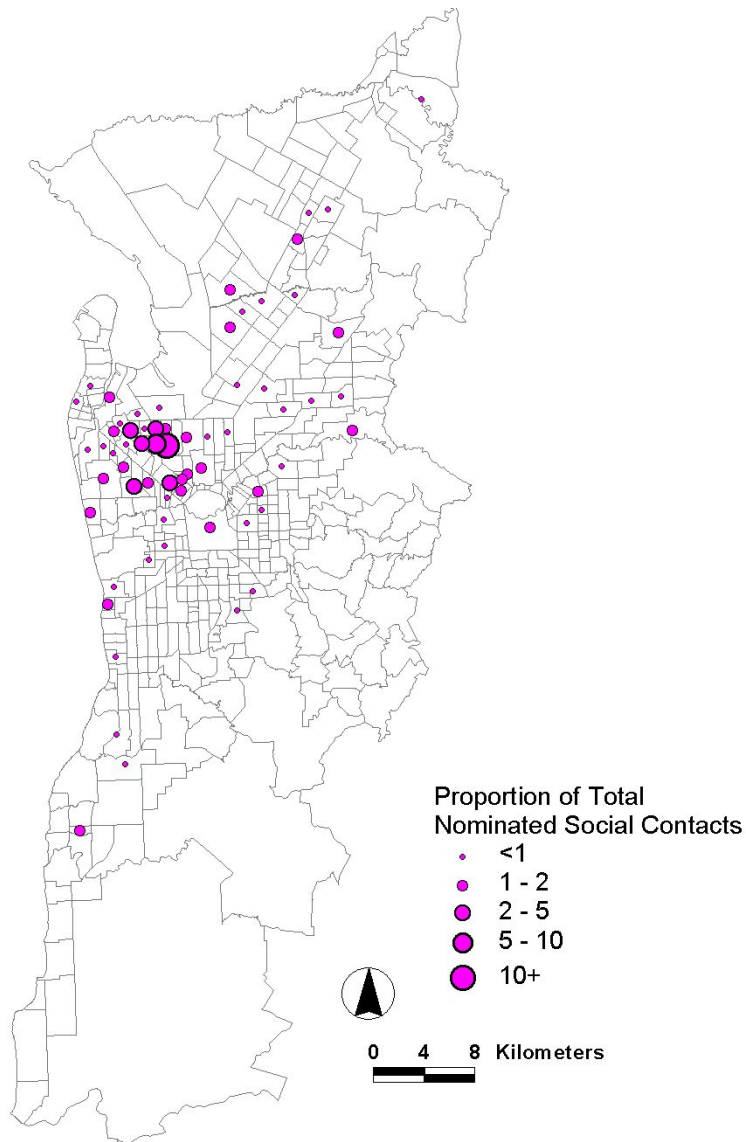
Chapters Three, Four, and Five have highlighted the importance of proximity to family and friends in relocation decisions. The surveys examined in this chapter confirm that the location of social networks is of significant importance in a relocation

<sup>17</sup> 'Work', 'church', and 'clubs' from Parks1, and 'city' and 'purchase house' from Parks2

decision to the study population. A question was incorporated into the Parks2 survey designed to investigate the geographical and locational distribution of these social contacts. The question was:

“Can you list the suburbs of the three families that you have the most contact with?”

**Figure 7.6: The Location of Respondent Social Contacts by Suburb**



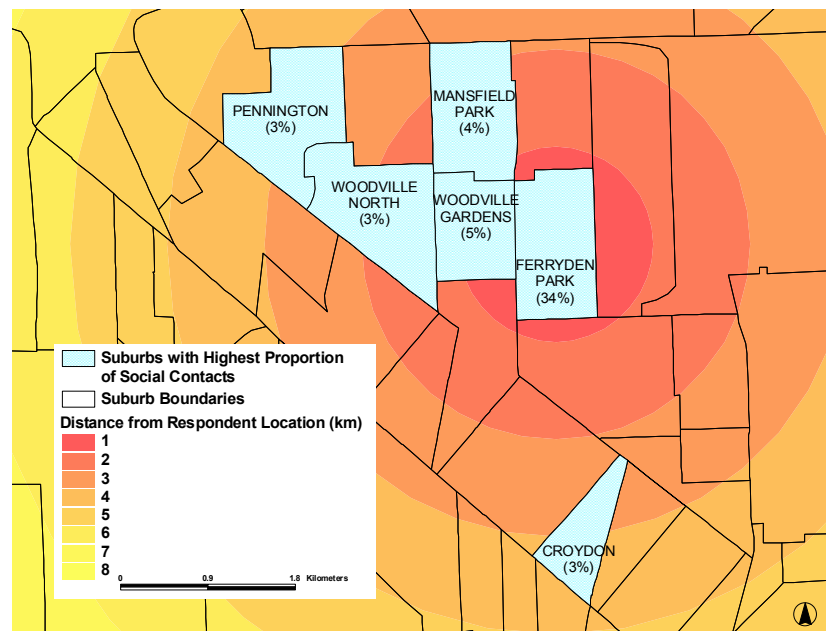
**Data source: Mason, 1999-2000**

The suburb locations of all nominated families are presented in Figure 7.6, with detail of the main social contact locations shown in Figure 7.7. The spatial distribution

of important social contacts forms a diagonal pattern spreading from the Northeast to the West of metropolitan Adelaide. The greatest number of social contacts are located in Ferryden Park (34 per cent), this is expected for three reasons: proximity, many social contacts are neighbours; the concentration of similar housing trust dwellings; and the concentration of migrant sub-communities in the area. More than 50 per cent of the suburbs nominated, were located within four kilometres<sup>18</sup>. Outside of this area, contacts were concentrated into a Northwest band of suburbs from Elizabeth in the north to Glenelg in the Southwest.

There is a strong link between the suburbs selected as desirable by relocating tenants, and the fact that these suburbs tend to contain families that they have social contact with. This supports the proposition that tenants, are more likely to select to move close to move within close proximity to the location of their social networks their existing social networks.

**Figure 7.7: Detail of Figure 7.6 Data, The Location of Respondent Central Social Contacts by Suburb, and Distance**



Data source: Mason, 1999-2000

<sup>18</sup> Calculated using suburb centroid to suburb centroid.

### **7.4.3. Housing Characteristics**

Within the two surveys, there is a lack of specific information collected about housing elements. This was due to a misjudgement at the survey design stage of the importance of housing elements in the relocation decision process. If the survey were to be repeated, additional questions about the amount of space, appearance of the dwelling, and desired dwelling features should be additionally collected. Nevertheless, from the qualitative section of the Parks2 Survey, some important insights into desired housing characteristics can be gained. A great majority of survey respondents were concerned with the amount of space available to them in the dwelling and yard surrounding the house. In terms of space inside the dwelling, in all cases, the concern was to have sufficient space inside the house, either for family (namely grandchildren) to visit, or to have larger rooms. In terms of space available in the yard, most respondents sought smaller yards that did not require as much maintenance and importantly, less lawn to mow. A few respondents were concerned to have enough yard space for children to play in, or for fruit trees, or to park motor vehicles. The maintenance of the dwelling was also important, and many respondents were concerned that their housing should be freshly painted, have carpet, and be generally well maintained. These findings for the survey population are very similar to those found in the Australian population, namely, that they desire housing with adequate space, reasonable appearance, and appropriate modifications for their age and disability needs.

### **7.4.4. Distance and Pattern of Movement**

The literature review and analysis presented in Chapters Three and Five, found that relocation distance is an important consideration in relocation decision-making. Residential movers are likely to desire relatively short distance moves, and public renters are likely to desire even shorter distance moves. The relocation planning for The Parks Urban Regeneration Project incorporates this knowledge, suggesting that the majority of tenants will prefer to relocate to suburbs that are within five kilometres of the regeneration area (as described in Chapter Six). The spatial selection of

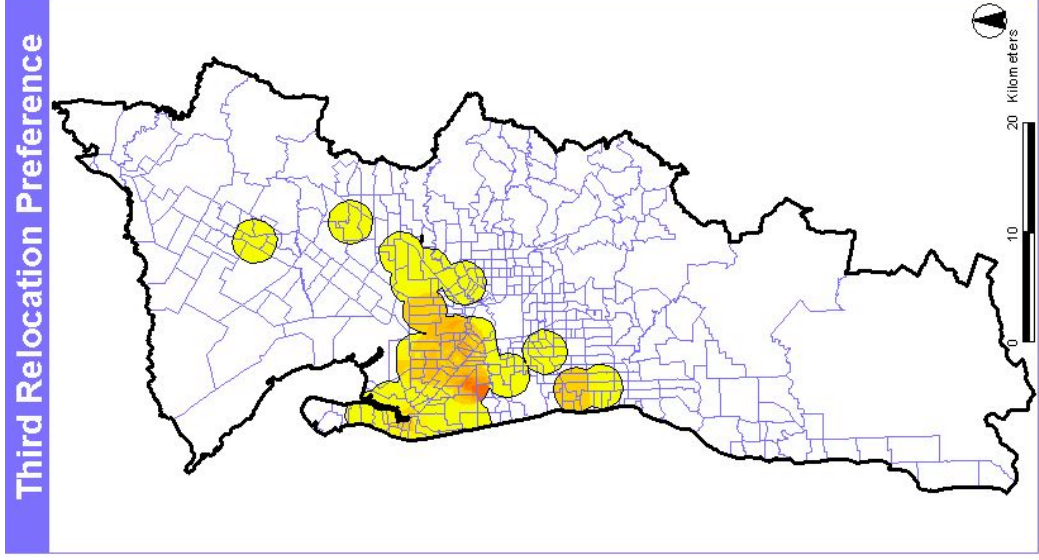
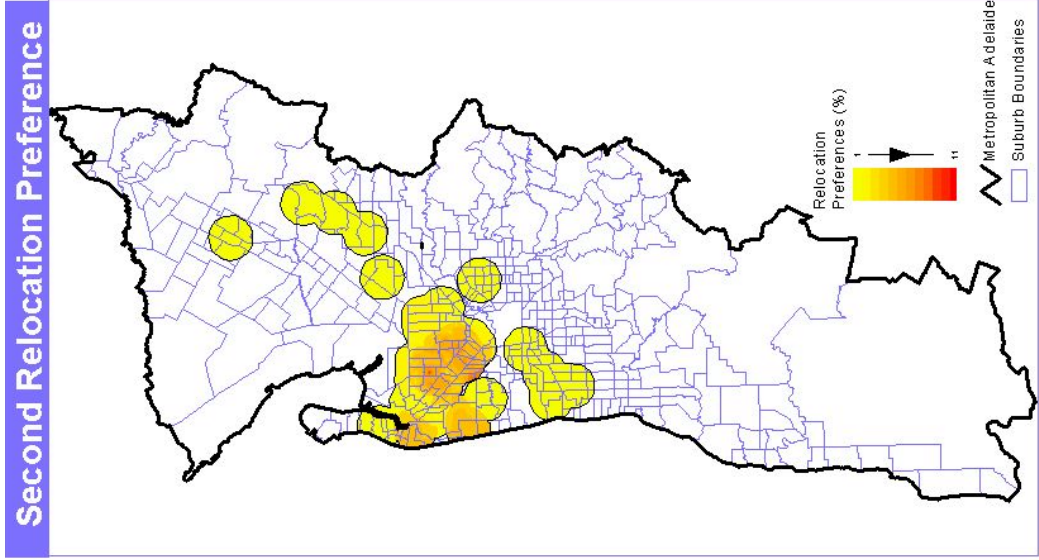
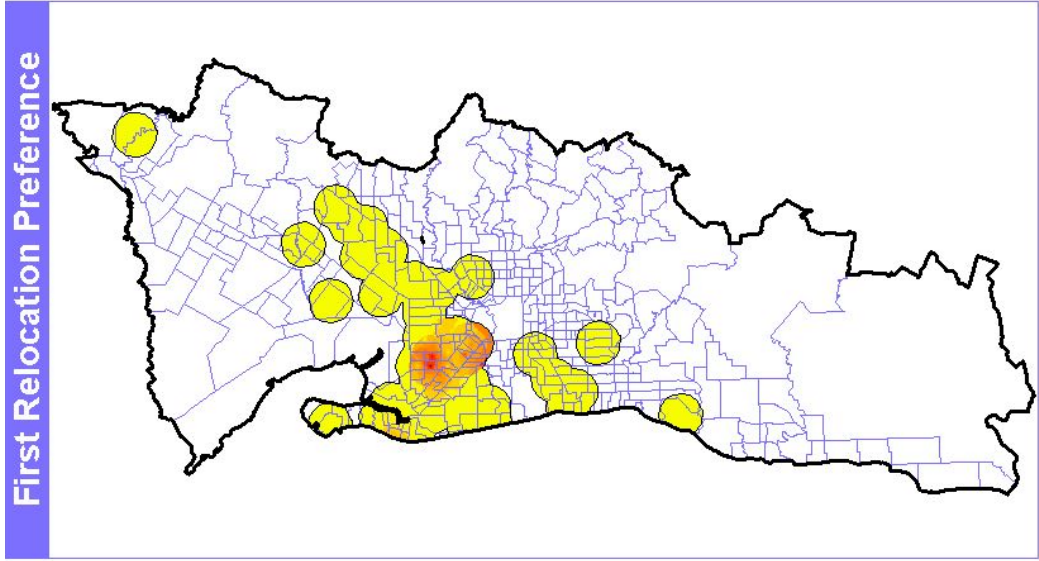


locations is also predictable. Households are most likely to choose locations that are familiar, have the desired social networks and facilities, and areas that have amenity. This section will examine the locations that tenants in the two surveys, Parks1 and Parks2, preferred to relocate to, as well as the distance between these locations and the regeneration area.

As part of The Parks1 survey, household respondents were asked to nominate three suburbs that they would prefer to relocate to. These results are summarised in Figure 7.8 below, and show a distinct spatial pattern. In each of their three relocation preferences, tenants overwhelmingly selected suburbs that were nearby, and suburbs that formed a diagonal band across North-Western Adelaide. The surfaces shown in this figure were generated when the centre points (geographic) of each selected relocation preference suburb were interpolated using an Inverse Distance Weighting (IDW). This method of interpolation generates a spatial surface that shows the area of highest desirability for the population as a whole. The IDW interpolation is a calculation of the relative desirability of the space between the centre-points of the selected suburbs; weighted according to the number of times that suburb was selected. The interpolation method also allows a distance to be set, after which the location is no longer desirable, in this case one kilometre was selected because selections are usually quite location specific to suburbs and one kilometre is slightly larger than the size of a standard suburb in metropolitan Adelaide.

The first relocation preferences of tenants were very concentrated around The Parks and Port Adelaide area, with other suburb choices forming a spatially obvious diagonal band across the North western area of the metropolitan region. The second and third relocation preferences also exhibited the diagonal band pattern, but were slightly less spatially diverse, and also less concentrated around The Parks. It is interesting to observe the high level of spatial concentration of the relocation selections of 140 tenant households: the Southern and Eastern parts of Adelaide are almost completely absent.

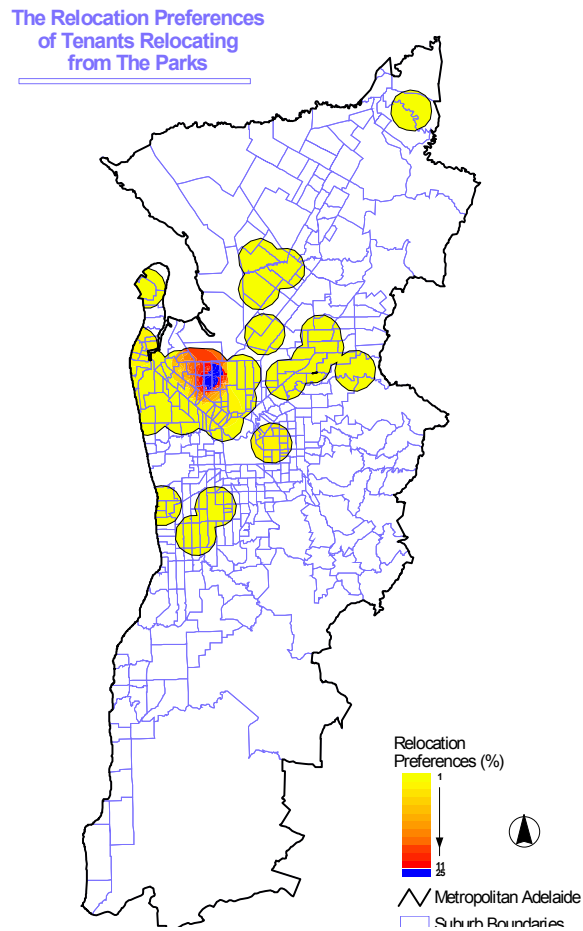
Figure 7.8: The Relocation Preferences of Tenants Relocating from The Parks



The methodology used to analyse the Parks1 data above was repeated using data from the Parks2 survey. This survey asked “At the moment, considering your employment and income, where would you most like to live?” The answers recorded for this question were less restricted than in the Parks1 survey, respondents often answered with multiple locations and sometimes with general areas rather than specific suburbs. These data were classified spatially by recording a response each time a suburb was selected. In cases where general areas, such as “the local area” were selected, these areas were translated as closely as possible to actual suburbs, for example, “the local area” was assumed to mean the suburbs making up The Parks - Athol Park, Angle Park, Ferryden Park, Mansfield Park, and Woodville Gardens. A map displaying the spatial distribution of relocation preferences in this second survey is shown below in Figure 7.9. The IDW interpolation method is again used to assist visualisation of the data.

This second analysis revealed a very familiar pattern of response, mirroring the findings of the Parks1 survey. Again relocation preferences were concentrated closely around The Parks area, and then spread out in a regular pattern diagonally across the North western part of the metropolitan area. This similarity is shown in Figure 7.10 below. This finding is important for the relocation planning of these public housing tenants, showing a distinct preference for the area immediately surrounding The Parks, and a specific band of suburbs to the North and West of The Parks. An explanation for the Northwest banding of relocation selection is likely to be largely found in the spatial distribution of other influences in respondent household lives. Most obviously, the spatial distribution of social contacts tends to follow this same pattern. This would influence households to choose locations based on the presence of social networks, but also based upon the familiarity of those locations. The spatial distribution of employment also roughly follows this distribution and would contribute in the same way for households where a member was employed.

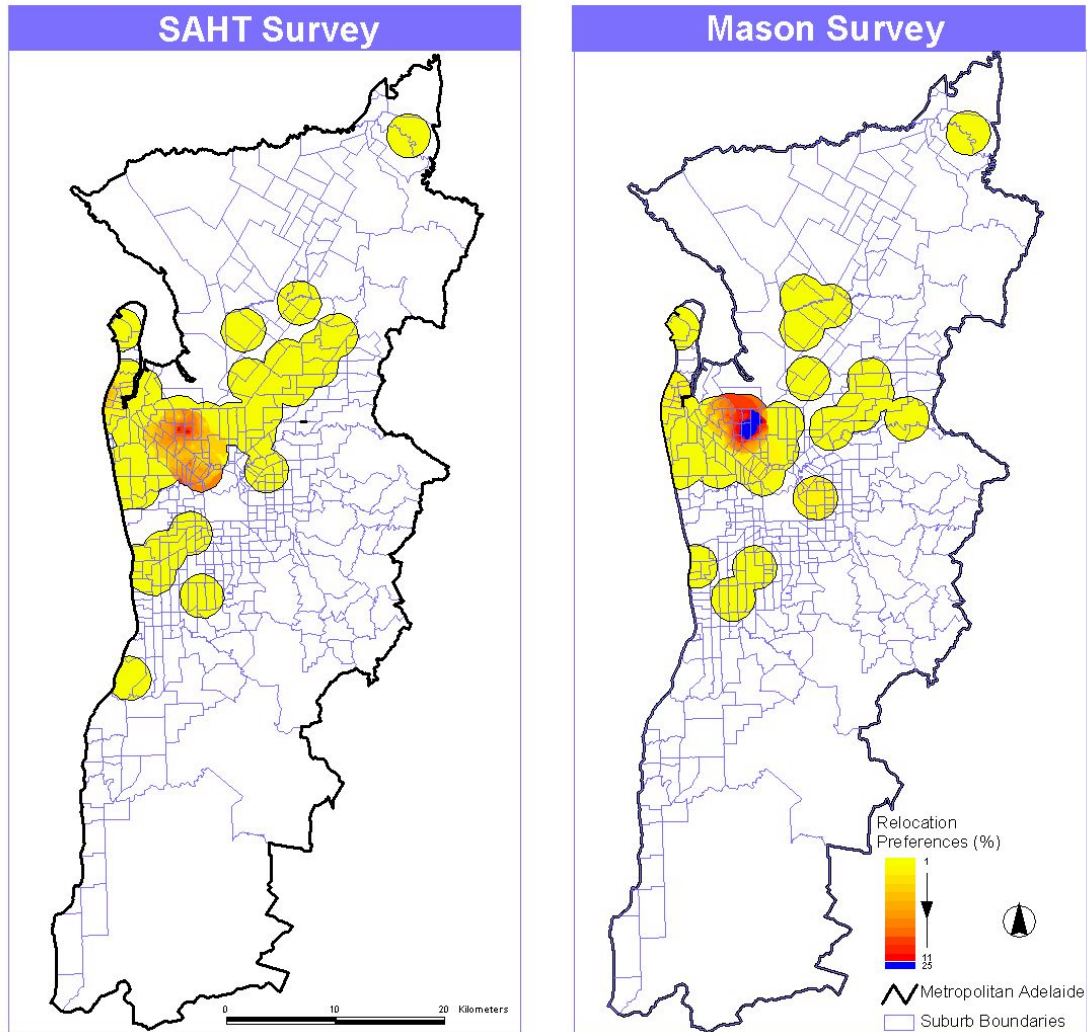
**Figure 7.9: The Relocation Preferences of Tenants Relocating from The Parks**



**Data source: Mason, 1999-2000.**

The distinct spatial concentration of preferences found in both datasets supports the well-documented proposition (detailed in Chapter Five), that tenants prefer short distance local moves (for example, Kintrea and Clapham, 1986; Wulff and Newton, 1996). These shorter moves are known to allow tenants to select neighbourhoods that are familiar, and contain social and employment networks (Bird, 1978). It is interesting to compare the relocation distances of public housing tenant populations in the study area, with the findings of Kintrea and Clapham (1986) for Glasgow in the United Kingdom. The study population is shown in table 7.3 to be comparable to that in Glasgow, but there are a noticeably greater proportion of shorter distance movements in the Glasgow study. This is likely related to the much more concentrated distribution of housing and public housing stock in major cities in the UK.

Figure 7.10: Comparison of Relocation Preferences in Parks1 and Parks2 Surveys



Data source: SAHT, 1999a and Mason, 1999-2000

Table 7.3: Comparison of Selected Relocation Distance in Three Major Studies

	Parks1 (%)	Parks2 (%)	Glasgow (%)
Within 1km	25	35	>50%
Within 3km	56	72	81
Within 5km	69	81	-

Data Source: SAHT, 1999a; Mason, 1999-2000; Kintrea and Clapham, 1986.

## 7.5. Components of a Relocation Decision Support System

The findings presented above have highlighted a number of residential elements that are important to the relocating tenants of The Parks. The relocation desires and preferences of public tenants in The Parks correspond strongly with those found in

investigations of all moving households, especially Australians and Australian public housing tenants. The surveys presented in this chapter point to the major relocation preferences that these tenants have, and should be considered in addition to the findings presented in Chapters Three and Five. This section isolates a number of residential elements that should be considered for incorporation into a relocation SDSS. The SDSS would enable this information to be accessed and manipulated by relocation tenants to assist them in making better relocation decisions.

The system needs to be flexible. One thing that is obvious from the surveys is that there is no package of elements that will fully meet the requirements of every tenant, but the relocation system should be at least as wide and flexible as to meet the relocation requirements of the representative tenants already surveyed. As a minimum, this breadth of elements should at least meet the majority of requirements of the majority of tenants. Additional information needs, of course, to come from the 'expert' in each individual relocation, that is the relocating tenant household. Flexibility will be incorporated into the system to allow tenants to add their own datasets of information.

The analyses point to twelve main elements that are essential to include in a relocation SDSS.

- Housing elements
- The location of family
- The location of shopping
- The location of facilities
- The location of educational institutions
- Areas of amenity (including the sea and green areas)
- Transport routes and stops
- The familiar area
- Hospitals
- Doctors
- Friends

- Employment.

The following chapter describes the development of a prototype tenant's relocation SDSS incorporating these elements.