

To cite this output:

Wu, F, *et al* (2013) The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.



## ESRC End of Award Report

**For awards ending on or after 1 November 2009**

This End of Award Report should be completed and submitted using the **grant reference** as the email subject, to [reportsofficer@esrc.ac.uk](mailto:reportsofficer@esrc.ac.uk) on or before the due date.

The final instalment of the grant will not be paid until an End of Award Report is completed in full and accepted by ESRC.

Grant holders whose End of Award Report is overdue or incomplete will not be eligible for further ESRC funding until the Report is accepted. We reserve the right to recover a sum of the expenditure incurred on the grant if the End of Award Report is overdue. (Please see the ESRC Research Funding Guide for details.)

Please refer to the Guidance notes when completing this End of Award Report.

<b>Grant Reference</b>	RES-167-25-0448 (ES/H033025/1)		
<b>Grant Title</b>	The development of migrant villages under China's rapid urbanization: implications for poverty and slum policies		
<b>Grant Start Date</b>	1 June 2010	<b>Total Amount Expended:</b>	£289,307.29
<b>Grant End Date</b>	30 September 2012		
<b>Grant holding Institution</b>	Cardiff University		
<b>Grant Holder</b>	Chris Webster and Fulong Wu		
<b>Grant Holder's Contact Details</b>	<b>Address</b>	<b>Email</b>	
	School of City and Regional Planning, Cardiff University, Cardiff, CF10 3WA  Bartlett School of Planning, University College London, 22 Gordon Street, WC1H 0QB, London	<b>Telephone</b>	
<b>Co-Investigators (as per project application):</b>		<b>Institution</b>	
Professor Chris Webster		Cardiff University	
Professor Yuemin Ning		East China Normal University	
Dr Zhigang Li		Sun Yat-sen University	
Dr Shenjing He		Sun Yat-sen University	
Professor Chaolin Gu		Tsinghua University	

To cite this output:

Wu, F, *et al* (2013) The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

## 1. Non-technical summary

Please provide below a project summary written in non-technical language. The summary may be used by us to publicise your work and should explain the aims and findings of the project. [Max 250 words]

After millions of migrants moved from China's countryside into its cities a unique kind of 'informal' enclave was born – 'villages in the city' (*chengzhongcun*). As with 'shanties' elsewhere, there is huge pressure to redevelop these blemishes to the urban face of China's economic vision. Unlike most developing countries, however, these are not squatter areas but owner-occupied neighbourhoods developed by ex-farmers turned small-developers.

The project investigates the dynamics of *chengzhongcun*, examines redevelopment practices, and identifies scope for upgrading. The project samples 20 migrant villages in three cities (Beijing, Shanghai, Guangzhou) and applies qualitative and quantitative methods to examine tenure issues, socioeconomic profiles, informal construction tactics, migrant coping strategies, and emergent institutions for in-situ redevelopment. It is the first representative sample survey of renters and landlords of the informal neighbourhoods of these major cities.

The project finds that the formation of migrant villages is a kind of informality that has been created by the dual urban–rural land market and by an under-provision of state and formal-sector private housing. The redevelopment of *chengzhongcun* is an attempt to eliminate this informality but since it fails to tackle the root demand for unregulated living and working space, it only leads to the replication of informality elsewhere in the city. The incorporated village collectives who govern these areas are sufficiently organised and capitalised to make possible innovative refurbishment schemes not possible in other developing countries. The project identifies and documents such schemes and comments on the degree to which they can be scaled up.

## 2. Project overview

### a) Objectives

Please state the aims and objectives of your project as outlined in your proposal to us. [Max 200 words]

While there have been extensive studies of slums in developing countries (Gilbert and Gugler 1992; UN-HABITAT 2003; Gilbert 2007), very little is known about the way China's migrant settlements are currently evolving. The formation of endemic migrant enclaves in Chinese cities has immense implication for poverty management in that country. Currently, Chinese urban policy has not faced up to the reality of these enclaves. These urban villages are routinely seen as anachronisms in the urban fabric that need

To cite this output:

Wu, F, *et al* (2013) The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

eradicating. The idea of upgrading is anathema to most mayors and urban planners. The practical questions of how upgrading might work in the unique land tenure system of China's urban villages has hardly begun to be addressed.

This project has the following aims:

1. To investigate the dynamics of migrant village evolution in China;
2. To examine Chinese redevelopment practices for migrant villages;
3. To identify the scope for in-situ upgrading as an alternative to the current wholesale redevelopment policy;
4. To inform Chinese policy makers and provide learning feedback to wider international development communities to cope with the 'Challenge of Slums' (UN-HABITAT, 2003).

### b) Project Changes

Please describe any changes made to the original aims and objectives, and confirm that these were agreed with us. Please also detail any changes to the grant holder's institutional affiliation, project staffing or funding. *[Max 200 words]*

There are no changes in terms of original aims and objectives.

The change in grant holder's institutional affiliation:

Prof Fulong Wu moved to University College London in Sept 2011. He continues to work on the project as planned. Prof Chris Webster became PI.

The research associate on this project, Dr Fangzhu Zhang was appointed to a lectureship in University College London from Sept 2011. She continued to work on the project as planned without charging the project, and organised the impact workshop in Guangzhou together with co-investigators in Guangzhou as planned. Research assistance has been purchased on a fractional basis to carry out specific tasks (data manipulation, word processing, transcribing, supporting analysis).

Prof Chris Webster will move to the University of Hong Kong from 1 May 2013. Wu and Webster will work together to fulfil impact reporting.

### c) Methodology

Please describe the methodology that you employed in the project. Please also note any ethical issues that arose during the course of the work, the effects of this and any action taken. *[Max 500 words]*

The project uses mixed methods through both qualitative and quantitative approaches.

The project started on 1 June 2010, immediately after which the ethics form was approved and contracts with co-applicants signed. Wu met Prof Ning, co-applicant in Shanghai, who

To cite this output:

Wu, F, *et al* (2013) *The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies*

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

helped with the questionnaire survey together with Dr. Li; Dr. Feng Jian at Beijing University together with Dr. Zhigang Li, one of co-applicants at Sun Yat-Sen University organized the Beijing survey. Dr. Li organised the survey in Guangzhou. Drs. Li and He co-organised an impact workshop in Guangzhou in 2012.

The project conducted extensive in-depth fieldwork, initially in summer 2010. Wu started the fieldwork (1-15 June), then extended it in three cities (6 July – 22 Sept). Dr Zhang, project RA, joined in the fieldwork (20 July – 30 August), and Prof Webster conducted fieldwork in Guangzhou and Shanghai (23 August – 5 Sept). The fieldwork was longer and more intensive than originally planned, resulting in a significant amount of original materials and insights. It also took longer than expected to organise a reliable sampling frame supportive of generalisable results. Interviewees included senior government officials in planning and agricultural commissions, real estate managers and developers involved in village redevelopment (small developers and state-owned enterprises), villager cadres and manager of village shareholder companies, and sampled landlords and tenants. The last two groups were not extensively interviewed as information about them was obtained through a systematic questionnaire survey. In each city, 15 interviews were conducted, lasting from 30 minutes to 2 hours. In addition, in Shanghai, the investigation was facilitated by focus group meetings in local district planning offices, in conjunction with separate research organised by the municipal planning bureau.

Questionnaire surveys in three cities were successfully completed. The sampling method was improved: the original proposal suggested 5 villages x 3 cities x 50 questionnaires = 750 cases. To increase the representativeness of sampling, we surveyed 20 villages x 3 cities x 20 questionnaire = 1,200 cases. This increased the total sample size without increasing the survey budget. In addition, with the support of the Chinese National Science Foundation project led by project co-applicant, Dr. Li, three additional representative villages were added and sampled with a sample size of 100 each, generating an additional sample of 900 cases. So, in total, the sample size was increased to 2,100, using the same questionnaire. This generated a large sample for a Chinese survey. The surveys of three cities were merged into a single database. The data are being deposited in ESRC's data centre. All data are anonymised.

The project organised two impact workshops (Shanghai, Oct 2011, and Guangzhou, April 2012). The originally proposed workshop in the UK was scaled up into a large international conference (with 140 participants, >40 planning professionals from China, many of whom are working on urban village redevelopment schemes). The project also organised a CPD workshop in Cardiff with 25 Chinese senior planners and planning bureau directors. The discussions in the Guangzhou and Cardiff workshops were transcribed.

To cite this output:

Wu, F, *et al* (2013) *The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies*

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

#### **d) Project Findings**

Please summarise the findings of the project, referring where appropriate to outputs recorded on the ESRC website. Any future research plans should also be identified. [Max 500 words]

We trace the source of informality in China's informal urban neighbourhoods and investigate the implication of *chengzhongcun* redevelopment policy, asking whether it will eliminate informality in the Chinese city and pointing to social and economic risks of so doing. We found that urban informality in China is created by the dual urban–rural land market and land management system and by under-investment in low-income formal housing. This is different from informal settlements elsewhere and has policy and management implications. *Chengzhongcun* redevelopment attempts to eliminate informality and to create more governable spaces; but since it fails to tackle the root demand for unregulated living and working space, it only leads to the replication of informality elsewhere. Analysis of three case villages, Tangjialing (Beijing), Gaojiabang (Shanghai), and Liede (Guangzhou), identified the positive functions of informal places. Wholesale redevelopment denies the city important incubator areas and increases the commute times of low-income workers. This finding, published in *Urban Studies*, attempts to relate the case of *chengzhongcun* to long-established research on informal settlements and recent research on informality and thus expands the scope of this literature on the Global South.

Our quantitative analysis focuses on residential satisfaction and the contribution of property rights security to income and welfare. The project found that residential satisfaction of village dwellers is not necessarily low. Contrary to studies in other countries, most socioeconomic attributes are not statistically relevant to measures of satisfaction: migrants and low-income groups are not unhappier than the locals or middle-range income *chengzhongcun* dwellers. The most important factor associated with residential satisfaction is 'neighbourhood attachment'. The perception of being excluded and the lack of neighbourhood attachment, significantly reduces residential satisfaction. Migrants do not feel unhappier because they are not homeowners. This analysis, being published in *Urban Geography*, contradicts the current policy of demolition, which aims to improve the physical environment and homeownership in pursuit of a 'harmonious society'. Removing the social and institutional barriers to migrant integration is likely to be the more effective way of enhancing their sense of wellbeing.

Linking this finding with data from our previous ESRC/DFID project, we find that while rural migrants have no strong sense of neighbourhood identity, they nevertheless express a relatively strong wish to remain in these places. Published in *Urban Affairs Review*, this analysis criticises the dominant demolition policy, which excludes migrants as stakeholders in the redevelopment negotiations. Taking the issue further, we use an index of social integration to show that while migrants are institutionally excluded, there are signs that they are becoming socially and economically integrated, measured by intensity of neighbourhood interaction (chapter in our edited book). The evolution of migrant integration is currently being studied further.

Continuing analysis of the survey data includes an explicit test of the welfare implication of informality and property rights entitlements in a paper led by Webster (first draft completed); continuing theorization of urban informality in the Chinese context; and

To cite this output:

Wu, F, *et al* (2013) *The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies*

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

exploration of alternative models of informal neighbourhood redevelopment and regeneration by re-engineering property rights (from dissemination workshop transcripts).

### e) Contributions to wider ESRC initiatives (eg Research Programmes or Networks)

If your project was part of a wider ESRC initiative, please describe your contributions to the initiative's objectives and activities and note any effect on your project resulting from participation. [Max. 200 words]

Participation and presentation in the activity of RCUK Beijing office - ESRC/DFID program introduced to Chinese participants.

Presentation in ESPA and UKCDS impact meetings

Participation and presentation in the program meeting organised by ESRC/DFID

## 3. Early and anticipated impacts

### a) Summary of Impacts to date

Please summarise any impacts of the project to date, referring where appropriate to associated outputs recorded on the Research Outcomes System (ROS). This should include both scientific impacts (relevant to the academic community) and economic and societal impacts (relevant to broader society). The impact can be relevant to any organisation, community or individual. [Max. 400 words]

Keynotes, invited talks and seminars were held in China, Hong Kong, Europe and USA (see ROS). Scientific contributions include empirically testing theories of (a) urban marginalisation (b) urban entitlement and property rights impacts on income and poverty (c) informal settlements; and developing new hypotheses about causes, consequences and institutional evolution of informal settlements.

There has been close engagement with Chinese policy makers. Wu became an honorary member of Urban Planning Committee of Guangzhou under the Mayor, 2012- ; Webster was an invited member of the Wuhan Urban Forum and Hangzhou Urban Forum in 2012; CPD was delivered to Jiangsu Provincial Department of Construction; findings were disseminated in Jiangsu PD journal; Zhao, director of Planning Bureau of Xiamen, Lv Chuangting, Director of the Centre of Urban Planning in Guangzhou, and senior practitioners from the Urban Planning Society of China, International Planning Association of China Planning (IACP), and UN-Habitat were discussants in our Guangzhou impact workshop.

As well as workshops, a highlight of policy engagement was the publication of a series of seven featured articles in *China Daily* ([www.chinadaily.com.cn](http://www.chinadaily.com.cn)), a major newspaper in China, including one raising a debate with a senior ministry-level official (Director of the Policy

To cite this output:

Wu, F, *et al* (2013) *The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies*

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

Research Centre of Ministry of Housing and Urban and Rural Development) on the issue of urban demolition, which received attention from governments and NGOs. The collection is on the project website and ROS.

Capacity building impacts were achieved, for example, by 8 master students at Cardiff using the project database in theses, with fieldwork in China. At partner institutions, five master theses were developed using project data. Li used the database to publish in *City Planning Review*, receiving third place in the best paper of 12<sup>th</sup> National Young Planners' Paper Competition. Yuan and Wu published in *Urban Planning Forum* receiving third prize for best paper by the Jin Jin Chang Foundation, a major annual competition. The project led to new collaborative projects: Wu is co-applicant of the following funded projects: Dr. Li (PI): new immigrants' social space in Chinese large cities (NSF funded 300K RMB, 2010-2012); Dr. Li (PI) Social housing community under rapid urbanization (NSF funded 800K RMB, 2013-2016). Dr. He (PI) A political economy analysis of urban redevelopment and its socio-spatial consequences (NSF funded, 2013-2015). Wu (PI) 'Integration of Migrants in Chinese Society' (key project funded by Ministry of Education of PRC, 200K RMB, 2011-2013, with Li, Huang, Wang, and Ning).

#### b) Anticipated/Potential Future Impacts

Please outline any anticipated or potential impacts (scientific or economic and societal) that you believe your project might have in future. [Max. 200 words]

We expect our work to:

1. Trigger scholarly discussion and inform empirical research into the role of informal places in Chinese urbanisation and economic development
2. Be referenced in policy and academic discussions about urban village demolition and regeneration; Hukou (urban registration) reform, social-spatial segregation, social exclusion and migrant integration.
3. Be cited as a rare example of quantitative analysis of the impact of property rights and entitlements on income and poverty vulnerability in China.
4. Feature in practical professional discussions about alternative approaches to urban village redevelopment, including land re-adjustment approaches with various financing and organisational models and various degrees of locational entitlement redistribution to migrant renters and villager-developer/landlords.

You will be asked to complete an ESRC Impact Report 12 months after the end date of your award. The Impact Report will ask for details of any impacts that have arisen since the completion of the End of Award Report.

To cite this output:

Wu, F, *et al* (2013) The Development of Migrant Villages under China's Rapid Urbanization: Implications for Poverty and Slum Policies

ESRC End of Award Report, RES-167-25-0448. Swindon: ESRC.

#### 4. Declarations

Please ensure that sections A, B and C below are completed and signed by the appropriate individuals. The End of Award Report will not be accepted unless all sections are signed.

Please note hard copies are **not** required; electronic signatures are accepted and should be used.

##### A: To be completed by Grant Holder

Please read the following statements. Tick **one** statement under ii) and iii), then sign with an electronic signature at the end of the section (this should be an image of your actual signature).

##### i) The Project

This Report is an accurate overview of the project, its findings and impacts. All co-investigators named in the proposal to ESRC or appointed subsequently have seen and approved the Report.	<input checked="" type="checkbox"/>
---	-------------------------------------

##### ii) Submissions to the Research Outcomes System (ROS)

Output and impact information has been submitted to the Research Outcomes System. Details of any future outputs and impacts will be submitted as soon as they become available.	<input checked="" type="checkbox"/>
---	-------------------------------------

**or**

This grant has not yet produced any outputs or impacts. Details of any future outputs and impacts will be submitted to the Research Outcomes System as soon as they become available.	<input type="checkbox"/>
---	--------------------------

##### iii) Submission of Data

Data arising from this grant have been offered for deposit with the UK Data Service.	<input checked="" type="checkbox"/>
--	-------------------------------------

**or**

Data that were anticipated in the grant proposal have not been produced and the UK Data Service has been notified.	<input type="checkbox"/>
--	--------------------------

**or**

No datasets were proposed or produced from this grant.	<input type="checkbox"/>
--	--------------------------