

19th century public assets,  
20th century public services,  
21st century community needs

Development Trust Northern Ireland

Dr Barry Quirk  
chief executive, LB Lewisham

Belfast  
October 2013

# the 2007 English context

- lots of unused & under-used public assets
- “over active central state” and “unresponsive municipalism”
- emergence of community & social enterprise
- “stick, twist or sell”, with bias towards sales

# my basic argument

unused and under-used assets to be put to public use

- ✓ community focused public policy commitment
- ✓ community dynamism and civic entrepreneurship
- ✓ best practices to optimise use of public assets

# the smell of my childhood

attachment  
heritage  
uniqueness  
degrees of social change  
social ties  
distinctiveness  
communities of interest  
locality  
identity  
social networks  
change  
landscape  
belonging

the imprint of the past, the lure of the future  
the difference between "close" and "closed"

# a confluence?

## from the left

associations  
mutualism & volunteerism  
active government  
fostering solidarity  
local community action

## from the right

“little platoons”  
self help & volunteerism  
small government  
fostering civic responsibility  
the “big society”



a way to enable social  
cohesion in the context of  
social difference?

# best considerations

what is the “market value”?

what are the requirements of capital assets?

how to do cost benefit analysis (CBA)

who gains, who loses, who pays?

(when in behavioural economics we know that losses weigh twice as heavily as gains)

how best to treat “sunk costs”?

social discounting techniques

(easier to calculate the marginal rate of social costs to the MR of social benefits)

Public Services (social value) Act 2012\*

\* applies to England & Wales, but not Scotland nor Northern Ireland

# and then ...

## the 2008 Crash: money and asset prices fall sharply

Northern Ireland: house price index cf to RPI and annual change in price to Q2, 2013

### Sterling exchange rates

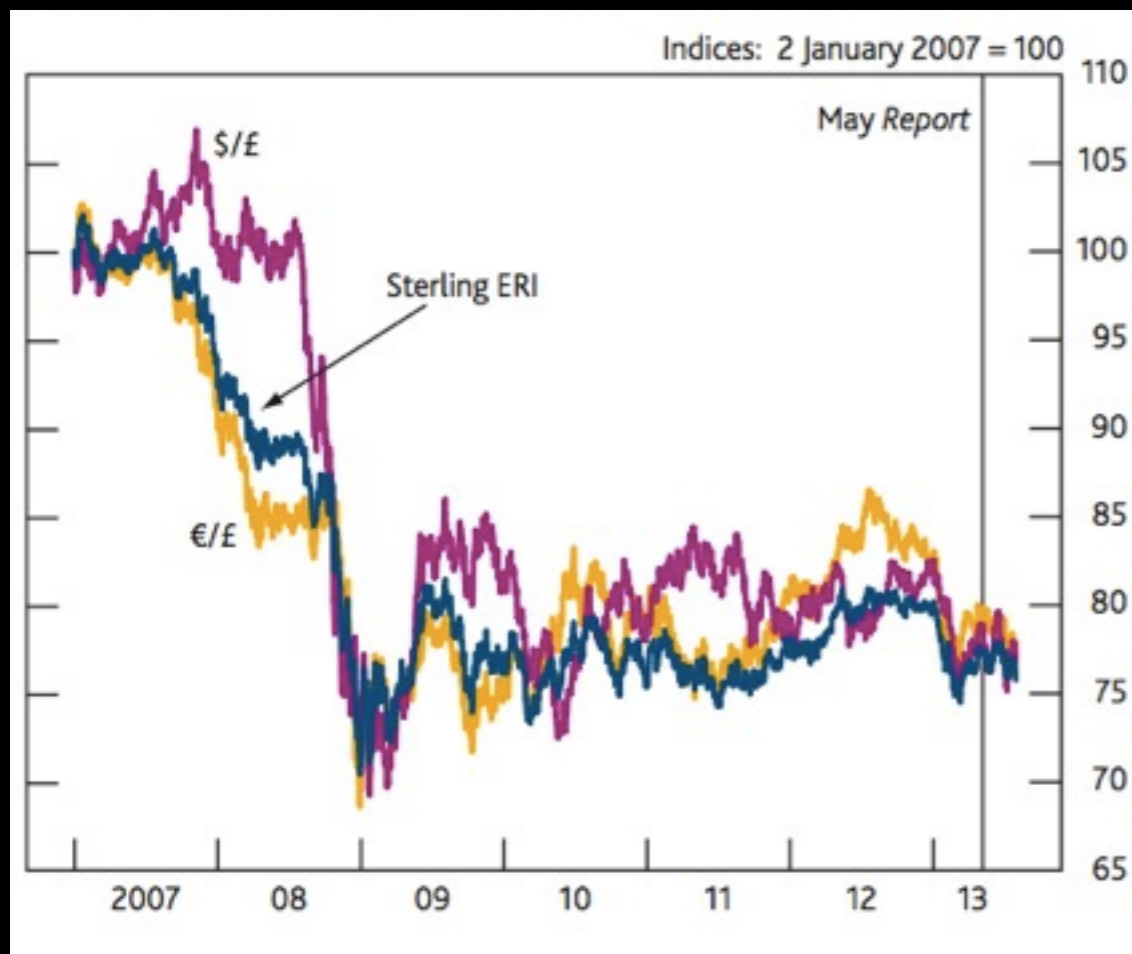
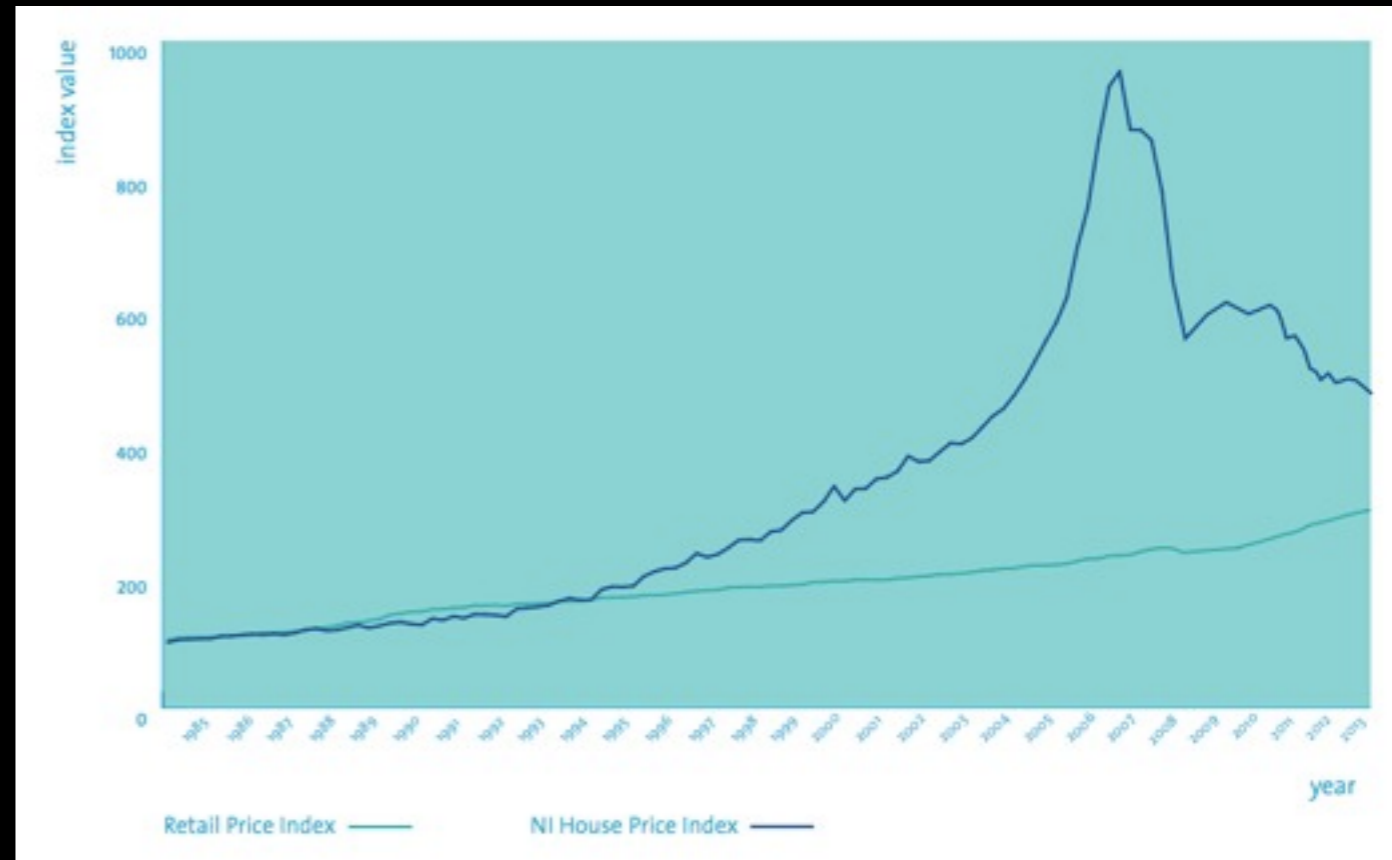


chart 1.5  
Bank of England, August 2013  
Inflation Report



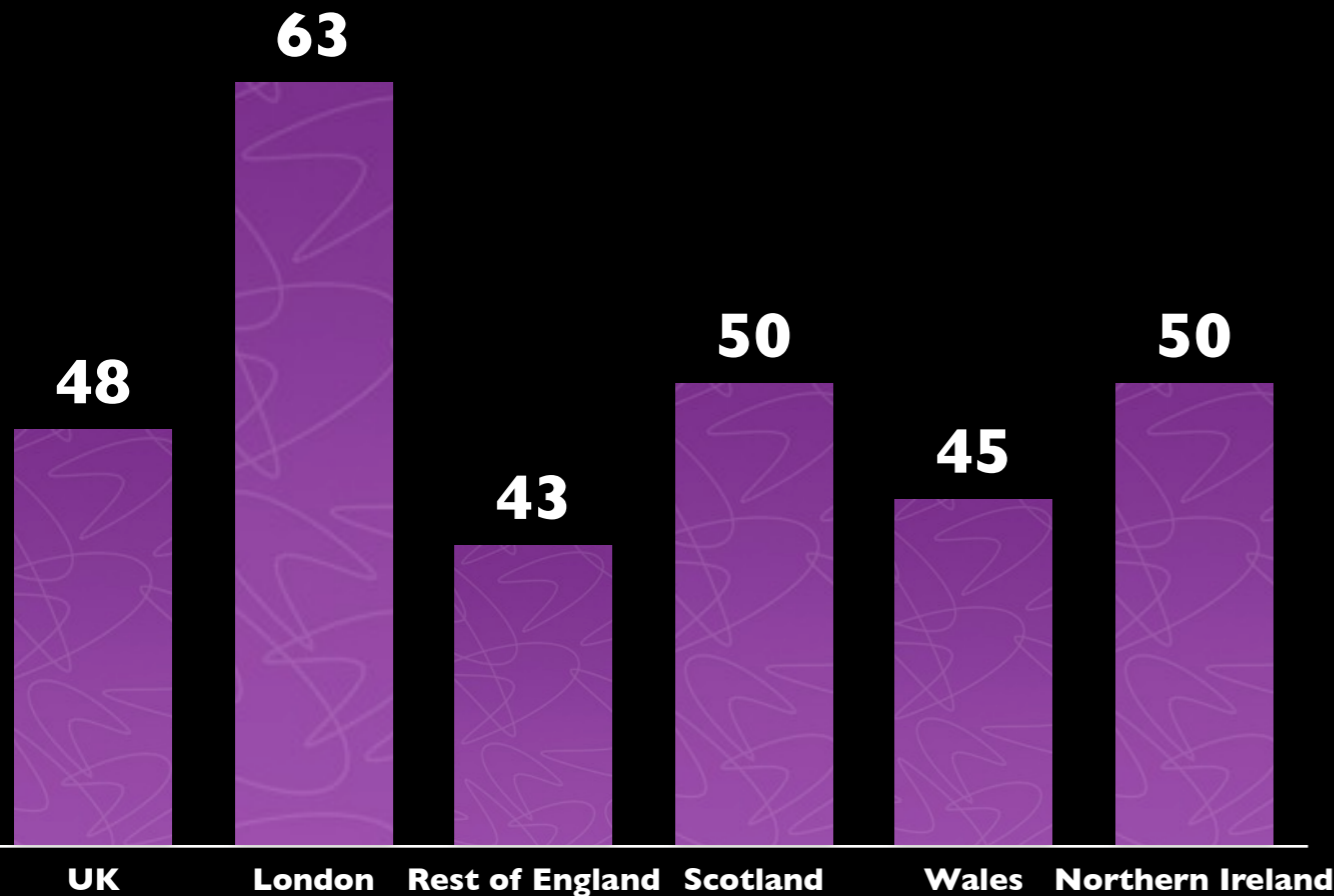
### Annual % change and average price

Market sector	Annual Change	Average Price Quarter 2 2013	Average Price Half Year
Terraced/townhouse	6.5%	£86,216	£85,729
Semi-detached house	-10.6%	£120,377	£122,365
Detached house	-13.9%	£199,553	£207,072
Semi-detached bungalow	-25.3%	£103,394	£103,266
Detached bungalow	16.2%	£148,342	£147,208
Apartment	-9.9%	£97,765	£100,301

# austere times ...

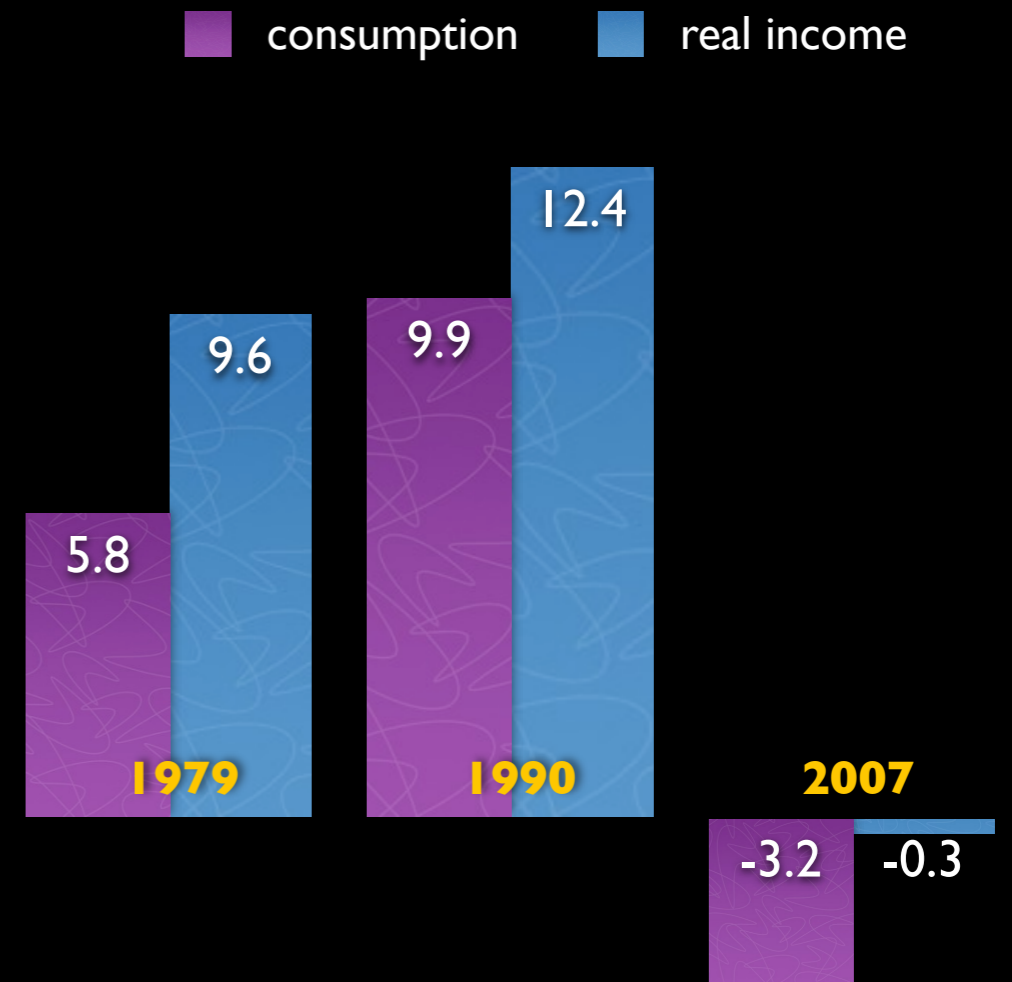
## major variations within UK

% change in GVA 2001-2012



## % change >5 years from pre-recession peak

household consumption & real income compared with previous recessions





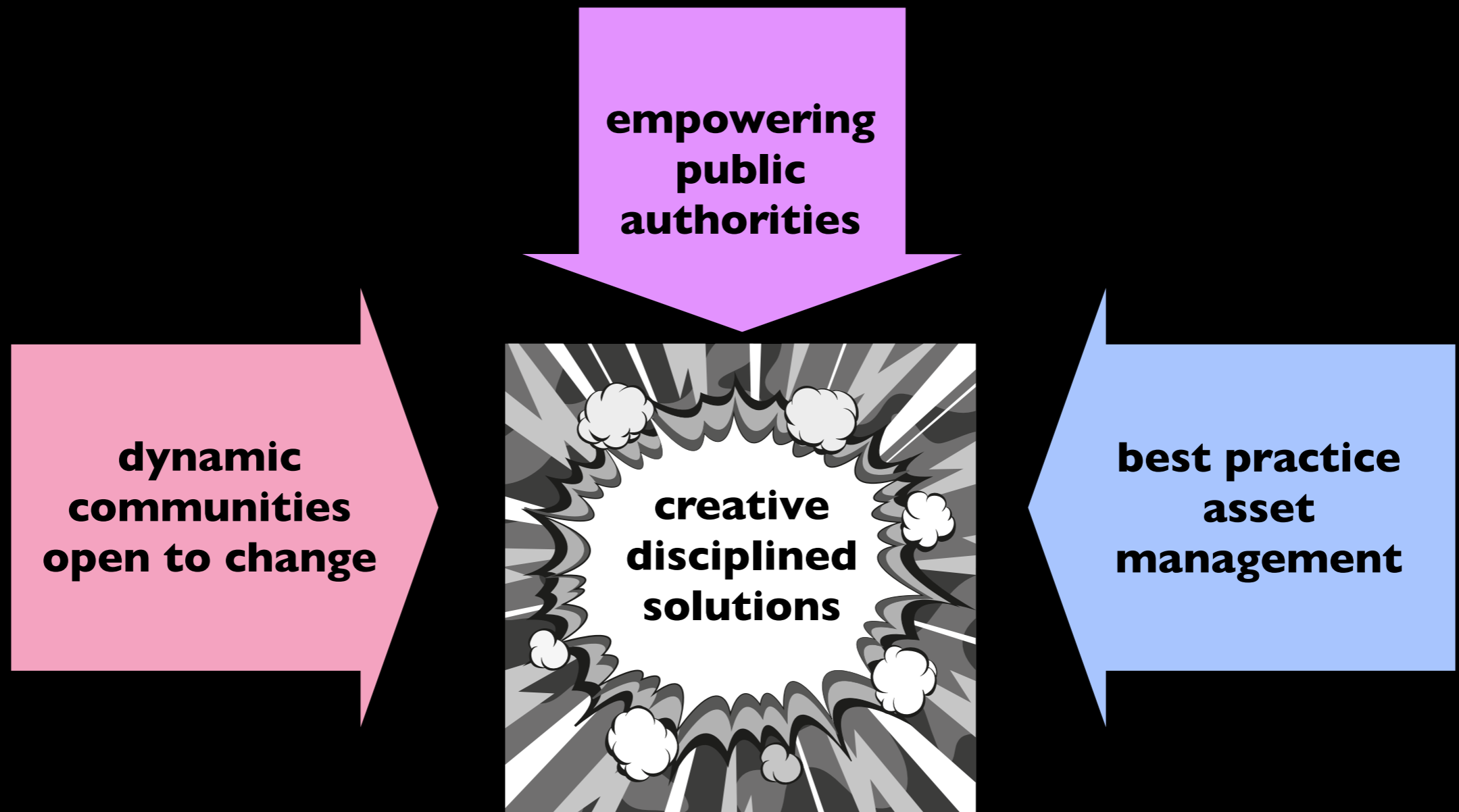
# more like cakes than cars

loads of examples of successful  
community asset transfers

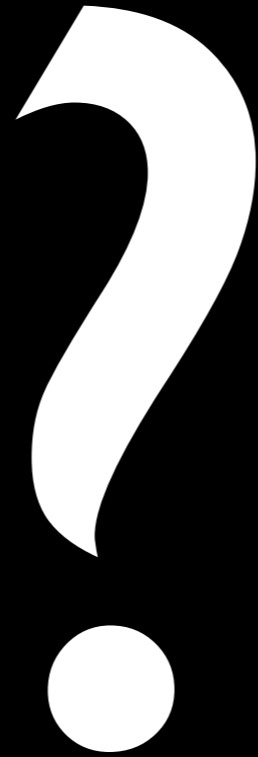
identify existing examples in Northern  
Ireland of community management and  
ownership that heightens public value

“build on what you have”

everywhere is unique but  
excellence is replicable



are assets your answer?



what question are you pursuing?

honour everyone's past

grasp today's opportunities

build a better future together

thank you



@BarryQuirkI



[www.barryquirk.com](http://www.barryquirk.com)