

英国と日本における都市政策評価手法の比較研究（2）

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本論では、英国と日本において都市政策のインパクトがどのように評価されてきたのかを検討する。実際に採用されてきた評価システムと手法に焦点を当て国際比較を行う。都市政策の評価を、都市レベルと国家レベルの観点から検討する。英国における都市再生政策の評価手法の事例の特徴を解析し、最近日本において導入されている都市再生政策について若干の提案を行う。英日間の国際比較から、都市政策評価の発展可能性について述べる。

A Comparison of the Urban Policy Evaluation used in Britain and Japan (2)

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4. National Urban Policy and its Evaluation

(1) Urban Regeneration Policy in Britain

National urban policy in Britain has a long history. Using Figure 1, where several streams are represented, the evolution of urban policy can be traced. One of the most important streams is the series of policy responses to the inner city problem since the 1970s. As for the inner city problem, Education Priority Areas Programme and Urban Aid Programme (UAP) were established in 1996, and these programmes became Urban Programme Grants (UPG) in 1968. After that, other policy initiatives, including Community Development Project (CDP) in 1970 and Comprehensive Community Programme (CCP) in 1974, were also published. In response to growing concern about the elements of the urban redevelopment, the Urban Development Grants (UDG) was established in 1982 and the Urban Regeneration Grant (URG), providing assistance for the private sector, was introduced with the intention of complementing the UDG. In 1988, the URG was merged with the UDG into the City Grant (CG).

From the onset of the conservative government in 1979, urban policy moved to market-oriented initiatives with an increased emphasis on private investment and a greater concern for value for money. In this stage, important streams are land development and investment premium. The major initiatives are Urban Development Corporations (UDCs) and Enterprise

Zones (EZs) which were established in 1980. Other urban regeneration initiatives launched during the 1980s included Derelict Land Grants (DLGs), City Action Teams (CATs), and Estate Action (EA), etc.

In the 1990s, a switch in regeneration funding was represented by City Challenge (CC). City Challenge invited local authorities to bid for funds in partnership with other public, private and voluntary sectors. The plan was more closely linked to the needs of local communities and the provision of opportunities for disadvantaged residents. It was also intended to encourage a long-term perspective on change, and to integrate the work of different programmes and agencies. City Challenge represented a different approach to spending rather than an allocation of new funds- it was to be large scale, holistic, strategic, and based on partnership (Cullingworth and Nadin 2002).

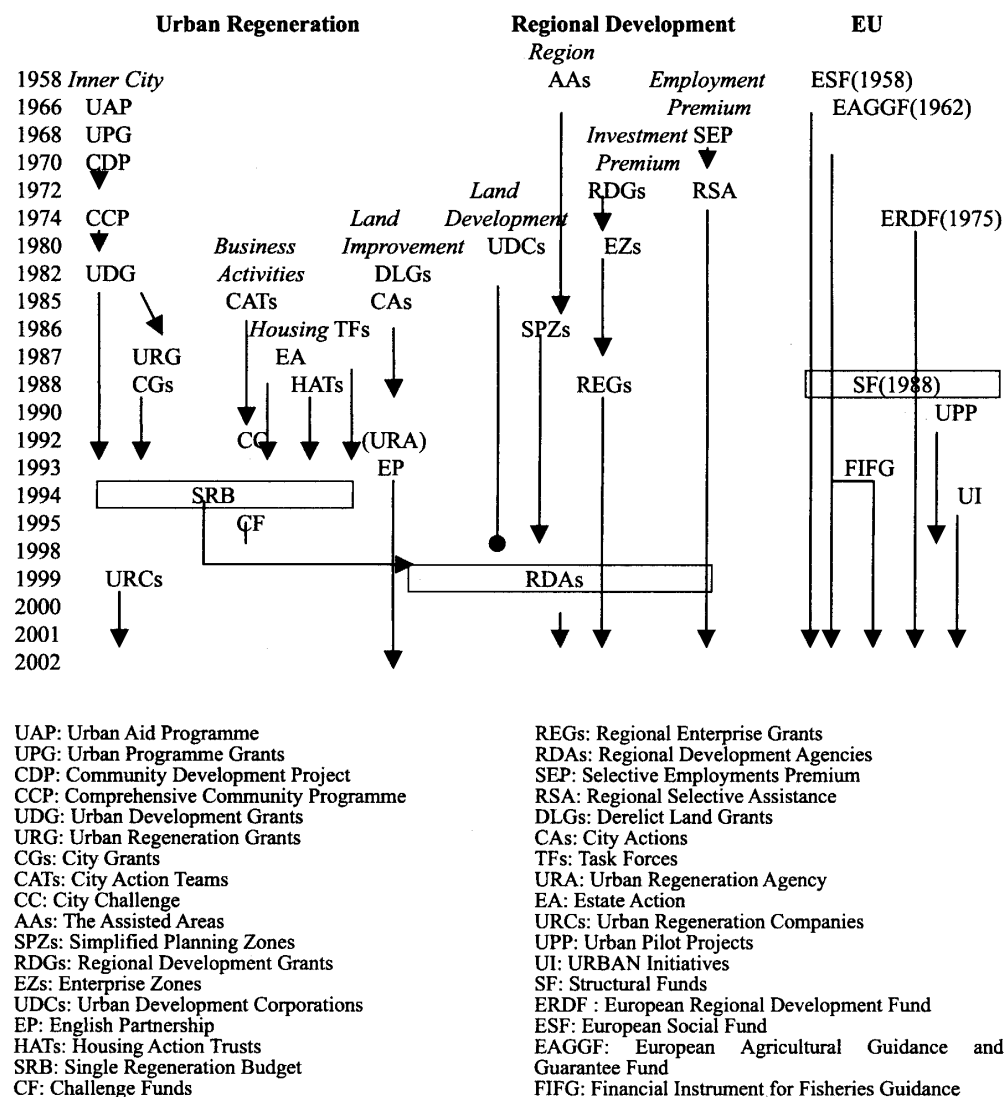


Figure 1 Urban and Regional Policy in Britain and EU

Sources: Compiled from Takase (1996), Roberts and Sykes (2000), Rydin (2003)

The Single Regeneration Budget (SRB) was introduced in 1994. The intention was to promote integrated economic, social, and physical regeneration through a more flexible funding mechanism. The design and execution involved four principles: the need for a strategic approach; partnership among the public, private, community, and voluntary sectors; competitive bidding for available funds; and payment by results.

In 1997, a Labour government was elected and a new stream can be seen in Figure 1, alongside the creation of Regional Development Agencies (RDAs). The intentions were to further economic development and regeneration, to promote business efficiency and employment, to enhance the development and application of skills, and to contribute to the achievement of sustainable development. RDAs are required to give equality of treatment to rural areas.

In the European context, many areas of the UK have benefited from the Structural Funds, which have grown in importance. Two initiatives have been launched for urban regeneration: Urban Pilot Projects (UPP) and the URBAN Initiatives (UI). In the UPP, many pilot projects were selected by four criteria and introduced in EU member states: economic development in areas with social problem; environmental action linked to economic goals; revitalization of historic centres and exploitation of technological assets of cities. The URBAN Initiative (UI) was introduced in 1994. This was intended to focus on integrated development programmes for the deprived areas of cities experiencing high unemployment, a decaying urban structure and infrastructure, poor housing and a lack of social amenities³.

(2) Evaluation Systems and Methods of Urban Policy Evaluation used in Britain

In Britain, many evaluations for urban policy have been carried out by central and local government, universities, and private consultants. In this

³ In Britain, some areas have been targeted by URBAN Initiatives. The first round of URBAN 1994–1999 (URBAN I) financed programmes in Belfast, Birmingham, Derry, Glasgow, London, Greater Manchester, Merseyside, Nottingham, Paisley, Sheffield and Swansea. The second round of URBAN 2000–2006 (URBAN II) includes programmes in West Wrexham, Belfast, Bristol, Burnley, Halifax, Hetton & Murton, Normanton, Peterborough, Stockwell, Thames Gateway, and Clyde Waterfront.

paper, the documents which were publicly announced by the British government are reviewed by emphasizing the system and method of urban regeneration evaluation. It contains six evaluation guidelines and 16 evaluation reports of urban regeneration initiatives (see Table A in Appendix). It is not an exhaustive list and aims merely to demonstrate the range of frameworks and methodologies within a comparative framework.

Basic concepts and approaches of those guidelines of urban regeneration evaluation are influenced by national-level guidelines and European frameworks (HM Treasury 1988, MEANS 1999). To deal with specific subjects related to urban regeneration such as partnership effects, local and national impacts, the relationship between central and local governments, spatial matters, and historical backgrounds, and identification of each city, the evaluation framework has been extended (HM Treasury 1995, ODPM 2002). However the guidelines in British have mainly focused on ex post evaluation or monitoring. In the European context, the URBAN II guidelines were published for the integration of the ex ante evaluation and the selection framework in the initiatives (EC 1999c, 2002).

In Table A, the evaluation method is classified into five types of technique: indicators, surveys, interviews, case studies, statistical analyses and cost-benefit (effectiveness) analyses. Many evaluation reports rely on the indicator and survey and case study approaches. For the evaluation of urban policy, especially at a practical level, simpler methods are preferable to more sophisticated systematic evaluation approaches such as social cost-benefit analysis, urban simulation, and micro-economic model. Several guidelines discuss the cost of evaluation, the limitation of resources, and the difficulty of implementing sophisticated methods proposed in academic fields.

(3) Case Studies of Evaluation Frameworks: URCs and SRB

Urban Regeneration Company

In the guidance for the evaluation of Urban Regeneration Companies (URCs), the framework for evaluation is based upon the approach proposed by the EC (1997), which is shown in Figure 2. The framework is activated by three level feedbacks: relevance, efficiency, effectiveness, utility and sustainability. Efficiency measures how well the resources (inputs) are turned into outputs or results through the use of cost effectiveness ratios.

Effectiveness measures how far the programmes contributed to achieving the specific objectives and utility measures the extent to which the programmes impact on the target groups or population in relation to their needs. Sustainability measures the extent to which the changes (or benefits) can be expected to last once the programme ends.

In the methodological framework, a multi-faceted approach is proposed. It is composed of cost benefit analysis, multi-criteria value for money assessment and “what works”. The value for money assessment is carried out based on the rationale and objectives of public sectors and reviews the efficiency. The “what works” analysis identifies characteristics of urban regeneration schemes and relationship among stakeholders. The proposed approach to monitoring and evaluating the URCs also combines both the bottom-up (micro) and top-down (macro) approaches. The bottom-up approach involves the identification of the inputs, outputs, results and impacts associated with individual projects. It will be based upon project-level information and analysis (survey and interviews). The top-down approach considers the changes in limited a number of strategic indicators.

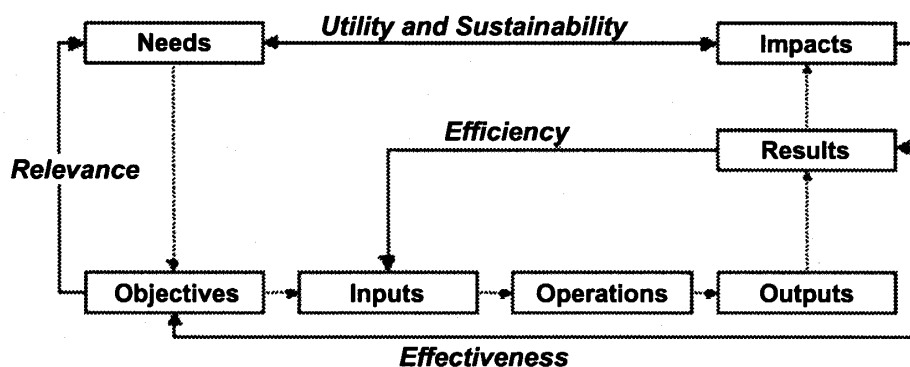


Figure 2 An Evaluation Framework for URCs

Sources: DTLR (2001a) and EC (1997)

Single Regeneration Budget

The evaluation framework described in DLUC (1997) was designed to follow closely the recommendations of Evaluation Group on Regional and Urban Programmes (EGRUP) (HM Treasury 1995) and is summarized in Figure 3. The focus of evaluation is put on the local area rather than the national level. The major objectives of SRB partnerships underline five benefits:

economic, housing, social, environmental, and community benefits. In this framework, three levels of outcome, delivery, impact, and sustainability, are measured. These three levels are concerned with (i) the outputs of each partnership and the process of implementation, (ii) the impact on social, economic and environmental variables over the life of the partnership, and (iii) longer-term issues.

In this framework, the economic, social, partnership, and other effects are measured. The magnitude of effects is defined in the guideline. Following the net additionality framework, the total net additional effects is defined as.

Total Net Additional Effect = (gross direct effects) + (multiplier effects)

- (leakage from target area/group) – (deadweight)
- (displacement and substitution effects)

Both spatial and time dimensions are implicitly considered. In order to measure the effects, standard techniques such as indicators, interview, and case studies are applied.

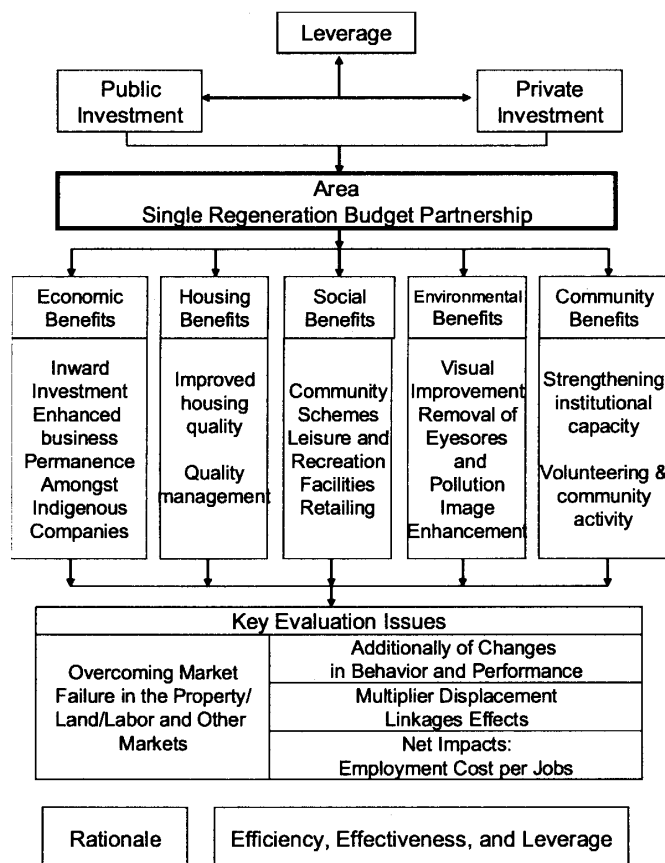


Figure 3 An Evaluation Framework for SRB Partnerships

Source: DLUC (1997)

(4) Urban Regeneration Policy in Japan

Urban and Regional Policy

In Japan, the regional and urban plan has been carried out under the Comprehensive National Development Plan (Figure 4). It is a fundamental plan for the use, development and conservation of land in Japan. It defines the future directions for constructing infrastructure for housing, cities, roads, airports, and so forth. Since the first plan in 1962, five plans had been formulated by 1998. These plans have successfully ensured balanced the development of national land (MLIT 1998, 2002b).

Japan's postwar rehabilitation has been realized by a supply side policy. A lot of people and economic activities have been concentrated in Tokyo, Osaka, and Nagoya cities. The agglomeration effects have contributed to the economic growth of Japan. In 1968, the Liberal Democratic Party published a guideline for urban policy which is the first comprehensive urban policy in Japan. The slogan was 'balanced national land development'. The guideline also regarded the use of private investment as important, but this was not translated into practical policy. In the 1960s, in order to ensure a balanced regional development, two plans, the New Industrial City Plan and the Industrial Development Plan, were introduced.

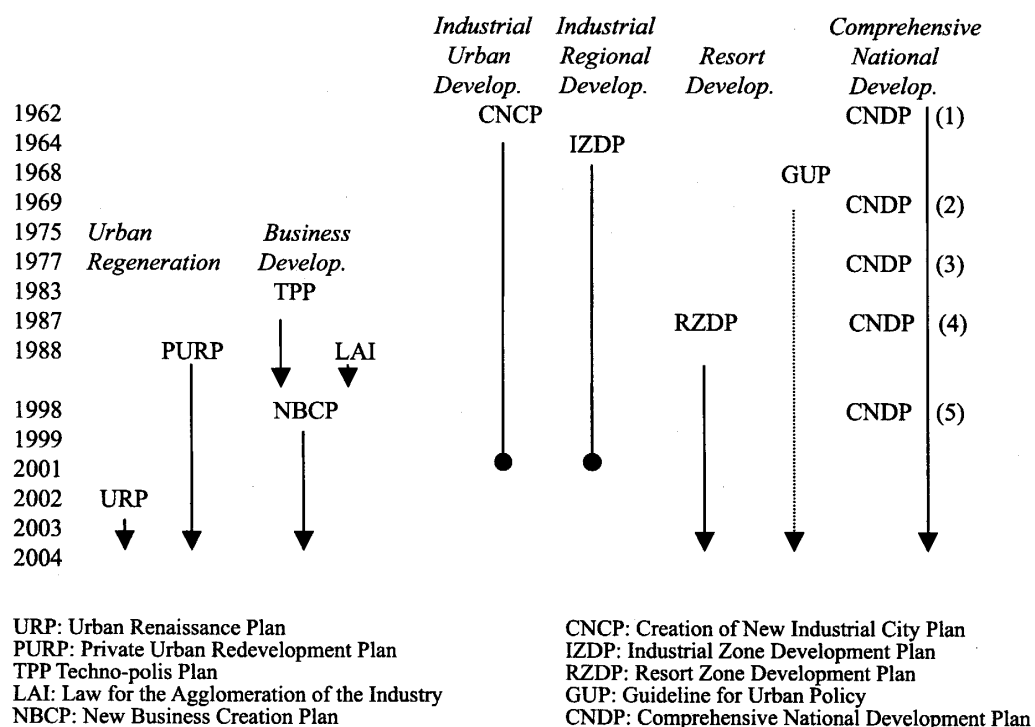


Figure 4 Urban and Regional Policies in Japan

In 1983, the Techno-polis plan, which aims at endogenous regional development through the development of high technology, was introduced to enhance the balanced growth. In 1988, to support the accumulation of knowledge and human capital in local cities, the law for facilitating the agglomeration of specific industries was published. These plans were unified into the plan for creating new business in 1998. Since the private urban redevelopment law was enacted in 1987, the urban functions and infrastructures have been redeveloped by means of private investment. In 1990, private finance initiatives (PFI) were also launched in Japan and market-oriented development has been implemented. Targeting the development of local areas, the resort development law was introduced in 1987 and 42 areas were selected. Facilities for recreation were constructed and the surrounding transportation infrastructure was improved to make use of natural resources in local areas.

Urban Regeneration

The Urban Renaissance Headquarters, which was set up by the prime minister and cabinet ministers, was established within the Cabinet Office in 2001. The objective was to promote 21st century projects for urban rebirth from environmental, disaster prevention and internationalization perspectives among others, as well as comprehensively and boldly advancing measures for urban rebirth, such as more effective land use. The Urban Renaissance Special Measure Law came into force in 2002 (PMJC 2002). Urban Renaissance Headquarters was positioned as a coordination group to promote measures promptly and in a prioritized manner for the revitalization of urban areas. The urban renaissance initiatives were planned by a strategic economic committee of central government in 1998. The initiatives were launched with the intention of promoting economic recovery in Japan.

Japan has faced challenges to overcome socio-economic transformations such as computerization, internationalization, declining birthrates, and an aging society. The significance of revitalizing urban areas is due to enhance their attractiveness and international competitiveness. In this revitalizing, five points are emphasized. The first is to control urban sprawl and to realize compact urban structures. The second is to immediately resolve the “negative legacy of the 20th century in Japan” such as the existence of hazardous

districts in case of earthquakes, heavy traffic congestion, and traffic accidents. The third is to work toward the “Creation of New Urban Areas of the 21st Century”, such as building world-class cities with international competitiveness, creating beautiful and safe cities, and realizing sustainable cities. The fourth is to create new functions developing new facilities, and to enhance the value of historical facilities in cities. The last is to enrich the two functions which urban areas possess, i.e., a place for advanced industrial activity, and a place for people to live.

Table 11 Urban Renaissance Policy in Japan

Programme	Initiative	Scope	Objective	Project	Reference Evaluation	
					System	Method
Urban Renaissance Programme	Central Govern.	Metropolitan Areas	National projects in cooperation with ministries / Involvement of private investment and activation of land market	13 large-scale projects* selected	URP, SRB	Social cost-benefit (effective), macro-model
Private Urban Development Programme	Private Sector	Metropolitan Areas and Large Cities	Expansion of private investment / Support of urban development by private sector / Promotion of urban planning based on citizen	286 projects selected (over 300 proposed, 2001)	SRB, URC	Indicator, survey, cost-benefit
Priority Urban Redevelopment Areas	Central Govern.	Metropolitan Areas	To implement concentrated investment of various policies/ To implement projects in early stage/ To realize appropriate conversions in land use	44 areas selected (16 local govern., 5,722ha)	SRB	Indicator, survey, cost-benefit
National Urban Renaissance Programme	Local Govern.	Local Cities	Quality of life/ Revitalization of regional economy and social situation	About 840 projects proposed (2002)	URC, CC	indicator, survey, case study

Note*) 1 Disaster-resistant area in Tokyo Bay 2 Metropolitan areas with recycling system 3 Public facilities by PFI 4 Reinforcement of functions of international communications and transportation in metropolitan areas 5 Ring-shaped road in major metropolitan areas 6 Nursery facilities in urban areas 7 Urban central area with high-density 8 Improvement and renewal of existing stock in cities 9 Renewal of environmental stock in metropolitan areas 10 International core of genomic research in Tokyo 11 Industrial core of Asia in Kyusyu 12 Redevelop local cities with attractiveness 13 Urban core by strategic usage of nationally-owned land

The urban renaissance programmes are roughly classified into three streams. As shown in Table 11, the first is the “Urban Renaissance Project” and central government takes the initiative in carrying out the projects. The projects are drawn up, based on the basic concepts, 1) projects for which the cooperation of ministries and agencies is necessary; 2) projects likely to induce private investment and contribute to the liquidity of land assets. For

example, the projects include the development of a ring-road in major metropolitan areas and the improvement and renewal of the existing stock in cities. If ports and harbours were developed and the ring-road was constructed, accessibility would improve and physical, commercial, and informational flows would be activated in cities. As a result, it is expected that the prospects for private investment will improve.

The second is the “Private Urban Development Project” and the initiative is basically taken by the private sector. In this programme, the proposed subjects are supported by central and local governments. However, the proposed projects selected must satisfy the following standards; i) the investment is on a large scale, and ii) the project has great significance in urban regeneration (it has an effect on urban redevelopment and it adopts a new development method, and improves the liquidity of land assets). In those projects, a targeted approach is adopted and metropolitan areas and local cities are clearly distinguished. In the policy known as the “Priority Urban Redevelopment Areas”, metropolitan areas and major cities are selected.

Much wider in scope, and covering the whole of Japan including local cities is the “National Urban Renaissance Project”. This is the third stream. In this programme, councils are established in cooperation with central and local governments dealing with the following subjects; a) to create a city with safety and peace, b) to create a beautiful city with cultural heritage, c) to create a city which gives full scope to its citizen’s ability, d) to create an environmental city.

(5) Evaluation Systems and Methods in Japan

In Japan, urban regeneration has just started but as yet there is no evaluation process. In the case of other urban policies, such as the technopolis plan, several evaluations have been done in the academic field and in practice (e.g. Yamasaki 1991, 1992, Tsukahara 1994, MIET 1998). However there was no direct feedback to the policy cycle in practice. Following the Government Policy Evaluation Act in 2002, national public services fall within the scope of a standard evaluation framework. Nevertheless, the Urban Renaissance Policy, which was established by the task force, has been implemented without an evaluation process. To make clear the impacts of

the urban renaissance policy, an evaluation framework must be introduced. At least, the Japanese government has to establish an evaluation committee for urban policy, which consists of public sector, university, and consultancy representatives. This matter needs immediate attention.

Referring to the experiences in Britain, we propose an evaluation framework and method to be applied to urban renaissance policy in Japan. Evaluation should be discussed as part of each programme.

1) Urban Renaissance Programme

This programme includes important projects in the metropolitan areas. There are relatively large projects which have a great influence on the national economy in Japan and other countries in Asia. The criteria must take account of the particular perspectives of Japan and Asia. Each project has to be evaluated by the social cost-benefit (effectiveness) analysis or a macro-model because those projects have long-term effects and spillover effects. A comprehensive evaluation will be necessary to explain the rationale of the variety of projects.

2) Private Urban Development Programme

In this programme, private investment has an important role. Even though the major purpose of the urban renaissance policy is economic regeneration, the framework of the SRB is beneficial for private investment. The leverage factor is a particularly important criterion for evaluation. Since the investments in those projects are medium sized and the metropolitan areas are targeted, an evaluation framework like that for the SRB should be applied.

3) National Urban Renaissance Programme

This programme targets local cities and has a lot of small projects. A simple framework and method is appropriate for those projects. Specific indicators which measure the quality of life should be developed. In-depth case studies using detailed surveys should enable several impacts to be discussed in detail.

A specific evaluation framework should be proposed to address the issues with which the urban renaissance policy is inherently concerned. Onishi (2002) pointed out three issues of urban renaissance policy: a lack of principles or perspectives of urban renaissance policy, interruption of decentralization of public services, and a lack of advocacy planning.

Takahashi (2002) also pointed out three issues: simple area-based urban policy without making distinction about types of development areas, i.e. housing area vs. business area, transaction cost of land markets, and a lack of urban policy evaluation system. Murahashi (2003) outlined three points: imbalance between urban activities (building capacity, population) and urban infrastructure (transportation, sewage, waste, etc), a lack of support system of subsidy and tax, and a lack of deregulation which encourages activities of the private sector.

We also make several suggestions by relating evaluation to these issues. Firstly, the rationale for urban renaissance policy in Japan should be made clear in the evaluation framework. Secondly, social costs should be measured in local authorities and in local cities which are not targeted. Thirdly, the meaning of compactness of city should be clearly defined and indicators of compactness should be developed. Fourthly, the liquidity of land assets should be a key factor of evaluation. Fifthly, the regulatory impact analysis should be incorporated into evaluation to measure deregulation spatial impacts. Finally, the efficiency of allocation of public expenditure for urban renaissance should be measured.

5. Limitations and Potential Development of Evaluation Systems and Methods

The previous sections were concerned with the practical application of evaluation systems and methods in Britain and Japan, focusing on the recent urban and national policies. In this section, the aim is to examine the limitations and potentials of evaluation systems and methods.

Several shortcomings in the development and application of systematic methods were examined by Batey and Breheny (1978). After a wide ranging review of systematic methods in British planning, they pointed out three methodological issues: organizational constraints, technical problems, and theoretical shortcomings. Hambleton and Thomas (1995) also pointed out the difficulty of urban policy evaluation and drew attention to three issues which appear in several reviews of evaluation methodologies: assessment of additionality (or deadweight) and indirect impacts, the availability and quality of data, and access to data. As for the evaluation system, Yamamoto

(1998) outlined four issues: the costs of evaluation, difficulty of outcome feedback loop⁴, new public needs and the priority, and the balance between accountability and management improvement⁵. These are general issues concerned with urban policy evaluation and are gradually changing for the better. However the matters are still unsolved and will remain in future. To satisfy the practical needs, suitable systems and methods for evaluation should be adopted under those constraints.

A potential area of evaluation work is the assessment of evaluation. To ensure the quality of evaluation, several standard frameworks should be developed. The EC has presented an assessment framework for evaluation reports (EC 1996, 1999). In the framework, to avoid authorities lacking quality standards, eight equality criteria are proposed: meeting needs, relevant scope, justified design, data, valid analysis, credible findings, impartial conclusions, and clarity (EC 1996)⁶. These criteria are useful for programmes of the Structural Funds⁷ and it is necessary to extend them to suit specific urban policies.

Another assessment is a cross-national urban policy evaluation transfer and exchange. Hambleton and Thomas (1995) pointed out that it is useful to compare and contrast the national urban policies and it is even more rewarding to engage in international comparisons of systems of urban governance. In order to realize and enhance further urban policy transfer and exchange in the sphere of urban governance, a global platform for

⁴ Outcomes or results represent the long-term impacts. Outcomes normally include impacts of other initiatives. It is difficult to clearly distinguish between the impacts of inputs concerned and the impacts of other initiatives. Furthermore the feedback loop into input may cause a time lag (see Figure 2).

⁵ In Japan, major objectives of local authorities are accountability and the efficiency of management. Accountability needs a simple indicator framework. However, it is pointed out that those indicators do not always reflect the efficiency of management.

⁶ Monnier (1997) also described eight similar criteria: meeting needs, relevant scope, defensible design, reliable data, sound analysis, credible findings, impartial conclusion, and clear report.

⁷ In a European context, the evaluation review for the Structural Funds has been published since the introduction of the SEM 2000 (the Sound and Efficient Management) initiatives (EC 2002). It provides information on the Commission's evaluation activities, on the main evaluation findings and on action taken as a result of evaluation.

evaluation should be established by cross-national evaluation exchange. In addition, a network of evaluators should be created to exchange information and experience on urban policy evaluation across cities and countries.

6. Conclusion

This paper has compared the urban policy evaluation frameworks in Britain and Japan. Meta-evaluation which synthesizes evaluation findings and results from a number of evaluations may contribute to the development of sophisticated and comprehensive frameworks. The systems and methodology of evaluation have a common dimension in social science, even though countries have different cultures, history, politics, and aspirations.

We surveyed the evaluations of urban policy from different perspectives: national and local public policies. In local authorities in Britain and Japan, the evaluation of local public services was introduced at almost the same time, i.e. the Best Value in Britain and the Local Public Sector Evaluation in Japan, even though Britain has a longer history of local administrative reforms. The British approach is characterized by an audit system, the comparison of local public services, and the intervention of central government. In Japan, on the other hand, the local authorities take the initiative in evaluating local public services and the evaluation framework depends on the decision of the local authority. The Japanese approach is characterized by three tiers of evaluation and the autonomy of the local authority. As for the evaluation method, both countries adopt similar evaluation techniques, such as indicators, cost-benefit analysis, and check-lists even though the frameworks of evaluation have different characteristics.

Britain has an extensive track record of national urban policy evaluation. The process of evolution of urban policy has been complex reflecting the varied experiences of cities in Britain. Japan has a history of national urban policy but the structure of the evolution seems to be simpler than that in British. These have been also affected by politics. The complexity of the structure of urban policy brings with it the difficulty of evaluation. In Britain, individual urban policy initiatives have been evaluated based on objective criteria. A set of national urban policies might should be comprehensively

evaluated through a scientific evaluation process and widely publicized. It also contributes the decision process of urban policy by politics through the citizen's voting process.

In Britain, evaluations have been applied to various urban policies and the results have had an effect on subsequent urban plans. Auditing has a national-local framework. However, there is no general evaluation framework to link together national urban programmes which are implemented by central government and local public services which are supplied from local authorities. Although it strongly depends on relations between local and central governments, national urban policies and local urban policies should be evaluated simultaneously. An extensive evaluation framework might have to include an ideal form of local and central governments.

In Japan, national urban policy has just started and the evaluation is also at an early stage. Several developed countries, such as Britain, have already had extensive experience of policy evaluation. The Japanese government should make good use of this experience and should open up a new arena for evaluation.

In public policy evaluations, the emphasis has been put on ex post evaluation rather than ex ante evaluation at a practical level. Most of the ex ante evaluations have not been announced or published by the public sector and has not been performed in what sense has not been done systematically. And the experiences of frameworks and methods for ex ante evaluation are not yet sufficient. The ex post evaluation has no significance for the society if it fails to contribute to a new policy. In practice, it seems that there is no strong direction from ex post to ex ante at policy level. It is important to improve the environment of ex ante evaluation.

Globalization has created a dense network of cities in the world. Social and economic activities in cities have had various influences on world society. Evaluations of urban policy should treat international issues such as world economic growth and global environmental problems. Similarly cross-national urban policy transfer has played an important role; cross-national evaluation transfer and exchange are inevitable functions to attain a sustainability of our urban society. To develop a framework for cross-national evaluation of urban policy, we need a lot of experience and effort and the synthesis of comparative evaluation studies.

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Abbreviations

AC: Audit Commission in UK

EC: European Commission

ODPM: Office of the Deputy Prime Minister in UK

PMJC: Prime Minister of Japan and his Cabinet

DETR: Department of the Environment, Transport and the Regions in UK

DLUC: Department of Land Economy in the University of Cambridge in UK

DTLR: Department of Transport, Local Government and the Regions in UK

METI: Ministry of Economy, Trade and Industry in Japan

MLIT: Ministry of Land, Infrastructure and Transport in Japan

MRI: Mitsubishi Research Institute in Japan

MPHPT: Ministry of Public Management, Home Affairs, Posts and Telecommunications in Japan

Appendix

Table A Evaluation Systems and Methods of Urban Policy Evaluation used in Britain

Report	Evaluation System						Evaluation Method							
	Aim	Objective	Timing	Scope		Criteria	Focus	Indicators	Surveys	Interviews	Case Study	Statistical Analysis	Cost-Benefit	Others
1 Urban Policy Evaluation Strategy Consultation Document (2002)	Guide for Evaluation of Urban Renaissance Policy	Comprehensive Evaluation Method	Ex post, Midterm	Policy of Urban Renaissance	244 urban areas	New Vision of Urban Living	Economic Social Environ.	indicators, spatial dimension, baseline			24 partner cities			
2 Answering the Really Difficult Questions: the Role of Local Social Surveys (2002)	Guide for Local Social Survey Method	Assessment of the impact of regeneration initiatives	Ex post	General regeneration initiatives			Economic Social Environ.	yes	yes	yes	Yes	yes		
3 URCs – Learning the Lessons (2001)	Guide for Evaluation of URCs		Ex post, Monitoring	Policy of URCs		Efficiency Effectiveness Sustainability	Economic Social Environ.	Strategic Indicators	yes	yes			Cost-Benefit Accounting	Multicriteria VFM Assessment
4 Local Evaluation for Regeneration Partnerships Good Practice Guide (1999)	Guide for Evaluation of Local Regeneration Partnerships	General Approach for Evaluating	Ex post, monitoring	Local Regeneration Scheme		Impact Effectiveness Sustainability	Economic Social Environ.	baseline indicators						VFM
5 Evaluation of Regeneration Activities Funded under the SRB- The Evaluation Framework(1997)	Guide for Evaluation of the SRB evaluation	To design a methodology to evaluate the process and the impact	Ex post, Monitoring	SRB		Social, Economic, Environ. Benefits Partnership effects	Economic Social Environ Housing Community	yes	yes		Yes (partnership effects)			
6 A Framework for the Evaluation of Regeneration Projects and Programmes (1995)	Guide for Regeneration Projects	A common framework for regeneration	Ex post Monitoring	Regeneration Scheme		Outputs Efficiency Effectiveness	Economic Environ. Social	yes	yes	yes				
7 Neighborhood Regeneration: Lessons and Evidence from Ten SRB Case Studies (2002)	Evaluation evidence of case studies		Midterm	SRB (6 rounds)			Economic Social Environ. Housing Community	yes	yes		yes			
8 Evaluation of the SRB Challenge Fund (2002); Summary Household Survey Results: 1996–1999 (2002)	Household survey		Ex post	SRB	3 areas		Economic Social Environ Housing Community		social survey		3 areas			
9 Transferable Lessons in Regeneration from the Housing Action Trusts (2000)	Transferable Lessons						Housing	yes			good practices			
10 ESRBCF: Final Evaluation of Two Short Duration Case Studies (2000)	Final Evaluation of Two Short Duration Case Studies (2000)		Ex post	SRB	5 case studies	Impact, short term cost-effectiveness, VFM	Economic Social Environ. Housing Community	yes			5 areas		yes	SRB evaluation framework

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11	ESRBCF: First Final Evaluation of Three SRB Short Duration Case Studies (1999)		Ex post	SRB	3 case studies	Impact, short term cost-effectiveness, VFM	Economic Social Environ. Housing Community	yes		3 areas	yes	SRB evaluation framework
12	ESRBCF: An Examination of Baseline Issues (1999)		Ex post	SRB	20 case studies	baseline	Economic Social Environ. Housing Community	yes				
13	City Challenge - Final National Evaluation (1999)	Achievement of City Challenge and the good practice lessons	Ex post	City Challenge (1992-1998)	31 CC Partnerships		Economic Social Environ. Safety	macro indicators	company surveys			VFM
14	Interim Evaluation of English Partnerships: Final Report (1999)	Base line conditions for major flagship projects	Interim		20 area-based strategies	delivering mechanisms, inward investment, housing	Economic	yes		yes		
15	ESRBCF: Key Results from the Residents' Baseline Social Surveys (1998)	Resident's social survey	Ex post	SRB	20 case studies		Economic Environ. Social		yes			
16	Interim Evaluation of English Partnerships: Review of Structure, proposals for Strategy and Practices (1998)	Assessment of the distinctive features and Review of Structure, proposals for themes and issues	Interim				Economic					Review
17	The Impact of Urban Development Corporations in Leeds, Bristol and Central Manchester (1998)	Assessment of the impact of UDCs in Leeds, Bristol and Central Manchester	Ex post	UDCs	3 Cities	Expenditure, Outcomes (spillover effects)	Economic Social	yes		yes		leverage, vacancy chains
18	Urban Development Corporations: Performance and Good Practice (1998)	Review for the activities and performance of the UDCs	Ex post	UDCs	7 case studies	costs and impacts	Economic Social	yes		good practices		
19	ESRBCF: Examination of Unsuccessful Bids (1996)	Unsuccessful examples	Ex post	SRB	10 case studies		Economic Environ. Social					
20	An Evaluation of Six Early Estate Action Schemes (1996)	Assessment of the effectiveness and value for money	Ex post	EA	6 estates	quality of life (estate)	Economic	yes	yes			
21	Final Evaluation of Enterprise Zone (1995)	Comprehensive Evaluation of EZ	Ex post	EZ	22 zones		Economic	zone indicators				thematic studies
22	Assessing the Impact of Urban Policy (1994)	Comprehensive Evaluation	Ex post	Urban Programme	123 authorities and 3 conurbations		Economic	5 indicators	1,299 inner city residents	public, private and voluntary sectors	yes	

Sources: Compiled from DETR (1997), DLUC (2002, 2000, 1999ab, 1998, 1997, 1996), Murtagh (2001), ODPM (2002, 2000ab, 1999ab, 1999abc, 1996, 1995)