



European Network for Housing Research Conference
Beyond Globalisation: Remaking housing policy in a complex world

Book of Abstracts

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Contents

Supporters	1
Organising Committee.....	1
WS02: East European Housing & Urban Policy	2
WS04: Housing & Living Conditions of Ageing Populations	4
WS05: Housing and Urban Sustainability	18
WS06: Housing Economics	26
WS07: Housing Finance	37
WS08: Housing in Developing Countries	51
WS09: Housing Regeneration & Maintenance	59
WS10: Land Markets and Housing Policy	64
WS11: Legal Aspects of Residence and Rights	70
WS12: Metropolitan Dynamics: Urban Change, Markets and Governance	79
WS13: Migration, Residential Mobility & Housing Policy.....	87
WS14: Minority Ethnic Groups & Housing	100
WS15: Poverty Neighbourhoods	103
WS16: Private Rented Markets	111
WS17: Residential Buildings and Architectural Design.....	117
WS18: Residential Context of Health	122
WS19: Residential Environments & People.....	126
WS20: Social Housing: Institutions, Organisations and Governance	138
WS21: Welfare Policy, Homelessness, and Social Exclusion (WELPHASE)	152
WS22: Energy Efficiency and Environmental Sustainability of Housing.....	163
WS23: Social Housing and Globalization	171
WS24: Housing Market Dynamics	178
WS25: New Researchers' Colloquium	189

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WS02: East European Housing & Urban Policy

Second Generation Of Home Owners: Challenge For Housing Policy In Russia

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Through the recent two decades housing in Russia has experienced substantial transformations. In early 1990s the original state owned housing stock became mostly private for a short period of time without any strong changes in the distribution of housing. Households got homeownership of their dwellings and the property was more or less equal in terms of housing condition as number of rooms or per capita living space. Since the value of housing equity is known to depend fundamentally on its location, wealth held in housing assets is a major source of inequality. With the development of the housing market inequality of household wealth became more pronounced due to accelerated price growth in regional centers and migration attractive regions. After more than twenty years of transition to market economy demographic shift towards an aging society is raising a question of housing deficit for the second generation of homeowners. Aggravating factor here is a huge difference in prices deforming intergenerational housing resource flows between Russian regions and making it hard to overcome unaffordability of housing. The main objective of this research is to get more precise picture of housing conditions along the life cycle of households and to evaluate the role of housing passed down the generations in growing wealth inequality. We also examine how the housing problem is solved when children leave their parents' home. Description of the most deprived groups is the first step on the way of making housing policy more effective. Analysis is based on the data of representative survey 'Person, Family, Society' with a sample of 9,5 thousand of households.

Housing Policy As A Part Of Urban Regeneration Policy - The Case Of Poland

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Urban policy is one of the most complicated way of programming public area-based intervention. Cities are perceived as the engines of the European economy, especially through fostering the economic growth, employment and social inclusion. However, most cities have to deal with the problems of social exclusion, poverty and physical deterioration of housing stock in crises areas. The complexity of problems, their interconnectivity, scale and transformation combined with limited solutions cause that urban regeneration can be perceived as a wicked problem. Especially in housing complexity of issues and interdependencies between local stakeholders are one of the main obstacle in the path of revitalisation. Urban revitalisation is one of the arising urban policy in Poland. Since 2004 urban regeneration projects are financed by the structural funds and became one of the measures taken by the local authorities to tackle the wicked problems in deteriorated areas. Although many resources are dedicated to the urban regeneration programs, the effects are still weak, especially in housing. The area of deterioration is estimated in Poland to be around 20% of urban areas, most of them are housing areas in historic centres. The aim of the article is presentation of housing policy in Poland with reference to the urban policy and regeneration measures. The interdependencies between local stakeholders (authorities, housing associations, developers, private owners) are shown and the wicked" character of the problem is reflected."

On The Meanings Of Home Among Urban Residents In A 'Super-Ownership' Nation: Perspectives From Romania

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The post-communist privatization of state flats to sitting tenants has transformed Romania into a nation of homeowners; yet its popularity appears perplexing given the poor quality of the stock and disappointing, given flat-owners' subsequent lack of action regarding home improvement. Conversely, self-builders' proactive agency moved them up the housing ladder. While this striking contrast draws attention to various structural conditions, which have constrained the former and enabled the latter, it also raises intriguing questions on residents' meanings of home. By interrogating 48 homeowners' narratives, this paper sustains the multilayered and multi-scalar meanings of home, which intertwine the socio-cultural territory of family and nation; the physical frame of one room or several dwellings; the emotional domain of object-memories; and the ontological realm epitomized by something as minimal as 'my bed'. Findings demonstrate that flat-owners and self-builders do not significantly differ in their meanings of home but detached houses rather than flats facilitate more fully their appropriation.

Does Rent Deregulation Influence Housing Tenure Choice? The Case Of The Czech Republic And Slovakia

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The choice between buying and renting house is usually referred to as tenure choice. Existing literature defines several typical factors (patterns) which influence this key decision every household has to make. The paper examines the potential factors using an econometric model drawing on sample data (the panel data based on investigation of EU-SILC) in the Czech Republic and Slovakia. Czech and Slovak housing market went through serious changes during last two decades (moving from state control to market). Last decade can be characterized by the ongoing process of abolition of the rent control in both countries. Despite above mentioned specifics of transforming housing market in both countries, the results our analysis showed that tenure choice is affected by the factors similar to those in other countries - by household income, education, marital status. By contrast, gender, age, number of children or retired persons in the household turned out to be insignificant. In our analysis we propose one more factor which might be of interest. Based on the Czech and Slovak data covering the period of the rent deregulation process in 2007-2012 we assess to what extent rent deregulation itself has influenced the tenure choice patterns. The two countries have the same historical and legislative background (until 1993 there was only one Czechoslovak housing market). This enables to evaluate the influence of the deregulation process in more detail as the process took different timing and form in both countries (the Slovak one used to be more dynamic but is still not finished yet). Our analysis using probit regression model did prove that regulated rents were an important factor affecting tenure choice. After deregulation households living in apartments with regulated rent preferred to buy house rather than stay in rental sector. Particular attention is paid also to the two characteristics of the households in the rent sector before and after the deregulation process - income and education distribution of the households.

WS04: Housing & Living Conditions of Ageing Populations

Housing Choices And Housing Plans Of Older People – In Search Of A Tipping Point

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Planning for the housing situation of an ageing population is one of the challenges of many countries today. In Sweden housing provision is mainly a matter at the municipal level where the municipalities take on the responsibility for facilitating for the different actors to realise their housing plans and for influencing the situation in the housing market. In order to do this successfully, knowledge about the housing preferences of the different actors is crucial. Most people today remain in ordinary housing all through life. In Sweden only 5 per cent of the population aged 65 and above move to assisted living. This results in greater demands on the housing that is available in the ordinary housing market and on the municipalities in ascertaining that suitable housing is being provided. In order to increase our understanding of the needs and wants of the ageing population, a survey named SHIELD, Survey of Housing Intentions among the ELDerly, was conducted in 2013 in which the respondents answered questions about their current housing situation and their housing plans for the future. The research questions raised regarded the choice of tenure and housing size and were stratified on age and municipality type to certify analyses of these variables. The SHIELD-survey was sent out nation-wide, to 4000 people aged 55 years and older resulting in a response rate at 60,7 per cent (2400 individual). In this study the housing preferences as regard housing, housing location and housing type were in focus in relation to age. The aim was to distinguish if there is a time in life when the preferences, locations and/or the type of housing the respondents would prefer changes, a tipping point. Preliminary results of 10 year cohorts show that the most marked change in preferences and behaviour is between the cohort 75-84 years old and the oldest cohort 85+ but it is also evident from the study that there is a gradual change over time, such as moves from large to small housing, from owner occupation to rental housing that begin already between the first two cohorts, 55-64 and 65-74 years old. The survey shows that in general respondents in the major cities and in the rural or tourism-dependent municipalities are less inclined to move compared to respondents from other types of municipalities.

Independent Living Of Older Adults In The Context Of Integrated Service Areas: A Case Study In Groningen, The Netherlands

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The demographic development in countries with a constantly growing number of elderly combined with the simultaneous decrease in the number of younger persons no longer able to provide for the elderly, poses new challenges to ensuring care for senior citizens. Provision of services for the elderly must also be restructured for another reason: An increasing number of senior citizens wishes to remain in the residential environment they are familiar with and live in as independent and self-determined a manner as possible - even if they depend on assistance and care. The Dutch policy for Ageing in place is among others supported by the planning of integrated service areas within existing neighbourhoods. The concept of integrated

service areas is focused on residential areas of towns, municipalities or villages where the elderly and the young can live together. It is an integral part of this concept that the necessary infrastructure and assistance be provided to the elderly in cooperation with local stakeholders and citizens, such as Barrier-free or low-barrier 'normal' apartments and easily accessible public spaces; Low-threshold assistance provided by specialists as well as neighbours; Small-scale home care (also for those elderly with a considerable need of care); One or several meeting and care centers, including residential forms for senior citizens in need of care. In this paper we investigate the integrated service areas in the town of Groningen, the Netherlands with special attention to the needs and wants of the local community of older adults concerning the use of their own potential and initiative, special attention for older home-owners to see whether or not it is needed to create fitting or adapted homes and find out ways to strengthen the network around older residents. In this way we want to evaluate whether the integrated service areas as implemented in the municipality of Groningen does contribute to the support of ageing in place and independent living of older adults in Groningen.

Housing And Public Space For Elderly In Singapore

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Singapore is experiencing a tremendous age shift of its population. The total fertility rate has been lower than the replacement rate for over 30 years, while the average life expectancy has increased from 66 years in 1970 to 82 years in 2010. Between now and 2030, the number of residents aged 65 years or older will multiply threefold. By then, one in every five residents will be a senior. This unprecedented ageing population significantly challenges the small and densely populated city-state of Singapore. Ageing has been part of Singapore's national agenda since 1980s. As ageing issues are complex and multifaceted, Singapore has used a multi-agency approach, forming several inter-ministerial committees in monitoring the ageing trends, proposing policies and coordinating efforts among governmental agencies. The ageing policies in Singapore are also intrinsically linked with its urban development. The unique urban setting of Singapore lies in its geographical constraint of a small island of 715km², its high population density of over 7400 people per sq.km and the scarcity of natural resources. The centralised urban planning by the governmental agencies has formed a high-density and transit-oriented urban environment. Elderly's living, transportation, healthcare, recreational and social activities all take place within the planned urban environment, especially in high-rise public housing estates where most elderly dwell. This paper reviews and critically analyses Singapore's housing policies and initiatives for the elderly, in order to draw lessons and propose new directions in dealing with complex, localised ageing issues faced by many cities. Through reviewing elder-friendly housing initiatives since 1990s such as Studio Apartment and various HDB neighbourhood upgrading schemes, the paper offers critical perspectives on housing environmental design and neighbourhood planning in four areas: equal access to age-friendly features, specificity and diversity of housing and eldercare, provision and participatory design of public space, and place attachment versus redevelopment and relocation. The paper seeks to uncover the potential areas for improvement, as well as to identify future research in housing and public space development that support ageing population in high-density cities.

Evaluating Supported Housing Options For Older People In Britain And Sweden

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The paper will review the housing and support options for older people in Britain and Sweden and will discuss how they have emerged and the main factors that explain differences between the two countries. It will use an evaluation framework based on the concept of well-being to evaluate the impact of the different accommodation and support forms on the residents concerned. Conclusions will be drawn on the more appropriate forms of provision in the two countries and will examine barriers to future provision of this kind.

Eldercare And Bottom-Up Initiatives To Face The Economic Crisis

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The aging population is increasing in South European countries and is becoming an important social issue for the following decades. Countries such Italy (20.3%), Greece (19.3%), Portugal (19.1%) and Spain (17.1%) are above the OECD (14.4%) percentage of people over 65 years old. This social situation is bringing about not only needs of specific services and benefits for older people, but also new housing necessities, related to their mobility problems and loneliness mainly. The possibility of aging in place is something willed by the majority of people (Pynoos, et al, 2008; Sheehan, and Oakes, 2008; Smith, et al., 2012; Rodríguez Castedo, et al., 2005). However, this possibility or having housing support is becoming more difficult in Spain, after the financial crisis and the housing bubble. The austerity measures and its consequences on restructuring have substantially affected the life conditions of older people. The Spanish Law 39/2006 of Dependence brought about the recognition of eldercare provision and was a relief for families and users. With the new restructuring measures from 2011 and 2012, there is a lack of care services, especially, for those older adults that are still living at home. Furthermore, the option of care homes or residential care is pretty expensive and difficult to afford for older people, without the aid of relatives. As a consequence of the situation of a lack of care and a widespread feeling of loneliness among older adults, there are emerging new initiatives around the country. The aim of this paper is to shed light at bottom-up initiatives that have emerged in the city of Tarragona from the Third Sector. We focus on one: the project Now, beside you" (Ara al teu costat) supervised by Caritas and run by the different dioceses of the city with the aid of volunteers. It consists in visiting and caring for older adults, who are living alone, for few hours every week, especially for those that have economic problems and/or difficulties of mobility and housing accessibility

Making New Maps: Trying To Understand The New Old Age And What It Means For Housing

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This paper considers our exploratory journey that started and ended with older people's concerns about the physical and social architecture of the "older people's housing" offer. Drawing on a series of North of England based conversations employing new and creative methods of engagement, we set out three points. Firstly that older people's concerns are not addressed simply by better design outcomes- there was a

strong desire for co-production that demands new skill sets from a range of professionals. Secondly, that in considering where they might live, we and older people moved into some very deep explorations of what later life might mean; how people wanted to be supported in times of need; the significance attached to community and or neighbourhood. Thirdly, that while older people are striving to find new words; housing providers/developers are wrestling to respond often with dwindling resources - caught between outmoded ways of thinking about older people and a fear of radical change...

Inclusive And Integrative Design Strategies For Ageing-In-Place

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Ageing-in-Place is recognized as optimal solution for the challenges of ageing population. Still, even though it is considered to guarantee societal cohesion more than secluded specialized institutions, current settings are often neither socially nor spatially able to accommodate changing needs. Also the impact of isolation of single elderly needing home-care, low incomes and lack of opportunities for participation need to be tackled. European cities have growing groups of elderly living in apartments that fundamentally lack adequacy to facilitate ageing-in-place. Even though programs like the German "Senior Housing Conversion" subsidize refurbishments, research studies predict an extreme shortage of homes suitable for an ageing population. Also Asian Cities like Singapore - that with its HDB-estate as predominant form of housing could potentially connect social networks with the individual domains of the elderly - faces similar problems. As side-effect inherent in administrative systems, policies for spatial and social frameworks are not coordinated, rendering it almost impossible to seek synergies for a holistic Ageing-in-Place. Research and Design practices increasingly pursue inclusive design ethics, that consider the stimulation of social networks through programming of architectural interventions as integral part of purpose-oriented social design strategies. Such holistic approaches could accommodate bottom-up strategies and spatially embed them as part of sustainable integrative framework: initiatives like 'Rent-a-Granny' - set up in Berlin to connect retirees looking for societal participation with families to facilitate child daycare - benefit from the density of urban life that when effectively negotiated offers potential intergenerational networks. In China, where traditional Asian eldercare systems of the younger taking care of the older is increasingly unsustainable. mutual eldercare systems evolved as a self-help model, in which still agile retirees take care of the needy ones, knowing they will receive similar care if necessary. A research proposal aiming to evaluate existing settings and to identify such inclusive design strategies has been recently submitted in Singapore for approval by the researcher as part of an interdisciplinary team. The researcher focuses on the holistic integration of services for health-care and ongoing participation, on living forms like senior flatshare and multi-generational housing.

Elderly Housing With LGBTQ Profile To Support Diversity?

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The aim of this paper is to explore if and how sexual orientation and gender identity make sense to housing preferences among persons who identify as gay, lesbian, bisexual, transgendered or queer (LGBTQ), in relationship to the idea of elderly housing facilities with a LGBTQ profile. The present and future society faces the challenge of providing adequate housing options for a diverse older population. Even though diversity in the older population is increasingly recognized, diversity in terms of sexual orientation and gender identity is rarely addressed. Sexual orientation and gender identity influence how living

circumstances, social relationships and household compositions are formed. Thus it strongly influences housing options and preferences. It is well documented that the general society in Sweden and internationally builds upon a hetero-normative perspective. Thus traditional housing for older people might not provide an adequate option for LGBTQ people. Elderly housing with specific profiles has been presented as a way to meet and support diversity in the older population. In Sweden and internationally there exist a number of elderly housing with a specific ethnic profile, and a few with LGBTQ profile. Still little is known about what and how aspects of diversity make sense and can be manifested in profiled elderly housing. The paper is based on findings from a survey including persons who identify themselves as LGBTQ (n=200) and heterosexual (n=198) and six focus group discussions with persons who identify themselves as LGBTQ. The ranking of specific preferences in terms of architectural and environmental features and staff competence in a senior housing was found to be quite similar between the two groups. The findings from the focus groups showed that LGBTQ-specific dimensions of aspects that on a general level did not differ between the two groups, largely influenced if and how sexual orientation and gender identity make sense to housing preferences. Further, the focus groups revealed dilemmas related to if and how a profiled LGBTQ elderly housing could be an adequate housing option. The dilemmas included tensions between openness and segregation, normality and exclusiveness and between ideology and everyday experiences. On basis of the combined findings from the survey and the focus group discussions we present some suggestions for how an elderly housing with a specific LGBTQ profile can be organized and designed.

Downsizers And Other Movers: A Comparison Of Housing Choices And Outcomes In Later Life

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This is the third paper presented at an ENHR Conference on the authors' research into Downsizing Amongst Older Australians funded by the Australian Housing and Urban Research Institute. While the first two focussed only on downsizing, in particular the motivations and considerations of downsizers on the one hand and barriers and policy options on the other, this paper will compare downsizers with those who move without downsizing (referred to as 'other movers'). The study included older people who had moved at least once since turning 50, not all of whom had downsized. While the percentage of older Australians (50 years and over for the purposes of this study) moving in later life is quite modest (estimated at around only 18% within a five year period), it is virtually equally divided between downsizers and other movers. A comparison between these two groups reveals some significant differences in motivations and considerations in the moving process as well as in choice of dwelling size, type and tenure, and social and economic outcomes. While lifestyle change is an important motivation for moving in both groups, downsizers are motivated much more by an inability to maintain the house and/or garden, their children leaving home and negative shocks such as death of a partner, relationship breakdown and disability. Other movers are more consumption driven in their housing choices and much more likely to remain in large detached houses than downsizers who are more likely to move into attached/row and flat/apartment housing both in the general market and in retirement villages. Consequently, building management and defects/maintenance issues are a greater cause of dissatisfaction for those who have downsized than other movers whose main dissatisfactions are neighbour/social issues and accessibility to transport. The paper then explores the implications of these findings for urban planning, housing design and the housing industry to accommodate Australia's ageing population.

Ageing In A Regenerating Neighbourhood. Long-Term Developments In Perceived Neighbourhood Regeneration Benefits Of Elderly People In Hoogvliet, Rotterdam.

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An important demographic development in European countries is population ageing. The growing shares of elderly people raise enormous societal challenges with regard to the size of the work force and the demand for, and funding of pensions, health care and other age-related services (Gavrilov & Heuveline, 2003). On city and neighbourhood level, policymakers increasingly grapple with the question how to accommodate ageing in neighbourhood development and management. This is not only considered as necessary for decreasing the costs of expensive institutionalized care, but also positive for the well-being of elderly people (e.g. WHO, 2007; Wiles et al., 2012). A precondition for the success of such policies is that elderly people feel safe in their homes and that they perceive their neighbourhoods as familiar, safe, clean and a nice place to age in (e.g. Davies & James, 2011; Gardner, 2011; Wiles et al., 2012). In the Netherlands, many neighbourhoods with a rapidly ageing population have been subject to urban regeneration policies. An important question is to what extent these policies have affected the socioeconomic position and perceived housing or neighbourhood benefits of elderly people. Several studies looked at physical urban renewal (renovation, demolition) and associated forced relocation, and investigated the experiences of elderly people. Others have studied how regeneration affects elderly people's sense of belonging (e.g. Phillips et al., 2005; Lager et al., 2013). However, these studies do not tell us much about the socioeconomic impact of regeneration on those elderly people who do not move. We will fill this gap through the analysis of a small but unique panel data set of 160 elderly residents in Hoogvliet, a district of Rotterdam. This district is known as one of the biggest urban regeneration sites in the Netherlands. These residents have responded to partly similar surveys in 2007 (looking back to 1999) and 2012. This enables us to analyse changes on a range of socioeconomic, housing and neighbourhood perception indicators. We are particularly interested in the extent to which elderly residents ascribe perceived benefits to regeneration, or to other causes. Thus, we aim to establish the long term development in the socioeconomic position and perceived regeneration impacts of elderly people in Hoogvliet.

Housing And Ageing In France And Germany: The Intergenerational Solution

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European public policies in the area of housing and living environment face the challenge of ageing well". In France as in Germany, the intergenerational housing option is put forward by the public authorities. This housing scheme seems a good solution from an economic and a social point of view as it allows a reduction in the public expenditure necessitated by the demands of an ageing population and improves the quality of elderly people's lives by focusing on personal autonomy and communal solidarity. The "baby boomers" represent a new generation of pensioners: healthy, comparatively better off and better educated than the generations before them, they lived through, or participated in, the major social changes of the 70's (feminism, ecology etc.). They reject passivity and solitude, both too often associated with the old age experience of their parents' generation, and search for social ties and participation. The strong demand for a society based on solidarity (family, neighbourhood, community) and active citizenship expressed by this generation is furthermore actively encouraged by public authorities faced with a welfare state in crisis. We explore in this paper the different intergenerational housing models that are promoted in France and in Germany. In France, seniors living alone are invited to share their self-owned big houses or flats with

students or young workers who are experimenting difficulties to rent a place to live. Young people pay no rent or a little one and help the senior in their daily life. In Germany, the intergenerational cohousing model, which is based on solidarity between seniors and families, is the most developed as it can bring up social ties for the older and help young parents to conciliate leading a professional career and taking care of children. The generalization of intergenerational housing and living environment for the elderly raises important questions. What are the conditions to impulse a real solidarity and mutual support among the elderly and their young neighbours? Is this kind of housing model appropriate to take into account the dependency risk? Is the intergenerational model better adapted than the "only for seniors" housing option to promote "ageing well"? How do seniors experiment what could appear as an intergenerational solidarity pressure? This paper tries to give some answers to those questions based on field studies recently conducted in intergenerational housing projects in France and Germany."

Older People's Living Arrangements In A Context Of Economic Crisis: Comparing Household Structures In Northern And Southern European Contexts - United Kingdom And Spain

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In the current context of demographic ageing, understanding the living arrangements of older people is central to the development of appropriately designed public and housing policies. This is even more important in a context of economic crisis and social cut backs, where income inequalities will limit the residential options available to older people, as well as having an effect on the role that broader family networks can play in supporting their housing needs. The main objective of this paper is to develop cross-national comparative analysis of older people's living arrangements in terms of their household structures, and with reference to comparative welfare state theories, see if these patterns can be linked with different welfare state models and family systems. A comparative approach is used to explore differences or similarities in these patterns between northern and southern Europe, with a particular focus on the UK and Spain. The paper is underpinned by the premise that despite an economic crisis which has been felt by most European countries, changes to patterns of household structure for older people will be far from homogeneous, but will reflect a number of structural constraints, including differences in welfare systems (which in turn influence housing provisions), and socio-familial structures, as well as different normative systems which influence the relative importance placed on the role of broader kinship networks in supporting older people's living arrangements in situations of economic uncertainty. The choice of comparative contexts - the UK and Spain - should capture these differences quite significantly, notably with regard to variations in family solidarity. The paper will draw on European wide data sources (EU-SILC) and country specific data sets in Spain (Labour Force Survey-EPA; Survey of Living Conditions-ECV) and the UK (General Household Survey-GHS, Labor Force Survey-LFS) for the analysis. An exploratory and descriptive analysis will be performed to establish relationships and convergences, with a subsequent explanatory design that measures the interrelationship and influence of different structural and economic aspects over older people's living arrangements.

The Effect Of New Alternatives On Housing Preferences For Retired Koreans

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Rapid aging society has extended the span of aged life of the elderly people in fast speed and the importance of holistic health including the elderly people's physical, psychological and social health has been emphasized in these years. But considerations for their social health have not been made sufficiently so far. Accordingly, environments need to be made to satisfy the behavioral requirement of the elderly physically, psychologically, socially, and economically. At the point of the time when the demand for quality of housing increases, a variety of approaches should be considered to develop an appropriate environment prepared for social relations after retirement. The study used the pre-post experimental research design. This design is to compare the changes in the preference responses to the residential type for the elderly before and after new information on possible social relationship change. The survey tools asked the general and residential characteristics to the targets and investigated residential location, type, size, ownership type, residence-selection factors. As results, in case of couple living together, those surveyed were rarely interested in the residential type taken into consideration for the elderly, hoping to continue to reside in the existing house. But many changed the previous preference being influenced by the given information. In case of living alone in health, the elderly had the tendency in favor of the residential environment to get along with a lot of people, although having a high demand for a private space. The preference patterns were diversely dispersed compared with those in case of couple living together in health. In case of couple living together in poor health, the preference ratio of independent elderly apartment with care service became very high and the ratio of other preference patterns was very low. In case of living alone in poor health, it showed the change apparently preference patterns. When the preference changed before and after providing information, the case of living alone in poor health showed a greatest impact on the change in the preference showing the tendency to move to the independent elderly apartment with care service. Whether care service exists or was found the most important factor depending on health status.

Housing Adjustment And Modification For The Elderly With Vision Impairment

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As consequence of increasing aging population, more elderly confront chronic health conditions including physical disabilities and vision impaired. The most common hazards found in homes for the people with sight loss would be inadequate lighting, unsafe/insecure floor surface, staircases with no railings, poorly designed or arranged furniture, poorly designed tubs, toilets and fixtures on the bathroom, and etc. For the elderly with sight loss, well designed housing could be an important indicator for their quality of life for the elderly. Housing adjustment and modification could help the elderly to cope with sight loss, do daily activities more independently, and lead to better quality of life. The purpose of this study is to investigate housing conditions for the elderly with vision impaired, state of housing adjustment or modifications, and analyze the effects of housing conditions on the wellness of the elderly in Korea. The questionnaire including ADL, housing checklist based on the guidelines for the vision impaired, self-efficacy, and quality of life were developed. The data are analyzed using SPSS through logistic regression analysis. The result will identify which specific environmental factors influence quality of the resident life and find out if housing adjustment and modification affect the degree of perceived self-efficacy, and quality of life for the elderly with vision impaired.

The Effects Of Residential Environment, Social Relations And Demographics On The Elderly's Well-Being In Shanghai

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Rapid population ageing is becoming a serious social challenge for Chinese cities. The life quality and well-being of the elderly people have increasingly received political and academic attention. Literature suggests that living environment and arrangement, social/familial supports, and socio-demographic characteristics are of importance to the elderly's well-being. Yet, existing studies normally focus on the direct influences of specific determinants (e.g., environment and health) on well-being failing to analyse and compare those determinants in a comprehensive theoretical framework of well-being, and to consider the mediating function of the elderly's self-evaluation on determinants. This paper aims to analyse and compare the determinants of the elderly's subjective well-being, and to investigate the distribution of well-being between sub-groups of the elderly and between urban and rural areas in Shanghai in 2010. The theoretical framework, including physical (comfort, stimulation) and social (status, behavioral confirmation and affection) well-being, and the relationships between sources/activities and subjective well-being, and the mediating function of needs satisfaction are elaborated first. Thereafter, data and methodology introduces the SAGE (Study on Global Ageing and Adult Health) survey of the World Health Organization, the structural equation modelling and the dependent, mediating and independent variables. The influence of each variable on subjective well-being is then analysed and compared, followed by the analysis of well-being distribution between sub-groups and between urban and rural areas. The results show that comfort is most important for the elderly's well-being, as the elderly generally experience a decline in physical capability and health. Good conditions of housing, health, energy, physical ability, and high socio-economic status have positively impact on comfort needs satisfaction. Younger elderly pay more attention on stimulation, behavioral confirmation and relevant facilities, while the older ones' well-being relies more on comfort and affection. Geographic location of residential community matters, as the urban elderly enjoy better services (medical, recreational and commercial) and have higher well-being than those rural elderly. This paper concludes that despite comfort is crucial to the elderly's well-being in Shanghai, evident variations exist between different age groups and between urban and rural areas.

Housing Tenure: A Determinant Of The Supply Of Housing Subsidies And Housing Options Supporting Ageing In Place Of The Elderly?

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The aim of paper is to reveal the link between the scope of housing aid designed to support ageing in place and the given housing system. The main research question is whether the structure of the housing stock according to housing tenure has an impact on the diversity and the level of innovations in the supply of public housing subsidies and housing options available to the elderly. The authors concentrate on those public subsidies that support for ageing in place, and those housing options that represent independent housing rather than institutional care facilities. The research is conducted on a sample of eight European countries that substantially differ in terms of their housing and welfare system: Austria, Germany, the Czech Republic, Hungary, Poland, Slovakia, Slovenia and Italy. These countries were represented in the international project HELPS (Housing and Home-Care for the Elderly and Vulnerable People and Local Partnership Strategies in Central European Cities), which was implemented under the Central Europe

programme and supported by the European Regional Development Fund. The project primarily focuses on implementation of innovative pilot actions in selected EU states that would increase the autonomy of vulnerable people by allowing them to remain in their recent or, at least, standard forms of housing for as long as possible. After controlling for the effects of several external factors the results show that the tenure-based structure of housing stock may have a significant impact on the dependent variable, which is the diversity and innovativeness of housing subsidies and options for the elderly. Specifically, in countries with a lower homeownership rate and a higher share of rental housing there is also a greater probability that the supply of housing subsidies and options available to the elderly will be wider and will involve more innovative features. However, the results still need to be verified on a larger sample of countries in future research.

Residential Preferences Of The Elderly Population: Age, Class, And Geographical Context

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In this paper we analyzed how residential preferences in the 55+ population was related to age, socio-economic background, and geographical context. The share of the 55+ is expected to increase substantially in the coming decades. With increasing age, the risk of disability increase. Analyzing the residential preferences and residential strategies of the 55+ population will increase our understanding of how population ageing will affect the housing market and the extent to which there is a risk for a mis-match between the housing needs and wants of an aging population and the ability to find adequate housing. The theoretical perspective used is based on the assumption that residential preferences are strongly linked to age, socio-economic status and geographical context. The importance of age will show in changes in health status, physical fitness, and cognitive ability. Socio-economic status changes like retirement, influences the values of individuals and the opportunities that are available to them. Geographical context is also assumed to play an important role. Residential preferences often influence where people live (sorting), and valuations are influenced or re-enforced by the social norms that prevail in the area where one resides (contextual effects). We used an empirical survey, SHIELD, directed to a stratified sample of the 55+ population in Sweden with questions about residential status, residential preferences, and residential plans. With respect to geographical context, our approach was based on a methodological innovation to circumvent potential pitfalls caused by the modifiable areal unit problem. First results show that decreasing with age are preferences for closeness to forest and land, that the dwelling has a garden, is owned, that the family can come and stay, that there are room for social events, and that hobbies can be practiced. Preferences increasing with age are that the dwelling is located in an area where I feel at home, is designed for independence, and for disability, has an elevator, and that it is one-storied. Importantly, elderly 55+ is not a homogenous group concerning housing preferences. A challenging result is however that class and income are not determinants for housing preferences in old age in the same way as age and geographical context. Finally, geographical context is of importance for elderly's' housing preferences, e.g. garden is preferred in middle class area types but not in elite and marginal area types.

Senior Friendly Challenges At The Crossroad Of Correlations Between Design, Spatial Experiences & The Quality Of Life: The Case Of Tama New Town

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Population aging and urbanization are the results of successful human development during last century. Policy-makers, architects and urban planners are increasingly aware of the importance of providing 'age-friendly' buildings and urban environments. To encourage world cities to plan for aging, the WHO initiated a global collaborative project in 2005 to identify two "aging-friendly" key features: social environment and physical infrastructure. Furthermore, the physical environment in which we live is a recognised dimension of the quality of life (WHO Quality of Life Assessment Group 1998), and is likely to be particularly important for older people living in care housing settings. However architects, mostly interested in physical attributes and regulations, often do not realise the impact and do not fully appreciate potential of architectural design to improve senior quality of life. Nevertheless, researchers have shown that psychological well being is one of the most essential aspects of successful ageing (Carp, 1976; Lawton and Nahemow, 1973; Schwirian and Schwirian, 1993). Thus, the design of care buildings seems to be of crucial importance to the large number of actual and future seniors. Therefore, actual design standards of senior care housing focus principally on physical needs of residents and psychological needs are often neglected. Consequently, the design of care housing settings requires knowledge of architectural elements influencing house living experiences and resident's quality of life. The methodology of the research is based on a framework of nine emerging dimensions, which result from the relationship between design, spatial experiences and quality of life (building organisation; safety, health and architectural design of senior care housing; regulations and guidelines; privacy; ability to personalise surroundings; orientation – disorientation – confusion; sensory simulation; conflicts between different building users; participation and contributions of older people). In this light, the aim of my paper is to show correlations between characteristics of architecture, senior's spatial experiences and the quality of life.

Feeling At Home In A Multigenerational Household: The Importance Of Control

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'Ageing in place' initiatives form an important part of broader 'ageing well' strategies that are being developed in response to demographic change. Increasingly it is acknowledged that it is important to understand how individuals shape and modify the space within their own home and immediate environment to facilitate flexible solutions in the event of a loss of independence. This presentation aims to understand how individuals construct the space both within their own home and their immediate surroundings and how this construction is linked to their own perception of ageing and growing old. A thematic analysis of 28 qualitative interviews undertaken in France in 2010 resulted in two differentiated responses in relation to home adaptations: those respondents who had acted to modify their home and environment and those who instead sought to delay or 'put off' any modifications. The results demonstrate the multi-dimensional experience of ageing, the diversity of types of home environment and the interplay between compensatory solutions and the social contexts within which they take place. The findings go some way to contributing towards a greater understanding of why some people 'adapt' on both a personal and practical level to their home environment and others do not. They show the complexity of the person-environment interaction where life histories as well as contextual characteristics relating to the availability

of resources interact to produce the different outcomes described above. In this way, the findings stress the importance of social factors that shape the experience of ageing. The need for a more holistic approach that takes into account factors such as an individual's experience of ageing is suggested in order to understand the use of space in home environments and the adaptations that are made to them. Policy initiatives for 'ageing in place' can be reinforced by closer user involvement.

What Ever Happened To Asset Based Welfare? Housing Wealth And Welfare Beyond The Crisis

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In the early-2000s, 'asset based welfare' (ABW), or the idea that individuals across income categories could be encouraged to invest in assets to draw upon in old age or times of need, became increasingly attractive in light of projected pension shortfalls. The global housing boom, meanwhile, helped make the owner-occupied housing market a specific focus of ABW policies, connecting homes and housing careers directly with individual pension strategies and intensifying institutional connections between housing and pension sectors. Nonetheless, in the late-2000s, the subprime and credit crises, and subsequently the GFC, ostensibly helped undermine the viability of ABW. Since the crisis however, welfare state restructuring in the face of demands for austerity has provided little alternative to ABW as a means for individuals to prepare for their projected pension needs. This paper addresses how housing has retained its centrality as an asset base of welfare and continues to represent an alternate pillar of pension provision. It focuses specifically on the UK, which has been at the forefront of transformations that have deeply impacted housing assets and arguably enhanced its salience as a means to offset diminished pension resources. The paper begins by mapping out transformations in housing assets and ABW up to and through the crisis. It goes on to consider the changing means by which housing assets have offered a way to supplement pensions, as well as the associated problems: homes as fungible assets, private landlordism, and the equity release market. It finally considers the salience of transformations in the UK for other parts of Europe.

The Economics Of Co-Housing: Lessons From A London Development For The Over-50s

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This paper looks at the economics of cohousing. The key feature of this form of alternative housing provision is that households choose to live in an intentional community. Prospective residents often work with architects and developers to specify and design their future homes; cohousing developments incorporate self-contained dwellings but also communal spaces of various kinds, usually including a 'common house' with a large kitchen and dining area. The idea of cohousing is increasingly popular in the UK, particularly for the over-50s, but there are very few completed developments--why not? Using the lens of economics and data from a 2 1/2 -year participatory study of the formation of a cohousing community for seniors in London, we examine the market for cohousing and discuss economic barriers to its provision. We investigate the cost of new supply, which can be affected by the special nature of the built form but more importantly by the length of time required for group decision-making and planning procedures. We

discuss the nature of effective demand and the mechanisms by which members of cohousing groups can finance their participation. We also examine the economic risks and uncertainties involved, and particularly those specific to senior cohousing.

A Study On The Communal Living And Space Of Elderly People In Rural Areas, Korea

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Korean society is quickly transforming into an "Aging Society", and it is more evident in rural area. Senior citizens in this area struggle with poor environment to meet their daily needs despite the country's overall economic growth. Lately there has been new movement among them as a way to reduce their expenses and increase their money value by trying communal living expenditure. It should be researched more thoroughly to clarify the situation. Elderly people in Korea Rural areas, is vulnerable in economic and social life. In this article, how elderly people live in their house and villages as a communal life, and change their life style by themselves. From this survey, we can understand elderly people in rural and recognize appropriate social welfare system for them. This research is approached, first, by statistics of elderly people in rural villages, compose. Second, classify villages in Jeonnam province as town, big and small village, finally, interview elderly and observed their living in the village. The result give us a symptom as follows; Daylife in a house moves into village common facilities. Second, daylife, meal, and some people sleeps at village building as common facility, specially in winter. It was a generic process to co-housing in Korea and it can be a new style of co-housing system in rural village in Korea.

Housing And Dementia

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Housing and DementiaDr. Anja Szypulski: TU Dortmund University, Department of Regional and Urban Sociology, Dortmund, GermanyAbstract There are around 1.3 million people with dementia in Germany and this figure is set to double until 2050 because of our ageing population. As a result of population ageing, the share of people with dementia is growing. In Germany it is just above 1,600 per 100,000 inhabitants already today. At the same time, fewer and fewer young people are replacing the older generation. This means that in the future there will be fewer people who can take care of people with dementia. Meeting the social care and support needs of people with dementia can therefore be seen as a complex challenge. Also the question of housing and a dementia friendly urban development will become more relevant. Housing is an essential condition for a self-determined live. In Germany a wide range of housing options for people with dementia exist. Beside stationary nursing facilities and outpatient care alternative forms of housing (and care) developed in the last years. This development reflects the political discourse on housing and ageing population which placed an emphasis on outpatient care. The paper focuses on the ambulatory supervised flat-sharing community, so called Demenz-WG, which are characterized by a 'cohousing' concept: living together in small groups with communal areas and participation of the inhabitants and family members. The paper presents preliminary findings from a case study of ambulatory supervised flat-sharing communities in North Rhine-Westphalia which is based on interviews with experts and field visits of the communities and the outdoor environment. Special attention is drawn to concept, design and financial aspects (costs, subsidies), the policy context and instruments aiming at addressing people with dementia (e.g. strategies, master plans). The potentials of the ambulatory supervised flat-sharing communities to

enhance the living conditions of people with dementia and to contribute to a more dementia friendly urban development will be discussed.

How Much Does Where You Live Affect Where You Go And How You Feel? A Study Of Older People In Northern England

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This paper is based on qualitative and quantitative interviews with a sample of c120 people aged 55+ in three sites in Northern England, carried out in spring 2014. This data gathering forms part of the 'Co-Motion' project lead by the University of York, with other university partners. This project is, in turn, one of a set of 7 projects supported by EPSRC's 'Design for Wellbeing: Ageing and mobility in the built environment' programme. The programme's hypotheses are that mobility can contribute to wellbeing, that the built and social environment affect mobility, and that environmental adaptation may be used to enhance both mobility and wellbeing. The Co-Motion project is testing the hypothesis that where you live (your micro-neighbourhood, your neighbourhood and your city) affects where you go, that this may be particularly true for older people, and that this affects how you feel. The paper reports: Sampled older people's mobility, within and beyond their neighbourhoods and cities (using a wide range of measures); Sampled older people's wellbeing (using the 'Bowling' OPQOL scale); The characteristics of older people's micro-neighbourhoods (immediately around the home), their neighbourhoods and cities (using existing and purpose-built typologies). It considers: how much mobility and wellbeing are related; how much mobility and wellbeing vary by city, neighbourhood and micro-neighbourhood; how much of this variation could be attributed to characteristics of the city, neighbourhood and the micro-neighbourhood of the home, as opposed to individual characteristics or other factors (using qualitative and quantitative data); what characteristics of the city, neighbourhood and the micro-neighbourhood of the home appear to promote and inhibit mobility and wellbeing.

WS05: Housing and Urban Sustainability

Planning Reform, Housing Reform And Social Polarisation. Options For The Future Development Of London

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This paper will examine the impact of recent planning and housing reform on London. The paper will assess the spatial and distributional effects of the combination of housing, planning and welfare reform policy shifts and focus two areas of impact: a) social polarisation and b) on the debate over whether the compact city, high density option currently being pursued, is the best option in relation to economic, social and environmental sustainability criteria. The case study area is the London metropolitan region - London and the home counties. The paper will examine the impact of the government's new approach to planning, including the abandonment of any national strategy for the spatial distribution of housing growth, the abolition of regional strategies and housing targets (beyond London), the introduction of neighbourhood planning, and the role of the 2011 Localism Act provisions on the 'duty to Co-operate' as a basis for 'larger than local' planning. The paper will analyse the impact of the changes to the Government definition of affordable housing, the changes in funding regimes, with the end of central government funding for social rented housing, and the operation of the Mayor's new housing investment powers. The paper will then review the responses to the challenges of a higher level of population and household growth than previously projected, the Mayor's response to these challenges in his proposals to revise the 2011 London Plan and the alternative development options available to respond to significant population growth. Keywords: Regional planning; Metropolitan Regions; Housing Reform; Housing Supply; London; Governance

Mixcity. Urban Restructuring And The Provision Of New Housing In Milan, Copenhagen And Hamburg

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The redevelopment of inner city urban areas has been a main concern for European cities dealing with post-industrial restructuring in the last decades and large scale urban projects have been extensively and investigated by urban research. The raise of a complex interplay among different public and private actors as well as issues of social (in)justice have been analysed and discussed by critical research work with reference to the phases in which the projects and the masterplans have been conceived. While these large scale urban projects are now mostly implemented, it is worth investigating how spatial and social organization processes are developing in these new urban areas which tend to display a significant role in hosting a consistent number of those inhabitants who return to the city" in a phase of re-urbanisation. In this respect, driving research questions may be: under which conditions, and with which expectations, do people decide to settle in the central city? What sort of city-space has been produced? How and why are uses influencing urban qualities? Which are the elements that allow and support a mix of functions and social groups in the face of prevalent tendencies towards separation and segregation? Along these questions, we have been analysing redevelopment projects that have been explicitly targeting a mix of different functions and social groups, openness and accessibility of open public spaces and when the ambiguity of new categories and uses has been challenging consolidated urban planning traditions and

regulatory systems. The paper presents the results of a comparative empirical research which has been developed in three European cities by an interdisciplinary research group (urban sociologists, urban planners, urban designers) investigating how newly produced urban spaces are functioning in three large redeveloped urban areas (Bicocca/Milan, Islands Brygge/Copenhagen, HafenCity/Hamburg).

THE STORY OF BAY BALCONY An Architectural Study Of Domestic Borders In Copenhagen

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“What is an edge? We can think about an edge as having been of two sorts. In one, it is a border. In the other, it is a boundary. A border is a zone of interaction where things meet and intersect. A boundary is a place where something ends” [Sennett, R. (2006) *The Open City*].

Architects and planners normally approach domestic borders as a line of separation between the dwelling and city. The current study investigates these borders as zones of interactions, questioning how to constitute a common ground between the inner and outer side of domestic border. The research seeks after the common benefit and gain of the interaction of the involved actors at the border. By doing so, the study underlines a forgotten, yet important, role of this edge zone – being a zone of commonality between the house and city, between indoors and outdoors, between the man at home and the man at the street. The city of Copenhagen promotes porous borders on the ground level, but there is a lack of recognition in the significance of communicative characters as well at the higher part of the edge. The city’s planning approach is “Consider urban life before urban space. Consider urban space before buildings”. This urban strategy neglects the possible architectural contribution to the street atmosphere and its effect on urban life. Bay balcony has been a common architectural element in Copenhagen’s residential buildings, since the end of the twenties. It is a domestic border with an architectural thickness combining window, door, windowsill and balcony. The bay balcony was originally introduced to enhance indoor qualities including light and view. Throughout the paper, it is argued that these ecological motives have grown to architectural and urban dimensions. The paper analyzes the characteristics and potentials of these dimensions and their interconnections.

The paper is a collection of material from the case study of an ongoing PhD study titled: *LIVING EDGE - The Architectural and Urban Prospect of Domestic Borders*. The paper includes a description of the problem analysis, research question, method, discussion and conclusion.

ANANAS - Enhancing Urban Density Through Sustainable Housing Development Strategies

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In Switzerland, the area of built-on land increases every day by the equivalent of 10 football fields. Urban and rural sprawl is becoming a major concern. With steadily high immigration and increased individual living space consumption, there has been an ongoing housing shortage in metropolitan areas like Zurich, Geneva or Basel. Housing construction has therefore been booming for the last decade, fuelled by extremely low mortgage interest rates. The growing construction sprawl, not just in urban and suburban areas, has led to increased public concern, as evidenced in two recent votes on ballot initiatives. Swiss voters decided to limit the rate of second homes (often unused for large parts of the year) to 20 per cent of the housing stock in each community, affecting mostly tourist regions. A revision of the Swiss spatial

planning/zoning law, restricting community autonomy in expanding construction zones also received a majority yes vote. Against this background, urban areas - the focus of immigration and housing shortage - are searching for ways to grow that enhance, rather than destroy the existing urban qualities and minimize urban sprawl. The project ANANAS (an acronym of the German project title)? is set in this context. It starts, however, from a user perspective, namely the fact that a growing number of households prefer a socially, ecologically and economically sustainable lifestyle in a dense urban environment. The project aims at developing strategies that contribute to a housing stock attractive to these target groups. ANANAS develops principles and guidelines to reconcile the goals of increasing urban density while at the same time enhancing the quality of urban life. Six medium to large housing projects in different planning and implementation stages will serve as case studies in order to generate practice-based principles and guidelines. The handbook to be produced will present recommendations to support cities, communities and investors in planning and implementing housing projects that encourage sustainable lifestyles while enhancing the qualities of the built urban fabric. The project is funded by the Swiss Government (Commission for Technology and Innovation - CIT, grant nr. 15785.1 PFES-ES) in cooperation with ecos Basel and supported by eight project partners: large institutional investors (case study contributors), the cities of Basel and Zurich and Basel, and the Swiss Federal Office for Spatial Planning.

What Can Walking Tell Us About Cities (And Housing)?

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This paper will explore the terrain of the 'new walking studies' and consider what it might offer for understanding contemporary cities. Walking studies embraces walkers as a subject (as thinkers, as chroniclers, as artists) as well as of the practice of walking (principally pedestrianism as transport but also walking as an emancipatory cultural practice). But my interest is primarily in the potential of walking as method. There is a long tradition of urban walking and writing, from the Parisian flaneur to Ian Sinclair's psychogeographical revelations of London, gained from a provocative walk around the route of the M25. Having immersed myself in the housing and urban policy that has helped to reshape Glasgow in the last 30 years, I wanted to see if I could learn new things about the city by walking it. So the paper here will be in part an exploration of walking as method but will also report on what I am learning from my walking through the housing estates, shopping centres, business parks and vacant land of the post-industrial city.

Redevelopment Of Urban Districts - A Real Estate Economic Approach

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This doctoral thesis is supposed to pick up and enhance the idea of business or housing improvement districts for the reassessment of existing urban districts with heterogeneous property ownership and the absence of public financial resources. Although the development of existing urban districts seems to be highly related to real estate matters private initiatives often dispense with the potential of real estate economic proceeding. With a given site of an existing urban district the study tries to evolve a supply-side redevelopment approach with the focus on increasing real estate values within its boundaries and decreasing marketing risks. Eventually a real estate management system for existing accommodations is supposed to be evolved. Such a system allows property owners to find the ideal strategy for the further development of their district in consideration of the quality of location and the marketing opportunities. This conceptual approach involves all phases of real estate management (from the analysis to the implementation of a controlling system) with special emphasis on real estate funding. One of the basic aims

of the study is to adapt the requirements of real estate development of single properties to framework requirements of urban districts. The principles of public funding like urban development funds are supposed to be investigated for a possible adaption in this context. This redevelopment approach is supposed to be tested in different case study regions in Germany to range from shrinking rural areas to growing metropolitan areas with its special frame conditions.

Marginalisation Of Low Income Housing In Britain In The Context Of Social Cohesion

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Access to housing has become a major problem for the low-income in Britain. Policy changes affecting social housing stock, for the past three decades, have resulted in the marginalisation of social housing and large-scale privatisation of rented accommodation. Different funding regimes of the period have constituted, in effect, a ban on Local Authorities' development role and supported a constant flow of stock from the public to the private sector. Access to housing has become dependant on one's purchasing power. The shrinking supply of housing available to the low-income has led to greater scrutiny on the use of the space. Paired with arguments for livelier cities resulting from higher densities and mixed tenure models, space has become a commodity, the surplus of which in social housing is open to new charges. This paper considers the effect of shortage and marginalisation of social housing and higher densities on inhabitants of low-income housing and proposes that higher density in such developments militates against social sustainability and finds that it is the spatial expression of the impoverishment and dispersal of the marginalised.

Conceptualising Prosumption: Exploring Household Energy Production And Consumption In Scotland

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Since the publication of *Das Kapital* (Marx 1867), the nature of production, consumption, and their relationship has been hotly debated across many academic disciplines (Humphreys & Grayson 2008). In the past three decades, a plethora of terms, concepts, and ideas have emerged, reflecting social and economic trends and the changing dynamic of production and consumption. Amongst these ideas, prosumption, a concept developed in the 1980's by Alvin Toffler, is gaining traction. Used to describe the act of simultaneously producing and consuming goods or services, the concept has primarily been discussed in the context of user-generated content in online IT communities (Web 2.0) but is increasingly being applied in other cases (Comor 2011). Indeed, some have even suggested that we are in the midst of a revolution and that prosumption represents a 'new era of capitalism' (Ritzer & Jurgenson 2012). The term prosumption has increasingly been joined by a number of others: produsing; 'active' consumption; and, customised consumption, to name but a few, with recent special issues of the *Journal of Consumer Culture* (2010) and *American Behavioural Scientist* (2012) attesting to this. In particular discussions about the ethics, politics and meanings of prosumption have engaged many academics, particularly the extent to which prosumption 'tends to entrench status quo relations and structures' (Comor 2011). Nevertheless, such thinking has yet to engage with discussions around household energy, or energy systems more generally. This paper thus reports on a small project which is contributing to the development of a new

conceptualisation of prosumption. The desire for a decentralised renewable energy generation network, to meet the twin challenges of peak oil and climate change (North 2010), has resulted in an increasing amount of energy prosumption, or individual households producing and consuming their own energy. In Scotland, this has resulted in a variety of community/household energy prosumption activities, from communities/households that are entirely off-grid producing and consuming their own energy (even exporting excess to the grid) to communities/households of people participating in collective switching initiatives. What this paper represents is our first attempt to present the results of our project, introducing our conceptualisation of prosumption, and reflecting on the utility of the concept for energy research.

Compact City, Residential Qualities And Social Sustainability

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The compact city and centre development has obtained a dominant status in Norway and other European countries. In previous research severe densification tensions have been identified between the different dimensions of sustainable development; the economical- environmental- and social dimensions. The goal for the project is to study the planning processes and the results in terms of housing projects and new city center areas. In this paper I will discuss: 1) How are housing qualities and objectives related to social sustainability and the prevention of social inequalities insured in the planning output? To study housing qualities we focus on three dimensions: The housing qualities, the housing and living environment and qualities in the neighbourhood. To study social sustainability we will focus on the housing mix, variety of housing types, sizes and social inclusion. Are the new housing areas for all" or are they gated communities? How can plans secure social cohesion and preventing social inequalities in living conditions and public health (intra- generational justice). 2) What is the relationship between the quality of process and the quality of the output from these processes in terms of new housing areas? The planning regime has changed from hierarchical governing to governance. Norway is a special interesting case compared to other European countries since 90% of all detailed zoning- plans are provided by private developers. This indicates that the municipalities are dependent on private developers to raise new housing areas and the need to exchange resources in terms of public/private networks. To study the planning process and the output we focus on handling goal conflicts related to for instance common qualities like space, light and outdoor qualities. Other goal conflicts might be to study positive and possible negative effects of new housing areas for the neighbourhood. Research methods used are based on case studies of four housing projects: survey to the residents, document analyses, inspections on site and analyses of housing qualities according to checklists, and in depth-interviews with residents, developers, planners and planning executives."

Planning For Sustainable Overconsumption. Discourse Of Norwegian Planning Dealing With The Sustainability Of Second Home Development.

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The latest trend development in the Norwegian second home phenomenon implies a shift from primitive to pleasure. Three main trends can be identified: Norwegian second homes have increased in standards (some above primary homes), people use them more often and more people acquire second homes abroad. This has great implications for various aspects of sustainability as planning has not adapted properly. However there is a great lack in knowledge about how the planning system actually deals with sustainability of second home development in a Norwegian context. This paper uses the case the Norwegian planning

system to investigate how well it tackles implications for sustainable development of second homes. First a brief theoretical framing of what a sustainable second home development is, in a Norwegian context, is outlined. Empirically the planning of second homes is investigated through planning documents, legislation and interviews with relevant actors. The main emphasis of analysis is on interpreting planning documents and interviews with planners in relation to planning discourse. In particular the planning discourses in two case municipalities are of interest, as it is in the municipalities the actual planning authority is. Also national government policies are relevant as government policy often walks a thin line between providing the public with access to nature, providing for local communities and protection of national natural interests, all which are potentially important for second home development. In turn municipalities have to interpret and follow such national interests. Thus the discourse of the planning system across authoritative levels is discussed and it is investigated if a particular discourse might be coercive in letting planners focus on or prioritise some interests more than others. Throughout the paper I will argue that there exists a lacking focus of issues related to sustainable second home development in planning and that this lack of focus is enforcing the unsustainable development of second homes and society in general. Barriers for a sustainable development will be pointed at. In conclusion, this paper, by closely examining planning discourse on second home development in Norway, sheds new light on the neglected issue of how planning, in a Norwegian context, deals with issues of sustainability.

Urban Space Production In Transition: The Cases Of The New Urban Areas Of Hanoi

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In recent decades, hundreds of master-planned new urban areas (NUAs) have developed on the urban fringes of expanding cities in Vietnam. They are part of the new urban policy in post-reform Vietnam in which large-scale, planned development by large developers are encouraged as part of the government's strategy to mobilise private capital in housing and infrastructure development. This paper discusses the NUAs policy in practice based on qualitative case studies of four NUAs in Hanoi, and on an examination of the 1990-2000 urban policies. It sheds light on transitional urban space production processes in Vietnam and discusses urban quality in a rapidly urbanising Asian context. The paper argues that housing policies that NUAs are products of a transitional system where the predominant role of the public sector in housing and urban space production is changing, and that of corporate actors is on the rise. NUAs are hybrid products of government-regulated and entrepreneur-driven urban policies and self-organising space production by the residents. The self-organising space production activities contribute to the urban quality of these new urban spaces, while the production of privatised, commodified housing and urban spaces by corporate actors poses a threat to community life.

Divided We Trust, United We RETROFIT: Social And Institutional Frameworks For The Energy-Efficiency Of Post-Socialist Housing In Romania

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The low carbon agenda is rapidly emerging in Central and Eastern Europe (CEE), fuelled by the emergency of climate change action and ensuing European regulations, but also by significant socio-economic and institutional change within the region and the legacy of its long-term neglected housing stock. CEE action on low carbon cities is little documented and mostly framed in the context of weak theoretically and

locally-based political and economic discourses, with much of the existing literature pointing the finger to the region's economic and social weaknesses. This paper argues that lessons from emerging low carbon action in CEE cities are, on the one hand, difficult to frame via established theory and models, but on the other hand, of paramount importance to one's understanding of wider changes and transitions to lower carbon futures in CEE, and ultimately in Europe. In addition, it sees governance as a main area of concern and action. Thus, I contend that the challenge one might face here is twofold. First, CEE's transitions to low carbon housing must be discussed in the context of novel but robust theoretical frameworks, which draw on mainstream theory but 'bend' towards a CEE context. Much of the CEE literature draws on social capital theory and 'institutions' discourses separately. Based on empirical evidence, this paper argues that the two can be brought together via the concept of 'norms' in order to better understand and frame the 'politics' of low carbon cities in the context of post-socialist housing retrofit in CEE. Second, the paper argues that housing retrofit initiatives in CEE cities are very much developed in the context of 'experimental governance', which sees implementation as a matter of small and 'everyday practice' where acts of reform collide with long existing practices, and power dynamics is shaped by whom one might trust and work with. More importantly, this underlies and determines social and economic discourses and outcomes of low carbon housing transitions in the region. The paper looks in detail at post-socialist housing retrofit policy and practice in Romania and the Thermal Rehabilitation of Apartment Buildings Programme in Bucharest, in order to explore the relationship between their delivery and wider low carbon transition frameworks. It draws on in-depth interviews with 20 key actors, and uncovers and discusses original first-hand data and statistics.

Conversion Of Tenure In Stockholm Housing Neighbourhoods- How Does Social Capital Matter?

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In Sweden in general, the municipalities own a large share of the rental multi-family housing stock. At present and in periods of time since 1998, tenants are offered the possibility to buy the real estate units from the municipal housing companies, thus, according to policy, enhancing social mix. The paper presents a study of what aspects of social capital influence and facilitate conversion from rental tenure to cooperative ownership, the assumption being that social capital facilitates joint action. Ten buildings in five suburban neighborhoods of Stockholm were selected for the study, in five of which the tenant's had formed a Tenant's Owners Association and filed an interest in buying the property and another five properties where the tenant's had shown no such interest and thus would continue renting. The data were collected through telephone interviews at two occasions: spring 2008 and autumn 2010; 300 interviewed respondents during spring 2008 and 280 interviewed respondents during autumn 2010. Methods for analyses are cross tabulations with Chi-square tests, factor and logistic regression analyses. The research design was quasi experimental and the outcome of the conversion processes were not as anticipated from start. Only one of the properties did change their tenure to ownership, and several more than assumed tried to buy their properties. The group buying their property showed significant differences in amount and composition of social capital towards other groups, scoring higher on scales measuring norms and trust among neighbours. They were significantly more homogenous regarding ethnic background than the other groups. In general, respondents with Swedish background had higher levels of all measured aspects of social capital.

Sustainable Urban Housing? Quality Of Life Of Apartment Residents In The Eu

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Much of the literature on sustainable housing and communities calls for higher density housing. However, case study research (on specific countries or cities) reveals problems with such housing. Problems relating to the quality of such dwellings include inadequate space, noise pollution, suitability for families and children, and lack of personal green/outdoor space. These results of these studies raise questions regarding the impact of this form of housing on the quality of life for residents. Some suggest that residing in such dwellings is likely to be short-term, with those who can do so re-locating or intending to relocate to lower density housing over time. However, rigorous comparative research on this topic has not been conducted to date. This paper draws on existing comparative social surveys to analyse: a) the quality of life of those living in apartments in European urban areas; b) the key factors which influence the quality of life of these residents. It explores the role of: the quality and size of dwelling; the quality of the neighbourhood and access to requisite facilities; housing tenure; household characteristics (income, household composition, stage in life-cycle); and relevant policies and legislation governing housing standards in selected countries.

Vacation Homes, Spatial Planning And Sustainability: The Case Of Denmark

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The vacation home is a distinct feature of modern societies in Europe, particularly in Nordic realm. The mass development of vacation homes in Denmark can be traced back to the 1950s and vacation-home tourism is still a predominant type of leisure activities today. The spatial development and use patterns of vacation homes are highly relevant to environmental sustainability. Unlike the spatial planning for urban areas where the urban environmental problematique has been highly recognized and theories of sustainable urban development and planning relatively fully developed, vacation home has been a missing component in sustainable spatial development and planning both in theories and practice. Moreover, spatial planning for urban areas and vacation homes cannot be separated as they mutually influence each other. Against this background, the paper is concerned with how and to what extent concerns on sustainability of vacation homes is integrated into the spatial planning in the Danish context. The lack of ontological and theoretical debates on the environmental sustainability of vacation homes will be reflected upon before investigating the Danish case. A deep realist approach is adopted to explore the ontological meanings of vacation homes as (1) a leisure activity where the relationship between leisure and sustainability will be discussed, as (2) part of total housing consumption where the use of vacation homes is conceived as a reflection of urban-based intellectual value and a rebound effect of sustainable urban development, i.e. compact city, and as (3) mobility where the meaning of vacation homes will be discussed under the notions of mobile society and multiple place-attachment. This exploration will identify the relevance of these meanings to environmental sustainability and show the complex circumstances of spatial planning for sustainable vacation homes. Followed by a brief overview of the facts of vacation home development in Denmark, the rest of the paper will be devoted to the review of the historical development of planning and other policies in respect of vacation homes to analyze how spatial planning has responded to the environmental consequences of vacation homes in this complexity. By doing so, the paper contributes to the debates on spatial planning for housing, urban and rural sustainability.

WS06: Housing Economics

Asymmetric Effects Of Monetary Policy On The UK House Prices: A Markov-Switching Vector Autoregression Model (MS-VAR)

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Most empirical studies model the monetary transmission mechanism and housing prices as being symmetric across business cycles. However, as the degree of asymmetric information varies with the state of the economy such notion of a symmetric impact may be incorrect. This paper using United Kingdom data captures the asymmetric shocks of macro variables on UK house price from 1975 to end of 2012, employing Markov-switching vector autoregressive (MS-VAR) model and regime dependent impulse responses. The results suggest that the effect of macro variable including monetary policy is not neutral and the impact varies significantly during boom and bust periods. These findings lead us to believe information asymmetry plays an important role in the economy and in monetary transmission mechanism. Furthermore, traditional monetary policy may not be an effective tool in increasing house prices and hence increasing economic activity in recessionary periods.

The Structural Drivers Of Homelessness In Australia 2001-2011

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The homelessness sector and Australian governments often contend that there is a direct link between homelessness and housing market conditions. However, there is little direct research to support this claim. This project addresses this evidence gap. This paper begins by describing the changing spatial distribution of homelessness in Australia over the past decade. Using panel data, we identify regions in Australia with relatively high homelessness rates, the regions where homelessness has increased between 2001 and 2011, and the role that changes in the composition of the homeless population has played. We then explore whether regional homelessness rates have converged or diverged. Finally, the paper analyses the role that area-wide housing, labour market and demographic factors play in shaping the incidence of homelessness across Australia and over time.

Property Price Formation In French Cities

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This is an empirical study about the formation of homeownership prices in the largest French cities, Paris, Lyon and Marseille. It is asked to which extent the formation of prices is guided by selected city districts that influence the prices in other parts of the city. For that purpose, we apply spatial econometric models of the SAR-type. The spillover mechanism of prices is ranked according to the partial contribution of the

districts to the spatial autocorrelation coefficient over the entire city. Using real estate data provided by the French statistical bureau INSEE, the study disposes of around 40000 transactions in 2007. Among others, it is shown that the Western districts of Paris exert a leading role in the formation of homeownership prices over the capital.

Housing Formation And Tenure Choice In Ireland

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In this paper we use data from Ireland's Quarterly National Household Survey (QNHS) from 2001 to 2012 to examine the determinants of, and trends in, household formation behaviour and choice of housing tenure by young people in Ireland. The period we study covers Ireland's property boom, bubble and crash. In addition, Ireland has one of the youngest populations in the EU. These factors provide a distinctive context in which to study housing demand. In terms of formation and tenure choice, Ireland has traditionally exhibited behaviour different from that of its European neighbours. Households (independent of the parental home) have tended to form at later ages and ownership has dominated renting as the chosen form of tenure. We observe a shift toward household formation at younger ages and a strong movement away from owner-occupation among those 20 to 39 in the post-crisis period. We model decision-making at the individual level, using the QNHS, a five-quarter rolling panel. Its large sample size allows us to segment the data by age-group while maintaining a sufficient sample size in each group. We thus avoid the problem of aggregating over ages in an individual's twenties and thirties at which behaviour is likely to differ significantly. In our first specification, we use a Probit model for household formation. We then use a Multinomial Logit for tenure choice, allowing for owner-occupation, private renting and social housing as outcomes. Furthermore, we test for joint distribution and selection effects between household formation and tenure choice using Heckman selection and Bivariate Probit estimators. These support the findings derived from our main specifications. Controlling for changes in demographic effects, we show that rates of household formation rose over the period, increasing demand for housing. Since Ireland's property crash, the terms-of-trade between owning and renting has favoured renting. This helps to explain the fact that in 2012 renting stood at its highest rate among the age-groups studied. Conversely, homeownership was at its lowest level. In terms of policy implications, we note that housing completions in Ireland are currently at a depressed level. Furthermore, the terms-of-trade for tenure - the user cost of housing compared with rents - have begun to favour owning once more. We thus argue that demand for owner-occupied housing is likely to increase and significantly outstrip supply in the immediate future.

Youth Dwellings, Education And Childbearing

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Earlier research had found that housing and child birth are closely connected and that difficulties in getting access to the housing market may lead to delayed childbearing. An affordable housing market enables a smooth entrance into the housing market, perhaps through a small cheap apartment, for later moving on in the housing career to higher quality housing. However, the situation in Sweden is that it has become increasingly difficult for young adults to get access to the housing market. We have seen increased prices and housing costs as well as a minimal housing construction that has not kept pace with population growth.

The queues to get a rental apartment are growing and the co-operative apartment prices are high. At the same time we have also seen that the average age at which women bear their first child has increased in Sweden and that the total fertility rate has decreased. In order to increase the accessibility to the housing market for young adults several municipalities have earmarked apartment houses for young adults. However, these so called youth dwellings have been contested since these apartments often are small and therefore do not necessarily provide the basis for family formation and fertility. This study aims at contributing to the understanding of youth dwellings and their connection to child birth. The research question to be answered is whether such earmarked dwellings have any effect on fertility and family formation. The data set for this study contains information on young people that gained access to the housing market in 1996 through small sized youth dwellings. This study explores the development of their fertility pattern over fourteen years of time and compares it to the fertility pattern of matched groups of young people that are similar in several aspects but did not enter the housing market through a youth dwelling. The results from this study show that youth dwellings are consistent with less childbearing on average. However, looking at the fertility pattern in the long run they seem to catch up as regards fertility, indicating that it may still be financially viable to increase the accessibility to the housing market by earmarking multi-family houses to young adults in order to increase childbearing.

The Impact Of Real Estate Taxes And Public Service Provision On Urban Housing Prices In The Context Of Chinese-Style Fiscal Decentralization

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Chinese-style fiscal decentralization is known for the combination of fiscal decentralization with political centralization, and every city has its administrative level with no autonomy. Although the general urban housing prices have been rising in recent years, the huge divergence of their growth rates emerged in cities with different administrative levels. It appears that higher administrative level of a city, higher housing price. Housing prices in higher administrative level cities such as Beijing and Shanghai, have been rising more rapidly than those in cities with lower administrative levels. Thus we argue that the tax and public service capitalization processes could have Chinese characteristics under the background of Chinese-style fiscal decentralization, since cities with higher administrative levels can always obtain more fiscal resources and thus provide better public services than those with lower administrative levels in China. Based on Oates (1972), this paper developed an embedded asset pricing model for analyzing the effects of real estate taxes and public service provision on urban housing price in the context of Chinese-style fiscal decentralization. Then it made an empirical study using the panel data of 35 large and medium cities of China to verify our hypothesis. The empirical results showed that housing prices in municipalities directly under the central government, deputy-provincial cities and municipalities specifically designated in the state plan were significantly higher than those in prefecture-level cities; housing prices were positively correlated with real estate taxes, which is different from the tax capitalization process proposed by Oates (1972); Public service capitalization process existed indeed, and when the level of public service provision in a city rose by 1 percentage point, its housing price went up by about 0.18 percentage point responsively. Finally, this paper discussed the policy implications of the empirical findings, including reforming cities' administrative system, cultivating local property tax, and improving fiscal decentralization process.

When Park Matters: Apartment Prices In Stockholm, Sweden

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The aim of this research is to provide an empirical analysis of the impact of parks on the apartment prices in their immediate vicinity. Researchers have suggested that “proximity to parks and green spaces have direct association with resident’s willingness to pay for such amenities” (More et al. 1988; Luttik 2000; Moranco 2003; Nicholls and Crompton 2005; Dehring and Dunse 2006; Jim and Chen 2010; Geoghegan et al. 1997; McCormack et al. 2010). In this study, hedonic price model is applied to test the effect of parks on apartment price values in Stockholm, Sweden. The analysis combines three different data sources including neighbourhood characteristics, apartment’s transaction data and police crime data with Geographic Information System (GIS). The article concludes with a discussion of detailed results and suggestions for future research.

The Asymmetric Housing Wealth Effect On Childbirth

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The existing literature has shown that increases in housing wealth, driven by unexpected house price shocks, have a positive effect on birth rates of homeowners. According to the canonical model, a decrease in housing wealth has a symmetric negative impact on fertility behavior of households. That is, housing gains and losses of the same size should have identical quantitative effects (in an absolute sense) on fertility. In comparison, the theory of reference-dependent preferences suggests that people care more about housing losses than about equivalent gains, leading to an asymmetric housing wealth effect on a fertility decision. In our model, a utility from having a baby is weighted by a utility from house price where reference levels based on the house price in the prior years. The theoretical model suggests that the probability of giving birth is kinked at a reference housing wealth level and the wealth effects are discontinuously larger below the kink than above the kink. This theoretical prediction is tested using the panel survey data of Japanese households. Our empirical results suggest that, consistent with the theoretical prediction, homeowners' fertility responses, which are measured by the birth hazard rate, are substantially larger when their housing wealth is below its reference level than when housing wealth is above reference level. Specifically, while estimated marginal effect is significantly positive when housing wealth is below its reference level, it is still positive but insignificant when housing wealth is above reference level.

Distribution Impact Of The Mortgage Interest Deduction In The Czech Republic

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This paper will focus on the mortgage interest deduction (MID) for owner-occupied housing in the Czech Republic. The main research question concerns the distribution of personal income tax liability given the rather generous interest deduction for owner-occupied housing loans and changes to it when restrictions are placed on the interest deduction in 2015. We plan to use data for the Czech Republic from the EU-SILC surveys for our analysis. The goal of this paper is to calculate the current budget costs of MID and to discuss the distribution of support among households in the Czech Republic. Integral to this is an assessment of

changes in the MID after the adoption of proposed changes to the income tax law. To achieve our goal, we plan to proceed with following sections. Based on the literature review, we plan to discuss the pros and cons of different current models of MID in the first section. The discussion of MID as an important tax expenditure policy and its distributional aspects will be widened to encompass other aspects which are important when considering policy change. Different calculation methods of MID and their impact on budgetary costs and distributional aspects have to be discussed here. In the second section, we will present the data and the methodology of calculation the value of MID and its distribution in Czech society. Attention will be paid to assumptions which we employ and their impacts on the outcomes of the model. In the third section we would like to present the main results of our calculations. At the same time we plan to compare our results to those of previous studies in the CR and also outside the Czech Republic. In the last section, we plan to discuss the impact of the policy change on public budget revenue in the CR and its distributional aspects.

The Impact Of Earthquake Risk On Property Values: A Multi-Level Approach

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There is considerable interest from house buyers, estate agents, valuers, mortgage lenders, and policy makers in developing methods that accurately estimate the impact on house prices of the perceived risks of damage from environmental disasters, including earthquakes and floods. This research aims to address the weaknesses of hedonic models by applying multi-level modelling techniques to explore the impact of earthquake risk before and after an event within Istanbul housing market. First, we develop a baseline multi-level model for a period (2007) prior to a shock to perceptions of the risk of earthquake damage in the Istanbul housing market. Second, we develop a model for a period (2012) after recent earthquake activity in the wider geographic region has raised awareness of risk damage within the Istanbul housing market. Third, we compare and contrast the spatial patterns of earthquake risk in the study area before and after a significant potentially perception altering" event. The main contribution of this paper is to establish an exemplar of how multi-level models might be used as an alternative to the econometric and survey techniques that currently dominate event studies of this type. It also provides new estimates of earthquake risk in the study area, Istanbul, which will be of immediate use to market actors and policy makers."

Agent Based Models, Housing Fluctuations And The Role Of Heterogeneous Expectations

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Agent-based models (ABMs) have a long history, but are gradually being introduced as a technique into mainstream economics. ABMs are perhaps best known as a tool for explaining the spatial structure of cities, including patterns of segregation, using cellular automata. In this context ABMs can be used to demonstrate self-organisation and phases of transitions, arising from interdependencies in behaviour. A key feature of ABMs is that they relax the traditional assumption of representative agents, used in macroeconomic models, so that agents are heterogeneous in behaviour. This has profound implications for the structure of models of financial and housing markets. As an example, in the standard pricing model, where house prices are modelled as the discounted stream of future rental payments, outcomes depend

on the choice of the discount rate, which in the case of housing is the user cost of capital. But the user cost of capital requires a measure of house price expectations. However, where agents have heterogeneous expectations, the model cannot be solved for the standard rational expectations outcomes and different approaches are required. It cannot be assumed that all agents' expectations are determined by the true model determining prices. In fact, most housing market commentators appear to rely very heavily on current house price to income ratios as a future predictor of price changes, although it is straightforward to demonstrate that is a flawed indicator. But price to income ratios operate as a simple heuristic when agents are unable to solve the full model necessary to form price expectations consistently, in line with approaches from behavioural economics. The question asked in this paper is what effect on aggregate housing market fluctuations occurs from heterogeneous expectations across agents and the use of heuristics compared with more conventional representative agent models. The starting point is the Artificial Stock Market Model first developed in the 1990s by LeBaron, Arthur and Palmer, arising from the research programme in complex systems at the Santa Fe Institute, which we adapt to a housing market context and simulate on UK data.

Spatio-Temporal Diffusion Of Residential Land Prices Across Taipei Regions

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Past studies have shown that changes in the house price of a region may transmit to its neighbouring regions. The transmission mechanism may follow spatial and temporal diffusion processes. This paper investigates such regional housing market dynamics and interactions among local housing sub-markets in Taipei. The analysis is based on a panel data framework and spatial panel models using annual data on median residential land prices from 41 Taipei sub-markets over the period from 1992 to 2010. The empirical analysis suggests that spatial dependence plays significant role in interactions among regional housing markets. The impulse response functions from linear projections to a panel-spatial model further confirm a persistent diffusion effect over space and time. The results are strongly robust across several model specifications and regions. These findings have significant implications for urban spatial planning in large metropolitan areas.

Putting A Price On Your Neighbour

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People choose housing units based on qualities of the housing units, characteristics of the neighbourhood and prices of housing. Prior studies have shown that the composition of the population is an important determinant of choices, e.g. tenure, ethnic mix and neighbourhood affluence. Hence, composition housing prices and population stocks and flows are simultaneously determined through a complex interplay and not through any straightforward cause-result pattern. Furthermore, the picture is muddled by the fact that both housing markets evolution and the spatial distribution of the population are strongly affected by slow processes - history matters, and there is considerable inertia. The purpose of the paper is threefold. First, we demonstrate the co-movements of house prices and composition of the population (e.g. social and ethnic mix) in census tracts, over both space and time. Then we try to disentangle causal patterns using IV-techniques and lagging of relevant variables. Finally, we test for difference in the interdependencies between house prices and population composition in four different Norwegian metropolitan areas (Oslo, Kristiansand, Trondheim and Haugesund). The empirical analysis utilise a novel large-scale data set

composed of register data on population composition and actual transactions of housing units over a twenty year long period.

Speculation And Real Estate: Can Speculation Contribute To An Efficient Real Estate Market?

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In financial markets, speculation is justified by its contribution to liquidity, hedging, and, if rationally done, for adjusting price to value. Derivatives are essential to turn speculation into an element that contributes to a well functioning market, i.e. to an efficient market. Property assets have the distinctive feature of being, on the one hand, residential and productive assets, and, on the other hand investment assets. Property has been an object of speculation, especially during the 2005-2007 bubble. Both, the general belief and the empirical evidence seem to agree in the negative contributions of speculation to the property market. Nevertheless, real estate investment assets do not consists exclusively in property, since they comprise as well basic or primitive financial assets (as REITs participations) and, more recently, derivatives, mainly futures and options. Thus, the real estate market has a part of real assets market and a part of financial market. Speculation has different impacts on these two sides of the market. This paper studies how speculation may have a positive contribution to the real estate market by regarding it from the triple perspective of property, primitive financial assets, and derivatives. We approach an answer by trying to identify which assets are needed to this end, how they can contribute to guide speculation to efficiency and, finally, which regulatory measures about speculation on real markets may contribute to efficiency without damaging liquidity. On this basis, we examine the development of the derivatives on real estate indexes (centred on UK and US) and the perspectives of their future evolution, including their impact on the real market.

The Determination Of Perceived Substitutability In Housing Markets: Using House Price Dynamics To Distinguish Between Social Mix And Social Integration

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In this paper we aim to develop a new method for identifying housing market stratification that distinguishes between social mix and social integration. The approach is based on estimating whether the housing market is blind to race and religion, exploiting the potential for housing market decisions to reveal households' true preferences. This is potentially important because it may offer policy makers a way of relaxing the assumption that social mix is a guide to social integration (an area can have a high degree of social mix but low levels of integration). Our focus, therefore, is on exploring the interconnectedness across space, rather than the fissures, and how these connections can transcend spatial adjacency--wormholes" that connect non-contiguous areas across the urban landscape through social and market networks. In particular, we shall explore whether social network analysis of house price movements can be used to explore how networks perceived substitutability is driven by religious, racial and social factors as well the physical attributes of dwellings and the local environment. KEY WORDS: housing submarkets, social network analysis, house price dynamics"

Social Factors In Accessing Homeownership And Housing Market Behaviour

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Housing tenure choice models of neo-classical theory are based on the assumption of rational behaviour of market actors. Households decide between owner-occupied and rental housing using rational comparison of expected costs (rents and user costs) and expected revenues (or utility) under specific institutional constraints (tenure structure, tenure security, state interventions, tenure segmentation - substitution effect). User costs of owner-occupied housing include, among others, individual expectations of future price appreciation (investment motive); the factor additionally highlighted and elaborated by behavioural economists. Our paper, using results from both qualitative and quantitative market research, identifies also strong influence of other social (sociological) factors on tenure choice that were not adequately incorporated into models yet, such as an existence and strength of (a) social networks; (b) intergenerational solidarity; and (c) social norms and constructs. The results are based on data analysis from the national-sample survey Housing Attitudes 2013 but also qualitative research conducted among first-time buyers in the period of market bust in two selected Czech cities.

House Price And Long Term Equilibrium In The Netherlands

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Co-authors: Jan de Haan; Peter BoelhouwerGiven the special characteristics of the owner-occupied house market in the Netherlands, house price in the steady state cannot be simply explained by the widely-used price-to-income ratio or rent-to-price ratio. The evaluation of house prices requires a reasonable understanding of the price development in a longer term. This paper explores the long run equilibrium of Dutch house prices and fundamentals. In particular, we extend the long run equilibrium on the basis of the net interest-to-income ratio. Our approach is based on the time series analysis. The findings indicate the existence of the steady state relation in house prices.

The Efficient Clearing Of House And Land Prices In A Stock Based Housing Market, Belgian Evidence

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In neoclassical housing theory house prices are expected to return to the sum of construction costs and land prices in the long run. However, the importance of the mitigating effect on house prices by supply becomes less clear cut if no fundamental value for land is discussed. In this paper we find evidence that the land price in Belgium is determined on a residual basis, namely house price minus construction cost. We also find Belgian evidence that the house price itself is determined by the demand factor ability to pay" of households, a budget constraint price mechanism incorporating the role of the mortgage markets. In contrast with a supply-based neoclassical market, we call such a market a stock-based housing market. The demand factor ability to pay is no longer a short run house price determinant but becomes a long run

house price fundamental. Since we expect that an efficient land market imposes that land prices react similar to the house prices on increased demand (on the intensive margin, budget-related per household) we expect and find evidence that supply through new construction is rather price inelastic. The comparative advantage of new housing supply in case of house price increases disappears if land prices follow accordingly. However, this demand-driven housing market is not problematic. We find that supply follows the increase of households. Can a market with a rather price inelastic supply lead to no housing shortages and affordable house prices ? "

Perspectives On The Swedish Housing Economy

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Sweden has been characterized by a determined welfare state housing policy. Affordability, tenure-neutrality and preventing speculation have traditionally been its core targets. Housing has been strongly regulated throughout the whole postwar period. However, during the last decade a more market-driven policy has been launched. The tenure structure of the country is particular: 40 % rental, 20 % cooperative, 40 % owner-occupied. Trading of owner-occupied houses and cooperative apartments is determined by the market, but letting or sub-letting of apartments is restricted. Governmental housing policy alignment has been universal, offering municipal housing to all households regardless of income level. The term, "social housing", has been avoided because of its stigmatizing tone. Nevertheless rent levels are regulated through a unique rent negotiation system in both municipal and private housing sectors. This paper critically analyzes various aspects of the housing economy within the Swedish housing regime. The specific themes studied are: changes in dwelling and rental prices, housing expenditure, mortgage debt and households' investment habits. In the past few decades, expenditure on rental housing rose relatively more than expenditure of on owner-occupied housing. The share of expenditure on housing from households' income varies highly according to tenure and household type. The flourishing gray rental markets, especially in the biggest cities (in both rental and co-operative sectors) can be seen as a downside of the regulation. Sweden's housing policy has interesting repercussions affecting the whole economy: investing in financial assets (e.g. listed shares and mutual funds) is somewhat more favored in individuals' investment choices than investment in housing. This is mainly because dwellings are not seen as investment assets in a proper sense as letting is strictly regulated. In addition, the share of the population living in indebted households is the highest in Europe. From this basis, this article discusses the issue of the vulnerability of households, and the situation in Sweden is compared with that of Finland, which while in many respects a similar Nordic society, nonetheless has a more market-oriented housing policy.

Which Are The Determinants Of Homeownership? A Logit Analysis For The Case Of Belgium

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In Europe, as in most market economies, homeownership is associated with positive externalities and socioeconomic effects. For this reason, increasing the levels of homeownership has been one of the main goals of public authorities for the last decades in a lot of developed countries as well as in developing countries, and it is still the case. Such an objective manifests itself in the implementation of public policies favoring owner-occupation over other tenure status, that is to say renting. The analysis of housing tenure

choice provides useful information about the elements that affect these choices, as a result of which such an analysis should be taken into account at the time of the definition or the renewal of housing public policies. Considering the importance of such choices in the life-cycle of the individual and the social and economic consequences of aggregated homeownership level, housing tenure choice has been at the heart of numerous studies in the field of economics. However, empirical literature exploring the continental Western Europe situation is rather poor. This paper proposes a classical econometric model of housing tenure choice for Belgium. To this end, we review in a first time the main variables that have been considered in the literature as influencing housing tenure. We discuss in a second time the theoretical influence of some economic, life-cycle and location parameters, after what we estimate a logit model using a cross-sectional sample of 4,835 individuals collected for the Belgian Daily Mobility Survey in 2010. We observe a strong influence of income and age on the probability of homeownership. Couple relationship and the presence of dependent children have a positive influence, but this influence seems to be less significant. In addition, urban location is clearly associated with lower probability of homeownership, compared with suburban and rural areas. Our observations follow clearly the general trends described for other countries in the literature. In the last section of the paper, we discuss the reasons that could explain these observations.

The Spillovers And Heterogeneous Responses Of Housing Prices: A GVAR Analysis Of China's 35 Major Cities

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Previous literature seldom discusses city-level housing price spillovers and city-level heterogeneous responses of housing prices to interest rate shocks. This paper adopts the recently developed GVAR model to empirically study not only the spillovers of housing prices and real income per capita among China's 35 major cities but also the impacts of interest rate shocks on housing prices among these cities. The empirical results show that China's first-tier cities, such as Beijing and Shanghai, have comparatively large spillovers of housing prices, while spillovers in central and western cities are not significant. The housing prices of first-tier and eastern cities are affected not only by the real income per capita of these cities themselves, but also by that of other cities to a large extent, while housing prices of central and western cities are mainly affected by the real income per capita of these cities themselves. Real interest rate shocks have a smaller influence on the housing prices of central and western cities, but a greater influence on those of first-tier cities and eastern cities. Empirical studies have definite policy implications. In order to stabilize housing prices, the Chinese government should promote the regional equalization of public goods, intensify housing purchase restrictions, and implement sub-regional real estate policies. Adjusting interest rate policies is also an implementable option for stabilizing housing prices.

Ethnic Heterogeneity At Neighbourhood Level In The Netherlands

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Using demographic neighbourhood data covering a decade, we map the development of neighbourhood ethnic composition and the relationship between ethnic concentration and the quality of the neighbourhood. The analysis indicates a wide dispersion of immigrants over neighbourhoods in the Netherlands. There are fewer specific immigrant neighbourhoods than commonly perceived and these neighbourhoods are seldom populated by a single immigrant group. Rather, such neighbourhoods have populations of mixed non-western origins, and usually locate in the larger cities. The evidence further

suggests an increasing concentration of Moroccans while Surinamese and Turkish immigrants are found to diffuse. Although non-western immigrants reside more likely in neighbourhoods with a higher share of rental houses, immigrants do not live necessarily in neighbourhoods with low-value houses.

WS07: Housing Finance

Housing Finance In Urban Areas Of Nigeria: An Empirical Example From Akure, Ondo State

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In Nigeria, inadequate housing finance and drought of information on the working knowledge of housing finance operation has been recognised as a major issue in meeting the housing needs of people in urban areas of the country. Therefore, a lot of efforts have been dissipated in solving the problem including the introduction of programmes and policies to improve citizens' access to housing finance. This paper explores housing finance in urban areas of the country drawing from a study of the situation in Akure, the capital city of Ondo state, which is one of the 36 states that make up the country. It examines how households sourced their finance to build including availability of mortgage finance as anticipated in the first and second national housing policies. The paper also identified the challenges associated with housing finance in the study area. A structured questionnaire was administered to selected residents of the city using the systematic sampling technique. This involved the selection of every 10th building in the nine wards into which the city was stratified. In all, a total of 1266 questionnaires were administered to obtain information on the socio economic characteristics and methods of financing housing. In-depth interviews were also conducted on key officials of agencies and organizations active in the housing market in the city. Besides, other relevant materials and data were obtained from published sources including government departments and agencies. The paper revealed that majority of households in the city sourced housing finance from informal sources while the mortgage system contributed insignificantly to housing development in the city. The study is indicative of the deficient mortgage finance system in the city.

Housing Finance In Norway The Last 25 Years

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Homeownership has been the preferred tenure in Norway, mostly as individual ownership to detached houses, but also encouraged through collective ownership, with each housing cooperative being owned and managed by its members. Today, nearly 80 percent of households are homeowners, either as individual owners of a property, as co-owners in condominiums or as co-owners in a housing cooperative. The deregulation of the housing market in the beginning of the 1980-ties increased the role of private banks in housing finance. Since World War II the State Housing Bank gave cheap loans for new construction, and dominated this market. Especially in the downturn period from the late 1980-ties to the beginning of the 1990-ties almost all new construction were financed by the State Housing Bank. From 1996 these loans were given on market conditions and the housing policy changed to targeted, income-related demand-supported instruments. Also in new construction housing finance were dominated by private banks. Rising house prices since 1993 resulted in high debt to income ratios, also after the financial crises. The Norwegian Financial Supervisory Authority introduced important mortgage lending restrictions for private banks in 2010, particularly an equity requirement of 10 per cent, later 15 per cent. First time buyers were to a larger degree dependent on family support, while those without such possibilities had to stay longer in the rented sector trying to save for the necessary equity.

Mortgage Equity Withdrawal, Risk Preferences And Financial Literacy

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At its peak in 2003, housing equity withdrawal (HEW) amounted to £51.3 billion, nearly 7% of post-tax income in the UK. Existing household-level studies of the equity withdrawal decision have focused on the impact of consumption-smoothing and financial motives, however differences in individual preferences stemming from differences in risk attitudes as well as households' ability to collect and process the relevant financial information are also likely to influence the extent of housing equity withdrawal. Financial decisions are inherently complex and households do not always possess the tools or the ability to make these decisions in a rational way. This paper uses data from the British Household Panel Survey, covering the period from 2000 to 2007, to analyse the impact of individual risk preferences and financial awareness on the mortgage equity withdrawal decision. The preliminary results offer some support for existing explanations for this decision, namely that households use housing equity as a mean to smooth their consumption and hedge against adverse shocks. Individual risk preferences appear to have little impact on the household's decision to withdraw housing equity, although this may be partly due to the limitations of the variables used to capture these preferences. Education, as a proxy for financial literacy, has no impact on the household's propensity to increase their mortgage borrowing, however other measures of households' financial awareness, in particular their financial expectations, have a positive impact on this decision.

Housing Finance In Turkey In Last 25 Years: Good, Bad Or Ugly?

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Turkish economy transformed from a closed economy to a market economy after 1980's. Market reforms based on neo-liberal policies, also affected to housing markets and housing finance practices. Marketization in housing finance reached its peak level in last decade and become new normal in Turkey thanks to private sector initiatives in housing supply, PPP activities of Housing Development Agency, booming primary mortgage markets, internationalization of real estate market, and urban regeneration. The paper explores economic/ institutional environment of Turkish housing finance system in last 25 years to define historical background, structural problems, and future trends. In order to address research questions, paper established two research objectives. The paper asks how marketization have affected housing markets and specifically housing finance practices. By defining three sub-periods, this research question highlights origins/impacts of market-oriented policies in Turkish housing market and attempted to document the evolution of housing policies after 1980's. This paper contributes to existing housing finance debates in two ways. First, it shows evolution of government policies and market-based housing finance practices in Turkey in the context of neo-liberal marketization process. Second, the paper highlights structural problems and emerging risks of the Turkish housing finance system to provide insight into near future.

Macroeconomic Change, Housing Affordability And Public Policies: The Case Of Turkey

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Notions of housing affordability concept are at the heart of debates about access to home ownership, housing finance and social policies globally. The existing housing affordability literature mostly focuses mainly on developed countries. Housing affordability problem in emerging countries are starting to attract increasing attention. This paper seeks to contribute to this emergent literature by analysing housing affordability in Turkey. The paper explores market trends, the nature of the affordability problem and makes some tentative policy suggestions. The paper develops a theoretically informed model to assess affordability using data from 2005 to 2013 on house price to income ratios, the housing affordability index of Turkey (HAIT), and a variety of social and economic indicators. The Turkish results are contrasted with similar measures for other countries.

Study On Financing Of Social Housing

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The French Federation USH and the public bank Caisse de Dépôts et Consignations entrusted CECODHAS Housing Europe Observatory with a study to clarify the financing models of social housing in six countries: Austria, England, Netherlands, Germany, Finland and France. The aim is to describe the "systemic" features of social housing for each country, and then to illustrate it through a concrete operation. This study was conducted between late 2012 and spring 2013 in conjunction with national experts selected by CECODHAS. Despite its intrinsic limits, the rather unusual study provides an economic perspective on the financing of social housing (rent setting, financing plan of operations) in these countries. In all the countries of the study except the Netherlands, part of the costs of construction of social housing is covered by public funding. To facilitate access to credit and reduce its cost, in Austria the loans are granted directly by the public authorities and in France, Finland and Germany the interests are subsidized. The amount and duration of loans vary considerably between countries and sometimes within the same country. The provisions guaranteed by the State or local authorities in the Netherlands, Finland, or in some German Länder on loans taken on the private market allow obtaining more favourable borrowing conditions. Operators in England and in the Netherlands are also rated by rating agencies in order to improve their access to the capital market. Furthermore, different countries have implemented innovative devices for pooling the risks: the Austrian example of sale of bonds via Housing Banks or the English example via a syndicate. If subsidies are less used as a method of financing social housing, however, they remain a major source of funding for English associations. Another important way to support social housing is for (public) local authorities to provide land at a discounted rate, which is the case in some examples presented in this study (London, Vienna, Helsinki). Local authorities in some countries use the planning system to encourage private developers to dedicate a part of their programs to social housing (as in the example of England). With the exception of the Netherlands, various tax benefits are granted to registered organizations, such as a reduced VAT rate, a reduction or exemption from property tax and income/corporate tax on the beneficiaries.

From Stepping Stone To Millstone? The Financialisation Of Irish Housing And The Sustainability Of Ireland's Low-Income Homeownership Schemes.

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The expansion and segmentation of Ireland's mortgage market under processes of financialisation and commodification accompanied the property-led growth regime of the second era of Ireland's Celtic Tiger economy in the 2000s. Fiscal and economic measures, introduced in the 1990s to incentivise speculative investment in the production and consumption of housing, continued to ensure the assembly and incorporation of growing numbers of households as homeowners. Yet even with the foregoing of modest levels of due diligence and a relaxation of lending criteria by mainstream lenders to create a reckless 'prime' and predatory 'sub-prime' mortgage provider industry, many low-income households remained unable to access mortgage finance on the private market over the period from the 1990s up to the tumultuous Global Financial Crisis (GFC) in 2008 and its aftermath. This failure to complete the mortgage market led to the introduction of Ireland's Shared Ownership Scheme in 1991 under the Irish state policy document 'A Plan for Social Housing'. The scheme was designed to facilitate access to homeownership for people on low-incomes by offering a Local Authority mortgage loan split between annuity and rental portions. From 1991 to 2010 a total of 16,492 loans were issued. Households were expected to redeem the full share of the mortgage as their circumstances improved. However, the scheme did not take into account the converse, namely the possibility that circumstances could worsen as has happened for many consequent to Ireland's economic downturn post-2008. In this paper, we present a critical evaluation of the experiences and perspectives of a cohort of distressed Shared Ownership homeowners in arrears in Dublin, garnered by way of an analysis of semi-structured interviews (n=46) conducted between July and November 2013. A number of key themes are emergent, including how the complexities of the scheme compound the experience of distressed participants and how the failed suppositions of the Shared Ownership Scheme has left these borrowers facing unsustainable over-indebtedness, pauperisation and increased risk of housing exclusion and homelessness due to inflexible forbearance arrangements. This may pose a major, although as yet largely unacknowledged, challenge to Ireland's welfare state and to public expenditure in the very near future.

Housing Finance In Iceland: Milestones 1990 To 2014

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This paper gives an overview of the development of housing financing in Iceland during the period from 1990 to 2015. During most of the nineties the state owned National Housing Agency was a virtual monopoly in the housing finance market as well as being the government's vehicle for housing policy. In 1999 it was succeeded by the state owned Housing Financing Fund (HFF). The mortgage lender continued to grow, expanding its operations from financing new buildings to market transactions, while social functions of the housing financing system were retired. At the end of 1989 the government owned mortgage institution shifted its financing to the market. It issued mortgages in the form of marketable bonds where the holder of the bond bore the market risk. The bonds replicated the loan contract in terms of coupon yield and final maturity but the repayment structure differed. Payments were transferred to the bondholders through a lottery, with the possibility of additional draws to meet prepayments. Mortgages were shortened to 25 years when their financing was moved to the market but a few years later 40 year loans were also offered. All mortgages were inflation linked annuities and the pension funds were the

largest buyers of the bond issues. Housing finance in Iceland changed radically in 2004. In July financing of the HFF was simplified and made more attractive to international investors. Mortgage rates were also lowered and loans were paid out in cash. The new bond issues were inflation linked annuities, and so were the mortgages they financed. The bonds, however, were non-callable, leaving the prepayment risk with the HFF. In August 2004 the three large Icelandic banks began to offer mortgages on comparable terms with the HFF and at lower rates and allowing higher loan-to-value ratios (LTV) and higher loan amounts than the fund. This caused a tsunami of prepayments at the HFF. In December 2004 the HFF raised its LTV to 90% and increased the maximum loan amount significantly. Since 2004 the market has been through a debt driven roller-coaster ride, leaving many households with little or no equity in their homes while their inflation-linked debt has grown with the price level. The past few years have seen a variety of debt-relief measures implemented and since 2009 non-indexed mortgages have been offered for the first time since the 1970s.

Housing Boom Mitigation

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A housing boom with rapidly rising house prices and increasing house building can be caused by initial lack of housing when demand rises suddenly. An example is the rapid urban development of recent centuries. Eventually house building catches up with demand and prices come down again. More recently housing booms have occurred after lifting of credit constraints or innovations in housing financing. Many western economies experienced severe housing boom and bust cycles during the build up to, and the advent of, the recent global financial crisis. In many countries the recent housing boom was unusually large with house prices, house building and housing debt expanding faster and longer than before. Loosening of borrowing constraints and easy access to money combined with aggressive low-interest rates policies at the major central banks all contributed to the excessiveness of the cycle and its unusual, global synchronicity. Housing booms driven by increased demand and a sluggish response in house building can be dampened by speeding up housing development. This may be achieved by municipalities planning ahead, supplying enough land and infrastructure and preparing local plans which facilitated development of new neighbourhoods. More efficient response in housing investment dampens the rise in house prices, smoothing the cycle. If the excess demand which generates the housing boom is not caused by demographic factors, such as urbanization, but rather by excess supply of cheap funding, then facilitating new building may not be as effective in dampening the cycle. Alternative approaches to halting housing booms have been developed in the form of banking regulations aimed particularly at housing financing. The aim of these regulations is to impose counter cyclicity into the boom and bust cycle and thus prevent its ever more excessive fluctuations. This paper develops a simple macrodynamic model with a housing sector based on the model by Turnovsky and Okuyama (1994). The model is expanded for the explicit treatment of land. The effectiveness of using land as a policy variable (planning) to dampen housing cycles is compared for two cases. First, when demand increases due to demographic factors, i.e. a sudden increase in the population of the area, and second, in the case of a fall in the cost of housing financing.

Milestones Housing Finance In The Netherlands, 1988-2013

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In 1988 the Dutch housing market consisted for 42% of subsidised social housing. Private rental housing and home ownership were also substantially subsidised and the mortgage market was subject of deregulation. In 2013 the unsubsidised social rental sector pays a landlord levy to relief the financial problems of the government. The Dutch mortgage market is, after decades of deregulation, reregulated and since January 2013 the mortgage interest deduction for income tax will reduced step by step. In the last 25 years numerous discussions on housing finance took place in the Netherlands and some of them, we call them mile stones, resulted in major changes. This contribution aims to identify milestones that led to substantial changes in Dutch housing finance. The paper distinguishes three different periods in the last 25 years. A first period of privatisation, deregulation, increasing house prices and increasing national mortgage debt (1988-2000). A second period of confusion about the main features of the Dutch housing system resulting in numerous discussions, but no major changes (2000-2008). The third period was introduced by the Global Financial Crisis and its aftermath, putting severe pressure on the Dutch government and leading to changes that caused severe problems on the Dutch housing market (2008-now). This paper concludes that it were mainly major institutional changes outside the Dutch housing market that caused substantial adjustments in housing finance. Dutch housing finance is heavily influenced by global institutions as OECD, IMF and rating agencies and regulation of the European Commission as this paper explains. Despite serious stagnation of housing production and growing affordability problems, housing (finance) is currently not on top of the Dutch political agenda. Keywords: Housing finance, housing policy, Netherlands, milestones, institutional change

Exit Right: How The Dutch Government Could Follow The Norwegian Sovereign Wealth Fund Model Of Financing

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Dutch housing will soon face a major problem of affordability, given the current reforms to both the home-ownership sector and the rented sector. The historical response of increasing social housing through government sponsored supply has proven inefficient, unsustainable, and is currently an unaffordable option. This paper proposes the best form of government intervention is through the private sector, under the same model and principles as sovereign wealth funds. Under such a model, the central government or municipality has shares in a real estate investment fund, together with institutional investors such as pension funds. Their investment is completely managed within the core context of the risk return profile of the market which is it positioned. Therefore, the state does not provide a guarantee to private investors if the fund goes broke, but only brings to the fund equity which is completely risk bearing. At first the equity is not in real estate, but is in itself unidentified. This is an alternative way of government investing and exerting influence in the residential market from both direct construction or exploitation subsidies and public-private-partnership or public-finance-initiative style guarantees. The government defines the risk profile, refrains from influencing the investment policies, and then after liquidating the investment structure following a defined period the government and private investors get their money and capital return back. The returns from the fund can be redistributed into society through new investment into real estate investment funds in a self-sustaining manner. As such the public will benefit from new dwellings and the subsequent dividend. It requires a high level of sophistication in economic governance to accept that the government would not be influencing the market through the investment, but rather the returns from

the investment. The only problem is that the government is normally politically driven, and thus too irrational from an economic perspective to allow the fund free management without social policies interfering. From this perspective, independent sovereign wealth funds are the exception to the rule, such as Norway's 'Oil Fund'. Their structure is such that ethical and risk parameters are set out clearly before the investment is made. This form of housing supply will not encounter the anti-competitive consequences of the current situation under the Housing Associations.

Optimal Housing Taxation: Belgium Compared

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Belgium will devolve the responsibility and the budget for the favorable income tax treatment of owner-occupied dwellings to its administrative regions by 1 January 2015. This change would allow the regions (e.g. the Region of Flanders) to design their tax systems. This paper examines a reorientation according to the principles of the optimal tax theory based on the proposals of the Mirrlees Review. These principles imply that as little distortion in the behavior of tax payers as possible should be achieved in order to minimize welfare losses to society. The principles are concerned with realizing a progressive and neutral tax system implying that the tax system should be considered to operate as a whole system; it should seek neutrality between types of activities and groups of people in order to avoid undesired behavior; and it should achieve progressive taxation as efficiently as possible. This paper uses these principles as benchmark to determine the extent of subsidization of housing via the tax system in Belgium. The analyses of the tax system cover taxes at the point of acquisition (stamp duty, VAT), during the period of occupation/ownership (income and property taxes) and on sale of the dwelling (capital gains tax). This exercise is also carried out for four other countries (Denmark, Germany, the Netherlands and United Kingdom) in order to test for the use of theoretical principles in tax systems. Based on empirical evidence in the five countries it is concluded that none of countries come close to optimal taxation in housing. Based on theory and empirical evidence it is analyzed how the Belgian tax system and more specifically the future Flemish taxation could move closer to the optimal one.

The Distribution Of Housing Subsidies In The Netherlands And Flanders

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The aim of this study is to explore the impact of housing subsidization and the mechanisms that lead to the subsidy distribution. As subsidization of housing cannot be considered an absolute and fixed concept, the extent of subsidization that will be measured will depend on a number of decisions; in other words, the impact of subsidization will depend on the subsidy definition chosen. First, in defining subsidies, one needs to decide about a measure of affordability that is being used. In the economic approach that envisages a dwelling as an investment good, the relevant concept is the user cost. User costs are the price (rent or imputed rent) that a consumer has to pay for housing consumption. Subsidies will result in lower user costs than otherwise would be the case. Any grants or regulation that will lower these costs in comparison to the market situation, will be considered a subsidy. Any levy or regulation that will increase these costs, will be called a penalty. For the determination of tax subsidies, an analytical tool - called a subsidy benchmark - clarifies the extent of subsidization. The starting point here is to designate the subsidies that governments themselves list. These are the so-called tax expenditures which are defined as a subsidy via the tax system

because they form a deviation from the general tax structure in this case for housing or possibly owner-occupied or rental housing. The results according to the tax expenditure benchmark are then compared to the outcomes from the economic benchmark called the benchmark of tenure neutrality. This benchmark implies that dwellings in the different tenures should be treated equally by the tax system in order to not distort behavior. A favourable deviation from this 'equal treatment' is considered a subsidy. Subsidies are thus calculated as the difference between the benchmark costs that exclude any subsidization and the actual costs which are subsidized. The comparison of the impact of the subsidies in the Netherlands and Flanders (the biggest of the three Belgian regions in terms of population) shows that in both Flanders and the Netherlands there are big differences between both subsidy benchmarks. In terms of distribution, in the Netherlands, the low-income owner-occupiers receive relatively less subsidies when tenure neutrality is chosen as a benchmark instead of the general tax system. In Flanders, the result is opposite.

The Credit Crunch: Short Term UK Housing Market Correction Or Long Term Tipping Point?

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Six years on the credit crunch appears seems more than a short term housing market cyclical correction to house prices. The boom and bust of the noughties both revealed and exacerbated long term trends in the housing market in the UK. But is there sufficient evidence to suggest a fundamental change to the housing system. Home ownership has peaked and there has been a dramatic expansion of the private rented sector. Economic prospects have been transformed from persistent growth to long term stagnation with the prospect of ten years of fiscal austerity and falling real incomes. At the same time there is potential regime change in the accessibility of mortgage finance by banks. The tightening of public finances has further deflated expectations. The focus of the impact has been the younger generation who face a cluster of disadvantages - in the housing market but also in the labour market and in education debts. Traditional aspirations are being rethought in the face of long term market constraints. These issues will be discussed within a framework defined by a (macro) demand function for housing and the answer to the question is seen to depend on the nature of the ultimate supply response.

Milestones In Housing Finance In Poland

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This article describes the evolution of the housing finance system in Poland starting from the transformation period. It focuses on the economic and institutional environment of the last 25 years and presents the milestones in the evolution of housing finance. The end of 1989 was a truly historic breakthrough for Poland and, through its influence, also for most of Central and Eastern European countries. This was the year that the political, economic and social transformation started in Poland. At that point there was no market oriented housing finance system and also the surrounding regulatory environment was missing. In the beginning of the 2000s the inflation rate dropped substantially to below 10%. Thus, since 2002 credit for households have become more available and mortgage credits became more popular. During the first period (1990-2001), due to the high interest rate, housing financed through the banking sector was negligible. At the beginning of this period the first attempts to establish a mortgage market were made through international support (USAID, the World Bank). EU accession in 2004 brought about an inflow of foreign capital and accelerated the growth of the Polish economy. The easy access to

foreign finance, as well as stable inflation and growing income, resulted in strong demand for housing. The period 2005-2008 turned out to be the period of unprecedented growth in mortgage loans (mainly CHF denominated loans that were granted through universal banks). The mortgage boom resulted in both strong house price increases and an increase in housing construction. This buoyant market situation was slowed down by the global financial crisis (GFC) that started in autumn 2008 and influenced the Polish economy. The paper finally looks into the future and presents possible improvements of the housing finance system.

Milestones In Housing Finance In Denmark Since 1990.

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The Danish housing finance is dominated by the specialized and internationally highly reputed mortgage system with cheap loans due to the funding and interest setting at the capital market. The recent quarter of a century has been one of the most dramatic periods at all for this system and for the Danish housing and mortgage markets. The original highly regulated system was liberalized through the 1980s and transformed to a market system with similar regulations as commercial banks. This paper is directed against identifying these changes and their effects. Through financial intermediation new mortgage loan types were introduced with adjustable rate and interest-only mortgages as the most important changes. Now these low payment mortgage types cover the majority of the outstanding loans and traditional long-term fixed interest annuity loans (with repayment) a minor part. This has changed and increased the interest rate risk for borrowers and lenders seriously. In the last twenty five years these changes in mortgage finance have affected the housing market, the capital market, and the entire economy. The period were dominated by the low interest rate regime, the long lasting upturn in the house and property prices, as followed by a similar strong increase in the owners' mortgage debt, why for example the owner-occupiers net liabilities-to-housing wealth ratios have remained nearly stable over the period. The housing prices turned around in 2006-07 and since they have fallen with interruptions. Some Danish commercial banks started to weaken in 2008 to be followed by the global financial crisis. Since, many small banks have failed, mostly because they were highly exposed in the commercial property and building sector. Until now the Danish mortgage banks and mortgage system has been relatively less affected by the financial crisis. Recently some changes in the loan and funding models have been made to reduce systemic risks. However, when the recent monetary policy with very low interest rates and quantitative easing are phased out, Danish mortgage face an increased risk through the new low payment loan types."

Milestones In Housing Finance In Austria Over The Last 25 Years

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The ENHR Housing Finance Workshop has a recent research focus on milestones in housing finance in various European countries over the last 25 years. Our contribution adds to this focus by providing the Austrian country-specific experience. It is a strongly chronological account of the major changes and innovations in housing finance in Austria since 1990. It concentrates on social housing finance which is of large importance and special in an international comparison. Contrary to many other OECD countries, there has been no increase in owner-occupied housing in Austria in the last 25 years. Housing tenure and housing finance are still dominated by rental housing, especially the cost-rent, social housing stock (limited-profit housing associations LPHA). A strong position in housing finance is still held by regional, low-interest

housing loans to single-family housing construction (self-building by households) and to LPHA housing, although subsidies have decreased in the last years. For social housing construction, special purpose housing banks play a crucial role to raise funds (by tax-privileged Housing Construction Convertible Bonds, by Mortgage Bonds, by Contract Saving Banks). Housing debt to GDP is low, but rising in Austria with commercial mortgages gaining importance over the last decades. Foreign-currency mortgage loans (YEN, CHF), strongly popular in the 2000s, lost importance after repayment difficulties arose due to exchange-rate changes. In an international comparison, the GFC did not affect Austrian housing finance very strongly. The various financing elements have rather led to a very high resilience to outside shocks.

Housing Finance In Spain: From Liberalization Of The Mortgage Market To Booms And Busts

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In our paper we will analyze first, the economic and institutional environment of the last 25 years. The reforms in the mortgage market that started mid-70s but were not completed until mid-80s giving rise to a fully deregulated system for the mortgage market. We divide the evolution of housing finance in Spain into four periods: 1986 to 1992 of development of the mortgage and housing market; the crisis from 1992 to 1996; the strong expansion of the market from 1996 to 2006; and the crisis from 2007 on. Then, we analyze the finance milestones during the last 25 years; regulatory, policy, and market changes, and their linkages including a table with a timeline with stages clarifying the most important for each stage structuring around what is driving financing changes. We include the restructuring and recapitalization of the banking system since 2009 and the creation of FORB and SAREB. Third, we present the impacts of all these elements in the residential market highlighting the big changes in finance to finish looking into the future of finance in our country. Co-author Baralides Alberdi, baralides@gmail.com, independent consultant, +34915735776 and +34650534104, Avenida Menendez Pelayo 37, 4 izq. Madrid, Spain

Affordability And Poverty; Energy Costs And Rents In The Netherlands

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The governments of many European countries are taking austerity measures to put their national finances in order. In addition, there is a marked trend to increase rents in social housing reducing the gap with the assumed market rent level. This is leading to increasing problems with the affordability of housing. This is strengthened by decreasing household incomes during the current crisis. Furthermore, the risk of unemployment in most EU countries has increased since 2008. It is theoretically possible to safeguard the affordability of housing by adjusting income-related housing allowances. However, very few governments tend to respond in this way. In this paper, we show how the housing costs and incomes of the tenants of rental properties (including social rental properties) in the Netherlands have developed during this time of crisis. The government is attempting to mitigate the impact of rent increases by promoting improvements in the energy performance of social housing. It has even suggested that a net decrease in housing costs (rent + energy costs) is a realistic possibility. The figures show that in general such cost reductions could not be observed. The central issue is whether, in practice and in the near future, the increase of rents and energy costs will undermine the affordability of housing. To what extent is poverty being exacerbated by the increase of housing costs? In addition to the cost of housing services, allowance has to be made for the cost of energy. It is argued that governments fend off criticism by formulating no clear criteria for

affordability and poverty. In this way, no one can claim that affordability standards are not being met, nor that the ranks of the poverty stricken are swelling in the absence of such standards. Suggestions are put forward for the formulation and implementation of effective poverty and affordability standards in the social rented sector. Keywords: housing affordability, rent, energy cost, (household) income, rent-to-income ratio, poverty

Boosting Affordable UK Housing Supply Through Conditional Object Incentives: Can Comparative Studies And Knowledge Exchange Help Us Learn The Lessons?

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This paper will explore the potential of alternative approaches to subsidising the delivery of affordable housing in the UK. Using evidence from two case-study countries: France and the USA the paper will examine the value of conditional object incentives that promote the supply of affordable rented housing. The aims and the outcomes of this approach will be critically assessed for potential lesson learning with an emphasis on the capacity of such incentives to deliver value for money with respect to output and affordability. The subsidies considered will include tax reductions and tax credits as used in France and the USA. A key aspect of the paper is an analysis of the potential benefits and the possible hazards of a comparative research approach. This will draw on a process of 'knowledge exchange' utilised by the authors as part of an ESRC funded project during 2013. The paper will consider whether a conditional object incentive approach might work in the UK as an alternative, or an addition, to current supply and demand side support and whether (1) policy transfer, (2) innovation and (3) diffusion of such a policy can help to boost affordable housing supply. The potential benefits of such an approach will be outlined as well as the barriers to implementation.

Remaking Social And Affordable Housing Finance? - Current Trends And Challenges In Countries With Mature Social Housing Sector

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Access to a home, to a place to live, is a fundamental human need. However, since the beginning of the global financial crisis (GFC) the social and affordable housing sector has been a victim of austerity measures in a number of countries. This comes at the time when not only vulnerable and poor seek affordable housing but an increasing number of middle class families as well. The financial crisis and its ramifications have initiated a fundamental reassessment of social and affordable housing policy and finance in a number of countries. This raises fundamental questions about the future of social and/or affordable housing policy and its governance. Therefore, the examination of the financial mechanisms for supply of social and affordable housing is critical. This paper reviews the existing financial mechanisms for supply of social and affordable housing in the countries with mature social housing sector, notably the UK, USA, Denmark, Sweden, Netherlands, France and Finland. It examines the changes that took place after commencement of the GFC and identifies current trends and policy innovations

Housing Finance In Slovenia: From A National Housing Fund Driven To A Bank Driven System

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The transition to a market economy in 1991 brought dramatic changes to the system of housing finance in Slovenia. The accompanying abandonment of the providing approach (by the state) to housing provision and its replacement with the enabling approach resulted in drastic changes in the system of housing finance. Save for the lowest-income households, citizens would no longer look to the state to cater for their housing needs. This article discusses the major developments in the area of housing finance in Slovenia during the last 25 years. We identify two principle actors that have played a dominant role throughout this period, i.e., the National Housing Fund and the banking sector, describing the various approaches adopted by these finance institutions, the major impacts on the housing market and the characteristic housing tenure structure that has evolved. In the conclusion, we briefly discuss the effects of the global financial crisis on housing finance and the anticipated future developments.

Milestones In European Housing Finance – Finland

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In the early 1980's the supply of mortgages was limited by high down payment requirements, short loan maturities and high inflation. Finnish financial markets were liberalized in the end of 1980's leading to economic boom and housing market bubble. The economic downturn in the early 1990's hit Finland exceptionally hard and led to collapse of all asset values and to a record high unemployment. During the recession of the early 1990's Finland joined the ERM, made a major tax reform and liberalized the rental market. The development of housing finance continued; a state guarantee system was introduced in 1996, Finland joined the EMU in 1998 further enhancing the decrease of the general interest rate level, the bank's increased competition for customers led to longer maturities and lower margins. The financial crises of 2008 and its effects to increase banking supervision have turned the clock somewhat and there are also plans to use loan-to-value ratio as a macro-prudential tool. Also the favored status of owner occupied housing versus rental housing is being questioned.

My Home And My Economy- Use Of Accounting And Valuation When Buying A Cooperative Flat

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A well-functioning housing market is of great significance for society and urban development as a whole and for the individual. Buying a home is often the largest and most important decision a person takes in life and the economic consequences can be devastating. This paper is part of a thesis dealing with housing (cooperative flats), people, homes, accounting in practice and valuation. The purpose is to study accounting based on everyday situations or "everyday" practice. Researchers have worked with accounting in practice earlier, but focus has mostly been on organizations or companies not individuals. Even when it comes to

cooperative flats there is not so much research, especially not related to accounting and financial information. In Sweden and some other countries (as Finland and Norway) there is a form of cooperative flats where you purchase a right to live in an apartment and become a member of a business association (a form of "company"). The financial situation of the association is shown in an annual report and the board fettle a fee that is supposed to cover all the costs associated with the property (operational costs and maintenance). The buyer has to take into account that future fee depend on the condition of the property and the financial situation is disclosed in the annual report (as maintenance funds). The trade with cooperative flats in Sweden is extensive and the prices have raised a lot in the largest cities during the past decade. This is a qualitative study where middle class people in the city of Malmö (by population Malmö is the third largest city in Sweden after Stockholm and Gothenburg) have been interviewed and asked to narrate the process when they bought their cooperative flat, with focus on the financial information used. The results of the empirical study show that the decisions based on economic information cannot be separated from other more social complexities where place, social class, power, and taste have importance. The process of buying a cooperative flat depends on interplay between people, money and the object. Theories from sociology and anthropology are used to understand the interplay when cooperative flats are valued and decisions are made. The purchasing of a cooperative flat goes beyond the issue if middle class people do irrational or rational decisions based upon accounting information. "

The Influence Of Taxes And Rent Yields On Tenure Choice: New Evidence From Germany

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Home ownership rates in Germany have increased substantially in recent years. However, the rate still remains on a very low level and shows significant differences across regions. The reasons for these differences and the last developments are not clear. Generally, the decision between renting and buying a house or a flat depends on multiple individual factors like income or risk awareness. Additionally, heterogeneous developments in the real estate markets, indicated by prices, rents or taxes, cause differences in the profitability and the costs of homeownership and renting. The following study analyzes the tenure choice in 402 administrative districts in Germany with the help of an indicator measuring the relative profitability of letting and buying. The indicator is calculated by taking into account the average rental price and the different tax treatment of tenure choice, the property prices for different administrative districts in Germany, the interest and maintenance costs (user costs of housing). Since tax benefits of landlords are passed through to tenants when competition is severe, the indicator can be used to measure the relative profitability of renting and buying. By using a panel model, we investigate whether the demand for buying or renting - measured by search profiles in ImmobilienScout 24, the leading internet platform for private real estate transactions in Germany - is shifted by changing profitability of letting and buying. Control variables like vacancy rates, demographics or employment validate the robustness of the model as well as accounting for spatial autocorrelation. Results show, that households react on changing profitability and adjust their tenure choice partially to economic factors.

Housing Finance In Europe: 25 Years On

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This paper will bring together comparative data and understanding of how European housing finance markets have developed in Europe over the last quarter century. It draws on statistical evidence and material from our 19 contributors to our new book on housing finance in Europe to be published at the Lisbon conference next year.

Milestones In Twenty Five Years Of Housing Finance In Belgium

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In this paper we search for milestones during twenty five years of housing finance in Belgium. We describe the main developments in the housing market, mortgage markets and housing policy. The reform of the system of fiscal benefits for home-owners in 2005 is considered to be the major milestone, having an impact on government budgets, dwelling prices and consequently on transactions and mortgage markets. Apart from this major milestone there are clear evolutions as well in the market as in policy, but these are gradual and do not mean a break with the past. The probable change of tax regime is seen as the major factor of uncertainty for future developments on the Belgian housing and mortgage market.

Australia's 25 Years With A Deregulated Housing Finance System: Looking Back And Looking Forward

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From the early 1980s to the mid-1990s, Australia experienced a series of microeconomic reforms that transformed its economy to a more market oriented, globalised economy. From the late 1990s new arrangements for prudential supervision of its financial institutions were introduced. This paper focuses on the reforms that laid the foundations for the economic and financial outcomes in Australia over the past 25 years, with a particular emphasis on the way in which these affected the demand for, and supply of, housing finance and the housing market. The paper argues that these reforms had significant impacts on both its housing and housing finance systems. These impacts generally have been positive in relation to Australia's financial and economic performance in the 25 years since 1990, and were instrumental in protecting Australia from the worst of the effects of the global financial crisis of the late 2000s. However, they were less positive in relation to Australia's housing system because of their perverse distributional outcomes. The paper suggests that, in the next 25 years, Australia will need to reassess the future of home ownership and will need to determine how to increase the supply of affordable rental housing. In doing so, it will need to decide what should be the role for government in a market oriented economy, which financial institutions are best placed to fund housing in the future and what instruments should be employed.

WS08: Housing in Developing Countries

(Re)Assessing Housing Policy In Turkey: Institutions, Actors And Discourse

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The paper aims at analyzing transformation of the housing policy in Turkey after the 1999 earthquake by identifying three dimensions of policy building process: institutional basis, implementation phase, and discourse building. The study thus attempts to identify the founding of a new policy, as well as to develop a framework for policy assessing in housing research. In the wake of the earthquake, we witness significant modifications on the institutional basis of the housing policy possessing the power to reshape urban areas of the country. These modifications consisting of regulations concerning urban regeneration, re-distributing planning powers, and strengthening Housing Development Administration of Turkey (TOKI) are of crucial importance. Secondly, policy implementation implies how centrally (re)defined institutional structure is reflected on the field. This phase thus covers decision-making processes concerning housing projects both at central and local levels, use of newly delegated powers by relevant institutions, and activities and reactions of actors operating in the housing field. Recent case studies present regeneration project experiences implemented in metropolitan areas and they end-up with a common term to define the process: uncertainty. This would imply the term informal no longer determines housing practices in Turkey, giving way to another term defining the process out of rational practice of state. Lastly, discourse analysis is applied to materials produced both by governmental bodies and the opponents of the new institutional basis and/or way of implementation of the policy. As for the legitimizing side, the analysis comprises publications of the former minister of urbanization, development plans since 2001, and preambles of laws and/or law articles regulating regenerative housing projects. Concerning the counter discourse built by the opponents, studies of academicians and publications of chambers of architects and urban planners are analysed. Main concepts legitimizing the policy would be identified as "disaster", "earthquake", "urban regeneration/transformation", "service provision", and "urban improvement", whereas the counter discourse is basically built on arguments of "gentrification", "displacement", "illegitimacy" and "violation of planning". After the three dimensional analysis, the paper concludes by stating that while policies supporting ""self-occupation"" prevail, the system is no longer based on ""self-help"".

Governance And Management Of Affordable Condominiums In Bogota, Colombia And Quito, Ecuador: Homeowners' Perspectives

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The condominium is a type of tenure regime that involves both individual and collective property rights of homeowners. Condominiums have been a growing form of tenure for low income people since the 1950s in Latin American cities, supported by state subsidies as a solution for housing problems. However, there is evidence showing that condominiums have governance and management problems and that homeowners often struggle to collectively maintain the property. This paper shares doctoral research results that aim to understand how condominium regimes produced for and inhabited by low and middle income families are managed and maintained, using the cities of Bogota, Colombia and Quito, Ecuador as case studies for comparison. To address issues of maintenance of the collective property, the paper analyzes results from

household surveys undertaken in February and March of 2014 in both cities in order to demonstrate the ways in which homeowners perceive their agency and their role in decision making, and how affordability, combined with some of the rules of the condominium regime, remain as obstacles for maintaining the collective property. Deterioration of the main economic asset of the families raises questions of governance and housing policy and the future of cities. Residence in condominium regime poses collective action dilemmas that make condominiums struggle to be effectively maintained or renovated. Both the economic situation of families and principles of governance and collective action (Ostrom, 1990) are key institutions for governing and managing both individual and collective economic and social assets of low-income families. The survey data from a sample of 400 households (200 in each country) provides evidence of how owners (and in some cases tenants, when owners let their units) relate to and interact with the institutional context set by government subsidies for formal housing provision and the broader network of involved actors including the state, municipality, developers, lenders, and social entrepreneurs.

Do We Need A Housing Policy ? A Critical Perspective On Housing Renewal Projects In Istanbul

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Istanbul has been one of the fastest growing metropolitan regions both in Turkey and among other OECD member countries (OECD, 2008). Traditionally, starting from 1950's the city attracted internal migrants from Eastern Anatolia and Black Sea areas. Unauthorized housing namely gecekondu has been a specific type of land use for Istanbul and other big cities after 1950's. As the location of ex-gecekondu areas are attractive and gained value in the urban land market, they became main target areas for state-led renewal of housing areas. The aim of this presentation is to evaluate the reflection of the planning agenda of post-2000s on Istanbul through selected urban renewal housing projects that created tension, dispute and neighbourhood movements by the local residents . The following questions and issues will be discussed: Who are new powerful actors influencing major planning decisions?; What is the strength of local people and academics to cope with the new urban agenda?; How should the discourses like sustainability, participatory planning and concerns for local community should provide input to planning? First, the transformation of the legal framework in Turkey which provided a basis for the macro-projects of the last decade in Istanbul will be briefly presented. Then, in relation to the differentiated legal bases, the mapping of the urban renewal projects of different types of uses in Istanbul will be presented. Secondly, housing renewal projects at squatter housing areas and historical housing areas will be described in-depth through selected case studies. The analysis on selected case studies indicate that, despite the decentralization of planning to the local level, it is contradictory to see the increasing impact of Central Government on Istanbul metropolitan city which can be evaluated as re-centralization of planning through some tools . At the local level, there are variety of imposed projects of powerful actors like developers and real estate agencies projects. Each project is unique regarding planning procedures and legislative instruments. These projects created ad hoc urban opposition groups, As a concluding remark, a discussion on the prospects for housing policy in Istanbul will be presented. New approaches are needed regarding the correlation between real housing need and provision of new housing; concern for social justice and carrying capacity.

Housing As 'Development'? Exploring Resettlement And Its Threat In Rio De Janeiro

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The Brazilian 'Minha Casa, Minha Vida' (MCMV) project has been constructing and providing low-cost housing at a previously unseen scale in the country. Even though this programme is attempting to alleviate a real need while boosting the national economy, its rapid implementation in Rio de Janeiro (justified by the accelerated urban transformations paved by the World Cup and Olympics-related developments) has been fraught with social contention and political controversy. Based on empirical research carried out between August - December 2013, this paper situates itself in the context of those struggles and examines the intersections of MCMV and mega-event led urban developments through the stories of residents impacted by relocation or the threat of eviction in four distinct housing sites. The chosen locales juxtapose the experiences of those who have moved out to the 'Zona Oeste' periphery through MCMV to those who have moved closer to the city centre through the same programme, or who have been threatened with eviction. The paper explores how spatiality becomes tied to old and new social divergences, and it considers how informal labour, political organisation, cultural appropriation and socio-economic differentiation are linked to these shifting and precarious housing scenarios. By connecting the (highly gendered) domestic and work-life stories of these varied places to larger unequal urban trends, the paper questions and disrupts the assumptions of 'improvement' and 'growth' that underpin much of the dominant policy and media narratives related to new housing (and economic) construction in Rio de Janeiro today.

Urban Land Planning And Management For Affordable Housing: Experiences In Countries In Ibero-America And Their Implications For Mexico

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In a historical context where urban governance is characterised by the implementation of an entrepreneurial style, and where the production of urban spaces has been shaped by the markets (Harvey, 1989, 2008 and 2010; Theodore, Peck and Brenner, 2009), we should ask ourselves whether local governments still have the ability to meet the land and housing needs of the more disadvantaged social groups, with these needs often not met by the private sector. Looking at Mexico's experience, the answer to this research question would be 'no', due to the combination of two key elements: the weakness and neglect of local governments to drive the growth of cities in relation to real estate capital, and the sui generis character of the social property regime that remains a major obstacle to the creation of urban land. However, the experiences of Portugal, Brazil and Colombia allow a slightly more positive answer to the initial question, as they have developed some relatively successful land management tools that have adaptations in their general legal frameworks and the strengthening of local governments as a common reference. This paper is divided into four parts. The first defines the limited and interrupted attention that has been given to the housing needs of the poor in Mexico. This is followed by a review of the situation in Lisbon and Porto, the two major Portuguese cities where there are specific relocation and leasing programmes. Then we look at the case of Natal, a medium-sized city in Brazil that pioneered the implementation of the Municipal Master Plan from which the Special Areas of Social Interest tool was derived. For Colombia, the case of Bogota is reviewed; in particular the different land management models for social housing that have been developed by Metrovivienda, a public company established by the city council. Finally, there will be some reflections on the meaning and potential implications these experiences may have for Mexico.

Study Of The Land-Based Local Public Finance, Land Prices And Housing Prices In China

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In recent years, with the urbanization process and rapid development of real estate market in China, the proportion of land transferring fee and real estate development taxes in local government fiscal revenues has risen sharply. The local governments have strong demand for the land fiscal revenues which are not only used for economic constructions, but also for provision of public goods. The so-called land finance facilitates the development of regional economy and the equalization of public goods. However, it also brings many economic and social problems such as arable land loss, finance risks and so on. What are the causes of land finance formation? What problems will it bring? What is the relationship between high house prices and land prices in China (the latter is closely bound up with the so-called land finance)? These are the questions this paper aims to address. This paper firstly illustrates the causes of China's land finance in the view of system transformation, which mainly contains unreasonable tax sharing system, defective land system, the evaluation mechanism for official's achievements which is based on GDP index particularly. Meanwhile, it also points out that land finance in excessive scale can lead to a great loss of cultivated land resources, the intergenerational unfairness of land resources distribution and accumulated financial or economic risks. Besides, in order to explore the relationship between high house price and land finance, this paper employs Co-integration Analysis and Panel Vector Autoregression to study the relationship between house prices and land prices on the basis of annual panel data in 35 large and medium-sized cities in China from 2001 to 2012. The result indicates that land finance indeed fuels the rising house prices. Meanwhile, exorbitant house prices also stimulate the local governments to obtain larger land finance. According to the analysis results, Chinese governments should set about solving land-related fiscal problems early by cultivating local tax systems, improving the system of tax distribution, reforming land management and operation system, and improving evaluation mechanism for official's achievements.

Informal Housing As A Thirdspace: Tarlabası & Sulukule

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The power's space form and the everyday life practices are mostly in conflict in urban spaces. On the one hand, urban spaces are strengthened through the state's rational basics by abstractions and representations, on the other hand, it is also a home for the different and differentiator counter practices. Against the rational, straight and readable urban approach, the living and spontaneous diversity of city is actualized with the everyday life practices. Thus, cultural, social and spatial diversity is generated. Through the case of Turkey, the urban transformation processes and the other interventions of power confront the spontaneous and creative everyday life practices by the abstract space forms. In most cases the social structure which has created the living practices is destroyed, and the urban diversity and democracy are damaged by gentrification. Tarlabası and Sulukule, as Informal settlement areas which are in the center of Istanbul, are important examples of this conflict. The creative social and cultural life practices and the spatial relations which allow those practices and which are transformed by those practices are destroyed by the power's spatial interventions. In this article, the cultural, social and spatial results of destroying Tarlabası which is a home for all the oppressed people and Sulukule which is an important area for the creative everyday life practices and urban diversity. As an actual proposal, urban closure spaces and daily life practices are tried to be defined by the transformation processes in these areas. The fragments which consist of the imaginative social life style of these two informal settlement areas can be important tools for

defining the importance of these areas for the urban life. Examining spatial, social relations and the transformation of these relations in two urban transformation areas and forming a conceptual re-reading about this process is crucial, because actually the lost is not only a part of the city but it is completely the colour and diversity of the urban life.

Key words: Informal housing - power - gentrification - production of the space - lived space - thirdspace - city of diversity

The Evolution Of China's Housing System: A Comparative Systems Perspective

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China's housing reforms since the 1980s have played significant roles in China's 'economic growth miracle'. At a time when many developed countries have been beset by austerity and, after an initial stimulus in housing investment, and a neglect of constructive housing policies the Chinese government has pushed forward with reforms. There has been a new emphasis on the roles that housing policies play in city development and laying the infrastructure and social bases for future economic and population growth. This paper is set against this background and aims to explore the emerging housing system in China. What we want to understand is the dynamic reform trajectory of its housing market and what lessons the west could draw from its experiences. This paper is based upon analysis of secondary data as well as twenty interviews (in 2013) with housing experts, government officers and local residences in China. The work identifies an implicit path dependency in China's housing policy, deriving significantly from its strong and entrepreneurial public intervention in this sector.

Qualitative Adequacy Of Public Housing Schemes In Ado-Ekiti, Nigeria

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Nigeria is a developing country with severe housing deficiency. In most urban and rural areas quality of housing is poor. There is a high magnitude of housing needs while the vast majority of the populace does not have the wherewithal to make effective demand. There has been public sector intervention to ameliorate the appalling situation over the years, beginning from the pre-independence era. Public housing schemes have been embarked upon by government in various locations nationwide. This paper appraises public housing schemes in Ado-Ekiti, the capital city of Ekiti State, Nigeria in terms of their qualitative adequacy and hence their livability. Twenty-five (25) variables were examined in 146 buildings comprising 243 cases. Quality indices were derived for the variables which enabled the determination of a numerical value for the qualitative adequacy for each of the housing schemes studied. Multiple regression analysis was carried out to characterize the relationship between housing quality and the independent variables enabling the determination of the extent, direction and strength of their association. The analysis shows that only four independent variables had significant regression and thus could be used in predicting the dependent variable. These are V17 (performance of electricity supply), V25 (quality of the neighbourhood), V12 (availability of public water supply, and V15 (source of water supply). A model was developed for predicting the dependent variable. The least-square algorithm applied to the model ($Y = \beta_0 + \beta_1V17 + \beta_2V25 + \beta_3V12 + \beta_4V15 + E$) gives the estimated equation $Y = 0.035 + 0.157V17 + 0.614V25 + 0.803V12 + 0.156V15$. The qualitative adequacy values obtained indicate that the estates are barely above average in livability and thus are deserving of critical attention by the authorities concerned (the Federal Ministry of Housing and Urban Development, and the State Housing Corporation).

Dwellers' Impact For The Change On Housing Environment And Housing Policy

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Home attachment is proved to be an essential ingredient of solutions for territorial and safe environments. Furthermore, it strongly supports the improvement of architecture of the settlement and the city. This improvement takes place in the form of both physical and cultural enrichment. Neighbourhoods thus become sustainable, spatially, socially and economically. This paper aims at examining the theme of home attachment and neighbourhood networks within quarters (mahalles) in order to provide insiders' view during the transformation process in recent years. The dwellers are the insiders and they constitute the core information base for sustainable urban change, urban regeneration and revitalization. The methods used are specifically survey at a big settlement scale plus a microanalysis of one segment of it. The verbal and visual aspects of the approach are complementary for understanding how physical - cultural; behavioural - attitudinal relate to each other. Moneo's whistle of place", or Heidegger's "being in the world is equal to being at home" is philosophical background for this research. The authors believe that housing policies under the influence of the globalization and industrialization, housing policies must be grown out of bottom-up approach and its knowledge-base should be empirically drawn out of people confronting the housing issues. With this in mind, Ka??thane is selected as geography in Istanbul with very special historical place identity as recreation areas (mesire) for the city, and one of the foremost industrial archaeology sites. At the same time, today, the whole settlement is undergoing a big urban change under government-initiated programs. The industry is taken out and elite residences and offices planned to be built and partially realized are suggesting the replacement of the existing vernacular / local neighbourhoods which have naturally been developed quite spontaneously when industrial investments were made in the past. This informality had its own dynamical growth and progress. A well-structured community thus developed is under the threat of deterioration with the new urban activities of transformation of the Cendere Valley in Ka??thane."

Interactions Between Segregation And Housing Policies In Istanbul

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Indubitably, housing is a crucial task since human being reminds. Thus, residential area has been an important factor in formation of cities. Regarding the fact that cities have been being generated from initial cores, city centers may be deemed as core of cities since the other parts have been constituted in accordance with the center of town and this matter may designate the future of cities from the point of physical, social, political and economic views. On the other hand, considering ever-growing need to housing in parallel with globalization and particularly in developing countries, the concepts of homogenization in certain groups and residing in peripheries of cities were emerged, and these areas kept the pace with city centers. Istanbul is an accurate witness of this incessant circulation between downtown and peri-urban areas. This phenomenon resulted in segregation among housing areas, typologies and dwellers. In this study, it is hypothesized that housing policies may remain incapable in diminishing segregation in Istanbul, and there is only a physical or spatial conjunction, instead of social integration among newly-built housing areas and former housing units. Therefore, this paper aims at analyzing repetitive re-invention of city center, and the physical and social impacts of these alterations on urban life with regard to housing policies and strategies enacted after 2000s. Subsequently, this paper investigates the main role of city center in the circulation process, and inquires whether people come together and settle in city center" or they make a

place "center" where they settle in. As for methodology, the major point is to link housing policies and their impacts on segregation by evaluating the everyday lives of the citizens on the basis of a number of case studies in Istanbul. Keywords: City center, Peri-urban area, Housing policy, Segregation, Globalization. "

Getting Down To Earth With Risk In Housing Finance In Developing Countries: The Case Of Ecuador

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Population growth and urbanization in developing nations has led to the growth of informal developments, which are particularly vulnerable to natural disasters. This vulnerability can be exacerbated by climate change, but there is little regulatory and financial capacity to provide formal and sustainable housing solutions. Low-income households could potentially afford mortgage repayments to purchase formal housing, but they lack access to housing finance, partly because they often do not have credit histories and formal banking arrangements. This research analyses the financial capability of low income households in Quito, Ecuador to afford mortgage repayments and their likely risk of default. It explores the viability of measuring mortgage credit risk using alternative sources of information such as data on rental payments and white goods loans. Access to mortgage finance may be improved and/or risk of default reduced by the use of financial subsidies. The research considers the possibility of using carbon finance to provide such subsidies by developing house models that use low carbon materials that could be part of the carbon trading system, and tests how acceptable such materials would be to people in Quito.

Exploring The Determinants Of Housing Quality Of Urban Housing Development In Davao City Philippines

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Through the years the definition of housing has evolved from merely just the description of the unit structure to incorporating the neighbourhood ambiance and security, and eventually integrating location accessibility and even life cycle value. This research provides a detailed assessment of housing as defined comprehensively. Housing quality of residential developments in key urban areas in Davao City, Philippines were assessed in terms of location, visual impact of site, routes and movement, site layout, unit size, unit basic services, and building life cycle. The housing quality index (HQI) calculator developed by the Homes and Communities Agency of England was used to compute the scores of key urban areas of socio-economic residential housing development. The results of the score indicated that majority of the residential developments scored high in terms of location but mostly very low in unit size and layout. Data was also drawn from 140 households by surveying the socio demographic profile of the residents in each of the HQI-evaluated residential subdivision. The results of the survey were analyzed using tobit regression to correlate with the socio demographics with housing quality. The empirical analysis using tobit regression revealed that the correlation of the overall HQI score was significant to only three socio demographic variable namely the monthly household income, the educational attainment of the household head, and the age of the head of the household. Assessment of housing quality in relation to the socio demographics provides a basis for policy development. Moreover, this also assist house owners, developers and renters in making informed decisions in the management and understanding housing quality issues.

Social Interactions And Community Life In Transitional Vietnamese Neighbourhoods

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Social interactions and community life in transitional Vietnamese neighbourhoods In recent decades Vietnam has been undergoing substantial socio-economic changes following economic reform and rapid urbanisation. Socio-economic reform has brought about spectacular economic growth and substantial improvement of living standard. However, it also created wider differentiation between social classes. While there is growing number of studies on various aspects of changes in the Vietnamese societies, few pay attention to changes and social interactions at the level of the residential neighbourhood, an arena in which the structure intersects with the agency. This paper discusses the impacts of socio-economic changes at the level of residential neighbourhood using Hanoi as a case study. It explores the social role of the neighbourhood, the sense of community, patterns and incidence of mutual assistance and reflects on the extent to which socio-economic reforms are transforming patterns of local social interaction. Particular emphasis will be put the changing neighbourhood relationship and governance between old and new neighbourhoods, especially between inner city old neighbourhoods and a new gated-community, and how these reflect the changing role of the state respective private sectors in post-reform Vietnam. The paper is based on findings from structured survey and in-depth interviews with focus on neighbourhood relationship and community life in the neighbourhoods of Hanoi.

WS09: Housing Regeneration & Maintenance

Sustainable Renovation Strategy In The Swedish Million Homes Programme: A Case Study

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The first part of the study concerns the concept "sustainable renovation". Four parts are identified and then used in the case study: environmental sustainability (including energy efficiency and choice of materials); social sustainability (interpreted as that the current tenants should be able to stay in the area), economic sustainability (the the project does not have to be subsidized and that there is no increase in cost for the social authorities) and finally a new interpretation that is called technical sustainability, which means that solutions with long term reliability is chosen even if this is not necessarily best from an economic and environmental perspective. The second part of the study applies this framework to analyze the renovation strategy of a municipal housing company in the suburbs of Stockholm. This case was chosen because they had clear social ambitions and offered the tenants three alternative renovation options called mini, midi and maxi. Most tenants chose the mini-alternative and this meant that they could afford to stay and that there was not any increase in the cost for the social authorities. An investment analysis showed that the mini-alternative had a positive net present value, but that the midi/maxi alternative where more profitable. The company had no specific environmental focus and energy use was only reduced with 8%. Technological sustainability was more important for the company. As a conclusion the study shows that a sustainable renovation is possible but that there are a number of conflicts between the different dimensions of sustainability. Giving more weight to environmental sustainability would increase cost and rents which create problems from a social perspective. From an economic perspective the midi/maxi alternatives were more profitable but then some households would have to move out because too high rents.

Energy Efficiency Improvement Potential In English Housing

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The paper outlines new work assessing the potential for enhancing the energy efficiency of English housing. This will be investigated using data from the English Housing Survey with emphasis on assessing the technical potential for improvements. Theoretical potential will be refined towards more realistic estimates (taking into account known technical barriers to installation), and the types of properties which promise the greatest potential identified. This analysis will take into account latest data from the results of several new monitoring projects, including the Energy Follow-Up Survey (EFUS) and studies of in-situ wall U-values. The work will be placed in the context of European housing describing results in terms of a common EU typology developed under the TABULA and EPISCOPE projects.

Strategies Of Urban Regeneration In Residential Areas: Typology And Evaluation

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Many evaluation studies and case analyses related to different strategies in various types of residential areas have been published in the last decades. This paper will present stages in a research that is developing a systematic way of learning lessons from this vast experience and leading to an ability to match a selected strategy to the specific characteristics of the place and community. The first purpose of this research is to suggest a typology of strategies for urban regeneration of residential areas, which were implemented and documented (in English) in Western countries since the middle of the twentieth century. The second purpose is to start a process that will enable the selection of an “appropriate strategy”, where appropriateness is evaluated by as good as possible correspondence between the characteristics of the specific locality and its inhabitants and a research-based knowledge regarding the functioning of different strategies in different circumstances. Strategies were identified and characterized on the basis of an extensive and critical literature review. The main strategies are: (1) preventive planning, which is intended to prevent deterioration where and when it seems to threaten an urban area; (2) demolition and redevelopment, with several sub-strategies sorted by the type of new construction and the extent of retaining veteran residents versus attracting new residents; (3) Incentives for entrepreneurial housing renewal – with sub-strategies of user-controlled renewal and public-private initiatives for add-ons and infill housing; (4) Neighborhood rehabilitation – working exclusively with the veteran residents and the existing housing stock, with or without addition of social services. At the focus of the evaluation study stands the concept of social equity that is measured by three groups of variables: (a) resident participation in the planning and implementation of the renewal project; (b) social mix of veteran and new residents and its impacts; (c) total benefits to the veteran residents, in terms of housing welfare and its costs and in terms of quality of life in the renewed neighborhood.

Evolution Of A Local Asset Based New Model For Housing Regeneration: Case Of Gamcheon Village

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In the latter half of 20th century, which is radical industrialization period, Korea has accelerated urban sprawl and demolition based redevelopment ignoring local characteristics. Local community based revitalization emerged as an important issue thereby confronting new knowledge bases and practicing technologies. Because of the new paradigm change, there are little existing model cases. Among the decaying area which waited redevelopment from scratch, there were a few cases that show little chances due to its geographical land characteristics. Because of this, art projects were implemented to enhance neighborhood quality in these areas. The purpose of this research is to delineate the process of Gamcheon Village evolution as Local Asset based New Model" The research is a field visit study and through site observation, in-depth interview, library and internet research, data were collected and analyzed with the contents analysis techniques. The village has recently attracted renewed interest by winning the 2012 UN-HABITAT Asian Townscape Award as well as a cultural excellence award from Korea's Ministry of Culture, Sports and Tourism. Gamcheon has long been home to the city's poorest residents. War refugees fled their homes for the relative safety of Busan, the only area of the peninsula that remained free from fighting. Approximately 4,000 people moved from the crowded port areas surrounding the Jagalchi Fish Market to nearby Gamcheon, erecting some 800 makeshift homes using scrap iron, wood and rocks. In 2009, with

interest of the Ministry of Culture, Sports, and Tourism, artists were hired. These days, trick art, sculpture, and even rooms or buildings remodeled around a singular art concept became popular. As results, elements of hardware, software and humanware resources and the dynamics of the whole process such as how the resources connected and utilized, and how the external resources have been converged into these to regenerate the village in diverse dimensions, such as cultural, social, economical and physical one. This research is expected to share the wisdom of revitalizing in collaborative relationships with external resources, not completely dependent on government support but for independent autonomously and financially through community partnership, for both Korea and worldwide. Through converting negative resources of decayed area to positive ones, the case produced the synergy effect."

Housing Obsolescence In Practice; Towards A Management Tool

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Obsolescence, broadly defined as a process of declining performance resulting in the end of the service life, is a serious threat for built property. This is even more the case in present times of reduced investment budgets and relatively small numbers of new-built homes, which increase the relative importance of the existing housing stock. Knowledge about the prevention, the diagnosis and the treatment of obsolescence is therefore of growing importance. In previous research publications we combined the available knowledge about obsolescence in a conceptual model for further research and for appliance in asset management decision-making, tested the model in a series of varied case studies and combined the findings with an inventory of tools to detect and measure different kinds of obsolescence. As the next step in our research, we tested the application of the model in the practice of Dutch housing associations in different housing market conditions. Based on interviews with the management and combining the available management data in the model we try to answer the question to what extent the model can be useful to detect, identify and measure obsolescence. This paper describes the case studies, the way the model was applied, the findings and the outcomes and concludes with answering the research question and the perspective for further research.

Regeneration Strategies For Existing Housing Stock In Turkey

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The city is not only a place. It is a result of economic, cultural, social and political progress, and the effects of these factors on each other. So we can say that a city life in practice and is always in a continuous state of flux (Castells, 1997). Among all building types, residential ones are the most important. They cover a wide area of the city. Everything changes with time; people and lifestyles, while the city changes as a result of the building of houses. Housing stock plays an important role in the lifestyle of residents. Buildings and housing stock in particular, go through different stages of existence during their life period, on the other hand, it is a renewable economic resource for a country. In Turkey we often see the production of new houses and the demolition of old ones as part of popular urban transformation projects, whereas the government has to develop a renovation, regeneration and reinvestment vision, and related strategies. These policies and strategies have to include the renovation and maintenance of the housing stock. Reinvesting in housing in terms of repair and rehabilitation, promises a number of benefits for both individual householders and for society at large. With the increase in the existing housing stock and spatial

quality, the quality of human life can be increased. The lifetime of a house can be extended as a result of maintenance policies and activities. With the help of regular maintenance and repairs, deterioration and physical obsolescence can be delayed, and regeneration policies for the existing housing stock can create opportunities to improve spatial standards, and preserve the value of housing assets. Nowadays, most of regeneration implementations are made by act 6303 urban transformation law, but these implementations have not integrated and rapid destruction and reconstruction process. We can list the candidates/potentials for reinvestment in Turkey as '50's, '60's and '70's modern residential estates, cooperative buildings, mass houses and buildings that were constructed quickly and then sold by construction firms. This study aims to discuss the regeneration strategies of existing housing stock and potentials of design guidelines for new regeneration strategies to increase housing and settlement quality from the standpoint of Turkey.

The Challenges In Sustainable Transformation Of Large Scale Housing: The Case Of Riga

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The large-scale housing estates are an important part of the Eastern European city's housing stock, not only in square meters, but also as major urban areas, which need comprehensive approach for sustainable development. There are certain problems in this type of housing areas that are related both to the ageing of the housing fund and to the new social and economic conditions. The previous studies have shown that decreasing of housing quality is directly associated with ownership diversity and management problems. As Riga Development Strategy determines the city with high quality housing as one of the strategic development goal, but life in the city with high-quality neighborhoods assigns a priority target status the future perspective of Riga's large-scale estates is going to become an actuality not only for researchers. Municipality has initiated several research projects based on case study approach in order to perform complex rehabilitation project to develop an effective planning, financing, management and legal instruments for further development of large-scale housing. The paper goes on to analyze the findings from the research projects.

Evaluating Neighbourhood Regeneration Outcomes: The Blind Men And The Elephant.

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Deprived urban areas are faced with compounded social, economic and spatial challenges. Due to the complexity of these problems and the fragmentation of resources needed to solve them, the actors involved need to undertake collaborative action. Neighbourhood regeneration therefore takes place in governance networks where multiple actors, with often divergent and conflicting logics, values and goals, are involved in problem solving and decision-making. How to evaluate the level of success of neighbourhood regeneration in a network setting? Network governance scholars contend that mainstream outcome-based evaluation methods, comparing ex-post outcomes with ex-ante goals, ignore the importance of the decision-making process, and propose stakeholder satisfaction as a more valid yardstick for success. This paper explores the strengths and weaknesses of both evaluation methods using national

and local data from neighbourhood regeneration programs in the Netherlands. The country has a long tradition in neighbourhood regeneration and 'lessons learned' in evaluating regeneration outcomes are valuable to other countries. The paper found that the stakeholder satisfaction method, like outcome-based evaluation, is biased. It overemphasises the importance of good collaboration, trust and joined-up action. Actions and projects are used as yardsticks for success, not the impacts they deliver. To overcome the bias of both evaluation methods, this paper recommends a multiple bottom-line evaluation to measure success or failure combining network-learning, substantive outcomes and stakeholder satisfaction. The paper identifies factors why the use of such a combined evaluation framework is still limited.

WS10: Land Markets and Housing Policy

Land Markets And The Self-Provision Of Housing In The United Kingdom

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In comparison to other European countries, self-procured housing is a peripheral form of housing provision (Duncan and Rowe 1993). In recent years, there has been increasing interest in self-procurement as a response to the housing crisis. Based on interviews with sector professionals, government and local authority stakeholders, alongside ongoing observations of the sector, this paper traces the current promotion of self-procurement and the development of a corresponding housing market sector focused on facilitating and enabling self-procurement in England for a wide range of the population. The paper progresses to examine these intersections on a local level and the role of local authorities within this. In recent guidance on assessing local housing need, the government has reasserted the need to identify the demand of people wishing to build their own homes (DCLG 2014). Advocacy groups for self-procurement, such as the National Selfbuild Association are engaged in a range of activities to put pressure on local authorities to deliver such assessments. There is also evidence that some local authorities are taking a proactive approach in considering how and whether self-procurement, in various forms, might be used to meet local housing need. However, given that the most significant barrier to self-procurement of housing is unavailability and lack of access to land, there are calls from within the burgeoning self-procurement industry for local authorities to take a more active role in local land markets. While at present the Department for Communities and Local Government are undertaking processes to unlock and release surplus public land for housing development, the disposal of land is regulated by EU rules on state support and fair competition. In the English context, where land designated for housing development attracts a premium, small developers and individual housebuilders struggle to match the financial strength of volume housebuilders. This is undoubtedly a significant barrier to the growth of the self-procurement industry in England and its ability to meet its commitments to the provision of affordable housing. This paper assesses the workings of land markets in relation to the self-procurement of housing in England. In particular, it examines how this aspect of housing provision is structured and shaped, not only by the wider housing market, but also by the land market and its regulations.

The Impact Of Induced Earthquakes On The Regional Housing Market

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In Groningen (one of the Northern Provinces of the Netherlands) the extraction of natural gas from the subsoil has caused an increasing number of earthquakes, until now with a maximum magnitude of 3.6 on the Richter scale. This has caused damage to a substantial part of the housing stock in the area, and many of its inhabitants are concerned or anxious about the living conditions and their safety. In principle, the (largely state owned) gas company and the Dutch national government have accepted their liability to compensate for the damage. However, contrary to what might be generally expected, - and contrary to the personal experiences of owners trying to sell their properties - until now the effects of these earthquakes on house prices are rather diffuse and hard to establish. The paper presents a conceptual model of the effects of induced earthquakes in the regional housing market of Groningen, and discusses the explanatory power of this model using the outcomes of the array of qualitative as well as quantitative research recently done on this subject by the authors and others. It is concluded with a proposal for mixed-method research

that can help understanding the impact of earthquakes, and that may contribute to designing a fair system of compensation for home owners in the area.

Dutch Housing Development: Regional Coordination Or Competition

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In The Netherlands spatial development is primarily a responsibility for municipalities. Therefore, deciding on the level of aspiration and financing development are also their task. However, financing land development and housing development have become problematic during the last years. Until the 1980s financing was largely based on central government subsidies. Since the 1990s financing is strongly related to growth potential and a blooming housing market. The pre-1990s model has already been abolished, and due to the crisis the 1990s model has almost vaporised. A new self-subsidized system is no option and municipalities have to find new strategies for financing land development and housing development. The main question of this paper is whether regional coordination of housing development in the Netherlands can contribute to such a strategy, or whether competition on land and housing markets will be a better strategy. The paper is based on a recent research project for the Ministry of the Interior and Kingdom Relations (BZK) and on theories on competition and cooperation.

Planning Reforms And Housing Markets: England, Australia And New Zealand Compared

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Following a number of high profile reports and inquiries into housing market efficiency and planning system performance over the past decade in England, Australia and New Zealand, new proposals are under consideration and policies are being enacted to reform the very different planning systems in all three countries. These planning reforms originate from a neo-liberal position and are promulgated in the name of efficiency (planning is positioned in opposition to the working of the market place); to enhance the competitiveness of cities; and to enable residential developers to respond to demand and deliver a significantly greater supply of new housing than at present. In all three countries, the reforms take a similar stance: local councils should bring land forward for development by amalgamating sites or up-zoning greenfield land; reduce time and uncertainty involved in gaining planning permission; and reduce required contributions for associated infrastructure provision. In some cases the reforms can be seen as part of an economic stimulus approach, in other cases the emphasis is on addressing housing affordability concerns. This paper adopts a comparative approach looking across the three countries to gain a deeper understanding of these planning reforms and the likely impact of increasing the 'efficiency' of the planning systems in terms of the provision of housing in general, and affordable housing in particular.

Land, Risk And Public Policy Delivery Through Urban Regeneration Schemes In England, France And The Netherlands

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The paper looks at the new forms of 'co-provision' of public and merit goods in urban regeneration, which have become widespread throughout Western Europe, boosted by the booming property market of the early and mid-2000s. It tries to uncover the complex relationships between private, public and third sector actors in regeneration partnerships. It looks into how these arrangements may affect the physical outputs of regeneration schemes and how public, private and merit goods are provided through such schemes. Six case studies of large urban regeneration projects are examined, two each in the UK, the Netherlands and France. The paper's approach is based on understanding the interactions between the institutional structures through which these developments are managed and organised, the context in which those structures operate and the actual content of the developments themselves. The main analytical framework involves a classification of the risks associated with development, and how they are managed explicitly or implicitly in the course of the projects' development. In its findings, the paper provides insights into the intricate pattern of interrelations between public, private and third sector actors within the case. Its purpose was to allow the creation of value through a process of urban regeneration, and then monetise it or otherwise capture it to some extent and come to an arrangement with regard to its distribution bearing in mind the risks and uncertainties that each actor was taking on. Risk management emerges as a key element in the dynamics of such complex projects and the delivery of policy outcomes and public/merit goods through development relies significantly on managing the risk for both the public and the private sector parties through elaborate institutional mechanisms.

Mandatory Versus Incentive-Based State-Zoning-Reform-Policies For Affordable Housing In The US: A Comparative Assessment

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To break the chain of exclusionary zoning and produce affordable housing, mandatory state zoning reform policies have been in place for a couple of decades in the US. Their success is often constrained by local resistance and noncompliance. Some scholars argue that the lack of incentives to communities for affordable housing production is one of the main reasons for communities' resistance to state mandates. At present, no incentive-based state-zoning-reform policy is at work except in Massachusetts. Massachusetts offers monetary incentives to those municipalities that allow denser / affordable housing development based on the number of units produced. This paper examines the strengths and weaknesses of mandatory state policies, and Massachusetts's monetary-incentive based policy, and offers policy insights for future. This research concludes that mandatory state policies' requirements that communities plan for housing comprehensively is necessary but not sufficient condition for affordable housing production. There should also be a strategic policy alternative that acknowledges fiscal concerns of communities and incentivizes them to produce affordable housing. Massachusetts has shown that the existence of both mandatory as well as incentive based state policies (Chapter 40B and Chapter 40R) created a unique 'stick and carrot' situation that encouraged communities to produce affordable housing. However, in order to make the 'carrot and stick' work better both the types of policies deserve improvements. The state mandates should require communities not only to plan for housing but also permit at least certain percentage of affordable housing units every year. The incentive based policy, similar to Massachusetts, must establish sustainable

funds for incentive payments and priority development funds (for planning assistance) for its sustainable survival.

The Nullification Of What Is Dearest To Flemish Housing Policy, Because Of The Single European Market

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Based on a judgement by the European Court of Justice the Belgian Constitutional Court has nullified parts of Flemish housing policy in November 2013, because the policies did not conform to the single European market. Firstly, the policies to prevent gentrification were at odds with the principle of freedom of establishment. Secondly, the provisions to enact a social obligation (related to social housing provision) to landowners subdividing their plots is a restriction of the freedom of capital in the single European market. Thirdly, the incentives and subsidies to promote social housing provision are considered to be state aid. Fourthly, the promotion of social housing is considered to be a public work contract that has to follow European procurement proceedings. This paper reviews this case and discusses the wider relevance for land policies in relation to housing provision throughout the single European market.

The Effectiveness Of Introducing Various Stamp Duties In Curbing Housing Market

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Housing prices in Hong Kong have reached its historical high, increasingly by 322% in August 2013 since the trough in 2003 or 42% higher than its peak in 1997. An upsurge in prices has prompted the government to introduce various types of stamp duties to stabilize the market. In addition to the long-established Ad Valorem Stamp Duty (AVD) for the sale or transfer of immovable property, the Special Stamp Duty (SSD), Buyer's Stamp Duty (BSD) and new AVD (also known as Double Stamp Duty) were introduced in November 2010, October 2012 and February 2013 respectively as cooling measures mainly targeting at the speculators. On top of existing AVD, the property owner will be charged SSD for reselling the property within 36 months with the rate between 10-20% depending on the holding period. Despite these charges, under the BSD, the buyer is also liable to pay for another rate of 15% of the value of the property if s/he is not a Hong Kong Permanent Resident (HKPR). Furthermore, anyone (except HKPR who does not own any residential property in Hong Kong) is subject to the new rates of AVD. In a condition when housing supply is limited and housing prices continue to soar, the government normally controls 'speculative' demand by introducing various sort of taxation. General theory suggests that stamp duty can decrease housing transaction, helping to stabilize housing market. However, some academics and practitioners are doubtful about the effectiveness of introducing stamp duties as cooling measures. Using the case in Hong Kong, we thus attempt to examine the effectiveness of introducing various stamp duties in cooling down the housing market. Our results show that housing transactions have indeed been slowed since the introduction of these stamp duties which have significantly increased the transaction costs. However, the prices remain high as both developers and property owners are reluctant to reduce prices. The discussion highlights that the introduction of these stamp duties will only create mild decline in prices in the near future and the effect will only be short-term. Our findings will provide an insight to the government or policymakers of whether government intervention by introducing stamp duties is effective in curbing housing market.

Assessing The Effectiveness Of Compulsory Purchase Orders In Unblocking Housing Land Supply In England

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England's current land market puts major obstacles in the way of expanding future housing supply. The method of land release via the planning system restricts supply therefore land is expensive and prices are highly volatile. Moreover, the system creates uncertainty and leads to existing developers spending significant time, money and effort focusing on securing future land supply and land banking as an investment activity rather than house building. The purpose of this paper is to explore whether direct government intervention in land assembly processes through compulsory purchase orders (CPOs) could be an effective way to break the monopoly of house builders and bring more land forward for development. Whilst compulsory purchase is a common method of land acquisition in France, Germany and the Netherlands for housing and infrastructure purposes, in England, it is invariably considered to be controversial, protracted and costly. Through the use of case studies across England, the paper highlights on the one hand, instances where CPOs have provided an effective means of accessing land for development particularly in areas of strategic importance, whilst on the other hand, the paper illustrates the constraints on using CPOs which can confound housing delivery difficulties further. The paper concludes by reflecting on whether pro-active, state intervention in land assembly can be effective in England, as it is on the continent.

Local Authorities' Engagement In Supplying Land For New Houses

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This paper discusses local authorities' engagement in providing land for housing in urban areas. Norwegian cities and towns experience high population growth. This runs parallel with national policies for more compact development, and has again put land for housing on the political agenda. Acquisition of building sites is mainly run by commercial developers. However, local authorities play minor but significant role in providing developers with building land. Some local authorities sell land for development whereas others use municipal land ownership as an instrument to engage in partnership with commercial developers. The paper presents Norwegian local authorities' engagement in supplying land for new houses, their practices, motivations, resources and competence. It discusses the practices and asks whether this correspond with the problems of urban land markets and help reaching housing policy objectives. The analysis is based on a data from a survey to Norwegian local authorities autumn 2013.

Affordability And Inclusiveness: Aims And Tools For Social Housing In Italy

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The urgent need to satisfy an increasingly more varied demand for housing, which however is first of all for affordable housing, is a key factor in urban planning policies throughout Europe. For some years now the debate in Italy has focused on the question of resources for social housing, on the economic sustainability of projects and on methods of joint participation by private sector operators and cooperatives interacting

with public sector partners. This paper focuses on more recent and more innovative attempts to implement inclusionary housing" mechanisms, by examining regional and municipal scale case studies in towns and cities in central Italy. Few regional governments in Italy have seriously addressed the issues in legislative terms, by laying down compulsory rules for provincial and municipal governments to include a compulsory quota of social housing in all predominantly residential private sector development projects (new builds and renovations and reuse of obsolete housing stock). Some towns and cities are experimenting by themselves with a variety of methods and instruments to innovate social housing policies. They are focusing on public-private partnership and programmes. The main criteria for assessing and selecting proposals include a large quantity of affordable and permanent rented accommodation and a request to create places for social congregation, with a functional mix and innovative uses, as well as good integration with the design of outdoor spaces and urban facilities. Agreements with private sector developers, on the other hand, place the accent on incentives for the direct construction of rented accommodation at affordable costs. Although they produce fragmented intervention with little connection with an overall urban design, these experiences, which take advantage of public tenders, give priority to the relationship between private sector benefits (following the redevelopment of the areas or the reuse of properties) and the supply of social housing, with an approach which still attempts to "cream off" a hefty private sector profit. In this very varied scenario of current social housing plans and policies, this paper investigates both the effective ability to assess the levels of affordability and inclusiveness of the projects presented and also the potential of urban redevelopment which meets the primary need for the right to housing. "

Land Tenure Reform, Housing And Rural Communities: Reflections From The Scottish Experience

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Scotland has one of the most concentrated patterns of land ownership in the world, half of the country's land being owned by just 432 people. Whilst private land ownership has had a benevolent, paternalistic attitude to community and housing development in some parts of the country, it has also been Janus-faced, frustrating aspirations towards improving housing and living conditions in many parts of rural Scotland. The country is witnessing renewed interest in community land ownership, with the past two decades having seen some remarkable transformations in the prospects of fragile rural communities enabled by community purchase of land. Politically, Scotland's first minister has set a target of doubling the area of land in community ownership by 2020. This paper reflects on the meaning of community ownership experiences in debate on land tenure and land management and considers the ways in which fragile rural housing and land markets may develop.

WS11: Legal Aspects of Residence and Rights

A Short History Of The Role Of Public Law In French Tenure Change, In Comparative Context

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From 1879, French and US law produced new absolute individual property rights. The wars against England meant the new language and doctrine of French property law was deliberately different from England. Europe has a tradition of nationalist property laws and such denigration of other countries' laws has tended to re-emerge recently. England and France have similar housing histories, after about 1852, but improvement of other tenures was built around structurally different property histories. These histories have a strong explicative value. This paper looks at one such structural factor, the historic and continuing role of public or collective law in French land rights. In the revolution, public property was characterized as collective" property. "Common" or joint ownership between private individuals was avoided. Land held in common could be forfeited if unreformed. Forfeiture became a means of sorting out disputes. The state became custodian of many pre-revolutionary rights. State landholding became framed by special administrative status. French public bodies still have a larger role as guardians and administrators of land rights than in England. Necessary state involvement in the birth and development of modern French land rights necessarily means more regulation than normal in England. Consequently, privatization of Napoleonic systems, including Spain, Portugal and Greece is likely to cause more real pain than in England. The question for public rights is not, what is property? but how are land rights restrained? They always are, but by different means and institutions. Such structural factors in property system have a subterranean effect if not sympathetically understood. If, for example, strong state involvement in land rights is normal for Napoleonic countries, similar regulation by, say, the EU is seen as proper. Conversely, it would be objectionable for the EU to do the same thing to England. Tenure research should focus on structural factors in the boundaries of property law, to avoid the hardship of transition for countries and individuals of harsh and inappropriate uniform regulation. "

The Mains Innovations Of The New French Act Concerning Access To Housing And Urban Renewal

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A new French Act concerning Access to Housing and Urban Renewal (In French : loi pour l'accès au logement et un urbanisme rénové (Alur)) is about to be adopted. The act was approved by the legislator (last vote on the 20th of February 2014) and its constitutional validity must now be checked by the Conseil Constitutionnel. The economic crisis has led in France as elsewhere to a crisis of the housing market. It has emphasized the obstacles for the poorest and for the middle class to access dwellings. On the contrary, some people abuse of this situation to ask for too high rents or to rent dwelling which can be considered as uninhabitable. The new law intends to re-establish a balance. The new text chooses three axes to improve the current regulations : more regulation, more protection and more innovation. The lease of dwellings is the main area covered by the new text. For example, the law deals with rent control, creation of a universal guarantee for rent, agency fees, improvement of the system called << marchand de listes >>, demand for social housing, fight against swindler landlords or slumlords, increase of the winter break (period of time

where expulsion are forbidden). The idea of this paper is first to introduce the content of the new law, to explain the changes and eventually the problem that may appear when implementing this text. Second, this paper also aims to analyse if the solutions given by the new law will reach the goals the legislators want to achieve. For that purpose, some of the mechanisms (probably the universal guarantee for rent and the changes concerning the demand for social housing), will be analyzed in details.

Tensions Between Individual Desires And Collective Responsibility: Ownership, Control And Sense Of Home In Condominiums

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Meeting the challenge of housing rapidly growing urban populations has required innovation in the planning, building and governing of cities worldwide. These innovations have included a mix of more concentrated built forms, new types of property tenure, and experiments with city planning in market economies where private capital joins public policy decision-making. An essential component of this mix has been the 'compact city' planning orthodoxy, which promotes building new housing in existing urban areas with access to services and infrastructure. There has been much academic and policy debate on the pros and cons of this approach, yet surprisingly little attention has been given to the fundamental shift in the nature of residential property ownership and governance that has enabled the compact city to become a reality in many cities. This is the rise of dualistic forms of property ownership such as condominiums and strata title, which bring with them inherent tensions between individual and collective rights and responsibilities. This paper presents findings from a large research project on the effectiveness of the governance and management of strata schemes in New South Wales, Australia, which consulted 1,550 people through interviews and surveys, to demonstrate how these tensions between the individual and the collective can play out in the development, operation and renewal stages of the life of a condominium. The paper concludes by outlining a research agenda to draw on this work and inform a broader examination of fundamental questions surrounding power and equity at the scale of the dwelling and building and, related to this, how control over one's living environment can influence neighbour relations and whether and how people feel at home in the places in which they live.

Right To Housing And Market Rules. How To Combine Stability And Freedom Of Movement In Rental Agreements?

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For the last half century in Europe, freedom of contract has undergone restrictions in the realm of rental housing. Even after overcoming the extraordinary shortage of dwellings caused by the war, rental laws kept mandatory restrictions on landlords' freedom to raise the rent and to terminate the contract, albeit based on different reasons. Those measures have always been presented as having a temporary nature, but currently they keep being valid in several national legal systems. On the other hand, possibly to balance those restrictions, national legislators have given landlords the right to ask for compensation when tenants terminate the contract early. This paper aims to discuss this right. Living in a globalized world and being exposed to unpredictable consequences of economic crises has made low and middle-income people look for new employment in other regions or countries. As these groups live in rented dwellings, limitations on terminating a rental agreement early present obstacles to their freedom of movement. Protecting home stability when tenants need it and ensuring them freedom to terminate an agreement freely are

compatible goals. It is possible to combine landlords' interest in using a dwelling as a profitable asset and tenants' interest in achieving the fundamental right to housing. Nevertheless mandatory rules are needed to ensure these purposes. Maria-Olinda GarciaCoimbra University, Faculty of Law

Detroit's Efforts To Exit Bankruptcy: Innovative Strategies And Financial Realities

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The process of municipal bankruptcy is on display as Detroit, Michigan attempts to eliminate some \$18.5 billion in debts and refinance a more stable future. Once housing over 1.8 million in 1950, its population is now under 700,000. It filed under Federal law a "Chapter 9" bankruptcy for the City in July 2013. This paper addresses a number of the financial and housing issues involving Detroit's insolvency and its efforts to exit them. One is a conflict between state constitutional and federal law. Overruling state courts, in December the federal bankruptcy court determined Detroit is insolvent with creditors in the thousands and can proceed in bankruptcy. Also at issue are state constitutional protections of vested public pension rights versus the general ability of the bankruptcy process to modify debt obligations. The bankruptcy judge has ruled it could potentially impair the pensions of city retirees through a plan under federal bankruptcy law, despite the Michigan state constitutional provision protecting such pensions from impairment. Among the causes for the City's insolvency were: its shrinking tax base caused by declining population that limits sales tax revenues, infrastructure and housing disrepair, crime costs, retiree health care and pension costs, borrowing to cover annual budget deficits, poor financial management, and that almost half of property owners have not paid their property taxes, a major source of municipal revenues. The City has proposed an innovative plan to exit bankruptcy that includes provisions to avoid selling city assets such as valuable art works at the City owned Detroit Institute of Arts that holds 66,000 pieces; however, only five percent (now worth \$840 million) were bought with city money. Nonprofit foundations and the State have proposed pledging \$800 million to avoid their sale. Other saleable assets are the City's valuable regional water department, the Coleman A. Young International Airport, and Belle Isle Park. Current lack of funding options impacts services city residents receive, including police and fire protection, emergency services, and maintenance of a deteriorating infrastructure. The remaining auto manufacturer still in the City is General Motors which in contrast was provided a federal bailout leading to GM's current economic recovery. The City has proposed pension cuts of 34% to general retirees and 10% to police and fire retirees.

Real Estate Brokers As Providers Of Legal Certainty - A Sound And Robust Model? A Study Of Incentives

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Real estate conveyances are accomplished in different ways in the EU member states. The key player in Sweden is the broker, whereas in France and other civil law countries, the notary has that role. In Sweden, this applies to the conveyance of all types of homes that are not rentals, i.e. roughly 60 % of the housing market. In both the notary's case and that of the Swedish broker, the effectuating role entails a duty to act impartially and to give appropriate counsel to buyer and seller. The duty to counsel, in turn, is quite similar; in both cases it entails a duty to 1) collect information and to take reasonable steps to ascertain its veracity, 2) disclose relevant information, 3) give adequate advice, and 4) draw up the necessary deeds in a manner that is adapted to the transaction at hand. The purpose of this duty is to provide legal certainty and to enable buyer and seller to make informed decisions. A regulatory model can be analyzed from different

perspectives. One perspective is the economic one, focusing on efficiency, inter alia by measuring transaction costs. Another is to study the model's institutional robustness, i.e. its ability to function in the intended manner. Here, the different incentives of key actors, as well as any other factor that may adversely affect the model's proper functioning, are of interest. One factor is the expectations of consumers on the broker. If consumers do not expect the broker to perform the advisory role well, and choose broker based on other criteria, the broker's incentives to fulfil their duties are poor. This leads to another object of study, namely consumer utility: what do consumers actually want? Do they feel that the broker's advisory role increases their utility? A way to shed light on potential threats to institutional robustness in the form of adverse incentives, as well as the concept of consumer utility, is to conduct surveys and interviews with home buyers and sellers in order to get a clearer view of the expectations of consumers on the services of brokers. These studies should also address the question of how consumers choose brokers on the market, and based on what criteria. The purpose of this paper is to provide a platform for empirical studies on the Swedish model from the perspective of institutional robustness and consumer utility. To that end, this paper identifies and discusses factors that can affect the proper functioning of the broker's advisory role, as well as consumer utility.

Do We Now Have A European Legal Normative Standard For Evictions?

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The financial and housing crisis in Europe has led to increased levels of evictions. An eviction represents the collision of basic human rights with the power of State backed property rights. However, a range of human rights instruments accepted by all European States have established boundaries and limitations to this process and to the subsequent position of those evicted. Yet, the balance of property and global capital interests with the housing rights of those being evicted represents the contemporary fault line between market forces and housing rights today. This paper summarizes these developments and posits the question as to whether we have indeed the elements of a normative legal standard across Europe - although often ignored.

The Role Of The Constitutional Tribunal Of Poland In Shaping Transitional Housing Reforms

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In this paper I investigate the impact of the jurisprudence of the Constitutional Tribunal of Poland on housing legal framework and the role of the Tribunal in shaping and advancing changes in housing policy. The most significant judgments of the Constitutional Tribunal affect the position of:- apartment's owners - in cases concerning constitutionality of auction sale on demand of the housing association of an apartment belonging to a person who is behind with payments (Ref. No. SK 12/12), compulsory management by housing cooperative of private apartments (Ref. No. SK 19/09), unconstitutionality of the competence of the Ministry of Internal Affairs to dispose of housing apartments belonging to private persons for an indefinite period of time (Ref. No. K 7/07), - tenants - in cases concerning unconstitutionality of rules for eviction applying to other people than regular soldiers in the buildings belonging to the Military Housing Agency (Ref. No. K 32/05), rules for eviction applying to housing cooperative members (Ref. No. K 12/08), unconstitutionality of laws for raising rents (Ref. No. SK 34/02, Ref. No. K 33/05, Ref. No. U 3/06, Ref. No. SK 25/09, Ref. No. K 4/05), entering into tenancy by near relatives of the deceased tenant (Ref. No. SK 28/03, Ref. No. P 31/02), entering into tenancy (Ref. No. K 24/01), statutory amount of rent allowance (Ref. No. U

14/02, Ref. No. P 4/05), - cooperative members - in cases concerning the content of the cooperative ownership right to apartment (Ref. No. K 32/03, Ref. No. P 11/05), unconstitutionality of the terms and financial conditions for transformation of cooperative housing rights into full ownership (Ref. No. K 42/02, Ref. No. K 51/05, Ref. No. P 16/08), unconstitutionality of the terms and conditions for acquisition of ownership right by tenants in the former state enterprise stock took over by housing cooperatives (Ref. No. K 64/07, Ref. No. P 17/10, Ref. No. P 27/10),- lessors - in cases concerning the scope of the right to full compensation for unconstitutional rules of eviction and insufficient access to substitute accommodation delivered by local authorities (Ref. No. SK 51/05, Ref. No. K 19/06), unconstitutionality of limitation of compensation for not delivering substitute accommodation (Ref. No. K 26/05, Ref. No. P 14/06, Ref. No. P 1/08). This paper examines these developments and considers their implications for housing policy today.

Zombie Subdivisions In The United States And Ghost Developments In Europe

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This paper will address the phenomenon of abandoned or failed commercial or residential developments, sometimes referred to as "zombie subdivisions" in America, and "ghost developments" in Europe. Both arose as a result of the real estate market disintegration after 2008. At the height of the American and European housing boom, developers sought to capitalize on what appeared to be a non-stoppable market. Residential developments emerged at an incredible pace. However, local governments, banks, and developers overestimated the future demand for all this new housing and the market eventually collapsed between 2008 and 2009. Around the world, but particularly in America and in certain European countries, developers ran out of funds and were unable to finish their projects, resulting in non-completed or abandoned "zombie" or ghost properties. Zombie or ghost properties can be found throughout America and Europe, but they are more common in particular Intermountain states in the United States, and in Ireland, Spain and Portugal. They are also more likely to be in rural areas and suburbs. The 2008 - 2009 recession left subdivisions and developments in these areas in various states of completion. Some remain partially constructed, while others are finished but not marketable. Some developments only exist on paper - that is, the developments are merely plats recorded at the county clerk's office. These once-promising projects present significant challenges to local governments, which often do not have the appropriate resources, planning tools, or local ordinances in place to address these unsightly, abandoned areas. The incomplete developments are also a potential threat to human health and can even pose a safety hazard. This paper examines both the causes and effects of these abandoned, non-completed developments, and compares how America and Europe have had similar, but also distinct experiences. The American experience is encapsulated in two cases studies -- Teton County, Idaho, and Mesa County, Colorado. The European experience is reflected in three countries -- Ireland, Spain, and Portugal. The paper suggests what lessons can be learned by local governments in America and Europe so as to avoid the specter of reappearing zombie or ghost properties. "

Housing In Spain: Leasing Or Mortgage Loan?

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Statistics show that leasing has not been a real option for people in Spain. For different reasons, people prefer to buy a house with a mortgage loan. The economic crisis has reduced the access to a house with a

mortgage loan, and this fact has revealed the need to improve leasing regulation in order to stimulate the establishment of lease contracts in the housing market, as an alternative to the acquisition of a house. Accordingly, the Urban Leasing Act was modified in 2013. The purpose was to make leasing a real option for people who need a house. However, it does not seem that the landscape has really changed after the legal modification. Thus, the purpose of this paper is to analyze the problems and obstacles that impede the development of house leasing in Spain and whether any recommendations could be suggested to improve the situation of housing in this country.

The Efficiency Of The Law Of Urban Leases In Europe

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According to current data, there is a big difference among European countries in relation to the amount of tenancy-occupied dwellings. On the one hand, Switzerland, Germany and Austria rank the ones with highest rates and, basically, South European countries rank the last ones. Despite many factors can be identified to contribute to this situation, the legal one cannot be disregarded. This is precisely the goal of this paper: to identify which are the core factors affected by residential law of leases and to which extent they contribute to the efficiency of each national tenancy-occupied housing markets. Broadly speaking, a well functioning tenancy-occupied housing market shall depend on the proper balance between rights and obligations of landlords and tenants. Tenants basically seek for affordability, stability and flexibility; landlords for return, rehabilitation capabilities and efficient eviction procedures. How national residential law of leases combine these factors can give the key of an efficient tenancy-occupied housing market. In addition to this, it should be added that a good functioning tenancy-occupied housing market is desired goal not only by all states but also by the EU. In fact, one of the main causes for the generation of the financial crisis 2007 and the reason why it has stroke harder in countries with highest owner-occupied housing is precisely the generalization of homeownership (ie. mortgages) to those that could not afford to buy and/or were not interested in renting as it is not a feasible/desirable option in their countries. The paper will undertake a comparative among different legal provisions in several European countries to find out a correlation between an efficient balance of rights and obligations of landlords an tenants and a generalized and well functioning tenancy-occupied housing market.

Residents Safety And Rights In The Face Of Climate Change

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Climate strain poses vast challenges to the Norwegian built environment on a day to day basis. Areas previously considered safe for settlements may be prone to more extreme weather events due to climate change. Marked demands and trends push towards increased utilization of building plots and undeveloped areas more exposed to climate strain. Combined with the probabilities of heavier climate related strain and increased incidents of extreme weather events, the built environment may be exposed to more strain than intentionally constructed for. This may be due to higher utilization of pressured areas and land use change of properties previously not employed for residential development (or other settlements) due to e.g. high vulnerability. Such land use changes will increase the probability of increased numbers, and boost the seriousness, of building defects and damages. 100-year flooding in both 2011 and 2013 of the river Gudbrandsdalsl?gen in Norway caused vast damages to the built environment, especially housing areas, in villages by the river bank. Houses in residential areas built in dry parts of the former riverbed were severely

damaged by huge amounts of flood-water on both occasions. After recently having moved into newly renovated homes subsequent to the last flood in 2011, 200 out of 800 residents were evacuated due to yet another 100-year flood in 2013. Several of the homes are now being reconstructed again, financed by the insurance companies. The main goal of this paper is to contribute to the discourse on property and housing rights, municipal adaptive capacity and responsibilities for planning, and human security. Issues like municipal planning, insurance companies' acquiescence, and residents' security and rights linked to climate change are illuminated. Main problems to be addressed are: What factors should be given most attention; human security or residents' rights to build where they want? How should local authorities intervene; rezone areas earlier regulated to housing purposes, develop new policy instruments, implement other measures to increase the security? Based on the main authors' ongoing PhD study at the Norwegian University of Science and Technology and SINTEF Building and Infrastructure, and findings from the SINTEF project BIVUAC (financed by the Norwegian Research Council), the paper discusses possible means in the safeguarding of human security and upholding of residents' rights in the face of climate change.

Implementing Constitutional Housing Rights: Whose Responsibility?

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About a third of the world nations anchored housing rights as legal entitlements in their constitutions. These constitutional clauses include different degrees of 'commitments', critics will rather use the term 'aspirations': from the mere recognition of a right to housing, through guarantees of accessibility and up to commitments to physical provision of housing. Based on a survey of 188 UN member state constitutions, this paper will discuss this range of commitments, moreover, it will question who is bound to this course of action? The majority of national constitutions with housing rights do refer to some organ or party. Perhaps surprisingly we found constitutionally entrenched duty carriers that are other than the State or other levels of public authorities. Within this paper we will explore interesting cases of countries that appointed certain private parties as responsible shareholders in the implementation of housing rights. Responsibilities that at times involve the actual delivery of housing.

The Displacement In The Eve Of Sporting Big Events In Brazil

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These last years, Rio de Janeiro upbraids the international community for different reasons. Brazil's economic growth, politic stability and the relative reduction of social inequalities for its inhabitants, among other elements, compose a positive national context in which this city is the number one for national and international capital investments. Otherwise, Rio that has been recognized urban cultural heritage" by UNESCO in 2012, became in this moment a big building site to receive few matches of the World's Cup Football 2014 and specially the Olympic Games of 2016. Besides the spectacular character of these big events in terms of the image of the city, some questions must be done concerning the social legacy in the post 2016. The historical insufficiency - and sometimes completely absence - of social housing policy in Brazil results for example in the fact that one in 5 Rio de Janeiro's inhabitants live in the favelas (squatter settlements) . In this context, the work aims to treat a displacement project in progress in this city justified by the needs of the actual major works. Specifically it will be observed a municipal proposition of eviction to Vila Autodromo's favela in the district of Barra da Tijuca just near by the future Olympic Park of the 2016's Games. Threatened to be evicted once since the PanAmerican Games of 2007, Vila Autodromo is facing again the same situation that makes it a particular interesting case study at least by 2 main reasons. Besides

the fact that in the past a part of its inhabitants had their land's tenure recognized by Rio de Janeiro's state government, an anti-project of the urbanisation in loco has been presented by the residents in 2012. The debate between the eviction and the urbanisation puts in this case the role of the different stakeholders (housing occupants and owners, state agents, responsible universities for the anti-project, NGO's, etc.) in a strategic situation of a favela. It seems that this study case - in the context where the big events mentioned can represent the global's agents in an emerging country like Brazil - could bring elements for a better understanding of a process of participation in low income housing."

Moving Beyond Adequacy In Housing Law Discourse: An Aristotelian Perspective

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'Adequacy' is a term that has attracted much currency in debates concerning housing rights. There are concerns however that adequacy is both 'de minimis' and conceptually vague and unhelpful when it comes to developing a richer theoretical framework. This paper seeks to argue that many accounts of housing rights would be helped by considering an Aristotelian account of personhood. Using concepts such as 'telos' and 'flourishing' a fuller conceptual framework can be achieved. Housing then ought to properly be considered within a debate over society, virtue and eudaimonia. A cautionary note is however raised that even an Aristotelian account of housing 'need' or 'human value' based on an account of the person does not easily equate to a workable law giving rise to legal rights that can be actually enforced both against the state and, ideally, against private individuals. Plugging this gap between soft law and hard law, theory and aspirations and actual law in practice remains a fundamental challenge.

Living In Mobile-Homes And The Right To Housing

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It is a fact that several European and international treaties, as well as a number of State Constitutions, evidently recognize the importance of the right to housing and its lawful protection, but often without providing a unique and comprehensive definition. For instance, whenever the Charter of Fundamental Rights of the European Union consecrates a right to social and housing assistance there is only one dimension of the right to housing being addressed. In addition, the European Convention of Human Rights also adopts a limited approach to the right to housing: Everyone has the right to respect for his private and family life, his home and his correspondence. Furthermore, despite the fact that both European and international judges have worked out some precisions, the right to housing still doesn't seem to be the constant in many sorts of situations, one of them being the case of people living in mobile homes. In this case, different countries regulate this problem in their own way, leaving often the matter out of their legislation. Such is the case of France, who excluded the mobile-homes out of its housing legislation for a long time. However, the new housing law (ALUR law), comes to change this approach by providing the mobile-homes' occupants with a certified housing status. Such a kind of reform can have an important impact on the concept of the right to housing as well as on the means of protecting it. As a result, this matter has become the cause of an escalating controversy: Is legal recognition of mobile-homes a solution that provides a more solid guarantee to the right to housing and, in particular, to the right to equality and non-discrimination? Or, could such a controversial measure make the concept of mobile-homes turn into a commonplace allowing inhumane treatment by establishing low quality living standards housing as a possibility?"

Courts And Housing Related Anti-Social Behaviour In The Netherlands. A First Statistical Analysis Of Legal Protection Against Eviction

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The way local authorities fight housing related anti-social behaviour has been a highly debated topic. This paper deals with the powers of local authorities in the Netherlands, England, Wales and Belgium that can be used against home owners (owner-occupiers) involved in housing related anti-social behaviour. In all of these jurisdictions, local authorities have the power to close the home of an anti-social home owner. The use of this power results in the loss of the home of the owner-occupier. In the Netherlands, the burgomaster is, for example, entitled to issue a closure order if behaviour in or around a home causes a serious violation of the public order and threatens public health and public safety. In England, the local authority is entitled to issue a closure notice if a home is associated with significant and persistent (drug related) disorder or persistent serious (drug related) nuisance to members of the public. In Belgium, the burgomaster is entitled to fight housing related behaviour with an administrative police measure that prohibits the perpetrator from staying in his home. In this paper the different closure orders and the application of the powers will be analysed. Moreover, the question whether the closure orders violate Article 8 of the ECHR will be answered. This is a question of great importance, because the European Court of Human Rights characterised the loss of one's home as a most extreme form of interference with the right to private life.

The Prospects Of The Right To Housing In Malta: The Need For Increased Responsibility In A Context Of Popular Complacency

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Although Malta could be placed amongst the Mediterranean countries in terms of its Welfare model, the Maltese figures for social housing show relatively contrasting figures in relation to the region. It is clear, in fact, that whilst in other countries the role of the government has evolved from that of a 'provider' to that of an 'enabler', in Malta the government is still directly active in providing housing for the most vulnerable. This also emerges clearly in the differentiation that the Housing Authority makes between the promotion of affordable housing and the provision of social accommodation to the most vulnerable categories. The State's direct involvement in the housing sector is undoubtedly one of the most important legacies of the island's preceding rulers; namely the Order of Hospitallers (1530-1798) and subsequently the British (1800-1964) that developed and reinforced public expectations in relation to State participation. This situation has resulted in the popular belief that despite the absence of an express Constitutional provision, there already exist adequate legal and administrative structures to guarantee the 'right to housing' to every citizen. In the light of imminent Constitutional reforms, however, there are realities which indicate otherwise particularly, in regard to the conditions in which third country nationals are made to stay upon their arrival on the island and certain uncensored malpractices that are perpetrated in the tenancy market.

WS12: Metropolitan Dynamics: Urban Change, Markets and Governance

Financialisation, Shrinkage And State Restructuring In East Germany

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Using a mix of survey data, results from a study on local planning politics and fieldwork, the paper discusses the interplay of planning and welfare policies with global financial markets in the making" of social segregation in Halle-Neustadt, a shrinking New Town in Eastern Germany. Here, different developments come together. First, Neustadt has experienced dramatic population loss in the last two decades. These brought about large-scale demolition programmes, as well as planning policies which aim to transform parts of the neighbourhood into green space. Second, Neustadt has experienced two waves of privatisation in the last two decades, leading to a complete change of ownership structures. Municipal and cooperative owners have been largely displaced by national and international financial investors which hold their stock as an asset and aim for short-term gains, rather than long-term development. Third, cuts regarding the "reimbursement of housing costs" ("Kosten der Unterkunft") have put more pressure on welfare recipients to live in the cheapest housing available on the local market and have led to a "business-model" based on low, but state-subsidized, rents in peripheral estates. The paper discusses how these developments work together to produce new concentrations of households living in poverty in a prototypical shrinking city. With this, we expand on the already developed debate on the financialisation of urban development and provide new insights about: a) financialisation in shrinking, low-demand markets, and b) the relation between planning, state-restructuring and financialisation in a German context. We demonstrate that the political economy of housing follows different dynamics here which are the result of both the weak market situation and the path-specific restructuring of the German planning and welfare system. We conclude that research should place greater focus on the state in providing explanations and take different paths of state restructuring and differences in context more seriously."

The Political Boundaries Of Neighbourhood Planning In England: Post-Politics And The Return Of Antagonism To Localism

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The rise of neighbourhood planning has been characterised as another step in a remorseless de-politicisation of the public sphere associated with strategies of localism and the dispersal of government into governance. A policy initiated by the Coalition Government in England to create the conditions under which local communities support housing growth, neighbourhood planning appears to evidence this continuing retreat from politics and antagonism. Neighbourhoods are idealised as harmonious entities while fundamental questions about society are represented as matters of common sense to be settled by majority vote. The requirement on neighbourhood plans to embrace the demands of the market excludes from discussion all issues of contention while the boundaries of neighbourhoods, and the limits of their authority are all determined by the centralist State. The existence of these 'boundary conditions' for neighbourhood planning should, however, point to the intrinsic potential for political antagonism in the

neighbourhood planning process and trigger a different reading of the literature on 'anti-politics' or 'post-politics'. Drawing on the post-political theories of Chantal Mouffe this paper identifies the return of antagonism and conflict to the politics of partnership and localism. Key to its argument is the concept of the boundary or frontier that in Mouffe's theoretical framework institutionalises conflict between political entities. Drawing on primary research with 23 neighbourhood development plans in England the paper explores how boundary conditions and boundary designations generate antagonism and necessitate political action. The paper charts the development of the collective identities that result from these boundary lines and argues for the potential for neighbourhood planning to restore political conflict to the politics of housing development.

Coalition Of The Willing: The Shape Of Urban Growth In England Post Crisis

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Housing supply was a major issue in England before the financial crisis halved levels of output for half a decade or more. As the economy revives there is heightened concern about the need to address supply shortfalls, particularly in the economically more buoyant southern half of England. Significant changes in the planning system as well as financial mechanisms alter the local decision environment, but with uncertain outcomes. The spatial form of urban development in the next 20 years will depend on the aggregation of local decisions, market forces, and different layers of environmental constraint, possibly overlaid by the effects of selective central interventions. Greater London seems likely to continue to drive the development of a rather dispersed megalopolis or network of settlements covering half or more of the country, but whether this is the optimal, sustainable form of development may be questioned. This paper will analyse the spatial configuration of development across southern England and the potential influence of market drivers, local sentiment/preferences, fiscal factors and land use constraints. It will consider the case for strategic interventions to improve the pattern of outcomes.

Jumping Of Scales In Housing Policy.

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Generally seen housing policy wants to regulate and steer, from a shortcoming problematic situation to a desired situation (or mostly a less problematic one). And this by implementing an agent to accomplish a certain aim. When a problem is indicated that needs to be solved there's a certain seduction to solve in short-term only its appearance. This end-of-pipe kind of solutions do not really solve the shortcoming. Most of housing related problems are dynamic; once apparently solved they reappear in another way, generating new regulations piling up on the former in so called blowtorch politics. What covers the simple insight that problems should be caught by their causes? The near-sightedness of the short term (compared with the inertia of the build heritage of housing stock) legislatures? Is it the inextricable complexity of the causes or of the networks of actors or of the network of policies that makes it arduous to design the right measures in housing policy? Many researchers emphasize on the need for mapping these networks and investigation the causes. Knowing that the roots of the problems of spatial inequities in housing policy are not confined by only those administrations on which housing makes a straddle (planning and housing). Like there is a necessity for collecting data, there's a necessity for mapping, like 'to measure' also 'to map' is 'to know'. Policy networks and framing theory can bring to the surface, but what about the strategies? Can we use the word integration as a panacea for this multiplicity that resembles more a game of 'twister' then just a

'straddle'? The European Integration policy pleads a sectoral integration on specific territorial regions. If globalization contains a shift of power structures and national states have to climb down somebody has to improve, or not there's no shift but only a hollowing out. So the regions are ascending in this idea, achieving more responsibilities, and in a sense of governance: creating more possibilities for private actors in public policy. But is it an upturn? On the one hand described as anti-democratic de-centralization of power and on the other as a strengthening of local democracy, governance and rescaling are not neutral. Scales are the philosophic and material arena's wherein social and spatial power relations find their temporary anchorage point, where they crystallize in institutions. But do these have the right scales to combat spatial inequities in housing policies?

District Labs And Network Of Labs Towards The Innovation Of Housing

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Within the transformation and valorisation of housing and urban resources in degraded areas, the exigency of strategies optimizing integrated processes of requalification finds in the adoption of participation a crucial approach towards physical and social realities connotated by degradation and marginalization. A local administration can develop policies aiming at improving citizens' capacity for active participation in the process of residential asset regeneration; the physical and social requalification can indeed be carried out through the constitution of user communities in which the decisional inclusion becomes a crucial development tool. The district labs" and "network of labs" - as socio-technical places aiming at requalifying, maintaining and correct using of residential spaces - in such scenario, can build a strong tool for the physical requalification and evolution of the social capital in degraded environments, by building a path guiding towards the implementation of an integrated housing quality. Therefore, the "district labs" and "networks of labs" could be considered as tools for building and spreading participation for the development of decisional inclusiveness through the implementation of synergies with governmental institutions/agencies, the valorisation of local experiences, the promotion of the assumption of responsibility. In simple terms, it is a possible model useful as a contribution to improve the way people think, interact, solve problems, manage experiences and live together, by actualizing and activating what Plato considered the "full responsibility - bearing down on all citizens - to educate themselves and fully develop their own potential values", in order to carry on an active citizenship as well as an evolution towards more and more mature forms of governance. Within the technological culture, the possible effects of this hypothesis of approach can be new modalities of participated management to requalification, preservation and use of housing assets and higher forms of consciousness of people."

Rational Fictions And Imaginary Systems: Cynical Ideology And The Problem Figuration And Practice Of Public Housing

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This paper explores the problem figuration of the contemporary housing crisis, focusing on the United Kingdom and the United States. It utilises Carlen's concept of imaginary systems and Zizek's notion of cynical ideology to illustrate how particular constructions of public housing problems are embedded in localised housing practice and how national housing discourses seek to mask alternative social realities and deny an explicitly articulated politics of housing. New dimensions of this politics include shifting processes

of capitalism, generational and class realignments and reframing the role of government itself. The paper concludes that concepts of problem figuration, imaginary housing systems and cynical ideology enhance our understanding of the practice and politics of housing and that these need to be historically situated in wider debates about the role of the public realm, including public housing, in constructing social reality.

Economic Consequences Of Gentrification

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Gentrification theory, e.g. stage models, posit that gentrifying neighbourhoods will exhibit several economic changes, such an increase in rent values, rents, and house prices, which will in turn result in a displacement of the initial lower-income residents (Beauregard 1990, Berry 1982, Clay 1979, Downs 1981, Friedrichs 1998, Gale 1980, Harrison 1983, Kerstein 1990, Pattison 1983) and the evidence from many case studies (e.g., Atkinson and Bridge 2005, Lees, Slater and Wyly 2010). We test these propositions, using data from a current study: a three-wave dwelling panel in two gentrifying areas in Cologne, Germany. We first briefly describe the methodology of a dwelling panel and the structure of the surveys; sample sizes were $n = 1,000$ in the first and $n = 810$ in the third wave. We give some details about the two neighbourhood areas which are in different stages of gentrification. In the third section we present data on incomes on residents, changes in the residential structure, land values, and (increasing) rents (total and per square meter). Data consistently support the propositions from gentrification theory. In a further step, we estimate the extent of displacement, using data on in- and out-moves. In the concluding section we discuss the implications of our results for gentrification theory and further research.

Multi-Local Dwellers - New Stakeholders On Residential Markets?

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More and more people live multi-locally. Multi-local living is a term describing a continued existence across two or more living locations. As a social phenomenon this is not new, but it is undergoing a fundamental change within the context of ever faster social change in late modernity. It affects people's personal lives: their housing situation, work, leisure activities and social relations (partnership, family, neighbourhood). It also has impacts at a structural level, for example regarding politics, legislation and economics, and in particular in relation to questions concerning housing. In my paper I will refer to an ongoing mixed-methods study conducted in Switzerland and funded by the Swiss National Science Foundation: "Multi-local living in Switzerland. Mobility in the Interplay of Material, Social and Biographical Conditions" (2012 - 2014). The study aims at understanding multi-local living as a distinctive socio-spatial strategy in the context of the new research field of Residential Multi-locality Studies. The representative online survey of the Swiss resident population between 15 and 74 shows that 28% currently use more than one home. Furthermore, qualitative data in the form of photo interviews with multi-local dwellers sheds light on a broad variety of motives, meanings and practices, which can be typified relationally. Apart from owning or renting residential property in several places, informal forms of recurrent temporary living with family members and third parties in multiple places play a significant role - a fact, which also challenges conventional survey methodologies (e. g. official statistics). Moreover, the presented study reveals that multi-local living requires considerable resources (e. g. living space). At the same time, it allows people to meet different demands and needs, which cannot be fulfilled in one place only. Besides presenting basic data on the quantitative distribution and the spectrum of patterns of multi-local arrangements, the paper will especially

focus on the interplay of multi-local living and housing markets: In what way should multi-local dwellers be qualified as new stakeholders on the housing market? Which are their specific needs regarding housing supply? Given the growing qualitative and quantitative importance of multi-local living arrangements, what are the challenges for the different stakeholders in the housing market? "

Navigating Between Housing Policy And Social Welfare In East Asian Economies: Affordability, Land Use Regulation And Asset Building In Singapore And Hong Kong

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Given an environment of rapid economic growth, most East Asian economies witness buoyant housing markets, spiraling house prices, and the constant problem of affordability for would-be homeowners in the last three decades. The key dimensions are invariably land use, uneven housing development, as well as the perennial policy struggle between more or less state interventions in housing. This paper examines the broad question of housing governance in two often-compared high growth urban economies in East Asia: Singapore and Hong Kong. The key question here is when the housing system is highly financialized and vulnerable to extremities coming from the globalization of capital, what role could housing policy play to ensure a more equitable distribution of housing resources? Using Singapore as a positive example (Hong Kong as a negative example), the paper suggests that the institutionalization of an asset-based housing policy is one possible way out but not without limits.

Urban Regeneration And Neighbourhood Change In The Chinese City Of Shenyang

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This paper is about urban regeneration and neighbourhood change in the Chinese city of Shenyang, one of the transitional urban areas of Northeast China. Shenyang is an old industrial city, and the political, economic, transportation and cultural centre of Northeast China. The city is also known as 'the Ruhr of the East' and 'the Eldest Son of the Republic' due to its contributions to the economy of China. However, since the implementation of the state's open-door policy and economic reforms in 1978, Shenyang has been experiencing many urban, economic, social and environmental problems, resulting from the adjustment process to the market economy. Especially urban industrial areas with state-owned enterprises and danwei" (worker) communities, became deprived areas. In 2003, the national central government launched the "Northeast China Revitalization Programme"(NCRP), which started the city's most comprehensive and large-scale urban regeneration process, involving the redevelopment of the old inner city, the demolition of workers' villages and old neighbourhoods, the establishment of new industrial zones and the emergence of new housing types. There is a large body of literature on urban regeneration in Western countries. However, there is little research on the relationship between urban regeneration and neighbourhood change in old Chinese industrial cities such as Shenyang. This paper will investigate the evolution of urban (re)development plans, approaches, driving forces and main actors in Shenyang in four periods: before 1949, 1949-1978, 1979 -2002 and 2003 to the present. The approaches to urban regeneration will be compared with what happened in other Chinese cities. The paper will end with some questions for future research, mainly focussing on socio-spatial effects of regeneration. This literature based paper will contribute to a deeper understanding of Chinese urban regeneration processes and their effects on neighbourhoods in different contexts."

Lisbonners In Motion: Between The Urban Exodus And The Return To The City

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The discourse about the expelling power of Lisbon is quite old and it is not open to great discussion or to some sort of review in the light of the recent changes. In this paper, the discussion will be focused in three important movements within the structuring of contemporary metropolitan areas: 1) the “centrifugal”, those regarding the exodus from city to the peripheries; 2) the “centripetal”, the opposite movement of the previous – from the periphery to the city; 3) and finally, those who combine the first and the second which are defined as “back and forward”. Drawing on the analysis of Lisbon Metropolitan Area we aim at characterize these residential trajectories in order to understand their trends of evolution and the specificities of their protagonists – sociological profile, motivations, degree of voluntarism and the self-evaluation of the trajectory. In methodological terms, the paper combines an extensive/quantitative approach (2011 Census and Residential Trajectories Survey of 2011) with an intensive/quantitative one (in-depth interviews to the protagonists of the three movements). In short, the following conclusions can be underlined: 1) it is true that the number of centrifugal movements, in absolute terms, rests superior to that of the centripetal ones; however, recently we assist to the decreasing of the first and the growing of the second – according to the 2011 Census, centrifugal movements had a negative rate of 20% in relation to 2001 whereas centrifugal grew 15%; 2) leaving the city is not, contrary to what has been said, a trajectory exclusively explained by an expelling logic (essentially related to housing prices) affecting essentially lower or lower middle classes; in fact this a quite transversal trajectory, in sociological terms, with a particular incidence within middle/upper classes such as the professionals searching for other ambiances, in particular other housing models; 3) anyway, the aspect that best characterizes this trajectory is its diversity something illustrated by the existence of four different profiles resulting from a cluster analysis – “pioneering”, “modernity”, “establishment” and “social fragility”; 4) the evaluation that individuals make of their own residential trajectory is marked, independently of its geographic direction, by mixed feelings that make them “swing” between the two places they have experienced, but, certainly, social networks have a crucial role in this process.

How The Housing Market Of Italian Metropolitan Areas Is Responding To The Financial Crisis: A Focus On Milan And Rome

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In the United States, the Autumn of 2008 will be remembered as the time of the second great economic crisis. Financial analysts, economists and other researchers have agreed that although the cause of the crisis was the sub-prime mortgage market, the American crisis was related to a more general difficulty of the American households to access the housing market. The European housing scenario is not so dissimilar from the American one. Before the crisis, in terms of housing price, for long time the trend has been positive, however after 2008, some geographical areas in Europe more than entire countries are experiencing a drop. In Italy for example in some cities, such as Palermo, property has drastically lost value. At the same time the mortgage system has tended to transfer the risk more to the private customer and less to the bank. However, in the Italian context, no cohesive and in depth research has been made to explore the impact on the crisis on the housing market. The paper will be present the effect of the financial crisis on 11 metropolitan areas in Italy. According to Art. 23 del Testo Unico on Italian Local Authorities (Law 18/08/2000 n. 267), by 1st Januarys 2014 Italy has to transform the high population density municipalities into metropolitan areas. The supposed process have to established metropolitan areas which

merge together cities to their peripheral municipalities. 11 Italian cities have been identified (Bari, Bologna, Firenze, Genova, Milano, Napoli, Torino, Reggio Calabria, Roma, Venezia). Although, due to the spending review, the legislative process has been stopped, it is relevance to study the economic, social and demographic trends into a metropolitan area prospective is still necessary. Especially related to the housing market the strong relationship between core and ring of a metropolitan area can not undervalued. The paper will be structured by presenting the data on the housing market in those 11 cities to evaluate how the financial crisis has been affected those area and what are the social and economic implications. In particular a special focus will be made on Rome and Milan

Austerity And (New) Limits Of Anti Segregation Governance. The Portuguese Case.

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The history of housing policy in Portugal during the democratic period (after 1974) was marked by ownership support measures based on fiscal and interest benefits. Rental market was neglected by Governments, both in legislation and public investment. The consequences of these political choices to urban socio-spatial structure are still unclear. This study intends to deep understand the relations between two subjects that have remained relatively decoupled in urban studies developed in the country: housing policies and socio-spatial structure. This report is a contribution to overpass this gap signing up the subjects in a broader actual discussion. Latest dynamics faced by the country, relating to public investment retraction caused by deficit control, are dismantling home ownership supporting policy. Additionally, lower income households and failure on mortgage obligations are depreciating housing access conditions. Crisis context is increasing political interest in rental market. Local governments tend to change the way of coping the problem of housing needs and to interfere on the mismatch between the new requirements of demand and increased supply, associated to the growth of vacant houses. Portuguese case reveals a set of cumulative factors acting over the last four decades that, together with new strengths, are performing a new pattern of spatial differentiation in urban social structure. Facing austerity municipalities find themselves in a difficult situation as providers of a more equitable and equalitarian city concerning housing access, even when national legal framework gives them an essential role. However, politically and institutionally supported by central government several municipalities formulate models of intervention acting as promoters, by increasing houses supply and interfering in rental market, establishing new limits to rent support access and sometimes assuming pecuniary compromises. Despite austerity are we facing a new generation of local housing policies formalized in Local Housing Programs capable to increase the capacity to formulate solutions to resolve housing needs, at a local level? In which extent are anti segregation measures considered as way to meet housing needs? We aim to contribute to decision making process in formulating anti segregation policies, especially in decisions concerning material and management conditions, knowledge and methodological tools.

Consequences Of Financial Liberalisation In Ireland's Mortgage Market: Distressed Borrowers, Dysfunctional Markets And Regime Transition

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The property boom in Ireland was fueled by massive injections of credit to both property developers and to home purchasers. However, the economic crisis in Ireland has seen the mortgage market, and by extension the broader housing market, retrench significantly. House prices have fallen by an average of 50% since the

peak in 2007, housing supply has fallen from a peak of 93,000 units in 2007 to 8,500 in 2012, and the value of mortgage lending has fallen by 90% since its peak in 2006. In no sense, therefore, can we say that the mortgage and housing markets are functioning in a normal manner. This paper examines some of the key barriers to a normal housing market through an analysis of existing data and recent primary research. It explores the following key issues: a) The impact of the oversupply of housing. The Census of 2011 showed an average vacancy rate of 15% across the state, with rates of vacancy as high as 35% in some rural areas, though lower in the Dublin market at 8%. While there are some signs of stabilisation of the market in parts of Dublin, prices are still falling outside of the capital city. b) Almost 20 % of all mortgage holders (principal residence) are in some form of mortgage arrears. Apart from the serious social and financial consequences on households, this level of arrears fundamentally impacts on the functioning of the mortgage market. New insolvency arrangements have just been initiated within the context of Irish bank's preparations to switch failing forbearance arrangements to foreclosure. This is expected to generate a rapid rise in repossessions of principal private residences and buy-to-let investment properties where mortgages are deemed unsustainable. In 2013, significant inter-tenural effects have emerged as small scale landlords are impacted by foreclosure and receiverships leading to an interruption and reduction in tenancy security for renters. c) The level of mortgage arrears may necessitate additional capitalisation of the banks, The ability of the banks to deal with the arrears crisis and, more generally, to lend to the market, is severely hampered. d) With prices falls of 50% on average and of 60% in the apartment market, it is suggested that about 50% of all mortgage holders are in some form of negative equity. The combination of these factors makes for a very complicated situation and the paper attempts to unravel their implications for state policy.

Functional Urban Areas Around European Cities - The Role Of Housing In Metropolitan Cooperation

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There is a growing need for cooperation between municipalities beyond the administrative boundaries of the cities. In most of the European cities the administrative borders are outdated. Moreover, the different future development challenges (demographic, employment, environmental, social) require integrated policy answers, otherwise the policies tackling any of these challenges create huge problems (externalities) regarding the other challenges. Integrated policies need a territorial base which is large enough to deal with the externalities of each of the policy domains. The functional urban areas (metropolitan areas) of the cities are in most cases fulfilling this criteria. Strengthened collaboration and joint planning in such areas might lead to more integrated solutions. The paper analyses the functional urban areas around European cities, based on two types of information sources: The OECD Metropolitan database:

<http://stats.oecd.org/Index.aspx?Datasetcode=CITIES> contains data for 275 metro areas with a population of 500,000 or more over 29 OECD countries. These metro areas follow a harmonized functional definition developed by the OECD, in cooperation with the European Commission; The work of the Eurocities Metropolitan Areas Working Group, collecting information in 40 cities about the different territorial collaboration forms around the city boundaries. The analysis joins together the territorial and the functional aspects. For each city all those collaboration areas are surveyed which are close in size to the population number of the FUA area in the OECD database. Special attention will be paid to the territorial organization of local housing policy. The analysis shows that there are big variations regarding the types of collaborations existing on the FUA level around European cities. In a few cities relatively strong structures exist on (or close to) the functional urban area level. The more general case, however, is the existence of only informal collaborations, which have serious limits to solve the basic challenges of sustainable urban development. On the basis of the results two options are raised how to turn the weak collaborations into stronger cooperation on the functional urban area level: to give more power, functions to existing weak collaborations on FUA level, or to expand in territorial sense the existing strong collaborations to better cover the whole area of the FUA. Housing can play important role in both options.

WS13: Migration, Residential Mobility & Housing Policy

Spatial Assimilation? The Development In Immigrants' Residential Career With Duration Of Stay In Denmark.

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Many studies have shown that immigrants' residential situation differs from natives and that other factors than the housing needs and financial situation influence immigrants' options and choices concerning housing and neighbourhood. Among others it has been indicated that immigrants could have a stronger preference for renting, because of insecurity about their future situation, and that especially newly arrived immigrants prefer to live in neighbourhoods with access to an ethnic network. In this paper is examined the difference between immigrants' residential careers and comparable Danes during the years after their arrival, and how this is influenced by their economic integration in the Danish society measured by employment and income. The hypothesis tested is that immigrants' residential situation gets closer to comparable Danes during the course of time. It is a longitudinal study based on data from 1985 to 2008 on all immigrants in Denmark

Drivers Of Segregation: Towards A Better Understanding Of Social Spatial Inequality In Amsterdam And The Hague, 1999-2006

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Spatial segregation is one of the most basic characteristics of cities. Much evidence suggests that segregation matters for individual welfare, social cohesion and economic growth. The basic factors underpinning economic segregation are clear: a housing system which sorts people by income or wealth. Social housing may play a more balancing role, limiting segregation, especially when it is spread out and widely accessible, or it may act in a way which effectively mirrors market processes (as in the UK). Understanding how spatial segregation changes is a slightly different task. A range of theories have suggested that change occurs primarily through selective migration - an imbalance between in- and out-migration flows for each neighbourhood. This is largely seen as a phenomenon which occurs within each city. Recent work has questioned this, suggesting that in situ social mobility or changes in status for people who do not move may be as important if not more so. The aim of this paper is to trace the processes by which segregation changes, drawing on data for the cities of Amsterdam and The Hague for 1999 and 2006. Data come from the Dutch Social Statistical Database, a longitudinal individual level database covering the entire population (no sample). The two cities have rather different starting points in terms of spatial segregation, reflecting historical development. The analysis focuses on changes in the distribution of income between neighbourhood units for both cities. It measures the relative contribution of a range of processes to changes in segregation: social mobility or income change for individuals; residential mobility within the city; migration into or out of the city from other parts of Holland and from abroad; and other 'exits' through deaths. Results highlight first the highly dynamic nature of the population in the two cities: around one third of those present in each city 1999 were not present by 2006. They also show that rather

different processes drive changes in the two cities, reflecting economic and social developments. Lastly, by means of mapping, we show that the processes underlying segregation vary across neighbourhoods.

Residents View On Neighbourhood Restructuring: From Mono-Tenure To Tenure Mix

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Policies for integration in Europe have for a long time included different forms of neighbourhood restructuring, as new additions of complementary tenures in establish neighbourhoods. The Swedish policy for social mix is unique in an international perspective, since it targets all types of neighbourhoods, i.e. also attractive home ownership areas. The broad approach makes it a particularly interesting case to analyse. It provides an opportunity to study the effects of an increased tenure mix in different neighbourhood contexts. The ability to achieve social integration is in the end dependent on the residents' view of and the willingness to live in mixed environments. Residents in regenerated neighbourhoods are thus central to an understanding of the outcomes and potential in mixing policies. The overall aim of this paper is to study how an increased tenure mix in previous homogenous neighbourhoods is perceived by residents. Do residents in different neighbourhood types perceive this form of neighbourhood restructuring differently? What role does residents' demographic, socioeconomic and ethnic background play for their view on tenure and social mixing? The analyses in this paper are based on a large-scaled survey directed towards long term residents in neighbourhoods that have recently undergone neighbourhood restructuring. Our hypothesis is that the outcome of mixing policies is highly context dependent, that the acceptance of mixing policies is greater in rental dominated areas than in home ownership areas, e.g. due to the potential changes of the neighbourhood's status.

Residential Migration, Unemployment And The Role Of The Rental Sector

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Regional variation in the distribution of tenure types and labor market opportunities has important implications for regional mobility and time in unemployment. There is a well-established positive association between home-ownership rates and unemployment rates. Due to lower migration rates, home-owners are expected to be more likely to suffer longer unemployment spells. This association has however been contested and at the individual level, the association is reversed; home-owners have in general more favorable labor market outcomes than renters. This paper seeks to study the combined effect of housing and labor market structure on unemployed individual's propensity to migrate. Moreover, we also examine if these migration patterns together with own tenure type influences individual's time in unemployment. In contrast to most previous studies addressing these issues, regional housing markets are not only defined in terms of home-ownership rates but include the organization of the rental sector. This study also adds to the literature by examining not only the structure of the own region's housing market, but also the structure other potential housing markets of residence in determining unemployed individuals' mobility patterns and hence the job matching process. The aim of this paper is thus twofold. First, we use conditional choice models to examine how sector specific unemployment rates and local housing markets together shape the propensity for unemployed individuals to move to that certain region. Secondly, we use event history analysis to examine how exit from unemployment is dependent on such migration patterns as

well as on own tenure type. Empirical analyses are based on Moving, Housing and Childbearing in Sweden", a national representative sample from Swedish population register data 1999-2006, including 25 percent of all individuals born in Sweden between 1950 and 1985 (approximately one million individuals). To use population register data enables detailed longitudinal analyses on migration patterns, employment status and housing tenures types."

Ethnic Differences In Realising Desires To Leave The Neighbourhood

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Selective mobility into and out of neighbourhoods is the main driving force of segregation. Much empirical research has been done on who wants to leave certain types of neighbourhoods or who leaves these neighbourhoods. These studies give insight in which neighbourhood characteristics are a reason to (want to) leave and how this differs between population groups. People who are different from the neighbourhood population are found to be more likely to (want to) leave the neighbourhood, which will lead to an increase in segregation. A factor which has received little attention so far is that some residents will have a desire to leave their neighbourhood, but are unable to do so. Also involuntary immobility is selective and will affect segregation. We know from the residential mobility literature that most people with a desire to move do not move and this discrepancy between moving desires and actual mobility is found to be larger for racial or ethnic minorities than for the native majority. This paper uses a unique combination between register data and survey data. We use data from a large housing survey in the Netherlands (WoON), which includes information on the wish to leave the neighbourhood, and we combine this data with longitudinal register data from the Netherlands (SSB), which contains individual level information on residential mobility histories. This allows us to study which households with a wish to leave their neighbourhood are actually successful, and to what neighbourhoods they move. Insights in which groups want to leave but are unable to do so will contribute to a better understanding of the causes of segregation, especially in the context of the debate in segregation literature on voluntary segregation versus segregation due to a lack of choice. We find that ethnic minority groups are less likely to realise a wish to leave their neighbourhood and that if they succeed in leaving a minority concentration neighbourhood, they more often select into another concentration neighbourhood. This might indicate that their segregation is involuntary.

Diversity And Social Change In A Growing Metropolis: A Melbourne Case Study

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This paper looks comparatively at the process of social change and its impact on local community cohesion in two Melbourne suburbs, 'Northburb' and 'Greenburb'. The two localities are geographically close, part of the same local government area and both highly ethnically diverse, but considerably different in terms of their socio-economic and ethnic profiles. Based on ethnographic data collected through individual interviews, focus groups and participant observation in 2012-13, the paper shows how process of de-industrialisation and the switch to service economy over the past couple of decades took distinctly different turns in the two localities. Our data suggest however that the processes of social change seem to have diminished local community cohesion in both localities. In Northburb, gentrification has contributed to socio-economic polarisation, while Greenburb has lagged behind in socio-economic indicators and experienced ethnic fragmentation due to a considerable influx of new immigrant groups.

The Timing Of First-Time Homeownership Of Skilled Migrants In Nanjing, China: A Life Course Perspective

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A large population of skilled migrants is flowing into Chinese cities due to the dramatic expansion of higher education on the supply side and the economic restructuring on the demand side of the labour market. Skilled migrants play an increasingly important role in China's urban residential landscape. Numerous studies have investigated the position of migrants as a whole in the housing market; however, little research deals explicitly with the performance of skilled migrants in the housing market. This paper addresses this gap by examining the differences in the timing of entry into homeownership between skilled migrants and their local counterparts and identifying the factors in the parallel life course careers that contribute to these differences. Based on a retrospective survey carried out in 2012 in Nanjing, results show that the homeownership rate for locals starts off high, but the rate among migrants increases considerably later on in their housing career, indicating an assimilation process in homeownership. The lower and later transition to homeownership for migrants is to some extent associated with their hesitation of settling down in Nanjing. For both locals and migrants, the main driver of the decision to buy the first house is partnering and anticipated fertility, therefore the transition into first-time homeownership is primarily concentrated at young ages (25-35). Institutional factors such as employer type and Chinese Communist Party membership do not affect the timing of buying the first house for both skilled migrants and locals. Financially, locals rely more on family support, while migrants rely more on mortgages to enter the homeownership.

How Do Poor People Face The Crisis? Is It A Good Choice To Move Away From The Agglomeration? The Case Of Paris And Its Rural Surroundings

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Where to live, when the prices of housing are increasing ? Where to live, when the access to social housing is always more difficult ? How to avoid becoming homeless ? What is the better choice of location when your choices are reduced ? A part of the population with less income prefers to go further out the cities, living in the outskirts of the Ile-de-France region. The consequences of this choice" are very important for different reasons. First, these populations often live in precarious housings. Secondly, when they have a job, the time in commuting increases. The agglomeration of Paris is a good example of this spatial dilemma. Using data of the French census, this paper aims to show the social specialization of the distant outskirts of Paris. In the same time, it will try to evaluate the evolution of the distance between the housing and the working locations. By observing the trend since 1990, it will be possible to see that poverty is not only located in deprivation areas of the big cities but also in rural territories where working-people with less income live. This means that we need to understand the reasons of these residential mobilities because of their social impacts on the rural areas polarized by big cities. These centrifugal mobilities can be analysed as a segregation process. We also have to evaluate the economical cost of the commuting mobilities for these households, as the price of energy will be always more expensive."

Housing Policy And Socio-Spatial Integration Of Immigrant Population In Barcelona

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In the last decade, Catalan cities have received important waves of foreign immigrants heterogeneously distributed throughout the region. This trend has prompted intense social and physical changes in the configuration of Catalan cities. In the case of the Metropolitan Region of Barcelona, the immigrant population is distributed throughout the territory although is especially concentrated in areas of the city where the residential stock is more dilapidated. Nevertheless, different studies have dismissed the existence of segregation in Spanish cities, at least conceptualizing segregation such as it is found in other European and American cities. This means that at present, there is no public policy repertoire of mixité or socio-spatial integration of immigrant population in Spain. In the last decade many urban and housing policies have been implemented with different goals and approaches in the Metropolitan Region of Barcelona. Although these policies are not focused specifically to the immigrant population, which itself is considered to have among its objectives the elimination of socio-spatial inequalities in the territory. Housing is a key element in the integration of immigrants into society as stabilization space. At work we have identified specific problems relating to housing that affect the immigrant population, however there is not a set of policies or actions to prevent or mitigate the effects of these problems. This project aims to make an assessment of how different urban policies in housing and urban regeneration have been materialized, and what impact these policies have had on the social and spatial integration of the immigrant population in the territory, if favored or have slowed occurrence of certain socio-spatial phenomena affecting the immigrant population as segregation and social exclusion. In this study we have analyzed through case studies the relation between housing policy and socio-spatial integration. We have analyzed different neighbourhoods in the Metropolitan Region of Barcelona where there are high concentrations of immigrant population and that have applied different policies of housing.

‘You Feel At Home Where You Take Root’: Neighbourhood Choice And Belonging Of Turkish Middle-Class Households

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Several studies point to the importance of the local neighbourhood as an identifier of who you are" (Savage et al. 2005). According to Bourdieu (1999) a particular address offers an important opportunity for social positioning and spatial distinction from ‘undesirable’ individuals or the poor image of a neighbourhood. However, residential decisions depend on households' resources and are limited by external conditions such as access to the housing market. Furthermore, the relevance of the local environment for social and symbolic belonging is challenged in times of increased mobility, multi-local belonging and a growing relevance of virtual forms of contacts. The study focusses at the residential choice of Turkish middle-class households which were born and raised in low-income migrant neighbourhoods. I analyze their trade-offs between local belonging and social positioning in the course of property purchase. The analysis is based on a qualitative approach with 30 in-depth interviews with Turkish homeowners in one big city in Germany (City of Duisburg). Findings illustrate that biographies of the interviewed second-generation middle-class households are shaped by experiences of discrimination which influence locational decisions by limiting the radii of their property search to ‘familiar’ districts. An active family orientation is a central resource that contributes to their decision not to leave migrant neighbourhoods. Finally, bridging in the form of wider action spaces and cross-local networks illustrate that residential location alone does not provide conclusive information about processes of social positioning."

Mechanisms To Why Family Ties Affect Patterns Of Residential Mobility

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Kinship ties are generally assumed to be among the most important predictors of migration over long distances. The few studies that have been conducted on a city scale suggest that they also affect migration pattern within a city. Several potential reasons for why family affect (local) migration has use been provided but few have tried to show which ones to be most important. In this study, we categorize main explanations into two broad categories; those alluding to affinity or exchange of care, i.e. related to a wish/need to live near family, and those related to a lack of choice on the housing market. We model the mobility behavior of individuals and include a range of interactions variables to capture whether family is present at origin or destination, and various individual characteristics that we argue signal a need" to live near family (type and age of kin, household composition) and/or the opportunities to choose where to live (socio-economic resources, type of neighbourhood of origin and potential destination). In addition, we look at ethnic differences in living near kin. Previous research has suggested that some groups, especially immigrants from non-western countries, are more prone that others to live near their family members (which might be a contributing factor to explain differences in ethnic clustering). We test this hypothesis and also attempt to provide explanations to why this may be the case. The paper is based on data from Stockholm, Sweden, during the period 1990-2003."

Dissecting Neighbourhood Upgrading Of Low-Income Neighbourhoods: The Impact Of Different Mechanisms On Neighbourhood Change In Amsterdam And Rotterdam

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Changes in the population composition of upgrading and downgrading neighbourhoods are most often conceptualized as resulting from specific patterns of in-migration, out-migration, and non-migration. Particularly the gentrification literature pays ample attention to the in-migration of higher-income residents who replace or displace the lower-income population. Yet, in addition to residential-mobility processes, various other mechanisms can contribute to neighbourhood change, or alternatively mitigate the effects of residential-mobility patterns. Social mobility of the non-migrating population can also contribute to neighbourhood upgrading or downgrading. Likewise, demographic shifts and natural flows (e.g. the ageing of the population and deaths) will also have an influence on the socio-economic composition of the (working-age) populations of neighbourhoods. Previous studies have paid some attention to the importance of these mechanisms in producing, or mitigating, neighbourhood change. However, little is known about the comparative impact of these mechanisms. This paper disentangles and unpacks the various mechanisms that produce neighbourhood change. We use individual-level longitudinal register data from the Dutch Social Statistics Database to precisely determine the magnitude and effect of separate mechanisms. This paper focuses on how different income groups are represented in different types of neighbourhoods and how this changes over the study period (2004-2012). Using longitudinal quantitative data analyses and spatial GIS analyses, this paper shows how different types of upgrading and downgrading can be discerned in different neighbourhoods. Focusing on two different urban housing contexts (Amsterdam and Rotterdam), we have found that although the magnitude of residential-mobility processes (in-migration and out-migration) is comparatively large, their net effect only accounts for a

relatively small share of the loss of low-income residents in upgrading neighbourhoods. Upward social mobility and, primarily, ageing processes have a larger net effect on the loss of low-income residents. Yet, the growing share of middle- and high-income residents can be explained by positive net migration of these groups. In Rotterdam we see primarily a growth in middle-income residents, while in Amsterdam the high-income group experiences strongest growth.

Residential Patterns Of Eastern European Immigrants In Sweden

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This paper focuses on different groups of Eastern Europeans in the Swedish housing market with a special emphasis on residential segregation and its evolution over time. Although the segregation issue has been on the Swedish policy agenda since 1970s and quite a lot of research has been conducted concerning issues about segregation, there is little research carried out about Eastern Europeans particularly and their settlement patterns in Sweden. Further, the proportion of Eastern European immigrants in Sweden is growing, and their residential patterns seem to differ from Swedes and also non-Western groups. This study looks into Eastern European immigrants' residential trajectories over time in Sweden, on different levels of urban hierarchy. A time frame of the two decades between 1990 and 2010 is chosen to capture changing clustering patterns of different Eastern European immigrant groups, from the time directly after the fall of the wall until recently, and to investigate the Eastern Europeans' position in the Swedish housing market over time. Posed research questions will be answered using quantitative good-coverage longitudinal dataset based on Swedish registry data, containing individual information about all registered residents living in Sweden. Besides traditional and widely acknowledged measures of residential segregation, an innovative k-nearest neighbour method with the EquiPop program will be used.

Does Residential Mobility Lead To Socio-Spatial Mixing Or Increasing Social Sorting In The Inner City Of Stockholm?

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Liberalization trends in the Swedish housing market over the last 20 years have affected residential redistribution and access to various housing submarkets, resulting in increasing levels of segregation in the major cities. The earlier privileged position of public housing has been weakened and affected the dynamics in urban housing markets. Although welfare state transfers still play an important role in housing allocation and residential outcomes, and policies are still aiming at counteracting socio-spatial sorting, the distribution of housing, now, tend to be much more based on market principles. Stockholm inner city is a good example illustrating the spatial manifestations of structural shifts in the Swedish society, especially because tenure conversions have been concentrated particularly to this part of the city, and since it is an attractive location, with historical housing structures, especially for young households preferring an urban lifestyle, but increasingly also for families. The increasing demand for housing due to a growing population numbers has speed up the marketisation processes, especially in inner city areas. We aim at analysing the impact of residential relocations on inner city neighbourhoods' social dynamics. Our main interest is focused on whether, and in what ways, selective moves lead to compositional changes based on social status in the inner city of Stockholm over two decades (1990-2000 and 2000-2010). But since demographic and ethnic dimensions is closely related to social aspects, we include these variables in our analyses. We consider both annual net income and education as a proxies for assessing socio-economic status. Besides

providing an overall picture of socio-economic changes in the inner city as a result of residential mobility, our ambition is also to take into account the effect of physical structures of inner city neighbourhoods and their original social composition on influencing the residential mobility outcomes. Such a methodology would enable a deepened understanding of the socio-spatial dialectics, i.e. in which ways do socio-spatial inner city landscapes influence further social sorting and mixing processes through residential mobility? A longitudinal (GeoSweden) dataset based on individual level data covering all residents who lived in the inner city of Stockholm in 1990, 2000 and 2010, is applied. The data analyses are carried out using multi-level statistical modelling techniques.

Housing Supply, Mobility And Regional Income Development In Sweden

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In Sweden, the construction of new houses has been at historically low levels during the last two decades. Also, population growth has increased at an accelerating pace since the introduction of the new millennium, particularly in metropolitan areas. Policymakers, lobbyists as well as researchers often express major concerns that the increasing housing shortage impedes peoples' mobility and therefore lowers economic growth. In this paper, we use a panel data set with annual data for all of Sweden's 290 municipalities between 1992 and 2012 in order to develop a model based on three structural equations, which allows us to quantify the effects of changes in housing supply per capita on municipal per capita incomes via its impact on peoples' mobility. In the first two equations, we model population movements into and out of the municipalities as a function of housing supply per capita within the municipalities as well as the housing supply per capita in other municipalities. In the third equation, we model changes in municipal per capita incomes as a function of population movements into and out of the municipalities. We are not aware of any study that a) estimate the impact of changes in regional housing supply per capita on regional per capita incomes in Sweden and b) model such effects using structural equations. According to the results, the changes of housing supply per capita between 1992 and 2012 in Sweden has not yet affected the income per capita negatively on a national level. However, the results also suggest that per capita incomes in the three largest metropolitan areas would have been 0.8-1.3 percent higher in 2012, had the housing supply per capita remained at the same levels as in 1992, mainly because the decreasing housing supply per capita within the metropolitan areas has impeded people to move into these regions.

Population Dynamics In Ethnically Hyper-Diversified Neighbourhoods In Oslo

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Population dynamics in ethnically hyper-diversified neighbourhoods in Oslo Lena Magnusson Turner Norwegian Social Research NOVA, Oslo Akershus University College of Applied Sciences, Norway lena.m.turner@nova.hioa.no Is white flight the main explanation for an increased segregation in already immigrant-dense neighbourhoods? Is it challenging explanations? This paper builds on previous research focusing on various demographic processes to understand residential segregation of minority groups. Finney & Simpson (2009) argue against the prevailing notion that segregation is the result of a divisive separation of ethnic groups. Instead, they claim that natural demographic growth and classic dispersal from core cities to suburban areas explain changes in neighbourhood ethnic composition. We test the validity of Finney & Simpson's perspective in a Norwegian context. Norway and especially the capital of Oslo have in short time become ethnically hyper diversified. Today, close to one third of the population in Oslo has immigrant background, compared to ten per cent in the late 1980's. The residential

pattern among the immigrant population in Oslo is, as elsewhere in the western world, characterized by a marked level of segregation. We adopt a model of population dynamics in a segregated landscape, with a focal point on migration, demand for housing, and social equality (Simpson, Gavlas & Nissa 2008). The model assumes a rapid population growth following from immigration, accompanied by isolation and segregation, but also by a counter-current of dispersal. We use census data from 2001 and 2011 containing housing and household data, together with socioeconomic and demographic time-series data from various population registers. All data is available at a low geographical level equivalent to neighbourhoods. This rich and unique data set provides information on migration patterns, natural population change, household formation and social and employment characteristics. Built on this information, we can distinguish between the impacts of migration respectively natural changes on the changes in population composition in neighbourhoods. We focus our analysis on the ten largest immigrant groups and their dependents in the municipality of Oslo.

Multiple Geographical Segregation: A New Approach To An Age Old Problem

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Segregation has been at the forefront of western government concern for many decades. Within the British context we are constantly being warned that we are risking 'sleep walking to segregation' Philips (2005), or that society is at risk of living together, apart. However, much of the segregation literature is measures segregation based upon descriptive, non-model-based indices by detailing a recently proposed alternative. To do so, we return to the roots of the modern segregation literature and develop an argument based on the premise that the frequently used segregation indices, such as the Index of Dissimilarity (ID), are inappropriate measures to use to describe modern urban society. For instance Duncan and Duncan (1955) were using ID as a means to measure racial segregation in the United States of America. Within this context a simple descriptive index of one measure was sufficient for the characterisation of residential space. In the modern urban world there are many more dimensions of segregation belonging to the cultural, the social and the economic domains and as such a single figure relating the distribution of a group measured on one dimension descriptively is no longer an adequate measure of segregation. To better represent the modern 21st Century segregation a new model is required and we present one implementation by implementing a multilevel modelling framework for segregation. This draws on the work of Kisch (1954) and allows, within one framework, both process and outcome can be observed so that the drivers and the state of segregation can be viewed together. Furthermore it is also possible not only to describe population differences but also test if the differences are significant. We illustrate the methodological insight with an example developed from using a relatively simple UK Census crosstabulation of ethnicity, age and educational achievement to present a multi-dimensional perspective on segregation. References Duncan, O. and Duncan, B. (1955) A methodological analysis of segregation indexes." American sociological review 20(2): 210-217. Kish, Leslie. (1954) Differentiation in metropolitan areas. American Sociological Review 19(4) 388-398. Philips, T (2005) After 7/7: Sleepwalking to segregation Back. Speech to Manchester Council for Community Relations. 22 September 2005 (<http://goo.gl/CTShmh>)

Residential And Social Mobility; Adaptive Behaviour In Urban Space

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The social relationship between individuals and their residential environment is shaped by a range of housing market rules and regulations, by residential choice and by constraints. In welfare state contexts characterised by much redistribution of resources sorting processes need not automatically result in homogeneous neighbourhoods or in areas that are segregated from each other. Yet, how precisely such relations are, in such contexts, remains unclear. This paper elaborates on these issues by focusing on the distance between an individual's (and his/her household) income position and the median income position of the neighbourhood of residence. While applying large-scale individual level longitudinal register data for all residents of the four largest cities of the Netherlands, we studied the relations mentioned, as well as the residential moves that could be triggered by such relations, and the outcome effects on individual-neighbourhood relations in the destination neighbourhoods. We find that the larger the economic distance (positive or negative) between an individual and the median position of the neighbourhood of residence, the higher the probability to move from that neighbourhood. While moving they tend to reduce the economic distance through the selection of the neighbourhood of destination. Our findings offer new input for debates and policies aimed at desegregation or social mixing.

Surveying Household Flows In Metropolitan Sydney: A Framework For More Responsive Strategic Planning?

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With Australia's cities experiencing continued affordability constraints and struggling - particularly Sydney - to increase housing supply despite seemingly high levels of demand, there is renewed interest in the value of housing demand/preference surveys in helping us better understand housing market dynamics and the broader planning implications of those trends. Use of household surveys potentially allows researchers and policymakers to move beyond macro modelling forecasting exercises to capture household, motivations and behaviours, and determine how those behaviours relate to the changing form and 'shape' of the city. However, in practice the application of survey approaches tends to fall into two hard-to-negotiate baskets. Their findings either reiterate what we already know in terms of household trade-offs and constraints regarding quality, amenity and location, or struggle to negotiate the disparities between the stated intentions and expressed actions of their housing pathways. They have also had limited success in capturing the behavioural drivers behind subregional household flows within and across cities in ways which can be effectively incorporated into strategic metropolitan planning frameworks. This paper reports on the development of, and results arising from research conducted in association with the NSW Department of Planning and Infrastructure and NSW State development agency Urbangrowth NSW with the aim of incorporating a more informed understanding of local level housing demand into longer term strategic plan making. The surveys - with purchasers and renters, recent movers and 'stayers' - collectively seek to capture and understand housing decisions and constraints in different market geographies across the metropolitan area. As the paper discusses, identification of spatially contiguous housing market demand areas, coupled with targeted sampling, has enabled innovative insight into the drivers and outcomes of subregional household flows to be captured. Questions arise, however, as to how these insights into household mobility can be effectively incorporated into metropolitan plan making traditionally shaped by questions of land availability and development feasibility.

Difficult Life Events, Residential Selection And Poor Mental Health In Deprived Neighbourhoods Of The UK

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Selective migration can influence inequalities in health between neighbourhoods with different levels of socio-economic disadvantage. However, the social processes that underlie these health selective patterns are not well understood. This study focusses upon housing moves within the UK triggered by relationship breakdown, job loss and housing eviction and repossession. It assesses how these difficult life events are related to poor mental health among movers and the levels of deprivation in the neighbourhoods they move between. The analysis uses data from the annual British Households Panel Survey. It assesses moves between adjacent survey waves, pooled over ten years, 1996-2006 (N=122,589 observations). Respondents were defined as 'difficult life event movers' if they had changed residential address and experienced loss of a relationship, housing or job between survey waves. Neighbourhood deprivation was defined by Carstairs 2001 deprivation index quintile of ward of residence. Residential relocations were categorised as moves to more, less or similarly deprived quintiles. Mental health status was indicated by respondent's self-reported mental health problems. Binary logistic regression models were used to assess the relationships between the health and mover variables adjusted for age, sex, education, housing tenure and social class. The migration rate over one year was 8.5%. Among total movers 14.1% had experienced a difficult life event. Adjusted regression models indicate that difficult life event movers did not have elevated odds of moving to a more deprived area but had significantly lower odds of moving to a less deprived area, compared to other movers (0.71; 95% CI 0.60-0.85), when moves to similarly deprived areas was the reference group. Models indicated that difficult life event movers also had elevated odds of mental health problems (1.62; 95% CI 1.32-1.99), relative to other movers. Odds of mental health problems among difficult life event movers were most highly elevated among those moving to more deprived areas at 2.29 (95% CI 1.55-3.38), relative to stayers. Movers in the UK that experienced relationship breakdown, job loss, housing eviction and repossession therefore had elevated risk of mental health problems and distinctive socio-spatial patterns of mobility. Difficult life events consequently may influence the development of inequalities in mental health between more and less socio-economically deprived neighbourhoods.

Sand Castles In Almere: From New-Frontier Pioneering To Diversifying Suburban Mobility

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Despite the current popularity of the return to the inner-city and the general transformation of the suburbs to demographically diverse settlements, suburbanization is still a persisting family-relocation trajectory. Such housing pathways often indicate a search for more spacious, while affordable, living conditions and an escape from urban environments, commonly perceived as run-down and crowded. This paper addresses the suburbanization process diachronically, comparing the aspirations of old and new suburbanizers in the new Dutch town Almere. First a survey of 300 inhabitants was conducted, regarding the motives for moving and how life in the town has changed. Subsequently in-depth interviews were conducted with two generations of family suburbanizers, 15 inhabitants who moved to Almere before it became a municipality (1984) and 15 who have moved there since 2000, the year when Almere's population growth and the Amsterdam-to-Almere migration started decreasing. The year 2000 was also when more residents with a registered partner were moving away from, than towards Almere. These interviews focused on the motives

for moving and the compared living experience between the urban and the suburban environments. The process of suburban relocation during family formation stays durable, going full circle in Almere's contemporary mobilities: the pioneers' offspring, who moved to Amsterdam in their early adulthood, are often returning to Almere with their family, while their parents are sometimes returning to Amsterdam. Nonetheless their ideology of relocating and the challenges they face have changed in accordance to the times. In the context of contemporary neoliberal precarity, pragmatism and globalization, the relevance of the suburban dream in the Netherlands has shifted away from utopian visions and communitarianism to individualization, intolerance and security.

Factors Influencing Place Attachment And Plans To Move

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In three regions in the Netherlands, the number of residents has been decreasing for several years. Demographic decline leads to vacancy in the least attractive part of the housing stock, mainly in post-war neighborhoods. In order to maintain an acceptable level of livability in these areas, neighborhood restructuring is implemented in which social rented houses are upgraded, sold or demolished and (partly) replaced by new (owner-occupied or private rented) housing. These interventions create housing diversification, which is supposed to increase the opportunities for housing careers of residents in the neighborhood. It is assumed that through increased housing career opportunities, the level of residential mobility out of the neighborhood will decrease, which will lead to more stability and social cohesion. However, these assumptions are not sufficiently based on empirical evidence. Thus far, research into urban restructuring areas has mainly focused on the social consequences of the policy instead of on stability in the restructured neighborhoods. Moreover, existing studies have mainly focused on urban restructuring projects in the bigger and growing cities instead of in shrinking areas. To bridge this gap, the aim of this study is to determine which household and neighborhood characteristics influence place attachment and plans to move out of the neighborhood in a shrinking region. For this study, survey data were collected in Triniteit, a post-war neighborhood in Terneuzen which was restructured between 2002 and 2004. Surveys were distributed in June 2013 among all 522 households in the neighborhood and 98 useful surveys were returned. The data are analyzed using two regression models that analyze the extent to which place attachment and plans to move are affected by household and neighborhood characteristics. The results indicate that place attachment is positively influenced by the length of residence in the neighborhood, the satisfaction with the composition of the neighborhood population and the satisfaction with the level of social interaction in the neighborhood. Regarding plans to move the results indicate that age, higher assessment of the neighborhood social safety and satisfaction with the green spaces in the neighborhood decrease the plans to move. These results may provide interesting insights for policy makers who aim to increase place attachment and decrease residential mobility, in order to create stable, sustainable neighborhoods

Trajectories Of Neighbourhood Change

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Neighbourhoods have been placed at the heart of our understanding of inequality in cities. In debates on segregation and neighborhood effects, neighbourhoods are treated as more or less static entities which do

not change over time. However, neighbourhoods do change over time, including the position they take in the overall neighbourhood hierarchy in cities, due to physical, demographic and socioeconomic transformations. The main drivers of neighbourhood change are selective in- and out-flow of residents, and changes in the socio-economic and demographic characteristics of sitting residents. There is a gap in our knowledge on how and why neighbourhood change over longer periods of time. Most existing studies on neighbourhood change focus on single cases of gentrification or urban renewal in particular neighbourhoods. This study aims to provide a broad overview of (the drivers behind) neighbourhood change in Dutch neighbourhoods over a longer period of time by using longitudinal neighbourhood data. By implementing a latent class growth model, this paper aims to visualise trajectories of individual neighbourhoods over time. Using historic postcode-level data on Dutch neighbourhoods, we will first create visual maps of these neighbourhood trajectories, and in addition, we will model the different drivers behind change to determine which components significantly affect neighbourhood change. The goal of this study is to identify (spatial) patterns of change by classifying neighbourhoods with similar developmental trajectories.

WS14: Minority Ethnic Groups & Housing

Migrants And Social Housing In Spain: The Case Of The Basque Country

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The economic crisis has changed the international migration dynamic of Spain. In few years, Spain has gone from being one of the countries with the highest immigration growth in Europe to lose population by the result of both foreign and national's emigration. In the recent past, the economic growth motivated by the real state bubble acted as pull factor for international immigration flows. Thus, there is a strong relationship between the Spanish housing market dynamic and immigration phenomenon. The Spanish housing market is characterized by the prevalence of ownership and lower importance of social housing. From 2001 to 2012, 5,635,204 dwelling have been built, of which only 12.1% have been qualified as Social Housing. Moreover, 78.9 % of households live in a home ownership while only 13.5 % are in rent. In this context, until 2008 the housing career of the foreign population has been based on a path of improvement and access home ownership. Since 2009 the crisis radically breaks this upward process. The foreign population has larger difficulties in accessing to the housing and the expulsion of thousands of families from their homes through eviction proceedings. In this sense, it's necessary to know the extent to which public housing policies are being effective to address this problem. However, in Spain there is a significant lack of data and studies on access to public housing by the foreign population. The purpose of this paper is to analyze the demand and the level of access of foreign population to the Social Housing in the Basque Country, one of the Autonomous Communities with a higher ratio Social Housing. The study will be based on the analysis of applicants for Social Housing and allocation contracts. For this we will use the data bases of the Housing Service of the Basque Government. These applicant and allocation databases provides information for each case individually, which allows us to have a precise knowledge of the housing needs and profile of the applicant and the relationship between the demand and the allocation, for both foreign people and nationals. The databases provide indicators as age, sex, income, family typology, demand typology and location from 2005 to 2012. The outcome of this paper will be an assessment of Basque Country Social Housing policy in regard to foreign population housing needs. As we will see, there is an increasing demand for Social Housing by foreign population which is not covered by the allocations.

Migrant Diversity And Segregation In Oslo

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Most large European cities have over the last two decades experienced in-migration mainly due to political (e.g. war) or economic (poverty) reasons. This raises the question, how these migrants or ethnic minorities are economically (job market), socially (prejudice) and spatially (housing market) integrated. These are related, since we assume in the Chicago school tradition that social distance translates into spatial distance (segregation), thus, in turn, a minorities extent of segregation is an indicator of their social integration. The major propositions guiding our study are: Under the condition of economic growth and the further assumption that it trickles down to minorities, we assume segregation to decrease and minority diversity in neighbourhoods to increase. Hence, we assess the link between segregation and neighbourhood diversity. However, minorities may be differentially participating in economic gains. We study these problems using

Oslo, the capital of Norway, as an example. The analyses pertain to two decades: 1990 to 2000, and 2000 to 2011, and 21 migrant groups (plus Norwegians.) Migrant population grew in the period 1990 to 2011 by 358 per cent, from 50,000 to 142,446. Several minorities grew much more, e.g., Iraqi from 165 to 5,110, Irani from, 767 to 4,411. We first determine the extent of segregation, both for each group (IS) and between groups (ID). The spatial basis are 501 census tracts and - for comparative purposes - their aggregation to 96 neighbourhoods. In a second step we assess neighbourhood changes, using recent typologies of neighbourhoods (Clark and Rivers 2013, Finney 2013). Further, we calculate neighbourhood minority diversity and changes in the share of minorities. Our results support the hypotheses. We find a strong socio-spatial sorting in 1990 with Somali, Iraqi and Vietnamese socially isolated. Between 1990 and 2011 segregation values declined dramatically, even for those groups which were initially strongly socio-spatially discriminated. Furthermore, as expected, diversity negatively related to segregation. To account for these surprising findings we refer to (favourable) changes both in the job and the housing market in Oslo. Finally, we discuss the implications of our findings for migrant integration policies.

Models Of Urban Territorialisation In Ethnic And Socio-Cultural Spaces

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One of the main characteristics of cities is its cosmopolitanism. By its very nature, the cities are made of varied universes consisting of migrant populations, from the most diverse geographical regions and cultural traditions. The diversity and complexity of the urban environment, characterized by phenomena of multiculturalism and ethnics diversity, at the same time that it establishes differentiations of social and economic level, that become establish in urban territorialities associated with the identification of several corporate groups that inhabit the cities. The history of cities shows us that this ethnic and social territorialisation of the urban space has always existed: how many European cities do not have the so-called <<Jewish neighborhood>>, and in the case of Mediterranean towns don't they keep the memory of Muslim or Islamic presence, as in the case of the << Alfama>> in Lisbon; on the other hand, is recurrent the image that associates the cities <<high>> to an occupation by population more rich and powerful and a <<suburb >> where you will find more low-income populations. Today, the European or American cities are large cosmopolitan centers, being that cosmopolitanism both a factor of enrichment as a problem of integration not always well resolved, that in many cases are not related to cultural differences, but with poverty or exclusion that can affect a particular group of immigrants, usually from developing countries, or rural, traditional societies where integration in the demanding standards of urbanization poses difficulties not always easy to overcome. The focus of our study seeks to address urban territoriality models, associated with the social and ethical issues of the populations living in the so-called social housing neighborhoods, usually identified with poverty, marked by the stigma of social exclusion and spatial segregation. The question is whether area we building spaces of conflict, configured in this institutionalized instrument in public housing policies and how you can resolve the errors generated with the construction finding new solutions for the residential needs of underprivileged urban populations.

Straight-Line Assimilation In Home-Leaving? A Comparison Of Turk, Somalis And Danes

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The impact of mobility on segregation and the specific transition taking place when leaving home are both under-researched. This paper has analysed the home-leaving patterns of Danes, Turkish immigrants, Turkish descendants and Somali immigrants. The focus was on testing the evidence for spatial assimilation and straight-line assimilation in a Danish context. The analyses led to two main findings. First, while spatial segregation patterns were clear for the home-leavers, inter-generational mobility did take place, supporting the notion of straight-line assimilation. Second, inter-generational effects were identified. While there was no indication that parental socio-economic situation affected the spatial segregation of home-leavers, clear and substantial effects were found for the share of ethnic minorities in the parental neighbourhood: the higher the share of ethnic minorities in the parental neighbourhood, the higher the hazard for moving to an ethnic neighbourhood and the lower the hazard for moving to a non-ethnic neighbourhood. Similarity in the patterns of natives and the three ethnic minority groups indicates that the processes taking place might be about more than assimilation between generations.

WS15: Poverty Neighbourhoods

The Political Economy Of Neighbourhood Decline

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Spaces of decline, exclusion or vulnerability are produced. Neighborhood decline is not a natural thing but a result of the actions of abstract space makers such as governments, lenders, brokers, landlords and developers. Both public and private actors do not simply limit their risk in low-income neighborhoods, but actively and passively structure the process of neighborhood decline, e.g. by producing maps that not only describe but also prescribe neighborhood decline. The withdrawal of mortgage loans and insurance, city services, and investment more generally speaking, demonstrates the ways states and companies act upon perceived neighborhood decline and contribute to the social, physical and symbolic construction of neighborhood decline.

Springboard Or Flypaper? Port-Of-Entry Neighbourhood And The Economic Success Of Refugees In Sweden

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Springboard or Flypaper? Port-of-Entry Neighbourhood and the Economic Success of Refugees in Sweden By Roger Andersson, George Galster & Sako Musterd We investigate the degree to which the port-of-entry neighbourhood", the first permanent settlement after immigration, affects the employment prospects and labour income growth of adult refugees in Sweden during the subsequent five years. We conceptualize four potential functional types of such neighborhoods, based on the combination of economic advancement, residential satisfaction and out-mobility they encourage: flypaper, springboard, hammock and enclave. We employ annual panel data on working-age adults from Iran, Iraq and Somalia immigrating as refugees into Sweden during the 1995-2004 period, after a new policy regime of refugee resettlement was enacted permitting more residential self-selection. We specify a change econometric model to reduce potential bias arising from time-invariant unmeasured refugee characteristics affecting both neighbourhood selection and economic performance. We find that, controlling for initial characteristics of refugees and local labour markets, there are substantial differences across neighborhoods in the economic trajectories and out-mobility propensities of their resident refugee populations. "

Designing Social Mix In Carlton Public Housing Estate Renewal Project

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The social mix policy approach is a common reaction to dispersing the contemporary multiple-disadvantage existing in social housing estates internationally. Numerous studies explore the social effects for reconstituted mixed tenure communities. Discussions about physical form and different models that such

communities are designed on however, have been largely omitted. The importance of design principles as well as the barriers to their implementation in mixed-tenure communities has been overlooked. This study investigates these factors through a case study of the Carlton Public Housing Estate Renewal project in Melbourne, Australia. Data collection included in-depth interviews with social housing tenants, private residents, community stakeholders and service providers. The findings illustrate that the implementation of design 'principles' was contingent on political and economic decisions made by government and private enterprise stakeholders. Perceptions of whether the adopted design contributed to the lack of implementation of successful social mix policy varied between tenants, government officials, private developers and private residents. It is concluded that economic interests compromised the implementation of preferred design principles in the Carlton Redevelopment Project (Stage 1), which contributed to housing tenure mix and social interaction not being successfully experienced by public and private residents of the estate.

The Effect Of Area-Based Interventions On Social Mix In Deprived Neighbourhoods.

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This paper considers the impact of area-based intervention on social mix in deprived neighbourhoods. Using Danish longitudinal data on individual level for 1989-2006 we find that area-based intervention has no identifiable effect on increasing social mix neither in respect to mix of educational background, employment mix, income mix nor ethnic mix. We apply a difference-in-difference model. Instead we find that there is a strong pattern in turnovers as residents moving out of treated neighbourhoods in average have a stronger affiliation to labour market and a higher income after taxation compared to residents moving in in treated neighbourhoods. This indicates that residents moving in are more economically vulnerable than residents moving out. A political expectation to area-based intervention is that this type of intervention can reduce the number of deprived neighbourhoods. We conclude that area-based intervention becomes shorthanded when it comes to reducing the number of deprived neighbourhoods because the turnover pattern is so strong, and we speculate that in order to change the turnover pattern other interventions affecting the organisation of housing market are needed.

How Living In The 'Hood Affects Child And Adolescent Risky Behaviours

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We analyze data on low-income Latino and African American youth gleaned from a natural experiment involving the Denver Housing Authority as a way of overcoming geographic selection bias and drawing causal inferences. Research Question: To what extent are neighborhood contexts associated with the onset of the following child and adolescent risky behaviors: alcohol use; smoking; marijuana use; aggressive or violent behavior? Sample: Latino or African American, current or former DHA residents with: (1) children in home ages 0 – 18 when first moved into DHA; (2) in DHA housing 2+ years; and (3) first entered DHA in 1987 or after. We conducted 90-minute phone interviews, gaining residential /family/child retrospective histories; April '06 – Feb. '08; N = 710 families; 1,707 children. We geo-coded address history and merged with dozens of Census tract and Piton Foundation neighborhood indicators and respondent subjective indicators of their neighborhoods. Statistical approaches employed: Logit model with robust clustered standard errors & Cox Proportional Hazards model: We examine whether results vary by gender

and ethnicity. Results: Neighborhood social status: 1 std. dev. higher neighborhood social vulnerability score associated with: 2.7– 5.4 times higher odds of drinking; 2.4 – 2.7 times higher hazard of smoking marijuana; 1 std. dev. higher occupational prestige score associated with: 57-96% lower odds of violent behaviour; 52-94% lower odds of drinking. Neighborhood safety: 1 std. dev. higher property crime rate associated with: 2.7 – 4.0 times higher odds of smoking; 2.5 – 3.5 times higher odds of violent behaviour; 2.2 – 3.2 times higher odds of drinking; 2.0 – 2.5 times higher odds of using marijuana. 1 std. dev. higher violent crime rate associated with: 81-99% lower odds of drinking; 74-100% lower odds of smoking marijuana. Neighborhood Ethnic and Nativity Composition: 1 std. dev. higher percentage of Latinos associated with: 56 – 86% lower odds of violent behaviour. Neighborhood Physical Environment: 1 std. dev. older housing stock was associated with: 1.7-1.9 times higher odds of using marijuana; 1.5 – 3.0 times higher odds of violent behaviour.

Why Have Some Young Adults Not Graduated From Secondary School? - On The Importance Of How Role Models In The Neighbourhood Fare In Sweden's Metropolitan Labour Market

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Not having graduated from secondary school is in rich countries often seen as constituting a high risk of being socially excluded. Using data on all males and females born 1985 grown up in metropolitan Sweden factors associated with a person not having graduated from secondary school at age 21 are studied. It is hypothesized that if the young person experiences examples of a long education not paying off in term being able to support him or herself such role models are influential. Results from estimated logistic models indicate that it is the higher probability of parents not being well established in the labor market, not a foreign background per se, that is linked to the education level of the offspring. We also find that the higher the proportion of persons in the neighborhood having a long education that can not support him or her selves, the higher is the probability of a young adult not having graduated from secondary school.

Premium Of Living In A Poverty Neighbourhood And Its Implication In The Case Of Jjokbangchon In Korea

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Due to Industrialized society and global economic crisis, the range of socially weak class has been expanded and their problems become serious. Among the living arrangements of the poor class people, Jjokbang has been known very popular as a representative of poor housing. Jjokbang is a kind of shared housing naturalistically grown room unit based temporary living environment. Because of its inferior shabby quality, it has been the area received much attention from the society. Among the several Jjokbangchons in Korea, the most famous one is Youngdungpo Jjokbang where 500 poor residents are inhabited. Most of them are supported by government and majority of them are the elderly and disabled. There are several owners who have dozens or hundreds of rental units with several managers who have responsibilities of collecting rental fees from tenants. Since this area is considered as the poorest area, one can easily assume that the rental fee might be much cheaper than other similar areas. Ironically, the rental fee showed that the area is equivalent to the most expensive neighborhood because of the premium of the Jjokbangchon. Like the

premium of houses in good location, there has been a premium of being within the village. The former is due to physical features, the latter is for donation hub. The research methods used here include field observation, interview with residents and volunteers and literature search. In this presentation, the area of Jjokbangchon will be introduced and detailed result revealed through various methodologies will be discussed. Finally, based on the result, implication of policy and practice will be suggested.

The “Pink Pound” In The “Gaybourhood”? Neighbourhood Deprivation And Sexual Orientation In Scotland

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The emergence of geographic concentrations of non-heterosexual individuals – so-called “gaybourhoods” – is often linked to housing, demographic characteristics of the non-straight population, and wider discrimination. Places known to be “gaybourhoods” are predominantly gentrified, with the non-straight population acting as gentrification pioneers. In popular imagery, non-straight households are typically portrayed with higher disposable income, and more likely to live in owner-occupied apartments in affluent neighbourhoods. This paper presents data from the Scottish Health Survey and showing a very different spatial patterning – a disproportionate concentration of non-straight people in the most deprived places in Scotland. These neighbourhoods are predominantly peripheral housing estates, dominated by social housing; not gentrifying inner-city neighbourhoods. We use data from the health survey and the Poverty and Social Exclusion Survey to interrogate individual characteristics that might explain this spatial concentration of residence and what this may mean for the delivery of housing services and services in deprived neighbourhoods in Scotland

The Temporality Of Neighbourhood Exposure: Isolating Neighbourhood Effects

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The basic premise in neighbourhood effects studies is that role models and resourceful social contacts in the neighbourhood alter residents' socioeconomic life opportunities. What is often overlooked in these studies, however, is that residents vary in the extent to which they are influenced by their neighbourhood. This variation depends both on their social embeddedness in the neighbourhood and on their residential history (length of residence in the current and previous neighbourhood(s), residential mobility, and the time elapsed since leaving the previous neighbourhood of residence). This social embeddedness also interacts with the residential history: it takes time to establish new social ties after moving into a new neighbourhood and a resident can still be socially embedded in the previous neighbourhood of residence. This study is innovative in many respects. We focus on both movers and non-movers and thereby include social climbers that move out of a neighbourhood. Also, both the current and previous neighbourhood(s) of residence are included to test the hypothesis that neighbourhood effects from the previous neighbourhood can linger after the move as moving individuals can hold on to their social capital by sustaining ties with their former neighbours through regular visits. Finally, we include the amount of time spent in the neighbourhood to test the hypothesis that neighbourhood effects vary by the length of residence. This study employs longitudinal individual-level population data from the Dutch Social Statistical Database. We aim to understand the records of different addresses of residence (residence spells) and the changes in socioeconomic status an individual has over the course of our period of analysis (1999-2013). Besides the

constant individual characteristics (gender, nationality, date of birth) we focus on individual characteristics (social embeddedness as in household composition and having school going children or not, socioeconomic status and income), the address (length of residence, begin and end of residence spell), housing and neighbourhood characteristics for each residence spell. Hence, we pull apart influences of current neighbourhoods from lingering effects of previous neighbourhoods and socialization effects from self-selection (selective residential mobility) effects, by using cross-nested multi-level models. Finally, we assess the conditionality of neighbourhood effects by assessing cross-level interaction effects.

Testing The Relative Deprivation Mechanism: Neighbourhood Effects On Internalising And Externalising Problem Behaviour

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The consensus in the neighbourhood effects literature leans towards the idea that growing up in neighbourhoods with affluent neighbours leads to better life chances compared to growing up in poorer neighbourhoods. However, although the bulk of neighbourhood research seems to suggest positive effects of neighbourhood affluence, some studies found the opposite (for a review, see Galster, 2011). More affluent neighbourhoods were linked to lower educational attainment (Ginther et al., 2000), negative socio-economic outcomes (McCulloch, 2001), poorer health outcomes (Duncan & Jones, 1995; Shouls et al., 1996), and higher levels of relative deprivation (Oberwittler, 2007). It seems that neighbourhood effects are more ambiguous than they are often indicated to be. An explanation for such negative externalities from living in affluent neighbourhoods is the relative deprivation mechanism. This mechanism suggests that, in a neighbourhood where the other residents have a relatively better socio-economic status, relatively poorer individuals might perceive their disadvantaged situation as a psychological strain. Because youth from disadvantaged families perceive neighbours who have more than them, they might create unrealistic expectations that cannot be attained with their current socio-economic position, leading to dissatisfaction with their own situation and envy about their better-off neighbours (Galster, 2011; McCulloch, 2001). This negative disposition might influence youth's developmental tasks. Studies that find support for the relative deprivation mechanism have linked neighbourhood affluence with poorer educational, socio-economic, and health outcomes. However, the theory suggests that individuals might experience their relatively disadvantaged situation as a psychological strain, possibly leading to psychosocial problems. In order to examine this, we look at the relationship between neighbourhood affluence and internalising and externalising problem behaviour. To be precise, we examine whether living in more affluent neighbourhoods leads to more depression, social phobia, aggression, and conflict with parents. We used panel data with five waves for youth between 12-21 years of age (N=4,000), combined with fixed-effects models which control for a large portion of potential selection bias. Our findings suggest that living in more affluent neighbourhoods leads to a higher likelihood for depression, social phobia, aggression, and conflict with both parents.

Developing A Typology Of Socio-Spatial Disadvantage For Urban Australia

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While classic slums are absent from Australia's cities, distinct concentrations of poverty and disadvantage can be found in almost every major conurbation and larger regional centre. For many residents, this is likely

to mean contending with poor housing and inadequate local amenities, as well as insufficient family income. Drawing on recent research, this paper details the development of an exploratory methodology to identify, classify and map 'disadvantaged places' in Sydney, Melbourne and Brisbane. Four distinct disadvantaged area types are identified across the three cities, although the pattern appears significantly more complex and multi-faceted in Sydney than in the other two metro areas. An analysis of 2006-2011 trends identifies patterns in the changing geography of disadvantage common to all three cities, as well as highlighting area characteristics associated with the propensity of areas to change their disadvantaged/not disadvantaged status.

Contemporary Poverty As A Social Construct

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In France, most poverty studies have been developed by sociologists and economists, fewer by urban geographers. Most of those studies are national surveys or monographs of families or of poor districts. However poor districts, as phrased in French public policy as *quartiers sensibles*, are but one face of the story. The purpose of this paper is twofold. In the first part, we will demonstrate that poverty has many faces in suburban settings, and that the way local authorities are taking care of poor households is very different according to types of urban fabric, and to political municipal orientation. Indeed the world wide known French *quartiers sensibles* - as social housing districts - are but one among many types of poverty districts in the western affluent suburbs of Paris, namely the department des Hauts de Seine (36 communes, 1,5 million inhabitants). Moreover such *quartiers sensibles* are more frequently found in remaining parts of the Red Belt. In such instance, political polarization has been playing a key role over the last century. We will provide results held from an analysis of poverty indicators produced by the Caisse d'Allocations Familiales (CAF), the institution in charge of social allowances, for housing, families, and minima sociaux. In the second part of the paper, the purpose is a methodological one. We will test the validity of the Townsend index against the poverty indicators presented above. In France, at this point, the 24 regional health agencies are using the Townsend index, built with four variables (unemployed, non home-owners, households with no car, overpopulated housing units) : as such, this index would miss some types of poverty. This is, at least, the hypothesis to be tested.

Socio-Economic Segregation In The Helsinki Capital Region: An Analysis Of Housing Estates

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Modernist mass housing, which was a central part of housing policy in Western Europe during the decades following the Second World War, has over time become increasingly associated with economic, social and physical decline. In Finland, housing estates built during this era have lately received considerable attention as many contemporary challenges in Finnish cities, such as increasing socio-economic and ethnic segregation, are closely tied to postwar housing estates. Socio-economic differences within cities have traditionally been small in Finland and inequalities within urban areas have only begun to grow after the economic recession of the early 1990s. Thus, this development is rather recent compared to many other parts of Western Europe. This paper is part of a currently ongoing PhD study in urban geography focusing on the socio-economic development of peripheral housing estates in Finland during the last two decades. The focus is on housing estates built in the Helsinki region during the 1960s and 1970s, when most housing estates were constructed. This particular paper aims to form an understanding of how these areas have

developed in comparison to the wider region from 1990 to the current data. It is therefore tied to a broader analysis of socio-economic segregation. The research relies on geographically referenced statistical data and a GIS based approach, which are well-suited for a detailed analysis of individual housing areas as well as for studying these areas in relation to the wider urban realm. Preliminary results indicate that many 1960s and 1970s housing estates have developed unfavorably during the last couple of decades, when socio-economic differences within urban areas have been growing. Many housing estates have become areas of high unemployment and also perform weakly according to other socio-demographic indicators such as income and level of education. However, they have not developed in a uniform way nor are all estates in relative decline. The development of these areas is dependent on several factors, such as characteristics of their population structures and built environments. To a certain extent, housing estates in Finland seem to be developing in a similar way as in other European countries. Nevertheless, compared to similar housing areas elsewhere on the continent, the state of decline in Finnish estates is much less severe and the Finnish context remains rather distinctive.

Housing Regime Change And Spatial Polarization In Toronto

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Toronto's former socio-spatial mix has given way to sharply emerging polarization: echoing global trends but alarming local opinion. This is explained by the way socio-tenure segregation has shifted with the housing regime in three periods: postwar, the Canadian 'post-postwar', and neoliberal. In the first period, strong price-tenure and income mix arose as a function of the capitalist rental high-rise sector, integral in suburb-building. In the 1970s-1980s 'post-postwar', social housing development met half of net low-income demand - sustaining liveability as 'big city' realities arrived, but reinforcing the postwar suburban location of rental. Together these set the trajectory of socio-tenure polarization in the neoliberal era. These are measured precisely for recent decades. Parallels appear to the trajectory and spatial geography of West European social housing. Useful generalizations on socio-tenure segregation in liberal-welfare regimes explain much less than the profound change by period within the regime type.

Between Trust And Fear: The Diversity Of Parenting Practices In A Low-Income, Multi-Ethnic Neighbourhood – A Case Study In Rotterdam, The Netherlands

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Several decades of research has shown that the neighborhood a young person grows up matters for his or her social outcomes. At the same time, an increasing number of studies have recognized the importance of parental strategies in mediating or moderating neighborhood effects. Unfortunately, these studies tend to insufficiently pay attention to two crucial points. First of all, they provide little insight in the diversity of neighborhood perceptions and how they result in a diversity of parenting practices. Secondly, they hardly acknowledge the complex processes that take place within the family and the reciprocal relationships between parents and their children. To provide insight into these issues, we conducted 30 in-depth interviews with teenagers (13-18 years) and another 30 with parents of teenagers in the low-income, multi-ethnic Feijenoord area in Rotterdam, the Netherlands. We found that parents' perceptions of their neighborhood are very diverse: they are not solely negative, but also point to positive aspects of their neighborhood - such as good neighbouring and getting to know other 'cultures'. These differences in neighborhood perceptions were reflected in their parenting practices. We can distinguish between five

types of parents: protective parents, diversity seekers, social parents, dissatisfied parents and neglectful parents. Moreover, we illustrate that parenting practices are the outcome of a complex process of negotiation between the parent and the child, in which the tension between trust and fear, and the discrepancy between what the parents know and what the child tells the parent play a role.

Financial Resilience And Security: Examining The Impact Of Falling Housing Markets On Low-Income Homeowners' In Northern Ireland

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The financial crisis and housing market crash followed a period of de facto asset-based welfare policies across the UK, largely based on widening participation in homeownership. Existing evidence suggests that households have increasingly considered their housing as a financial asset and that housing equity has featured in homeowners' financial planning. Even where households are reluctant to spend their home, homeowners derive significant psychosocial benefits from the accumulation of housing assets, which enhances feelings of security and financial resilience. Consequently it might be anticipated that the falling market will have adversely affected households' ability to get by. The 50-60 per cent fall in property values in Northern Ireland have been of a far greater magnitude than elsewhere in the UK, but research has not previously examined the extent to which this is problematic. The paper presents findings from a study that sought to understand the impact of the recent housing market downturn in Northern Ireland on low-income homeowners. Specifically, it aimed to explore the potential and limits of asset-based welfare policies for Northern Ireland homeowners following the unprecedented house price volatility. The study was based on secondary data analysis and qualitative interviews and found a minority of homeowners deeply affected by negative equity and a loss of residential mobility. Critically, however, a conservative approach to the mortgage market, the rejection of the private asset model of welfare and prioritising the use-value rather than the asset-value of their home provided homeowners with the most succour during adverse economic conditions.

WS16: Private Rented Markets

Economic Crisis And Rental Affordability In Italy

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Although Italy's home-ownership rate is among the highest in the European countries, the current housing situation is quite critical. This is due, on the one hand, to the high percentage of low-income people who cannot afford to pay the price of a dwelling as a consequence of the recent economic crisis, and, on the other hand, to the lack of investments in public housing during the most recent decades. People who cannot afford to become home owners and have no access to public housing (e. g. immigrants in some cases do not have requirements to apply) need to rent a dwelling. Therefore, the rental sector still accounts for about 20% of the housing stock occupied as a main residence. Furthermore, the economic crisis has drastically reduced also the number of potential buyers. As a consequence, people looking for a house on rent have increased again. At the same time, also the number of houses potentially on rent increased, due to the investments in properties made during last years. The increasing number of evictions for non-payment of rents gives further evidence of a wide situation of difficulties connected with the rental market. The paper is focused on the question about the rental affordability as a consequence of the economic crisis. It starts from analysing the interplays between the liberalisation of the rental market in 1998 and the parallel failure of investments in public and social housing; then, it critically deals with the most recent emergency measures provided by the Italian legislator to mitigate the effects of the crisis on the rental market. Among these, a particular attention is dedicated to the housing subsidies as a means to face the problem of rental affordability in a short term and long term perspective.

On The Economics Of Slum Dwellings: A Developed Country Approach

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Sweden has passed from a period in which the housing standard has improved since the construction of the 'million housing program', in which one million apartments were constructed - in a country of only 9 million people. To many of the people moving to these new areas, the new housing constituted a large improvement of the housing standard. In general, Swedes have grown accustomed to relatively high standard of housing. However, after three or four decades, the mass produced housing have been in need of renovation. Given that such a large number of housing was constructed in a short period of time, the need for large-scale refurbishment will appear about the same time. This coincides with a period of easy access to capital during the financial boom in the early 2000's. Interestingly, this should imply that financing refurbishment should be more easily. This seems however not to have been the case. The financial boom was paradoxically a period where several cases of slum-like dwellings were reported in the media. This study aims to contribute to the literature by taking a closer look at the so-called slumlords; who are they and how can we explain the phenomenon from an economic perspective. It will also add to previous research by discussing to what extent findings from developing countries are valid in a developed country setting, using the housing condition diamond as a reference. The preliminary findings from the study suggest that there are mainly two types of slumlords described in Swedish media and through legal documentation, and these two types may be driven by somewhat different motives.

The Geography Of The Private Rented Sector In The City Of Edinburgh: Implications Of Growth

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"The last decade has seen the rapid expansion of the private rented sector (PRS) spurred on in particular by the rising number of buy to let landlords. The 2011 Scotland Census reports that the PRS is growing at the expense of the social housing sector while owner occupation has stalled after many decades of consistent growth. As yet there is limited research on the detailed implications of these recent changes in tenure for the housing system. This paper examines the implications of this growth for the geography of the PRS within the city of Edinburgh where nearly one in four households are PRS tenants and analyses both the areas and the types of properties in which these tenancies are currently concentrated. The analysis is based on small area statistics drawn from the 2011 Census which were released in 2013. The patterns revealed will provide a base for an assessment of the current roles of the PRS in the housing system."

The Views And Experiences Of Tenants Living In The Private Rented Sector In Northern Ireland

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In research published by the NI Housing Executive in 2007, Gray, Hillyard and Mc Anulty identified a number of policy issues associated with the private rented sector at that time. These included that fact that the sector was playing an increasing role in housing unemployed/lower income households including some of the most vulnerable members of society. There were also commonly held perceptions that the tenure itself is one of last resort", with some tenants living in poor conditions with "Rachman" landlords. More recently the private rented sector in N. Ireland is receiving increasing attention from policy makers, with the government stating that the aim is for the sector to play a fuller role in meeting housing need. The sector has increased from 28,600 or 5% of the stock in 1991 to 125,400 or 16.5% of the total stock in 2011. The sector is now proportionally higher than those owned and managed by the NI Housing Executive and Housing Association combined. This paper explores the experiences of those living in the sector and investigates issues such as landlord tenant relationships, management standards, affordability, conditions, views on the desirability of the private rented sector and the future intentions of tenants. The results will be presented from new research carried out in 2012. Those tenants taking part reported views and experiences which go some way to dispel the myth that Rachmanism is still prevalent and indeed for many the sector is a positive tenure choice. "

Discrimination In The Private Rental Market: A Multi-Method Field Experiment

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In this paper the results are presented of a study on discrimination in the private rental market in Belgium. In contrast to other studies on the subject, we focus on four different grounds of discrimination, namely race (Moroccan/Turkish background), handicap (blind person), financial means (social assistance/work

inability benefit), and gender combined with financial means (single mothers). Two approaches in the field of behavioral experiments were used to measure the degree of discrimination: a telephone and an e-mail approach. In both approaches a different experimental design was applied, with fictitious applicants for each discrimination ground and the control group. The fictional applicants asked the landlord - by phone or e-mail - if the vacant dwelling was still available and if they could make an appointment for a visit. In the telephone-approach a sample of 684 online ads was used in a paired-testing design, in which the landlords were contacted by both the control and experimental applicant. In the e-mail approach a random-assignment design with a sample of 1.769 online advertisements was used. The analyses revealed that discrimination for getting an appointment is found for each discrimination ground in the e-mail approach (only results for men), whereas people from Moroccan/Turkish descent and handicapped people were not found to be discriminated in the telephone-approach. Furthermore, gender proved to be an important factor, as men with a Moroccan/Turkish background were discriminated in the phone-call approach (in contrast to women), whereas regarding financial means women were treated more negatively than men.

Young People Navigating The Amsterdam Housing Market. The Private-Rented Sector, Informal Housing Arrangements And Chaotic Housing Pathways

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Housing opportunities are, particularly for younger age cohorts, increasingly constrained and perceived as problematic in many western urban contexts. The global financial crisis has diminished access to the owner-occupied sector, while processes of gentrification make inner cities increasingly unaffordable. Evidence exists that the structure of the housing market and existing allocation mechanisms disproportionately pose constraints on housing accessibility and affordability for young people. However, little is known about how young people deal with these constraints. Therefore, this paper focuses on the question how young people manage to acquire housing, despite existing constraints, and how this over a longer period results in the formation of distinct housing pathways. This paper uses concepts of Bourdieu and De Certeau in combination with housing pathways to show how the possession and utilisation of other, non-financial forms of capital (e.g. social, cultural and symbolic capital) play a key role in the ability of young people to find accommodation. This also implies that inequalities in housing accessibility and housing quality can exist on the basis of these other non-financial forms of capital. This paper draws on in-depth interviews with young people in Amsterdam (N=44) to study their housing pathways and how they used various forms of capital to construe these pathways. Next to a linear housing pathway, this paper presents two other housing pathway types: young households can either follow a chaotic pathway deliberately and relatively successfully or become trapped in a chaotic pathway. It is found that many young people consciously trade in housing security to be able to live at desirable locations, even if this means an insecure housing arrangements. Particularly young people who are able to draw on non-financial forms of capital frequently do so. Those who do not draw on other forms of capital are more likely to become trapped in a chaotic pathway. It is shown that the private-rented sector, albeit small, plays a key role in accommodating young people. In addition, many respondents find housing via (and construe housing pathways within) a large semi-illegal, informal circuit. In both the (affordable) private-rented sector and the informal circuit non-financial capital forms are key in explaining access.

Not-For-Profit Housing Associations And The Emergence Of A New-Build Private Rental Sector In England

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For three decades governments in Britain have tried to attract corporate landlords and institutional funding into the private rented sector, but with only limited success. Creating a new structure of provision requires surmounting several barriers, including the lack of appropriate stock, overcoming development risk, uncompetitive income yields, and inadequate asset and property management capacity. Many of these remain in place. Yet housing associations - the principal providers of new social rented housing - have begun to develop, own and manage private rented housing, both on their own and in partnership with financial institutions. The paper will examine this trend and explain an apparent paradox: how it is that not-for-profit organizations are able to surmount barriers that the private sector is unable to surmount itself

The Re-Emergence Of Private Renting In Scotland: A Tenure Built On Sand?

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This paper explores the phenomenal recent growth of private renting in Scotland, from a tenure in terminal decline, amounting to less than five per cent of national housing stock in the 1980s, now to being the equivalent size to each of the two components of social rented housing, council housing and housing association, at 15 per cent a piece. This growth is largely explained by the advent of a new lending product, the 'Buy to Let' mortgage in 20002, and the influx of individuals using housing or pension wealth to purchase a single property to rent out. Currently, 85 per cent of landlords are single unit owners, who consider rental as an additional pension product. Given the lack of investment in social housing, and the marked contraction of the owner occupied market, both a consequence of the fiscal and financial austerity brought about by the 2008 financial crisis, the Scottish Government has sought to support and promote the growth in private renting. Considerable policy effort has been focused on tackling bad practice on the part of landlords, through the advent of a landlord registration system, a statutory rent deposit scheme, and enhanced information for tenants. Currently, there is further legislative consideration covering the registration of landlord agents, firms who manage properties on landlords behalf, and enhanced local authority powers to intervene in relation to poor housing quality through new referral and area declaration powers. There is also to be a dedicated tribunal established for all PRS matters previously addressed by the Courts. Finally, there is even talk of introducing a reformed tenancy, to replace the complex Short Assured tenancy regime which allows for contracts of just 6 months. This paper critiques this overtly 'normative' policy agenda, focused as it is on getting this rapidly emergent market to better function in the interests of both tenants and landlords. It does this by questioning whether the currently constituted Scottish PRS sector is capable of such market improvement, through considering recently conducted research that exposed the fragility of the market, given the lack of trust exhibited by either party in this market. Landlords do not trust prospective tenants, hence they only offer 6 month tenancies, but perhaps surprisingly prospective tenants do not trust either the landlord, nor the condition of the property they are thinking of renting ,so only want to accept such short tenancies. So can regulatio

The Role Of The State In The Operation Of The Private Rental Sector In Slovenia

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This paper presents the findings of a survey on the role of the state in the operation of the private rental sector in Slovenia. The survey was conducted as part of a three-year research project funded by the Slovenian Research Agency. The main purpose of the research was to perform a detailed examination of the operation and nature of the private rental sector which, due to some strange reasons, operates without officially being recognised, and supported by government policy, as an important tenure type with a potentially significant contribution to housing provision. The results of the first phase of the research project - major characteristics of the private rental sector- were presented at the 2013 ENHR conference in Tarragona. This paper presents the findings of the second phase which focused on the investigation of the current activities (or lack of them) and attitudes of the key state institutions responsible for housing care. The aim of the investigation was to gain a better understanding of the reasons why the private rental sector has continued to be ignored even after the implementation of the transition from a planned to a market economy that occurred in the early 1990s.

Tenant Representation In The Private Rented Sector - Is Anybody Listening?

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The paper will consider whether the growth in the private rented sector in the UK and beyond has been matched by an increase in collective organisation or arrangements for representation of private tenants. In spite of some evidence of growth in the development of private sector tenants groups and support for private sector tenant representation in the UK, the paper will suggest that this area of tenants 'voice' remains very limited and unsupported by government or regulatory bodies. This stands in contrast to the heavy emphasis placed upon tenant consultation and engagement in the social housing sector in the UK, particularly under the previous Labour government. In spite of a reduction in consumer aspects of regulation of social housing under the Coalition, the role of social tenants in scrutiny of their landlords remains important and has government support. The paper will explore this contrast and draw on qualitative data taken from interviews with private tenants to consider attitudes to and understanding of the idea of tenants' 'voice' by tenants in the private rented sector. The paper will conclude by surveying the possible future development of systems for tenants' representation in a policy context in which forms of market rental accommodation are increasingly championed by organisations formerly focussed on the production of affordable housing.

Different Treatment Of Rental Home Seekers By Real Estate Agencies In Belgium

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In this article we aim to discover whether all types of rental home seekers are treated similarly when contacting a real estate agency in order to find housing on the private market in Belgium. More specifically we focus on four profiles: applicants with Turkish or Moroccan background, single mothers with a one-year-old child, blind applicants and home seekers with low income. Our investigation method consists of two parts. In the first part we conduct a situation test by matching a control person with an experimental

person who differs mainly from the control person by the characteristic we want to study. Both matched candidates contact the real estate agency in order to make an appointment to visit a dwelling. If both members of a pair get an appointment the test continues with the actual visit of the dwelling. In the second part a fictional homeowner who wants to rent out his apartment, contacts a real estate agency with the question if they are willing to avoid some candidates, one group called "foreigners" by the owner and another called "unemployed people". Our results suggest that home seekers are treated differently. Some real estate agencies are willing to avoid renters with certain characteristics by not granting them a visit. But even if an appointment originally was agreed, different treatment can occur before, during or after the actual visit. Particularly low-income renters face problems in making a chance to end up on the list of candidates offered to the owner. "

WS17: Residential Buildings and Architectural Design

Rethinking 'Publicness' In Public Housing

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In many European societies, economic and social restructuring processes have brought about a changing policy approach towards the provision of public housing. Whereas in the post-war period, public housing became an important redistribution strategy of the welfare state and an instrument of a large-scale inclusion, nowadays, social housing estates are stigmatized and have gained a fall-back position in the housing market. New projects are therefore preferably 'invisibly present' in the urban fabric and increasingly float on the current trend of 'hybrid' public-private forms of investments. In this paper I argue that in the context of a colluded state/market paradigm, the 'publicness', as representing the interest of the general public, in public housing is challenged. By drawing on commons theory, this paper seeks how the meaning of 'the public' can be revisited in the production of space in social housing estates.

The Spatial Model Of The Social Housing Policy. The Case Of Barcelona And London.

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The housing problem can be analysed from an economic view (affordability) but also from an urban and socio-spatial impact perspective. This paper focuses on the latter, analysing the spatial characteristics (urban and architectural) of specific social housing cases in London and Barcelona city, and how these characteristics have an impact on the social cohesion of its residents. Some research suggests social housing in Europe emerged during the industrial revolution in the XIX century as a way of addressing the living conditions of factory workers. Later the construction of large tower blocks away from urban centres on the post-war reconstruction and has evolved along different trajectories based on the needs and welfare state of each country. The UK is currently one of the countries with a large state intervention in housing policy 3% of GDP and a big Social Rented Housing stock (SRH >= 20%). By contrast Spain invests 1% of GDP and has only 2% of the housing stock as SRH. Barcelona has focused on improving the quality and technical supervision. Some social housing (known as Officially Protected Housing) executed by the City Hall have received the National Prize of Architecture and awards for its environmental sustainability (2010). Some, specially design for its implantation place and are trying to diversify its location including social housing in medium and high socio-economic neighbourhoods promoting urban integration. Can these characteristics be observed in social housing promoted by Local Authorities in London? We believe that social development is directly influenced by the urban characteristics where the home is located, as well as the spatial factors of the buildings people live in. This is essential to achieve social integration and improving the quality of life for low-income people. Morphological diversity, diversity of location, diversity of uses, diversity of tenure and the relationship of the building to the urban context are all aspects that this analysis considers as basic indicators that must be present for affordable housing to have a real impact on social welfare. The research

will be presented as a visual tour of these indicators and the spatial characteristics of social housing managed by the local authorities of the cities studied as a result of an extensive collection of on-site information, through participant observation, analysing the strengths and weaknesses of each model and the link between the spatial characteristic and quality of life

Mixcity. City Making And Large Scale Urban Projects In Milan, Copenhagen And Hamburg

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The redevelopment of inner city urban areas has been a main concern for European cities dealing with post-industrial restructuring in the last decades and large scale urban projects have been extensively and investigated by urban research. The raise of a complex interplay among different public and private actors as well as issues of social (in)justice have been analysed and discussed by critical research work with reference to the phases in which the projects and the masterplans have been conceived. While these large scale urban projects are now mostly implemented, it is worth investigating how spatial and social organization processes are developing in these new urban areas which tend to display a significant role in hosting a consistent number of those inhabitants who return to the city" in a phase of re-urbanisation. In this respect, driving research questions may be: under which conditions, and with which expectations, do people decide to settle in the central city? What sort of city-space has been produced? How and why are uses influencing urban qualities? Which are the elements that allow and support a mix of functions and social groups in the face of prevalent tendencies towards separation and segregation? Along these questions, we have been analysing redevelopment projects that have been explicitly targeting a mix of different functions and social groups, openness and accessibility of open public spaces and when the ambiguity of new categories and uses has been challenging consolidated urban planning traditions and regulatory systems. The paper presents the results of a comparative empirical research commissioned by the Plan Urbanisme Construction Architecture (French Ministry) and which has been developed in three European cities by an interdisciplinary research group (urban sociologists, urban planners, urban designers) investigating how newly produced urban spaces are functioning in three large redeveloped urban areas (Bicocca/Milan, Islands Brygge/Copenhagen, HafenCity/Hamburg). "

Public Housing As An Incubator For Urban Change In The Case Of Smart Cities

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This paper aims to bring forth some reflections, both at a theoretical and a projectual level, about the spatial and disciplinary outcomes of the processes associated to the new economic climate (that of the innovation economy"), over architecture, in the issue of housing. At the same time, also the opposite aim is considered, that is, to show what the active contribution of architecture and urbanism can be in shaping, allowing and counterbalancing these processes. These processes are both linked with the proliferation of innovation economy that nowadays is related to visions for the transformation of cities towards smart cities. If our starting point stems from the consideration that architecture necessarily operates through spatial/formal studies within these new given socio/cultural/economic transformations, then in this research stands as underlying and latent the essence and significance of typology and geometry: It cannot be denied that the new economy is marked by some well-defined spatial aspects that have given birth to a series of accepted canonical forms and spaces. It is through a critique of those spatial canons which have

given birth to a proliferation of islands of innovation worldwide that, we think, domestic architecture can learn and position itself within the wider debate on innovation. Vertically developed Public Housings are one of the least used by the institutions / team innovation economy, despite their huge potential to generate peak intensification and rehabilitation centers in the city. When used, the verticality does not seem to be able to reproduce the quality of intensification expect. It then explores the urban - architectural features and flexibility, fluidity, and porosity which could amplify the potential of the type and through a typological evolution, overcoming its limitations for the creation of synergies between the functions contained and between these and external. Horizontally developed public Housing though, as the one of Forte Quezzi in Genova, seems to be more possible for future adaptation, since typologically, in scale, measures, landscape it is offering a live of discourse about how a mono functional complex of buildings can be transformed in a collective sense of social housing, so as to start building networks with the city itself but also enrich the life of the citizens. "

The Residential Hotel, A New Form Of Housing The Healthy, Mobile Middle Class?

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Gating is a recent issue in Swedish research and debate - does Sweden have gated communities and if so in what form? These questions arise as the Swedish housing sector has transformed from being one of the most regulated in Europe to the most liberal market-governed. This transformation has been paralleled by a development of new forms of housing largely geared towards more privileged groups, thus spurring the debate on gating. The negative impact of gating, such as access to the wider city, social inclusion and territorial justice is somewhat mitigated by Swedish planning laws, which limits the right to gate entire housing areas and urban streets. Even so, gating through fences, codes and locks has increased during the past two decades. My approach in this paper is to explore this new form of housing as a place constructed by the residents' everyday spatial practices. Spatial practices include routes, networks and patterns of interaction that link every day places defined for work, play and leisure. Based on participant observations and semi-structured interviews with residents of Victoria Park, one of the most debated gated communities", the study presents three examples of spatial practices. The results suggest that this form of housing supports a glocal, urban elite, both through material aspects such as architectural design and aesthetic expression - and symbolic aspects such as service and social activities. The consequence of this form of housing seems to be a withdrawal from the city to private or networked forms of publicness. In spite of current planning laws, this form of housing thus comes to play a new part in catering for the use and access to "public places" for privileged groups. The study presented in this paper is part of a larger research project that aims to analyse self-segregation of the affluent related to levels of material and symbolic gating in the city and region of Malmö in Southern Sweden. "

Passages Through High-Rise Living

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With the rise of population and the resulting need for further densification of Singapore and other Asian Megacities while at the same time intending to avoid further occupation of green land for habitation, high-rise housing typologies are again considered to be an optimal solution. While in Western countries high-rise buildings are mainly considered to be a failed typology for social housing, it is still widely applied in Asia. Even though high-rise housing seemed to be ideologically inseparably embedded in modernism-driven urban segregation and standardization, its typological potential for innovation needs to be further

researched. High-rise housing is often inseparably associated with anonymity, with a resulting lack of mutual empathy and negligence of shared spaces. It is the very configuration of circulation spaces, which can play a significant role in fostering a sustainable sense of neighborhood. Still, due to economical restriction and tendency for standardization the circulation systems of high-rise buildings - with lobby spaces usually serving far too many people to set up routines of daily encounter, with highly efficient elevator cores laid out to minimize the time spent within and with often compact and dark corridors on the apartment levels - often lack the quality to become spaces of social encounter. A research is pursued to investigate innovative high-rise building typologies and circulation structures - generating spatially diversified hierarchies with sub-units of apartments small enough to motivate neighborhood encounter with decentralized communal spaces. Circulation spaces offer ideal conditions for neighborly contact, for in contrast to the public space the number of local residents is manageable - an important prerequisite for people's willingness to socialize. An ongoing research-through-design at first a literature research is conducted on the impact of mass-housing structure on social cohesion. Exemplary built and non-built examples with innovative circulation systems are analyzed under the aspect of transferability. With the above as criteria, case design studies will then be developed to derive and to evaluate applicable design strategies. Designs for fostering social cohesion through innovative layouts of circulation spaces could be applied as one of several strategies focusing on sustainable urban high-dense liveability.

The Image Of The Residential House - And The Public Sphere

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In this contribution the question will be asked if public sphere shapes the image of residential houses and urban design? To answer this question the image of the residential house, especially the façade, as the most important part of the building to communicate and to reflect socio-cultural changes, will be held against the changes of the public sphere during the 20th century. This will be done with the focus of mass housing in the Dutch cities. Directed towards the public sphere, the facade enters into a relationship, which may be physical, spatial or visual. This relationship means that new ideas about the public sphere can result in changes of the architecture of the façade and the public space which can provide a platform for the public sphere. The changes of the public sphere during the last century definitively influenced the architecture of the façade and the public space. The research is built up theoretically by a discussion about public sphere and in a second step lays the link to architectural precedents.

Housing Renewal: Strategies And Case Studies

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The goal of this research is to evaluate housing renewal strategies and their impacts on local residents. Through an extensive and critical literature review this research has identified and characterized three main strategies of housing renewal: (1) Demolition and redevelopment - with several sub-strategies that differ mainly by the extent to which the redevelopment is targeted to those who were evacuated from the demolished buildings; (2) Incentives for entrepreneurial housing renewal - with sub-strategies of user-controlled renewal and public-private initiatives for add-ons and infill housing; (3) Neighborhood rehabilitation - working exclusively with the veteran residents and the existing housing stock, with or without addition of social services. This paper presents preliminary findings of an empirical evaluation study of the three strategies as they were implemented in three housing renewal projects in Israel. The

findings are based on interviews with residents in the renewed housing, veteran residents (who lived in the neighborhood before the renewal took place) and new residents. The strategies and projects are:

Demolition and redevelopment - The old neighborhood contained 172 apartments in 9 buildings, 2-3 stories high. The reconstructed neighborhood contains 516 apartments in 11 high-rise buildings, 11-13 stories each.

Incentives for entrepreneurial housing renewal - Public-private initiative enabled complete renovation of the old buildings; a room and a balcony were added to the 144 old apartments, while 44 new housing units were built on the roofs of the old buildings.

Neighborhood rehabilitation - A whole urban neighborhood with about 1700 housing units was subject to intensive social and physical rehabilitation programs; 80% of the apartments were externally renovated and 25% were expanded by their owners-occupiers; simultaneously, intensive educational programs were implemented and community facilities were added and operated.

At the focus of the evaluation study stands the concept of social equity that is measured by three groups of variables: (a) resident participation in the planning and implementation of the renewal project; (b) social mix of veteran and new residents and its impacts; (c) total benefits to the veteran residents, in terms of housing welfare and its costs and in terms of quality of life in the renewed neighborhood.

Architectural Intervention To Cope With Social Change In Korea- Direction And Empirical Evidence

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Many countries have developed their cities rapidly in accordance with their rapid industrialization and massive collective housings, which have been built in short period of time, to meet fast growing needs of residential buildings. Korea has built more than 9 million households of apartments in last 50 years, and the recent housing supply ratio continued to exceed 80%. These apartments were built efficiently without seriously considering about the matters of social isolation or eco-friendliness, thus raising social conflictions and problems. The phenomena of problematic low birth rate and rapid aging trend have brought forth aging society and social welfare burdens. In addition, the number of socially disadvantaged people, such as women, disabled people, and single parent or broken family has increased to a large number that cannot be ignored any longer as a minor problem. Therefore, to enable them to live a more healthy and active life is a national task for social integration in order to solve social crisis by securing social health and sustainability. In this context, currently, an innovative building model with shared spare space as a strategic idea to cope with various social problems and future ecological risks was suggested as a central hub for sustainable symbiotic community life. The model is accepted by various stakeholders and its efficiency and utility are recognized by them. Symbiotic community here means a community where people live together in harmony with ecosystem. An eclectic methodological approach in previous studies was employed, using interview, questionnaire survey, web survey, professional group workshops, and multidisciplinary open discussion meetings. As results, the suggested model with shared community space as its critical concept was well accepted by all stakeholders. The feasibility and value of the building innovation model was confirmed as an intervention to promote symbiotic community of Korea in an efficient way. The purpose of this paper is to further confirm public response to secure wider range of support for the model. In conclusion, when a number of apartment unit buildings with community-shared space increase and become popular through a legal system or cultural norm, the society could deal with the eco-crisis and demographic crisis in a very efficient way. It will also increase potentiality to realize symbiotic community for human beings and eco-system to co-prosper.

WS18: Residential Context of Health

The Development And Testing Of An Index Of Housing Insults: What Is The Relationship To Health?

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This paper investigates the housing, health and wellbeing characteristics of 600 low-income households over time. The analysis uses data from the South Australian Housing and Wellbeing Survey (SAHWS), a longitudinal tool which aims to improve understanding of causal connections between health, housing, and the key components of wellbeing. The paper focuses upon changes to the housing, health and wellbeing characteristics of the study population between the first wave of data collection in 2008, and the second in 2013. It examines the degree to which housing appeared to buffer, improve, or worsen individual health and wellbeing in these households over the five-year period. We undertake descriptive analysis using basic summary measures of the data and model associations using multivariable regression analysis. We find that housing tenure and the forms of housing assistance provided to households has a measureable influence over health and wellbeing outcomes. Households receiving government assistance to rent in the private market are shown to be particularly vulnerable to worsening health and wellbeing outcomes. In comparison, those who rent directly from social landlords, appear to gain some health and wellbeing protection from their housing circumstances. We conclude that the form of housing assistance provided to low income households may be a key intervention capable of influencing future health.

DIY Home Modifications: Is There A Connection To Wellbeing And If So How Might We Demonstrate Value?

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In context of the population ageing combined with a firm preference for people to remain safely and independently in their own homes longer, home modifications are the glue that enables housing to support health and social policy outcomes. Home modifications are an integral contributor to the ongoing wellbeing and safety of people with disability and their carers. Appropriate home modifications have been shown to have the potential to increase the independence and quality of life of people with disability, as well as reduce their ongoing care costs (Carnemolla & Bridge, 2011). While we know that spending on home improvements exceeds the amount spent on single and multi-family construction in many economies. Do It Yourself, or DIY, and its practice did not become commonplace until after World War II (Webb, & Suggitt, 2000). Further, the existence of specialist home modifications schemes in most European and English-speaking countries provides a definitional divide, with home modifications done outside of those schemes mostly able to be considered as DIY. For example, in England and Wales Home Improvement Agencies offer a subsidised service doing repairs and DIY" for older people and people with disability who need repairs and small jobs done, where the householder supplies the materials. In this paper we investigate the potential scale and implications of DIY Home modifications for the State of New South Wales, Australia as recent aged care and disability care reforms in Australia have implications for our

housing quality and supply. For instance, the National Disability Insurance Scheme, launched in July 2013, and the Living Longer Living Better aged care reforms, which are being incrementally increased

Changing Landscape, Changing Habits? Exercise And Environment In The East Of Glasgow.

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As host city of the 2014 Commonwealth Games, Glasgow made a 'legacy' commitment to inspire more of its citizens to become physically active and the East End of the city - home to some of Glasgow's most disadvantaged communities - is under particular scrutiny. Recent years have seen significant physical change in the landscape of the East End, brought about through the activities of the local Urban Regeneration Company as well as investment directly related to delivery of the Games. Alongside road-building, the provision of new or improved sports facilities has been one of the main areas of capital investment. The agency responsible for delivering sports services in the city is adamant that the new sporting infrastructure in the East End has been 'built for the people of Glasgow'. However, achieving behavioural change in relation to physical activity is notoriously challenging and it is by no means certain that local communities will derive benefits from their proximity to the new facilities. Furthermore, although participation in sport is an important dimension of physical activity, the quality and nature of the urban environment can also be considered influential factors. Using interview data from the research project, GoWell: Studying Change in Glasgow's East End, this paper takes a social determinants of health perspective, considering material living conditions and group membership in setting out a framework for exploring the relationships between exercise and urban environment during a period of intensive regeneration

Residential Green Space And Mortality: A Longitudinal Ecological Study

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Parks, nature preserves and other settings that afford contact with nature constitute a valuable health resource for urban populations. The body of research that substantiates this claim has expanded rapidly in recent years, but it still has significant lacunae, not least a lack of longitudinal evidence. Research with individuals has begun to address this gap, with studies that have variously assessed change in indicators of health as a function of contact with nature after extended periods of follow-up, change in well-being with a move into greener or less green residential circumstances, or change in the association between health and access to green space over the lifecourse. To date, however, no research similarly complements ecological studies with a cross-sectional design. Longitudinal ecological research can contribute to understanding of the health resource value of nearby nature by describing variation in population health as a function of stability and change in environmental circumstances that open or close opportunities for such contact or change the quality of the natural environment available to population members. The present study addresses this need. We obtained data from three sources. The Swedish National Board of Health and Welfare provided parish-level mortality data for each gender for each year during 1990-2010. The data cover mortality from causes in which contact with nature might play a preventive role, such as cardiovascular disease, and from causes unlikely to be affected by contact with nature, such as lung cancer. The Swedish Mapping, Cadastral and Land Registration Authority provided land use data derived from

CORINE satellite images for the year 2000, which we reduced to five broad categories: dense urban structure, urban park and green space, low-density urban housing, water, and other land uses. Statistics Sweden provided register data from which we extracted values for parishes on the number of residents of different ages for each gender, percentage of residents in single-family detached homes, percentage of residents not born in Sweden, mean household disposable income, and other sociodemographic variables. Planned multi-level regression analyses will assess associations between land uses and different forms of mortality as well as variation in those associations over a span of years as a function of variation in sociodemographic circumstances that imply a change in accessibility and/or quality of contact with nature.

The Termination Of Community-Based Care And The Discharge Pattern From Elderly Housing: The Contextual Approach Of “Ageing In Place”

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To remain older persons in their own homes/elder housings is the goal of Ageing in Place"(Ball, 2004). So far, we explored the discharge pattern from elderly housings in three countries, Denmark, UK and the Netherlands. For instance in Denmark, there was averagely 78% residents end their life in elderly housing with only 22.4 % of relocation to nursing home. In this new study, however, the target was set towards the older people living separately in the community. The purpose of this new investigation was to look into the termination of community-based care as an outcome of ageing in place. We started from Denmark, which has developed deinstitutionalization and ageing in place by the theory of "separation of housing and care" since late 1980s' towards the dignity and the autonomy of older persons. Eventually, all municipalities provide round-clock community-based care, and more than 15 % of 65+ older persons are under this service. We look into the reason of the users who stopped home care. The results revealed the reality that 53% of the users end their life in their own homes, 23% relocates to nursing homes and 13% got well and stopped the use of home care, and so on. The paper concludes by outlining the difference of the care between in the elderly housing and in the community. Keywords: Ageing in place, community-based care, residents in the community, elderly housing"

Housing Conditions In Australia: Findings From A Longitudinal Study

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The longitudinal South Australian Housing and Wellbeing Survey (SAHWS) has been conducted over two waves (2008 and 2013). Funded by the Australian Research Council, 1700 low-income households were surveyed in 2008. The 1200 who volunteered to participate were contacted for a second wave survey in 2013. A booster sample of 160 households living in poor condition dwellings in regional areas of concentrated disadvantage (using the Australian Bureau of Statistics' SEIFA Index) was also undertaken. Reflecting a renewed research interest in housing conditions, this was a particular focus in the second wave survey. This paper focuses on the findings of the second survey. This paper uses the newly created SAHWS dataset to describe the housing conditions and related characteristics of the study population in 2013. Following an initial description of the sample and data collection process, the paper will present initial findings of the contemporary housing conditions for this sample of low-income households with particular attention paid to the demographic characteristics of those in the poorest housing. We summarise the data descriptively and use ordinary least squares regression to model associations between exposures and

health and wellbeing outcomes. The paper concludes with a discussion of the degree to which housing conditions among low income households may act to protect or further disadvantage such households.

Healthy Homes: In-Home Environmental Asthma Intervention In A Diverse Urban Community

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The WHO concludes 235 million people suffer from asthma, the most common childhood chronic disease. Housing is a significant public health issue and improvements in housing conditions have potential for primary prevention. Children spend more time in the home where many allergens are found. This proposed presentation describes an intervention research partnership in the United States between the University of Massachusetts Lowell and several key community-based organizations funded by a federal government grant. We attempted to address the difficulty in reaching diverse low-income families with asthmatic children through effective healthy homes messages and interventions. Our project aimed to demonstrate how 160 interventions with diverse families improve indoor environmental conditions and the health of asthmatic children. **Methods:** We conducted interventions in homes of diverse, low-income families with at least one doctor diagnosed asthmatic child, 14 or under. The two largest populations included Hispanics (53%) and Asians (15%). Health and environmental assessments included survey questionnaires, visual observations, dust sampling and air flow measures for exhaust ventilation. Interventions included healthy homes education, green cleaning alternatives, HEPA vacuums, mattress/pillow covers, commercial cleaning of homes, integrated pest management (IPM), installation/repair of exhaust fans. Major analysis included health effects on wheeze, asthma attacks, doctor and ER visits and hospitalizations and asthma scale assessment on physical health, physical activity child, physical activity family, emotional health child, emotional health family. Two sample and paired methods were used to calculate change in these measures from pre-intervention to post-intervention. **Results:** ER visits decreased by 81%; asthma attacks decreased by 76%; episodes of wheezing decreased by 66%; doctor's office visits decreased by 65%. Asthma scales scores increased: 23% (Physical Health); 20% (Emotional Health Child); 10% (Emotional Health Family). Both parametric and nonparametric methods all found significant improvements in the pre to post intervention measures of these health and asthma indicators. **Conclusions:** Culturally/linguistically appropriate low-cost multidimensional home interventions of diverse low-income families will improve health outcome for asthmatic children and decrease health care utilization, providing evidence to support policy changes.

WS19: Residential Environments & People

Meaningful Spatial And Temporal Sequences Of Activities In The Dwelling

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Human activities, based on human needs, are affected by affordances and meanings that occur in the dwelling. Activities over time and space have meaningful sequences. The meaningfulness of activities in the cultural framework is also affected by its special temporality and spatiality. At the same time, temporal and spatial sequences are the ways in which activities in the dwelling are separated or aggregated in different cultures. These separations, aggregations, temporalities, spatialities and sequences of activities are affected by environmental affordances and by individual and collective meanings, which form the origin of the development of behavioural settings. On the other hand, the sequencing of human activities is under effect of cultural habitus, which gives it a degree of flexibility and adaptability according to habitus generating characteristics which is necessary for the adaptation of settings with fixed elements in space. Thus, the sequences of activities in dwellings have certain patterns but also have flexible and meaningful aspects with respect to spatial elements. This research provides a conceptual framework for the cross-cultural study of the nature of activities and settings. For this purpose, the structure of the built environment (including spatial elements, distance and dimensions), the structure of lifestyle (including activities and their temporal and spatial sequence), and finally the structure of meanings (including the meaning of various activities and settings and their sequences, spatial and temporal distances, partitions and territories) will be analysed. The findings, in addition to providing a theoretical framework for studying man-environment relations will also present properties of sequences of activities, which will emphasize the meaningfulness of spatial and temporal sequences of activities in the dwelling.

Housing In Faubourg Saint-Laurent (Montreal, Canada), Factor Of Social Change?

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Revitalization of neighborhoods facing socioeconomic decline and physical degradation is an objective for many local governments including the City of Montreal. On September 24th 2012, Montreal city mayor announced the second phase of the Special planning program for the Quartier des spectacles - pôle Quartier latin. It is expected that these actions will trigger a redevelopment process by attracting private investments in commercial activities but also in housing appealing to new residents, mostly young urban professionals" (according to the document published by the City of Montreal). The City estimated that these new residents will doubled the population of the area. The arrival of new residents of different socioeconomic status and lifestyle than the traditional ones will transformed the social environment of the area, including in the Faubourg Saint-Laurent neighborhood. Social mix is considered a value in planning. Gentrification, associated with the revitalization of Faubourg Saint-Laurent will increase, at least at first, social mix in the neighborhood. But the differences in lifestyles may affect the perceptions and feelings of attachment to the living environment. The way people use, appropriate, modify spaces can lead to different cohabitation dynamics in social mix neighborhoods, sometimes conflictual, sometimes pacific. This paper explores residents' perceptions of the transformations of their living environment following, among other things, the Special planning program of the City of Montreal. More precisely, it presents results, based on twenty semi-structured interviews and sketch maps among traditional residents and

gentrifiers of their perceptions about physical and social transformations of the area, sharing of public spaces of the neighborhood, the "Other", insecurity, and limits of home territories."

Housing Qualities: The Insiders' Views

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The quality of dwellings and residential environments has been studied from perspectives that predominantly assess the quality of housing through standards and indices. Only few authors have argued for a more integrative approach that unearth the reality of the perceived, conceived and lived dimensions for housing qualities that go beyond the reductionist conceptions of quality. In such an approach the views of insiders as housing users are required which are formed by their day-to-day experience. Occupants' experiences and perceptions represent a suitable means to investigate intangible connections and qualities between the material and immaterial. Therefore, we argue for a pluralistic treatment of the term 'quality' that derives out of an extension of material spaces beyond the house and dwelling. Moreover, a grounding of housing qualities into concepts of 'place' as 'locale' appears significant as it can offer understandings of insiders' experiences. This embeddedness allows for multiple quality indicators that shapes a distinct approach of housing qualities and therefore enriches previous approaches. We consider concepts from ecological psychology in order to be able to relate the extra-individual level of the household to the individual level of household members who assign meaning to housing and thus also to qualities. In this paper we present a theoretical outline of a concept of housing qualities that considers a more integrative perspective through a grounded approach, placing the individual's identity as central in and beyond material spheres.

Large High-Rise Housing Estates In Hong Kong: An Urban Tool For Advancing Socio-Spatial Justice?

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Hong Kong's housing form is dominated by well-defined high rise housing estates of various scales. By the socio-legal definitions, these residential clusters can be regarded as gated communities (GCs). However, unlike Western GCs, the boundaries are mostly open, and retail properties inside the GCs welcome outside patrons. The socio-spatial issues therefore differ from those discussed in the GC literature. This paper aims to evaluate the impacts of this form of residential structure on the socio-spatial justice of Hong Kong by investigating the residents' views of segregation, accessibility to urban amenities and social cohesion within the estates. The social sustainability concepts relevant to residential neighborhoods will be applied. The major issues examined are: social inclusion, defined as universal access to public facilities/services, and residents' willingness to accept others, including outsiders; safety, interpreted as the sense of security and public surveillance; social cohesion, reflected in the sense of community and residents' influence on communal affairs. A sample of six public and private housing estates of different characteristics are studied, involving a questionnaire survey with residents, interviews with estate planners, architects and property managers. This paper argues that the lower- and middle-class mass housing estates in Hong Kong are generally effective urban tools to enhance socio-spatial justice as most of these residential enclaves are permeable, safe, and inclusive due to the open estate design and the population sizes being large enough to support a wide variety of public and commercial amenities. Nonetheless, the higher-priced housing estates are less socially cohesive and are more akin to the GCs in Western cities.

The Relevance Of The Concepts Of Affordance And Behaviour Setting For Housing Research

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The housing field has been characterized as the set of relationships involved in the demand, supply, distribution and price of housing. Although many conceptual frameworks have been used to describe and understand this set of relationships, most of these approaches lack a convincing focus on the actors in the housing system, particularly the inhabitants of dwellings. One perspective that tries to overcome these shortcomings is the pathways approach to studying housing in which the subjective nature of meanings held by households is at the center of the analysis. But choosing the household as the basic unit of analysis confronts this approach with a problem, because the highlighting of subjective and psychological aspects of dwelling would make it more natural to use the individual as the basic unit of analysis. In this paper a dwelling is conceptualized as a locale for certain social practices of the household in the course of a day, it is the place where the routine activities and interactions of the different members of the household take place and intersect, while the locale's setting are also used to constitute meaning to the interactions and to the individual activities and behaviors of the household members. This conceptualization of a dwelling inevitably leads to the household being opened up, because both the household and the individual household members play a part in it. Conceptually, this is where the notions of affordance and behavior setting come into play. Both concepts emphasize the mutuality of people and their environment. Affordances focus on individual-environment relations, while behavior settings conceptualize collective-environment relations. Since both types of relations appear in housing, both concepts are needed for studying housing. But the concepts of affordance and behavior setting are also intimately related, because specific affordances are often embedded in particular settings. In the case of contemporary dwellings these are settings subdivided into several sub-locales that zone time-space in relation to social practices and individual activities and that provide context to both household and individual practices and behaviors. So the notions of affordance and behavior setting make it possible to conceptually relate the extra-individual level of the household to the individual level of the household member. In the paper this framework will be further elaborated.

Affordance And Behaviour Setting: A Multi-Level Ecological Perspective In The Study Of The Meaning Of Habitat

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Habitat, the environment where people dwell and have their everyday life and activities, has characteristics and features that afford opportunities for social practices and actions and that communicate meanings. Individuals and collectives, through these social practices and activities, assign meanings to habitat. The relationship between habitat and individuals is thus mutual. But there is no consensus on how the fit between environments and individuals works. In other words, what is the congruence between people and habitats made of and how can it be studied, and what happens when features of the environment and/or characteristics of people are shaped or changed? This paper proposes a conceptual framework using Barker's concept of behavior setting and Gibson's notion of affordance for the study of habitat and its meanings. Habitat can be conceptualized as a behavior setting (BS): a higher order environmental structure in which we can expect certain behavior patterns. But we question the limits of two of the structural attributes of a BS: being a function of a collective action alone and being stable in space and time.

Environments are used and (re)shaped constantly by participants and other stakeholders. Considering a BS only as a static environmental structure would limit the understanding of the complex mutual relations between the setting and the social practices that occur in it. At the same time, the collective focus of a BS limits the preciseness of the description of its milieu properties for understanding their congruence with the participants. Approaching a behavior setting with affordances in mind can lead one to think about the kind of individuals who would participate in particular settings. Affordances, by definition, are identified relative to the actions of specific perceivers. If affordances are socio-cultural phenomena then shared characteristics of the participants in the setting might be considered for understanding the nature of a behavior setting. This means that the functional characteristics of a behavior setting are specified relative to the shared or normative characteristics of a group of occupants or intended users, who are often also individually motivated by the affordances provided by the BS to participate in the setting. In the paper this conceptual framework for studying habitats from a multi-level ecological perspective will be further elaborated.

Feeling At Home In A Multigenerational Household: The Importance Of Control

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Much academic scholarship has considered the meaning of home as it relates to the dwelling. A small, but significant, part of this scholarship has considered the importance of property ownership for feelings of control and hence ontological security. Yet tenure is not the only indicator of control over one's living environment. Also important is the relationships one has with the people one lives with and the relative control each household member has over the use of space and their power to make decisions regarding their dwelling. As such, while a household may live in the same property under the same tenure, not all members of a household will necessarily have the same experience of home in their dwelling. This paper examines these issues by considering the importance of control within the household amongst adult household members in relation to their feelings of home. It draws upon the findings of a multi-year research project that focuses on the experiences of people living in multigenerational households in the cities of Sydney and Brisbane in Australia. This study included a survey of 337 people, 18 follow-up diaries and 21 follow-up interviews. The paper argues that individuals' feelings of home are influenced by their sense of control over their dwellings, but that this sense of control varies for different household members. The paper concludes with a discussion of the implications of these findings for research on the meaning of home and the important synergies that are possible between researchers concerned with the form and nature of social interactions within the family and housing researchers concerned with the meaning of home.

Spatial And Temporal Organisation Of Work And Non/Work In The Context Of Solo-Living Home-Making: Reinventing Old Boundaries Of The Dominant Modern Realms.

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The division of private and public, family and work or production and consumption are the most prominent dichotomies of modernity concerning the topic of housing and home environments. The home perceived as

a location of creation of the Self, as a material setting, as a specific place-attached meaning, everyday practice, an emotion or relation between all of these in the specific home imaginary has been both central and omitted topic in the studies of contemporary society and our living environments. Central, because the family and household has always been the basic research unit, and neglected due to the lack of interest to and understanding of its interior organization, functions, processes or power relations and inequalities. Even there were many studies from various fields that helped to deconstruct the singular perception of home as a hearth, refuge or stable place - from gender and feminist studies or transnational migration - there is still a lack of knowledge on how is the home perceived, understood, experienced and performed by those, who form the new spreading category of the solo-living childless adults. In our paper, we will present the fresh data from the research conducted at the Masaryk University, Czech Republic in 2013 a 2014. Our results are based on the qualitative study comprising of the 30 in-depth open ended interviews with 25 participants (mainstream, middle-class, mostly with university degree), accompanied by the home go-along ethnography and the photo- and written diaries. The issue of spatial and temporal organization of the living environments is one of the most dominant motives in the solo-living narratives. The fluidity and scattered nature of the boundaries relates to the new forms of organization of work both at work places, semi-public spaces and homes. New freedom of time and space organization brings about also the burden of self-discipline. It presupposes the internalization of the rules and their application in the self-regulatory mechanisms and routines. The question is how the temporal and spatial boundary between work and non/work is being negotiated; how are these two realms produced and reproduced on the everyday basis by the solo-living people? How is their dynamic relation materialized in their living environments? And last but not least, how the presence of paid work (back) in the private zone influences the experience of home?

The Rise And Fall Of An Ultra-Orthodox Town In Israel

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This paper deals with the town of Emmanuel at two points of time. The first study was carried out three years after its establishment. This, while the second one was done during the last two years as a result of what is known the "Emmanuel affair". The town of Emmanuel (which means God is with us), was built in order to solve the housing problems of the Ultra-Orthodox community. Families are larger than average and living density is quite high. In addition to adequate housing, the planners put much effort in supplying a good quality of life. During its first years the place looked like a well planned and clean town, with a lot of green open spaces. Most women interviewed were satisfied with their living conditions and their surroundings. In contrast, at present the town looks run down and is esthetically neglected. Also, there are many abandoned apartments and buildings. It did not live up to the planners' expectations. This article examines through an ethnographic study and interviews with residents the unique influences of space on actions taken by individuals and groups and on social relations. The findings of the recent ethnography point out the dramatic heterogeneity among the residents of Emmanuel (Europeans, Middle-Easterners, newly religious, newly religious ex-convicts and drifters). The different groups bluntly ignore each other. The findings of the interviews indicate a clear definition of Emmanuel as a "different place". They also indicate the dialectics between the invisibility of the town in the media (what was named also as "terra non grata") in contrast to its visibility during crises (terror attacks, the Emmanuel affair, reports on sexual harassments). It also points out the paradoxicality of space as a focus of cultural discrimination on the one hand and protest on the other, and the desire of residents to leave Emmanuel.

Key Words: Ultra-Orthodox Town, Heterogeneity, Otherness, Space

Residential Profiles In Housing Design And Urban Planning. An Integrated Approach

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Currently, lifestyle profiles have invaded the urban and housing planning discourse. Tribes, lifestyles and residential profiles are examples of attempts to understand the changing role of inhabitants, moving behaviour as well as the turbulence of housing markets. Thus, the research of both urban planning and housing design is striving for a more in-depth understanding about the residential groups and tribes. Still, the contribution of the different profiles has remained relatively shallow since the research has lingered on a more general scale of urban planning. Traditionally, the lifestyles have remained on interpreting the choice of specific residential area and thus, the connection to housing design has been left in the shadows. Therefore, in the Finnish Dream Home survey one of our aims has been to enrich the lifestyle recognition. We have collected a dataset of over 1200 respondents in Helsinki Region, Finland, with the intention to incorporate the lifestyle profiles identified within housing design. By discarding the traditional housing preference research setting with specific housing typology, we have scrutinized different dimensions of housing related to individual values, such as the sense of community and privacy, as well as with the preferences for specific aspects of the urban fabric. As a result, several residential lifestyle profiles have been identified. Furthermore, the profiles have been interpreted in the context of housing planning, and on a larger scale, urban planning - thus introducing the versatility of lifestyle interpretations.

Housing Renewal: Strategies And Case Studies In Israel

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The goal of this research is to evaluate housing renewal strategies and their impacts on local residents. Through an extensive and critical literature review this research has identified and characterized three main strategies of housing renewal: (1) Demolition and redevelopment - with several sub-strategies that differ mainly by the extent to which the redevelopment is targeted to those who were evacuated from the demolished buildings; (2) Incentives for entrepreneurial housing renewal - with sub-strategies of user-controlled renewal and public-private initiatives for add-ons and infill housing; (3) Neighborhood rehabilitation - working exclusively with the veteran residents and the existing housing stock, with or without addition of social services. This paper presents preliminary findings of an empirical evaluation study of the three strategies as they were implemented in three housing renewal projects in Israel. The findings are based on interviews with residents in the renewed housing, veteran residents (who lived in the neighborhood before the renewal took place) and new residents. The strategies and projects are: o Demolition and redevelopment - The old neighborhood contained 172 apartments in 9 buildings, 2-3 stories high. The reconstructed neighborhood contains 516 apartments in 11 high-rise buildings, 11-13 stories each. o Incentives for entrepreneurial housing renewal - Public-private initiative enabled complete renovation of the old buildings; a room and a balcony were added to the 144 old apartments, while 44 new housing units were built on the roofs of the old buildings. o Neighborhood rehabilitation - A whole urban neighborhood with about 1700 housing units was subject to intensive social and physical rehabilitation programs; 80% of the apartments were externally renovated and 25% were expanded by their owners-occupiers; simultaneously, intensive educational programs were implemented and community facilities were added and operated. At the focus of the evaluation study stands the concept of social equity that is measured by three groups of variables: (a) resident participation in the planning and implementation of the

renewal project; (b) social mix of veteran and new residents and its impacts; (c) total benefits to the veteran residents, in terms of housing welfare and its costs and in terms of quality of life in the renewed neighborhood.

The Whole Process Of Customized Planning To Revitalize Ailing Residential Area In Jeonju

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Conventionally redevelopment projects in Korea that focus on physical improvement of top-down approach have resulted in dissolving existing residential communities deepening social conflicts across classes and communities, and raising complex social problems. Therefore, transforming from the redevelopment strategies a new model for community regeneration is necessary to consider life styles of community residents and preserve historical and cultural assets. In respond to this social needs, ?neighborhood through community capacity building? is suggested to revitalize those areas by themselves without top-down redevelopment that excludes the existing communities. In most decaying areas, there has been sharp concentration of the socially disadvantaged population who has very weak voices to insist their rights. Besides, there are lack of public facilities and adequate housing conditions. In this context, Korean government initiated urban renaissance R&D project which emphasized customized planning of neighborhood environment through capacity building of the community. The R&D project has had neighborhood regeneration testbed areas. This has implemented under the great expectation to prepare and establish for new knowledge and technology base for future paradigm change. This paper describes the whole process of customized planning to build a unique community center as a base anchor facility for revitalizing the ailing residential neighborhood of Jeonju. This approaches to solve community problems by utilizing existing humanware, software, hardware resources first and then supplementing necessary resources from outside. The whole process can be divided into four parts. The first phase is extracting community needs and demands for the anchor facility. Second, resident participated planning to develop the initial plan of selected plans to be more customized to local needs. The third phase is preparation of activities which are necessary and desirable for this community. In this process, truly needed spaces were identified and resident activities are prepared to be accommodated in expecting anchor facility for them immediately after finishing the construction. The result revealed that residents' participation was not an obstacle but a corner stone that could facilitate the tasks of local administration and decrease the possible conflicts. Thereby the community base facility for urban regeneration could be created as a resident friendly asset of local community.

"It All Used To Be Better": Neighbourhood Change And Loss Of Belonging In An Urban Garden Village

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A central theme in geography is how people relate to the places in which they live. The general assumption is that over time residents become more attached to their neighborhood. However, as neighborhoods change due economic, social and political processes at higher spatial scales, so may residents' relationship to them. This paper focuses on the way in which changes in the residential environment influence residents' experience of home and sense of belonging. Findings come from a qualitative case study in a

working class neighborhood in Amsterdam. In depth interviews with long-term residents and neighborhood professionals provide insight in the way in which residents experience and make sense of processes of neighborhood change. Residents describe a growing sense of estrangement from their surroundings and mourn the loss of 'their' garden village. The changes that they perceive in the neighborhood can be traced back to changing housing regimes, shifting paradigms in local government and the urbanization of the 'village' through the influx of crime.

Home As A Core Component Of Community Well-Being: Benchmarking The Evidence Base

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This paper explores differing conceptions of 'the value of housing', through exploring varied understandings of what constitutes 'home', from a variety of differing perspectives, and then tests how such understandings engage with emerging notions of well-being. This is achieved via exploring the evidence of just how 'home' is understood, and traces its potential contribution to determining the quality of people's lives. Within the context of an aging society, for example, home is increasingly being seen as the site of care delivery, thus personal private space in part becomes semi-public. Through rapid advances in information technology, the home also increasingly features as a place of employment, whether full-time or more occasionally. Personal understandings of what constitutes home thus constantly change and adapt, operating at a number on a number of differing levels depending on the individual and household context, their position within the life cycle and in relation to both class and social status. Current notions of well-being, provided by the home, are primarily driven by the previous dominant economic and physical quality discourses that framed policy. Other notions of the home's well-being role touch on enhancing family life and relationships, stressing its importance of a place of sanctuary and ontological security. Further, homes importance to on an individual's mental health has also been noted. Yet, none of these dimensions of home have been fully considered, nor properly developed to enhance our understanding of just how the home contributes to both individual and collective well-being. This paper constitutes the second scoping exercise and provides the authors with the opportunity for peer review/benchmarking, challenging understandings and adding to our initial conceptions of home and its relationship to community well-being. A previous paper, examined conceptions of home and its relationship to individual well-being has already been produced. This paper, plus the associated discussion and comment generated, constitutes one element in a knowledge mobilisation exercise, funded by the Scottish Universities Insight Institute, who have funded five projects exploring different dimensions of well-being.

FORAVIQ: A Collaborative Forum To Design Personal Devices In Order To Help Elderly People Affected By Disorders Of The Episodic Memory In Daily Environment

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How to help an elderly person affected by disorders of the episodic memory to go to the street without fear? Can the ambient systems contribute to this challenge in the "smart city" of tomorrow? These questions are at the origin of an interdisciplinary cooperation involving several teams of Social sciences of the University of Toulouse associated to psychologists, linguists and laboratories of engineers of the ambient systems. This partnership is the origin of the research program FORAVIQ and the associated methodology : the "methodology of fuzzy object" (Méthodologie de l'objet flou or "MOF"). It challenges conventional approaches to the design of devices for the Elderly and the frail people. It implies the involvement of concerned older people and their families, but more broadly, it is based on a hybrid forum of professionals of the medico-social, social work and housing fields. The MOF postulates that a process of innovation is both social and technical. Ambient systems change "uses", but more broadly, organizational systems where they are embedded, and living environments. That is why the MOF proposes to conduct a collaborative approach where the definition of utilities assigned to these technical objects ("object-assistant") is constructed step by step, in a polyphonic and collaborative process, by a community of concerned persons and researchers. It therefore relies on the simultaneous mobilization of various scientific and experiential expertise and it aims for agreement on both the organizational and socio-technological specifications of socio-technical devices."

Cultural Value Of Architecture In Homes And Neighbourhoods

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Our subject is the Cultural Value of Architecture in Homes and Neighbourhoods project, led by Sheffield University (completion May 2014) and funded by the Arts and Humanities Research Council. We have very little evidence to show that good design makes a difference to wellbeing which is one of the reasons why it is one of the first things to go when savings need to be made. It is the aim of this project to create an easily accessible resource that promotes and gives order to the 'grey literature' (largely reports) and refereed journal outputs that have been published (largely in the UK) in this area over the last ten years, forming a baseline for future study. This paper will give a summary of our findings. Unlike other reviews of the value of architecture which generally dwell on the value of buildings we focus on the benefits derived by architectural skills. David Halpern in *Mental Health and the Built Environment* (1995) identified four 'channels' by which designers act upon the world. We have adapted and extended these to five: transforming mental and physical states; changing networks and communities; creating symbolic effects and influencing social labelling; making transformations through the design process itself with the last 'channel' being the rigorous recording and representation of cultural changes. These give structure to our critical review. The project has a second workpackage which takes the form of a public consultation on what they see as the value of architecture not discussed here. For further information see culturalvalueofarchitecture.org.

Spatial Resilience In Times Of Great Demographic Change

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We are living in a time of rapid demographic changes. These changes do not only have a great impact on the use of space in our society, but also challenge the way we have been organizing and structuring our space in the past decades. As a reaction, international research centers and governmental bodies are urging the nation states and local communities to increase their spatial resilience. Resilience thinking has its roots in ecology, but has in the meantime travelled to a wide range of disciplines, amongst others socio-spatial studies. Through a critical analysis of the concept of spatial resilience, we argue that it can be used for the study of social processes, provided some necessary adjustments are made. In this paper, we aim to construct a theoretical framework for the study of social-demographic transitions and its impact on the spatial structure. We focus on the question how we can increase the resilience of the spatial structure, rather than to expect that socio-demographic transitions will adapt to spatial planning processes. Using two of the greatest demographic challenges of this century as our cases, namely the ageing of the population and international migration, we show how the often rigid spatial planning methods of land-use and zoning planning are creating and maintaining spatial mismatches. We hereby focus on the situation in Belgium.

The Meaning Of Housing Quality For Asylum Seekers

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Asylum seekers are currently one of the residents groups in European countries that have the worst housing conditions. They often live in overcrowded old buildings built for other purposes than providing homes. Asylum seekers are in risk of developing psychological problems and research shows that housing quality may be used as a strategy to affect the mental health of the residents, their activity level, and well-being. This is especially important for children at asylum centres. The housing quality in asylum centres should contribute towards a low conflict level among the residents. Aim: The aim is to document and identify how the housing standard in asylum centres influences the asylum seekers' wellbeing and mental health. Method: The results are based on a questionnaire for all asylum centres in Norway (105) and 6 qualitative case studies of selected centres. The questionnaire was answered by the employees, and the qualitative studies are based on interviews with employees and residents, in addition to on-site inspections. Results: The results show that almost 70% of the centres are decentralized, meaning that the residents live in ordinary apartments and houses in the town or local area. The housing standard is differentiated, but there is generally a lack of maintenance of the buildings. Decentralized housing is seen by the employees as empowering and improving the wellbeing of the residents, in spite of poor housing standard. However, the lack of space and maintenance influences the residents' social network and activity level.

Transition From Self-Help Housing To Modern Housing Types In Globalized World

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Despite the existence of a myriad of studies about housing, the need for this essential requirement of human life has not been fulfilled for all society members, regardless of their income level or social status. In parallel with globalization, mass production and mass consumption made cities more attractive for different actors such as international entrepreneurs, workers, tourists, etc. and consequently, some megacities such as Istanbul were supercharged from spatial and population capacity points of view. Most in-migrants were people in quest of better lifestyles in Istanbul and they had to fulfill their housing needs and at that stage the most preferred and possible remedy for them was to dwell in self-help houses. This study has been inspired by John. F. C. Tuner's theory in which he believes that self-help houses make their dwellers happier. However, this happiness may be true from an individualistic approach. In a society, houses as the components of settlements cannot be even imagined separately and should be analyzed holistically. Otherwise, it is hypothesized that it may lead to a chaos in city since the preferences of an individual may disrupt the others' tranquility. However, in recent decades a number of laws have been enacted to limit the expansion of illegal self-help housing in Istanbul. Furthermore, the existing self-help houses which are generally in shanty forms are being replaced by new housing types mostly constructed by government and private sector. This paper mainly scrutinizes the interactions between self-help housing and dwellers' satisfaction, and interrogates the changing demands of their users in today's world, considering different actors' satisfactions in housing construction and administration processes. The data will be obtained by conducting surveys and interviews with different strata in the society. Finally, a theoretical debate will be offered by focusing on the concepts of happiness and housing satisfaction in different zonal and structural textures. In this case, an optimal and affordable solution which can satisfy more people would be achieved and hopefully this may meet both the quantitative and qualitative housing gap. Keywords: Housing Satisfaction, Self-Help Housing, In-migrants, Globalization, Istanbul.

Deciphering Home: Transformation Of The Apartment Through Everyday Activities

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House is reshaped by self use of space and gets layered with memories. Thus, it begins to be experienced as home. The transformation of house into home appears when the floor plan starts to gain various dimensions by self experience. Personalizing and re-forming lived space create different layers which are not easily noticed in everyday life, and change house into personal home. This paper explores personal practices of home through two different cases; first is a documentation of embodied experience, the following is a workshop that brings out different peoples' experiences. At first stage, re-discovery process of the house is applied using different techniques. The main purpose is to reproduce the methods of deciphering everyday activities with regard to the chapter called "Apartment" in Species of Space written by George Perec. Listing everyday activities by hours limits the house to a mechanical system. Therefore, it may be revealed that during the day, some of the parts in the house disappear, some get narrower and some others change function according to daily activities. Subsequently, used and unused spaces are added as different layers on the strict floor plan; the interior walls get blurred and new invisible borderlines appear. The newly formed spaces are named due to the utilities such as wearing or eating spaces. Next step is to add a layer of narratives which are deeply related to those areas by the feeling of embodiment. Finally, photographing and representing the tactile feelings related with materials and textures are included.

Combination of different techniques forms a multi-layered system and after this personal approach to house, a workshop is organized to reveal different tactics of others for personalizing their living places. The paper is concluded with how certain methods of documenting and representing one's house reveals their embodied experiences in a variety of ways.

WS20: Social Housing: Institutions, Organisations and Governance

Between Thatcher And Structure. Towards A Research Agenda For Actor-Based Analysis Of Housing Politics

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This paper takes its point of departure in two observations. The first is the often noted dominance of policy perspectives in housing studies and the more marginal interest in the processes of housing politics (on different levels) in terms of interests and power, cooperation and conflict, games of political decision-making etc. The other, perhaps related, observation concerns the remarkably modest role of the discipline of political science in housing studies. When politics is discussed in housing studies it is largely in terms of either structural and cultural restraints on the macro level, or rather descriptive narratives about specific governments, leaders and institutions, without the theoretical perspective necessary to draw any general conclusions. In contrast, this paper suggests a theoretical perspective on political (in a wide sense) actors and institutions based on contextual strategic action, which allows for some middle-range theorizing and generalization over political contexts. It is explored how such a perspective of 'contextualized rational action' can be applied to the field of housing with its political specificities, in particular the central role of markets. The discussion is illustrated with examples of actor-oriented political housing research, and ways forward for this type of analysis are suggested.

REINVEST: How Public Policy Involves Banks In Urban Community Development

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"I have never known much good done by those who affected to trade for the public good. It is an affectation, indeed, not very common among merchants, and very few words need be employed in dissuading them from it"(Smith, 1776, IV.2.9). Cities in the European Union face pressures to compete internationally, to accommodate growing populations, and to adapt to more sustainable ways of living. Under EU Competition Policy, a traditionally broad range of state-backed interventions, including affordable housing for moderate income households, has been narrowed to allow commercial actors a greater role in the property market. Yet in the wake of the recent financial crisis, commercial credit remains tight. As leaders ask citizens and local communities to do more with less, interest is growing in the banks and pension funds that manage and invest household and government savings. While their predecessors backed public projects in housing and urban development that propelled the growth of Europe's cities, contemporary investors are independent, profit-oriented and equipped to shift capital around global markets. In a liberalising economy, can they be encouraged to practice Corporate Social Responsibility (CSR) and invest locally for the public good? As policymakers and researchers look within Europe and to the liberal US for inspiration, they focus on ways to promote socially responsible investments, using tools such as tax incentives to fund affordable housing. Yet seemingly paradoxical powers within liberal public policy enabling public and private stakeholders to collaboratively define and enforce local standards of CSR; remain underexplored. The US Community Reinvestment Act (CRA) requires banks to responsibly 'reinvest' wherever they draw deposits, or risk severe regulatory repercussions. Since 1977, this Act has channelled

over US\$6 trillion into community projects by driving demand for responsible investments. Incentives such as affordable housing tax credits that European researchers seem so keen to export, rely on the CRA to function. Focusing on mainstream banks, and drawing on theories of corporate social responsibility, this problem setting paper investigates how public policy shapes corporate practices in urban community development within the liberal heartland of the US. It forms the preliminary stage of a larger comparative project covering both US and EU cities.

Universal Claims: Tenants' Campaigns For Tenure Neutrality And A General Needs Model Of Social Housing

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The policy of tenure neutrality championed by the International Union of Tenants as essential to a right to adequate housing advances a model of general needs or universal social rented housing provision unrestricted by income limits or needs-based rationing. Support for this model has been severely undermined by recent European Commission rulings that have restricted access to social housing to those least capable of coping in a competitive market place. As general needs demand for affordable housing continues to swell, the challenge for adherents of tenure neutrality is to demonstrate that universal social housing can meet both the needs of the most vulnerable and the demands of those excluded from homeownership by price inflation and credit limits. This paper examines the promotion of universal social housing by tenants' organisations and challenges the extent to which this model is intended 'for all'. In a case study of the defence of municipal housing by English tenants' movements it identifies the exclusionary narratives that render the particular housing needs of advantaged social groups as universal. The paper concludes by reviewing strategies to resolve the tensions between need and demand to reinvigorate support for tenure neutrality in arguments for widening access and supply of social housing.

Evaluation Of The Tenancy Regimes In Affordable Housing Public Policies In Barcelona, 2007-2012

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This research thesis focuses on Barcelona's public policies on affordable housing in the period 2007-2012 and, specifically, on the tenancy regimes adopted by them. The hypothesis to be validated is whether the introduction of alternative tenancy regimes between full ownership and renting during the studied period has improved the effectiveness of housing public policies in Barcelona or not. Barcelona has a so-called rudimentary welfare state, specially limited in housing allowances. The Spanish housing system has historically been dualistic (public and private sectors are independent to each other), being the public housing stock very limited and mostly for selling. These features respond to a low public expenditure in housing policies from the public sector, mainly through indirect or financial expenditure, what represents a direct regressive subsidy to ownership. After confirming the limited scope of housing public policies in Spain, Catalonia and Barcelona both historically and in contrast to other European countries, the thesis analyzes quantitatively and qualitatively the innovations introduced since 2007 and the consequences of the economic and social crisis. The Public Administrations have introduced tenancy regimes alternative to ownership in public housing new developments. Despite the progress achieved, the economic, social and political changes occurred since then have prevented the original objectives from being attained. On the one hand, the social housing construction rate in Barcelona has fallen during the last years, and some of the

developments have had to adapt their tenancy regime to the demand. On the other hand, demand for social housing has increased and Social Mediation and Evictions have joined the political agenda. Finally, the introduction of alternative tenancy regimes is viewed favorably thanks to the improvement they bring to citizens' accessibility to housing and to the economic and political advantages for the Public Administrations. Nonetheless, the Spanish housing crisis has increased the need for public intervention in this sector at the same time that the Public Administrations have cut their budgets and their capacity to intervene the housing market. It is concluded that it will be necessary to deepen in the introduction of alternative tenancy regimes and to tend towards a housing model in which the public sector cooperates more with the private initiative in order to configure a more inclusive housing system.

Making Strategic Decisions In The Face Of Competing Drivers In Social Housing Organisations In England And The Netherlands

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The combination of continued State withdrawal from service provision, the recent economic crisis and deep changes in the type of demand for social housing call for a reflection on the implications for social housing providers in North Western Europe. In the face of these developments, the latter have to make strategic choices and trade-offs between (often) conflicting values arising from different 'strategic orientations', notably from the State, market and community spheres. Hence, missions and values are not only reflected by 'static' preferences, but more explicitly through real actions as expressed in the strategic decisions providers have to make and implement (Mullins & Riseborough 2000). This requires an understanding of the decision-making process that leads to specific decisions. This paper aims to shed light on the ways in which different orientations and the competing values they entail are enacted in the decision-making process of social housing organisations. To this end, the paper draws on findings from the study of a critical incident (Flanagan 1954) carried out in the framework of the author's PhD research. The study looked at strategic decisions made by two social housing organisations - one in England and another in the Netherlands - in the context of two separate critical incidents. Six theoretical prepositions (Eisenhardt et al. 2007; Eisenhardt 1989) were developed from the study's findings, including a number of 'dilemmas of hybridity' that social housing organisations tend to be confronted with as a result of contextual drivers. The paper explores the nature of these dilemmas and how the organisations responded to them in practice, with a focus on the interplay between strategic orientations. Findings are expected to inform theory as well as to contribute to better policy and practice in this field. Eisenhardt, K. and Graebner, M. (2007). Theory Building from Cases: Opportunities and Challenges, *Academy of Management Journal*, Vol. 50, No.1, 25-32. Eisenhardt K. (1989). Building Theories from Case Study Research, *Academy of Management Review*, 1989, Vol. 14, No. 4, 532 - 550. Flanagan, J. (1954). The critical incident technique, *Psychological Bulletin*, Vol. 51, No. 4 July. Mullins, D. & Riseborough, M. (2000). What are housing associations becoming? Housing Research at CURS no 9. Birmingham.

Cairngorms National Park As A Long-Term Social-Ecological Research (LTSER) Platform

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This presentation details the work to develop a research strategy for the Cairngorms National Park and how social and economic research agendas link with environmental and natural research agendas in

Scotland's largest national park. The aim of the project is to actively work together with researchers, research institutions and other partners to enhance the knowledge of social, economic and ecological aspects relevant to the sustainable management of the Park in a truly interdisciplinary fashion. This presentation considers the role that housing researchers have to play in this project, and seeks input and feedback on how to ensure a holistic approach to the collection of social science data and research.

Housing And Social Cohesion Programme In Vienna In Comparison With Other European Cities

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The City of Vienna explicitly sees itself in the European context of learning from one another" and wants to use it pro-actively for a comparative check of its housing policy. It was anticipated that a project comparing Vienna's housing policy strategies and development programmes with those of up to fifteen larger European cities would provide pointers and suggestions as to how the excellent position of Vienna in numerous rankings and studies can be maintained in a targeted manner - with simultaneous openness for forward-looking innovations. This paper aims to address these goals by presenting results from commissioned desk research on programmes to be identified on the respective city government's website (called 'StaeV'). The findings were systematised and conceptualised by the author (with T. Weigend-Berger). The cited final report is intended to provide a first insight and easier structural access to information which can be used for future work, with the help of numerous tables, internet links to the sources and a written commentary. As can be shown, faced with very similar challenges, the cities' programmatic answers cover several groups of targets and are very alike including their details. They start from the general issue of satisfying housing need, especially under the premise of affordability, and include programmes for urban renewal, housing for target groups, ecology and the neighbourhood environment. However, in comparison with the predominant harmony of targets and sub-targets the cities' by all means display a wide array of measures and methods. The chosen approach was to further structure and bundle the large mass of information beyond the classification of aims so as to enable targeted access. The team was able to collect around 750 pointers, two thirds of them about methods or measures and one third about various kinds of illuminating examples. (However, the research findings can in no way be taken as information about the real extent and the true quality of the individual housing policies of the various cities. They remain random due to widely varying degrees of access to information.) What could also be done was to filter the hundreds of comments and select those that were in any way 'notable', that aroused curiosity or were possibly new. These finally became around a hundred 'teasers' to stimulate further interest. The paper will cite aims, methods and hints and the value for further research."

Social Housing Provision In Guangzhou Institution, Governance And Large-Scale Projects

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Many Chinese big cities have millions of rural migrants who are marginal to the housing market. The majority of rural migrants are concentrated in the so-called villages in the city", which are informal settlements in China. The citizenization of rural migrants became one of the key discussions in the 3rd Plenary Session of 18th CPC Central Committee. The provision of affordable housing for rural migrants in

cities was center to the discussion. Although public rental housing is accessible to rural migrants, its provision is subject to various constraints, such as financial difficulties and land shortages. The public rental housing projects are also confronted with such issues as a lack of public facilities and services. This paper will analyze the public rental housing system in China by taking case studies such as Guangzhou and Beijing. It will pay particular attention to housing organizations, the financial system, land provision and ongoing projects. Based on the empirical works and international experiences (e.g. the provision of social housing in the Netherlands and Hong Kong), this article will finally develop a conceptual framework on the provision of public rental housing for rural migrants in China. "

Reforming Social Housing Associations: A Study Of Three Social Landlords Facing Management Changes In France

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This proposal intends to describe how social housing associations in France faced reforms over the last decade. These reforms consist in fragmented measures rather than in a comprehensive plan, implementing discrete change through management instruments and organization's governance rules. They tended to introduce a shift within the economic model that sustain these organizations, by an increasing use of the equity tied up in the existing stock or in other assets owned by social housing providers. Meanwhile, the relations between social landlords and public administration were reshaped within a new system for setting targets and monitoring progress. The first part of this paper will provide an overview of these reforms and of the questions they addressed. The second part will be devoted to a comparative study of three social housing associations that sharply contrast as regards their history and their organizational choices. Setting the analysis at this level allows us to understand the differentiated effects of these reforms depending on the cases we studied. Indeed, their executives launched organizational projects" that ranged from the need to regain control of local management teams, to a complete redeployment of activity in order to anticipate the supposed requirements arising from European services directives. This study is based on extensive qualitative interviews and ethnographic fieldwork. It uses the theoretical perspective of "order of worth" that comes out of the works of Luc Boltanski and Laurent Thévenot (2006). From this perspective, we will consider these organizational projects as moments that put to the test the principles of judgments and action that shape organizational devices within those organizations. We will describe the disputes actors are engaged in and the normative positions on which they lean either to criticize or to justify the organizational change they have to cope with. This proposal aims to shed some light on the ways by which public policies instruments are "acclimatized" within the prevailing organizational arrangements. Our aim is to discern the effects of the expansion of modes of "government by standards" on those arrangements."

Welfare Professionalism, Critical Pedagogy And Reflective Practice: Confronting Contemporary Dilemmas In Housing Education

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Housing professionalism reflects a narrative characterised by conflict: between genericism and specialism; between gender-based roles and between competing ideological interests. This paper considers the problematic relationship between professionalism, education and housing practice; one which has been exacerbated by an environment of resource constraint, contraction and austerity. The paper outlines a

number of tensions: whilst employers tend to value focused and targeted programmes, which meet short-term needs (often also prizing 'higher-status' qualifications such as MBA programmes for senior staff) Universities maintain the need to offer conceptually-based programmes engaged in social theory and encouraging critically reflective practice. The paper argues at heart these are political issues, informed by power relationships. The contested status of housing qualifications highlights the low contemporary status of the housing profession under conditions of neo-liberalism, which is under further strain from the commodification of University education. The paper considers the future of housing education in a challenging environment and argues that internationally relevant programmes that combine high-level critical skills and theoretically informed research can offer a way forward for housing professionals and education professionals.

New Paths Of Municipal Housing In Czechia: Missing The Target?

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Czech housing policies are facing new challenges of residential segregation and affordability of housing for low income or socially excluded population. Provision of affordable (social) housing was a neglected issue in Czech housing policies during post-socialist transformation. Existing public housing (housing stock owned by municipalities) is not able to respond to these challenges because of multiple path-dependencies. Thus, new socially innovative solutions and policies are necessary to ensure provision of housing according to needs of threatened social groups (social housing). Based on previous research on municipal housing policies and public housing construction, the paper analyzes current path dependencies and lock-ins of public housing in Czechia and explores geographies of public housing provision. Privatization of public housing and preference of homeownership over renting resulted in residualization of public housing and creation of poverty concentration and residential segregation. Devolution of public housing management to municipalities and other neoliberal policies resulted in fragmentation of municipal housing policies, their focus on serving particular local interests and emphasis on economic criteria rather than on social inclusion or welfare provision. As a consequence, geography of public housing provision does not correspond with the geography of needs of affordable housing and allocation of public housing to tenants is often excluding vulnerable groups. Better use or new construction of (path-dependent and inadequately located) public housing does not seem to be feasible and adequate policy response to challenges of social and spatial inequalities. New models of social housing provision should be adopted.

Diversification Into Private Rental And Student Housing: The Organisational Strategies Of English Housing Associations

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Traditionally, the social housing sector in England has had a high degree of certainty over its main income stream and housing associations could base their business plans on substantial levels of government grant for new development, housing benefit underwriting rental income for claimants and banks providing long term debt on low margins. Post the credit crunch, this social housing model has fundamentally changed. Reduced government support and difficulties attracting private finance has forced the sector into finding new sources of funding as well as generating additional income streams to cross subsidise their core operations. Many housing associations have turned to new forms of investment, including private rental and student housing to generate extra income as well as fill a gap in the housing market. Yet whilst diversification into non-core activities brings new opportunities and the creation of new business models, it

also brings additional challenges and risks to those that organisations are already managing. Drawing on the concept of institutional logics, the aim of this paper is to examine the way in which housing associations have managed the tensions between diversifying into more commercial activities, like the private rented investments, whilst maintaining their social responsibilities and not putting their social housing assets at risk. Little is known about the extent of this reorientation, and few academic papers have looked at this emerging trend from an organisational perspective - how strategic priorities are made and how commercial activities are managed alongside the core business. Through the use of case studies, the paper sheds light on the strategic decisions that housing associations have made in order to enter into the private rental and student housing market. It then considers the varying degrees to which these different housing associations have been able to manage the associated risks to which they have become exposed. The paper concludes, suggesting that lessons can be learnt from these 'front-runner' organisations, particularly on the varying success they have had entering commercial markets. This provides salient points for other housing associations, as they equally face strategic choices about how to fund their core business in a world of lower public subsidy and less certainty about private finance

Between State And Market - Non-Profit Housing Organisations In England

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This paper reports on the results of the fourth Delphi Panel of English housing association Chief Executives since 1997 (Mullins and Riseborough 1997, 2001, Mullins, 2006). Since the last English panel study was published in 2006, the context has been transformed by the global financial crisis and the austerity regime developed by a Conservative led coalition government including high profile welfare reforms including the 'bedroom tax'. This survey, undertaken with HACT, tracks change in these crucial market and state drivers of hybridity while also paying attention to trends in relation to more local community drivers. In particular it explores the diversification strategies adopted by some associations in relation to community investment (Jones, 2013). Results from 31 initial on-line surveys and 18 follow-up depth interviews are interpreted in relation to a hybridisation of social housing provision (Mullins, Czischke and van Bortel 2013) and the competing logics of state, market and community. Jones T (2013) The learning priorities and needs of the housing association sector in strengthening its community investment role. University of Birmingham and HACT. Mullins D (2006) Exploring change in the housing association sector in England using the Delphi method. *Housing Studies* 21.2 227-251. Mullins, D, Czischke, D and van Bortel, G (2013) *Hybridising Housing Organisations. Meanings, Concepts and Processes of Social Enterprise in Housing?*. Taylor and Francis. Mullins D and Riseborough M (1997) *Changing with the Times. Critical interpretations of the repositioning of housing associations.* School of Public Policy Occasional Paper 12. University of Birmingham. Mullins D and Riseborough M (2001) *Non-profit Housing Agencies: 'Reading' and Shaping the Policy Agenda.* Chapter 11 in Harris M and Rochester C (eds) *Voluntary Organisations and Social Policy.* Macmillan, Basingstoke

Between State And Market: Non-Profit Housing In Four National Contexts

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This paper presents the results of an international collaborative study of non-profit housing involving researchers in four countries using a common methodology to engage the leaders of non-profit

organisations themselves in the research process. The paper draws on earlier work on the hybridisation of social housing provision (Mullins, Czischke and van Bortel 2013) and the competing logics of state, market and community. It uses a modified Delphi methodology to collect information from leaders of non-profit housing organisations in four countries about how their organisations are negotiating these hybrid influences on their strategy and operations. This method involves collation of responses to scaled surveys from panels of 15-20 organisations in each country, playing back the results to the participants and follow up depth interviews to explore and interpret the meanings of their responses. Mullins, D, Czischke, D and van Bortel, G (2013) *Hybridising Housing Organisations. Meanings, Concepts and Processes of Social Enterprise in Housing?*. Taylor and Francis.

The Continued Retreat Of Non-Profit Housing Providers In The Netherlands

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After the abolishment of object subsidies for housing construction and renovation in the mid 1990s, Dutch housing associations, the main non-profit housing providers in the country, heavily relied on market activities, such as selling homes to owner-occupiers, to generate income for their social activities and to contribute to urban development policies. This worked well, which was one of the main reasons that these housing providers could adopt a wide field of operations, including not only the management and development of affordable housing for low-income groups, but also housing in other market segments, plus activities regarding care, welfare, local economy, employment and education. Recent economic and political developments, however, have caused housing associations to return on this path. This paper presents the results of the second wave of a research among Dutch housing associations, consisting of a panel survey and interviews with selected panellists. Central in the research are the values, the strategic positioning and the strategies of these housing providers. It is expected that after the first wave of the research, held in 2010/2011, new regulations, such as the national implementation of European rules on state support and the introduction of a new property tax, have resulted in a further retreat from non-social housing activities. The paper reveals to what extent this is the case.

RETRENCHMENT IN SOCIAL HOUSING POLICIES: The Case Of Finland

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About 15 per cent of households in Finland live in social rental housing. The social housing stock is owned by a wide variety of landlords, of which largest are municipal companies and non-profit housing developers. The basic principles of the system are twofold: such housing should be non-profit and the public support involved should ultimately benefit tenants in the form of affordable housing. State authorities control the location of such housing in cities and population centers, as well as costs and quality of the production, whereas municipal officials control the selection of tenants and the determination of rents. The housing developer gives up some of the rights of the owner to the controlling agencies, agrees to comply with the regulations and submits to regulatory control. The controls that owners of social rental housing are subject to last until the state housing loans are paid off. Now the Finnish system of social housing is seriously challenged. First, there is a sharp decline in new production. One major reason for this is that the subsidy in state housing finance is not anymore a significant one and such housing is under state regulation for a long time. As the large non-profit developer organizations in Finland have to a growing extent been engaged also in commercial production (a development sometimes called 'hybridization'), production of social

housing has not been attractive to them. Secondly, Finland has for the first time entered a situation where large numbers of social rental dwellings are freed from regulation because the state housing loans have been paid off. This has created concern of eventual decline of the social rental stock. The possible decline of affordable rental housing would be quite fatal as Finland's biggest housing problem is the shortage of rental housing, especially in the Helsinki region. Thirdly, the reputation of the hybridized non-profit developer organizations, has suffered from media reports of publicly financed housing where rents have been as high, or even higher, than in private rental housing. The media and the public have questioned whether these organization are actually non-profit organizations at all. Such developments can be related to a larger picture of the change in the Finnish housing policy. It has entered a retrenchment phase where the housing policy regime built since the Second World War is questioned, re-evaluated, remodeled and partly discarded.

The Changing Form And Function Of Social Housing And The Transformation Of Welfare State Regimes In The United States And Germany

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The paper will present the frame of a planned research project. The objective of the research project is to find out whether and in what way a specific new model of social housing has evolved in the context of neoliberal transformation of welfare states (at the national level) and urban policies (at the local level). Following these questions we will take on a perspective on the transformation of form (urban/architectural design, location, institutional and financial organization) and (societal) function of social housing (defined as public and affordable housing financed with public subsidies). Thereby we aim to integrate perspectives of welfare state research, housing studies, urban and architectural studies. The general starting point of our research is the idea that the transformation of public housing in the US and in Germany is to be understood within the general context of the transformation of the Keynesian welfare state and urban politics. The question at stake is whether it is possible to identify common characteristics of social housing in form and function within western metropolitan regions. In spite of all differences in welfare regimes and the increase of local impact on housing due to processes of institutional rescaling, cross national trends in the field of urban development (such as urban density and mix, urban renaissance, political focus on urban middle classes) and social housing production (e.g. the turning towards provision for residual markets, the diversity of housing providers or the turning away from mass housing typologies) suggest that there are commonalities to be looked at. Starting from Esping-Andersen's repeatedly challenged but mostly reconfirmed basic idea of the three worlds of welfare states" we will conduct our research by looking at the US and Germany as a liberal and a conservative welfare state with housing markets that can with Kemeny be defined as dualist resp. unitary. Looking at two large cities in either country (Chicago and New York, Frankfurt/Main and Munich) we will compare social housing that has been developed since 1990 in form and function based on a citywide analysis of policy and building, but also in-depth analysis of selected urban projects. While the intranational comparison will enable us to identify the divergence within one welfare regime, the cross national comparison will help to find converging characteristics of social housing in the US and Germany in the welfare state of the 21st ct. "

If Housing Subsidies Were Entitlements: Lessons For The U.S. From The United Kingdom, And Vice Versa

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In this paper I review the history of Britain's housing benefit program, assess its strengths and weaknesses, and explore potential lessons for the United States. The paper begins with a brief overview of the program, its beneficiaries, and its growth over time. The following section discusses the impact of the program on housing affordability in the UK. The subsequent sections look at several criticisms that analysts have made of the program—its disincentives towards employment and earned income; its tendency to exacerbate patterns of social isolation (i.e. promote concentrations of poverty); its potentially insidious effects of Britain's stock of "social housing; its tendency to promote "overconsumption" of housing; its susceptibility to fraud; and its administrative complexity and cost. The paper then turns to the evolution of Housing Benefit under the current Conservative/Liberal Democratic government and the shift to a new "Universal Credit." Finally, the paper explores what if any lessons the program offers for the United States, especially in the unlikely event that the federal government ever decided to make housing subsidy an entitlement.

Long Term Unemployment Through The Policy Of Social Segregation

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Long term unemployment through the policy of social segregation The role of state and municipalities
Tomislav Simecek The Czech society for the development of housing and UIPI We will discuss the process of creation of areas with high unemployment. The different methods of housing households in social need depending on the fact how they have got into social need. Social segregation under the condition of overproduction of available housing. Means-testing, and provision of temporary allowances and rent reductions. The problem of finding jobs for all in social need. The importance of qualification in search for good job and the role of education. Creation of new jobs. Comparison of different methods of solving the problem of housing people in social need. Statistical data about the dimension of the problem and financial resources needed to cope with the problem. Comparison of different methods and the results they offer. The importance of the role of municipalities in solving the problem of people in self-inflicted social need and the problem of housing this group. The main goal - decreasing the unemployment. The role of private rental housing for market rents for the workforce mobility. The influence of homeownership and social housing stock on the growth and stabilization of unemployment and how to limit this influence.

The Regulation Of Housing Associations In Britain: Changing Frameworks, Risks And Responses

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This paper will examine the way in which housing associations (HAs) in Britain have changed over the last 30 years and how they are organised, financed, governed - and in particular in the ways in which they are regulated. Since 1999 the regulation of HAs has been devolved to separate bodies in England, Scotland and Wales, and the paper will consider the different regulatory systems designed to achieve effective regulation

and how these are changing. Then, in a context of developing more risk-based approaches to regulation, it will examine how changing attitudes, cultures and behaviours within the HA sector have shaped regulatory requirements and how the changing environments and circumstances within which associations operate has increased the risks they face in scope and complexity. The paper considers the nature of the main risks facing housing associations in Britain and by examining the different tools of regulation (financial, governance and service related), and how these tools interact, as well as the internal control mechanisms available to associations themselves, the paper will look at how regulatory bodies and the housing association sector are responding to changing environments and risk. The paper concludes by drawing out the challenges faced by housing association regulatory frameworks and how they will need to respond to a rapidly evolving, dynamic sector. Pauline Card, School of Geography and Planning, Cardiff University email: CardPD@cf.ac.uk

Will Scale Finally Deliver? Overcoming The Crisis: Are Dutch Housing Associations Able To Deliver Better Value For Money?

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The Dutch social housing model, encompassing around 400 not-for-profit housing associations managing 1/3rds of the total housing stock, often features in studies as an exemplar of how to organize the provision of good quality affordable housing. Recently, however, the viability of the 'Dutch model' has been challenged by serious cases of fraud and mismanagement. Dutch Parliament has started an inquiry into the background of these incidents and the future trajectory of the social housing sector. Anticipating, or running ahead of, the outcomes of this investigation, the Dutch government is narrowing the brief of housing associations reducing their neighbourhood regeneration activities and curtailing new housing construction in non-social housing market segments. In addition, the government, as part of their austerity measures, introduced a landlord levy compelling housing associations to pay up to 1,7 billion euros annually to the public treasury. Since their financial and operational deregulation in the 1990s, mergers have led to the growth of Dutch housing associations. In the light of recent incidents this growth is often framed as mainly driven by CEO's ambitions, not by the wish to deliver better and more efficient customer services. Research has never delivered convincing evidence that larger social housing organisations are able to deliver better value for money (see Van Bortel et al., 2010). A recent survey among 1/3 of Dutch housing associations suggests that large social housing organisations might be better able to innovate and increase their efficiency. This poses the question if these organisations, earlier seen as the outcome of megalomania, are better able to meet the demands of the harsher post-crisis climate than their smaller counterparts.

Being A Housing Association

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Proposal paper for ENHR 2014. Being a housing association. cAt this moment the system of social housing in de Netherlands has to cope not only with a harsh housing market but more severe the political legitimacy of the sector is in discussion. Dutch housing association have to go back to their core business and full fill that task with a lean organization. Selling a part of the stock and raise rent levels must make a sound business case. The author thinks that the legitimacy crisis of the association lies deeper than the today political perception of their practice. A philosophical inquire is at stake (Badiou) at a moment when the words aren't able to overcome the crisis of legitimacy. In setting the housing associations as a common

object of discourse the author tries to understand and navigate through the meaning of associations; to come to understand the multilayers which are incorporated in the work of and Being a housing association. The work of Octavia Hill is still a important historical but concealed background. The author use the phenomenology of Heidegger, especially his essay Building Dwelling Thinking, as a framework to reveal what is concealed in what housing associations do and their impact in dwelling for people. In making the most colours in presence it gives a different way and meaning on which housing association can make value in dwelling for those people who need support in their housing path. Keywords for the housing associations are sympathy and care instead of customer orientation; focus on dwelling instead of housing, strategy making as wayfinding in stead of mission and vision, housing as a place to dwell instead of a stock which has to be managed. The aim of this paper is trying to formulate the good question, not in giving perspectives or answers for associations ought to be. It tries to reframe the questions and solutions in market and economical references into a full understanding of dwelling and thinking about social housing. An understanding which gives different possibilities for housing associations.

What Can British Community Enterprises Learn From American Community Development Corporations?

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Through a review of the recent American community development literature, this paper tests Nick Bailey's assertion (in a 2012 article) that British community enterprises are fundamentally similar to American community development corporations, and therefore, that CE's can learn from CDCs. While the CDC sector has achieved a relatively successful record in affordable housing production in distressed areas, this sector's success with respect to the quadruple bottom line (financial viability, resident services, economic development, environmental sustainability) has been far more mixed. CDCs are fundamentally limited in terms of reversing the processes of community decline. Our 'bottom line' is that CE's as well as CDCs should set realistic goals (the management of community-owned facilities on the one hand, community-aimed services on the other). Both CE's and CDCs should be wary of the dangers involved in widening their scope of activities.

Social Housing And Sustainability: Advances And Mistakes Of The Regional Policy For Subsidized Dwellings In Castile-La Mancha

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This contribution presents the results of a research project financed by the Spanish Ministry of Science at national scale in that we have tried to identify and analyze the main dynamics, process and policies dealing with Spanish cities after the establishment of regional autonomous communities (Las ciudades españolas en la etapa autonómica (1978-2008). Dinámicas, procesos y políticas). In the framework of the Third Housing and land development Plan of Castilla - La Mancha 2000-2004, five bioclimatic housing developments of social housing were initiated in the region. In total 324 dwellings that counts as only 8.2% of all the subsidized housing built by Gicaman (public company for the management of infrastructures of Castilla - La Mancha) in the period analyzed (1998-2008). In General, the bioclimatic architecture of regional promotion has not progressed very far as yet in the region, let alone the sustainable one. The degree of

impact concerning urban development, social, economic issues or improving the quality of life of the inhabitants is uneven; while from the strictly quantitative point of view the bioclimatic dwellings have meant a lower percentage of all those built by Gicaman, from a qualitative perspective its supposed benefits and political intentionality (to build subsidized housing of high quality, in neat locations and at the same price as the rest of subsidized dwellings) has been betrayed by the relative "failure" of some of the accomplished developments. In general terms, we could say that while the commitment of all the case studies selected by environmentally friendly buildings seems indisputable on paper, it is far from meet the requirements of being technologically appropriate and economically viable, at least for the economies and features of the people awarded social housing. The research follows a mixed, quantitative-qualitative, methodology in which the weight of the semi-structured interviews with key informants has been a central one, we have tried to assess the carried out projects based on the proposal of a number of criteria developed for this stage of the research project.

When Accounting Enters The House

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Swedish public housing is under pressure. There are on the one hand demands for a clearer business-orientation. On the other hand, the companies owned by the municipalities are expected to retain their traditional role as guardians of social responsibilities. A new legislation in 2011 made this tension explicit: the housing companies are required by law to work along business principles" ("affärsrässiga principer"). This was presented as a consequence of EU-policies on fair competition applied to Swedish conditions. It can also be regarded as a result of compromises between different actors on the domestic housing market. One crucial question remains however after the implementation of the new law: what does "Business-principles" actually imply? As expected, a number of interpretations emerged in writing. The actual practice of the housing companies is however little studied. The public housing companies have large holdings in neighbourhoods with socially exposed population, measured with traditional socio-economic measures. In many of these areas, commonly located in larger cities, the public housing companies are also involved in activities not usually conducted by property owners: employment projects, after-school activities, help with home work for school children, leisure activities and intensified management to build trust with and among tenants. Are these activities in accordance with the new law? That unresolved question is now targeted in a multidisciplinary research-project. One part of this project takes point of departure in accounting and housing. The founding idea among some of the housing companies is namely that accounting as a neutral technique can determine whether the whole company, as well as each project in itself, is working according to business principles. The view is sometimes expanded with the addition: "profitable in the long run". The paper sketches the current Swedish housing situation and discusses the role of accounting in housing. A particular emphasis is on previous research in that subject-field and how different approaches to studies on accounting and housing can prepare ground for empirical studies. "

Social Housing, Market And Welfare State In Portugal: How Research Matters To Policy

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This paper analysis the Portugal social housing case study, the authors discuss the linkages of social housing, market and welfare state research policy. First, the authors analyze the Portugal social housing

case study. Secondly, the paper provides the main milestones of social housing development, such as the post revolution of mid 1970s with the homeownership trend, right to house, as well as some relevant programs such as SALL and its implications to the future Portuguese housing trends. The paper provides evidence about the present situation of social housing, in terms of inhabitants, location and typologies of housing allowances. Thirdly, the paper reports qualitative data of semi-structure interviews and focus groups of the social housing neighborhoods residents in what concerns the new social risks such as house overcrowding, overburden housing cost, housing needs and provision. The authors discuss these findings in terms of policy and research implications. They propose new developments of housing policy and welfare state, a more regulation and relevance of policies in order to prevent new social risks, and they suggest housing as a cornerstone. Implications towards policies are also analyzed with implication to social housing survey, indicators and data collect.

WS21: Welfare Policy, Homelessness, and Social Exclusion (WELPHASE)

International Learning From Local-Level Policy Making? Responding To 'New Homelessness' In Post-Crisis Athens

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Analysis of housing and homelessness policies commonly focus on the policy-making process at the national level, albeit recognising an important role for local agencies in policy implementation. This paper examines both the scope for distinct local (municipality) level policy making, and the potential role for international 'peer review' of local policies in sharing changing practice and enhancing effectiveness of policy development and service delivery. The analysis draws on a series of annual peer reviews of city homelessness policies in Europe, mediated through the HABITACT European Exchange Forum on local homelessness strategies which focuses on the City of Athens, Greece, in 2014. After setting the context of EU wide and Greek national developments on homelessness policy, the paper examines the policy and practice responses of the city of Athens to the housing and homelessness consequences of the post-2008 economic crisis and the country's continuing austerity programme. Comparing city-level policy making in Athens with the international research evidence base reveals the importance of political leadership in driving new innovations in harnessing social and corporate solidarity, as well as challenges for delivery of a comprehensive local strategy in a period of national economic restructuring. The process of 'peer review' of the Athens model is also compared to that for previous case study cities (2010-2013) confirming both the substantive role for local policy making in meeting the needs of homeless people and the added value of a structured peer review process to support international lesson learning and assess realistic prospects for the transferability of local policy innovations to peer cities working with different national policy frameworks.

Homelessness In The Context Of Severe And Multiple Disadvantage - Getting A Measure Of The Scale, Profile, Cost And Geography Of The Complex Need Group In England From Triangulation Of Administrative Data

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There is growing recognition that, within the broader populations suffering or at risk of homelessness there is a group of mainly single homeless who also experience significant other types of disadvantage or exclusion, simultaneously or in the recent past. This situation of complex need and multiple risk of exclusion complicates the challenge for service providers, increases the risk of intervention failure, and creates substantial ongoing cost for public services and benefits, while leaving the people involved to experience very poor outcomes. This paper will report some broad findings from a new study which seeks to provide a national profile of this severe and multiple disadvantage ('SMD') group, based on triangulating analyses of four major secondary administrative datasets. These data are interrogated to estimate the size and turnover of the SMD population, its demographic profile, geographical prevalence, usage and cost of public services, and some indications of outcomes and quality of life. Comparisons are

also made with recent surveys, both a specialised survey of this group and a wider benchmark household survey of poverty and social exclusion.

Ending Long-Term Homelessness In An Age Of Austerity

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A puzzling aspect of homelessness policies in several European countries has been their adherence to a target of ending long-term homelessness despite continuing difficult economic conditions and austerity-based policy responses. Based on an analysis of recent theory and research on the one hand, and policy and provision on the other, it is argued that these policies are typically based on a combination of implicit theories of the causes of homelessness, of narrow problem-definition, and of a coalition of quite diverse interests to drive the policy through.

Mind The Step: An Estimation Of Housing Need Among Wheelchair Users In Scotland

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Drawing upon evidence from their recent study, the Author considers accessibility requirements for wheelchair users in Scotland living in their own homes. As well as reviewing relevant research concerning disabled peoples' housing needs, they outline the policy and demographic landscape, impact of an ageing population and the strategic planning arrangements around housing choices for wheelchair users. The data provided an estimate of the unmet need for wheelchair user housing in Scotland. By the conclusion, the author argues that local authorities in Scotland must adopt a holistic approach towards housing provision. Thus the current unmet housing need can best be tackled through the following: developing new homes to wheelchair standard; adapting existing homes; and (in the public sector) allocating vacant accessible and adaptable homes to appropriate households. However, success requires a coordinated effort between all parties.

Everyday Life Of Homeless Youth In Eastern Finland

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You, us with home take it quite often for granted. We usually, do not think of how our lives could be without home or house? Home or house is not an everyday reality to everyone. Last year alone (2013), the Housing Finance and Development Centre of Finland found out there were 1862 homeless young persons under 25 (years of age) in Finland. We call them marginalized; we think they live at the edge of or outside the welfare society - somewhere on the twilight streets. We know they exist but we do not know how they live their lives. Earlier research in Finland has focused either on the reasons for adult homelessness (Lehtonen & Salonen 2008; Hynynen (eds.) 2005), or on the housing policy, housing counselling of homeless people (Granfelt 2003; Kärkkäinen, Hannikainen & Heikkilä 1998), but not on their daily lives. This study looks behind the Finnish welfare state system to investigate everyday life among homeless youths in Eastern Finland. The main objectives are to understand the lived experiences of homeless youths,

to explore the young peoples' agency and lastly, how homelessness is perceived by the Finnish authorities. Homeless young people do not live in vacuum and this study reaches out to understand what is like to live a life in public or semi-public spaces and places? How time's rhythms (winter minus 25 and summer plus 25) effect and shape spaces and places in Eastern Finland - where society is not functional twenty-four/seven? How social time and individual time are intertwined? And how space changes to be place for these youths? To draw a picture of homeless youths' everyday life, the composition reposes on a qualitative data based on ethnographic interviews and participant observations. Six (6) homeless young persons have been my guide and I have followed their everyday lives for over a year. Preliminary findings reveal that life in parallel society improves homeless youths' coping strategies but however, pushes them further away from the society's centre. This information may be promising to policy makers in terms of a better planning to improve homeless youths' living conditions. Keywords: Youths, Homelessness, Everyday life, Space, Place and Time

Homelessness And Poverty: Reviewing The Links

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This paper reviews the evidence base regarding the bi-directional links between homelessness and poverty, that is, the extent to which and ways in which: a) poverty causes homelessness; and b) homelessness causes (or exacerbates) poverty. It also sought to evaluate, insofar as possible, the effectiveness of policy and practice interventions aiming to break the links between homelessness and poverty. Conducted as part of the Joseph Rowntree Foundation's Anti-Poverty Strategy, the study involved a 'rapid evidence assessment' of the existing evidence base, including appraisal of relevant academic and grey literature from the UK and other developed nations. The review confirmed that poverty is a precursor to homelessness for most (but not all) of those who experience it; furthermore that the vast suffer from persistently low income in the long term, whether receiving out of work benefits or in paid work. It also concluded that poverty is much more intractable and difficult to resolve than homelessness: the former tends to be cumulative and chronic, the latter episodic. Existing evidence suggests that primary homelessness prevention offers the most effective means by which to counter both homelessness and poverty, and break the links between them, but that secondary and tertiary prevention measure can reduce the scale of homelessness and severity of impact on those affected. Other interventions supporting people after they become homeless offer many psycho-social and other benefits but are unlikely, in the current structural context at least, to be able to lift them out of poverty.

Youth Immigrants' Homelessness: Challenge For The Multicultural Societies, Policy, Services And Resources

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In recent years, homelessness has become more widespread and increasingly complex in multicultural western countries such as Finland and Canada (Gaetz & Tarasuk & Dackner & Kirkpatrick 2006; The Housing Finance and Development Centre of Finland 2013; Katisko 2013). While the problem has historically affected urban centers, including the metropolitan areas of Toronto and Helsinki, the increasing incidence of homelessness in suburban areas is creating a need for new policies, services and resources. Finland and Canada are vastly different in terms of both population size and number of immigrants. Despite this, it is possible to detect certain similarities in the societal development of the two countries. Considerable cuts in

public welfare services within the past decades characterize both societies. There are clear similarities in the development and spread of the homelessness phenomenon: the growth of the proportion of immigrants relative to the total number of homeless people and the discourse on so-called “hidden homelessness” (see Hulchanski, J & Campsie, P., Chau, S., Hwang, S.W., Paradis, E, 2009; The Housing Finance and Development Centre of Finland 2013). The demographic profile of both Finland’s and Canada’s homeless population is changing. In the past, men comprised the vast majority of the homeless in both countries, whereas today, young immigrants have become a growing subgroup of the homeless population. In recent years homelessness has become a major political issue in Canada, and a similar societal process is starting in Finland. In the past five years, the number of homeless people has decreased in Finland in all categories except people living temporarily with friends and relatives. The number of people in this category has increased by 20 %. Aims, methods and research questions: The societal frame of reference for this study is derived from the structures and service systems of the multicultural society. The main goal of the study is to provide information about homelessness among young immigrants in metropolitan areas as experienced by the youth themselves. What paths and routes lead to immigrant youth ending up homeless? An analysis of the first-person experiences of the youth will facilitate the development of service systems within both state and private sectors.

Developing Options For Private Rented Sector Access: The Role Of Social Rental Agencies

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Social Rental Agencies (SRA) rent properties from the private rented sector (PRS) and sub-let them to marginalised households and have been established in some European countries. SRAs overcome barriers experienced by homeless households in accessing their own leases within the PRS. A major shortage of PRS accommodation and high costs in Ireland has impacted most acutely on homeless households in the major cities. At the same time, there is limited capital funding for social housing, and govt policy emphasises the role of the PRS in housing homeless households. In 2012 Focus Ireland and 3 other support organisations piloted an SRA in Cork - the first of its kind in Ireland. Landlords are guaranteed a monthly rent, ongoing maintenance of their property, and are assured that the property will be returned at the end of the lease in the same condition as when the lease was agreed. The SRA then sublets the unit to their homeless clients, and provide them with supports. The Cork initiative has provided housing for individuals who have particular difficulties in accessing accommodation, including ex-prisoners, and those with no history of managing tenancies. It has reported very successful outcomes. The initiative has led to strong collaboration, sharing of expertise, and coordination between partners. This is particularly important given the innovative nature of the initiatives and risks involved. Arising from this experience, Focus Ireland commissioned a feasibility study in 2013 to examine the potential of establishing an SRA in Dublin. The SRA would source PRS units, settle homeless households and provide ongoing support to ensure that the tenancies are maintained. Based on a review of the Cork initiative's functions, activities, outputs and outcomes; consultations; and an analysis of the current Dublin rental market, the mechanism by which an SRA could be developed, managed and operated in Dublin is examined. Factors such as the scale, location, costs and resources for the SRA are considered. The paper concludes that an SRA could potentially add to the stock of private rented accommodation for homeless households. However, the model is not without its risks and should be piloted basis in order to test the responses amongst the PRS and monitor outcomes. Any proposal for funding an SRA should highlight the savings that the initiative could provide, compared with costs to the State of accommodating homeless households in emergency accommodation.

Dilemmatic Conditions And Possible Solutions To Cope With Ever Increasing Homeless And Housing Poor In Korea

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Housing welfare emerged as one of the major topics in Korea due to global economic crisis and socially imbalanced development. Since the proportion of this housing poor group is expected to grow fast, it became serious burden to both government and for society as whole including individual citizen who is expected to pay tax for them. Public rental housing cannot be provided to satisfy the demand, while existing public housing have had serious problems such as social exclusion. The temporal shelters of both public and private have both quantitative and qualitative problems. Furthermore, Korean government is recognized impossibility of providing minimum descent homes for them because of budget and land limitation. It is obvious that accommodation of the poor in a desirably socio-integrative way seems dilemmatic. Therefore, current government initiated R&D project to find alternative solutions to accommodate the demand and to cope with ever increasing poor population. This presentation will show various attempts to accommodate the poor people's housing needs in quantitative and qualitative way.

The Battle Over The “Bedroom Tax”

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One of the most contentious components of the current UK Coalition's welfare reform agenda is the underoccupation rules associated with housing benefit. These rules are applied to households below retirement age living in the social rented sector who are deemed to be living in accommodation larger than that justified by their needs. The rules have been contentious in their implementation and their consequences, both for households and for landlords. They have been equally contentious with respect to the public discourse associated with the policy change. The opposition Labour party's strategy of labelling the policy a “bedroom tax” gained considerable traction. While it is descriptively inaccurate, it has proved effective in shaping the debate. The Government's countermove of declaring the policy to be the removal of a “spare room subsidy”, while rhetorically acute, has proven less effective. Such open contestation over the terms of the debate is unusual. It can provide an illuminating case study of strategic uses of discourse in the political process. But the evolution of the housing benefit rules offer the opportunity to examine a number of facets of contemporary policy making beyond the strategic use of language. This includes the way in which evidence informs, or otherwise, the policy process; the tensions inherent within Coalition government and between Westminster and the devolved administrations; the role of Freedom of Information provisions both as a research tool and a political tool; and the way in which debates over technical issues associated with housing assistance can become implicated in broader strategies political strategies such as attempts by right wing politicians to silence public service broadcasters. This paper examines the way in which housing benefit policy has evolved from the arrival of the Coalition government in May 2010 to the end of March 2014, twelve months after the underoccupation rules were implemented. It draws its theoretical inspiration in large part from Fairclough's approach to political discourse analysis.

Life-Story Interviews And Pathways Through Homelessness - Some Theoretical And Methodological Remarks

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The aim of this paper is to reflect on the possible combination of pathways approach and biographical interviews in homelessness research. First, the pathways approach in studies of housing exclusion and homelessness (Anderson&Tulloch 2000; Clapham 2003, 2005) is reviewed. This research approach is compared with the biographical method and life-story approach used broadly in sociological and social work research. Crucial for the pathways approach is the interplay of structural (demographic, economical) and individual (options, choices, constraints) levels of housing careers. Resting on a structure-agency tension theorized by Anthony Giddens, it is argued that the interactions between service providers/institutions and users shape the nature of a social problem and shape the choices of people experiencing homelessness. On the other hand, some of the biographical researchers (Schütze 1977) propose an open narrative form of interviewing. It is claimed, that those narratives are not idiosyncratic, but are rooted in the social field and are representative of larger patterns of actions and understanding. Work with people experiencing homelessness involves usually interviews with traumatized people, people in a life-crisis situation or especially vulnerable people. The feeling of estrangement is dominant and the informant often expresses that s/he is no longer in the position to act but is forced to react to overwhelming exterior conditions. The concept of 'trajectories of suffering' (Schütze&Strauss) may be especially useful here. The paper addresses the following questions: Is it possible to combine the free flow uninterrupted biographical narrative and pathways interviews, where some comprehensive hard data is needed to reconstruct pathways of the respondents? What value for homelessness research would the biographical narratives have? How to structure the narratives around the housing situation theme without forcing some concepts onto the respondents (many respondents for instance have a very different idea of a home and a different perception of time)? The final aim of the article is to review the tools that could combine a more structured pathways approach and unstructured life-story narratives. Based on author's fieldwork and interviews with homeless migrants some adversities of both life-story and pathways methodology are discussed. Some suggestions are proposed, along with the discussion of advantages, limitations and ethical questions of their use.

International Lessons On Tackling Extreme Housing Exclusion

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Approaches for tackling homelessness in the UK have emphasised the importance of early intervention, prevention, and multi-agency working, as well as the need to narrow the gap between housing demand and supply. Yet, the gradual erosion of the traditional welfare safety net in the current financial and political climate provides a compelling argument for considering innovative and creative approaches to addressing housing exclusion. This is especially the case for those who are not entitled to support from the state, including refused asylum-seekers, economic and undocumented migrants, and those suffering destitution. This Joseph Rowntree Foundation commissioned study considers the relevance of solutions for tackling housing exclusion among such groups and other low income groups in ten selected developed and developing economies for the UK. These include the feasibility of supporting community initiated and self-help approaches, new forms of temporary and permanent housing, and the renovation of disused buildings. In this paper, we discuss our initial conceptual framework and findings from a systematic literature review and interviews with country-based academics and practitioners.

A Study On The Multiple Needs Of Living Difficulties About Consultations With Housing Advice Helpline By The Landlords - From The View Point Of The Comparative Study Between The England And Japan

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Unlike European countries, the causes of the rough sleeping in Japan is mainly "loss of the opportunity of working." It is thought as the rough sleeping ' cause that there are few relations as for "relationship breakdown" and "substance misuse." This recognition is led by a rough sleeping's direct cause in Japan. The factors which lead the living difficulties are various and congestion. This study is based on the consultations housing advice helpline by the landlords during May 21, 2012 to August 31, 2013. Living difficulties is clear to be various and congestion by classifying the contents of consultation. As compared with the English homeless, alcoholic dependency and drug dependency which lead the living difficulties in Japan are less than England. Psychiatric disorder, DV, relationship breakdown, rent arrears and housing loan arrears are common in both countries. Demolishing the residence, guarantor problem, and business for the poverty are characteristic issues in Japan. Consequently the provisions for the living difficulties must be based on the cooperation with multiple sectors.

The Causes Of Homelessness And The Characteristics Associated With High Risk Of Homelessness: A Review Of Intercity And Intracity Data Methods

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Over two decades, many studies have used city-level data to identify primary drivers of the persistence of homelessness. Those studies identify where people end up as homeless and use the rates of homelessness across different cities as the dependent variables (Burt 1992; Lee et al 2003; Tucker 1987). The intercity homelessness data is collected through cross-sectional survey methods designed to estimate the number of homeless people and their demographics in each city or metropolitan area. This article identifies five intercity homelessness datasets including the Department of Housing and Urban Development (HUD)'s 1984 Report to the Secretary on the Homeless and Emergency Shelter, the 1990 Shelter and Street Night Enumeration, the 1990 Urban Institute's Homelessness Survey, the Census 2000 Special Reports on Emergency and Transitional Shelter Population, and the 2009 Annual Homeless Assessment Report to Congress. Three studies of homelessness that use intracity data are examined in this article. Culhane, et. al. (1996) use the prior-address information reported by homeless families in the New York City and Philadelphia shelter systems. Their study is the first homelessness study that uses an intracity data. Wong and Hillier (2001) use the residential addresses of participants who received emergency assistance and case management services from the Community-Based Homelessness Prevention Program and the prior addresses of homeless families in the City of Philadelphia's centralized public shelter system to identify ways to improve the targeting of prevention services to communities. Rukmana (2010) uses the prior-address information reported by homeless people who participated in a point-in-time annual homelessness survey in Miami-Dade County, Florida in January 2005. This article will review two different city-level homelessness methods: intercity data method and intracity data method. The comparison of inter and intra city data methods offers insight into the strength and weaknesses of each method in identifying the characteristics associated with high risk of homelessness. Finally, this paper offers recommendations for research on homelessness that use city-level method. The recommendations are relevant for planners to develop more cost efficient and effective homelessness prevention program after the economic depression and foreclosure crisis.

New Skills For Old? How Can The Homeless Workforce Adapt To The Dynamic Nature Of Homelessness Policy Responses?

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Contemporary understandings of homelessness are that the causes, and therefore the solutions, are multifaceted and complicated. There are changes in the homeless population, and in the reasons why people are becoming homeless. As a result policy responses designed to deal with homelessness are becoming increasingly diverse. These changes have led to new roles for people working in the homelessness sector including integrated case management, housing first, and in preventing those with a vulnerability to homelessness from losing their home. This paper examines recent research on how the homeless workforce can remain appropriately skilled, trained and educated in the face of dynamic perceptions of the causes, and solutions, to solving homelessness. The paper also discusses the extent to which the lack of professional development of the homeless workforce can be held accountable for rates of homelessness, as some Governments hold, or whether it is a shortage of suitable and affordable housing that impacts most on how many people do not have a home.

Issues In The Treatment Of Housing Costs In Poverty Measures

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The special characteristics of housing present a series of problems in the treatment of housing costs when measuring poverty. These problems arise, inter alia, from sensitivity to region and neighbourhood; the dual function of owner-occupied housing as a consumption and investment good; and difficulty in dealing with poverty that might be induced by (voluntary or involuntary) overconsumption; and poverty that might be avoided underconsumption. This paper will review the treatment of housing costs in different measures of poverty, and the impact that they have on measured poverty. In particular we will focus on the effect of using actual, actually adjusted or imputed costs for housing.

Cementing Citizenship: A Exploration Of The Ways In Which Housing Shapes The Citizenship Outcomes Of Disabled People In Scotland And Norway

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A recent international comparative study explores the ways housing shapes citizenship outcomes for disabled people. Evidence from Scotland and Norway indicate that as one of the most vulnerable groups across societies, disabled people currently experience partial citizenship. The author argues that progress could occur through disassociation with accessible housing. The research data indicates that a design for all discourse could encourage compliance and progression with universal design property construction in both countries. By the conclusion, the author proposes that the ethos of independent living for disabled people across cultures requires a holistic perspective with interrogation of its components, such as accessible housing, in order to assess the best strategies towards progressing disabled peoples' citizenship outcomes.

NO MONEY, NO KEY Discretionary Practices Towards Vulnerable Groups On The Belgian Private Rental Market

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On the private rental market, various social groups are still confronted with prejudice and discrimination. Previous research in different countries, using paired testing and housing audits has convincingly revealed the unequal access to good quality housing due to discriminatory practices during the intake procedure. Yet, these methods do not shed light on the rationales and justifications of landlords and brokers in general nor on the techniques that are used by them to discourage these groups to apply for housing or to deny access at other moments. We argue that, to fully understand the persistence of discrimination, we have to look at the way in which landlords and brokers use existing and dominant discursive frameworks to legitimize their discretionary practices and how these practices unfold before and during the renting process. Therefore, this paper draws on 58 in-depth interviews conducted with landlords and brokers in Belgium to trace discourses on (un)desirable renters and modes of operations to exclude certain groups. The research reveals the preponderance of discrimination based on constructions of social class. Landlords and brokers legitimize their discretionary practices using rationales and justifications that revolve around the level and the source of income of candidate renters, and the expected deviant behavior of these candidates. Acknowledging the political sensitiveness of racial discrimination, landlords and brokers seemingly have less problems framing their practices in a discriminatory social class perspective. Accordingly, landlords and brokers look for proves of insolvability of undesired candidates to underpin their rejection in a socially accepted way. Throughout the entire renting process, different legal and illegal techniques are being implemented to gather this information. If no such proves can be found, other techniques are employed to subtly repel undesired candidates.

Homelessness, Aging And Dying

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This purpose of this paper is to explore the needs of older people who are homeless as they age, and are faced with the issues of serious ill-health, dying and death. It is based on a research study commissioned by the Simon Communities of Ireland which involved a detailed literature review and a series of in-depth interviews with 16 people over 50 years of age were either currently homeless or who had recent experience of homelessness. The research found that individuals over 50 who had a prolonged experience of homeless were generally vulnerable to older age conditions. The research also found that little was known about the experiences of dying for older people who are homeless. What the research did find was that the provision of high quality end of life care for people in hostels/on the street was a significant challenge. The paper challenges the stereotype of a homeless person as a loner, finding instead that many of the interviewees had been either married and/or in long term relationships, while many also had children and some indeed grandchildren. Relations with family had however become strained over time and many no longer had contact with their families. This was a source of significant regret for many of those interviewed. Problematic alcohol use was an issue for almost all of the interviewees. Relationship breakdown or the death of a partner was also found to be a key cause of late onset homelessness. Almost all of the research participants had considered their demise and death and for the majority it was a cause of some significant anxiety. This was ameliorated somewhat for those who had a faith/believe in an afterlife. Research participant's strong preference was to die in their sleep where they were living, or if that was not possible in hospital, transfer to a nursing home was feared. The needs identified through the research are

group and explored in some depth within the paper under a number of headings: Access to appropriate health care; Services that contribute to good health and well-being; End of life care; Suitable and stable accommodation and accommodation support and information and research. The paper concludes with a series of prioritised recommendations on how these needs can be met within a constrained resource environment.

Finding A Place To Start: Exploring Meanings Of Housing Stability In Hamilton's Housing First Participants

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Recent studies suggest that providing low barrier access to housing following a Housing First model increases housing stability in individuals experiencing long-term homelessness (Stefancic & Tsemberis, 2007; Tsai et al., 2010; Tsemberis et al., 2004; 2012). Using Housing First models to provide accommodations for individuals who have been traditionally classified as "hard to house" has become increasingly popular in North America. In interviewing 16 men who were enrolled in and have received housing through Hamilton, Ontario's men's Housing First program, Transitions to Home, we sought to understand the experiences of these individuals. The objective of this paper is to describe the housing histories and events leading up to long-term housing precariousness in this sample, as well as to discuss their current experiences with being housed. We conclude that although these men had experienced significant trauma and housing instability in their pasts, they have been able to experience meaningful stability through their involvement with the Housing First program. "

Changes In Housing Condition Between Old And New Migrants In Urban China

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In the past three decades, China has embarked on two rounds of housing reform, in a market-oriented economy. The first shift from a bounded welfare system to an open market-oriented system, which has taken place since 1998, has resulted in the boom of real estate industry and the inflation of housing prices on the one hand, and has suppressed the development of affordable housing on the other hand. Aiming at accelerating the pace of urbanization, local governments encouraged the influx of migrants during this shift to sustain a high rate of urban population growth. However, they strictly limited the population which was eligible to apply for affordable housing in order to prevent the economic growth from being dragged down by welfare expansion. As a result, migrants were completely excluded by the affordable housing system because of their non-local personal identity. In the first shift these migrants mostly represented farmers working in the manufacturing and service industry, who we call 'old migrants' in this paper. Being disadvantaged in the housing market and welfare system, the old migrants have concentrated in marginalized and low-quality private housing, surrounded by deteriorated or poor facilities. With the increasing economic growth and the increase of migrant population, the housing gap between local residents and migrants has been enlarged and housing inequality has been stimulated. As a response to this problem the Chinese government carried out a second round of housing reform from 2008 onwards, which required the parallel development of both market housing and affordable housing. This means that local governments should favor both economic growth and migrants' well-being and should gradually open affordable housing to migrants. During these transitions in the housing system, migrants also became more diversified in terms of educational level, occupation and income, and new groups of migrants appeared. The new migrants are not just farm workers but also include graduates and entrepreneurs and they show

uneven purchasing capabilities in the housing market. The paper asks whether there are differences in housing condition between the new and old migrants, and what causal relations between households' capital and housing conditions have determined these differences. We select the capital city of China, Beijing, as the study area, and use census data of 2000 and survey data of 2013 to determine the conditions of old and new migrants respectively

WS22: Energy Efficiency and Environmental Sustainability of Housing

A Legal Framework For Sustainable Energy In The United Kingdom

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Introduction The cost of energy is increasing worldwide. The construction industry is increasingly involved with the development of measures to ensure sustainable solutions for energy consumption, whether through the development of infrastructure and the systems required to source and deliver sustainable forms of energy, or related social and environmental issues. The UK-GBC Legal Frameworks Sustainable Energy Infrastructure Report 2012 (the report) (UK Green Building Council <http://www.ukgbc.org/resources/publication/uk-gbc-legal-frameworks-sustainable-energy-infrastructure-report-2012>) considers the legal issues relating to the set up of a sustainable energy infrastructure, as well as consumer issues such as access to land, continuity of supply, and consumer repayment, without providing solutions. This has been left to various government and industry groups, with a view to supporting sustainable energy solutions. It is therefore uncontroversial that the size, scope and structure of the construction and implementation of energy schemes is continually evolving, and that there needs to be an underlying legal structure/s that can accommodate the ongoing changes. This paper will evaluate the legal regulation of the construction and development of energy infrastructure projects and production in the United Kingdom, in comparison with other countries, such as Sweden and the UAE. It aims to propose policy and legislative measures to enable sustainable energy solutions, without the current overlapping of investigative resources.

Evolution Of The Energy Performance Of Flemish Dwellings

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The challenges of climate change and of the exhaustibility of natural resources made governments all over the world introduce energy performance regulations in order to make their building stock more energy efficient. In the EU, the EPBD of 2002 (with a recast in 2010) has been the steering directive for the regulations of its member states. In Belgium the energy policy related to energy consumption is a regional competence and hence, the Flemish Region has its own energy performance regulations. A first legislation, related to insulation, was imposed in 1992 and since 2006, many more energy related regulations have been imposed, both for new constructions and renovations, often combined with financial incentives, such as subsidies. In order to evaluate the impact of developments in the Flemish energy policy since 2006, this paper will analyze the evolution of the energy performance of Flemish dwellings through the comparison of data gathered from two Housing surveys, held in 2005 and 2013 respectively. Both in 2005 and 2013, the Housing survey consisted of 2 parts: (1) a questionnaire on the housing situation completed by 8241 Flemish households in 2005 and 10013 in 2013 (thus a subjective image) and (2) data from an inspection by trained inspectors of 5214 and 5009 houses (thus an objective image of the housing situation of a subgroup of the surveyed households of (1)). The main goal of the research is to examine the evolution in the use of energy saving measures such as double glazing, insulation in the roof, walls, floors and around hot water tubes. This evolution will be analyzed, differentiated for different parameters, such as among

others property type (owner-occupied house, privately rented house or social house), construction year and building type. As some of the systems that are nowadays more common, were not yet very often in use in 2005, the current Flemish situation will also be outlined for aspects such as ventilation systems, heat pumps and renewable energy systems. Furthermore, the gathered data will be confronted with additional data for Flanders from an Eurostat survey of 2011 and from the 2-yearly household surveys on energy by the Flemish energy agency. In sum, this research will give a detailed insight in the application of energy saving measures in Flanders and this in relation to the developments in the energy policy.

The Rise And Fall Of Sustainable Housing Policy

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How we plan and build new homes has significant environmental implications. The energy we use in our homes makes an important contribution to our total greenhouse gas emissions (27% of UK total emissions). This paper examines housing at two spatial levels: the individual home; and estate design and layout - identifying the key environmental issues. Choice of building materials and methods of construction can improve the energy efficiency of the home and minimize the environmental impact of the building process. Estate design strongly affects the viability of public transport services and how easily residents can walk and cycle locally. Other measures such as sustainable urban drainage and combined heat and power are dependent on estate design. In 2003 the Better Building Summit resulted in the formation of an expert group called the Sustainable Buildings Task Group. It was asked by the Government to make recommendations related to energy, water, timber and construction materials. The Group's report 'Better Buildings - Better Lives' attempted to address criticisms of current practice. Within the industry there was frustration that not enough time was allowed to phase in new measures, especially energy efficiency requirements. Environmental stakeholders expressed concerns that the performance of new homes in England still lagged behind much of the rest of Europe. The main recommendation was a new code based on the existing EcoHomes standard. In parallel with this, a measure that began in the London Borough of Merton, requiring larger projects to include a percentage of renewable energy onsite generation was taken up by Government. The current Coalition government is in the process of removing these standards. Criticisms of the policy for the zero carbon new homes target suggest that this challenge of 'steering' industry has not always been effectively addressed. In some respects, designers and developers feel that policy requirements can inhibit them from designing new developments in ways that they would consider to be most sustainable. In the language of economists, these serious potentially negative impacts of policy are referred to as 'distortive effects.' These problems can arise due to the definition of a single policy or standard, but more often they result from interactions between different policies. This paper draws on interviews with housebuilders and other key stakeholders to account for the rise and fall of sustainable housing policy in the UK.

Remaking Housing Policy In France: How To Accompany The Self-Builders In The Energy Rehabilitation Of Vernacular Buildings.

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Nowadays, the french Government wonders on the ability of France to take up the challenge of "better housing>> for all. This is all the challenge of housing policy which is facing a major crisis and a housing shortage. The urgency is to rehabilitate vernacular buildings built before 1948, remaining vacant due to their high energy consumption and unhealthy. Furthermore, the unemployment, the cost of materials and

the cost of labor, increase each year in France. This increases the population precariousness and this not allows it to make rehabilitations in standards that are costly; hence the adopt the method of self-rehabilitation. Some research studies on improving the energy efficiency of vernacular buildings have been already made as Hygroba that allow an assessment of the insulation techniques and recommends insulation solutions by type of building element. The question that now arises is the self-rehabilitation and its accompaniment. How to assess energy precariousness? How to better target the needs of users? What are the needs of people in energy efficiency? Which quality and comfort of uses, are required? Who are these self-builders? And how to support them? This is all the challenge of the research studies that are carried out and begin. Two examples of historic wall types built in brick illustrate this problem, through the historical evolution of building, different successive rehabilitations and current health status of the building. The problem is the supervision of the self-builders, which have limited knowledge of vernacular buildings and are in financial precarity. The various energy agencies are interested in finding accompaniment solutions of these self-builders to preserve the vernacular building, which by ignorance make it undergo rehabilitations or retrofits that are damaging it, both from an environmental, a sustainability and a patrimonial conservation point of view. This article are focused on the first part of this study, that is an inventory of the two brick buildings. This allows, on the one hand, to identify the problems encountered and to establish diagnoses and on the other hand, to propose retrofit solutions based on the uses of the building. This will allow eventually to bring accompanying solutions for example as a guide booklet destined to self-builders. Keywords: Materials; sustainability; rehabilitation; energy efficiency; self-builders.

Evaluation Of Traditional Turkish Housing In Context Of Energy Efficiency And Occupant Behaviour

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Building has significant impacts on the environmental and natural resources. It is understood that almost half of the natural resources are being consumed for construction and maintenance of the built environment. In Turkey; the energy amount which is consumed in the buildings, is the second biggest amount after industrial energy consumption amount. So; increasing the energy efficiency and reducing energy consumption amounts in the existing buildings become very important. Traditional architecture which has the perception and knowledge of the land, climate of the region, local materials and construction methods, has evolved to reach the most efficient solutions. The residents of the regions utilized their houses for their own types of daily life. In this context, analyzing the traditional housing and their occupants' behaviour to learn from the past experiences is essential. In this paper, the general characteristics and sustainable properties of traditional housing in Osmaneli region of Bilecik, Turkey are investigated. Different traditional residential buildings of the region are selected to examine in terms of spatial organization, building type and material, and structural properties in relation with existing user profile. For this purpose, along with the measurements and drawings of the houses, face to face interviews with residents of the case buildings were conducted. The data gained through the process are evaluated in terms of energy efficiency and occupant behaviour.

Energy Efficient Transition In Sweden: Triggers And Barriers For Retrofitting Processes In Municipality Owned Housing Companies

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In Sweden, where 39 percent of the energy use relates to housing and business locations", there is an ambition to reduce the amount of used energy by 20 percent until 2020, following the EU directive on energy efficiency. However, the government has so far responded quite hesitantly to the energy efficiency debate and its implications for the housing sector. As claimed by the National Institute of Economic Research (NIER) a possible explanation is that relevant transition objectives will be met regardless of any specific measures directed at the housing sector. Yet, the project Collaborative learning for urban energy efficiency (the ClueE-project) has studied a number of cases where energy efficient retrofitting is pursued, with varying degrees of success, by municipality owned housing companies in sub-urban areas. The core question has been: What are the major triggers and barriers in retrofitting processes, particularly in terms of non-technical factors? At least in a short term perspective the wisdom of pushing energy use towards very low levels in a building stock that already uses low carbon district heating may be questioned. Particularly when it entails significantly increased rent levels for many financially strained households. But seen from the perspective of the 'third generation of energy policies' there is logic in investing for meeting the tough energy standards that may be anticipated by 2050, if not earlier. As to the legal instruments affecting these processes building standards play a marginal role whereas an active use of the public procurement legislation as well as careful navigation around state aid and competition rules have been vital. So has, in some cases, use of partnering contracting. The ClueE study also found that it is not specifically environmentally conscious tenants that have been attracted by the energy efficient apartments. The lower ecological footprints of these tenants are at least partly due to the fact that many belong to the poorest segments of the population and consume less of e.g. car transport. The core triggers found were: broad political anchoring across majority and opposition, inclusive and transparent tenant-dialogues, comparable indicators in relation to evaluations and benchmarking and a willingness to test the limits of the legally permissible. A more general conclusion is that more attention needs to be directed towards business locations as well as the single-family homes market. "

Mitigating The Cost Of Increased Sustainability

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This paper addresses the questions of whether and if so, how, sustainable homes can be built more cheaply drawing on recent work for the Joseph Rowntree Foundation which explored the behavioural, organisational and structural constraints preventing a step change in output and sustainability in England and how these can be overcome. The paper looks at external drivers of change such as the planning system and building regulations. Guidance in the form of the Code for Sustainable Homes has acted in parallel with statutory regulation as an impetus to improved standards toward a target of zero carbon homes by 2016. Internal drivers including organisational aims and objectives are found to be important stimuli for addressing sustainability across its dimensions; not only energy efficiency but social sustainability and creation of sustainable places. For private developers this approach may arise from identifying a market opportunity to distinguish themselves from competitors. On the other hand, competition for land often leaves no room for developers to go further than the minimum standards required by regulation so as to keep overall development costs down. The attitude of potential purchasers and renters of property is also vital in determining whether the market will recognise the value of sustainable homes and incentivise their

production. For housing associations, the motivation to build sustainable, energy efficient homes may be part of an affordability strategy looking beyond rental costs to try to minimise cost in use to tenants on low incomes faced with rising fuel bills. These concerns are particularly relevant now as pressure to build more homes to meet a crisis in affordable supply puts downward pressure on standards in the name of tackling the housing supply crisis

The Activation Of Housing Stock Energy Upgrading

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The building stock represents a significant part of energy consumption outside the emissions trade sector. In warm climate countries, energy is spent on cooling spaces and heating water; in cold climate countries, it is spent on heating spaces and water. In countries like Finland with cold winters, conditions have forced investments in energy-efficiency. The increased efficiency measures now required, such as a 20 per cent reduction in energy consumption, are significantly more difficult to achieve than they are in countries where the building stock actually wastes energy in terms of unit consumption data. In energy efficiency directive even harder targets are set in article 4, which seeks deep renovations, where target is 75 per cent reduction in energy use. Energy economy studies have been carried out since the energy crises of the 1970s. It has proven to be a challenge that with the savings achievable from energy consumption, the repayment periods of energy renovations are unreasonably long. This does not motivate house owners, nor does it increase the interest of investors to invest in renovations or improving energy efficiency. The key research questions in this study are: what kind of energy renovations are accepted by building owners and what kind of policies and measures can be utilised to stimulate renovations or deep renovations in Finland. The research methods have been literature survey and workshops with stakeholders and state authorities. The findings are used in national implementation of EPBD and EED article 4 in Finland. Energy upgrading can be carried out the most cost optimal way by connecting them to ordinary renovation measures. The most important tools in boosting energy renovations are training for all levels including teachers, neutral communication advantages and disadvantages of energy upgrading and implementation of research results and innovations.

Net-Zero Energy Buildings In Developing Countries - A Case Study

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India's first commercial Net-Zero Energy Building (SOPL-NZEB), is an empirical model of off-grid solar installations ideal for solving the energy crisis, for habitations in developing countries, with no access to the grid. Comissioned by SunCarrier Omega Pvt. Ltd., the project integrates highly efficient, large format, sun-tracking solar photovoltaic generators and large capacity energy storage systems, the vanadium redox flow batteries (VRB), to provide solar electricity 24 X 7 X 365. Two sun-trackers (67 kWp) produce all energy for the building, including lights and 40 tonnes of air conditioning. The excess energy is stored in three VRBs, thus ensuring 24/7 grid-independent clean energy. The SOPL-NZEB system is a rare example of using on-site solar energy to support heavy air-conditioning load. The ease of installation, commissioning and maintenance, as well as design life of 25 years of such projects make this a very attractive solution to ensure energy security, while protecting the environment. Renewable building technologies adopted at SOPL-NZEB include daylighting, insulation, occupancy monitoring, high-efficiency HVAC equipment, natural ventilation, water harvesting and evaporative cooling. To reduce ambient heating in the building, the roof is

painted with white heat resistant paint with SRI > 85 % to reduce heat ingress, and use of KT series glass provides high light transmission and high thermal insulation. The project has achieved 43.83% energy cost reduction in proposed design. Water conservation is ensured through washrooms fitted with dual flush closets, low flow fixtures and sensor based soap dispensers. All the water is treated in an in-campus sewage treatment plant and the grey water is used in the garden and the water requirement is minimized by the plantation of native trees. Rain water and storm water is drained into a water harvesting pit, and is reused. This has helped reduce water consumption by over 40%.

Stigma And Energy Efficiency: A Paradox?

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Energy efficiency technology is widely accepted as a positive step to improve the comfort of homes whilst simultaneously reducing harmful carbon emissions. There is a convincing case that more widespread adoption of energy efficiency technology is required, yet paradoxically, the identification of vulnerable households as being in need of assistance to do so, may, we argue, add to their stigmatization as 'vulnerable', 'needy', and 'disadvantaged'. Recent literature has begun to explore the role of stigma in domestic energy-saving practices (Hards 2013, Day and Hitchings 2011) but such scholarship is restricted beyond these few studies, indeed, the wider literature on domestic energy-saving and efficiency is largely technocentric and seldom explores the subjective experience of these practices. Moreover, the existing work on stigma as related to energy practices is in its infancy and has not yet sought to understand two key issues; how being identified or targeted for energy efficiency improvements, and how the processes of installation, may stigmatize particular households. These areas, we argue, are essential to understand in order to address future uptake of energy efficiency technology. Hards (2013) suggests that conspicuous energy consumption and energy conservation can be both status enhancing and generate stigma. For instance where an excess of these signifies a particular status, a lack of these may indicate the opposite, and generate stigma. Given the current waves of welfare 'reform' in the UK, and their role in stigmatizing particular communities as 'problematic', (Hancock and Money 2011), this paper will explore the extent to which energy efficiency policies may contribute to such stigmatization. As has been acknowledged, 'energy practices are deeply contextual....shaped by inequity and power' (Hards 2013 p. 449), and since energy efficiency policies may indicate dependency they therefore may also be implicated in generating negative social representations (Hamilton 2013). Of course, there are many different types and forms of stigma, for it is both a psychological and social process (Hamilton 2013). What this paper thus seeks to do is to present some emerging ideas on the relationship between energy efficiency and stigma, a relationship seldom explored by scholars interested in energy efficiency. We do so by exploring examples of UK policies and mass media reporting, concluding by outlining a future agenda for research in this area.

Divided We Trust, United We RETROFIT: Social And Institutional Frameworks For The Energy-Efficiency Of Post-Socialist Housing In Romania

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The low carbon agenda is rapidly emerging in Central and Eastern Europe (CEE), fuelled by the emergency of climate change action and ensuing European regulations, but also by significant socio-economic and institutional change within the region and the legacy of its long-term neglected housing stock. CEE action on low carbon cities is little documented and mostly framed in the context of weak theoretically and

locally-based political and economic discourses, with much of the existing literature pointing the finger to the region's economic and social weaknesses. This paper argues that lessons from emerging low carbon action in CEE cities are, on the one hand, difficult to frame via established theory and models, but on the other hand, of paramount importance to one's understanding of wider changes and transitions to lower carbon futures in CEE, and ultimately in Europe. In addition, it sees governance as a main area of concern and action. Thus, I contend that the challenge one might face here is twofold. First, CEE's transitions to low carbon housing must be discussed in the context of novel but robust theoretical frameworks, which draw on mainstream theory but 'bend' towards a CEE context. Much of the CEE literature draws on social capital theory and 'institutions' discourses separately. Based on empirical evidence, this paper argues that the two can be brought together via the concept of 'norms' in order to better understand and frame the 'politics' of low carbon cities in the context of post-socialist housing retrofit in CEE. Second, the paper argues that housing retrofit initiatives in CEE cities are very much developed in the context of 'experimental governance', which sees implementation as a matter of small and 'everyday practice' where acts of reform collide with long existing practices, and power dynamics is shaped by whom one might trust and work with. More importantly, this underlies and determines social and economic discourses and outcomes of low carbon housing transitions in the region. The paper looks in detail at post-socialist housing retrofit policy and practice in Romania and the Thermal Rehabilitation of Apartment Buildings Programme in Bucharest, in order to explore the relationship between their delivery and wider low carbon transition frameworks. It draws on in-depth interviews with 20 key actors, and uncovers and discusses original first-hand data and statistics.

Energy Performance Contracting (EPC): A Suited Tool For Achieving Energy Efficiency In Housing Associations? Results From A Promising Norwegian Pilot Project.

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Barriers to cost-efficient energy savings within institutions and private homes include people's lack of awareness, knowledge, human and financial capacity and a lack of interest in prioritizing such measures. Recently, experiences made in several Norwegian municipalities show that EPC - Energy Performance Contracting - may be used for overcoming many of these barriers. A typical EPC project is delivered by an Energy Service Company (ESCO) and the contract is accompanied with a guarantee that the savings produced by a project will be sufficient to finance its full costs. The potential for savings through EPC might be constrained by lack of policies and support mechanisms, lack of common definitions and harmonized processes, prohibitive public procurement and budget rules as well as a lack of awareness. Also, there are particular barriers for using EPC in the domestic sector because of the uncertainty embedded in estimating - and guaranteeing - forthcoming reductions in private consumption. In this paper we present the results from a pilot project in which a housing association in Oslo together with the researchers invited ESCOs to take part in an EPC project. In the call for offers, the criteria for competition and adhering forms and contracts largely followed formulas which have recently been developed for municipalities in Norway (informing a forthcoming national EPC standard). The formulas were also adjusted to fit the particular situation of housing associations. Three enterprises made their offers. In the final contract, the winning ESCO guaranteed that the housing association would reduce the amount of purchased energy by 50 percent. The ESCO remains financially accountable for achieving this goal during the project's lifetime. We discuss these promising findings in relation to the noted barriers to EPC and we focus in particular on the issues of harmonization of contracts, the organization of the EPC market and how ESCOs evaluated the risks involved. An emerging topic was also to what extent and how policy could stimulate the actors involved in EPC, which is a market mechanism by nature, to set ambitious goals for energy savings and not only pick

the most 'low hanging fruits'. By involving both researchers, practitioners (engineer/consultant) and users (the housing association, ESCOs, policy makers), the project followed a transdisciplinary methodology. We reflect on the merits and challenges of adapting such an approach.

WS23: Social Housing and Globalization

The Contribution To Industrial Productivity By Social Renters

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This paper deals with the important issue of the labour productivity of low skill workers living in social rentals. In Austria, the social renting system traditionally addresses a mix of low and higher skilled households, among others in support of the local companies. During the recent decade, social renting received also a substantial population coming from the Eastern EU-countries. Therefore it makes sense to ask: If a low skill worker lives in social renting instead of another tenure, especially in expensive and overcrowded private rentals, do the improved and affordable housing conditions exert a positive impact on productivity? Using regional data from the Austrian Statistical Institute over the period from 2003 to 2009, we can demonstrate by applying spatio-temporal econometric models that the low skills in social renting, including the immigrants, do indeed contribute to industrial productivities that are higher than if they live in other tenures.

Participation In Housing Programmes In Chile During The Last Decade 2002-2012

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In year 2000, the Ministry of Housing and Urban Development amended the existing Housing Policy in order to improve their target, increase geographical coverage, diversify the types of housing solutions, but above all, for the first time, the most important thing that the new policy wanted to achieved was to promote greater participation of the beneficiaries in the decisions making regarding the location, layout and design of their future houses. The Ministry of Housing as well as the government of Chile considered and introduced several measures to promote citizen participation in public policy that ended in the Participatory Policy Law launched in year 2011. While these changes to the housing policy, by 2010 had been well evaluated, mainly with regard to the territorial expansion of the coverage and improve the targeting, it had not been the same with regard to widening family's participation. The new government of Sebastián Piñera, right wing (2010/2014) decided to create a new Housing Programme, Sistema Integrado de Subsidio Habitacional (Integrated system of housing subsidy) that virtually goes back to the housing situation that wanted to be change in year 2000. They created a new Programme, without a clear reason, instead of improving or adequate the existing programmes according to a more precise or diligent diagnosis. This presentation hopes to share the preliminary results of a comparative assessment of the previous housing programs with focus on the reduction of beneficiary's participation in decision making regarding their desired habitat

Neglected Preferences, Failed Needs, Mismatched Life-Styles:

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Housing gap is a reality for developing countries in most cases, housing policies aim at producing large numbers of low-cost housing for the maximum number of people. Exacerbated by globalization, declining affordability is known to be adversely affecting both owner occupiers and tenants. The needy due to the uninterested private sector usually has either to depend on the low quality housing mislocated in the city, without supporting infra- and social structure; or build own squatter house. The second option, despite informal and illegal in most cases, is responsive to the spatial and cultural needs of the users because they ideally partake in the process (of construction), select the convenient material for the roof and walls; and make it adaptable to the betterment of their household income and family growth in time. House for them has both use and social value (as a foothold in the city). The paper explores the ways in which the process and cultural preferences of the users of squatter houses, as builder-owner-occupants are harmoniously intermingled in squatter housing; and draw housing policy implications through institutionalizing some of their potentials. Considering that squatter stand down at the lowest stratum of the low income in the urban areas (of developing countries) and their housing constitute more than half of the urban stock, government's pareto optimal which claims maximum good for the maximum number of people at minimum cost is seemingly justified with the quite restricted budget of the governments of developing countries. However, for an integrated and long term development of such nations; the existing strategies and methods are too inflexible and approaches too restrictive for the target populations to reflect their preferences regarding their housing environments. Core-Housing", "Social Housing" have always been alternatives but have lacked quality. The preferences of the people have been neglected and in most cases these schemes offered as alternatives to squatter housing have failed to meet the needs of the users or mismatched their life-styles. "

The Housing Stock Situation Of Various Owner Groups: A Comparative Examination In The Context Of Internationalization

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Rent price levels and the condition of housing substance and the equipment of housing units of various owner categories - A comparative location specific examination in the context of the internationalization of the housing sector. The internationalization of the German housing sector has significantly altered the structure of supply over the course of recent decades. With the entry into the market of capital market oriented financial investors, a new group of owners has established itself in local housing markets, and their business management strategies are being discussed critically. Do flats owned by financial investors have a level of rents deviating from the mean? Are the apartments provided by financial investors poorly equipped, and are the residential buildings they provide in worse condition than those provided by other categories of owners? On the basis of characteristics and rental prices of flats ascertained by a written survey and on the assignment of local comparative rent levels, the investigation involved a comparative cross-sectional analysis of housing conditions and rental prices setting by various groups of owners at three selected sites with the presence of new types of investors. These sites are located in Dresden, Lübeck and Wuppertal. On the one hand, based on objective criteria of equipment, a significantly below-average standard of equipment can be demonstrated at the level of the housing unit. This picture is reflected in the analysis of insufficient equipment, estimates of the structural conditions, and residential satisfaction as stated by residents of these housing units. On the other hand, it can be shown that, contrary to widespread

assumptions, for the flats owned by financial investors, rental levels are not significantly higher than the average rent price levels. In the rent price analysis, the varying characteristics of particular rental units, which determine the residential value and have a primary effect on the rent level, were taken into account, using the hedonic approach.

Temporary Rent In The Netherlands- From Pragmatic Policy Instrument To Structural Housing Market Reform

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In recent years, the Netherlands has moved from a norm of permanent renting contracts towards more time-limited forms of tenure. Until now, this shift has been rather silent. Although the last fifteen years have witnessed an accumulation of relaxations of previously more strict regulations on temporary renting contracts, these measures were considered pragmatic and uncontroversial solutions to specific problems. Rather than a form of tenure in itself, as in Anglo-Saxon countries, renting out apartments on short term leases in the Dutch context has been hitherto legally restricted to a limited set of circumstances such as urban renewal. Moreover, the assumption was that these measures had a marginal impact upon the wider rental housing market: a drop of temporary tenure in a sea of permanency. However, the most recent raft of regulatory relaxations - which permit that dwellings can be rented out temporarily under a wider range of circumstances, and for a much longer period than before - seems to have brought the Netherlands to a tipping point. Although these regulations still have the familiar pragmatic/ marginal motivation, they coincide with the emergence of a political lobby which argues that temporary rent is a structural solution to certain problems of the Dutch rental housing market. In particular, Amsterdam housing corporations have taken the lead by starting a political campaign to make 5-year renting contracts legal, initially for youngsters (loosely defined as anyone younger than 30). They claim that this will serve to increase the currently low residential mobility among households in social housing. The small orthodox Christian party ChristenUnie has adopted the idea and is preparing a proposal to change the law that will be shortly discussed in parliament. In this article we analyze this sharp discursive shift from pragmatic policy instrument to structural housing market reform from several angles. Firstly, we describe the specific recent political developments in Dutch housing policy that have formed the immediate backdrop. Secondly, we argue that the long period of implicit, technocratic erosion of the permanent rental norm in the period 2000-2014 created the political and material foundations for the emergence of the new, explicitly ideological discourse. Finally, we analyze the potential wider significance of this phenomenon for welfare-state restructuring.

A Dream That Turned Into A Nightmare? Homeownership Policies And Their Impact For Social Cohesion

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Fuelled by speculative investment, house prices in major conurbations such as London, Hong Kong, Sydney and New York have increased substantially in recent years. Many of the younger households who would normally seek to purchase a home have been effectively priced out of the owner-occupied market and are forced to rent or move elsewhere. In this paper I chart the ideology and history of homeownership policies and their implications for contemporary society. Rather than view homeownership as a natural desire, I claim the popularity of homeownership has been buttressed by neoliberal ideologies and government

policy making that has rendered public housing, the main alternative tenure that offers security, as unviable. In the main part of the paper, I argue that the encouragement of homeownership by governments has had profound consequences for the type of dwellings built, the neighbourhoods we live in and our social encounters. The paper concludes with a discussion of the options that policy makers might pursue to reduce our obsession with homeownership and put in place more equitable arrangements that advance rather than undermine social cohesion.

What's In A Name: Discourse And Support/Opposition Of New Social Housing In Australia

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Discourse analysis has a long history in housing studies and has been used to explore the role of language in determining meaning and power in the urban policy field. Discourse analysis facilitates the study of the contested nature of knowledge claims (Rydin, 2005) and explores the ways in which language and vocabulary are used, how rhetorical strategies are mobilised, and the influence of these strategies (Gugg & Gurran, 2011; Hastings, 1999). In this paper we explore the competing discourses used to frame new social housing construction in Australia. This paper provides an insight into the contested and multiple terminology of social housing by tracing the discourses of new social housing provision provided under the Nation Building Economic Stimulus Plan (NBESP). As a response to the global financial crisis, the national government, via the NBESP, allocated AUD5.2Billion to new social housing construction. The paper draws on fieldwork conducted at 21 developments that had received extensive local opposition. Interviews (n=152) with tenants, neighbours, local councils and state government policy makers were undertaken. An analysis of media coverage and government policy rhetoric was also conducted. Discursive themes within housing tenure groups, housing providers and local councils arose. Negative, mixed and positive discourses emerged. Use of nomenclature such as "Housing Commission" was seen as a negative discourse. "Public" or "social" housing as mixed while "community" and "affordable" housing discourses were more positive representations. Further, the discourses were distinct between groups of actors. The actors expressed opinions in value terms, categorised as sociocultural, physical or economic. The language used by actors is embedded with a set of claims about the validity of social housing provision. The findings show that this is exacerbated by the dominant status of home ownership in Australia and the extent to which each of these groups either differs from or aligns with the ideals of homeowners. "

Social Housing And Migrations In A Globalized Context.

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The appellation "Social Housing" corresponds to very different types of housing supply around the world. Beside the national frame of housing policies, which defines what "social" means, the question of "non-national" individuals and households is raised. Transnational regulations are emerging (like European rules concerning access to social housing) and it is relevant to figure out to what extent the different social housing systems are open to migrants, and which type of migrants. We also intend to link this research to the characteristics of urban environment. In this communication, we will propose a problematized overview based on existing literature on the topic, and we will try to find the way of a possible comparative framework."

Researching Social Housing In A Global Context

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Social housing - its objectives, governance and regulation, financing and ownership, styles of management, target groups and housing forms - varies from society to society. The advent of globalisation facilitates the rapid transfer of finance and the movement of labour. It facilitates the transfer of ideas such as de-regulation, privatisation and marketization that have become the principles of change in many countries. Globalisation has had and will continue to have different impacts on different local social housing systems. The problem we as housing researchers face is how do we go about understanding social housing and its relations to broader economic, societal and global trends, identify the interests that drive particular social housing systems, learn from successful innovations and then propose practical innovations within local social housing systems. This is a problem of method. Our understanding of social housing, the policies we adopt and the practical innovations we introduce depend upon our method; their adequacy depends upon the adequacy of our method. This paper will examine the diversity of methods and of interdisciplinary and philosophical approaches to social housing. It will argue that our methods and approaches are no longer adequate to the task of dealing with the complexity of social housing in a global context; they are fragmented; they do not sufficiently distinguish between different types of understanding and explanation; they do not sufficiently distinguish the stages in implementing practical innovations and solutions to current problems. The paper will introduce a new framework for social housing research. Functional Collaboration is a set of eight methods that together integrate the diversity of current methods and approaches. It seeks to promote a collaborative approach that is both cyclical and global. It addresses the complex problems that currently confront social housing (See McNelis 2014).

McNelis S 2014 Making Progress in Housing: A Framework for Collaborative Research Routledge, Abingdon

High-Rise Social Housing And The Global City: The Case Of Vienna

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The paper examines a recent trend in social housing in Vienna (Austria), using vertical densification as a strategy to respond to rapid socio-demographic change, immigration, and global urban competitiveness. Without important tradition of high rise housing (apart from few small towers built in the late 1960s until 1980s), the new projects are part of an urban planning policy that combines economic and social-political objectives: New high rise housing is mostly following the idea of urban landmark, constructed in strategic sites (city entrances, radial highways, centres of urban renewal and urban development), with the aid of public subsidies with the aid of public subsidies aiming to create affordable and life style housing for the (lower) middle classes. On the other hand, high rise housing corresponds with the economic interests of (social) landlords to diversify its offer (most towers include both renting and private property in the upper levels). In Vienna, where the Austromarxist period of the 1920s and early 1930s is celebrated as an important part of its collective memory, this new form of social housing reflects a changing understanding of the social function of social housing: from collective emancipation (interwar period) and upward mobility (after-war period) to individualized solutions for (rather wealthy) young and international people in a globalizing city. Based on the findings of an on-going research in Vienna the paper explores how these new types of "high rise social housing" meet the needs and expectations of specific groups, in contributing to the transformation of the social housing sector, also with regard to social inequality.

Neoliberal Housing Policy In An Era Of Fiscal Austerity: Lessons From The United Kingdom And United States

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Neoliberalism has promoted a series of housing policy shifts in the United Kingdom (UK) and United States (US) in the form of tenure-based privatization of the provision of low-cost housing and a more marketized approach to social housing compared to previous eras. These neoliberal tendencies have resulted in a long term reduction of the supply of permanently affordable housing at a time of increasing need, furthering exacerbating the negative effect of the ongoing global housing and financial crisis on lower-income households. Deepening fiscal austerity in both countries has reduced government investment in affordable housing supply even further, pushing delivery models towards greater reliance on constrained private funds. In the face of increasing retrenchment of government spending on housing, it is critical to examine today's devolved systems of generating affordable housing units in order to assess the sufficiency and success of such systems. In addition, a comparative approach allows us to assess the benefits and challenges to policy transfer or lesson-learning between countries. To conduct this assessment, we compare and contrast the strategies used since the 1980s to increase low-cost housing supply in the UK and US. After first documenting the different histories and trajectories of key components of US public housing versus UK social housing, we identify principal neoliberal policy convergences, including the use of inclusionary zoning policies and UK affordable housing planning agreements, although we still find significant differences in implementation. We also discuss notable divergences - such as the use of Low Income Tax Credits in the US versus the fluctuating fortunes of mixed funding of UK housing associations and the emerging use of government guarantees in the UK to generate private investment in low-cost housing supply. There is a striking contrast between a US Federal-State system that permits limited divergence and the devolved UK system, which is diverging but is anchored in key UK level policies such as welfare benefits and public accounting rules. The paper suggests reasons for both similarities and differences in the strategies adopted and in their implementation, and assesses the chances for successful policy transfer between countries. Corianne Payton Scally, University at Albany, State University of New York Kenneth Gibb, University of Glasgow

Post-Neoliberal Or Just 'Past Social Housing'? Recent Affordable Housing Policy In Ontario, Canada

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Social housing devolution and retrenchment: nowhere stronger than in Canada. It is the world's most decentralized federation, and in the 1990s had perhaps the most severe social housing retrenchment of any affluent nation. But 'evolution is not closed'. What happens after (as in Germany, Belgium, or Scotland) much of the action shifts to the subnational level? This paper examines recent affordable housing policy in Ontario (pop 14 million, including Toronto), in the national context. Under centrist federal and provincial governments, modest but significant affordable housing initiatives arose, yet the fundamental structural changes of the 1990s were solidified. Some main themes from the nation's twentieth-century policy history survived the passage to the post-social-housing era. But when overall priority is weak, political chance plays a larger role, and the ratio of optics to policy content is high.

Social Housing Policy In Western China: A Case Study Of Yinchuan

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Applying conceptualisations of the role of social housing drawn from international literature, this paper traces the evolution and challenges of social housing policy in China. It has a particular focus on purpose, importance and challenges in the implementation of social housing policy in Western China, using Yinchuan City as an illustrative case study. Qualitative material derived from in-depth interviews with developers, officials and social housing tenants in Yinchuan will be presented in order to describe and evaluate the efficacy of different social housing models in the context of western China. Keyword: social housing, western China

Mental Ownership As Potential To Come To A 'Social' Housing Market

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Social housing is under pressure of policy changes in the Netherlands. Several interventions had and will have clear effects on the composition of the social sector as well as on the target groups who the housing provision caters for. The King addressed the developments in society in general in his yearly speech and called for a 'participation society'. More in general it seems that the government withdraws itself from the social sphere with lowered budgets and redistribution of subsidies and support. A strong belief in self organisation, commitment, and participation is addressed in several publications. One of the suggested solutions is found in generating, increasing or stimulating 'mental ownership' in relation to both the home as well as the living environment. The stimulation of this ownership arguably leads to higher commitment, involvement and taking care for the home and the living environment. However, what this kind of ownership consists of is rather vague. In relation to housing there has been research into 'housing related empowerment' (e.g. Kleinhans and Elsinga 2010) and mental ownership is described in workplace settings (e.g. Pierce and Jussila 2010). This paper aims to bring the mental ownership approach closer to housing by combining approaches.

WS24: Housing Market Dynamics

Political Behaviour Of Home-Owners And Tenants In The United States And Europe

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As long as housing has been a task of government in the United States, politicians have been emphasizing the positive effects of home-ownership on the civicness of citizens and the beneficial effects on society and democracy. Although this debate has mainly been put forward in the US, European policy makers and politicians use this insight in claiming the natural state of home-ownership. For example the current Dutch government justifies expanding home-ownership in 2012 with the argument that [home-owners] are more involved in their dwelling and thus more motivated to care for it. The national Dutch election of 2012 also showed that home-ownership policy can be an important electoral issue in politics in Europe, since one of the central issues in this election was the question of the continued existence of the mortgage interest deduction system. However, almost all of the research into the political behavior of home-owners and tenants has been done in the US, not much is known about the situation in Europe and the comparison with the United States. This comparison can be very interesting, since American studies have been used to justify home-ownership in Europe and because the history of American home-ownership is very different from the European situation. For example, in the US home-ownership was seen as an incentive for people to come to the US, bind them to the country and create a civic community. While in, for example, Belgium, home-ownership was used to quell social unrest and prevent socialist ghetto's. Our research question thus reads: do home-owners and tenants differ in their political behavior and attitudes in Europe and the United States net of other individual characteristics and how can differences between countries be explained with housing regime characteristics? We focus in this paper on the role and extent of housing wealth and the selection into home-ownership by public policy, i.e. how housing regimes influence the distribution of housing wealth and thereby the differences in political behavior between home-owners and tenants. "

Comparison Of Valuation And Lending Policies In Germany And Sweden

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Purpose - Similar development of economic fundamentals in Germany over the last fifteen years did not lead to the same dramatic house price increases as in Sweden. What can explain this house price stability over a long period? This paper attempts to find the answer this question. Design/methodology/approach - A comparative analysis approach is used to examine the differences in the banking sector policies on mortgage financing and approaches to valuing the mortgage properties in two case countries - Germany and Sweden. Findings - The extreme rise in Swedish house prices above the long-term trend was created by expanding bank lending policies that was supported by the general macroeconomic factors and regulation environment on the housing market. Lending limits that are based on mortgage lending value contributes to the stability in house prices in the long term period and creates a safe lending environment on the housing market. Originality/value - The paper contributes to a better understanding of necessary conditions for the house prices to rise in the long run above the fundamentals level and suggests policy solutions that can reduce the risks of housing bubbles and increase financial stability. Key words - Banking policies on mortgage financing, mortgage lending value. Article classification Case study

Shared Housing Strategies Among Young People And The Economic Recession In Europe

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The Great Recession has had widespread repercussions on the livelihoods of many Europeans, but the downturn has been especially pronounced among younger cohorts. Although it is understood that housing positions can have an important impact on current and future wellbeing, there has been limited research into recent changes in young people's housing outcomes during this period of economic hardship. There has been evidence of diminished entrance into homeownership in recent years with overall decreases in independent household formation. It appears some young people are being pushed to find alternative housing coping arrangements, whether through delayed home-leaving and returns to parental home, or pooling of resources through extended family and non-family shared households. This paper seeks to explore recent trends in shared housing strategies among young adults through a quantitative analysis of an important cross-national European dataset - EU-SILC. The research investigates whether young adults are increasingly adopting shared-living arrangements, as well as the characteristics of those young people who end up in shared households and how these might have changed pre and post crisis period. Finally, the paper examines the degree to which these recent changes diverge across Europe and how differences in housing system context and experience of the crisis might explain the variations.

Housing Need Outcomes In England Through Turbulent Times: Demographic, Market And Policy Drivers Of Change

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The housing system in England has experienced unprecedented stress and instability over the last decade, absorbing the impact of demographic pressure, a credit-fuelled boom, financial crisis, recession and policy change. A failing supply system and unexpected tenure changes now confront austerity and welfare cutback. How have these conditions impacted on traditional and contemporary indicators of housing need and what does this tell us about the drivers and dynamics of housing need outcomes? Drawing mainly on analysis of large-scale longitudinal and cross-sectional surveys, linked to sub-regional market data, this paper describes and models the changes in housing need outcomes. It explores the impact of demography (including migration), market affordability, labour markets, tenure change and supply on these outcomes, and speculates about the potential impact of current trends and welfare reforms. Particular attention is paid to the persistence or recurrence of need in the context of different housing pathways and different market contexts, including the relationship with poverty.

Does Perceived Safety Impact On A Small Town's Housing Market

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Poor perceived safety or fears of crime are typical features of large cities that tend to affect property prices. This article reports on testing the effect of fear of crime on the housing market in a relatively small Swedish

town - Jönköping, using data on sales in 2011 and the Jönköping's safety survey. The study employs hedonic price modelling to estimate the impact of several measures of fear of crime while controlling for property and neighbourhood characteristics. Geographic Information System (GIS) is used to combine sales data with fear of crime variables and neighborhood characteristics. The article ends with a discussion of the findings and suggestions for future research.

“Housing Dreams” As Global Product By Traditional Values

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At the end of 20th century in Istanbul many large scale architectural projects transforming considerably the urban texture have been produced. At the same time period Istanbul became one of focus points of global economic system. Certainly, gated communities are the leading type of produced projects. Gated communities are marketed as a new housing dream" with some different meanings in it, and function is not anymore the key point. Realizing this dream means not buying a new dwelling but deriving a social statute and getting a new identity. As such vernacular values, which are known also as traditional values, are mediating creating and marketing this new housing dream. The most interesting point by producing the traditional values as a marketing image is using this two opposite concepts -modern and traditional- together as correspondence. Traditional values are status symbols. However, in advertising copies they aren't commonly embodied with their "timeworn way" but with their updating and modern aspects. In other words, new housing dream had been marketed with a life style commitment in which traditional values are reproduced in a modern way. In this study "traditional values" used in marketing of gated communities in Istanbul are investigated. How have they been modernized and which new housing types they created are the other research questions. For this purpose advertisement copy of 745 gated communities have been examined. The data was collected from the last five years archives of the newspaper having the highest total circulation in Turkey. As a result of analyzing the advertising copies it concluded that modernized traditional values can be explained by two sub-aspects. The first aspect is the type of traditional building such as konak (mansion), yali, saray (palace), and the second aspect is social values such as neighborhood life, good neighboring relations."

News Trends In Housing Dynamics In Face Of The Crisis. The Portuguese Case

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This paper comes from several studies regarding housing dynamics and housing policies in Portugal in last four decades. In this specific case, it's intended to evaluate the impact of the economic and financial crises on housing markets, both on public and private markets. Obviously, we cannot do that without a contextualization of the principal dynamics that have been shaping the specificity of the Portuguese housing market. However, we are looking for new trends that come from a complex context: economic and financial constraints both of the state and families; difficulties in obtaining bank loans; devaluation of real estate; crash of real estate companies; families in difficulties to pay mortgages. These recent trends combine with other ones resulting from demographic, family and labor market changes, particularly, the continuous contraction and precariousness of labor market, the increase of unemployment, the aging of Portuguese population. This specific context seems to design new housing dynamics with deep consequences on housing demand and housing supply systems. We are looking to analyze these

consequences not only on real estate markets but also on social dimensions as the shrinkage of housing affordability, the rise of inequalities and the increased risks for the most vulnerable groups.

Trends In Housing Inequalities In Europe - What Has Happened And Why Does It Matter?

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In this paper, we aim to link trends in European housing regimes to changing and emerging inequalities regarding the access to housing (tenure, affordability, quality and quantity). Housing regimes differ across countries and have undergone significant changes in recent decades. Most of these changes - the increase in homeownership, cut-backs regarding the scale of and the rights to social housing and the sale of public housing to sitting tenants, the integration of local mortgage markets in global financial capital - entail an increasing reliance on market mechanisms in the provision, allocation and consumption of housing. In this paper, we aim to integrate theory and findings from more qualitative comparative case studies on housing policies and housing outcomes with a macro-sociological and political economy-perspective. To this end, we explore trends over time in the access to housing for different tenure, income and social groups in European countries, using data from the European Community Household Panel (ECHP, 1994-2001) and the EU-Statistics on Income and Living Conditions (EU-SILC, 2004-2011). The time frame captures the period in which the above-mentioned trends towards the marketization of housing provision intensified, though not to the same extent in all countries. We develop and test hypotheses linking: 1) differences in the access to housing with housing regimes; and 2) trends over time with regard to the marketization of housing provision in different housing regimes to housing outcomes for different social, tenure and income groups. To simplify matters, our main focus is on housing outcomes of low-income households relative to high-income households: low-income households have less economic and political power, while at the same time they are least flexible when confronted with exogenous changes, or with pressures arising from housing market dynamics caused by such exogenous changes (i.e increasing income inequality). Our main hypotheses are: 1) In more marketized housing regimes, households, and in particular, low-income households have less access to 'decent and affordable housing' as a social right; 2) A stronger trend towards marketization results in worsening housing outcomes for low-income households and household in the rental sector, relative to high-income households and homeowners; 3) Low-income renters are among the main 'losers' of the current economic crisis.

International Solidarity And Transfers In A Country Being Rich And Representing The Scandinavian Model

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In the last 20 years housing prices in Norway have shown a very strong increase. As a consequence the housing wealth has increased considerably. In a country with a very high owner occupation rate and a system of housing finance strongly correlated with individual life course - investments and borrowings rather early in life, down payment of debt during life course and older days without housing debt - the strong housing price increase has had a substantial additional effect on a wealth distribution strongly correlated with age. Young people meet a housing market where access is steady more troublesome but at

the same time quite many of them have parents with substantial housing wealth and capacity to support their children's home establishment. One of the questions we address in the paper is how middle aged and elderly Norwegian dispose their growing housing wealth. Do they spend their wealth, do they continue to save or do they help younger family members in their home establishment? Another question is whether new generations of elderly behave in other ways than generations before them. Our main question is whether an explanation based on different attitudes in different generations or an explanation based on life course changes fit our data on how middle aged and elderly people plan to dispose their housing wealth. The enormous increase of housing wealth is a newer phenomenon than the Scandinavian Welfare State where good housing originally was one of the pillars but not the vehicle of capital collection as we see today. We will ask how this development in the housing sector and in the system of family wealth affects other aspect of the Scandinavian Model as for instance pensions and policies towards income and wealth distribution. We will also make a short comparison with Sweden, another representative of The Scandinavian Model, with a system of housing tenure where the rate of individual home ownership is much lower than in Norway.

Rollercoaster Housing Markets In Peripheral Areas Of Major Towns In Denmark In 2000-2012

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The paper presents the preliminary findings of a research project on housing market development and foreclosure in Denmark in 2007-2012. Prior to the global financial market some regions within commuting distances of Copenhagen experienced a significant rise in property prices followed by a dramatic decline in market activities and prices as from 2009. While foreclosure rates increased by 2009 across the country, the outer areas of the Copenhagen region felt the brunt of the crisis harder than many more distant areas of the country. A detailed analysis of the foreclosures and housing market indicators in 2007-2012 in selected municipalities documents the composite causes and results of foreclosures. It is suggested that structural changes in the housing market have reinforced the effect of the financial crisis in peripheral areas. The paper outlines the use of foreclosures as indicators of the health of both the housing market and the housing finance system in a Danish context.

List Prices Vs. Transaction Housing Prices In Hamburg

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Our study analyses the differences across listing and transaction prices in residential real estate markets. We use two datasets from Hamburg, Germany, for the period 2005-2013: list prices from ImmobilienScout24, the largest website for residential property offers in Germany, and transaction prices from Dr. Klein, a consulting company for real estate financing products. Our research is focused on the driving factors that influence the transaction and bargaining process as well as the price discount that the payer negotiated with the seller. As we match offered and sold properties in the data, we are able to record listing price changes between the first listing and the sale agreement. We examine how various important variables, e.g. property and neighborhood conditions influence how sellers price their properties initially and how much time they need to sell it in the market.

Investor-Led Activity In Areas Of Socio-Economic Disadvantage

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There have been hotly contested debates in the literature on the merit or otherwise of policies to 'improve' housing markets in areas characterised by low prices and rents, which are home to residents with attributes associated with low socio-economic status, including low income, low occupational status and low education levels. This paper seeks to add a different perspective to these debates through presenting the findings of detailed empirical research into the changes in housing markets and the socio-economic profile of residents in disadvantaged suburbs in Australia's three largest cities: Sydney, Melbourne and Brisbane, 2001-2011. The findings indicate something of a paradox: 'improving housing markets' with sales prices and rents increasing above city-wide rates along with a continuing low socio-economic profile of residents. A key explanatory factor appears to be high levels of rental investment activity in such suburbs resulting in continuing low socio-economic status of residents who are faced with paying higher rents than previously. This Australian experience of market -led rental investment in disadvantaged suburbs is in contrast the extensive literature on gentrification whereby 'improving' housing markets are the result of higher income households buying into lower price, disadvantaged areas displacing lower income residents.

Does Property Value Really Reflect Wealth And Ability To Pay Local Taxes?

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With the exception of a brief interlude in the late 1980s, there has long been a link between the financing of local government and the taxation of domestic property in Great Britain. There are weak links between household size and property value, and between household size and consumption of locally provided government services. It is argued that these weak links mean that taxing property values proxies for wealth, ability to pay, and demands on local services. In this paper we examine Britain's Council Tax and consider the redistributive effects that would occur if the tax were modified or repealed and replaced by a national property tax. The tax is well known to be highly regressive. Meanwhile, property values are known to have changed at different rates in different parts of the country over the past 25 years. We would therefore expect any updating of the tax base to result in a much less regressive structure. We draw on a unique comprehensive database of property values, in 2011 prices, for every residential dwelling in Great Britain. With reference to spatial factors, household type and composition and household income, we demonstrate that a new national property tax would deliver a fairer outcome than the current system, or an updated version of it

Aspirations Towards Homeownership And Labour Supply

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Homeownership is a central goal in many people's lives to which substantial material and time resources are devoted. Aspiring homeownership may affect individuals' economic behaviour in multiple ways which are still under-researched. Previous research has shown that labour supply - especially of partnered women

with supplemental incomes - is positively associated with homeownership status. This is explained with the financial necessity of two incomes for buying a home. We advance this literature in three ways: First, we test whether aspirations towards homeownership preceding the actual homeownership status affect individuals' and households' labour supply. Arguing from a life course perspective on goal-oriented behaviour, individuals (within households) that aspire homeownership may increase labour supply to meet prospective costs of homeownership, e.g. to save for down payments. Modelling the effect of aspirations rather than actual tenure status may provide a more accurate picture of the association between tenure and labour supply. Second, we consider regional variation in housing market conditions which may affect individuals' labour supply, e.g. individuals in expensive local markets may be more likely to increase their labour supply to meet prospective costs of homeownership. Third, housing market dynamics are considered: On the one hand, liberalisation of mortgage regulations and changes towards more public support for homeownership in Britain - from where we draw our data - may reduce the effect of homeownership aspirations on labour supply. On the other hand, high house price inflation during most of our observation period (1991-2008) may increase the effect. Our empirical analysis is based on longitudinal data from the British Household Panel Survey. We use fixed-effects panel regression models to predict work hours of women and men separately. Additional analyses are conducted at the household level. Supplementary data on house price dynamics at the regional level are added to examine geographical and temporal variation in macro-level conditions using multilevel regression. Preliminary multivariate results at the individual level show that aspirations towards homeownership significantly increase work hours of partnered women, but not of single women or men. Thus, women seem to increase their work hours in couples that aspire homeownership to accumulate the necessary economic resources for households to buy their own homes in the future.

Varying Housing Costs During The Life Cycle: Consequences For The Housing Market

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The total housing costs of households are diverse. During the different stages of the lifecycle the housing costs of households vary substantially. A distinction can be made between households in the rental sector and households in the owner occupied sector. This paper deals with the differences within both sectors and with the consequences for the housing market. It is based on an extensive survey among households in the region of Eindhoven. At first, we will explore the differences in housing costs between the second, third, fourth and fifth stage of the lifecycle in both sectors. The research shows that housing costs vary substantially during the different stages of the lifecycle. Secondly, we will focus on the housing costs of households in the social housing sector during the several stages. Some types of households have much higher housing cost quotes (housing costs / income ratios) than other types. We will investigate the reason for that in relation to their income as well as in relation to the structure of the housing stock. After we gained insight into the housing costs of households in the social housing sector we will go into the housing costs of households in the owner occupied sector. In this sector the differences in housing costs between younger and older owners is substantial. And for this sector as well we will explain what causes the differences and why the loan-to-value rate of their mortgage depth is so different. After we clarified the differences in housing costs within both sectors we will describe the consequences for the housing market. We will explore in which way housing costs influence the mobility of households (in terms of keep factors) within and between the rental and owner occupied market. At the end we will suggest some solutions to influence housing costs and strengthen market dynamics. keywords: housing costs, social rental sector, owner occupied sector, housing market

Urban Regeneration And Neighbourhood Change In The Chinese City Of Shenyang

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This paper is about urban regeneration and neighbourhood change in the Chinese city of Shenyang, one of the transitional urban areas of Northeast China. Shenyang is an old industrial city, and the political, economic, transportation and cultural centre of Northeast China. The city is also known as 'the Ruhr of the East' and 'the Eldest Son of the Republic' due to its contributions to the economy of China. However, since the implementation of the state's open-door policy and economic reforms in 1978, Shenyang has been experiencing many urban, economic, social and environmental problems, resulting from the adjustment process to the market economy. Especially urban industrial areas with state-owned enterprises and danwei" (worker) communities, became deprived areas. In 2003, the national central government launched the "Northeast China Revitalization Programme"(NCRP), which started the city's most comprehensive and large-scale urban regeneration process, involving the redevelopment of the old inner city, the demolition of workers' villages and old neighbourhoods, the establishment of new industrial zones and the emergence of new housing types. There is a large body of literature on urban regeneration in Western countries. However, there is little research on the relationship between urban regeneration and neighbourhood change in old Chinese industrial cities such as Shenyang. This paper will investigate the evolution of urban (re)development plans, approaches, driving forces and main actors in Shenyang in four periods: before 1949, 1949-1978, 1979 -2002 and 2003 to the present. The approaches to urban regeneration will be compared with what happened in other Chinese cities. The paper will end with some questions for future research, mainly focussing on socio-spatial effects of regeneration. This literature based paper will contribute to a deeper understanding of Chinese urban regeneration processes and their effects on neighbourhoods in different contexts."

Integrated Decision Support System- Donut-Prospect

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The socioeconomic importance of housing and its medium- and long-term investment returns requires a significant effort to predict future dynamics to ensure that the different real estate market agents make the best decisions. Furthermore, the territory structure and the lack of information and transparency of the housing market mechanisms also influence its understanding. There is a variety of literature, in the field of spatial economics that gives theoretical basis for predict housing prices and attributes valuation. However, these analytical models are subject to criticisms because of their inability to integrate the variability of exogenous factors. Foresight analysis can be considered as a complementary and useful tool to these analytical models. The paper presents an Integrated Decision Support System- DONUT-Prospect, designed as a decision making framework that combines technically informed subjectivity (foresight analysis) with more rigorous models (econometric models). This empirical application has been developed in the context of a local housing market (Aveiro - Ílhavo municipalities), providing outcomes about the evolution of social and economic phenomena, as well as the heterogeneity of both supply and demand side: the former regarding housing prices and features; and the latter considering the type of consumers. An important result of this exercise is the estimation of housing characteristics and its hedonic prices in 2030, i.e., a picture of the housing market in 2030. In short, DONUT-Prospect presents a way to combine two main foresight techniques (scenario analysis and Delphi surveys) with a traditional hedonic housing price model. The methodology is supported on the assumption that it is possible: i) to discuss strategies in the context of

great uncertainty; and ii) to identify trends and assess future evolution. The work is organized in 3 parts: i) description of the structure of DONUT-prospect; ii) presentation of how each foresight technique was implemented in the context of the integrated model; and iii) main outputs and result discussion. The main results show that DONUT-Prospect will be especially useful in generating consensus between different real estate market agents. This will be true when the traditional communication channels are weak and strongly conditioned by the lack of public available information and transparency of the housing market mechanisms.

Here We Go Again: Tracing The Discourses Of A Housing Market Recovery

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The owner-occupied housing market in the UK has been strongly cyclical over at least the last 4 decades. Much academic attention has been paid to explaining and predicting housing prices, and it is well-established that there are strong market fundamentals underpinning long run trends, particularly long term real income growth and inelastic housing supply (in turn constrained by tight land supply. Recurring price bubbles are often explained in relation to the 'frenzy' effect created by popular coverage that emphasises the retreating affordability facing potential buyers as prices move strongly upwards, and which also reinforces the message that buying housing presents an immediate possibility for profit (despite the recurring experience of housing market 'slumps'). Following the global financial crisis, the housing bubble of the 2000s quickly burst, and house prices have been falling or static until very recently. Demand has also been suppressed by much reduced availability of mortgage finance and much more stringent conditions being imposed on potential borrowers. Government has responded with a 'help to buy' scheme for home buyers, guaranteeing mortgages to enable buyers to have just 5% of the price as a deposit, in response to the perceived popularity of owner-occupation amongst voters and to stave off further (unpopular) house price falls. Critics argue that this simply sustains inflated house prices and fuels further inflation. This paper undertakes a systematic analysis of the policy and popular discourses that surround the current housing market recovery, to trace representations of the housing 'problem' and its solution. Monitoring these discourses allows a more nuanced analysis of how housing is captured in the popular imagination, exploring the balance between the positive and negative interpretations of house price inflation (e.g. in relation to those excluded from the housing market), and how these discourses are reflected in policy.

Mean Housing Price As An Alternative Indicator Of Socioeconomic Status In Urban Neighbourhoods: A Comparative Analysis

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Socio-economic indicators which are neighborhood quality levels of education, income, and job are important planning tools in comparing relative socio-economic wellbeing of neighborhoods in urban area. In Korea, the Census conducted every five year provides useful information for constructing the neighborhood level socio-economic indicators. However, because the Census is conducted every five year, it is impossible to measure the relative socio-economic well being of neighborhoods in urban space when a substantial change in the level of education, income, and job happens in some neighborhoods due to some events such as mega urban development between Census years. Real estate information providers in Korea have rich weekly database of housing prices, usually apartment housing prices for almost every housing complexes in this nation. They also provide openly this information to general public over internet. In this

research, we will analyze whether spatially interpolated urban apartment housing prices have a good correlation with traditional neighborhood indicators. By doing so, we want to know whether the interpolated housing price can explain the relative socio-economic well being of neighborhoods when the data from Census fails to explain relative socio-economic status of some neighborhoods.

Housing Market Recovery & Institutional Transitions In Uk Speculative Housebuilding

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Despite signals that the UK housing market is in a recovery phase, new housing output remains historically low. Recent policies have sought to reverse this chronic housing undersupply by stimulating housing market demand (e.g. Right to Buy), and are based on the inherent assumption that speculative housebuilders will respond to price signals by increasing output. However, when compared to previous boom and bust cycles, the very different institutional characteristics of this housing market recovery challenge existing academic and policy understandings of what limits or stimulates development activity in the recovery phase. Indeed, the cumulative impact of sustained housing undersupply, on-going housing market volatility, a relatively high house price-to-earnings ratio and historically low interest rates combine to present a very different institutional context for residential development, where squeezed effective demand and worsening levels of affordability indicate that price signals alone are unlikely to stimulate housing supply. With housing output across the UK remaining well below the levels anticipated by Government, there is growing evidence that housebuilders are not responding to demand-led price signals and face other institutional challenges to increasing housing supply as the recovery phase matures. In addressing these issues, this paper critically examines existing understandings of recovery, institutional change and housebuilder behaviour to develop a renewed conceptualisation of housing market recovery, which is then used to interrogate behavioural change in the UK housebuilding industry. In doing so, this paper reconsiders existing understandings of what housing market recovery looks like, questions whether housebuilders have the institutional flexibility to increase housing output in the recovery phase and suggests what policy measures might be necessary to increase development activity as housing market recovery matures.

'Housing-Based Welfare'? Empirical Perspectives From The UK

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Economic crisis, fiscal austerity, conservative policies and the new demography of ageing societies have given rise to the idea of 'asset-based welfare' as a key complement of the UK's shrinking welfare state. For instance, concerning elderly care, retirement and education, housing wealth has become central to family welfare through life course and across generations. However, given variations in housing wealth across regional and local markets, between 'boom-and-bust' cycles, and across socioeconomic groups and age cohorts, positioning housing at the core of an 'asset-based welfare' regime should be questioned. In this paper, we scrutinise people's views and strategies towards what might be paraphrased as 'housing-based welfare'. What are the opportunities and limitations for positioning housing wealth as a base for family welfare for different cohorts and socioeconomic groups? By analysing 100 in-depth interviews with homeowners (with or without mortgages) and social and private tenants, we conclude that socioeconomic inequality challenges the potential for housing to form an 'asset-based welfare' system. The affluent have

various assets to engage in the provision for their own and their children's welfare with no need to resort to the wealth embedded in their home. For marginal homeowners, relying on housing wealth might result in spirals of debt and drop them out of homeownership whereas long-term tenants are least able to afford alternative welfare provisions. Yet, numerous participants pursue (re)-active strategies of 'housing-based welfare' by traditional routes - building up housing careers in order to live rent-free and eventually downsize - or increasingly by letting out buy-to-let or inherited property. However, many of these participants are unsure of the potential of 'housing-based welfare' in the long term since they have 'no crystal ball to look into the future' in order to manage complex personal, familial and societal risks; this, in turn, reinforces social and familial solidarity.

Change In Neighbourhood Name And Housing Price In Seoul, Korea

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In Korea, many neighborhoods, in larger cities, which are stigmatized for their lower socio-economic status have been trying to change their old administrative names because they think that they are disadvantaged because of the stigmatized names that represent their historically lower socio-economic status. In fact, some neighborhoods actually succeeded in changing their name through long political struggles and processes. The common characteristic of these neighborhoods is that they all have experienced large housing and urban redevelopment project and substantial parts of residents population are changed from lower income class to middle income class. The most important motivation for the efforts to change neighborhood name is that the housing prices of the neighborhoods can be increased by changing old name. In this study, we will investigate whether the housing prices of the neighborhoods that actually changed names increased as expected. Stigmatization for lower income class neighborhood is common urban problem. If we find that the change in name actually increased the housing price, we can consider this as an effective option for combating against the common prejudice in urban area. If not, we can conclude that more well designed approaches are needed to remedy neighborhood stigmatization problem in urban area.

Spatial Dynamics Of Returns On Individual Housing Transactions; Pre And Post Global Financial Crisis Experiences In A Dutch New Town

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Over most of the post-war period the Netherlands experienced a rapid increase in house prices. This is one reason why homeownership has been perceived as a relatively risk free undertaking. This partly explains the continuing popularity of homeownership among politicians, policy makers and households and the subsequent liberal housing policies promoting owner-occupation. However, following the global financial crisis of 2008 and the resulting national housing market downturns, the downsides of homeownership have received increased attention, also in the Netherlands. While there is thorough knowledge about some of the macro- and meso-level effects (house price developments, the financial crisis, saving banks), not much is known about the micro-level effects. To add insights to a broader understanding of micro-level dynamics on the owner-occupied housing market, this paper analyses micro-level returns on housing transactions in the Dutch new town Almere and explores how these are related to household events. The analyses are based on a unique micro-level dataset on house price changes in housing sales over the period of 2002-2012, covering both the national housing boom and downturn period.

WS25: New Researchers' Colloquium

The Admissibility Of Planning Contracts Addressing Housing Issues - A Swiss Legal Perspective

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Housing issues must be addressed at an earlier stage of the building process, i. e. at the land-use planning stage when this is possible. Bringing landowners and in particular developers of mixed-use projects to build housing spaces is a challenge public authorities must address. However, they often lack the proper instruments to act. This contribution presents one tool between others to deal with this issue : planning contracts. The questions raised by the use of planning contracts are ones of compatibility of such an instrument with principles governing public law. This paper focuses on the perspective of swiss law, as an example of a continental legal system, touched by the particular issue of scarcity of land. The housing problematic will be addressed in the focus of it being or not of sufficient public interest in regards to the goals of land use law, i. e. the Federal Land Use Act and the different regulations passed by the swiss Cantons (as Switzerland is a federal State, the Cantons still have original competences). To what extent can planning contracts help solving housing problems, such as shortage in certain areas or the lack of attractiveness of certain types of housing schemes, such as social housing or housing for the elderly? What could be the content of a planning contract in the housing field? Which are the general requirements contractual parties are subjected to? Can every type of contractual obligations be combined together or are there limits to the parties' creativity? These are some of the questions that arise from the use of planning contracts to deal with housing issues. Switzerland is provided with a constitutional basis for the housing policy. As a consequence, the housing policy is undoubtedly of public interest. However, talking about addressing the housing question already in the land-use planning process, one must keep in mind that land-use measures are only lawful if they pursue a public interest of land-use policy. Those are listed in the Goals and Principles governing land-use law, i. e. in Art. 1 and 3 of the Federal Land Use Act and some parts of the housing policy are parts of these goals. This paper will focus on housing as an element of land-use policy and try to stress a few important points regarding the admissibility under swiss law of planning contracts in the field of housing policy.

Welfare Reform And The Street Level Bureaucrat

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Local authority housing option teams (LAHAS's) are a perennially lean service and the recent austerity agenda and corresponding rise in households at threat of homelessness mean resources are stretched to the limit. This article draws on Michael Lipsky's street level bureaucrat conceptual framework to seek an understanding of how frontline practitioners interpret and deliver policy directives in a challenging political environment; it further assesses their ability to influence service outcomes. It will discuss the results of a baseline national survey and follow up interviews with a selection of LAHAS practitioners in England. It was reported that effective service provision for all who required it was becoming increasingly difficult, which in turn fostered an environment in which unlawful gatekeeping practices could thrive. Further, it was found that a service user's position may be additionally weakened due to the new powers conferred in the Localism Act. In summary, if a household seeks statutory housing assistance, they may be unwittingly

entering a bureaucratic lottery, whereby availability of accommodation or organisational led priorities may dictate the outcome.

Social Housing With Social Mix And Mixed Tenure Developments. An Urban Model To Continue Or Not?

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The model of social housing policy in Latin America still remains at the stage of mass housing construction, without morphological, spatial or aesthetic diversity. Hundreds of low income people live in the same area with a low access to services, leading to creating social and urban segregation, "ghettos", reduced social mobility, insecurity, others. We believe that the right way to address these problems is to promote social mix through a public housing policy based on tenure diversity, diversity of designs and mixed-use developments. When we researched these approaches we realised that the social mix model has been developing for many years in European countries. CECODHAS Housing Europe Observatory notes that social mix policies are usually considered by Member States of the EU as the most effective way to combat social exclusion and residential segregation. Although several works defend social mix and mix tenure as an important element to counter urban socio-spatial segregation (SARKISSIAN, 1976; OSTENDORF & MUSTERD, et al. 2001; GALSTER, 2007; EUROPEAN COMMISSION, 2010) until now much of the literature reviewed for this paper suggests that despite the social mix policies, there has been no significant changes in the social interaction and cohesion, suggesting the benefits of mix policies have been overstated (ATKINSON, R. et al 2000; COLOMB, 2011; PATULNY, et al 2012). Other studies express that the cost-benefits of these policies are low, given the high cost relative to the effects on poverty reduction achieved (OSTENDORF & MUSTERD, et al, 2001). Usually social mix is positively portrayed in theoretical studies while the most negative opinions are the result of empirical research even though some authors say that empirical research on the effects of social mix is a topic that has been recently initiated which makes it a challenge in the field of urban academic research (MUSTERD, 2002; ATKINSON, 2005; GALSTER, 2007). This study seeks to go in depth into the theory of socio-spatial mix in Europe so as to discuss: What the instruments used to promote this model through housing policies are. What are the effects obtained? Which European countries have successful social mix model and which of them still promote it? Why the negative or poor results are obtained? Is this a reason to believe that it is a model that should not be continued? Is it a model that can be implemented in the social housing policy of Latin American countries against socio-spatial segregation?

Shared Housing Strategies Among Young People And The Economic Recession In Europe

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The Great Recession has had widespread repercussions on the livelihoods of many Europeans, but the downturn has been especially pronounced among younger cohorts. Although it is understood that housing positions can have an important impact on current and future wellbeing, there has been limited research into recent changes in young people's housing outcomes during this period of economic hardship. There has been evidence of diminished entrance into homeownership in recent years with overall decreases in

independent household formation. It appears some young people are being pushed to find alternative housing coping arrangements, whether through delayed home-leaving and returns to parental home, or pooling of resources through extended family and non-family shared households. This paper seeks to explore recent trends in shared housing strategies among young adults through a quantitative analysis of an important cross-national European dataset - EU-SILC. The research investigates whether young adults are increasingly adopting shared-living arrangements, as well as the characteristics of those young people who end up in shared households and how these might have changed pre and post crisis period. Finally, the paper examines the degree to which these recent changes diverge across Europe and how differences in housing system context and experience of the crisis might explain the variations.

Territory And Price Based Housing Models – Challenges In The Design Of Decision Process Assessment Tools

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Housing is one important dimensions of life quality, representing the most valuable single asset owned by most households. The relevance of territorial and socioeconomic impacts of housing in human societies justifies considerable effort to better understand its particularities. In these contexts, the study of housing markets arises as an important subject of analysis. Economics research has been developing strong models to evaluate house price evaluation, but these models are subject of important drawbacks. In fact, despite the advances in housing studies: how to properly include the analysis of spatial dimension in housing price models? Two important weaknesses can be identified in traditional housing price models: they, usually, do not consider the multidimensionality of territory in an integrated manner and they aren't designed to assess the effects of neighbourhood dynamics (for example, caused by urban design interventions or changes in home seekers preferences). The new (digital) information Era brings new opportunities. The technological evolution of GIS tools, the improvement of computed processing spatial data algorithms and the growing stored and open digital spatial data results, are responsible for new approaches to improve efficiency in housing markets. In this context, the geography and economic research community paid special attention to the problem of linkage between houses and territory. This paper intends to be part of these efforts, focused on i) a short overview of the different research directions in the last decades, based on economic, econometrics and urban geography domains ii) present current challenges and iii) identify possible contributions of recently developed tools (such as Monte Carlo Markov Chains applied to spatial econometrics). This extended review will be used as a scientific support for a new framework to integrate territory evaluation in the context of housing evaluation. The work is part of the early research for a PhD study, whose theme is "A tool to simulate housing market". Based on a multidisciplinary framework, the work involves econometric models for housing evaluation and the integration of urban design outputs / physical urban geography knowledge. The final objective is to design a flexible tool that identifies territorial homogeneous units, defined by the mixture of value and attributes quantities associated to the different urban forms, that surrounding the house location."

The "Plan Of Constantine" And The Cohabitation Challenge In The Urban Planning Process.

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The "Plan of Constantine" was in fact a political will to take out Algeria from its underdevelopment. Therefore, its major concern was industrialization of the country, which meant major reforms in the field of employment, economy, administration, but also social reforms through education and health in order to establish a sustainable coexistence between the two peoples (Europeans and Algerians) and whose housing was considered as a key issue for this famous Plan. The Plan included the realization of 320 000 dwellings including 110 000 rural houses and this in only 5 years. With such ambition, the Algerian real estate heritage was enriched by its productions whose we are curious to see the current state and their integration in the urban environment of the independent Algeria. It was on October 3rd, 1958 in Constantine, that le General de Gaulle exposed the launching of the plan of the economic and social development for Algeria. This speech was announced in a difficult political and social context: The war of Algeria. For that we can ask if it was a real initiative for integration and economic recovery or simply a colonial propaganda project. This work has the ambition to try to restore some "fairness and justice" on this subject so controversial which was the "Plan of Constantine". Our approach is made through the urbanism and the architectural analysis of its main accomplishments (housing and equipment) correlated with the cohabitation challenge in the urban planning process. The "Plan of Constantine" dared put on the front, a new concern in the way of thinking urbanism: "the diversity". But if the "Plan of Constantine" has tried to deal with questions of social mix, by the establishment of an ethnic mix, it fostered the emergence and proliferation of a new mode of segregation in the own Algerian population which was by socio-occupational classes. The other issue is to see the consequences of this "change of face of social segregation" on the independent Algeria and the housing units produced by the Plan, in their current state? Symbol of an attempt to establish an image of modernity, it had strongly marked the Algerian territory with the vision that has been translated into practice. The war and the independence allowed a limited and precipitated productions of the initial plan. Late implementation? Difficult context? Bad methods? Mismatch of the achievements with the cultural model? This is what we will try to answer through this work.

European Legal Framework Of Housing Rights

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This Is An LLM Dissertation Under The Supervision Of Dr Silvia Borelli (King's College London).

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In the last years, homelessness has risen almost everywhere in Europe, reaching unprecedented levels. Housing rights are protected by numerous legal instruments on human rights or more specific rights, from Article 25(1) of the Universal Declaration of Human Rights (1948) to the Convention on the Rights of Persons with Disabilities (2008). However, FEANTSA, the European Federation of National Organisations working with the Homeless established in Brussels, has just published a report denouncing the recent trend of national legislations within the EU to criminalise homelessness in 2013. In this contradictory legal context, does the European supranational level bring something more for the realisation of housing rights in Europe? This is the question that I will try to answer. The nature, relevance and effectiveness of the various European legal tools available are unclear for many housing rights advocates at local level. This work will aim to identify the current European legal framework of housing rights, and to question its scope and relevance in comparison with the existing national and international protections of housing rights. Therefore, I will question the current European legal framework of housing rights and its consistency from a

sociolegal, comparative and doctrinal perspective. Housing rights are diversely defined by several international instruments as well as European national legal orders across Europe. I will follow the interpretation of the European Committee on Social Rights: a right to a mere shelter is insufficient and inconsistent with the objective to protect a right to housing. First, I will examine the instruments provided by the Council of Europe, the European Convention on Human Rights and the Revised Social Charter. Second, I will focus on EU legislation since the Lisbon Treaty and the impact of the European Charter on Fundamental Rights on the one hand, and of the Open Method of Coordination on the other hand. Lastly, I will use international human rights implementation theory to assess the European legal instruments available. Housing having become an industry, housing rights policies must include not only human rights agreements, but also consumer law, discrimination of several specific groups, as well as financial regulation. The broad scope of EU competences makes its potential to effectively implement housing rights undeniable.

Homelessness And Housing Policy: Interpreting, Resisting And Reinforcing Strategies Of Power

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Homelessness in England has seen a significant although not unprecedented shift in the way that it is situated and managed by housing and welfare policy, since the 2002 Housing Act. The use of Private Rented Sector (PRS) accommodation to house homeless households, and increasing focus on affordable and market rent housing in central government housing strategy, could be seen to mark the zenith of social housing residualisation as an unaffordable and unsustainable legacy of the welfare state. The use of PRS housing to provide welfare in one of its most acute forms has been enforced through policy that restricts or removes the right for some individuals to seek housing in the social sector. This, coupled with increasingly punitive reforms to welfare policy, contributes to what is widely acknowledged to represent characteristics of neoliberal governmentality. This paper will introduce preliminary development of PhD research around the governance of homelessness. Using the concept of ethopolitics (Rose, 2006), this paper will highlight the way that citizens are governed through renewed concerns for morality and responsibility to the state. This is mobilised through welfare policy that seeks to increase responsible behaviour through withdrawal of welfare and sanctions, repositioning individuals as responsible, risk-averse, autonomous consumers. Foucault's concept of governmentality (1976) will be used to further demonstrate the way that the state can harness the productive capacity of the citizen body, through the myriad of organisations that provide welfare services today. Whilst this way of recognising the relationship between the state and citizens is hardly novel, it is particularly pertinent to understandings of the way that citizens are subjected by welfare policy and, in particular, the way that homelessness is situated today. Foucauldian theories of power and resistance will allow for an exploration of the subjectification of homeless subjects and agents of government. This will subsequently allow important insights into the way that these actors subsequently resist or reinforce complex and conflicting strategies of power. Such a lack of coherence within housing and welfare policy and practice can be explored to reveal the way that current approaches to welfare are not only maintaining but actively creating situations of homelessness for an increasing body of citizens. This will be explored through a preliminary review of housing and welfare policy.

'Some Years Ago Kent Had All That Trouble At King Hill Hostel'

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In 1965, homeless families, and anti-war protesters joined together to occupy King Hill Hostel in Kent. The hostel had been used by Kent County Council and other local authorities to house homeless families, but employed harsh rules that separated husbands from their families and limited stays to three months. Husbands joined their families and families barricaded themselves to avoid eviction. This paper will unpack this story in an attempt to understand what happened at King Hill Hostel. What was the role of the organizers and who were they? Who participated in the occupation and how long did they remain in occupation? What demands did the occupiers make and how did they frame them? How were courts, lawyers, and legal rules involved in the occupation? What were the responses of officials? How was the action viewed by different organizations working on housing issues? This is part of a larger 'law and organizing' project that aims to uncover ways that the legal regime encourages, enables, and discourages people in organizing for better homes, as well as the impacts of organizing on law and policy.

'The Welfare Wall' - Housing And Employment Impacts Of Welfare Reform On Single Young People In Southern And Central Scotland

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Significant changes to Housing Benefit, affecting both social and private tenants, are being introduced as a result of the Welfare Reform Act 2012 in the UK. This research will seek to establish housing and employment impacts of reforms as they inter-act with one another, on young people aged 18 – 35, living in central and southern Scotland. Impact assessments have so far been based on “static” analysis so do not identify behavioural responses to the reforms or the interaction between them. A mixed methods approach, including the innovative use of vignettes will be used to explore the responses of individuals and institutions and the ultimate impact of the reforms. Impacts identified will extend beyond incomes and will also explore effects on the wider well-being of this group. A comparative study between urban and rural areas will allow an assessment of factors such as service provision affecting households’ coping strategies. The proposed research will also allow participating stakeholders to better interpret the interconnections between the reforms, adapt their policies and practices to them, as well as informing possible national policy changes. Comparative case studies relating to both Sweden and the Hartz IV reforms of Germany will be carried out; chosen as both have gone through major welfare reform in recent years. This may offer insight into workable and transferable mitigation strategies which may present themselves. This will be completed using Stephens’ (2011: 337), ‘systems embedded’ approach. To allow a deeper understanding of potential effects of welfare reform on the 18 -35 age group in each country, any analysis will not only place welfare within a theoretical framework but also place it within wider historical, legal and socio-economic context in each of the three countries. This will allow an understanding that ‘good’ policy practise or mitigation strategies may not necessarily be beneficial or even possible to be translated ‘like for like’ from one circumstance to the next, however, equally applicable, where they may be (Ibid: 347). This ‘early days’ presentation will give an overview and hypothesis of the research, discussing methodology and the potential problems associated with policy based research. [Stephens M (2011) Comparative Housing Research: A ‘System-Embedded’ Approach, IJHP 11:4:337-355]

Key words: Welfare Reform, Housing Benefit, Young People, Private Rented Sector, Social Rented Sector.

Innovative Financing Strategy For Low-Income Housing Delivery In Developing Countries

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Improving Low-Income Households housing conditions in Developing Countries (DCs) is constrain by factors such as ineffective housing policies and lack of access to finance etc. This research aim at identifying an Innovative Financing Strategy, explore its role and impact on Low-Income Housing (LIH) delivery in (DCs). Extent literature on Housing policies and Housing Microfinance (HMF) are reviewed and evaluated with mixed methodological approach proposed. From the Literature, HMF hold key to the LIH challenge and therefore the research will concentrate on issues on HMF and LIH delivery with focus on Ghana. However, lack of impact assessment framework of HMF on LIH delivery is also eminent and attempt would be made in developing an impact assessment framework for HMF on LIH delivery in Ghana. It would serve as a useful source with new thoughts and suggestions to stakeholders interested in developing strategies on the LIH challenge of the poor in DCs. Key words: Developing Countries, Ghana, Housing Microfinance, Innovative financing, Low-Income Housing.

The Applicability Of The Housing Pathway Approach In Constrained Housing Environments

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The 'housing pathway' developed by David Clapham is a post-modern approach based on social-constructionism. The approach offers a methodical way of analysing the constraints and opportunities which influence and effect housing decisions. My research analyses the Institutional innovation and the housing pathways of young householders on Scottish Hebridean Islands. The Outer Hebridean Islands have a particularly constrained housing environment primarily due to the remote location. The isolated environment has constrained planning conditions, lack of affordable housing, fuel poverty, limited higher education and restricted employment opportunities. The housing pathway approach is one method of evaluating these determinants of housing decisions made by individuals. The 'Housing Pathway' approach has been applied to a number of studies such as homelessness especially in relation to young people and immigration. However, there should be reflection as to the extent to which this method of analysis gages the magnitude of issues which influence housing decisions, specifically in constrained and complex housing environments. Housing choices are seldom, if ever, a linear process for individuals as there are normally varying determinants such as employment, education, legislative factors or housing affordability. Therefore, it is questionable whether the 'Housing Pathway' is capable of distinguishing all the intricacies of a constrained housing market. In addition, the Housing 'Career' and 'Pathway' approach are used interchangeably in literature and therefore consideration should be given as to whether this approach is merely an advanced delineation of the 'housing career'. The presentation will address the concept and origins of the pathway approach and how this method has been applied in research. There will be an overview of the institutional constraints on the Hebridean Islands and how the 'Housing Pathway' has been adopted to analyse these in relation to the consequential effects on housing decisions. The applicability of the 'Housing Pathway' on constrained housing markets will be discussed with a view to exploring the advantages and disadvantages of applying this method of analysis. Furthermore, alternatives to this methodology will be identified and compared such as Neo-classical and Institutional frameworks.

The (Unintended) Consequences Of Governance. Examining The Role Of 'Frames' In Creating Imaginary Housing Systems And Their Importance In Understanding The Practices Of Senior Housing Professionals

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This paper combines pragmatic and critical sociological approaches in an attempt to better understand the ways in which 'frames' create imaginary systems in housing management. A pragmatic sociological approach allows the researcher to examine 'practice' through the lens of the practitioner. Boltanski and Thevenot's (1991, 1999) sociology of action will be applied to original research data to get a sense of how senior housing professionals 'construct' their reality within the 'housing management situation' and, in particular, how they justify their own actions while criticising the actions of others, particularly of those who criticise them. A critical approach is then applied in the final analysis in order to identify the ways in which the objective structures of governance shape and reshape the subjectivities of those working in the field of housing management, as well as provide a better understanding of the (unintended) consequences of this dialectical relationship and its impact on professional practice.

Older Person's Housing Choices

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This paper presents my ongoing PhD research on older people and housing choices. The paper will present a brief summary of my multi-disciplinary literature review to date and how this has helped to identify my research question which are which factors influence third agers decision to move, and perhaps more importantly what reasons lie behind the individuals beginning a dialogue around this issue in the first place. It will then cover how I intend to operationalise these research questions and the kind of methods that could be used. To date the research project is exploring a mixed-methods approach including visual methods, interviews and focus groups. The paper will welcome critical feedback on both my research questions and methodology to help me further develop my proposal.

Urban Housing Policy Review Of China: From Economic Growth To Social Inclusion

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This paper reviews the housing policy of China from 1949-2013, with a special focus on the developments after 2009. It examines the principles, processes, policy instruments, and impacts of Chinese housing policy in different time periods. After the welfare period of 1949-77, the dual provision period of 1978-1998, and the market dominant period of 1999-2008, Chinas housing policy was again reformed after 2008. The new policy focuses increasingly on social integration rather than merely on economic growth. In this perspective, this paper analyzes the interaction between housing policy and other social policies such as the Hukou system reform and the emerging trend of an asset-based welfare system. This paper argues that housing policy is closely linked to the ideological and institutional transitions in China. It serves as an instrument to fulfill the comprehensive economic and social goals. It has been shaped by, but is also shaping the institutional context.

Social Interaction In Urban Residential Developments: Examining The Relations Between The Design Of Communal And Service Spaces And Social Interaction Between Residents In Urban Residential Developments In Scotland

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During the last decades the emergence of various social problems within the urban neighbourhoods, has called for further research about the relation between the design and social sustainability of urban residential developments. Given the increasing diversity in demography of urban neighbourhoods across the UK, social interaction is a critical factor in creating a sense of community and preventing social problems such as segregation and crime. So far, many studies in the field of urban design and planning have explored the relationship between social interaction and built environment in the scale of a neighbourhood. However, an extensive review of urban sociology literature has suggested that due to the changes in patterns of social interaction, it is time to shift the scale of studies from neighbourhood to building scale. Focusing on the communal and service spaces where social interaction occurs as a passive outcome of service related activities such as walking up on stairs and using communal laundry room, this research aims to establish if and how the design of urban residential developments can facilitate social interaction between residents in Scotland. Based on the literature review, seven design qualities of communal spaces have been identified which can affect the social interaction between residents namely Visual Connectivity and Visibility, Physical Proximity and Accessibility, Privacy, Visual Attractiveness and Character, Variety and Inclusiveness, Density and Flexibility and Affordance. The research will empirically investigate the relations between the physical features creating these design qualities and social interaction indexes within ten selected urban housing developments of three Scottish cities. The proposed data collection method includes site survey checklists, household questionnaires and semi-structure interviews with residents. Statistical analysis of the gathered data using Multiple Regression Analysis method will examine the correlations between variables while the spatial analysis of the data using GIS Maps will reveal the spatial patterns of social interaction. The result will be a validated list of relations and patterns which can help designers and housing providers to calibrate the design of future urban residential developments to facilitate social interaction between residents.

Tenant-Owned Cooperative Housing In Distressed Neighbourhoods – Housing Career Opportunities Or Risk For Lock-In Effects? A Study Of Ethnically Selective Moves In Stockholm, Sweden

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For the past two decades the housing market in Stockholm, Sweden, has changed dramatically. This is due to deregulation trends in rental market and widespread conversions of rental apartments to tenant owned cooperative housing. The production of new housing units has also seen a steep increase in tenant owned cooperative housing while the production of apartments in the rental segment has decreased. This paper tries to explore the selective migration to and from disadvantaged neighborhoods in the light of these changes. The selectiveness is discussed through a longitudinal analysis of Swedish register data with a special emphasis on the role of tenant owned cooperative housing in disadvantaged neighborhoods. The main research questions addressed is: Is there evidence that tenant owned cooperative housing in disadvantaged areas promote housing career for people moving within the Stockholm region? Are there signs of lock-in effects instead? The descriptive data suggests that individuals with at least one parent born abroad are more likely to move within the same types of neighborhood i.e. poor and/or scarcely populated

by the Swedish-born majority, while Sweden-born move towards less poor areas. The longitudinal perspective suggest that swedes move towards wealthier areas in greater numbers in 2006-2008 compared to the earlier period studied, 2000-2002. This is less visible in cooperative and owner occupied housing compared to rental housing, although there are similar patterns. To some extent this might be explained by the higher migration frequency in cooperative housing in the latter period 2006-2008. Logistic regressions are carried out to test the hypothesis that there is a selective migration in both the rental and cooperative sector. The method is also used to investigate if tenant owned cooperative housing in disadvantaged neighborhood might decrease the ethnic and socio-economic selectiveness of intra-urban migration moves. The data used is a subset of the longitudinal database PLACE located at the Department of Social and Economic Geography at Uppsala University, Sweden.

Breaking Down Barriers To Achieve UK Domestic Energy Efficient Retrofit At Scale; Lessons To Be Learnt From The German Policy Landscape.

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With the residential sector forming 27% of the UK's Carbon dioxide emissions, the UK government policy is driving the domestic sector energy efficiency agenda to attain the desired reductions in these emissions. In an unprecedented move within the UK, private industry has been enlisted with the task of financing, delivering and managing the present domestic energy efficiency policy; the Green Deal. This policy requires the energy efficiency retrofit sector (EERS) to increase capacity and deliver efficiency improvements to the UK's existing housing stock, at a large scale. The rate at which this capacity expansion is needed is beyond natural industrial growth, and therefore policy interventions are required. This paper provides a review of the present policy landscape in relation to addressing the need for EERS expansion and uses Germany as a comparative exemplar for being widely acknowledged to have a successful domestic energy efficiency delivery strategy, in the CO2-Building Rehabilitation Programme (CBRP). The policy tools evaluated herein cover carrot, stick and tambourine tools, or incentive, regulatory and information provision based devices. This paper details the reasoning behind present policy considerations designed to increase EERS capacity within the Green Deal and highlight the changes that can be considered when compared with the German policy landscape. The implications of altering the present policy structure are evaluated; in terms of barriers inherent to EERS market expansion and also barriers encountered by businesses trying to enter the sector. The findings of this review suggests that EERS expansion may be most successful if policy mechanisms are designed more holistically, focussing on regulatory, incentive and information based tools. Both UK and German case studies show single strategy policies have their disadvantages and back the notion that policies must address numerous barriers simultaneously whilst complimenting other mechanisms is paramount. Furthermore, a move away from policies focussing on marginal financial incentives, such as the Green Deal pay as you save loan structure, to a wider consideration of how differing policy tools interact and affect supply chains stakeholders and consumers, would enable an increased affectivity in boosting EERS activity.

Great Expectations: Young People, Citizenship And Housing Responses To Youth Homelessness In Australia

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This paper provides an Australian focus on what is a global issue by paying specific attention to the recent Australian Federal Social Inclusion Agenda that influenced the expansion of Youth Housing Models (YHMs) in Australia over the past decade. Increasingly, responses to youth homelessness are going beyond housing to also include support for education and employment. While in the United Kingdom and parts of Europe this has led to the growth of the Foyer model, YHMs are a new breed of housing response developed to meet the needs of the Australian political, welfare and geographical environment. Yet, despite YHMs increasing role in responding to youth homelessness, there is still limited research on their efficacy and the way that YHMs intersect with young people's experiences of citizenship. In this paper, the findings of a three year PhD study are presented. The study included interviews with 32 young people housed across five different YHMs in Australia and provides an analysis of young people's perspective of the way YHMs reinforce or diminish notions of citizenship that are solely based on economic independence. Informed by the analysis, a range of recommendations are then outlined for the role that YHMs may play in providing a socially just response to young people who experience homelessness.

Digital Space And The Homeless City: Legal Encounters And Negotiations

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For homeless people law and legality is constantly in view. Journeys through the homeless city are punctuated by tactical negotiations of the various legal arrangements of regulation, power and control that are written into the architectural and institutional landscape (Cloke et al, 2010). Drawing on contemporary legal consciousness scholarship within socio-legal studies (Ewick and Silbey, 1998; Berti, 2010), this paper will explore how the negotiation of different urban spaces can give rise to contingent and inherently complex perceptions and understandings towards the law. This paper will then go on to explore digital space as a particular arrangement that must be negotiated by homeless people, yet has received relatively little attention within the literature. In recent years the use of technology to provide advice and other legal services has exploded around the world (Smith and Paterson, 2014). However, at present little is known about the receptivity, deterrents and successes of different forms of advice and information provision, particularly with regard to homeless people. Studies in the US reveal that homeless people do in fact actively use technology in their day-to-day lives so as to secure resources, social connections, and for the purpose of survival (e.g. Roberson and Nardi, 2010; Eyrych-Garg, 2010). However, research exploring homeless people's engagement with technology within the UK context - particularly in relation to advice and information - is at present distinctly lacking. The paper then turns to the lived experience of particular homeless individuals, drawing on material gathered during observations carried out at local homelessness organisations in Bristol, UK as part of my ongoing PhD project. Focus is placed upon the socio-technical practices homeless people use to access and share advice, and how these are affected by the socio-cultural and material contexts particular to these organisational spaces. The paper concludes with a discussion of how negotiations within digital space can contribute to shifting understandings and experiences of homeless people as they navigate complex and changing legal boundaries.

Understanding The Influence Of Occupants' Behaviour On The Hygrothermal Performance Of Insulated Solid Walls In Traditional Housing

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Residential buildings in the UK consume around 28% of total final energy use. Therefore, in order to achieve the CO₂ and fuel poverty reduction targets set by the Scottish government, it will be necessary to improve the energy efficiency of the existing housing stock. This research explores the improvement of the envelope's performance in traditionally constructed buildings (which represent 20% of the total stock) so as to reduce the space heating energy demand. Current studies show a great level of uncertainty regarding the long term effects of energy retrofit on moisture migration in traditional fabrics. Evaluation of risks, prior to any alteration on building's physics, is critical to avoid any future damage on the envelope's performance or occupants' health and well being. Moisture dynamics in buildings' envelopes are affected by the geometry of the enclosure, material properties and external and internal boundary conditions. Within the internal boundary there are several user related factors determining the environmental conditions like hours of heating use, number of rooms heated, temperature settings, ventilation patterns or cooking and dry clothing habits. However, due to the difficulty to obtain and model this information, internal climate is often neglected or extremely simplified. This research will explore the influence of user's behaviour on the risk of condensation in solid walls in order to predict the actual effects of retrofit measures. Specifically, it will focus on the users' influence on the hygrothermal performance of granite solid walls in Scottish tenement buildings after the insulation of the cavity between inner face of the masonry and the original lining. This research project intends to use Heat, Air and Moisture (HAM) numerical simulation to examine the impact of different behavioural patterns on the insulated walls. These patterns will be previously identified and analysed by means of long term environmental monitoring and occupants' in-depth interviews. The results of this research may be used to advice owners and practitioners about the feasibility of different retrofit measures and the behavioural aspects that need to be monitored after its implementation.

Considering Method In Housing Research: The Value Of Ethnography

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The relationship between homelessness and substance use has been described as 'mutually reinforcing' and 'complex' (Neale, 2001) and young homeless people have been found to demonstrate higher levels of substance use (particularly illicit drug use) compared with older homeless people (Kershaw & Singleton, 2000 cited in Pleace, 2008). Youth literature typically focuses on the recreational use of alcohol and drugs whereas discussions of substance use within homelessness research tend to concentrate on problematic use. It appears that despite the substance use of young homeless people being a particularly complex issue, existing research is narrowly focused and often the analysis is overly simplistic. Therefore this PhD explores the meanings and contexts of substance use among young people who are homeless in order to shed light on the complexities within the relationships of these mutually reinforcing phenomena. An ethnographic approach was taken involving extensive fieldwork over a 7-month period in a homeless hostel for individuals aged 16 - 21 years old. These individuals found themselves in a state of transition as they were waiting for suitable longer-term housing to become available. This paper will detail the methodology used in this thesis and explain how ethnography can be used to investigate the complexities of everyday life within the context of youth homelessness. References Neale, J., (2001) Homelessness amongst Drug Users: A Double Jeopardy Explored, International Journal of Drug Policy. Vol. 12, pp. 353 -

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Selling Or Leasing? Land Policy Compared In Four Finnish Municipalities

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Two important changes have occurred in Finnish land development since the 1990s. Firstly, state real-estate ownership and management was taken care of by a central bureaucracy called the National Board of Public Building (NBPB) until the mid-1990s. The NBPB was closed down and its functions were decentralized to two state-owned companies. The state real-estate companies are under the Ministry of Finance and have since their establishment practiced entrepreneurial real-estate policy seeking to maximize market rent. This policy has led to conflicts with the tenants using state real-estate and municipalities wanting to buy state land as raw land for housing. Secondly, the new planning and construction law in 2000 made planning and development contracts legal. Traditionally in Finland municipalities have planned and developers built according to the plan. This institutional arrangement has been changed by the new law. What does this shift towards a more market oriented view of land as a commodity mean for housing in Finland? As it stands there is a great gap in research on the question of housing since the above changes and developments have taken place. Instead, housing has been investigated in the contexts of e.g. consumer research, neighborhood effects research, housing preferences and segregation. This article begins to fill the gap in macro-level research and casts a fresh look on the topic of housing in Finland in light of land development. Research material consists of ten expert interviews. The interviewees are from six different municipalities in Finland and either work in city or municipal administrations or are professionals from different fields of expertise on the topic. The interviews investigate how and for what purposes land is being allocated by municipalities, what differences there are between how municipalities acting under the same legislation do this - for example whether land is sold or rented out to private developers - what alternatives there are and if we can see nation-wide trends as to the policies behind how land is acquired, allocated and managed and finally how all this affects the type of housing municipalities offer. Data analysis is still on-going but findings will be presented at ENHR2014.

Social Housing Made By Private Property Developers In France, In Ile-De-France: What Change For The Architectural And Social Forms? Production Of Public Housing By Private Developers Using Sale Off-Plan", Known In France As "VEFA" (Vente En Etat Futur D '

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Social Housing made by private property developers in France, near Paris: what change for the architectural and social forms? Housing is one of the major components of city making; it is at the same time a social tool and a political stake. In France, social housing, built with public subventions, represents 17% of the principal residences. Facing the issue of urban segregation and social dynamics of reorganization, it is one of today's major stakes (Bacqué et Lévy, 2009). The French political will to increase the social housing park has led social housing landlords to diversify their operational processes. One of these new processes is buying apartments on future completion" (VEFA) to private real estate developers involved in large scale operations, thus overthrowing the historical separations between the social and the private sector in housing production. (Pollard, 2007). This new way of producing social housing reactivates questions about

the commoditization of the housing (Topalov, 1987). Can this new production process be interpreted as an observatory of the paradigm shift in the city making with consequences on actors' strategies, on architectural forms and on social organization? This research in progress proposes to observe the mechanisms through which public and private actors work to increase the production of social housing: processes, role and strategies of the different actors: public landlords, private developers and local politics. In France, during the last decades, public and private commands have been quality connoted in terms of art-house building vs. commercial product (Nivet, 2006). That is why the construction by the private sector of public social housing can rise questions as for the quality of the realized architecture. Social effects of this production process that creates mixed-income housing at building scale can be observed on three levels: impact on the social dynamics of the environment's reorganization, relations between social housing tenants and managers and, finally, relations between inhabitants of different status (social housing or private sector tenants and owner occupier). The corpus of investigated operations will be determined by a statistic and cartographic analysis of the regional databases on social housing construction in Ile-de-France."

"How It All Happened" – Narratives On Rental Housing Policy In Finland

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Finnish housing policy has been described as having a marginal position compared to other policy fields. It has also been criticized for imprudentness. Finnish housing policy went through major changes in the 1990s and focus of housing policy changed from construction and management to retrenchment of state involvement. Especially noteworthy in European context was the complete deregulation of private rental housing market. Removal of rent regulation system was not a political pushover but it caused a lot of debate. Nevertheless when current rental housing shortage is discussed in Finland today, rent regulation is not considered as usable housing policy tool. Deregulation of rental market took three different steps in 1990-1995 ending up in complete removal of rent regulation system that had been in effect more or less since Second World War. I have collected interviews from politicians and civil servants who took part in preparations of legislative proposals and political negotiations on rental market issues. Interviews were made in 2013-2014. I have asked the interviewees to describe their views on housing policy and deregulation process of rental market in the 1990s. I approach these interviews from social constructive and narrative (in a broad sense) perspective. My starting point is that my interviewees produce narratives that are contemporary description of housing policy in the 1990s. I am interested in how these narratives describe the deregulation process and how modern-day perspective molds them. The deregulation process took place in certain social context - in certain time and place with certain political actors and power relationships, but the interviews are also attached to present-day social context. The interviewees give meaning to housing policy actions and rent regulation removal and build narratives on how it all happened". The narratives that the interviewees produce aim at explaining and understanding choices and actions of the past rental housing policy. In my paper I am going to compare different narratives that my interviewees produce on rent regulation process and rental housing policy in general. "

Housing Policy As Social Policy For Non-Marketable Groups - Processes Of Exclusion In Urban Regions And How Recipients Of Social Work Cope With That

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Transformations of the housing markets and the housing policy in Germany (social and ethical segregation is rising in the bigger cities like Hamburg, Cologne and Berlin, strong diversification of the housing markets, the markets do often not fulfill the requirements of a pluralistic society, the stronger commodification of housing markets strengthen the position of new stakeholder like investment firms and gentrification processes) cause the exclusion of specific groups which are not marketable like migrants, debt-ridden people, extended families, jobless people or people in a precarious job situation. The German housing policy deregulated and transformed the social political function of their instruments, so that no longer constitutive parts of society profit from the fundings (for example the funding for public housing), but specific groups which are not able to care for housing on their own (Heinelt / Egner 2006). Views and theoretical references: With a critical perspective on everyday life (Pilgram / Steinert 2003) the project looks into the local context of living (Harth et al. 2012) and examines related to everyday life choices (Projektgruppe „Alltägliche Lebensführung 1995) how people cope (Böhnisch / Schröer 2013) with deprived housing situations and apartment search. The project provides a community study of Cologne and follows the concept of critical urbanism (Häußermann / Siebel 2004). Questions: How do people and the community cope with the social protection of housing? What are their strategies? How do they organize their apartment search in the strained housing markets? What kinds of problems do they have? How do the market conditions reproduce specific and new models of life choices? Methods: The methodological sampling includes qualitative interviews (Grounded Theory) and ego-centered network analysis with people who overcame a deprived housing situation and the apartment search in tight housing markets. The project started in June 2013, so that there are no data results at this time."

Urban Regeneration And Neighbourhood Change In The Chinese City Of Shenyang

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This paper is about urban regeneration and neighbourhood change in the Chinese city of Shenyang, one of the transitional urban areas of Northeast China. Shenyang is an old industrial city, and the political, economic, transportation and cultural centre of Northeast China. The city is also known as 'the Ruhr of the East' and 'the Eldest Son of the Republic' due to its contributions to the economy of China. However, since the implementation of the state's open-door policy and economic reforms in 1978, Shenyang has been experiencing many urban, economic, social and environmental problems, resulting from the adjustment process to the market economy. Especially urban industrial areas with state-owned enterprises and danwei" (worker) communities, became deprived areas. In 2003, the national central government launched the "Northeast China Revitalization Programme"(NCRP), which started the city's most comprehensive and large-scale urban regeneration process, involving the redevelopment of the old inner city, the demolition of workers' villages and old neighbourhoods, the establishment of new industrial zones and the emergence of new housing types. There is a large body of literature on urban regeneration in Western countries. However, there is little research on the relationship between urban regeneration and neighbourhood change in old Chinese industrial cities such as Shenyang. This paper will investigate the evolution of urban (re)development plans, approaches, driving forces and main actors in Shenyang in four periods: before 1949, 1949-1978, 1979 -2002 and 2003 to the present. The approaches to urban regeneration will be compared with what happened in other Chinese cities. The paper will end with some questions for future

research, mainly focussing on socio-spatial effects of regeneration. This literature based paper will contribute to a deeper understanding of Chinese urban regeneration processes and their effects on neighbourhoods in different contexts."

The Use Of Place Attachment Concepts In Gentrification Research

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This paper suggests that a re-invigoration of the debate about displacement as a contested outcome of gentrification is possible, using techniques drawn from place attachment research. It has proved difficult to demonstrate the mechanism by which households become displaced from gentrifying areas. It is simpler to consider displacement in aggregate, rather than on an individual level. In part, this is because it is hard to trace and interview those that have left. By studying in situ households' attempts to cope with gentrification however, the factors they take account of when they decide to go or stay, can be shown. Concepts drawn from place attachment research can be used, to help understand their motivation. A research project in the Scottish local authority area of East Lothian demonstrates how place attachment theories offer additional tools to understand displacement processes. East Lothian is a 'pressured area,' as defined by the Scottish government, one of the first Scottish local authorities to have the 'Right to Buy' council houses suspended because of lack of affordable housing. Displacement resistance was very high amongst a set of households struggling to cope with rising housing costs in this area. Conventional explanations for wanting to remain, such as the value of family support, employment needs or the high transactional costs of moving did not seem sufficient to explain the households' resistance to leaving, in every case. There seemed to be a very high level of attachment to the town or neighbourhood in which the participants lived. Emotional ties were a powerful influence on their decision to remain, even in the face of poor housing conditions and prospects. Place attachment concepts offered a means of understanding why this was so. Sometimes described as 'an affective bond' between people and their locales, place attachment encompasses ideas such as social capital, sense of security, amenity and emotional involvement. Place attachment research is often conducted from a positivist viewpoint however, that may assume an essential 'truth' about attachment can be known. In using place attachment ideas and theories to study displacement, researchers from a relativist viewpoint do have to consider whether and to what extent these concepts can be reconciled with their own epistemological and ontological positions.

How Close To Home? Legal Responses To The 'Bedroom Tax' Set Against The Experiences Of Tenants

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The Coalition Government's welfare reforms have begun to bite. The Department for Work and Pensions' 'removal of the spare room subsidy' - known by almost everyone else as the 'bedroom tax' - has brought insecurity to thousands of tenants in social housing and demonstrates how the home continues to be cast as a space ripe for policy intervention. The backlash from the housing profession against the reforms has been joined by a legal one, resulting in a series of challenges being heard by the Courts and Tribunals on the basis and implementation of the policy. The importance of how the law deals with these instances of the home being set into 'sharp relief' and the accuracy of its assumptions are well established in the case of owner-occupiers (Fox, 2007), but far less attention has been given to those in social housing. This paper attempts to address this by setting the concept of home manifested in the judgments by the Courts in response to the policy, against the lived experience of those currently affected by the 'bedroom tax.' The

data analysed stems from the first wave of a longitudinal qualitative study of approximately 50 tenants currently paying the penalty.

Changing Financial Returns From House Buying: A Comparison Of Different Buyers And Regions Since 1975

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It is the aim of this research to explore the differential financial payoffs of house buying decisions overtime (from 1975) among different groups of homebuyers and in different regional locations in the UK taking into account points in the housing market cycle and mobility through the family life cycle. It will also consider variability in rental values, maintenance costs, deposit levels/gearing, mortgage interest rates, length of stay before moving and changing tax regulations. In this way the research will examine returns in different segments of the housing market to deepen our understanding of its dynamics. The research will also explore the impact of key variables such as interest rates, LTV ratio, year of purchase (timing), holding periods and rental value. The analysis will be based on a discounted cash flow financial model. The cash inflows will include the cost of renting as an opportunity cost of buying, capital gains and any tax benefits existed during the holding period. The cash outflows will encompass down payments, mortgage payments (assuming variable-rate loans and reflecting the changes in mortgage interest rates over the holding period), transaction costs (including agency fees, stamp duty and capital gain tax) and maintenance costs (accounting for the rate of inflation).

Real Estate Development And Housing Design In France 2000-2014

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In the past 15 years, French real estate developers have become increasingly visible as key operators in the contemporary city. As public operators limit their scope of intervention, they can be credited for more than half of the yearly production of new housing in France (PRANDI 2010). Public policies through first buyer solvency programs, fiscal incentives and new social housing procurement processes seem to acknowledge private development as principal vehicle for housing production. The real estate development business model, based on capital rotation rates of 4-5 years, leverage funding and off-plan sales to small buyers, looks stable. But recent developments suggest the industry has entered a new era. Several buyouts and reorganizations had the effect of concentrating more than 76% of the business volume in the hands of 5% of the total number of structures (POLLARD 2007, PRANDI 2010). Big groups diversify their activities: in-house real estate agencies, asset and property management. The real estate culture has also evolved, adding to the existing legal, technical and business literacy the tools and tongue of the globalized finance industry (NAPPI-CHOULET 2013). Fighting a reputation of harsh businessmen, professional organizations promote the industry ever more widely, sporting a social and ecological ethos. They now publicly finance research and involve in education programs. These evolutions go with observed changes in location, type and scale of the housing units produced as well as in built form. The architecture of some of the new developments has shifted from reassuring regional pastiches to green modern", thus blurring long-established limits between private and public housing programs (ELEB, SIMON 2013). Grouping of small scale residences and the shrinking of surfaces seem to go with procurement innovations ("macro-lots") (LUCAN 2012) but also with risk and solvency assessments. Despite its globalized culture, is contemporary French real estate producing specific forms of housing? Are there any significant changes in the design and building process? While sharing first results of the ongoing research, the paper will attempt to describe how the real estate

development process interacts with the design process, leading to recurring architectural features. It will draw on the study of off-plan housing designs, on the testimonies of the actors involved as well as on real-estate handbooks and educational programs."

Rethinking Domicide: Governmentality, Austerity, And The Impact Of Coalition Housing Policy In London.

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My research focuses on the impact of recent coalition housing policies on London's urban poor, through a theoretical lens that explores and extends the notion of domicile, first outlined by Porteous and Smith in their seminal work (2001). My paper will assess the domicidal impact of austerity-focused coalition housing policies through a focus on two policies in particular; the criminalisation of squatting (Section 144 of the Legal Aid, Sentencing and Punishing of Offenders Act 2012), and the under-occupation penalty, or 'bedroom tax'. This paper will develop the notion of domicile, extending its current emphasis on the visible physical destruction or displacement of home, to consider the ways in which domicidal activity is able to occur through more subtly entrenched modes of governmentality, particularly in relation to a continuing post-Thatcherite public rhetoric of homeownership-as-aspirational. Using Section 144 and the bedroom tax as case studies, this paper will explore how such domicidal policies facilitate the unmaking of the homespace for the urban poor, and how these acts exist as part of wider concerns regarding the governmentalities of 'social cleansing' within London. A comparative approach will also be taken, whereby the differing justifications of, and resistances to, Section 144 and the bedroom tax in government and media rhetoric will be explored. I will conduct an analysis of the contrasting languages and emotive frameworks used to represent both policies, highlighting the ways in which squatters and social tenants are figured respectively in the public psyche.

Grey Matters: The Boundaries Of Open Space In The Housing Settlements

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In the urban context; the characters of private, semi-private and public spaces tend to change for residential circles in the recent years. Due to new socio-economical layers and demographic patterns; different user profiles and living trends arise in the societies. Thus; the understanding of semi-private spaces –that named as “grey matters” by the author- in the housing settlements shift with respect to changing expectancies, social interactions and urban patterns. This paper aims to seek for the character of private, semi-private and public spaces in the housing settlements for the building, settlement and urban scales. In addition; contemporary constitution of the dwelling regarding its ‘new user’ is explored. The shifting definitions of such semi-private spaces are put forward; while a perspective towards the changing user profiles of housing is considered. The notions of identity and sense of attachment can be linked to the interactions within the neighbourhood; as such interactions occur in the open spaces of the dwelling; regarding the open spaces in the settlements as the main focus of on-going PhD work of the author.
Keywords- Housing settlements, open-space character, new living trends

Priced Out? Multivariate Analysis Of The Drivers For The Growth Of Private Renting In England

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After a century of decline, the private rented sector in England grew rapidly from around 2001 onwards. The most common explanation is that potential owner occupiers have been 'priced out' and remained private renters. However, it is clear that no single driver is responsible for the growth of private renting and there is evidence that a range of political, social and economic drivers have been involved. This paper provides multivariate analysis of social and economic drivers using data from the 2001 and 2011 censuses, supplemented by other official statistics. Initial analysis identified potential economic and social drivers including house prices, the labour market and demographic changes. It also highlighted the geographic variation in the growth of private renting. Multivariate analysis was then undertaken to investigate the geographic variation in the growth of the private rented sector at local authority level. The results of this analysis suggest that the growth of the private renting is strongly associated with a range of economic and social variables. This analysis investigates the 'priced out' effect by providing evidence of the relative importance of different drivers and how they might interact. It suggests that house prices have interacted with population growth and the labour market.

Can Housing Policy Lead To Improved School And Pupil Outcomes In Glasgow?

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Educational attainment impacts on many outcomes, including health, well-being, life expectancy and earnings. However, there are differences between the educational attainment of those from affluent backgrounds and those from less affluent backgrounds, with those from poorer backgrounds doing less well. There is debate as to whether educational achievement is primarily a reflection of pupil backgrounds, or whether it is a reflection of residential conditions and social mix; socio economic mix of school intake; or policies and practices within schools. There are different theories as to the extent to which schools can make a difference to individual pupil outcomes, or whether the socio demographic mix of the school is the key. Evidence has been found for both theories, with researchers tending to agree that although between 8-15% of the difference in attainment is down to school policies and practices, or what are termed school effects, students also benefit in educational attainment terms from being in a school with a high socio economic status intake. There are also small effects of neighbourhood context on pupil outcomes, with researchers finding that in terms of development and education, high neighbourhood socio economic status has been associated with adolescent achievement, completing high school, attending college, years of schooling, and educational aspiration. Glasgow has been the centre of regeneration efforts, with one of the objectives of regeneration being to make areas more mixed in terms of housing tenure and incomes, reflecting the understanding that concentrations of deprivation are detrimental to residents' wellbeing. This work will look at how regeneration in Glasgow, specifically the creation of mixed tenure areas, has changed neighbourhood and school profiles and will explore the impact of any changes on pupil attainment. The study design will be in three parts: catchment area profiling; modelling of school and neighbourhood effects on individual pupil outcomes; and an exploration of the views of pupils within schools with a changing intake mix. At present, a review of the literature and evidence around the themes is being undertaken. From this, specific research questions will be developed which will allow for the creation of a plan for the analysis of the data. Pupil data for Glasgow is being organised for analysis. Local level census data for neighbourhoods in Glasgow will be assembled soon.

Still Hoping For Change: The Limits Of Mixed Financing In San Francisco's Hunters View, 2005 - 2013

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Since the inception of the HOPE VI program and related housing policy reforms of the 1990s, local public housing authorities (PHAs) in the US have relied on mixed financing structures to fund public housing redevelopment. Mixed financing policies enable PHAs and/or developers to leverage public housing resources for the purpose of redeveloping public housing. These efforts assume that the act of redevelopment will generate positive economic and social outcomes for both public housing residents and the surrounding community by enticing private sector investment, increasing property values, and decreasing local concentrations of poor households. In this model, the market is both the mechanism for change and the anticipated outcome. Hope SF is a local initiative in San Francisco that is attempting to redevelop eight severely distressed public housing communities using mixed financing strategies. Using this initiative as a case study, this paper considers the limits of mixed financing to leverage the private market in order to accomplish public benefits. The study finds that even in a city with a strong housing market and a political environment that supports the production of affordable housing, there are limits to what mixed financing can accomplish. In the case of San Francisco, developers were unable to secure funding for the construction of market-rate units, undermining the economic and social goals of the redevelopment project and raising questions about the limitations of market-based policy for achieving desired social outcomes. The article concludes with a discussion of the implications of these findings for future efforts to redevelop public housing.

Informal Housing Transformation In Istanbul After 2000's With Globalization

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One of the major transformations caused by the industrial revolution, technological developments and globalization is undoubtedly acceleration of urbanization process. Globalization in particular is one of the major factors that trigger this transformation. In this context, globalization is compared to a multi-dimensional transformation projects. The role of third world megacities in socio-economic and cultural geography is highly important due to spatial economy in world. On the other hand, in the framework of a global world, the restructuring process that the third world economies enter have found reflection in the practice of urban and architectural development. Third world metropolises have become almost show stage of growth, development, and demonstration. The changes observed in residential architecture after 2000, while focusing on the character of the city of Istanbul in third-world identity, economic and socio-cultural data will attempt to read. In Istanbul, it is a fact that the urban development accepting the superiority of economy and supporting investment in the central business area is quite changed with the development of the service sector. With unplanned population growth observed in urban scale, different life styles and forms have emerged within the same city. Entrepreneur plans and projects produced in the housing sector is an important phenomenon encountered in developing countries, especially in Istanbul. At first urban rents at the hands of small entrepreneurs has been replaced by the interest of large capital in recent years. After the period apartment living seen as a symbol of life of luxury, especially for some rising living standards, proposing to impose an ideal home conception, homogeneous and elite life in sites far from the city close to nature seem to gain importance. So, the aim of this paper is examining transformation forms of housing development in Istanbul with the help of economic, social and cultural parameters.

The Sheltered Independent Living Atlas, Cocreating A Decision-Making Tool With The Professional Field.

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Background: Housing for the elderly in the Netherlands is changing constantly. Residents of care homes are housed in Assisted Living Facilities (ALFs), or more preferably, in areas with integrated neighbourhood services. The goal: Sheltered Independent Living. The physical scale of Sheltered Independent Living and its effect on social quality of housing have not been explored. Initiators decide on the basis of previous experiences, intuition and good intentions, guided by policy and focused on exploitation, but almost without any scientific basis. The PhD research: “De Wenselijke Schaal, fysieke schaalgrootte en sociale kwaliteit van wonen in woonzorgcomplexen” provides insight into the effect of physical scale on the social quality of housing. It consists of a desk study of 265 projects and a case study of 24 projects. The aim is to contribute to a more informed and evidence-based assessment among initiators. Conclusions and recommendations: The conclusions and recommendations for each variable studied provides explicit boundaries. The main conclusion is: there are limiting factors of the physical scale towards the social quality of housing in Sheltered Independent Living, directly and indirectly through group mix and facility level.

On decision-making the recommendations concern a more explicit role of director as a municipality in respect of Sheltered Independent Living; provide residents in the initiation phase a participatory role, as well as an initiating role; use the basic recipe for sheltered independent housing and make additional choices for portfolio diversification, and finally: develop the concept Sheltered Independent Living Atlas with the professional field into a hard copy and online decision-making tool.

In the spring of 2014 the Sheltered Independent Living Atlas will be developed with the professional field and, for upcoming professionals, with the educational field commissioned by the Centre of Expertise Social Transition for Rural Areas of the HAN University of Applied Sciences. On the ENHR 2014 the early results could be presented for and reviewed by the academic field.

Gated Communities In Istanbul: Blurring Boundaries Between Different Realms

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This paper explores the use of space inside gated communities regarded as problem-free developments which strengthen the segregation between inside and outside, private and public and safe and unsafe, by erecting borders and walls. Instead, this paper argues that gated communities lead to conflicts over the use, ownership of and access to space. For this purpose, it examines two gated communities in Istanbul and uses the data based on semi-structured in-depth interviews with residents living in the two communities and several professionals who were familiar with the two case studies and the real estate sector of Istanbul. It will focus on three aspects of gated communities: the use of common spaces and facilities; the use of domestic spaces and the use of borders (walls, fences). The data suggests that gated communities are not fixed, ideal and unchanging spaces, but processual spaces leading to conflict through continuous boundary-making and blur the boundaries between access to and ownership of space; public and private and inside and outside.

Rawls's Difference Principle: A Test For Social Justice In Contemporary Social Policy

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This paper is based on my ongoing PhD research which explores how to modify John Rawls' theory of justice to create a test for social justice in contemporary social policy. Within my research I am using the Housing (Wales) Bill as a case study to test my theoretical position. The aim of this research is two-fold; to create a Rawlsian policy test, and to explore the Housing (Wales) Bill in terms of commitments to social justice. The paper will reflect this applied philosophy approach by outlining the parallel strands of thought on distributive justice and contemporary policy. First, I will outline my theoretical position in creating this policy test. This will involve an exposition of Rawls' theory, my use of the Capabilities Approach as a means of modifying this, and an overview of a contractarian structure used to create the final iteration of the test. In this formation, I argue that the role of social policy is to promote social justice within society, especially for those who can be identified as the worst off. The metric I use is that of effective agency, rather than a welfare resource approach, which demands that individuals can make actual choices about how they wish to live their lives. Finally, I take a negative approach within the test. The test does not therefore set thresholds of provision, or outline goods that the state should provide. Instead, it proposes a way of testing whether social policy delivers the necessary, but not sufficient conditions, for a reasonable human life. Second, I will outline the policy context of how, and why, this test is to be applied. This will involve a broad overview of housing policy in Wales from the devolved context. The Welsh Government acquired primary legislative powers over housing in 2011 and this is therefore their first Housing Bill. The Bill is currently going through scrutiny stages in the National Assembly, and I am currently collecting data through stakeholder interviews on the Bill and social justice. The Welsh Government constantly commit themselves to social justice within their rhetoric and therefore I suggest that an exploration of their forthcoming Housing Bill, with a focus on homelessness provision, is an appropriate method of investigating both these commitments, and my formulated test for social justice. My research already shows a mismatch between the intentions for the Bill in the White Paper and those commitments included in the Bill in terms of social justice.

Homemaking By Single Person Households In The Northern Part Of The Netherlands

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Working Paper, No Co-Authors

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For over 30 years, the concept of home has been a popular, yet contested subject of research for scholars from different disciplines, e.g. architecture, philosophy, sociology, psychology and cultural studies. In line with this multifaceted, interesting subject, quite some studies have been devoted to the subject of homemaking. However, when reviewing the literature on home and homemaking, a great deal of scholars seems to have overlooked to date the home situation, and thus the homemaking activities and practices of single person households, or so called 'solo livers' (Haunstrup Christensen, 2009). This is remarkable because the number of single person households is increasing worldwide, as different recent studies show (a.o. Jamieson & Simpson 2013, Klinenberg 2012, Palmer 2006, Chandler, 2004). The aim of this working paper - which is part of a PhD proposal in progression - is to address the homemaking process from the perspective of solo living people in different geographical settings. An underlying assumption is that by focusing on the homemaking of solo living people, i.e. on the individual level, this typical human phenomenon can be studied in its 'purest form'. In their well-documented paper on homemaking in low-cost areas, Aziz and Ahmad (2012) connect the concepts of appropriation, attachment and identity as

homemaking mechanisms, through which residents strive to achieve satisfaction and turn the surrounding area into their home. Aziz & Ahmad seek to identify specific behavioral components, called 'attributes', that belong to these three different concepts, in which they make a distinction between physical and social attributes. This working paper takes the transactional model of Aziz Ahmad as a starting point for a pilot study to be conducted amongst a small group of solo living women and men in the northern part of the Netherlands. Keywords: home, homemaking, solo livers, appropriation, attachment, identity.

Homeownership And Welfare In The South And Southeastern European Context

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This paper focuses on the relationship between Homeownership and Welfare provision. Despite the fact Homeownership has gradually come to be the prevalent tenure across Europe, significant cross-country differences exist not only in the tenure per se but in the wider Housing System on which it is integrated. Moreover, Homeownership has unique societal meanings and politico-economical repercussions stemming from its 'dual identity' both as an investment vehicle (asset) and a Service (accommodation). Varied characteristics have also to do with different socio-political historical paths leading to Homeownership and distinct 'Social Contracts'. Starting with establishing the causal links between Welfare Systems and Housing, the paper moves to examining Homeownership meanings, causes and repercussions. Relevant issues are also analyzed via the alternative Varieties of Residential Capitalism thesis. Through a comparative approach Bulgaria and Greece are being selected and assessed as two neighbouring countries belonging to different groups but historically characterized by significantly high rates of Homeownership linked to disparate socio-political paths. Lastly, the impact of globalization and EU integration forces on Housing are taken into account. The present analysis shows that Homeownership is in fact a welfare double-edged sword much demanding of the State to explicitly exhibit advanced policy and management skills in order to avoid extreme Housing and Welfare outcomes. Key Words: Homeownership, Comparative Housing Research, Housing Policy, Varieties of Residential Capitalism, Southern Europe, Southeastern Europe, Post-socialist, transition

Improving And Extending The Dutch House Price Model

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The housing market in the Netherlands is quite a specific case when compared with markets such as the US, where the market is highly liberalized. Indeed, rigorous regulation and strong government intervention are the most distinguish feature of the Dutch housing market. The previous OTB house price model is established on the basis of affordability in the sense of maximum borrowing capacity. With the intention to better explain historical price movement and to forecast the future price, this research project focuses on improving and extending the OTB house price model. For instance, we're interested in the long term equilibrium of house price, government intervention impacts, and ripple effects among regions. The 2008 crisis turns over the tide of increasing house price, which motivates the question how the house price will behave in different scenarios.

Exploring Resident Experiences Of Displacement In A Neighbourhood Undergoing Gentrification And Megaproject Development: A Montréal Case Study

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While there has been extensive research into the causes of gentrification in inner-city neighbourhoods, its effects on incumbent residents have received far less critical attention due in part to methodological constraints inherent in finding the displaced. The recent proliferation of new-build gentrification has led researchers to emphasize the need to explore the effects of indirect displacement, i.e. the indirect effects of gentrification as experienced by incumbent residents still living in place. This paper contributes to the conceptual refinement of the concept of indirect displacement into four constituent types: social displacement, cultural displacement, political displacement and housing market displacement. We test this framework empirically in order to assess whether it is useful in order to understand the meaning of displacement in the lives of incumbent residents in Saint-Henri, a gentrifying neighbourhood in Montréal. Furthermore, it adds substantive knowledge on the experience of direct displacement through key informant interviews with residents whose housing is slated for expropriation due to the redevelopment of a major piece of transportation infrastructure, developing a typology of different types of resident reactions to the threat of displacement. The typology of resident experiences of the threat of direct displacement highlights complex emotional landscapes in the face of such changes, which are particularly acute for long-term elderly residents and serial displacees. The refinement of the concept of indirect displacement adds nuance to the varied meanings of displacement in incumbent renters' lives in Saint-Henri and the structures of feeling associated with it. The research reveals evidence of social displacement experienced through the fracturing of social networks of the incumbent residents who remain in place. Moreover, cultural displacement is underway in Saint-Henri, both in neighbourhood retail establishments and in parks and public spaces leaving some incumbent residents feeling less 'at home' in their neighbourhood. Additionally, housing market displacement was also underway, but depended on residents' socio-economic position. There was however, no evidence to date of political displacement in Saint-Henri. This research did not reveal examples of explicit conflicts between incumbent residents and incoming gentrifiers in trying to shape the future dimensions of place, as has been found elsewhere (see Davidson 2008).

Taksim Gezi Protest And Its Spatial Anatomy: Is A New Urban Possible?

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Taksim is an area which consists many different objects for analyzing the power's urban domination and the counter practices in a multi-dimensional format. Taksim has a great significance as an urban centre. The first reason is its value as an urban anuity area. And the second reason is its position in the process of creating an urban perception ideologically. Precisely at this point Gezi protests were against to this anuity" and also "the ideologiccal urban perception". So Gezi protests can be defined as a turning point in this urban centre as using the city right as a collective right. Cause these prostests were a stance against the urban plan which is imposed by the power loutishly and also an important analyze object for discussing an democratic urban approach. In this article it is aimed to examine the power's exertions for forming "abstract space" and its domination practices as the casual background of Taksim Gezi protests and the "lived spaces" practices which are formed during the occupy process. In this context, analyzing the spatial language which belongs the power, and examining the spatial possibility and converter results of counter

practices contribute to the understanding of the urban transformation processes and the counter practices. In this sense Gezi protests is an important tool for all these argument. In this process, the protesters did not just create a "protest language" but they also formed a new "spatial language". Also they did not only said "no" but, they also exposed their own wills and choices. Because of all these reasons, in this article it is aimed to form a conceptual and daily re-reading of the urban and the transformation process through Gezi protests. Also this re-reading may be a tool for a new discussion for defining urban settlements through the social relations instead of defining and forming it as an object of consumption with the orientation of estrangement and security paradigm. Besides all these, may be the new urban approach which was observed by everyone in Gezi protests, may show a way to re-define the settlement areas in a new way. Keywords: Urban space, space trialectic, right to the city, urban social practices, Gezi protests, urban transformation Co-author: Bertan Koyuncu, Graduate student in architectural design, Istanbul Technical University"

Shadows Of 'Ageing In Place': Continuities And Transitions In Housing Narratives

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In regards to wellbeing in old age, the policy of ageing in place is often emphasized in housing and welfare policies. In Finland, it is interpreted as a right to continue living at home in old age, and to receive adequate care services there. This policy is commonly accepted as a benevolent canonical narrative in accordance with older people's wishes. However, as canonical narratives encompass cultural models and scripts which act as normative structures, they also structure and guide the ways acceptable individual life trajectories and housing choices available are perceived. Thus, this policy of ageing in place may be problematic: as it entwines long-term home, independence and wellbeing, it may contribute to constructing moving as a symbol of resigning and beginning dependency in old age. This article employs narrative analysis in studying what kinds of meanings are attached to the permanency of living in a long-term home; what kinds of expectations, transitions and choices are constructed in the stories told by interviewees who have lived in their current place of residency for decades. The data consists of narrative interviews gathered in the MOVAGE: Moving in Old Age: Transitions in Housing and Care research project. These 18 narrators aged 75 and over describe their housing conditions in the context of contentment, and attach strong positive feelings to home without expressing explicit wishes to move. However, there is an underlying assumption present about not being able to continue living in the current home and about having to move in the future. These narratives are analyzed in regards to meanings associated with long-term residency in the context of the policy of ageing in place. What kinds of meanings does permanency in residency entail; is it constructed as a symbol of continuing independent living and wellbeing in old age? How is the possibility of moving presented in relation to permanency; is it constructed as a natural transition, an exigency in old age, a choice or a mere adaptation in a changing situation? How does this possible turning point - even if it is only referred to in passing - structure the ways these older people construct and perceive future possibilities in their life trajectory and housing pathway?

Dipping To Dept. Home-Ownership, Mortgage Debt And The Wealth Stratification In The Netherlands Since The 1990's.

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The owner-occupied home is increasingly regarded as a source of wealth accumulation. Home-ownership is part of a strategy that may enable the household to smoothen the housing expenditure over the life

course. Some argue, that such asset-based welfare strategies may enable the household to achieve a source of financial security against a loss of income. The rising levels of home-ownership and long periods of rising property prices in the Netherlands may make such a strategy a viable starting point for rethinking social security. The question is, to which extent are the Dutch home-owners capitalizing the rising property prices into housing wealth. This paper looks at the wealth generated through home-ownership in relation to the households position in the wealth stratification. The aim of this study is to analyze how the relationship between home-ownership, mortgage debt and wealth stratification as unfolded in the Netherlands since the 1990's. The data obtained from the Dutch Central Bureau of Statistics show that home-ownership has become an increasingly important source of the household wealth, both positively and negatively. Home-ownership can also negatively influence the household wealth when the mortgage debt exceeds the value of the home. The number of home-owners with an underwater mortgage was increasing in the decade before financial crisis, and this number doubled since the crisis hit. A driving factor behind the underwater mortgage is the loss of resilience against declining prices as a consequence of the increasing mortgage debt. The home-owners who had a marginal home-equity before the crisis, saw their mortgage go underwater after the crisis. The optimism and worries that have resulted from the global markets that have inaugurated periods of rise and fall in Dutch housing prices seems to have overshadowed another trend of the last two decades: rising mortgage debts.

Evolution Of Affordable Housing Estates In Guangzhou: A Social Sustainability Perspective

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Following the worldwide trend of housing privatization and its national economic reform, China has launched a series of marketization reforms in housing in the 1980's. Since then, the cellular residential structure has experienced radical transformation. However, the rocketing price has made private housing unaffordable to many households; thus an affordable housing policy was introduced in 1998. The main target of affordable housing estates (AHEs) built at that time was the households working in public institutions. To cope with the increasingly severe unaffordable problem, a nationwide policy of large-scale AHEs construction has been adopted by the governments since 2008. However, it is yet to be investigated how social sustainable are the AHEs, and whether the newly built AHEs are more socially sustainable than the early ones. The social impact of the mushrooming of high rise housing estates in China at the community level has received relatively little attention in housing studies. The social sustainability performance of residential communities in Chinese cities is still an under-researched area. This paper aims to construct a conceptual framework for evaluating the social sustainability performance of AHEs in Guangzhou for furnishing recommendations to enhance residential planning and design to make AHEs more social sustainable. Initially, the evolution and the social issues of Guangzhou's AHEs are discussed. It then reviews the literature on residential planning and social sustainability. Finally, it builds a model capable of examining the social sustainability performance of Guangzhou's AHEs. Specifically, the assessment of social sustainability involves two levels: individual level, referring to equitable accessibility to community facilities, sense of community, and safety; and collective level, including social inclusion, participating in community affairs, and connectivity beyond the neighbourhood. It then constructs a framework to investigate the underlying forces and processes influencing the planning and design of AHEs. They may include the urban governance issues, the institutional factors of planning and the land policy. This paper argues that given the peculiar issues associated with the marketization reforms of the land and housing systems in China, improvements in the planning of residential communities for enhancing social sustainability must be based on an in-depth and critical understanding of the forces and processes underlying t

The Distribution Of Housing Wealth Among The Elderly: Impact Of Homeownership Policies In 16 European Welfare States

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An emerging stream of literature shows that homeownership is increasingly central to understand the way welfare states function and redistribute life chances. Especially the importance of housing wealth is stressed, but we know little about the distribution of housing wealth and the mechanisms through which it reduces or reinforces economic inequality. We know that for most people the home is their largest source of wealth, and that in general wealth is concentrated in later stages of the life course. Since many European countries heavily stimulated homeownership, and now face an aging population, housing wealth will be an increasingly important factor to understand economic inequality. This article describes the distribution of housing wealth over social classes in three cohorts of the elderly (50+) in 16 European welfare states, making use of the fourth wave of the Survey of Health, Aging and Retirement in Europe (SHARE) (2011/2012). Do the patterns that are found match the expectations that can be derived from Esping-Andersen's welfare regimes, or Kemeny's housing systems? The housing wealth inequality patterns are interpreted as both the input and outcome of the interplay between social, financial, and housing policies.

Single-Access Neighbourhoods And Neighbourhood Cohesion

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Neighborhood cohesion seems to have evaded suburban neighborhoods or, at least, is no longer a natural outcome of daily life but must be consciously produced and maintained (Callies et al., 2003). Gated communities are generally advertised to fill the gap of an increasingly absent sense of community and the term "gated community" has become widely used in the literature. Some of the main planning strategies used by gated communities are: diminished accessibility and diminished permeability within the neighborhood; exclusion of low-income residents; the provision of focal points such as leisure amenities as a setting for social interaction; an appealing and well-maintained landscape. However, is it in fact the case that such neighborhoods promote more cohesion among residents? The extent to which gated communities actually fulfil this need for sense of community is very low as shown in empirical studies throughout the literature when compared to non-gated neighborhoods. This hypothesis, however, was not empirically tested for Canadian metropolitan cities. The purpose of this study is to examine the relationship between the degree of gated-ness of a neighborhood and the level of neighborhood cohesion among its residents. The main question of this research study is: "Is the gated-ness of neighborhoods in Western Canadian metropolitan areas contributing to higher neighborhood cohesion among residents?" The answer to this question will be explored through an empirical study of single-access neighbourhoods in Calgary using a survey questionnaire and interviews with residents in order to determine if there is a social benefit from limiting access points to a neighbourhood. Preliminary results show that there is an increase in sense of safety but, on the other hand, residents did not directly link the single access with their willingness to stop and talk with other residents. This empirical study forms part of the final research study that will compare neighbourhoods in Calgary with neighbourhoods in Surrey."

The Environmental Sustainability Of Private Housing Estates In Suburban Areas Of Guangzhou

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Private housing in China has been developed for around 35 years since the implementation of the economic, housing and land reforms, contributing to the rapid urban spatial restructuring, especially the urban expansion and suburbanization. It is admitted that the rapid development of private housing in suburban areas has led to various environmental issues, such as urban sprawl, depletion of natural land, inefficiency of service facilities, heavy reliance on automobiles, low walkability, and air pollution, etc. So it is debatable whether the planning and design of private housing estates in suburban areas are beneficial to the environmentally sustainable suburban development. In the extant literature, there is some discussion on the concepts of environmental sustainability and people-environment relationships, and on the development of private housing in suburban areas of China. However, little consideration has been given to the connections between residential planning and design and the environmental sustainability of these housing estates. This paper intends to present a conceptual model for understanding environmental sustainability of private housing estates in suburban areas of Guangzhou, based on which planning and design factors affecting the environmental sustainability at the neighborhood level can be investigated. The evaluation of the environmental sustainability involves two dimensions: 1) the quality of the residential environment, including housing conditions, urban design characteristics, transport system, service facilities and infrastructure, microclimate and their impacts on human health; 2) environmental implications, referring to the impacts of residential activities on the natural environment, such as natural resources consumption, air pollutions, waste, and sewage. Both the residents' perceived quality of the environment and the experts' technical assessment are important for the evaluation. The indicators for the evaluation include: living space and functions, air quality, natural light, ventilation, density, walkability, accessibility, and residents' physical exercise mode, morbidity, injury and crime rates. The preliminary findings point to the argument that although the quality of the residential environment of private housing estates seems to be much improved than the former work unit housing compound, the residential planning and design may not have been conducive to environmentally sustainable suburban development.

Housing Conditions Of New Migrants In Urban China

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In the past three decades, China has embarked on two rounds of housing reform, in a market-oriented economy. Since 1998, the first shift, from a bounded welfare system to an open market-oriented system, has resulted in the boom of real estate industry and the inflation of housing prices on the one hand, and has suppressed the development of affordable housing on the other hand. Aiming at accelerating the pace of urbanization, local governments encouraged the influx of migrants during this shift to sustain a high rate of urban population growth. However, simultaneously, they strictly limited the population which was eligible to apply for affordable housing in order to prevent the economic growth from being dragged down by welfare expansion; consequently, migrants were completely excluded by the affordable housing system because of their non-local personal identity. In the first shift these migrants mostly represented farmers working in the manufacturing and service industry, who we call 'old migrants' in this paper. Being disadvantaged in the housing market and welfare system, the old migrants have concentrated in marginalized and low-quality private housing, surrounded by deteriorated or poor facilities. With the increasing economic growth and the increase of migrant population, the housing gap between local

residents and migrants has been enlarged and housing inequality has been stimulated. As a response to this problem the Chinese government carried out a second round of housing reform from 2008 onwards, which required the parallel development of both market housing and affordable housing. This means that local governments should favor both economic growth and migrants' well-being and should gradually open affordable housing to migrants. During these transitions in the housing system, migrants also became more diversified in terms of educational level, occupation and income, and new groups of migrants appeared. The new migrants are not just farm workers but also include graduates and entrepreneurs and they show uneven purchasing capabilities in the housing market. The paper asks how the housing conditions of new migrants are and to what extent does the housing conditions of migrants change from old generation to new migrants? We select the capital city of China, Beijing, as the study area, and use census data of 2000 and survey data of 2013 to determine the conditions of new migrants respectively.

Trajectories Of Neighbourhood Change

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Neighbourhoods have been placed at the heart of our understanding of inequality in cities. In debates on segregation and neighborhood effects, neighbourhoods are treated as more or less static entities which do not change over time. However, neighbourhoods do change over time, including the position they take in the overall neighbourhood hierarchy in cities, due to physical, demographic and socioeconomic transformations. The main drivers of neighbourhood change are selective in- and out-flow of residents, and changes in the socio-economic and demographic characteristics of sitting residents. There is a gap in our knowledge on how and why neighbourhood change over longer periods of time. Most existing studies on neighbourhood change focus on single cases of gentrification or urban renewal in particular neighbourhoods. This study aims to provide a broad overview of (the drivers behind) neighbourhood change in Dutch neighbourhoods over a longer period of time by using longitudinal neighbourhood data. By implementing a latent class growth model, this paper aims to visualise trajectories of individual neighbourhoods over time. Using historic postcode-level data on Dutch neighbourhoods, we will first create visual maps of these neighbourhood trajectories, and in addition, we will model the different drivers behind change to determine which components significantly affect neighbourhood change. The goal of this study is to identify (spatial) patterns of change by classifying neighbourhoods with similar developmental trajectories.