



ENHAR

European Network for Housing Research

2015

Newsletter

Cover picture made in Lisbon, Portugal (2014) by Montserrat Pareja-Eastaway, Vice-Chairman ENHR

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EDITORIAL

Home Ownership's future prospects in the aftermath of the Global Financial Crisis

Home ownership has taken on an importance way beyond that of providing shelter and comfort. It is an asset that households have become accustomed to using as a vehicle for the often tax favoured accumulation of wealth. Moreover it has been charged with playing a critically important role as an agent of change in developed countries' welfare systems. As welfare states have retreated across most of the developed world, owner occupation has established itself as the majority housing tenure that is seen by many as insuring a comfortable retirement. Furthermore, in some countries, especially those with liberal welfare regimes, financial market innovations have made housing assets more fungible and able to buffer income shocks and meet pressing spending needs. But it is puzzling to observe that households are coming to rely on an asset that is itself vulnerable to sharp declines in value, as witnessed during the Global Financial Crisis. Yet home owners, unlike investors in other asset markets, cannot hedge price volatility in futures markets, or insure themselves against losses in the value of what is typically the most important asset in wealth portfolios (Smith and Searle, 2010). Moreover owner occupied housing is typically financed by debt; in contemporary housing finance systems the mortgagor/borrower shoulders almost all the risk associated with boom-bust cycles in housing markets. When owners are 'under water' (house values dip below what owners and investors owe), lenders typically have full claim on the assets and savings of those who default (under full recourse debt contracts).

At the same time that these issues have been exercising the minds of sociologists, political scientists and social policy theorists, some economists are raising similar concerns, but from a very different perspective. The expansion of home ownership and the flood of international capital into mortgage backed securities that helped finance that expansion (Lowe, S. 2011), fuelled a steep increase in real house prices in real estate markets across the developed world. Mortgage debt soared as first home buyers scrambled into the market at ever increasing real house prices, often aided by generous financial assistance from governments anxious to promote home ownership. But existing owners also added to the escalation in debt, as some sought to trade up or even invest in second properties that could 'ride' the boom in house prices. Other owners refinanced mortgages or took advantage of innovative flexible mortgages to release some of the large gains in housing equity that accrued. As we now know, these developments were unsustainable; when the boom ended and house prices slumped, those that had borrowed large amounts through their mortgages, had to vigorously cut back spending as labour markets tightened, incomes suffered and home buyers fought to keep 'their heads above water'. Growing numbers defaulted and foreclosures added to the pain by lowering the house values of those who had not borrowed, deepening the recession, and slowing the recovery, especially in those regions of a country where home buyers were most indebted (Mian and Sufi, 2014). In the housing finance system that is at the heart of this crisis, mortgagors bear most of the risk under debt contracts, yet their high exposure is typically accompanied by incomes that are low and more volatile relative to those of lenders. Mortgages are financed by those who save, and most of the saving effort comes from the wealthy, and their exposure to risk is small under current debt contracts that leave repayments and investments risks with borrowers.

Changes in developed countries welfare states and the housing finance systems that have evolved in these countries are shifting an unreasonably large risk burden onto owner occupiers and investors in residential property. Moreover, these arrangements shelter wealthier lenders from most of the risk, and help lower their tax burdens as spending on welfare programmes is cut back, and owner occupiers increasingly fall back on asset-based welfare instead. Though these changes were important influences on the drivers precipitating the GFC, and despite a mortgage debt overhang that is surely a factor slowing recovery, we seem to have reverted to a 'business as usual' model. But we need new systems of housing finance that more fairly share risk burdens by changing mortgage debt contracts so that they become more like equity. There are various mortgage instruments such as shared appreciation mortgages, which pass on some of the increases or decreases in home values through to lenders. These new arrangements should make national and regional economies more resilient in response to shocks that cause downturns in housing markets, while the equity stakes of owner occupiers become more secure.

However, we need to go further in order to secure the future of those that will look to acquire their housing in the owner occupied housing tenure. Governments around the world are guilty of fostering these volatile and hazardous housing systems. Very generous tax concessions have been extended to home buyers; exemptions from capital gains tax, inheritance tax, estate duties, and land taxes; deductions of mortgage interest, depreciation and maintenance from taxable income have been commonly extended. Governments have also introduced various home buyer grants and concessional loans. It is widely believed that these subsidies push up house prices (and rents), while favouring the debt finance of home purchase. They are another structural cause of the problems we have identified. There are grounds for optimism here. Some governments have begun to reign in tax concessions, and tighten mortgage lending criteria as well as banks' capital requirements on mortgage lending. But it remains to be seen whether these moves prove to be 'too little and too late' to prevent another crisis.

Gavin Wood

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References

- Lowe, S. (2011) *The Housing Debate*, The Policy Press, Bristol, England.
Mian, A. and A. Sufi (2014), *House of Debt: How They (and You) Caused the Great Recession, and How We Can Prevent It from happening Again*, The University of Chicago Press, Chicago and London
Smith, S. J., and Searle, B. A. (Eds.) (2010) *The Blackwell Companion to the Economics of Housing: The Housing Wealth of Nations*, Wiley-Blackwell, Chichester.

NEWS FROM THE COORDINATION COMMITTEE

Highlights Coordination Committee Meeting

Belfast, Northern Ireland, November 6 & 7, 2015

ENHR Conference 2015 and New Housing Researchers Colloquium

João Carvalhosa gave an update on the 2015 ENHR Conference in Lisbon. With about 605 participants it is the second largest conference in ENHR's history! The New Housing Researchers Colloquium also had a very high number of participants: 105. Congratulations to João and his team for organising such a large and successful conference.

ENHR Conference 2016

Paddy Gray, Ursula McAnulty and Bob Jordan informed the committee about the preparations for the 2016 Conference in Belfast, Northern Ireland (www.enhr2016.com). The dates are 28 June – 1 July 2016. The New Housing Researchers Colloquium will take place on June 27, 2016 in Dublin. Transportation will be arranged for participants of the NHRC from Dublin to the main conference in Belfast.

ENHR Conference 2017

The Coordination Committee is proud to announce that the 2017 ENHR Conference will be held in Tirana, Albania. ENHR is looking forward to visiting the city again after the successful 2003 ENHR Conference. More information about the conference will follow in due course.

ENHR Working Groups

A thank you goes to the Working Group coordinators for providing their annual reports. The collection of reports in the Annual Report 2015 is available [online](#) (for members only).

The following new Working Group coordinators were welcomed:

- Richard Sendi - East European Housing & Urban Policy
- Maria Garcia Olinda – Housing Law
- Nicky Morrison – Social Housing: Institutions, Organisations and Governance

The Coordination Committee also agreed upon a new WG in preparation: Collaborative Housing with Darinka Czischke (NL) and Claire Carriou (FR) as coordinators.

Financial statement

The financial overview 2014 and 2015 up to and including the third quarter was discussed. In 2014 there was a first time ever small surplus but the budget for 2015 shows a small loss again.

Bengt Turner Award

The Coordination Committee evaluated the new design of the Bengt Turner Award competition and decided to continue its focus on the best conference paper award for those eligible.

Election 2016

Next year the elections for members of the Coordination Committee will take place. Ten candidates are to be elected. The call for the elections will be published in this Newsletter (see page 6).

Memorandum of Understanding

The collaboration between ENHR and the Urban Affairs Association (UAA, urbanaffairsassociation.org) and between ENHR and the European Federation for Living (EFL, www.ef-l.eu) was discussed. These will be confirmed with the signing of the respective Memorandums of Understanding shortly.

News from Sister Organizations & Partners

- APNHR will hold next year's conference in a Chinese City.
- LANHUR will organize a workshop at the upcoming Habitat III conference in Quito in October 2016. ENHR members will be especially welcome to this meeting and kept informed on the schedule.

Next meetings

1 & 2 April 2016 – Athens, Greece

28 June 2016 – Belfast, Northern Ireland (during the ENHR Conference)

The ENHR General Assembly is to take place during the Belfast conference on 29 June 2016 at 5:30 pm. All ENHR members are welcome to join.

Call for Nominations to the ENHR Coordination Committee

2016 Elections

The ENHR Election Committee and the ENHR Office invite you to nominate candidates for the ENHR Coordination Committee (CC). The purpose of this call for nomination is to identify candidates who will stand for election for the ENHR Coordination Committee. Ten seats are up for the 2016 election.

According to the ENHR Charter (http://www.enhr.net/documents/ENHR_Charter.pdf) there should be between 13 and 15 members on the Coordination Committee. Five of the current CC-members will remain on the CC until 2018. Their profiles are summarised as follows:

<i>Name</i>	<i>Discipline</i>	<i>Gender</i>	<i>Country</i>	<i>Elected until</i>
Jürgen Friedrichs	Sociology	Male	Germany	2018
Stefan Kofner	Economics	Male	Germany	2018
Sergio Nasarre-Aznar	Law	Male	Spain	2018
Kathleen Scanlon	Economics/planning	Female	United Kingdom	2018
Iván Tosics	Sociology	Male	Hungary	2018

The aim is to achieve a balanced composition, enabling diversity in terms of discipline, country and gender. The final elections will take place during the General Assembly at the conference in Belfast, Northern Ireland on 29 June 2016.

There are a number of important things to consider when nominating a candidate to the Coordination Committee.

- It is important to have as many candidates as possible to ensure a fair and representative election. You are therefore urged to consider standing for the election. If so, please find an ENHR-member who will nominate you. You are also urged to think about nominating another ENHR member. If so, please contact that ENHR-member to find out whether (s)he would be willing to be a candidate.
- It is important to remember that members of the Coordination Committee are expected to attend, at their own expense, a number of meetings during the year and to be active at ENHR conferences.

How to nominate

ENHR members can nominate a candidate or be nominated as a candidate provided that they have paid their membership fee for 2016. Members from associate institutional members are excluded.

Please fill in the nomination form on the ENHR website (www.enhr.net/elections.php) with the names of nominee and nominator and send the form together with a short biographical sketch (± 200 words) and a photo to the ENHR Office (ENHR@tudelft.nl). If you are nominating someone else, make sure that they send in a biographical sketch and photo.

When composing the sketch, it is helpful to mention the candidate's academic position, their activities in the Network, a maximum of three key publications, and any issues that he or she feels are important for the future of the Network.

The deadline for receipt of nominations (including the biographical sketch and photo) is **31 March 2016, 24.00 CET**.

Voting

The nominees will be introduced to all ENHR members by e-mail and on the ENHR website shortly after **31 March 2016**. All ENHR members except for associate Institutional Members are allowed to vote, provided they have paid their membership fee for 2016. We will inform you about how to vote in a later stage.

Election Committee

If you have any questions about these elections please contact the ENHR Election Committee. The members are:

- Marietta Haffner (m.e.a.haffner@tudelft.nl)
Delft University of Technology, Faculty of Architecture and the Built Environment, OTB - Research for the Built Environment, Delft, THE NETHERLANDS.
- Gerard van Bortel (G.A.vanBortel@tudelft.nl)
Delft University of Technology, Faculty of Architecture and the Built Environment, Management in the Built Environment, Delft, THE NETHERLANDS.
- Chris Watson (c.j.watson@bham.ac.uk)
Birmingham University, Birmingham, UK.

Or contact the ENHR Office at ENHR@tudelft.nl.

BENGT TURNER AWARD 2016

Call for papers

Aim



The aim of the Bengt Turner Award is to encourage new researchers to write research papers on housing and urban issues linked to the topics of the ENHR Working Groups, to increase awareness of ENHR, and to keep alive the memory of Bengt Turner.

The 2016 Bengt Turner Award will be a **best conference paper award for those colleagues who are eligible.**

Eligibility

Papers should

- be linked to ENHR Working Group topics
- contain original research not more than three years old
- be on a suitable academic/professional level
- add a new perspective to their topic, containing original ideas
- be written in English
- normally not exceed 8,000 words including all text, figures and tables. Diagrams and tables usually occupy the equivalent of 300 words each, and you should allow for this in your total. Legal-related papers are excepted from this limit.

Authors should

- indicate that the paper has been written by him/her alone and potential supervision did not go beyond giving advice.
- be less than 36 years old, OR have received a PhD in the preceding three years
- be based in an European country, or have carried out their research in Europe
- be registered for the annual ENHR Conference.

Time-table of the BTA process

- Paper submission in due course via conference website: www.enhr2016.com
- **The deadline will be June 3rd, 2016.**
- The winner of the BTA will be announced in a formal ceremony at the ENHR conference.

The content of the Bengt Turner Award

The winner of the Bengt Turner Award will receive:

- a waiver of next year's conference fee by the conference organizer
- advice from senior researchers about submitting the paper for publication in the International Journal of Housing Policy or any other journal which is relevant
- a special certificate in a decorative frame
- a one-year membership subscription to ENHR and
- a report about the winner in the ENHR Newsletter.



PROPOSALS WELCOME FOR ENHR CONFERENCE CITY 2018 & 2019

The ENHR Coordination Committee (CC) would now like to begin discussions with research institutes or research centres which would be interested in organising an ENHR conference somewhere in Europe in 2018 or 2019.

Please express your interest **as soon as possible** by stating your preference of year and whether you would be able to organize the conference in either year.

A formal hard copy proposal for the year 2018 or 2019 should be submitted **by March 1st, 2016** to the ENHR Office (ENHR@tudelft.nl). In the CC-meeting in the spring of 2016 (**1 and 2 April in Athens, Greece**) candidates will be asked to present their proposal. The Coordination Committee will make a final decision after the presentation(s).

Interested organisations are invited to attend the Lisbon Conference from 28 June to 1 July 2015, when there will be the opportunity to discuss proposals with the Coordination Committee chair, Peter Boelhouwer, and with Committee members.

Guidelines for ENHR conferences are available on the ENHR website (www.enhr.net/guidelines_conferences.php (for members only)) or can be requested at the ENHR Office (ENHR@tudelft.nl). These guidelines include a description of how such conferences are generally organised and what an application to host an ENHR conference should contain.

Application should contain information about:

- the date of the conference
- the profile of the organising institute and its reasons for hosting the conference
- a proposed conference theme
- a statement on academic quality
- former experiences in hosting conferences
- a budget which clarifies how to ensure the viability
- accessibility and affordability and hotel capacity of the location
- attractiveness of the location for housing researchers (what is there to be seen, esp. regarding to housing issues)
- the ability to attract an audience usually of 300-600 people. If a smaller conference is envisaged, a clear statement of the planned scale should be presented
- the availability of enough assistants (as students or junior researchers) during the conference
- the creation of a well organised conference webpage, which is maintained and updated on a regular basis
- the establishment of a Local Organising Committee (LOC).

Applications will be evaluated by the Coordination Committee based on these criteria. Affordability of the conference to the participants will be an important criterion.

Participants from all parts of Europe should be able to participate in the conference. Therefore, while setting the fees the organisers should take the affordability of the conference (travel costs, hotel accommodation and fees) into account.

Ideally some conferences should have lower fees and fees should preferably not exceed the fee of former conferences, as shown in the table below.

Year	Location	Member		Non member		From selected countries	Accompanying persons
		Early	Regular	Early	Regular		
2006	Ljubljana, SLO	390 €	440 €	450 €	500 €	-	90 €
2007	Rotterdam, NL	435 €	485 €	495 €	545 €	-	100 €
2008	Dublin, IE	450 €	520 €	510 €	570 €	420 / 470 €	130 €
2009	Prague, CZ	-	450 €	-	520 €	100 €	110 €
2010	Istanbul, TR	400 €	450 €	450 €	510 €	100 €	120 €
2011	Toulouse, FR	-	280 €	-	330 €	230 €	100 €
2012	Lillehammer, NO	± 400 €	± 475 €	± 475 €	± 550 €	± 375 €	± 350 €
2013	Tarragona, ES	300 €	400 €	400 €	500 €	-	150 €
2014	Edinburgh, UK	± 365 €	± 455 €	± 450 €	± 560 €	± 275 / ± 340 €	± 145 / 180 €
2015	Lisbon, PT	150/25*€	200/35* €	200/35* €	250/50* €	-	120 €

* Access to conference only (excluding meals, excursions, etc.)

Research institutes or research centres which are interested in organising a conference in 2018 or 2019 are encouraged to contact the ENHR Chairman Peter Boelhouwer (p.j.boelhouwer@tudelft.nl).

2015 SURVEY OF ENHR MEMBERS

Introduction

This report summarises the results of the survey of ENHR members that was conducted in the second half of 2015. 397 members (39%) responded and 327 (32%) completed the survey. We've summarised below the main points concerning respondents' backgrounds and views concerning ENHR activities. But there are three important findings to emphasise:

1. the Network is about more than just conferences. Whilst these are considered to be very important, members value the contact which the Network can provide, and especially the Newsletter and information on the website, both of which are very well administered by the ENHR office;
2. there are lessons to be learned – the website is widely used but had the highest rate of dissatisfaction. We need to consider how we can improve this, we'll consult you again but please let us have any suggestions now.
3. the New Housing Researchers' Conference is valued by those who take part but we need to raise its profile and status, once again we'll consult you but please let us have any suggestions now.

Who responded to the survey?

- 205 respondents are institutional members (25% of this group), and 172 are individual members (83% of this group).
- Most respondents are between 21 and 60 years old with a near equal division between 4 age bands. Only a few respondents are younger than 21 or older than 60.
- Almost as many women as men responded to the survey.
- Most members' countries are represented in the survey.
- The dominant academic backgrounds are geography, sociology, economics and architecture.
- Most respondents are researchers, followed by lecturers.
- Most respondents have been members for less than five years, followed by more than five and less than ten years.

ENHR activities

- The most frequently mentioned involvement with ENHR activities is using the website occasionally (220 respondents – 67% of all those responding), then reading the newsletter occasionally and involvement in running a working group. 133 respondents (41%) attend the main annual conference occasionally. Fewest respondents visit the ENHR group on Facebook regularly.
- Respondents view the annual ENHR conference, opportunities for networking, and participating in working group as most important.
- Most respondents are most satisfied with all the ENHR activities, particularly the ENHR conference and communication from the ENHR office.
- Most of the respondents participated in the Edinburgh conference. The longer we go back, the fewer have participated in conferences.
- The two dominant reasons for attending conferences are the opportunities to meet other researchers and to present a paper in a workshop, then opportunities for networking and for meeting old and new colleagues.
- 'Other reasons' are most frequently mentioned for not attending, followed by 'financial support was not available' and that there have been 'personal reasons' for attending. Only a few respondents expressed the view that the cost of travelling to the conference and the conference fee were too high.
- Five respondents who expressed the view that the conference fee is too high provided opinions. 3 respondents suggested a fee of between 150 and 200 Euros; two of 200-300 Euros and one of 300-400 Euros.

You can access a full copy of the survey report [here](#).

Survey Organisers

Richard Turkington: richardturkington@housingvision.co.uk

Gunvor Christensen: guc@sfi.dk

Richard Sendi: richards@uirs.si

ENHR WORKING GROUPS

Basic information concerning the aims, activities and membership of the various Working Groups is available on the ENHR website at www.enhr.net. In this section the Working Groups report on recent activities such as seminars (to be) held, books to be published, etc. The names and addresses of the coordinators are given at the end of the Newsletter in the Who is Who? section. Members of ENHR are encouraged to contact these persons in order to join a particular Working Group or to obtain further information about its activities.

News from Working Groups

ANNUAL REPORT 2015

The annual report 2015 of the majority of the ENHR Working Groups is now available at <http://www.enhr.net/annualassessment2.php> (for ENHR members only). In this document the ENHR Working Groups (in preparation) report on their activities in the past year.

DISADVANTAGED URBAN NEIGHBOURHOODS AND COMMUNITIES

Mark Livingston and Reinout Kleinhans (coordinators)

The Poverty Neighbourhoods working group is changing. We (Reinout Kleinhans and Mark Livingston, the new co-ordinators of the working group) have been discussing with previous contributors how they would like to see the working group to progress. There seemed to be a general view that the working group might benefit from a slightly broader remit. This has resulted in a new name: “**Disadvantaged Urban Neighbourhoods and Communities**”.

For those of you who have contributed in the past you will be aware that the group was focused on examining the effect of poorer neighbourhoods on its residents. The group will still seek to encourage research into neighbourhood effects but the remit of the working group has now been broadened. It will now provide an opportunity to researchers whose research seeks to understand how neighbourhoods and communities ‘work’. The working group will focus on urban neighbourhoods and local communities examining the social mechanisms behind and implications of concentrated poverty and deprivation, segregation between various socio-economic groups, and broader social inequalities between residents.

For future conferences, we welcome papers in a number of areas including: social networks; social capital or social cohesion; neighbourhood effects; as well as policies targeting these matters, such as social mix and de-concentration policies. Other topics might be how neighbourhoods and their residents deal with the impacts of macro trends such as welfare state retrenchment, austerity regimes, and budget cuts. The co-ordinators would like to encourage those whose research falls into these areas to consider presenting their work at the annual conference in Belfast.

Contributors over recent years have tended to present research that is quantitative in nature with different modelling strategies. While papers using these methods will always be welcome, the co-ordinators would very much welcome research from qualitative or mixed methods researchers. The growth in Urban Big Data and other new data sets and approaches have the potential to inform and illuminate

neighbourhood research questions. We are particularly keen to discuss new approaches focussing on analysis of register data, (linked) open data and social media feeds, specialised evaluation approaches (e.g. realist evaluation) and mixed-methods designs that innovatively combine qualitative and quantitative approaches.

The previous co-ordinators (George Galster and Jürgen Friedrichs) maintained very high standards in the research they accepted for presentation at the annual conference. While the group has broadened its remit, we intend that this focus on quality will continue. In the past, the group has worked with other working groups where papers crossed themes to have joint sessions, e.g. during the conference in Lillehammer (2011) with the working group Residential Mobility. Our widened scope opens up more opportunities for such collaborations and the co-ordinators have had early discussions with other group co-ordinators about the scope for this in the future. It is hoped that at future conferences we will be able to use these sessions to open up the dialogue with others working in similar areas.

In Belfast we hope to meet up with old friends of the working group but also to meet new researchers working in this area.

RESIDENTIAL CONTEXT OF HEALTH

Terry Hartig and Roderick Lawrence (coordinators)

The Residential Context of Health Working Group will convene its next workshop at the ENHR Conference to be held in Belfast, Northern Ireland, June 28-July 1, 2016. Suitable papers would fit with a variety of broad themes, such as the effect of physical housing variables on mental and physical health; the role of behavioural, social, and cultural factors in shaping relations between housing and health; the ways in which housing policy can be coordinated with other social welfare policies to more effectively pursue public health objectives; universal design and other strategies for mitigating effects of individual's functional limitations in the residential context; the delivery of health care services in the home; and gardens, nearby parks and urban green spaces as health resources. The workshop will follow the format used in the previous workshops in this series: draft manuscripts submitted in advance of the meeting, assigned discussants, and maximal time for discussion of the manuscripts. If you want to participate, or if you have other questions about the Working Group, please contact either of its co-convenors, Terry Hartig (terry.hartig@ibf.uu.se) or Roderick Lawrence (Roderick.Lawrence@unige.ch).

News from Working Groups in preparation

COLLABORATIVE HOUSING

Claire Carriou Darinka Czischke (coordinators)

Last November the ENHR coordination committee approved the creation of a new working group, entitled “Collaborative Housing”. The coordinators of this working group are Dr Darinka Czischke (Delft University of Technology, The Netherlands) and Dr Claire Carriou (University of Paris Ouest Nanterre La Défense, France).

The working group is structured around five central themes, namely:

1. Wider social, economic and technological trends underpinning contemporary collaborative housing initiatives;
2. Organisational dynamics of collaborative housing: management, stakeholders and networks;
3. Links between collaborative housing initiatives and wider policy and institutional frameworks;
4. Collaborative housing, urban planning and neighbourhood dynamics; and
5. Epistemological frameworks, methods and ethics in collaborative housing research.

The working group has issued a **first call for papers for the ENHR 2016 conference** ([click here](#)) to be held in Belfast. For more information about the background, themes, plans and activities of this working group, see: www.enhr.net/collaborative.php

MEMBERS

So far, ENHR has 91 Institutional Members. The current address (including contact persons) for each ENHR Institutional Member is printed at the end of this Newsletter in the Who is who? section. There is, however, room for more. Visit our website (www.enhr.net) or contact the ENHR Office (ENHR@tudelft.nl) for information about ENHR membership.

New Institutional Members

	<p>Universitat Rovira i Virgili, Càtedra d'Habitatge Facultat de Ciències Jurídiques - Campus Centre Tarragona, Spain http://housing.urv.cat/en/cover/</p>
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The Housing Chair of the University Rovira i Virgili (Spain)¹ is the single Housing Institute in Spain with an international and interdisciplinary approach. Its creation was announced at the ENHR 25th Conference in Tarragona in June 2013². Five PhD candidates and seven seniors are currently working at the Chair. The main objectives are housing research, advanced lecturing and the transfer of knowledge. Since its foundation, the Chair members have published 36 works in 5 countries and have delivered 92 speeches in 15 more. The Chair has been also invited to draft four pieces of legislation for the Spanish and the Catalan governments, while has been a team member of 3 EU-funded projects (EU Parliament and EU Commission). Apart from this, the Chair is currently working at six national-funded research projects and has successfully finished four others. The Housing Chair has the explicit support of 9 private and public partners and has recently organized the 19th Central European Covered Bond Conference. Researchers of the Chair are constantly present in the media to disseminate the results of their research topics, which cover many fields of housing, such as housing access, housing tenures, housing as a fundamental right, management of social housing, real estate agents and tenancies. Researchers and stakeholders can follow the Chair activities at its webpage (<http://housing.urv.cat/en/cover/>) and through its Newsletter (<http://housing.urv.cat/en/cover/research/newsletter/>).

¹ See a presentation video at <https://www.youtube.com/watch?v=vR0BUVcRQjw>.

² See a video of the Conference at <https://www.youtube.com/watch?v=a7Mn1U2xCpo>.

News from Institutional Members



Housing Europe
Brussels, Belgium

Housing Europe would like to draw your attention to Eurostat's release of housing data from the EU-SILC database for 2014.

Eurostat releases data on housing conditions in 2014

Eurostat has recently released new statistics on housing conditions in 2014. Findings from data show the picture has not changed much from previous years, with some challenges still very relevant both at the EU and national level. From the perspective of Housing Europe (the European Federation of Public, Cooperative and Social Housing), the issue of housing affordability deserves particular attention. **11.4% of the EU population were confronted in 2014 with housing cost overburden**, meaning that they had to spend more than 40% of their disposable income for their accommodation.

More specifically, *'housing cost overburden was by far the highest in Greece, where 40.7% of the population were living in a household where total housing costs represented more than 40% of total disposable household income. It was followed at a distance by Germany (15.9%), Denmark (15.6%), the Netherlands (15.4%) and Romania (14.9%). At the opposite end of the scale, Malta (1.6% of the total population), Cyprus (4.0%), France and Finland (both 5.1%) registered the lowest housing cost overburden rates.'*

See also <http://www.housingeurope.eu/resource-619/housing-conditions-in-the-eu-still-a-big-challenge>

Other examples of updated data are on tenure type, dwelling type, overcrowding rate and satisfaction with the accommodation.

- Read Eurostat News Release 204/2015 Housing conditions in 2014, at <http://ec.europa.eu/eurostat/documents/2995521/7086099/3-23112015-AP-EN.pdf/a3cba175-0776-4063-86d4-c475b1c7454c>
- To access the full updated SILC dataset, see <http://ec.europa.eu/eurostat/web/income-and-living-conditions/data/database>



OTB - Research for the Built Environment
Faculty of Architecture and the Built Environment
Delft University of Technology

PhD Defences

At OTB the following PhD defences recently took place:

- November 12
Sanne Boschman – Selective mobility, segregation and neighbourhood effects
Ethnic segregation in Dutch residential areas does not by definition have a negative impact on integration and the social opportunities available to immigrants. These are the conclusions Sanne Boschman draws in her doctoral research. When it comes to contact between people living in certain areas, it doesn't matter whether you live in a 'black' or a 'white' neighbourhood. [Read more.](#)

- November 17

Tadeo Baldiri Salcedo Rahola – Integrated project delivery methods for energy renovation of social housing

The sustainability of social housing dwellings is tackled more efficiently with an integrated contract than with a traditional tender. In his comparative analysis, PhD candidate Baldiri Salcedo Rahola shows that 'design-build-maintenance' contracts provide the highest energy savings. [Read more.](#)

More information about the theses can be found in the books section on page 21.

Hugo Priemus 50 years at TU Delft



One of the founders of ENHR, Hugo Priemus recently celebrated his personal milestone of working for 50 years at the Delft University of Technology.

In honour of this occasion he has bundled some of his autobiographical notes about his activities in the period 1965-2015. He specifies four research tracks: public housing, construction and real estate, spatial and regional policy and infrastructure and transport.

ENHR has its own chapter (see page 153) and the book contains several photos of (former) ENHR members. So although the book is in Dutch, it may be interesting for ENHR members to have a look.

[Download the book for free](#) (in Dutch only).

New Individual Members

The past few months ENHR welcomed the following members:

Name	Institute	Country	Expertise
Doris Andoni	National Housing Agency	Albania	Housing policy, social housing, policy analysis
Martin Brabant		Austria	Urban strategy-process-developing
Yingyu Feng	University of Bristol	United Kingdom	Pricing model, spatial analysis
Raimund Hofmann	Centre for European Law and Politics (ZERP)	Germany	Tenancy law and Housing policy in Austria and Europe, especially energy efficiency law
Els de Jong	WONO	Netherlands	Case-studies, qualitative (online) housing research
Melanie Lienhard	Ecole Polytechnique Fédéral de Lausanne (EPFL)	Switzerland	Urban development, regional economics
Lars Lindbergh	Umeå School of Business and Economics	Sweden	Public housing and financial management
Kristjana Loftson	University of Alberta	Canada	Canadian housing policy; political science; comparative politics
Lidia Katia Manzo	National University of Ireland Mynooth	Italy	Qualitative methods
Daniela Mello		Italy	Urban planning and design, social housing
Mayu Michigami	Niigata University, Faculty of Economics	Japan	Russian economy, economics, housing market in Russia
Nicky Morrison	University of Cambridge	United Kingdom	Not-for-profit housing organisations/delivery of affordable housing
Turlough O'Brien	Tintean	Ireland	Voluntary housing
Maria Teresa Sanchez-Martinez		Spain	Housing policy, rental market, social housing

OTHER NEWS

ENHR Membership fee 2016

During the General Assembly in Lillehammer, 2012 it was agreed that in 2014 and 2015 the fees should be indexed with inflation in the Netherlands. Thereafter the fees will be evaluated. Taking these decisions into account, the ENHR membership fees for 2016 will remain the same as 2015.

The fee policy will be on the agenda of the General Assembly 2016.

ENHR offers their members the possibility to pay their fee for one, two or three years. The fee for each year equals the fee of year 1.

In January we will send all ENHR members an e-mail with instructions on how to pay the fee for 2016 (and 2017 and 2018).

Add ENHR to your contact list

To make sure that you do not miss out on any news of ENHR, please add the following addresses to your contact list: enhr@tudelft.nl and enhr@enhr.net

ENHR Office closed

Because of the holidays the ENHR Office is closed from Friday December 18, 2015 until Monday January 4, 2016.

We wish you all the best for the New Year!



New cover ENHR Newsletter 2016

REMINDER! The four issues of each calendar year the ENHR Newsletter has the same cover. For the 2015 issues we used a photo made during the 2014 conference. We want to continue with this idea for the following years.

So, did you make an awesome picture during the 2015 conference in Lisbon and do you think it would make a great cover of the ENHR Newsletters 2016? Then please send your photo to enhr@tudelft.nl **before January 15th, 2016.**

The colour picture should be of a high resolution and good quality and of course represent what ENHR is all about: Housing & Research. The winning picture will be chosen by the ENHR Office and it will be presented on the ENHR website. Click [here](#) for an overview of past covers of the ENHR Newsletter.



2016 International Housing Finance Program

The [2016 International Housing Finance Program](#) course “*Improving and Expanding Housing Finance Systems*,” will take place at the Wharton School, Philadelphia, Pennsylvania, US, from **Monday, June 6 through Thursday, June 16, 2016**, and the “*Workshop on Securitization and Mortgage Bonds*,” will be held on **June 17 and 18, 2016**.

The focus of the [Housing Finance Systems’ course](#) is to provide comprehensive education for all players in the mortgage market—lenders, insurers, investors, regulators and policy-makers. Topics will include:

- principles and drivers of mortgage market expansion
- mortgage design and the valuation of mortgages
- innovation in primary mortgage markets
- risk management in financial institutions and the pricing of risk
- safety and soundness of financial institutions from a regulatory perspective (including a discussion of BIS’ regulatory regimes for mortgage lending)
- alternative ways to fund mortgages
- Shari’ah-compliant housing finance
- extending housing finance down-market, and rental finance

The [Workshop on Securitization and Mortgage Bonds](#) will provide hands-on financial calculations and legal/ institutional analyses of both securitization and mortgage bond preparations.

Both the course and the workshop use detailed case-study presentations from countries that have made interesting reforms in their mortgage sectors or regulatory systems or have developed specific capital market funding instruments. These cases are an integral part of teaching. Participants will also have the opportunity to present case studies of their country for discussion.

Details and *application forms* are available on our website <http://housingfinance.wharton.upenn.edu/>. You can also reach us at housingfinance@wharton.upenn.edu; by telephone at (215) 898-3313 and (215) 898-2841; or via fax at (215) 573-2220.

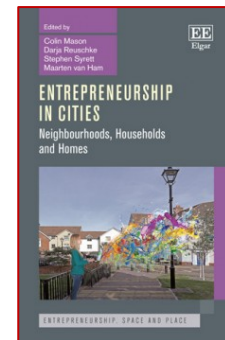
NEW BOOKS / STUDIES

ENTREPRENEURSHIP IN CITIES. NEIGHBOURHOODS, HOUSEHOLDS AND HOMES

Edited by Colin Mason, Darja Reuschke, Stephen Syrett, Maarten van Ham

Entrepreneurship in Cities focuses on the neglected role of the home and the residential neighbourhood context for entrepreneurship and businesses within cities. The overall objective of the book is to develop a new interdisciplinary perspective that links entrepreneurship research with neighbourhood and urban studies. A key contribution is to show that entrepreneurship in cities is more than agglomeration economies and high-tech clusters. This is the first book to connect entrepreneurship with neighbourhoods and homes, recognising that business activity in the city is not confined to central business districts, high streets and industrial estates but is also found in residential neighbourhoods. It highlights the importance of home-based businesses for the economy of cities. These often overlooked types of businesses and workers significantly contribute to the 'buzz' that makes cities favourable places to live and work.

2015, 304 p., Edward Elgar, ISBN 978-1-78471-199-3
<http://www.e-elgar.com/shop/entrepreneurship-in-cities>



INTEGRATED PROJECT DELIVERY METHODS FOR ENERGY RENOVATION OF SOCIAL HOUSING

By Tadeo Baldiri Salcedo Rahola

European Social Housing Organisations (SHOs) are currently facing challenging times. The ageing of their housing stock and the economic crisis, which has affected both their finances and the finances of their tenants, are testing their capacity to stick to their aim of providing decent and affordable housing. Housing renovation projects offer the possibility of upgrading the health and comfort levels of their old housing stock to current standards and improve energy efficiency, and this solution also addresses the fuel poverty problems suffered by some tenants.

The limited financial capacity of SHOs to realise energy renovations magnifies the importance of improving process performance in order to get the best possible outcomes. In the last 30 years numerous authors have addressed the need to improve the performance of traditional construction processes via alternative project delivery methods.

However, very little is known about the specifics of renovations processes for social housing, the feasibility of applying innovative construction management methods and the consequences for the process, for the role of all the actors involved and for the results of the projects.

The main research question is: How can Social Housing Organisations improve the performance of energy renovation processes using more integrated project delivery methods?

2015, 224 p. [TU Delft Repository](http://TU-Delft-Repository)



RE-FRAMING URBAN SPACE – URBAN DESIGN FOR EMERGING HYBRID AND HIGH-DENSITY CONDITIONS

By Im Sik Cho, Chye-Kiang Heng and Zdravo Trivic

Re-framing Urban Space rethinks the role and meaning of urban spaces through current trends and challenges in urban development. In emerging dense, hybrid, complex and dynamic urban conditions, public urban space is not only a precious and contested commodity, but also one of the key vehicles for achieving socially, environmentally and economically sustainable urban living. Past research has been predominantly focused on familiar models of urban space, such as squares, plazas, streets, parks and arcades, without consistent and clear rules on what constitutes good urban space, let alone what constitutes good urban space in 'high-density context'.

Through an innovative and integrative research framework, *Re-Framing Urban Space* guides the assessment, planning, design and re-design of urban spaces at various stages of the decision-making process, facilitating an understanding of how enduring qualities are expressed and negotiated through design measures in high-density urban environments. This book explores over 50 best practice case studies of recent urban design projects in high-density contexts, including Singapore, Beijing, Tokyo, New York, and Rotterdam. An invaluable guide to the stages of urban design, planning, policy and decision making, this book is essential reading for urban design and planning professionals, academics and students interested in public spaces within high-density urban development.

2015, 252 p., Taylor and Francis, ISBN 978-1-13-884986-0

<http://www.taylorandfrancis.com/books/details/9781138849860/>



SELECTIVE MOBILITY, SEGREGATION AND NEIGHBOURHOOD EFFECTS

By Sanne Boschman

Despite a large body of research on neighbourhood effects, there are no clear conclusions how much, if any, independent effect the neighbourhood has on its residents. This is largely due to selection effects. It is therefore crucial to gain more insight in selective residential mobility and neighbourhood choice. A better understanding of selectivity will help to address and reduce selection bias. This issue of A+BE provides these insights. It shows ethnic, income and household differences in residential mobility preferences and behaviour and explains why different people move to different neighbourhoods. Segregation is found to be partly voluntary, caused by group differences in preferences, and partly involuntary, caused by group differences in constraints induced by housing market characteristics or discrimination. Additionally, it studies neighbourhood effects of ethnic minority concentration. Bringing together the literatures on residential mobility and neighbourhood effects, this thesis contributes to the knowledge on selectivity and selection bias necessary to advance neighbourhood effects research.

2015, 190 p., [TU Delft Repository](http://www.tudelft.nl/repository/)



FORTHCOMING EVENTS

*ENHR and other newly announced conferences are presented in this section.
A complete list of conferences follows in the "Calendar" section.*

HAS Conference 2015

**Housing at the extremes: austerity, prosperity and systems change
6-8 April 2016, York, Heslington United Kingdom**

Sustained and substantial reforms to housing and welfare entitlements since 2010 have reshaped the safety net that lower income groups have historically relied upon to avoid housing deprivation. This restructuring has paralleled ongoing changes in the housing tenure structure, reflected in the relative size and composition of the private and social rented sectors, as well as promoting new thinking on the role of the state. One implication of these changes appears to be that the housing safety net for low income households has become markedly less comprehensive, accessible and protective. At the same time, the residential property market remains a productive field of investment and wealth generation for many. This context raises the question of what the purpose of housing policy is or should be, and how its objectives should be prioritised and reconciled. One year on from a General Election, this conference offers the opportunity to reflect on how the interlocking housing, welfare and political systems are performing – both for the most marginalised and privileged groups – and what kind of future housing policies may be emerging.

Keynote speakers will focus on a number of themes:

- Welfare reform and its implications for housing
- The changing UK housing system
- Housing and ethnicity in the UK
- Extreme housing exclusion
- Possible housing futures

Confirmed speakers include:

- Professor Peter Kemp, University of Oxford
- Professor Christina Beatty, Sheffield Hallam University
- Omar Khan, Runnymede Trust
- Professor Sarah Johnsen, Heriot Watt University
- Shane Brownie, National Housing Federation
- Christopher Walker, Policy Exchange
- Robert Black CBE, Chair of Scottish Commission for Housing and Wellbeing

More information: <http://housing-studies-association.org/event/hsa-conference-2016-housing-at-the-extremes-austerity-prosperity-and-systems-change/>

**Conference: Housing, Wealth and Welfare
25-26 May 2016, Amsterdam, The Netherlands**

Call for Papers

Conference: HOUSING WEALTH AND WELFARE
Hosted by the Centre for Urban Studies,
University of Amsterdam, Amsterdam, the Netherlands May 25th & 26th 2016
www.aissr.uva.nl/housing-wealth-welfare

Along with the proliferation of homeownership as well as volatile property price increases in recent decades, housing wealth has been increasingly eyed as a resource that can be drawn upon to support a variety of consumption and welfare

needs. Becoming an owner-occupier has thus been recognized by households, governments and markets alike as a means to accumulate personal wealth that functions as private insurance against life-course risks such as employment, divorce and old age, as well as a way to pool shelter and share the benefits of asset accumulation with children. Changes in housing wealth have, however, also been associated with broader trends in inequality, within and between generations. Both the increasing importance of and growing inequalities in, housing wealth have begun to reshape policy approaches to housing and welfare, as well as the political economy of welfare states.

This conference aims to bring together the latest theories and empirical findings in the dynamic research field surrounding housing wealth and welfare. It does so with a cross-disciplinary focus that seeks to better unify sociological, economic, political, geographical and anthropological understandings of housing goods. The increased centrality of housing equity as both an investment and as collateral that may potentially finance other needs necessitates a fundamental change in the way we approach the relationship between housing and welfare, as well as the provision of both by states, markets and families. At the same time, the politics, culture and social economy of housing vary widely across advanced welfare states, demanding sensitivity to local contexts and their interaction with more global forces.

A particular focus of the event will be the consideration of the findings of two recent European Research Council funded projects addressing housing wealth, welfare and inequality issues in cross-national contexts (HOUWEL and HOWCOME).

We invite the submission of abstracts (deadline, January 28th, 2016) for papers to be presented in workshop sessions that will take place over the two days. There will also be a number of keynote and plenary sessions given by leading researchers, practitioners and thinkers in this field. The conference will conclude with a round table session that will contemplate the overall outcomes of two-days of presentation and discussion, and their implications for policy and the future of housing markets, assets, welfare and inequality.

The Venue: The event is organized in association with ERC Starting Grants HOUWEL (www.houwel.uva.nl) and HOWCOME (www.tilburguniversity.edu/howcome), and hosted by the Centre for Urban Studies at the University of Amsterdam. The main location of the conference will be at the University Library (on the Singel) in the historic city centre of Amsterdam.

The Themes: We invite the submission of abstracts and papers addressing a number of key areas related to homes, households and housing, the economy and society. Suitable questions include, but are not restricted to...

- How do households and families share, transfer and exchange welfare and wealth through means of their homes and housing property?
- How much do the experiences and welfare outcomes of housing wealth vary from country to country, or from city to city?
- How have the welfare and housing outcomes for different social groups affected by changes in homeownership and property wealth?
- What are the urban and spatial dimensions of transformations in housing equity and family welfare exchange?
- How are relationships between housing, housing careers and the life-course changing?
- How have housing markets, policies and regimes, and in particular the tenure of homeownership, changed in the past decades?
- What are the specific economic and political implications of an increasing centrality of housing wealth in social inequalities?

How do I submit an abstract? **Abstracts** can be submitted via email to the following email address before midnight (Amsterdam), **January 28th, 2016**: Hww-fmg@uva.nl

2016 ENHR Conference: Governance, Territory and Housing
28 June – 1 July 2016, Belfast, Northern Ireland
27 June New Housing Researchers Colloquium



The European Network for Housing Research Conference 2016 will take place in Belfast, Northern Ireland, from 28th June 2016 to the 1st July 2016. The New Housing Researchers Colloquium will take place in Dublin, Ireland on 27th June 2016.

Conference Theme: GOVERNANCE, TERRITORY AND HOUSING

In today's uncertain economic climate, governance presents a common challenge across European countries. Rapidly changing financial and socio-economic contexts present both challenges and opportunities, across all levels of government and between sectors, in coping with and responding to a turbulent housing market. Common challenges do not, however, necessarily mean convergence in housing provision, regulation and markets, with country specific responses reflecting differential expectations, attitudes, and ideologies. Indeed divergence within countries and communities in their response to the current challenges may prevail.

The housing context in Northern Ireland provides a unique opportunity for delegates to see real life examples of what it is like to live in, and legislate for, a divided society that has come out of a period of intense conflict and violent. Ninety per cent of all social housing still remains segregated along religious lines and in many areas by physical walls. However, Belfast has also benefited from various regeneration initiatives, with large areas of Belfast transformed from virtually derelict districts to vibrant, mixed use areas encompassing social and economic regeneration.

Belfast has changed dramatically over the past two decades. Huge investment by both private companies and public sector organisations has created a modern city with facilities on a par with the best anywhere in the world. Our convention facilities, hotels, restaurants and visitor attractions are world class. We have a fascinating and colourful history particularly in terms of commercial and industrial innovation

Registration for the conference is now opened and we invite you to register via the ENHR 2016 conference website: <http://www.enhr2016.com/>

CALENDAR

Information about interesting events can be sent to ENHR@tudelft.nl

CALENDAR 2016

21-22 January, Nicosia, Cyprus
International conference

Housed by Choice, Housed by Force

Deadline abstract submission = September 15, 2015

architecturemps.com/cyprus/

17-19 February, Auckland, New Zealand

9th Australasian Housing Researchers Conference

Deadline abstract submission = 22 November 2015

ahrc2016.nz/

26 February, Coimbra, Portugal

Human Rights, Housing and Dispute Resolution

2nd Annual Housing Law Symposium organised by ENHR WG Housing Law

Deadline abstract submission = January 1st, 2016

Contact: [Julian Sidoli del Ceno](mailto:Julian.Sidoli.del.Ceno@tudelft.nl) or [Michel Vols](mailto:Michel.Vols@tudelft.nl)

www.enhr.net/housinglaw.php

17-18 March, Amsterdam, Netherlands

Seminar organized by ENHR WG Private Rented Markets

Security and Stability in the Private Rented Sector

Deadline registration/abstract submission = February 1, 2016

Contact: [Bob Jordan](mailto:Bob.Jordan@tudelft.nl)

www.enhr.net/private.php

16-19 March, San Diego, USA

Social Justice in the Global City? Contested Views on Social Control, Borders, and Equity

46th Annual Conference Urban Affairs Association

urbanaffairsassociation.org/conference/conference2016/

30 March - 2 April, Freiburg, Germany

EPCS 2016

Annual Meeting of the European Public Choice Society

Deadline paper submission = November 30, 2015

www.eucken.de/veranstaltungen/epcs-2016.html

1-2 April, Athens, Greece

Spring meeting ENHR Coordination Committee

6-8 April, York, Heslington United Kingdom

HSA Conference 2016

Housing at the extremes: austerity, prosperity and systems change

Deadline abstract submission = 29 January 2016

housing-studies-association.org/event/hsa-conference-2016-housing-at-the-extremes-austerity-prosperity-and-systems-change/

11-12 April, Venice, Italy

ICHUE 2016: 18th International Conference on Housing and Urban Environments

Deadline abstract submission = October 11, 2015

www.waset.org/conference/2016/04/venice/ICHUE

12-15 April, Montreal, Canada
Canadian Housing and Renewal Association
National Congress on Housing and Homelessness
chra-achru.ca/en/index.php/congress/home

25-26 May, Amsterdam, Netherland
Conference: Housing Wealth and Welfare
Deadline abstract submission = 28 January 2016
www.aissr.uva.nl/housing-wealth-welfare

8-11 June, Regensburg, Germany
ERES Conference 2016
<http://s521390598.online.de/conference/eres2016/>

27 June, Dublin, Ireland
New Housing Researchers Colloquium
ENHR Conference 2016
www.enhr2016.com/new-housing-researchers-colloquium/

28 June - 1 July, Belfast, Northern Ireland
ENHR Conference 2016
Governance, Territory and Housing
www.enhr2016.com

29 June - 1 July, Krakow, Poland
Moving Cities: Contested Views on Urban Life
European Sociological Association Research Network 37 - Urban Sociology - Midterm Conference
Click [here](#) for the call for papers
Deadline abstract submission = December 15
esarn37.hypotheses.org/

23 September, Manchester, UK
3rd Oikonet Conference
Global Dwelling: Sustainability - Design - Participation
www.uclan.ac.uk/conference_events/global-dwelling-conference.php

17-20 October, Quito, Ecuador
Habitat III
United Nations Conference on Housing and Sustainable Urban Development
www.habitat3.org/the-new-urban-agenda/about

10-11 November
IFHP Summit 2016
www.ifhp.org/event/ifhp-summit-2016

CALENDAR 2017

19-22 April, Minneapolis, Minnesota, USA
47th Urban Association Conference
urbanaffairsassociation.org/conference-2/conference2017/

28 June - 1 July, Delft, The Netherlands
ERES Conference 2017
eres.org/index.php/annual-congress

WHO IS WHO?

Coordination Committee



Peter Boelhouwer (Chairman)
The Netherlands



Iván Tosics (Vice Chairman)
Hungary



Montserrat Pareja Eastaway
(Vice Chairman)
Spain



Mark Stephens (Treasurer)
United Kingdom



Gunvor Christensen
Denmark



Jürgen Friedrichs
Germany



Terry Hartig
Sweden



Stefan Kofner
Germany



Lena Magnusson Turner
Norway



David Mullins
United Kingdom



Sergio Nasarre-Aznar
Spain



Kathleen Scanlon
United Kingdom



Richard Sendi (contact person CC
New Housing Researchers)
Slovenia



Christiane Thouzellier
France



Richard Turkington
United Kingdom

Ad hoc members



Paddy Gray
(Organiser 2016 ENHR Conference)
United Kingdom



Doris Andoni
(Organiser 2017 ENHR Conference)
Albania

Institutional members

AUSTRALIA

Australian Housing and Urban Research Institute, Level 1, 114 Flinders Street, 3000, Melbourne, Victoria, AUSTRALIA. Contact: Ian Winter & Caroline Thompson www.ahuri.edu.au
City Futures Research Centre, Faculty of the Built Environment, University of New South Wales, NSW 2052 Sydney, AUSTRALIA. Contact: Bill Randolph www.cityfutures.net.au
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AUSTRIA

University of Vienna, Department of Sociology, Rooseveltplatz 2, 1090, Vienna, AUSTRIA. Contact: Christoph Reinprecht www.so.z.univie.ac.at
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BELGIUM

Centre d'Etudes en Habitat Durable, Rue de Turenne N° 2, 6000 Charleroi, BELGIUM. Contact: Sébastien Pradella www.cehd.be
Hasselt University, Faculty of Architecture and Arts, Campus Diepenbeek, Agoralaan Building E, 3590 Diepenbeek, Belgium. Contact: Jan Vanrie www.uhasselt.be/fac-architectuur-en-kunst

CZECH REPUBLIC

Institute of Sociology, Academy of Sciences of the Czech Republic, Jilská 1, 110 00, Prague 1, CZECH REPUBLIC. Contact: Martin Lux www.soc.cas.cz

DENMARK

Aalborg University Copenhagen, Danish Building Research Institute (SBI), Department of Town, Housing and Property, A.C. Meyers Vænge 15, 2450, København SV, DENMARK. Contact: Rikke Skovgaard Nielsen www.sbi.dk
Knowledge Centre for Housing Economics, Boligøkonomisk Videncenter, c/o Realdania, Jarmers Plads 2, 551, Copenhagen V, DENMARK. Contact: Christian Deichmann Haagerup www.bvc.dk
Krak's Foundation, Ved Stranden 16, 1., DK-1061 Copenhagen, DENMARK. Contact: Monica Moeskær www.kraksfond.dk
The Danish National Institute of Social Research, Social policy and welfare services, Herluf Trolles Gade 11, 1052, Copenhagen, DENMARK. Contact: Gunvor Christensen www.sfi.dk
University of Southern Denmark, Department of Business & Economics, Campusvej 55, 5230, Odense M,

DENMARK. Contact: Morten Skak http://www.sdu.dk/Om_SDU/Institutter_centre/ivoe_virksomhedsledelse_og_oekonomi.aspx?sc_lang=en

FRANCE

Centre de Recherches sur l'Habitat, CNRS UMR 7218 LAVUE, ENSA Paris val de Seine, 3-15 quai Panhard et Levasor, 75013, Paris, FRANCE. Contact: Claire Lévy-Vroelant www.crh.archi.fr
Centre Scientifique et Technique du Bâtiment (CSTB), Direction Economie et Sciences Humaines, Bâtiment 'Le Bienvenüe' / Plot B - 5ème étage, 14 Boulevard, Newton, 77420 Champs-sur-Marne, FRANCE. Contact: Francoise Jovelet <http://www.cstb.fr>
Interdisciplinary Laboratory on Solidarities, Societies, Territories LISST (UTM-CNRS-EHES) UMR 5193 and Recherche Habitat-Logement (REHAL), University of Toulouse – Le Mirail, Maison de la Recherche, 5 allées Antonio Machado, 31058, Toulouse Cedex 9, FRANCE. Contact: Christiane Thouzellier www.lisst.univ-tlse2.fr and <http://rehal.fr>
Lab'Urba, Institut d'Urbanisme de Paris, Université Paris est Creteil Val de Marne, 61 Avenue du General de Gaulle, 94010 Creteil Cedex, FRANCE. Contact: Tiana Ramarason <http://www.lab-urba.fr/index.html>

GERMANY

ILS-Research Institute for Regional and Urban Development GmbH, Brüderweg 22-24, 44135, Dortmund, GERMANY. Contact: Heike Hanhörster www.ils-forschung.de
Institut der Deutschen Wirtschaft Köln, PO Box 101942, 50459 Cologne, GERMANY. Contact: Michael Voigtländer <http://www.iwkoeln.de/en>
Leibniz Institute of Ecological and Urban Development (IOER), Weberplatz 1, 01217, Dresden, GERMANY. Contact: Andreas Blum www.ioer.de
Ruhr-University Bochum, Institute for Housing, Real Estate and Urban and Regional Development (InWIS), Springorumallee 5, 44795, Bochum, GERMANY. Contact: Torsten Bölting www.inwis.de

HUNGARY

Metropolitan Research Institute, (Városkutatás Kft), Lónyay utca 34, III. 21., 1093, Budapest, HUNGARY. Contact: Iván Tosics www.mri.hu

IRELAND

University College Dublin, School of Applied Social Science, John Henry Newman Building, Belfield, Dublin 4, IRELAND. Contact: Michelle Norris www.ucd.ie/appsocsc/index.html
University of Ulster, Centre for Research in Property & Planning, School of the Built Environment, Newtownabbey, BT37 0QB, Co Antrim, NORTHERN

IRELAND. Contact: Jim Berry www.ulster.ac.uk

ITALY

University G. d'Annunzio CH-PE, Department INGEO of Engineering and Geology, V. Le Pindaro 42, 65127 Pescara, Italy. Contact: Gianmichele Panarelli. <http://www.unich.it/>

NORWAY

Norwegian Institute for Urban & Regional Research (NIBR), Gaustadalléen 21, N-0349, Oslo, NORWAY. Contact: Rolf Barlinghaug www.nibr.no
NOVA (Norwegian Social Research), PO Box 4 St Olavs plass, 0130, Oslo, NORWAY. Contact: Lars Gulbrandsen www.nova.hioa.no
SINTEF Byggforsk Architecture, Materials and Structures, PO Box 4760, 7465, Trondheim, NORWAY. Contact: Solvår Wågø www.sintef.no
Fafo, Institute for Labour and Social Research, PO Box 2947, 0608 Tøyen, NORWAY. Contact: Inger Lise Skog Hansen www.fafo.no

PORTUGAL

DINÂMIA-CET – Centro de estudos sobre a Mudança Socioeconómica e o Território, Av. das Forças Armadas, Ed. ISCTE-IUL, 1649-026, Lisbon PORTUGAL. Contact: Fátima Santos dinamiacet.iscte-iul.pt/
Faculdade de Ciências Sociais e Humanas, e_GEO / GI MGCOT, Avenida de Berna 26-c, 1069-061, Lisboa, Portugal. Contact: Paula Justo www.fcsh.unl.pt/

RUSSIA

The Institute for Urban Economics, 20/1, Tverskaya street, 125009, Moscow, RUSSIA. Contact: Nadezhda B. Kosareva www.urbanecomomics.ru

SLOVENIA

University of Ljubljana, Faculty for Social Sciences, Centre for Welfare Studies, Kardeljeva pl. 5, 1000, Ljubljana, SLOVENIA. Contact: Srna Mandic www.fdv.uni-lj.si/English/Office_IC/
Urban Planning Institute of the Republic of Slovenia, Trnovski pristan 2, 1127, Ljubljana, p.p. 4717, SLOVENIA. Contact: Richard Sendi www.uirs.si

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