



European Network for Housing Research



2021
Newsletter

Cover: new ENHR website header photo

CONTENTS

EDITORIAL	3
HIGHLIGHTS COORDINATION COMMITTEE MEETING	5
REVISION OF BYLAWS ARTICLE 16.3 - PROPOSAL.....	7
ONLINE ENHR SEMINARS	8
HOUSING RELATED IMPACTS OF THE PANDEMIC.....	8
ENHR CONFERENCES	14
NICOSIA 2021: UNSETTLED SETTLEMENTS: HOUSING IN UNSTABLE CONTEXTS, 30 AUGUST – 2 SEPTEMBER	14
ENHR WORKING GROUPS.....	15
NEWS FROM WORKING GROUPS.....	15
WORKING GROUP COORDINATORS IN THE SPOTLIGHTS	19
NEWS FROM MEMBERS	22
NEW MEMBERS	22
OTHER MEMBERS	23
OTHER NEWS.....	33
NEW BOOKS / STUDIES	37
WHO IS WHO?.....	41
COORDINATION COMMITTEE	41
NEW MEMBERS	42
INSTITUTIONAL AND ASSOCIATE INSTITUTIONAL MEMBERS.....	43
WORKING GROUPS AND COORDINATORS.....	46
ENHR'S COOPERATIONS	48

EDITORIAL

Why housing research? – a personal view

Much of the time housing researchers must feel that they are swimming against the tide - so why do we do it? In my case it was, at least to start with, almost entirely by mistake. I went to LSE as an eighteen year old undergraduate to avoid Oxbridge and, with some gaps, have been there ever since. LSE is why I became an academic and why I have studied housing for almost all that time - even though it is one of the most frustrating policy areas imaginable.

The London School of Economics was very different from more traditional universities of the time in that its core aim was to concentrate on 'the study and investigation of the concrete facts of industrial life and the actual working of economic and political relations based on scientific training in methods of investigation and research'.

It is not surprising, given these objectives, that LSE economists were already involved in housing research ranging from building housing into macro-economic models; measuring fundamental relationships such as that between income and housing demand; and perhaps seen as of particular importance at the present time, the impact of regulatory constraints on new housing supply. What made these topics exciting for me was that they were all highly policy relevant.

But when I chose my PhD topic it wasn't for these more positive reasons. It was simply that I started in industrial economics but didn't like my supervisor and to change supervisor I had to change subject. I looked around and found two new economics lecturers both of whom were working in housing. As a result, I ended up doing my thesis on the first econometric model of the UK housing market.

Even so, my interest in housing would not have been maintained if it hadn't been for politics. I was lucky enough to be involved with the incoming Labour government in 1974 helping to produce an overarching Housing Policy Review. Unhappily it had almost no effect on policy but I learned an awful lot about the constraints that government faced, but also about how economics might be used to frame their thinking. But mostly, I fear, I learned that politics often won.

One long lasting example of these tensions where LSE was particularly involved – relates to housing affordability and it fits into the wider welfare regime.

The obvious starting point was in the Beveridge report. William Beveridge, an economist and politician, was Director of LSE from 1919 to 1937 but published his seminal work in 1942. The report set the scene for the post-war welfare state by proposing a form of social security by which workers paid into the scheme and those in need received support.

Beveridge's overall approach to social security was based on ensuring a national minimum income for every household, which varied only by household composition. To work, this needed prices for necessary goods to be similar across the country – which was reasonably okay for everything but housing. He 'solved' this problem by providing a separate housing allowance sufficient to meet the full cost of the rent for those households with no other income and reducing the payments as income increased. So someone with only welfare payments could both afford adequate housing and the other essentials of life. This principle remained in place over the decades as both the welfare system and the housing system changed.

The problem is that this worked well in the post war period of cost rents in the social sector and rent controls in the private rented sector which limited the costs involved. When rents rose, this policy both became extremely expensive and, as Beveridge recognised, lacked any incentive for low income households to change their housing decisions. As a result, welfare benefits for housing were restricted so many low income households now have to choose between their rent and cutting back on food, heat, light and clothing, or going into debt. The issues and potential

solutions were made entirely transparent by housing researchers –notable at LSE by John Hills, who sadly died last year. But it has taken the pandemic to lift some of the restrictions, at least in the short term.

Some years ago at the ENHR conference there was a questionnaire which included two questions: one about which country had the best research and the other on which country had the best policies. The UK came top for the first question – at that time we had high quality housing research groups in most major Universities. Perhaps it will not surprise you that we came bottom on the second.

So, what is the message to younger researchers? Housing research is incredibly frustrating – but it is worth going on fighting.

Christine Whitehead

Emeritus Professor in Housing Economics, LSE and a founder member of the ENHR.

Highlights Coordination Committee Meeting

Zoom meetings 14 January and 17 March 2021



14 January

Bylaws - Institutional Members voting rights article 16.3

The present article 16.3 does not match the registered version of the bylaws under Dutch law. The CC will present a new voting procedure during the GA during the 2021 conference. (see also page x of this Newsletter).

Online ENHR seminars on housing related impact of the pandemic

The Coordination Committee considers it important to organize such an event in this special period we are living in now. It would also bring ENHR members together and give us all the feeling we belong to a network, despite the fact that the 2020 conference in Nicosia was cancelled. ENHR Working Groups might consider this event to share ideas and as preparation for the 2021 conference in Nicosia.

17 March

Conferences

Nicosia (Cyprus, 2021) - Due to the continuing pandemic is still not certain in what way the Nicosia conference will take place. The CC will discuss the type of conference again in an extra meeting after the abstract closing date (30 April 2021).

Barcelona (Spain, 2022) – One of the workshops at conference will cover the right for adequate housing and affordable rents. Possibly a new Working Group can be created afterwards.

Seminar evaluation

The online seminars 'Housing related impacts of the pandemic' (12-26 February 2021) proved to be a worthwhile experiment. The CC suggests to continue such seminars after the pandemic, in between summer conferences.

Finances

The financial end-of-the-year report 2020 (produced by a Dutch accountant) and the budget for 2021 were approved.

Membership file update

A clean-up of the membership files (members that did not respond to payment requests in 2020 have been deleted) led to the conclusion that ENHR is losing members, including institutional members. The CC will discuss this situation in a separate meeting.

Working Groups

The WG Housing Economics is currently without coordinators. A call for new coordinators will be placed in the next Newsletter.

The WG Guidelines document (in concept) was sent to all coordinators, but no response was received. Another request for response will be sent.

Climate impact of ENHR activities

A CC working group on climate impact of ENHR activities will make suggestions for short-term and long-term strategies and adaptations of the guidelines for organising a conference. The CC will discuss this further during the Barcelona meeting in November this year.

Revision of Bylaws article 16.3 - Proposal

At the General Assembly in Athens in 2019, a table was established in the English version of the Bylaws that tries to approach the one person one vote situation consisting of category I, II and III-a up to and including III-j, covering 5 up to 60 votes. Legally however, Institutional Members are the members of ENHR, not their employees. They are the legitimized units that can vote. Therefore the one member one vote principle will have to be replaced.

The CC will present this new version of article 16.3 at the General Assembly in September this year during the Nicosia conference:

a) following the registered version of the bylaws at the Dutch Chamber of Commerce, each IM will have a number of votes according to three categories that follow the fee they pay to ENHR: IMs up to 5 listed (within ENHR records) employees have 5 votes; IMs with 6 up to 10 listed employees have 10 votes; IMs with 11 or more employees, have 15 votes.

b) the number of votes awarded to each IM may be distributed freely by each IM. If nothing is expressly communicated to ENHR Secretariat, all employee members may vote, except if the Institutional member does not agree and opts for voting to be organized by a representative of each institution the possibility to vote, on behalf of his/her institute. The representatives should officially be registered at the ENHR office.

The CC will also recommend Institutional Members to take this approach.

For any voting in the General Assembly a two stage procedure can be used:

1. The chair first asks everybody to vote so that the opinion of all that are present is clear.
2. The chairs then give the representatives of the IMs the possibility to vote officially. The secretariat will distribute three types of coloured cards to the representative or substitute-representative. These votes will be weighted accordingly to the category they belong to.

At any time it is for Institutional Members to decide how they want to cast their number of votes.

This proposal combines the principles of granting each ENHR member the option to vote and relating the number of votes to the fees paid.

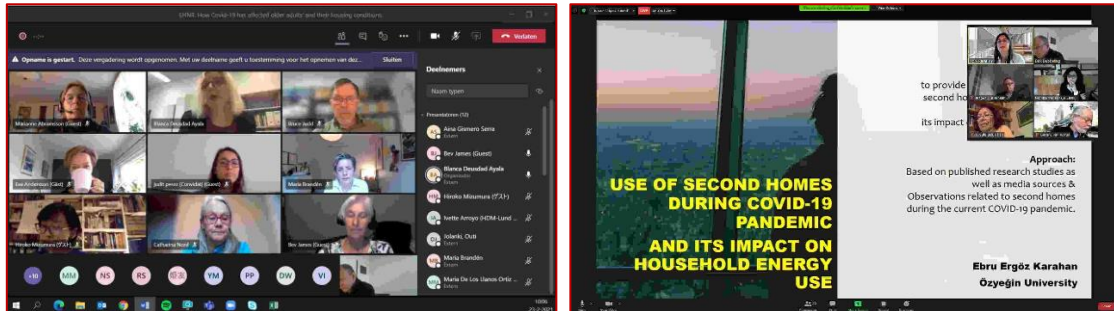
Associate Institutional Members have no voting rights. This situation will not change.

This revision will be on vote during the General Assembly in September 2021, during the annual ENHR conference.

ONLINE ENHR SEMINARS

Housing related impacts of the pandemic

From 12-26 February 2021 ENHR organized a series of seven seminars around Housing related impacts of the pandemic. The series were preceded and concluded by a plenary meeting. Three Working Groups report on their meeting.



THE COVID-19 PANDEMIC EFFECTS ON HOUSING AND POLICY & RESEARCH RESPONSES WG Policy and Research webinar on 18 February 2021 Coordinators: Jana Nevalainen and Steffen Wetzstein

Set-up

The aim of the seminar was to give up-to-date research and policy insights on the current COVID-19 situation and its effects on housing, now and in the future across national borders. Speakers at the seminar from Germany, the Netherlands, Ireland, the UK and Habitat for Humanity International (EMEA), offered a broad European and international perspective on different housing realities. Speakers at the seminar included: Professor Dr. Michael Voigtländer, Institut der deutschen Wirtschaft (German Economic Institute), Germany ; Assistant Professor Dr. Marietta Haffner, TU Delft, the Netherlands; Senior Research Officer Dr. Conor M. O'Toole, Trinity College Dublin, Ireland; Distinguished Policy Fellow Kath Scanlon, LSE London, the United Kingdom; and Associate Director Gyorgy Sumeghy, Habitat for Humanity International (EMEA). We hoped for a critical and open dialogue and that is what occurred. There were plenty of comments and questions, but also highlighting housing related issues, such as health and wellbeing, that the COVID-19 situation has made more visible than before.

The seminar brought together over 50 registered participants, researchers and policymakers, from a variety of European organisations, institutions and NGOs, as well as from research institutions from all over the world.

Changing role of housing and targeted policy responses

Speakers discussed the impacts of COVID-19 on the housing and property markets, housing policy responses to the Covid pandemic and the government's role to protect the housing needs of vulnerable populations in developing countries. Since the start of the COVID-19 pandemic, it has been clear how vital housing is for our wellbeing. Lockdowns, working from home and home schooling have made the home literally the central place of our everyday lives. The pandemic may have reshaped our housing needs, but, most definitely, it has made our housing needs and the meaning of home and the security it offers (hopefully) quite obvious. When walls have been closing in on individuals, those who have been able have looked for wider spaces, often in nearby green belts. At the same time, there have been many households that have worried about how to isolate a family member who has been infected with the coronavirus or how to combine home schooling and remote working in an already cramped flat. For the most vulnerable groups, like homeless people, targeted policies might have provided short-term relief, such as when policies have brought rough sleepers into shelters and out of shared accommodation. Unfortunately, these policy measures might not last long and will not solve the

underlying problem of urban affordability and its additional pressure on vulnerable population groups, including migrants, the working poor and private renters.

In many cities the COVID-19 situation has increased demand for larger dwellings or one family houses and this has led to climbing prices, which has made home ownership an even further-away dream for many. For example, lockdowns have led to higher unemployment rates and considerable economic uncertainties. The situation has created COVID-19-related financial problems for many and has caused problems in paying rents and mortgages. Government policies have been targeted at owner occupiers, such as a ban on repossessions, mortgage holidays, temporary reduction of Stamp Duty Land Tax (SDLT). However, these policies help those who already have owner occupied housing, while ignoring those who would like to enter the housing markets. In the future, the situation might be even more challenging due to the overall uncertainty that may decrease today's investments in housing and therefore reduce the supply in the future. This might lead to an even greater undersupply of housing and housing shortages, making the housing cost burden even greater than it is today. This alone can lead to an even more severe housing crisis.

If climbing housing prices have been a common phenomenon in many urban centres, at the same time elsewhere a downward trend in the price of housing has become familiar. Therefore, it seems that price development is not identical, but more likely the course of prices will be uneven and surging, with regional variations. The price development is, of course, a combination of situation-related effects and structural factors, such as the strengthening of banking regulations and changes in the financial markets and in the banking system. In the private rental sector rents have been varying from rent increases to downward trends, especially with new contracts. The situation has been affecting disproportionately households in the private rental sector with already high housing costs. This has created insecurity to which governments have been responding with different measures. Policies targeted at tenants can be summarised by the extension of temporary rental contracts, rent freezes, and eviction bans, which sometimes are regulated and sometimes voluntary. If short-term measures have offered a buffer against rent arrears, caused by financial problems or unemployment, and possible housing evictions, we also can assume large numbers of evictions will occur in the near future when these policy buffers will end.

A health crisis combined with the systemic vulnerabilities

In developing countries the COVID-19 pandemic has been more than anything a health crisis combined with systemic vulnerabilities of informal settlements and pre-existing health issues. Inadequate housing structures and conditions have made people living in the middle of the pandemic situation even more vulnerable and also strengthened the underlying structural problems. The situation has led to the economic crisis causing vicious circles of economic disadvantage and deprivation. The COVID-19 pandemic literally has exacerbated the vulnerability of the most disadvantaged segments of populations causing long-lasting economic consequences for informal settlements. To respond to these problems and to avoid such unwanted development in the future, the Habitat for Humanity International has made policy recommendations for recovering from the crisis and building a more secure future through housing. The policy guidelines aim e.g. to protect the adequacy, affordability, accessibility and stability of housing, ensure inclusion and representation of communities in COVID-19 responses and plans, address the immediate financial needs of individuals and ensure the sustainability of housing construction markets to ensure swift recovery for all after the pandemic.

A mosaic of short-term housing policy responses

Policy measures everywhere have been targeted to economic stabilisation. The economic impacts of the COVID-19 pandemic have been mitigated by governments by offering income stabilisation through state aid and temporary buffering of pandemic impacts on housing. Many governments have been thinking of what the appropriate policy mix is required to deal with households facing income or wealth constraints as a result of the pandemic and have created their own mixture. It seems the greater the mix, the more vulnerable are the housing and social

security systems. The broader the social and affordable housing stock and social security systems are, the better buffer they seem to give in this acute crisis, providing resilience for society. In general, there has been quite a mosaic of short-term housing policy responses depending on the housing system and combined with standard housing policies (e.g. affordable housing construction). But many short-term policies have been very expensive and they cannot be continued. Now the question is how to unwind expensive ad-hoc policy interventions? Whatever will happen, short-term policies have not solved any of the structural challenges of housing.

Urban affordability crisis will continue

What will be the long-term effects of the pandemic? Will the post-pandemic financial recovery stimulus affect housing? Is there a better understanding of the effects of uncertainty in the economy, health and employment and how will these effects combine with more structural challenges and with e.g. banking regulations? In any case, if national and local governments do not actively find long-term housing policy responses, the urban affordability crisis will continue. This means residential unaffordability across various tenures, also increasing polarisation between owners and renters, which might lead to more divided cities and higher levels of urban segregation. It remains to be seen if the effects of the COVID-19 pandemic will lead to a better comprehension of housing and which research questions have moved up to the top of policymakers' minds during the pandemic.

Future plans of WG Policy and Research

In Nicosia WG Policy and Research will discuss the impacts of the European Recovery and Resilience Facility on housing. The main question is: will the European Recovery and Resilience Facility (€672.5 billion in loans and grants making Europe greener, more digital and resilient) impact on housing? This changing situation clearly underlines the need for and the necessity of policy and research responses for affordable, adequate, and accessible housing. It also emphasizes the importance of sustainable and long-term policy responses to existing housing challenges and the need for an evidence-based housing policy, as well as research and policy collaboration. Therefore, WG Policy and Research will take a closer look at housing market and system dynamics, policy interventions, and stimulate new debates and underpin the setting of emerging agendas for housing policy and research.

HOW COVID-19 HAS AFFECTED OLDER ADULTS AND THEIR HOUSING CONDITIONS **WG Housing and living conditions of ageing populations webinar on 23 February 2021** Coordinators: Blanca Deusdad & Marianne Abramsson

COVID-19 has shown the precarious conditions in which many institutionalised older adults were living. Older adults across Europe have experienced an extremely high mortality rate, particularly during the first and second waves of the pandemic. The aim of the WG's webinar was to focus on how COVID-19 has affected older adults and the relationship between COVID-19 and housing conditions for ageing populations.

Set-up

The webinar offered a cross-cultural overview of housing conditions and how these have affected older adults during the pandemic. Cases covered in the first session were New Zealand (Bev James) and Japan (Yoko Matsuoko and Hiroko Mizumura). The second session addressed cases from Europe: Finland (Outi Jolanki), Sweden (Maria Brandén and Ivette Arroyo) and Spain (Blanca Deusdad). The two sessions were coordinated by Blanca Deusdad and Marianne Abramsson, respectively. The webinar was attended by a total of 43 participants, who were very active in the chat and the Q&A segment.

Major outcomes

The major outcomes of the webinar were the following:

- Despite New Zealand's well-planned measures to address the pandemic (including lockdowns, quarantines and contact tracing), older adults' housing conditions were affected. A major problem was crowding, as older people left care homes to move in with

family members. Another problem was inadequate protection for tenants in New Zealand's legislation.

- In Japan, the living conditions of institutionalised older adults worsened during lockdown, particularly, their physical and mental condition due to the fact that they were not able to leave their rooms and carry out their daily activities. This has led to a reconsideration of care plans and physical environments in institutional care for older adults.
- In Europe, housing patterns affected the rate of contagion and death. In Sweden, living in a multigenerational household increased the mortality risk, possibly through exposure to working-age co-residents. In Sweden and especially in Spain, living in a care home also increased the mortality risk (both because people living in care homes had poorer health generally and because they were more exposed to other people in shared spaces). The Spanish case also revealed the need for more effective integrated care systems. Paradoxically in Finland, care homes often became a safe space for older adults, where they were protected from contact with more mobile adults.
- On a more hopeful note, in all five cases, presenters reported on signs of solidarity and community involvement. For instance, older adults' 'mutual aid spirit' and their remarkable 'resilience' to maintain joy in the 'new normal' was underlined in Japan. In Sweden, multigenerational housing with private apartments became an opportunity for enhanced social connections and for exerting agency to cope with the COVID-19 mobility restrictions. Another example was the imaginative community initiatives of New Zealand, such as displaying teddy bears in the windows to greet passers-by.

Main conclusion

All in all, COVID-19 has both highlighted housing deficiencies (e.g., lack of protection for tenants) and worsened living conditions of older adults (e.g., loneliness for some and crowding for others). At the same time, communities have shown solidarity and pointed to ways that we can face this crisis and future ones so as to foster social interest and engagement.

COVID-19 AND HOUSING IN SOUTHERN EUROPE

WG Southern European Housing webinar on 26 February 2021

Coordinators: Dimitra Siatitsa, Héctor Simón Moreno, Sandra Marques Pereira and Thorsten Heitkamp

The COVID-19 pandemic has unexpectedly disrupted and increasingly challenged many aspects of the economy and everyday life globally. In this context, housing has emerged, now more than ever, as a critical factor of individual security and well-being, with deepening existing inequalities and which highlights inadequacies and dysfunctionalities in housing. In the countries of southern Europe in particular, the pandemic had immediate effects on public policies, housing markets and social practices. Governments implemented emergency measures for housing, public health and income protection, while investment processes in the property sector were often halted. Furthermore, households had to renegotiate cohabitation processes to strike a balance between everyday life and remote education and working.

Set-up

Recognising the need to reflect on and discuss housing challenges in southern European countries during and after the pandemic, the 'COVID-19 and Housing in Southern Europe' webinar was organised and hosted by the WG Southern European Housing.

With more than 50 registered participants, the webinar was divided into two parts. Part I, 'Housing and COVID-19 in southern Europe: Current dynamics and research questions', focused on current research on housing-related impacts. Part II, 'Southern European housing in pandemic and post-pandemic times', provided a structured discussion on the housing issues that emerged during the pandemic, such as: significant short- and long-term impacts on markets, policies and household practices in southern European countries; new housing challenges/problems in post-pandemic times; and evaluation of the public housing measures taken at national and EU level to address the COVID-19 crisis.

Part I: Housing and COVID-19 in southern Europe: Current dynamics and research questions

Part I had three presentations. The first, by Jordi Bosch and Carles Donat (Observatori Metropolita de L'habitage de Barcelona), focused on the impact of COVID-19 on the rental housing market in the Barcelona Metropolitan Area and on the public measures introduced for vulnerable tenants during this period. The authors presented the results of the 'Living in confinement' survey, the main findings of which are: the economic impact of COVID-19 was more significant for tenants; almost 30% of households negotiated their rental situation through three main types of negotiation – an extension of residential rental agreements, rent reductions and rent moratoria – and a small but significant proportion of renegotiations were successful; the development of a rental housing market in this area shows some adjustments between demand and supply – lower prices and an increasing supply, however, it does not seem to match the increasing problems of housing affordability for tenants.

The other two presentations, by Sandra Marques Pereira (DINÂMIA'CET–ISCTE, Instituto Universitário de Lisboa) and Dimitris Pettas (Technische Universität Berlin), focused on the impact of the pandemic on short-term renting (STR). The former presented the main findings of a survey on the impact of the pandemic on STR in Portugal, while the latter reflected on the possible future of STR in Greece based on the analysis of some dynamics already underway. While using different approaches and methods, these authors came to some similar conclusions: 1. the possibility that there will be a migration of a part of the STR to medium-term rental, especially in cities – a market adjustment fuelled by the growing demand resulting from the pandemic, especially the growth of remote working and digital workers; 2. There is no significant migration of STR towards traditional long-term rental which, specifically in the Portuguese case, is partially justified by a high degree of mistrust concerning the PRS/private rented sector's policy stability; 3. despite the losses, which are greater in urban centres than in less densely populated areas, optimism concerning the prospects for normalisation prevails among hosts. In short, despite several variables that are still unknown (the duration of the pandemic and the type of public urban and housing policies), the STR sector shows a certain resilience and ability to adapt to changes in demand, which raises concerns about the re-emergence or persistence of a housing affordability crisis due to the maintenance of high housing prices.

Part II: Southern European housing in pandemic and post-pandemic times

The panellists of Part II, Jesús Leal (Complutense University of Madrid) and Thomas Maloutas (Harokopion University of Athens), reflected on potential structural impacts of the pandemic on southern European housing systems, which depend on its duration and the scope and quality of policies for regulating its consequences. A major concern relates to the increase in economic and housing inequalities and growing polarisation during the COVID-19 pandemic, as some households have become wealthier (recording increase in savings) as others have become more indebted (due to the significant impact of job and income losses, especially in specific economic sectors, such as tourism, culture, services, etc.). Gender and intergenerational differences were also discussed, particularly highlighting the fact women bear a heavier burden due to the need to strike a balance between caring for the house and working from home. While the increase in inequality has affected both tenants and homeowners, affordability issues seem to be particularly present in the rental sector. Consequently, and unsurprisingly, the most vulnerable population will probably be the 'losers' in the respective local housing markets.

In terms of housing location patterns, the panellists estimate these will not be affected too much in the long run, as they depend on various and intertwined factors. But it is said there might be some changes in housing demand patterns during and after the pandemic as there is a general preference for lower density suburban areas and less traditional shopping due to the increase of teleshopping, with significant consequences for some residential neighbourhoods (e.g. former shops might become co-working spaces). Again, it was noted that such mobility trends towards the suburbs relate primarily to middle- and higher-income households that can afford the choice of moving, while the effects of remote working remain to be seen.

In general, the discussion affirmed high levels of uncertainty and insecurity about the future and, in particular, the impact of the pandemic on southern European housing markets. The same applies in terms of implementing EU policies and the recent EU report, 'Access to decent and affordable housing for all,' which proposes transferring more responsibilities to the EU for housing issues currently determined at the national level. Participants were ambivalent on this count. On the one hand, more active intervention and greater funding opportunities from Europe could positively affect situations with weak housing policy traditions, such as in the countries of southern Europe. On the other hand, such motions remain non-binding and are promoted within broader funding schemes that are designed to upgrade the building sector (InvestEU programme as part of the EU Green Deal), with a high risk of generating a certain level of price inflation and leading to further segregation in cities.

Summary and key lessons learned

To briefly summarise: there are common concerns in southern European countries regarding the short-, medium- and long-term impact of the COVID-19 pandemic on housing. What will happen after the emergency housing measures, such as rent and mortgage moratoria and rent reductions? What kind of measures and policies are needed in the long term? How can we learn from the experience of the pandemic to make housing development and policy more resilient and robust in terms of the supply of affordable housing? A key lesson learned from the webinar on the impact of the COVID-19 pandemic on housing in southern Europe is that more debate and joint research on southern European housing are required. As the southern European Housing Working Group, we want to support and implement this in the future as part of our work.

ENHR CONFERENCES

Nicosia 2021: Unsettled settlements: Housing in unstable contexts, 30 August – 2 September

Theme

Having as a starting point the complexity of the factors that have shaped Nicosia through time, the conference seeks to understand conditions of the unsettled and the respective challenges posed to housing. Contemporary everyday life is characterized by diverse manifestations of instability, including urban conflicts and contestations, revolutions in political life, terrorism, migration, displacements and mobility, which continuously challenge and redefine cities' infrastructures. The experience of urban life in such contexts – transient, fragmented, changeable and unpredictable – contrasts to concepts of dwelling based on stability, permanence, locality and a sense of belonging, and has often been associated with an experience of displacement effect.



Traditional and modern Nicosia go side by side.

The umbrella topic aims to explore and understand uncertainties and instabilities which shape contemporary urban living, to unveil critical concerns on the impact of such unsettling practices on the production of housing environments and to foster an inquiry into potential responses in the form of policies, governance, social innovation, community initiatives and planners' investments.

The conference will be fully online. See cyprusconferences.org/enhr2021/

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 2020

19 out of 27 Working Groups responded to the call for annual reports over 2020. During 2020 the following changes took place:

- Introduction of new WG Housing and New Technologies (in preparation).
- WG Housing and Refugees: status 'in preparation' prolonged with one year.
- WG Housing, Migration and Family Dynamics: new coordinator Isabel Palomares-Linares.
- WG Residential Buildings and Architectural Design: Maja Lorbek joined as new coordinator.
- WG Social Housing Institutions, Organisations and Governance: Marco Peverini replaced David Mullins who stepped down earlier.

The joint output of 2020 is summarized in the table below.

Workshops	5 workshops <ul style="list-style-type: none"> • No workshops in Nicosia (conference cancelled) • 5x elsewhere and in co-operation with other WGs or non-ENHR partners
Books	-
Special issues, papers and book chapters	Special Issue 'Collaborative Housing in Europe: Conceptualising the field' of <i>Housing, Theory and Society</i> (Vol. 37, Issue 1), including contributions from other regular WG participants. (WG Collaborative Housing) 3 Book chapters (WG Housing in Developing Countries) 2 Journal publications (WG Housing in Developing Countries) 2 reports (WG Housing in Developing Countries) 2 conference papers (WG Housing in Developing Countries)
Other	Successful joint funding bid to the 'Urban Migration' joint call of the JPI Urban Europe by working group members Melissa Fernandez (Uni Lancaster) and Richard Lang (JKU Linz) together with colleagues from Chalmers University in Gothenburg (WG Collaborative Housing). Nadine Roudil (Université de Paris Val de Seine) and Hélène Bélanger (Université du Québec à Montréal), supported by a research team, realized a France-Quebec study on the impacts of confinement measures on dwelling (WG Residential environment and people).

Indicated plans for 2021

Workshops	20 workshops: <ul style="list-style-type: none"> • 10x Nicosia ENHR conference • 5x elsewhere and in co-operation with non-ENHR partners • 5x ENHR 2021 online seminar on Housing Related Impacts Of The Pandemic
Books	-
Special issues, papers and book chapters	-
Other	-

More information about the undertakings of each Working Group in 2020 and in previous years can be found on the ENHR website (<https://enhr.net/working-groups/>).

This 2020 report is to be found at <https://enhr.net/working-groups/annual-report-1/>.

WG Collaborative Housing

Claire Carriou, Darinka Czischke, Richard Lang and Henrik Gutzon Larsen (coordinators)

Webinar 'The history of housing cooperatives'

On November 20, 2020, Richard Lang and Jardar Sørvoll organised a special webinar on 'The history of housing cooperatives'. The main goal of the webinar was to unpack the potential of historical perspectives and methodologies for the emerging field of collaborative housing research. The webinar was a whole day event and included 28 presentations and attracted some 40-50 attendants over the entire day. Participants came from institutions in 16 countries and their contributions covered cooperative housing practice on four different continents. It turned out that one of the advantages of this virtual format was that we could welcome contributors who normally find it difficult to come to the annual ENHR conferences due to financial constraints and time limitations.

The first part of the webinar included some theoretical and methodological considerations on the opportunities and pitfalls of applying historical perspectives in housing studies. Other presentations provided interesting empirical evidence to trace historical ruptures and continuities that led to present-day cooperative housing practice and governmental support structures in the Global North. It showed that dominant ideological understandings of (cooperative) housing together with an unsupportive institutional environment provide suitable explanations for the continued marginalization of cooperative housing sectors, such as in Australia but also in France and the Netherlands. However, hostile institutional environments have never managed to completely erode appetite for discovering housing solutions based on cooperative principles. Evidence from different countries suggested that a renaissance of cooperative housing practices should also be understood as counteraction to marketization and financialization of housing institutions, including within established cooperative sectors, such as in Germany and Austria.

An entire session on the Scandinavian countries reflected both the academic interest and longstanding tradition of historical approaches in that region. Many of the international presentations showed how important it is to consider the different roles of the state to understand emblematic changes and (grassroots) innovations in cooperative sectors. The discussion highlighted and questioned the importance of the state as a reliable partner for housing cooperatives as well as it pointed to the role of society in sustaining cooperative values. Finally, the webinar benefitted greatly from a range of contributions that provided novel insights on the history of cooperative housing in former socialist countries, Latin America and also Asia.

WG Housing and New Technologies

Michel Vols and Rosa Garcia-Teruel (coordinators)

Kick-off webinar

Last 20th January 2021 the Working Group in preparation 'Housing and New Technologies' organized its kick-off webinar entitled 'Housing and New Technologies: New methodologies and paradigms in housing research'. The aim of this first online event was to set up the group and gather the expertise of ENHR researchers specialized in new technologies, such as big data analysis, smart contracts, artificial intelligence, virtual reality, etc.



The seminar was structured in two parts:

- The first one was an introduction to the working group. Prof. Dr. Peter Boelhower, Chairman of the European Network for Housing Research, addressed some words to the Working Group and highlighted the importance of the topic for the network. After that, the two coordinators of the WG, Prof. Dr. Michel Vols (University of Groningen) and Dr. Rosa M. Garcia-Teruel (Rovira i Virgili University), presented the research on housing and new technologies that they are undertaking in their universities. In particular, Prof. Dr. Vols explained the use of machine learning techniques to analyse (legal) big data on evictions, and Dr. Garcia-Teruel the use of tokenization and blockchain for P2P housing transactions.
- In the second part, researchers from the network could present their research. We distributed the presentations in three panels: the first one was dedicated to data methods and digital rights. The second one, to smart cities and smart homes. And the third one, to technologies to design, finance or manage one's home. Thus, researchers based in Europe and even worldwide covered topics such as data analysis for predictive justice and housing rights (Dr. Tsalpatorou), for condominiums (Dr. Garfunkel and Dr. Alterman), for reviewing rent controls (Ms. Quintiá and Ms. Dios), digital vulnerability (Prof. Dr. Nogueira), smart cities (Prof. Dr. Muñiz), robots in the home (Prof. Dr. Kreiczler-Levy), data control in the home (Ms. Gennari), virtual reality to design homes (Ms. Raposo), real estate crowdfunding (Dr. Amat) and blockchain (Ms. Castro and Mr. Markunas).

In short, it was a productive three-hour online seminar in which we learnt about the main challenges and opportunities of these technologies both for researching and for managing housing.

In the following link you may find both the full programme and the recording of the webinar:
housing.urv.cat/kick-off-meeting-housing-and-new-technologies/

WG Housing Economics

Vacancies

The Working Group Housing Economics has two vacant coordinator positions and for that reason the group is now without a coordinator team. The Coordination Committee would like the Working Group to continue with at least two new coordinators, possibly present members of the group or new members who might have fresh ideas about how to revive this group. Candidates are invited to step forward and send a short cv to the Coordination Committee (enhr@tudelft.nl).

WG Private Rented Markets

Emma Baker and Terry Hartig (coordinators)

The Working Group on the Residential Context of Health is looking ahead to the conference in Nicosia from 31 August to 2 September. Perhaps the worst of the COVID-19 pandemic will have passed by then, in Europe at least. Many of those who might want to attend will have gotten the necessary vaccinations and started to think about travelling again. At the same time, however, we know that in some parts of the world, the situation is not at all clear, and restrictions in place in some countries, like Australia, may disallow travel. Despite the uncertainties, and the possibility that we may not be able to meet in real life, we will go ahead with preparations for a workshop. We have already sent an inquiry through the Working Group mailing list to gauge interest in a workshop, and we did hear from some colleagues who would be willing to participate on-line. For ENHR members who are not on our mailing list, please do feel free to get in touch with either one of us to ask to be included or to pose any other questions you may have regarding the Working Group.

Terry Hartig (terry.hartig@ibf.uu.se) and Emma Baker (emma.baker@adelaide.edu.au).

Working Group coordinators in the spotlights

ENHR has about 25 working groups, each headed by two to four coordinators. What motivates these coordinators to invest part of their time in ENHR? How do they look at ENHR?

Jaana Nevalainen – WG Policy and Research coordinator



Jaana Nevalainen is main coordinator of the Working Group Policy and Research. She works for the Ministry of the Environment in Finland. At the moment she is running a nationwide neighbourhood renewal programme. She is involved in housing issues related research funded by the Strategic Research Council (SRC) of the Academy of Finland and by the Neighbourhood Renewal Programme 2020-2022. Next to this she is also mentoring a PhD student.

When did you join ENHR?

“It must have been at a Housing Studies Association conference where I first got to know people from ENHR. I have been regular visitor of ENHR conferences probably since 2006. At first, I was an institutional member, but later on, I became also an individual member. ENHR struck me right from the beginning as being a community, an easily accessible society. Their conferences differ from other conferences: they are not too formal, you can easily make contact with other participants and the sessions produce good discussions. Conference presentations are also of high quality. This also goes for smaller conferences and seminars that working groups have been organizing throughout the years.

Senior members encourage the younger members and that is indeed what we should do. We should give positive feedback to improve one another's work. It creates this encouraging atmosphere to discuss your work, which is why I always tell early stage researchers that ENHR conferences are the events to go to.”

When did you become a working group coordinator?

“I became a coordinator in 2014. There was this idea to relaunch the WG Policy and Research and I was asked to join. This WG differs a bit from the others. We do not organize regular meetings to discuss papers but we try to bring researchers and policy makers together. In 2016 we organized a plenary session on EU's Urban Agenda in Belfast. Two years later, we organized two 'research-and-policy' discussions, in Uppsala and in Dublin, focusing on affordable urban housing. We also participated in the pandemic seminar sessions in February this year. However, we have very few members due to the nature of our working group. This past year of COVID-19 has made it easier to bring people together and we have even some future plans to meet online with policy makers more often. The seminars in February showed that various European organisations and institutions as well as researchers are interested in meetings like this, some even from outside Europe.”

You are also a Coordination Committee member. What made you decide to take that on as well?

"I consider it an important position and I hope I can help to improve the visibility of ENHR and its researchers. We have a lot to offer. Housing is an important topic at the moment as well as many housing related issues like urban and residential segregation. It is also important to make the work of working groups and WG coordinators more visible. This might also help finding new members for working groups.

I honestly think that ENHR has much to offer. We have a huge group of top quality researchers and we could make them more visible and also make ENHR more visible. We all could make our knowledge more visible to the outside world. This could be done without that huge effort."

How does your involvement in ENHR affect your work for the Ministry?

"In my work I organize a lot of research seminars and I deliver research knowledge to a wider audience of policy makers and practitioners. This always involves some extra work. But it is rewarding when you see that it leads to interesting discussions and a variety of participating institutions. I am the main coordinator of my working group so I have some official duties as well, like reporting back to the board of ENHR. At times it can be demanding but it also brings you something. Being a coordinator brings you different perspectives and you also learn more about how ENHR works.

My membership is very useful for me as a policy maker. ENHR is a wonderful source of information as I get much knowledge and information from it. A plus is the high quality of keynote presentations and working group sessions. I have been participating in many other conferences and ENHR conferences are definitely of high quality. Some keynote speakers inspired me in my thinking and that's what I am looking for when visiting a conference."

Marco Peverini – WG Social Housing: Institutions, Organisations and Governance coordinator



Marco Peverini is one of the coordinators of working group Social Housing: Institutions, Organisations and Governance. He holds a position as PhD candidate in Urban Planning, Design and Policy at the Department of Architecture and Urban Studies of the Polytechnic University of Milan, the biggest architecture department in Italy. He joined his working group in 2019 and took the place of initiator and long-time coordinator, David Mullins. His co-coordinators are Anita Blessing, Gerard van Bortel and Nicky Morrison. The overall objective of the working group is to explore and develop concepts for analysing institutional and organisational change and dynamics in affordable housing provision.

How did you get in touch with ENHR?

"In Italy, the field of housing research is not as developed as in other countries, but there are many researchers who deal with housing issues. Several of them, like me, attended the conference in Athens. I submitted for this particular working group because me and my colleague Anna Tagliaferri wanted to present and discuss a paper on a very interesting experience of collaboration between housing cooperatives and public housing authority in Milan."

What is your PhD research about?

"My PhD is sponsored by a federation of housing cooperatives in Milan, the Consorzio Cooperative Lavoratori (CCL). Even though Italian cooperatives usually conduct research, funding and independent PhD scholarship is not usual and demonstrate the effort of the sector in innovation and a strong commitment in supporting public research."

The scholarship called for research on opportunities and challenges in the innovation of the role of housing cooperatives in Italy and especially in Milan. In the light of the urban affordability crisis, I look at the theme of housing affordability, which is the 'field of action' of housing cooperatives but also a broad societal issue, from the point of view of urban governance and involvement of local actors. I developed a theoretical framework for looking at affordability on a local scale and currently I am conducting the empirical part, in the very different contexts of Vienna and Milan."

How did you become a working group coordinator?

"In 2019, we were preparing the workshop session in the run-up to the Athens conference, where I would be presenting a paper for the first time, when David Mullins asked for co-hosts to moderate one session. I volunteered, and at the conference, when David announced his departure, he asked if I would like to join as a coordinator. I accepted, for I wanted to grasp as many experiences as possible during my PhD years. Moreover, I found a very nice environment in the working group session, focused and informal at the same time. At that time, I was not an ENHR member yet and had to enrol to make it possible. David's involvement helped in this as well. In the end it is a lot about human relations."

What does your work for the working group involve?

"Unfortunately, the pandemic affected my start. I would participate in Nicosia as a trainee while Nicky and Gerard would do the organisation. That did not happen in 2020 and was shifted one year, but we had introductory meetings online. I am very excited for the upcoming Nicosia conference, which will be my first as a trainee."

One advantage of being a working group coordinator is that you are closer to people who are deeply involved in themes you are also involved in. Fellow working group members can act as reviewers, discussants or contributors to seminars. Beyond the annual conference we are also in contact for additional events. I have been organising some online seminars about affordability and housing governance and the working group members have been helpful in making it possible. At the beginning I was not aware, but being part of a working group is an opportunity to create a close network and exchange ideas."

What is your impression of ENHR?

"The conference in Athens was very useful for me. I was in the first year of my PhD track and it was a big opening for my research. The conference was really 'on the theme', much more focused than others I have attended. The series of this year's online seminars about the consequences of the pandemic was very good for keeping on track with current research, and the newsletter contains useful information. But for me, the annual conference is definitely the most important element of ENHR. It is about the full experience I think, and in the end personal relations (possibly in person) are very important, as David has demonstrated."

NEWS FROM MEMBERS

New members



Aalto University

Aalto University

www.aalto.fi/en

Aalto University, Department of Architecture in Helsinki (Finland) became an institutional member in 2021 to be able to join the rich community of ENHR and broaden the housing debate from a Finnish perspective. The housing research at the department focuses on housing preferences and housing practices, housing concepts and resident-driven innovation in housing, as well as housing policy.

The department has several ongoing projects in housing studies. The project 'Rental Homes in Consolidating Cities. Housing Policy, Planning and Dwelling practices' explores how housing policies effect housing practices in Helsinki and Vienna. The department also takes part in the Rescue-project which has a focus on how crises impact housing values, the meaning of home and housing practices (www.rescue-finland.com).

The research group for Health and Wellbeing Architecture, Sotera, conducts projects related to housing and living environments for older people. The group acts as an expert organization for local municipal sector and the ministry (www.sotera.fi).

Most recent outputs on housing include:

- doctoral dissertation by Anne Tervo: *Domestic Space for Solo Living – Changing Patterns in the Helsinki Metropolitan Area, Finland* (2021) aaltodoc.aalto.fi/handle/123456789/102922,
- Housing and the corona crises in Finland Diverging or converging city-countryside relationship? in *Der öffentliche Sektor – The Public Sector* (Johanna Lilius, 2020) oes.tuwien.ac.at/article/id/578/
- Subsidised Housing? The Paradoxical Imaginaries of Finnish Non-Profit Rental Housing in *Critical Housing Analysis* (Johanna Lilius & Kimmo Lapintie, 2020) <http://housing-critical.com/home-page-1/subsidised-housing-the-paradoxical-imaginaries->.

For more information contact:

Postdoctoral researcher Johanna Lilius (johanna.lilius@aalto.fi)

Lecturer Antti Pirinen (antti.pirinen@aalto.fi)

Lecturer Anne Tervo (anne.tervo@aalto.fi)

Postdoctoral researcher Irla Verma (ilra.verma@aalto.fi)



D'Annunzio University of Chieti

en.unich.it

The engineering and geology department of new Institutional Member D'Annunzio University of Chieti consists of two sections: the Engineering section and the Geology section.

Engineering section

The engineering section is characterized by disciplinary specificities such as Construction Science, Construction Technique, Technical Physics, Geotechnics, Hydraulics and Building Production.

The research activity of the professors of the section includes multiple themes and contributes to the improvement of scientific knowledge through the development of basic theoretical formulations and the setting of methodologies for the design and analysis of safety and construction adaptation.

The main research topics concern: the study of materials, diagnostics of the reliability of structures and building systems, structural and energy rehabilitation, metal and reinforced concrete constructions, seismic and wind engineering, renewable wind sources and photovoltaic. The section also plays a role in the promotion, consultancy and execution of applied research on behalf of public and private entities at national and European level and actively participates in finalized projects of national interest.

Among the various research themes of the Department that of housing occupies a role of primary interest applied to Social Housing, at different scales, for new buildings and the rehabilitation and adaptation of the existing structural, energy and also of a social nature.

The management of the building process in all its phases (planning, design, execution, management) is conceived in connection with urban regeneration, innovative technologies, design, digital innovation, industry 4.0, BIM, all for the adaptation to climate change also with the participation of users in a logic of Climate Responsive Architecture.

Several experimental programs and community programs (Urbact, Interreg, COST) have been carried out and are in progress as scientific consultants for Public Bodies for Social Housing. There are many research projects and scientific collaborations and exchanges with corresponding international research structures.

Geology section

The aggregation of the scientific-disciplinary areas present in the Geology Section presents strong contiguities and potential research synergies in different fields of interest that extend from basic sciences to geological, planetary and geological-applied sciences, whose main objectives are the analysis of geological systems and the study of the processes that regulate their development and temporal evolution, and the management of the prevention and risks of the natural and built environment against natural and anthropic actions.

Contact person: Arch. Gianmichele Panarelli (g.panarelli@unich.it)

Other members



Australian Housing and Urban Research Institute (AHURI),
Melbourne, Australia
www.ahuri.edu.au/

Recently published AHURI research

Final Report 354: Pathways to regional recovery from COVID-19

This research examines the consequences of COVID-19 for households in regional Australia, and considers that post-pandemic recovery models designed for large cities such as Sydney or Melbourne may not work in regional areas or less-urbanised states like South Australia or Tasmania.

Final Report 353: Urban productivity and affordable rental housing supply in Australian cities and regions

This study examined relationships between urban productivity and affordable rental housing, focusing particularly on the location and availability of affordable rental housing relative to employment and labour markets in Australia's capital cities and satellite cities.

Final Report 352: Local government co-ordination: metropolitan governance in twenty-first century Australia

This research examined the role of local government engagement and coordination in modern Australian metropolitan governance. It focusses on the role of local governments in cooperation with one another, the state governments, and other actors at the metropolitan scale, and includes consideration of how local identity and actions can be understood and practiced within a larger metropolitan context to create more responsive, effective and democratic outcomes.

Final Report 351: The utility of new data in understanding housing insecurity

This study investigated using the Department of Social Services DOMINO dataset as a fine-grained resource for housing research, and in particular uses DOMINO to yield new insights into patterns of Commonwealth Rent Assistance.

To view these and more recently released reports, and a full library of AHURI reports visit:

www.ahuri.edu.au/research/research-library

Upcoming AHURI events

Uncharted Urban Futures: Australian cities post pandemic

29 July 2021 (Melbourne and online) – *One-day conference*

Find out more at: ahuri.eventsair.com/cities/

About AHURI

As the only organisation in Australia dedicated exclusively to housing, homelessness, cities and related urban research, AHURI is a unique venture. Through our national network of university research partners, we undertake research leading to the advancement of knowledge on key policy and practice issues.

Our mission is to inform and impact better housing, homelessness, cities and related urban outcomes through the delivery and dissemination of relevant and authoritative research.

amsterdamse
federatie van
woningcorporaties

Amsterdam Federation of Housing Corporations

www.afwc.nl

Introduction to new senior researcher and ENHR member Steven Kromhout

In April 2021 Steven Kromhout has joined the team of the Amsterdam Federation of Housing Corporations (AFWC). As senior researcher he will be the linchpin for research activities of the housing corporations in Amsterdam and keep up the role of the AFWC as a knowledge center for information on social housing. "It's an honour for me to follow in the footsteps of Jeroen van der Veer, who sadly passed away last year" (see his In memoriam in the last edition of this newsletter). As part of this role, Steven has become a new member of the ENHR community. In the Netherlands, Steven Kromhout is regarded an expert in the fields of housing allocation and housing affordability in the social rented sector. Before he joined the AFWC, Steven was senior researcher and partner at RIGO, one of the main consultancies in the field of housing in the Netherlands. He conducted policy research projects for housing corporations and governments on national, regional and local levels. "At RIGO, my work was largely confined to the Netherlands. As an ENHR member, I am looking forward to broaden my horizon."

In addition to his work with RIGO, Steven also conducted a research project on search strategies of consumers in housing allocation systems at the TU Delft. "Unfortunately, my ambition to finish this as a PhD project proved impossible to combine with my responsibilities at RIGO, but it did fuel my academic interests. At the AFWC I hope to create more opportunities to collaborate with universities and participate in academic projects. The ENHR seems to offer a great platform for these ambitions."

'We Amsterdam' project

The housing researchers of the housing corporations in Amsterdam have joined forces to conduct a project named We Amsterdam, which aims to gain a better insight in the challenges some neighbourhoods face and provide a basis for collaboration between corporations in dealing with these challenges. The project consists of three elements. In 2020, a large scale survey was carried out among tenants of the six major corporations in Amsterdam. The results of the survey were combined with data from other sources and used in an analytical model which scores neighbourhoods on 25 social and physical aspects. This model provides a ranking of the liveability of all neighbourhoods in Amsterdam. The neighbourhoods that were ranked the worst to live in were grouped in six clusters. For these clusters policy sessions are being organised to coordinate the actions of housing corporations to improve the living conditions for tenants.



Asia Pacific Network for Housing Research (APNHR)

fac.arch.hku.hk/upad/apnhr

20th Anniversary symposium (online) of the Asia Pacific Network for Housing Research

8 June 2021 (14:00-18:00 (GMT+8): Housing Challenges and Innovations in Ageing Communities: Intergenerational Housing

The old age cohorts are expanding rapidly in many cities, engendering ageing, aged and super-aged communities. The housing wellbeing of the elderly people arouses increasing social concern as higher proportions of the urban population face growing risks of illness, sense of loneliness, insecurity, and the need for an assistive living environment. In parallel, young people find it increasingly difficult to afford decent independent living with the uproar of housing prices and rents in many cities across developing and developed economies. Intergenerational housing thus become more common in Western cities and in rapidly developing Asian cities, either because adult children stay on with their parents, or they take subsidized housing with an obligation to provide support to their elderly neighbors. While intergenerational housing can help maintain and improve the wellbeing of the elderly people and the housing wellbeing of the young, deteriorating housing affordability also gives rise to the question of intergenerational housing wealth inequality. This symposium grapples with the causes and consequences of these housing challenges and looks for innovative ways to combat the problems to improve the housing wellbeing and housing equity.

The conference consists of two sessions:

1 Intergenerational housing: more than a shelter

2 Intergenerational housing wealth inequality: social and economic causes and implications.

Registration starts on 27 May 2021. Visit the website of the Asia Pacific Network for Housing Research. full conference programme and registration details.



European Federation for Living (EFL)

www.ef-l.eu/

Upcoming EFL events and new initiative

As the world is getting used – more or the less – to gathering online and working at home, the European Federation for Living (EFL) is focusing on making physical events happen again in the near future. This will be after the Summer period. In the meantime, several events are coming up and we are working on the launch of a new initiative. Online or in the flesh, all our

events are focused on sharing knowledge and experiences, and about meeting people to share your thoughts and sharpen your ideas.

Events

EFL Spring Conference

On the 26th and 27th of May 2021, our Spring Conference is being held, themed 'Sustainable Urban Transitions: The Power of Partnerships'. One of the elements is a city forum with participants from Milan, Berlin, Paris and Glasgow. During this forum, we'll discuss about sustainability/climate, politics and the role of social housing.

efl.eu/general-news-message/efl-spring-conference-2021/



Design Competition

EFL Design Challenges bring together the brightest minds to solve the most pressing design-related issues facing housing and the built environment today. Working with our interdisciplinary network of housing actors, we set challenges for student and professional teams across the globe, offering them the chance to come up with innovative solutions to multidimensional problems.

<https://efl.eu/helsinki-village-co-living-competition-2021/>



EFL/EBZ Summer School

This is an online event. This year's Summer School theme is: 'Social Housing and Rapid Digitalisation: Working Together (and Apart)'. Several online sessions – brought to you by experts – will learn you more on digitalisation in social housing. The online sessions are given in the period between the 5th and 15th of July 2021.

efl.eu/general-news-message/efl-ebz-summer-school-2021/

Topic Groups

In September 2021, the members of the Topic Groups 'European Digitisation Group (EDG)' and 'Construction' will gather. The members of the Construction group will meet in Amsterdam. Subject of the two-day event is 'circular construction'.

EFL Autumn Conference

On the 20th and 21st of October 2021, EFL is organising its biannual conference. This will be held in Stuttgart (Germany) and hosted by social housing organisation Flüwo.

New initiative: peer-to-peer exchange

In the near future, we are going to start a new initiative: a peer-to-peer exchange on neighbourhood development. This will be a small-scale meetings where experts can share their thoughts, experiences and – of course – will discuss. Small-scaled, but with plenty of room for in-depth conversations!

More information

If you are interested in joining one of these events and/or have expertise or information you would like to share in our network, please let us know. Feel free to get in touch with us. Mail to info@ef-l.eu or have a look at our website www.ef-l.eu for more information on projects and our events.

ELF is partner of ENHR.

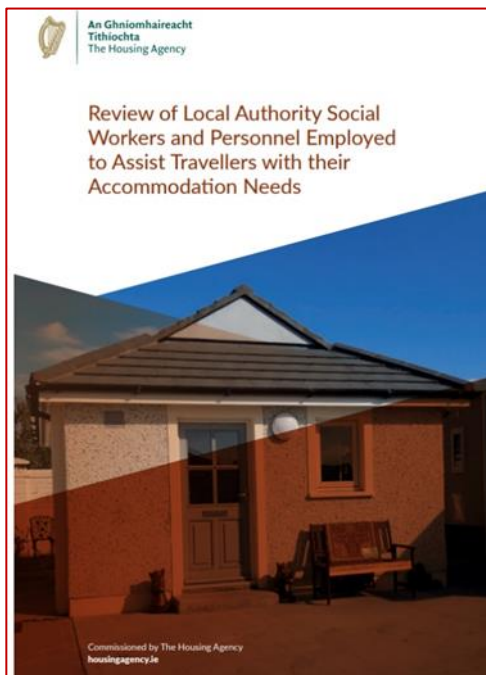


**An Ghníomhaireacht
Tithíochta**
The Housing Agency

The Housing Agency
www.housingagency.ie/

Recent Research

Review of Local Authority Social Workers & Personnel Employed to Assist Travellers with their Accommodation Needs.



Local authorities in Ireland employ social workers and Traveller liaison officers (TLOs) to work specifically with Travellers to assist them with their accommodation needs. This review was commissioned by The Housing Agency to examine the role of the social workers and TLOs, consider if the roles were effective in providing support to Travellers and to make recommendations to future service delivery. The research, carried out by University College Dublin, included a review of administrative datasets, a literature review, online surveys, written submissions and interviews with Travellers, social workers, TLOs, local authorities and other stakeholders. Recommendations include establishing a generic service delivery model for local authority social work, refocusing the social work service to be available to all local authority service users in need of a social work intervention, and, ceasing automatic referral of Travellers to the local authority social work service irrespective of their needs. A full copy of the review, including literature review is available: Review of Local Authority Social Workers and Personnel Employed

to Assist Travellers with their Accommodation Needs | The Housing Agency .

For further information, please contact Roslyn Molloy of the Research Department at The Housing Agency: roslyn.molloy@housingagency.ie



Roadmapping a Viable Community-Led Housing Sector for Ireland

Self-Organised Architecture (SOA) Research has launched its new publication series, Roadmapping a Viable Community-Led Housing Sector for Ireland, which comprises a series of handbooks on Community-Led Housing, offering guidance in the areas of Policy, Finance, Land and Getting your Group Ready.

Supported by The Housing Agency, The Land Development Agency, Ó Cualann Cohousing Alliance and the Goethe Institut Irland, SOA Research initiated and coordinated a 12-month research project to roadmap a Community-Led Housing infrastructure for Ireland, which culminates in this new publication series. Project stakeholders included eight Irish CLH groups as well as public and private sector housing practitioners in Ireland and across Europe. The publication series is now available to read at www.soa.ie

About The Housing Agency

The Housing Agency was set up to support local authorities, approved housing bodies (housing associations) and government in the delivery of housing and housing services in Ireland. The vision of The Housing Agency is to enable everyone to live in good quality, affordable homes in sustainable communities, and it is driven by the understanding of the central role that housing plays in people's quality of life and life chances. One of the Agency's core activities is research, particularly to inform policy and practice. The Agency undertakes in-house research and data analysis, commissions research, works in partnership with other housing bodies on research projects and provides housing research support to other state agencies.

Contact: [Karl Burke](mailto:Karl.Burke@housing.gov.ie).



Heriot Watt University
Institute for Social Policy, Housing, Equalities
Research

www.i-sphere@hw.ac.uk

Publications

Destitution in the UK

On 9 December 2020, [Destitution in the UK 2020 study](#) was published, the third in the series of these flagship reports for the Joseph Rowntree Foundation. The report found more than a million UK households experienced destitution at some point in 2019, with these households containing 2.4 million people, including 550,000 children. This represents an increase of approximately 54% in the number of people experiencing destitution since 2017.

The report attracted extensive coverage in national and local media when it was published and prompted oral questions to Ministers in both Houses of Parliament within a week of publication. Media coverage included extended packages in BBC News at Six, Channel 4 Evening News and Radio 4 Today Programme and articles in The Guardian, Financial Times, Telegraph, Mirror and Independent, as well as being covered extensively in regional media and internationally via Le Figaro, Brussels Morning and the global newswires.


UK Housing Review

The Chartered Institute of Housing published The UK Housing Review 2021 at the end of March authored by I-SPHERE Professor Suzanne Fitzpatrick alongside Mark Stephens, John Perry, Peter Williams, Gillian Young. The Review found that in England the supply of social rented

homes had fallen by almost 210,000 between 2012 and 2020. Only 11% of new 'affordable' homes built in England are at genuinely affordable social rents, compared with nearly 70% in Scotland and over 80% in Wales. Click [here](#) for further information or to order a copy of the full report.

COVID-19 Crisis Responses

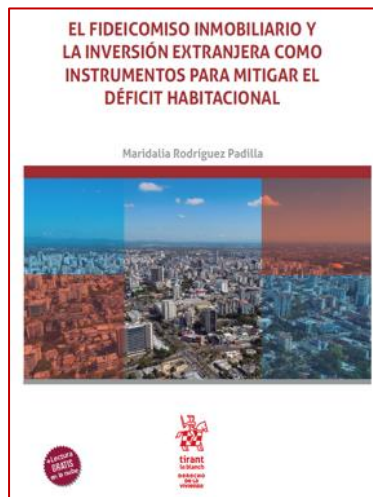
In February Professor Suzanne Fitzpatrick, Dr Beth Watts and Dr Jenny Wood, along with I-SPHERE Honorary Research Fellow Dr Peter Mackie and Honorary I-SPHERE Professor Hal Pawson, published our initial ESRC-supported report on [The COVID-19 crisis response to homelessness in Great Britain](#).



Housing Chair Universitat Rovira i Virgili
Tarragona, Spain
www.housing.urv.cat/en/

New books

El fideicomiso inmobiliario y la inversión extranjera como instrumentos para mitigar el déficit habitacional [The real estate trust and foreign investment as instruments to mitigate the lack of housing], Rodríguez-Padilla, Maridalia. (ed. Tirant lo Blanch, 2021).



This book covers the lack of housing affecting the Dominican Republic, the legal framework and tax treatment of local and foreign real estate investments, and the real estate trust [*fideicomiso*] as an instrument of collective investment. On the one hand, this book highlights the need to amend Act 189-11, on the mortgage market and the trust, in order to make the real estate trust an instrument to increase the housing stock in this country. This piece of legislation aims at boosting the financial market and the real estate sector, while encouraging private participation in solving the housing problem and introducing new instruments for raising funds for this purpose. On the other hand, the book analyses the lack of active policies for attracting foreign investment to solve the Dominican lack of housing. Moreover, there is a need to promote real estate investment trusts specialized in renting,

rent to own or other types of intermediate tenures, being methods for accessing to housing and for increasing national or foreign private investment (direct and indirect). Finally, this book examines the convenience to promote an ad hoc regulation of trusts dedicated to the Dominican real estate rental market (Dominican REITs) that guarantees a minimum investment in affordable housing.

Forthcoming events



Congreso nacional sobre vivienda
colaborativa y territorio

Conference 'Colaborative housing and territory' [*Vivienda colaborativa y territorio*].

On 16th and 17th June, the UNESCO Housing Chair, the Rovira i Virgili University and the University of Valladolid organize a national conference on collaborative housing and territory (in Spanish language).

Mr. Francisco Javier Martín Ramiro, Director General of the DG of Architecture, Housing and Land of the Spanish Ministry of Transport, Mobility and Urban Agenda will open the conference, which is structured in four main themes:

- The access to housing. Coordinator: Dr. Maridalia Rodríguez
- Collaborative housing and consumers. Coordinator: Dr. Asunción Marín
- Taxation of the collaborative housing. Coordinator: Dr. Milenka Villka
- Territorial cohesion and housing. Coordinator: Dr. Rosa M. Garcia-Teruel

More information: congresovivienda.eventos-digitales.com



London School of Economics

www.lse.ac.uk/

New projects

In February 2021, LSE London started a new project to explore the financialisation of the housing market in twelve cities across the globe (Auckland, Barcelona, Berlin, Copenhagen, Hong Kong, Ireland, Lisbon, London, Miami, Singapore, Stockholm, Sydney, Vancouver). This project investigates the very different understandings of what is meant by financialisation; the role of international and institutional finance in the different housing markets; the impacts of deregulation both with respect to rents and finance; how cities have responded to the challenges; and how the fundamental issues might be addressed.

In March 2021, LSE London started working on a research aimed at understanding how changes since 2015 in the taxation of transactions, income and capital gains from private rented property affect landlords' business models and incentive frameworks. The research also aims to predict how landlords might respond to those changed incentives; and draw out implications for the private rented sector as a whole.

In April 2021, LSE London research also began a new three-year project to investigate how older owner-occupiers could improve and modify their houses and fund these investments so they can live comfortably in their existing homes into later life. The research involves a range of organisations and will undertake case studies of different approaches.

LSE London is also studying the policy and legal implications of the stamp duty holiday, in relation to the use of the housing stock and trends in the economic activity and the job market. Finally, the LSE London research team has started work on a cost-benefit analysis to assess the socio-economic impact of changing rules for people affected by the no recourse to public funds condition in the UK.

Recent publications

On May 5, 2021, LSE London published the report *[Homelessness and rough sleeping in the time of COVID-19](#)* which looks to review how COVID-19 has impacted on the problems of homelessness and rough sleeping in London and England overall; to clarify how policies, implementation and funding have changed; and to ask where we go from here. In particular, the study assessed how local authorities have changed their approaches; the relationship between private renting and homelessness; and the effectiveness of the *Everyone In* initiative to support people who were rough sleeping since the beginning of COVID-19.

The report has been accompanied by a series of blogs published by Trust for London and LSE London.



Observatorio Vasco de la Vivienda
www.etxebide.euskadi.eus/x39-ovsector/es/

New participatory process to draw up the 2021-23 Master Plan

The Department for Territorial Planning, Housing and Transport of the Basque Government has initiated an ambitious participatory process, with citizens, to create documents that will outline housing policy in the Basque Country in the coming years: the 2021-2023 Master Plan for Housing and the 2021-2036 Social Pact for Housing. More than 200 agents participate in co-creating these documents, in addition to the open participation of citizens.

During the months of April and May 2021, the Deputy Minister for Housing is holding meetings with agents in the sector, operators and experts to analyse and validate the bases of diagnosis and context, and the proposals for strategies, objectives and actions to be developed, which will serve as the basis for the co-creation of the 2021-2023 Housing Master Plan - the tool that amalgamates the Basque Government's philosophy, programmes and commitments in terms of housing over the next three years.

Its priority lines will focus on responding to the impact of the pandemic on both access to and tenure of housing, boosting the supply of affordable rental housing, efficiently managing the public housing stock and promoting the rehabilitation of the current stock - with an emphasis on energy efficiency and accessibility. This last line of priority will be worked in synthesis with the reinforced objectives of the fight against climate change and the use of the new opportunities offered by the extraordinary Next Generation European funds.

The Department is also committed to innovating, by putting into practice models that adapt to the new social realities, ensuring the recovery, resilience and transformation of the housing subsector to contribute more social and economic value to society.



Economic and social agents, sectoral experts and operators, universities, trade unions, NGOs and associations against evictions, construction companies, financial clusters and institutions, strategic allies, special groups and citizens in general are all collaborating in the participatory process.

It should be noted that participation is part of the usual working model of the Department for Housing. The Basque Country has been a pioneer in promoting participatory processes in the field of housing, something that has been endorsed by awards such as the UNPSA Public Service Award granted by the UN, which in 2012 recognised the initiative of the Department for Housing, then also headed by the current Housing Minister.

Various channels of participation have been activated to collate the contributions of these agents and groups: interviews, virtual work sessions, specific surveys, social networks, etc.; and various areas are proposed for shared reflection: renting, refurbishment, the state of the construction sector, innovation and pilot projects (Next Generation Euskadi Funds, Cohousing, new tax incentive models, etc.).

These groups of experts will be joined by citizens themselves, who through the Etxebizitza platform (etxebizitza.blog.euskadi.eus) will be able to participate directly by giving their opinion and making proposals. There will also be face-to-face dynamics with specific groups, such as young people, the elderly and people at risk of social exclusion. The previous Master Plan, which ended in 2020, received more than 3,000 citizens' contributions.

Social Pact for Housing over the next fifteen years

In parallel to the participatory process of the Housing Master Plan, the Department has initiated contacts to draw up a new Social Pact for Housing. This consensus document, which steers housing policy in the Basque Country in the same direction for both the public and private spheres, in 2010 was signed for the first time by more than 70 agents. This second agreement

responds to the profound changes in this area over the last decade, in terms of society, the economic situation (with a crisis that changed the majority demand from ownership to renting) and legislation (with a Housing Law of 2015 that establishes the subjective right to housing and underlines the social function of this).

More information: [Mario Yoldi](#). Director of Planning and Housing Operations.

Other News

Promoting peace and reconciliation through collaborative housing in post-conflict Colombia - Towards a School of Architecture for Reconciliation



Can schools of architecture contribute to peacebuilding and the promotion of collaborative housing in post-conflict settings? And can participatory design processes be initiated at times when only online teaching is possible? This was the objective of our 'School of Architecture for Reconciliation', a program that we developed in the framework of the collaborative research project 'Promoting peace and reconciliation through cooperative housing in post-conflict Colombia'. Our research focuses on the endeavour of former FARC combatants currently striving at a collective reintegration into civil society through the formation of housing cooperatives. The aim of our four-months program that we launched in collaboration with the School of Architecture of the National University of Colombia, was to bring together former combatants, victims of the conflict, and architectural students to jointly engage in a dialogue and to develop cooperative housing solutions that are affordable, sustainable and inclusive.

The School took place online, which allowed at moderate costs, to bring together an international community of scholars, policy makers, architecture students, victims of armed conflict, and former combatants. After a general introduction on the potential role of housing cooperatives in the provision of adequate and affordable housing, the School offered participants a comprehensive training on participatory settlement planning, housing design, and sustainable building technologies. The School aimed at combining reflections on social, organisational, and legal aspects of housing cooperatives with elements of a design studio. It further stimulated collaboration between students across continents and enhanced their awareness on the importance of construction details by engaging them in the design of specific architectural elements (e.g. roof structures, enclosures, windows and doors) through practical design and construction exercises in workshops and by simulating those existing in the communities' self-help construction sites. The time difference between Colombia and Europe was turned into an advantage: students in Switzerland (socially distanced at home) made designs and students in Colombia built 1:1 prototypes and gave feedback until - through several iterations - an ideal solution was reached. This participatory process was possible thanks to the collaborative platform Miro, while WhatsApp working groups allowed a continuous dialogue between communities living in remote areas and students in Zurich and Bogota. This virtual participatory process allowed students to identify the specific construction challenges faced by the communities on the ground and to support them in developing adequate solutions through a collective design process. Currently we are in the process of finalising a handbook that will allow the members of the cooperative to improve the quality of their houses. The handbook will also be used for training other communities interested in establishing a housing cooperative.

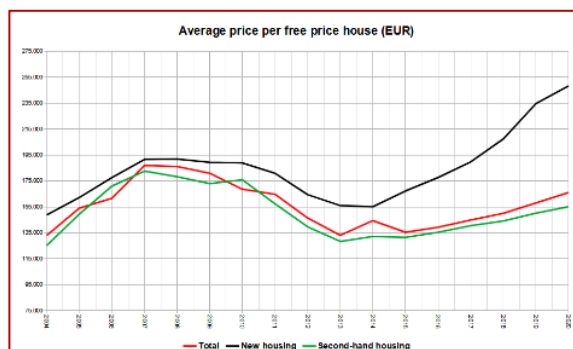


For those who are interested to learn more about this project and to participate in eventual future editions of our School please visit the school's [website](#). We are also pleased to invite you to participate at our presentation at the Collaborative Housing Working Group Session of ENHR Conference 2021 in Nicosia.

*Jennifer Duyne Barenstein, PhD and Arch. Daniela Sanjines
Centre for Research on Architecture, Society and the Built Environment
ETH Zurich, Switzerland*

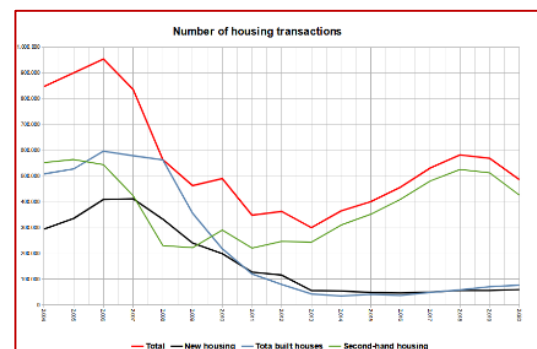
Effects of the pandemic on the housing market

Briefly, after 14 months since it was declared the beginning of the Covid-19 pandemic, what happened during 2020 in the real estate market in my country, Spain? We must observe it with perspective (own elaboration based on information published by Ministerio de Transporte Movilidad y Agenda Urbana www.mitma.gob.es). Basically, total home sales dropped by 14.54% in 2020, although the sale of new homes increased by 7.27%; it should be considered that these sales concrete contracts during the period of construction. Prices have continued rising, especially for new free price homes. In terms of average price per new house sold, the current level is really enormous and alarming.



Average price per free price house (EUR)

Red: total - Green: second-hand housing - Black: new housing



Number of housing transactions

Red: total - Green: second-hand housing - Black: new housing - Blue: total built houses

Firstly, new housing market is really scarce compared to the years before the Global Financial Crisis. Owing to high prices, it is quite unaffordable for first-time buyers. Nowadays this market is basically for buyers who have been less affected by the pandemic, with medium and high income levels, and probably current owners buying a second home, perhaps reinvesting the equity of their property. Low interest rates support purchases and relax the discount rates required for investors. Secondly, the second-hand housing market, with activity levels far higher than the new housing market, was more affected by the pandemic, especially during the second term. Surprisingly, in the second half of the year approximately the same number of houses were bought as the year before. However, the downline started in 2018 continues. Prices, insensitive to the pandemic, continued rising by 3.3%. It is likely that the lack of an efficient and stable rental housing market with affordable prices backs this market. Rented homes account

for 23.5% of the total. Rental prices, which had increased by 48% since 2013, have declined by 3.57% during the last twelve months (Idealista.com).

In conclusion, we have an insufficient rental housing market and low supply of new homes, both with high prices. Consequently, the reduction in sales of second-hand housing was lower than expected and prices went their way up. I dare say, after the euphoria of the announced and desired recovery, we will see the real effects of the pandemic on terms of employment and incomes. It is quite likely that there will be adjustments in prices and demand. Once again I advocate that actions must be taken for a market with more affordable rental housing. Maybe this isn't just happening in Spain, is it?

Jesús Escamilla
Economist, Spain

15th annual European Research Conference on Homelessness

The European Observatory on homelessness and FEANTSA are going to run the 15th annual European Research Conference on Homelessness online, originally scheduled for September 2020.

The keynote speakers this year are Isabel Baptista, a longstanding member of the European Observatory on Homelessness, who led the 2019 European Social Policy Network (ESPN) study *National Policies to Fight Homelessness and Housing Exclusion*, which looked at strategies to prevent and reduce homelessness across Europe and Dan O'Flaherty from Columbia University in New York, who has led the international debate in understanding homelessness from an economic perspective for many years. To lead a webinar at the conference, please apply by submitting a 300-word abstract and 100-word biography, in English, to [Nóra Teller](#) at by June 15, 2021.

From relatively small beginnings, the annual European Research Conference on Homelessness has grown into the leading global annual event on academic and applied homelessness research. Over the last decade, we have seen growing representation of homelessness researchers from the Central, Eastern and Southern EU, reflecting the broad mission of the European Observatory on Homelessness to encourage greater geographical balance in a field that was once dominated by research from the North West of the EU. The conference itself moves around the EU, the 9th (2014) conference was held in Warsaw, the 12th (2017) in Barcelona and the 13th (2018) in Budapest with this goal in mind, with greater geographical balance in EU homelessness research also being pursued through the *European Journal of Homelessness*.

Each year, an issue of the *European Journal of Homelessness* is based around papers from speakers at the research conference. Early career and new researchers are encouraged to apply to present a paper at the conference, which is the largest annual international gathering of academic homelessness researchers, and there is the opportunity to then publish in their journal.

As the conference has grown, involvement of academics and policy researchers from OECD countries outside the EU has grown, with papers from Australia and Canada, the US becoming a regular part of the programme and leading homelessness researchers from across the World routinely attending the conference.

Nóra Teller
co-organisier of the EOH Research conferences for 10 years now. She works for Metropolitan Research Institute Budapest, a long-standing institutional ENHR member

www.feantsaresearch.org/en/conference-presentations/2021/09/24/15th-european-research-conference-postponed-to-2021?bcParent=760

CaCHE COVID-19 research

CaCHE Publications

CaCHE continue to explore the housing policy changes that have taken place in response to the COVID-19 pandemic with the aim of being able to reflect and make sense of international comparative evidence as well as divergence within the UK.

- [Housing in Scotland: Evidence for Scottish Government 2021-26](#) – Authors: Ken Gibb and Gareth James
- [Housing in Wales: Evidence for the Welsh Government 2021-26](#) – Authors: Bob Smith and Pete Mackie

CaCHE also feels that now more than ever, housing is a fundamental issue for all of us and as our newly elected governments in Scotland and Wales are sworn in, we highlight in recently published papers evidence-informed priorities for the incoming Governments of both nations to consider. We have drawn on evidence researchers have produced in the last three years to build a case for policy ideas that they think are worthy of further consideration by the newly elected Governments.

See for more CaCHE publications: [Publications : CaCHE \(housingevidence.ac.uk\)](#)

[The COVID-19 crisis response to homelessness in Great Britain](#) – Authors: Suzanne Fitzpatrick, Pete Mackie, Hal Pawson, Beth Watts and Jenny Woods

NEW BOOKS / STUDIES

WORLD HABITAT IMPACT REPORT 2020

Across Europe, individuals, organisations and governments scrambled to respond to a global pandemic, against which the greatest defence was a safe place to self-isolate. As countries entered lockdowns, the need to work together to develop quick, effective and cross-sector solutions was needed more than ever before.

Impact Report 2020 details how partners from across the European network have worked together to save lives during the COVID-19 pandemic and support people off the streets and into homes.

Street homelessness is one of the greatest challenges of our time, and the clearest indication of a broken housing system. These actions happened in the context of increasing pressures – such as job insecurity and relationship breakdowns – forcing people into homelessness and difficulty in accessing safe spaces to isolate from the virus. One in five people sleeping on Barcelona's streets have become homeless since March 2020 and over half of those sleeping on the streets of Brussels have not accessed any form of accommodation since the start of the lockdown.

This report details how – in cities across Europe – the response to a common threat was addressed in different ways in local areas.

The full report is available as a free download here:

world-habitat.org/publications/european-end-street-homelessness-campaign-impact-report-2020/

AGEING IN PLACE: DESIGN, PLANNING AND POLICY RESPONSE IN THE WESTERN ASIA PACIFIC

Bruce Judd, Kenichi Tanoue and Edgar Liu (Eds.)

This book includes contributions by authors from China, Japan, Australia and New Zealand on built environment responses to ageing in place policies at both the micro (room and dwelling) and macro (urban) levels.

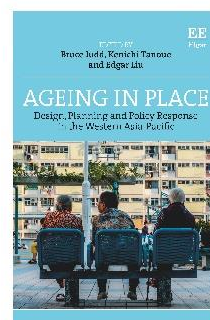
There is a clear and increasingly convergent preference for and promotion of ageing in place and the need for collaborative efforts to facilitate this at various scales through policy and practice.

It highlights the differences and similarities in supporting and assisting ageing in place across countries with varying levels of ageing, different cultural norms and political systems but also in its approach from a detailed micro level analysis of housing design to the macro influences of policy.

Editor Bruce Judd is an ENHR member.

2020, 224 p., ISBN Hardback 978 1 78897 608 4

www.e-elgar.com/shop/gbp/ageing-in-place-9781788976084.html



URBAN SOCIO-ECONOMIC SEGREGATION AND INCOME INEQUALITY, A GLOBAL PERSPECTIVE

Maarten van Ham, Tiit Tammaru, Rūta Ubarevičienė and Heleen Janssen (Eds.)

Worldwide, levels of socio-economic segregation in cities are increasing and as a result the rich and the poor are increasingly living in different parts of urban regions. These patterns are all over the

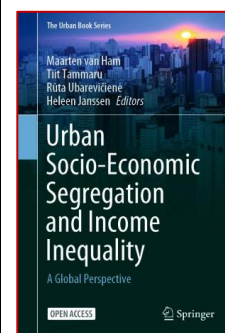
world. The more unequal societies are, the further apart the rich and the poor live from one another.

Levels of inequality and segregation are higher in cities in lower income countries, but the growth in inequality and segregation over the last decades has been faster in cities in high-income countries. This implies that if this trend continues, cities in higher income countries move closer to the levels of inequality as they are now in low-income countries.

In this new book the authors explain the relationship between increasing levels of inequality and segregation. The book includes 24 case studies from large urban regions in Africa, Asia, Australia, Europe, North America, and South America.

All four authors are members of ENHR.

2021, 523 p., This Springer open publication can be downloaded here: [/doi.org/10.1007/978-3-030-64569-4](https://doi.org/10.1007/978-3-030-64569-4)



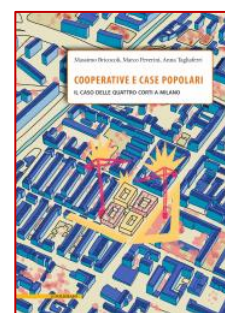
COOPERATIVE E CASE POPOLARI. IL CASO DELLE QUATTRO CORTI A MILANO [COOPERATIVES AND PUBLIC HOUSING. THE QUATTRO CORTI PROJECT IN MILAN]

Massimo Bricocoli, Marco Peverini and Anna Tagliaferri

Public housing has been facing a progressive divestment over the years in most countries, including Italy. Public housing is in many cases in a state of disrepair and the number of empty dwellings – also because awaiting renovation – is still substantial. While privatization and right-to-buy schemes have been systematically adopted to acquire new resources, the results of the sales have been highly questionable both in terms of economic performance and fragmentation of the stock. Meanwhile, there is an urban housing affordability crisis and the economically weaker parts of the population are increasingly struggling to find affordable housing. Housing policies require new investment sources and ways to intervene to improve public housing interventions, which could be combined with place-based regeneration of public housing neighborhoods. The Quattro Corti project in the Stadera district of Milan is pioneering and emblematic. At the end of the nineties, the Lombardy Region and the regional Public Housing Company granted for twenty-five years two public housing buildings – at the time empty and unusable due to lack of maintenance – to two local housing cooperatives that renovated and managed around one hundred dwellings under a strict agreement of rent control and absence of profit. Twenty years after its conception, the history of this project has a lot to teach about the implementation process and criticality of urban regeneration programs and on the crucial factors that could allow to improve public housing management and the quality of life of the inhabitants. The book traces the trajectory of the project and analyzes its results, inviting to reflect on the conditions under which the cooperative sectors can play a role in providing a joint response to the growing demand for affordable housing and the preservation of public assets and public housing.

Marco Peverini is an ENHR member.

*2021, 200 p., ISBN 978-88-9387-172-3
poligrafo.it/cooperative-e-case-popolari*



PROPUESTAS PARA CHILE. CONCURSO POLÍTICAS PÚBLICAS 2020 [PROPOSALS FOR CHILE 2020 PUBLIC POLICY COMPETITION]

Ignacio Irrarrázaval, Elisa Piña and Ignacio Casielles (Eds.)

This book brings together eight research projects, carried out by over fifty academics across diverse public policy fields. The projects were selected in the 15th version of the annual contest on Public Policy proposals organised by the Centre for Public Policy at the Pontificia Universidad Católica de Chile.

One of the chapters (Policy proposals to support the development of self-managed housing cooperatives in Chile) was written by a research team bringing together academics from the Faculty of Architecture, Design and Urban Studies (FADEU) at the Pontificia Universidad Católica de Chile (Javier Ruiz Tagle, Felipe Encinas and Felipe Valenzuela), the Faculty of Architecture and the Built Environment of Delft University of Technology (Darinka Czischke, Valentina Cortes Urra) and the Autonomous University of Barcelona (Nelson Carroza). This chapter raises the need to seek new alternatives to make possible the realization of the right to housing, taking into account the current scenario of exhaustion of Chilean housing policy. The proposal seeks to promote the principles of self-management, democracy and solidarity in a cooperative model that can become a plausible alternative for access to housing. The chapter proposes guidelines to support the development of self-managed cooperatives in Chile, building on a review of international experiences and the study of the history of housing cooperatives in Chile, considering; the financing model, the land ownership and management system, the management and mutual aid model, and habitability conditions.

Co-author Darinka Czischke is a member of ENHR.

2021, 282, p., Centro de Políticas Públicas de la Pontificia Universidad Católica de Chile. (UC Center for Public Policies), ISBN 978-956-14-2789-1

<https://politicaspUBLICAS.uc.cl/wp-content/uploads/2021/04/PROPUESTAS-PARA-CHILE20201.pdf>

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Edward Elgar offers 35% discount on both the hardback and paperback version of

ADVANCED INTRODUCTION TO HOUSING STUDIES
by William A.V. Clark

for ENHR members until the end of June 2021 (code ENHR35)

ADVANCED INTRODUCTION TO HOUSING STUDIES

William A. V. Clark

This Advanced Introduction explores the links between housing and households, including the complex process of how people sort themselves into houses and neighborhoods. It covers the choices that households make, why these choices are made, and the constraints faced in achieving housing aspirations, with a particular focus on the contemporary difficulties facing young adults and those unable to buy a house despite a reasonable income.

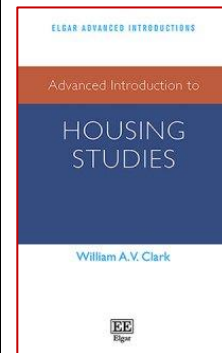
Key features include:

- using the concept of the life course to analyse residential decisions and choices
- discussing tenure choice, affordability and social housing, as well as how neighborhoods matter in urban studies
- reviewing what is known about how the housing market operates, and how families and individuals engage with the process of becoming homeowners
- providing new information on the urban housing environment in a time of rising inequality, low income growth and extensive regulation in the housing market.

William Clark is a research professor of geography at University of California, Los Angeles (USA) and a member of ENHR.

2021, 240 p., ISBN 978-1-78990-833-6, Edward Elgar

www.e-elgar.com/shop/gbp/advanced-introduction-to-housing-studies-9781789908336.html



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Below you find their current addresses and contact persons of the ENHR Institutional Members. There is, however, room for more members. Visit www.enhr.net or contact the ENHR Office (ENHR@tudelft.nl) for institutional membership information.

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