

The logo for the European Network for Housing Research (ENHR) features the letters 'ENHR' in a bold, sans-serif font. The letters are white with a red outline, and the 'N' and 'H' are connected by a red line. The logo is set against a red background at the top of the page.

ENHR

European Network for Housing Research

A photograph of a modern, multi-story apartment building with a facade of blue and white panels. The building has several balconies with black railings. Some balconies have plants and laundry hanging. A large, semi-transparent yellow graphic is overlaid on the left side of the image. The text '2022 Newsletter' is written in a bold, yellow, sans-serif font in the bottom right corner.

**2022
Newsletter**

Cover: social housing in Barcelona, ENHR conference city 2022

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EDITORIAL

Barcelona: an attractive place for new solutions and developments in housing

The 2022 ENHR conference will take place in Barcelona, from 30th August to 2nd September organized by the School of Architecture (ETSAB) and the Municipality of Barcelona. After two years of online meetings, this will be the first time that ENHR members and housing researchers in general will have the chance to see each other again. The New Housing Researchers Colloquium will take place on the 30th. Preparations for the conference are in full swing and we are extremely happy to welcome you to our city.

Prizes, awards and international recognitions

Barcelona is currently one of the most innovative cities in urban planning and in providing affordable and adequate housing as well. Recognised by the prestigious Mies van der Rohe award for emerging architecture to the cooperative La Borda and the New European Bauhaus 2021 prize for the APROP building in Ciutat Vella in the category of “Modular, adaptable and mobile living solutions”, Barcelona is nowadays an attractive place for new solutions and developments in housing. In addition, Barcelona has been selected as the capital for Architecture in 2026, after Rio de Janeiro in 2020 and Copenhagen in 2023.

Nevertheless, apart from prizes, awards and international recognitions, Barcelona is a complex city where the struggle for housing access is widespread. Currently, it has become one of the main challenges for the local institutions and other key stakeholders.

Limited by two rivers, the mountains and the sea, Barcelona has its origins in the Roman Barcino with an internationally well-known, controlled expansion in the XIX century by means of the Cerdà grid. Diverse and cosmopolitan, it is hard to question the attractiveness of a city like Barcelona. The proximity to the seaside, the cultural tradition, the Mediterranean atmosphere, or the local bid for the new creative, circular, blue and innovative economies are some of the attributes that make Barcelona a modern capital in the South of Europe.

Housing situation

Housing in Barcelona has followed a similar pathway to the Spanish housing system: a considerable imbalance in favor of homeownership, a narrow private rented sector and the lack of social housing has characterized for many years the Barcelonian scene. Besides, touristic pressure in some areas has strongly damaged not only the identity of the city but also its capacity to provide affordable housing to its citizens.

Touristic pressure has strongly damaged the capacity to provide affordable housing

Housing in Barcelona is a hot spot in the political agenda: certain interventions such as rent control in pressured areas have recently been implemented. The concern for guaranteeing the right to housing for certain groups is accompanied by the need to provide affordable housing for all. Thus, the target of housing policies are not only vulnerable groups but also other segments of the population (low-income, students, single parent households) that cannot enter the housing market. The third sector and not-for-profit actors are playing a great role in contributing to easing housing access for certain groups in the city and in the metropolitan area. The limited profit in private actors has become the essence for new partnerships with local public actors to provide affordable housing in the city. Finally, the metropolitan dimension is fundamental to understanding the functional Barcelona, especially after the pandemic. People live and work in different places throughout the metropolitan area, as telework allows for longer distances

between the home and the workplace. Housing provision requires accurate knowledge of this situation.

Understanding Barcelona from a housing perspective requires a comprehensive approach from the different disciplines that investigate and intervene in the reality of housing. The long-lasting crisis in the provision of affordable housing has been addressed in academic research from a variety of disciplines. However, the essential characteristic of this housing crisis is that it is polyhedral, insofar as it is a systemic problem of great complexity, interconnected with multiple factors. Therefore, combining and relating knowledge from architecture, urban planning, law, economics, sociology, geography, anthropology, engineering, environmental studies and many other disciplines is nowadays of paramount relevance to approach the housing topic. In 2021 a new Barcelona Housing Chair (CBEH) was launched involving the four largest public universities in the city: the Polytechnic University, the Pompeu Fabra University, the University of Barcelona and the Autonomous University of Barcelona. Funded by the local, regional and national governments, the Spanish Ministry of Transport, Mobility and Urban Agenda, the Generalitat of Catalonia and the Municipality of Barcelona, research, teaching and knowledge transfer around housing will be the major goals for the design and implementation of public policies in the service of the general interest, to be developed in collaboration with the private sector.

There are many reasons to participate in the conference. We are committed to make out of it a pleasant and unforgettable experience for all participants. We are looking forward to meeting you in person and celebrating the next ENHR conference in Barcelona.

*Josep Maria Montaner and Montserrat Pareja-Eastaway
Local Organisation Committee members of the ENHR conference*

HIGHLIGHTS COORDINATION COMMITTEE MEETING

CC meeting 20-21 May 2022 in Oslo



The meeting in Oslo was live and attended by some on Zoom.

New Housing Researchers symposium evaluation

The online PhD seminar is considered a success by the CC.

A survey among the participants led to several issues to resolve (e.g. in future two consecutive half days instead of one whole day) and several decisions (e.g. maintain the 10/20 minutes slots for presentation/discussion).

A next call will contain more defined instructions for the chairs.

The seminar resulted in 22 new ENHR PhD members, free of charge for 2022.

Situation in Ukraine

The situation in Ukraine and the refugees problem will be discussed at the conference. A statement will be produced at the end of the conference and published on the website ENHR website.

Sustainability statement

The CC produced a sustainability statement including what we can do directly as an organization and what we can only recommend. It also includes social and economic aspects as well.

Working groups

Chris Bevan (WG Wellphase) and Martin Grander (WG Comparative housing policy) were accepted as new WG coordinators.

The coordinators of WG Housing and Refugees (in preparation stepped down. The WG will be deleted but could be reopened as it is about an important issue.

Many WG reports over 2021 were not handed in. The final report will be put on the website including only the responding WGs.

The WGs 'Metropolitan areas' and 'Land and Housing' will be merged by request of the coordinators Berit Nordahl, Willem Korthals Altes and Ivan Tosics. New title: 'Governing metropolis land and housing'.

Finances

The financial overview of 2021 has been approved.

With regard to rising inflation figures it is proposed to break with the convention that fee increase follows Dutch inflation, which is now 9%. Instead Dutch core inflation rate (inflation rate without energy and food), could be followed, which will be much lower. The CC will decide later this year.

Now that an annual financial statement is a legal requirement an audit committee will be installed.

ENHR statement on in-person conferences

ENHR plans to hold a full conference this year, COVID permitting. Face-to-face discussions are hard to duplicate online, and we believe that personal in-person interactions strengthen our network and can lead to important collaborations via better communication, and building stronger relations and trust. Place is central to what we study so we convene in a different European city every year, allowing scholars to engage with the local context of situate its housing in context.

We recognise that conferences have environmental implications and so are taking important steps to reduce our carbon footprint such as promoting sustainable travel and environmentally aware catering. For those who cannot or do not want to attend in person we will offer the option of attending plenary sessions (only) remotely, but we hope many members will take part in the full conference in Barcelona in August.

enhr.net/activities/conferences/

2022 ELECTIONS

Six ENHR members have been nominated for a seat in the Coordination Committee (CC) by a fellow ENHR member. All have accepted their nomination (round 1 earlier this year). The CC administers our network and consists of a maximum of 17 members. In case the number of nominated candidates surpasses the number of places available in the Coordination Committee – as is the case for the upcoming 2022-2026 term when 5 seats are available – a second round takes place in which ENHR members may cast their vote. Members from outside Europe, Associated Institutional Members and non-paid-up members for 2022 are excluded from voting and will not receive an invitation by e-mail to vote. PhD symposium participants who enjoy a free membership are allowed to vote. You can cast your vote on any of the candidates, but with a minimum of three and a maximum of five candidates. The elections end on 2 September 2022, 19:00h, during the General Assembly in Barcelona. The results of the elections will be declared there. CV's and motivations of all candidates: enhr.net/about-enhr/coordination-committee-elections-2022/.

ENHR Election Committee
Gerard van Bortel
Lars Gulbrandsen
Dirk Dubbeling (ENHR Secretariat)
enhr@tudelft.nl

These are the candidates:

		
João Carvalhosa	Igor Costarelli	Darinka Czischke
		
Emma Holmquist	Ebru Karahan	Iván Tosics

ENHR CONFERENCES

ENHR Conference 2022 Barcelona (Spain)

Date

30 August - 2 September 2022, Barcelona (Spain)

Theme

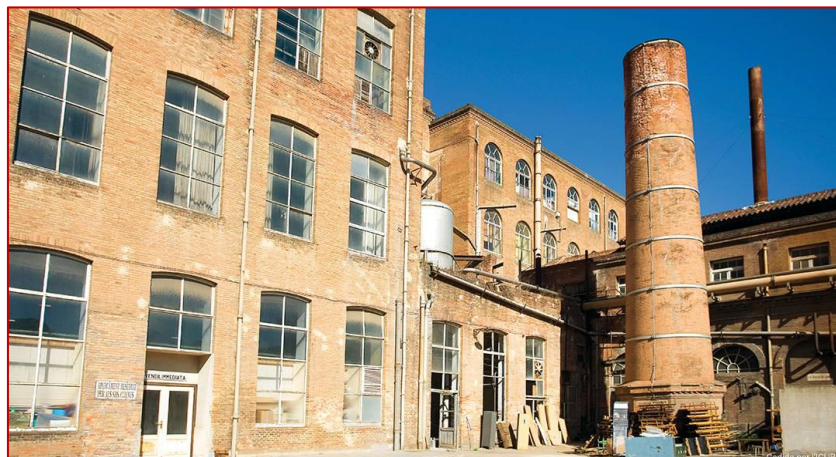
The struggle for the Right to housing: The pressures of globalization and affordability in cities today

One venue

ETSAB - Barcelona School of Architecture (Polytechnic University of Catalonia)

Plenary sessions

- Housing under the empire of finance in the global cities
- Putting rent under control: models, evidence and debate
- Overcoming shortage: partnering to nurture affordable housing supply
- New urban challenge: how tourism and gentrification are changing cities
- Solving the green challenge: innovative design for sustainable housing



Some of the fieldtrip destinations.

Fieldtrips

- Casa Milà
- Fabra i Coats Cultural Center & Dwellings
- 22@ + Ca L'Alie Innovation Centre
- Co-Housing Interventions
- APROP - Close Proximity Temporary Housing

Additional workshop proposals

- Rent control
- Rehabilitation and Housing
- Gender and Housing
- Open Data Indicators for Housing
- The history of the memory of the fighting for the right of housing

This workshop will be included by the conference organisers. The Barcelona city council is committed to this theme which coincides with the objective of the Chair of Housing Studies at ETSAB. Local Organising Committee Chair Josep Maria Montaner and his team are committed to this theme. Workshop participants are invited to present examples from their countries. Possibly a Working Group can be formed around this theme afterwards which will also focus on present day housing rights issues related to housing quality, public housing being sold to commercial parties, housing for young people and impacts of renovation on rent prices. The Coordination Committee supports this.

Conference dinner

The dinner will take place at the medieval shipyards, the Drassanes Reials, home to Barcelona's Maritime Museum. This first-class architectural landmark stands in the historic centre of Barcelona and is one of the buildings that best represents the city's maritime history and culture.

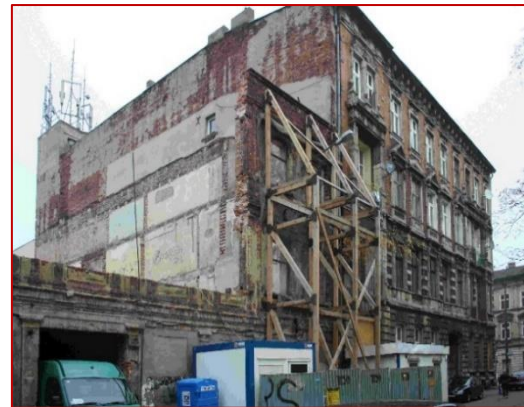
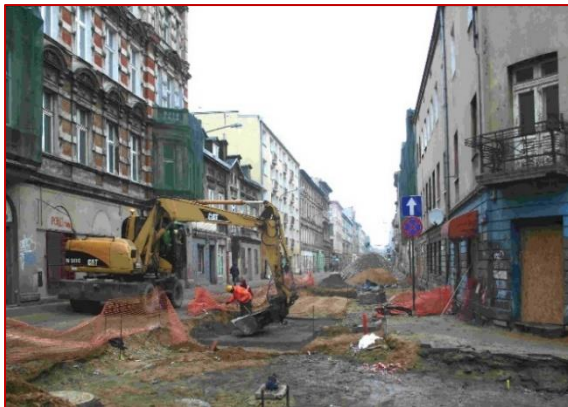
More information will follow soon.

ENHR Conference 2023 Lodz (Poland)

Urban regeneration – its shines and shadows

Lodz is a classic example of a city that was founded and developed thanks to the industrialization process of the nineteenth century, in particular textiles. Very favorable living conditions and the opportunity to work caused a significant influx of settlers. In 1840 the number of residents increased to 10,000. In 1900 the number of inhabitants of Lodz increased to 300,000, and in 1914 it approached 500,000 and set a world record for demographic growth. On the eve of the outbreak of World War II, the city's population reached 672,000. During the war, the city was not destroyed. After liberation, it served as the capital of the state for some time. The reconstruction of the textile industry contributed to the further development of Lodz, both economically and demographically. In 1989, the city had 851,700 residents. The political transformation had a robust and negative impact on the social and economic conditions in the city. First of all, the closure of industrial plants caused a very high level of unemployment and an outflow of population.

Housing problems in Poland are very serious due to historical conditions, but also to the lack of a consistent and thought-out housing policy. Essentially, housing problems are pushed into the background, it is believed that in the market economy people should meet their housing needs without help of public bodies, and only a small group of the most vulnerable households should be given direct help.



Proposals welcome for ENHR Conference city 2024 and 2025

The ENHR Coordination Committee (CC) invites research institutes and research centres which would be interested in organising an ENHR conference somewhere in Europe in 2024 and 2025.

A formal proposal for the 2024 conference should be submitted **by March 1st, 2022** to the ENHR Secretariat (enhr@tudelft.nl) based on the ENHR-application form.*

A formal proposal for the 2025 conference should be submitted **by March 1st, 2023** to the ENHR Secretariat (enhr@tudelft.nl) based on the ENHR-application form.

Application form and guidelines for ENHR conferences are available on the [ENHR website](#). These guidelines include a description of how such conferences are generally organised and what an application to host an ENHR conference should contain.

Application should contain information about:

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

The Coordination Committee would also need to be informed about hybrid conference options and carbon footprint reduction options of the conference.

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

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

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

Research institutes or research centres that are interested in organising a conference in 2022 are encouraged to contact ENHR Chairman Peter Boelhouwer (p.j.boelhouwer@tudelft.nl).

** As no proposals have been received up until now, no new deadline has been settled yet.*

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.

Working Group Coordinators lunch meeting

During the ENHR conference in Barcelona a Working Group Coordinators lunch meeting will take place on 31 August 2022. All coordinators will receive information through the conference organization.

Programme:

- 1 Welcome by the chair Peter Boelhouwer
- 2 Coordinators' impressions of the Barcelona conference
- 3 Short presentations by CC members
 - ENHR's Sustainability statement – Catalina Turcu
 - New Working Group manual – Terry Hartig
 - Participation of coordinators in future activities – Peter Boelhouwer
- 4 Questions and suggestions

You will receive more details by the conference organization.

WG Wellphase

Chris Bevan, Joe Finnerty, Magdalena Mostowska, Yoshihiro Okamoto (coordinators)

Chris Bevan has joined the coordinators team of this working group. Evelyn Dyb has ended her position.

WG Cooperative Housing Policy

Marja Elsinga, Michelle Norris, Mark Stephens, Martin Grander (coordinators)

Martin Grander is the new coordinator of this working group.

WG Housing and Refugees

This Working Group has been terminated. The Coordination Committee is inviting members to consider to revive this WG as its subject is of major importance.

WG Governing metropolis – land and housing

Berit Nordahl, Willem Korthals Altes, Iván Tosics

Two ENHR WGs: Metropolitan Dynamics: Urban Change, Markets and Governance; and Land Markets and Housing Policy merged. The new name is Governing metropolis – land and housing. The WG already sent workshop proposal for the Barcelona conference organizers under the name of the joined WG.

REBUILDING HOMES IN UKRAINE



Ukraine is actively preparing for its own recovery, and has even established a Housing Policy working group as part of it, which is now active drafting which steps to take. What and how can ENHR as an organization and its members contribute to rebuilding homes in Ukraine? This article is an attempt to find an answer.

The consequences of Russian military aggression on Ukraine has led to considerable loss of life and the devastation of many homes, livelihoods, services and infrastructure. Millions of civilians have been displaced. Most people want to return but they cannot, as this requires having safe, secure and adequate home and neighbourhood to return to. Realizing these housing conditions will also underpin Ukraine's economic recovery. Despite the ongoing conflict, Ukraine is already making plans for its post-war recovery. The UN, European Commission, national and local governments, as well as international financial institutions and housing providers, such as the EIB and Housing Europe, are getting ready to assist. Housing and urban researchers have a vital role to play informing the recovery plan process.

Russia's war on Ukraine has greatly affected civilian access to safe, adequate, affordable, and sustainable housing. Damage to residential buildings represents by far the largest cost in the overall repair bill so far. By the end of March 2022, 35,000 thousand square meters of housing had been destroyed, representing the largest share (36%) of material damage, alongside roads, schools, hospitals, cultural centres, public transport, shopping centres, parks and playgrounds, based on reported survey responses (KSE, 2022).

Among those directly impacted are Ukrainian housing researchers – they too have lost their homes, been separated from family, and face a highly precarious situation with both homes and work. Despite this, many valiantly continue to report on housing conditions and actively contribute to research and policy making for a better future. EU research funds have also been provided to assist Ukrainian researchers, which is promising. ENHR researchers can also play a

useful role – by understanding the context, reflecting on past reconstruction efforts, linking with Ukrainian colleagues and working collaboratively.

There are already efforts taking place between Ukrainian and international researchers as we write this. For example, the social policy think-tank CEDOS has launched an online discussion 'Re.Housing for Ukraine' on future housing policy inviting input from across the world. They hope this will inform the Ministry of Regions strategy towards the reconstruction of homes and neighbourhoods across the country.

We know that housing conditions were not ideal before the recent devastation. Research evidence demonstrates serious energy inefficiency, as well as overcrowding, and housing unaffordability. Many Ukrainians would like to see better housing conditions and they see an important role for good government in achieving this (UNECE, 2013; Bobrova et al., 2022; Liasheva, 2019; Lomonosova and Fedoriv, 2019; Durmanov, 2004). While housing policy had been progressing, much more purposeful and determined steps will now be required for this to be realized.

Wartime conditions have highlighted the importance of housing and rental market reform

Since extensive privatization in the 1990s, most homes are individually owned flats in multi-owner buildings. There is an absence of public interest actors in the housing provision system, and lengthy waiting lists remain for scarce remaining public housing. Multi-owned buildings have proven difficult to maintain and renew, despite UNDP efforts to support Homeowner Associations. New more proactive approaches to housing promotion will be required to address now critical housing needs and housing conditions adequately, efficiently and affordably.

Wartime conditions have highlighted the importance of housing and rental market reform. Before the 2022 Russian war on Ukraine, several million people were already registered as being internally displaced (IPD) due to the 2014 invasion. It causes not only massive population movements, but the loss of safe adequate and affordable housing. Ukraine's small unregulated rental market has not been able to respond adequately. Local experts in Kyiv and Lviv, report that limited capacity to control rents and protect tenants CEDOS (2022), has led to major rent increases and evictions. For example, in Lviv, rental prices increased by 72%, in Uzhhorod - by 46%, in Ivano-Frankivsk, Khmelnytsky and Lutsk - by 10-15%, in Chernivtsi - by 80%. (Liasheva, 2022).

In past reconstruction efforts, universities have played a pivotal role. Rotterdam's capacity to rebuild was strengthened by expanding the education and training of planners, architects, builders, and all types of community and health workers by local university departments, often with considerable aid from the Marshall plan. Today's challenges will require many different skills, beyond defense and reconstruction, to include supply chain logistics, alternative energy infrastructure, social and economic planning, decontamination and physical and mental health services. Undoubtedly, there will be a need to expand and open new universities and departments, especially to strengthen capacities in governance, urban planning, architecture and construction (Anisimov, 2022).

The rebuilding of Ukraine will be challenging and requires careful reflection and focused ambition. Given the massive task at hand in rebuilding homes and neighbourhoods, the private sector cannot be expected to perform this task alone – or even to lead it. Good governance will require the expansion or establishment of new institutions that can reliably guide Ukraine's successful recovery. Vienna, Rotterdam, Helsinki and Hamburg have all walked down the post conflict path to successful recovery and retained key institutional elements today: public investment banks, mission focused land policies, strategic plans and affordable housing providers, such as housing associations and co-operatives. These early foundations of recovery continue to play a vital role in affordable rental housing today.

Recovery goes far beyond creation of a fund to reconstruct Ukraine's devastated infrastructure. Any reconstruction plan will embody lasting political, cultural and economic values, as evident in the abovementioned European cities.



In 21st century Europe, the SDGs (Sustainable Development Goals) Agenda, EU Green Deal and #Housing2030 can provide overarching guidance, good practices and tools. Many donors, both public and private, will try to influence Ukraine's Recovery Plan. For example, the EIB champions green sustainable development and has increasingly supported renewable energy infrastructure, energy efficient social and affordable housing, the EBRD emphasizes private sector growth and privatization. The many segments of the private sector have their own visions and interests too, and these may cohere or conflict with notions of mission focused recovery. Good planning is therefore essential.

There is a need to understand the differing causes of housing outcomes to design appropriate responses

For researchers, understanding the context, crises and dynamics of Ukraine's housing system, can play a constructive role informing Ukraine's recovery. There is a need to understand the differing causes of housing outcomes to design appropriate responses. Different causes drive the needs of those whose homes were destroyed and damaged; which have become inaccessible by continuing hostilities; are overcrowded, of poor quality and energy inefficient or made precarious by through threat of evictions and rent hikes.

For those researchers dedicated to reform, there is also a need to study how the current housing system could improve and expand housing options in Ukrainian context. Following decades of centralized housing provision, its privatization and deregulation; and financialized development, which has exposed housing to numerous crises. Discussing and defining the necessary institutional capacities and tools to meet the diverse housing needs of all Ukrainians will be vital. Are there ways to establish more mission focussed, democratic and transparent mechanisms in the housing sector? How can new technologies and building processes be more people focused and foster 'loveable' neighbourhoods? How can good innovation be accelerated, and harmful innovation and corruption prevented? These are just some of the questions that will need to be answered towards the rebuilding of Ukrainian cities and villages.

Peace provides the best conditions for recovery, but crisis motivates action. Ukraine is already planning its own recovery - even amidst ongoing conflict. As in many post conflict countries, the nature of Ukraine's reconstruction will shape far more than housing; it will underpin social, environmental and economic conditions for generations to come. Housing researchers, from urban historians to policy advisors, will have a vital role to play informing this process.

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Dr Julie Lawson, Centre for Urban Research, RMIT, based in The Netherlands and Dr Alona Liasheva, Research Center for Eastern European Studies, University of Bremen, based in Lviv.

To write this article we have consulted with CEDOS, a social policy think tank based in Kyiv and active on housing issues, and also UNECE who is coordinating UN4Ukraine recommendations for recovery as well as Housing Europe, whose board has agreed to take an active role in providing technical assistance to assist to build a system for affordable housing provision. I also met with the Ukrainian Chamber of Architects in Madrid at the UIA's AHA – they are determined to play a role – also in safe, adequate, affordable homes.

We hope we can play a constructive role as researchers and policy makers in Ukraine's recovery and reconstruction.

The Ukraine recovery will also be discussed at the ENHR conference in Barcelona.

NEWS FROM MEMBERS

PhD news

This section is open to all PhDs to present and discuss their work, promote activities, exchange information, announce defense dates and many more.

New Housing Researchers online symposium evaluation

The online PhD seminar is considered a success by the Coordination Committee. Events like this bring people together, as many joined. Most of them actively participated in discussions. This online meeting is a good alternative for conference visits for young academics. The seminar resulted in 22 new PhD members, free of charge for 2022.

The results of a survey (36% response) among PhD participants of the seminar resulted in some issues to resolve:

- Duration: in future two consecutive half days instead of one whole day.
- Active participation: difficult as PhDs are in the beginning of their research. Ask them to prepare questions for the mentor and participants and ask to rephrase them when necessary.
- The meetings will not be recorded.
- The option of enabling contacts between participants could be arranged by exchange of e-mails at the beginning of the sessions or in the chat, if they want to. This suggestion will be added to the form.
- Last minute changes are not to be prevented. The half day meeting option could ease that.
- Dates must be fixed well in advance.
- Mentors will be provided with a better description of what is expected of them.
- Send the abstracts to all participants.
- Maintain the 10/20 minutes slots for presentation/discussion.

New members

Other members



Griffith University
www.griffith.edu.au

The [Social and Affordable Housing Research Cluster](#) at Griffith University is pleased to share the following news in relation to grants, PhD completions/graduations, and publications.

Recent outcomes of research collaborations

Australia's sustainable living and affordable housing sector is increasingly focusing upon approaches relating to shared equity home ownership (SEHO) and Build to Rent (BtR) similar to those in Europe, UK and the USA, while also understanding the consequences associated with the demise of the National Affordable Housing Scheme (NRAS) which loses its Australian Federal and various state government support in 2026, resulting in the potential loss of approximately 37,000 affordable rental dwellings.

The Griffith University Social and Affordable Housing Cluster and recently the Federation University Society and Heritage Stream-Future Regions Research Centre in association with various external funding agencies have over the past eight years conducted numerous studies on the impact of the changing Australian sustainable living and affordable housing environment. Recent outcomes of research collaborations are:

1. Completion of the "Optimal shared home equity model for the younger segment of the population in Melbourne" funded by the Lord Mayors Charitable Foundation (Melbourne)
2. Key note address to an international webinar on BtR entitled "Housing Careers in Build to Rent Tenure"
3. Completion or near completion of PhD studies in
 - a. Utility sustainability and housing affordability
 - b. Development of a "whole of Life" affordability index
 - c. Risk and return trade-offs in affordable housing investment
 - d. Affordable Housing as infrastructure rather than a "real estate asset class"
 - e. Development of machine learning & artificial intelligence (AL&AI) models to forecast housing demand and supply
4. Providing impact commentary on sustainable living and affordable housing associated with both the upcoming Olympic Games in Brisbane and the Commonwealth Games in regional Victoria

In late May the research team conducted a research dissemination symposium in Melbourne which will be followed by a similar symposium in Brisbane in early August.

Contact: Dr. Eduardo Roca



An Ghníomhaireacht
Tithíochta
The Housing Agency

The Housing Agency
www.housingagency.ie/

Recent Research

Social Housing in Mixed Tenure Communities

A report commissioned by the Housing Agency and the Irish Council for Social Housing (ICSH) was launched on 31st March 2022.

The report, which was carried out by Professor Michelle Norris and Dr. Aideen Hayden, looks at social housing provided by approved housing bodies (AHB's) in mixed tenure developments, the reasons why decisions are made to cluster or disperse social housing in these estates and how well these models work from both AHB staff and tenant perspectives. An important key finding is that both clustered and dispersed social housing has worked well, despite the consensus in favor of the dispersal of social housing. 'Tenure blind' design of mixed tenure housing was considered more important (in both the research literature and case study interviews) for the integration of residents of different tenures than the location of the social rented dwellings. This can be applied in both clustered and dispersed settings.

The report also identifies that high standards of housing management are important for the success of mixed tenure estates but that management can be challenging, particularly in view of the stigma that still attaches to social housing. Approved housing bodies' strong record in this regard is identified as another factor contributing to the success of the case study estates. The report can be accessed from this link: [Tenure Mixing and 'Tenure Blind' Design Key to Integrated Communities of Private and Social Housing Residents | The Housing Agency](#)



Empowering Tenants: Protecting Human Rights

A new report under the Housing Agency's Social Housing Research Support Programme was recently completed in April of this quarter 2022.

The report, which was carried out by Padraic Kenna, Mark Jordan and Cecilia Forrestal examines how structured tenant participation could be developed in the Irish local authority sector.

The report recommends that a bottom-up rights-based tenant participation model for local authority housing be introduced in Ireland.

The report is based on a NUI Galway Centre for Housing Law, Rights and Policy / Community Action Network (CAN) research project funded by the Housing Agency in 2020 under its Research Support Programme. The report takes account of leading international literature on tenant participation, and the input of local authority tenants, local authority representatives and elected councillors across three local authorities in 2021 and 2022. Inclusive and innovative

'Dialogue Events' were a key feature of the research, which explored both the opportunities and challenges of developing a proposal for tenant participation. These inputs informed the development of a rights-based tenant participation model for Ireland.

The report can be accessed from this link: [Social Housing Research Support Programme Projects | The Housing Agency](#)

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](#).



London School of Economics

www.lse.ac.uk/

LSE's ongoing Projects

The Financialisation of the Housing market

In February 2021, LSE London started a new project to explore the **financialisation of the housing market** in thirteen cities across the globe (Auckland, Barcelona, Berlin, Copenhagen, Dublin, Hong Kong, Lisbon, London, Miami, Singapore, Stockholm, Sydney and Vancouver). This project investigates the very different understandings of what is meant by financialisation in the housing context; the role of international and institutional finance in 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 December, LSE London held a series of roundtables involving country experts to explore how the different urban contexts in each city covered by the study offer different insights into the financialisation of housing markets. This collaborative research project will continue until autumn 2022.

Safety before status (No Recourse to Public Funds and Domestic Abuse)

In January 2022 the [Domestic Abuse Commissioner for England and Wales](#) asked LSE London to produce a report on support for victims and survivors of domestic abuse who have no recourse to public funds (NRPF). The research is being conducted over six months from January – June 2022 and will provide an estimate of the number of victims and survivors of domestic abuse in the UK who have NRPF, a condition which prevents people from accessing housing benefit and other public funds due to their immigration status. It will also assess possible policy approaches to improving support.

Healthy Homes, Healthy Lives

In April 2021, LSE London also began a new three-year research project led by the London Rebuilding Society and funded by Innovate UK 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.

Progressing Planning

In May 2021, LSE London launched a Progressing Planning series of podcasts to explore the role of planning in fostering change in contemporary society. The episodes featuring Dr Romola Sanyal (LSE), Lindiwe Rennert (LSE), Jessie Speer (LSE), Meera Kumar (NJEDA), Emma Spruce (LSE), Floriane Ortega (Carbon Trust), Catriona Riddell (Catriona Riddell & Associates),

Ulises Moreno Tabarez (LSE) and Katrina Johnson-Zimmerman (The Women Led Cities Initiative) are now available on [Spotify](#). In these episodes, Romola discusses urban humanitarian policies to support displaced population in cities; Lindiwe talks about the role of transport planning in cities with a focus on Boston, [Jessie](#) delves into the exclusionary property law in the US; [Meera](#) explores New Jersey Economic Development Authority (NJEDA) role as economic booster for Black and LatinX business owners and entrepreneurs; and [Emma and Floriane](#) question how gendered power relations play out in urban spaces and how to better include gender as a critical concept when planning for shock response in cities; [Catriona](#) explores the role of strategic planning in achieving good growth moving away from standard measures; and finally [Ulises](#) discusses the historical links between land reform and peasant resistance in the Costa Chica region in Mexico, [Katrina](#) talks about her studies on heart centred cities in which a care mentality comes first as a more humanistic approach to urban planning.

Progressing Planning recently published the short film '[Deliver higher-density suburban development](#)', as part of the research led by Dr. Nancy Holman and Dr. Alan Mace on the impacts of densification on residents and the design of buildings in Outer London.

New publications

LSE London in collaboration with the [LSE Centre for Analysis of Social Exclusion \(CASE\)](#) undertook a social cost-benefit analysis for the [Greater London Authority](#) to estimate the potential impacts of removing NRPf conditions from some legal immigrant households in the UK. The final report "[Social Cost Benefit Analysis of the no recourse to public funds \(NRPf\) policy in London](#)" was published in March 2022.



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

Social Contract for Housing in the Basque Country: a shared commitment and a collaborative work model to accelerate the right to housing as an effective right

The Department of Housing of the Basque Government is currently immersed in the preparation of the Social Contract for Housing 2022-2036 in the Basque Country. The main objective of the Contract is to agree on the goals and priority action lines regarding housing for the next 15 years. Another object is also to involve actively all the relevant stakeholders in the region, at institutional, business, social as well as at knowledge level, in its achievement.

This first phase of the process, that we are currently in, is conceived as something that goes far beyond drawing up a strategic document. It is intended to conceive a new way of relation and collaboration that facilitates the achievement of objectives and stable commitments in the field of housing. It constitutes a collaborative and consensus-based construction of the objectives aimed by the contract.

Some realistic but ambitious objectives that focus on doubling the public offer of affordable rental housing, starting at a rate of 2.9% today and reaching up to 5% of the main dwellings (in 15 years we will have a public stock of 50,000 affordable rental housing). Also, reaching 11% of the housing stock under permanent public protection (108,000 dwellings) compared to the current 7.7%, is another objective. Moreover, we intend to double the current annual rate of housing rehabilitation, reaching 3.5% at the end of the period (average of 3% in the 15 years the social contract lasts). This would imply doubling our capacity to act and guarantee this objective beyond the exceptionally enabled Next Generation EU initiative.



The banks of the Bilbao river which are going to be transformed with more than 4,000 public housing.

For this purpose, more than 100 stakeholders are taking part in different workshops, meetings and other participation channels, where they are discussing and making consensus-based decisions upon the action lines at achieving the following goals: to achieve greater investment in housing supported by an incentive taxation; to dig deeper into the social dimension of the Basque housing policy; to include housing in the strategic municipal agenda; to set up an attractive, competitive and innovative construction sector; to empower data intelligence and assessment; to achieve greater involvement and public-private-social collaboration.

It is planned to create and launch a Housing Forum, as a governance space for the Social Contract, expected to be signed by September 2022. This platform will become a stable space for participation allowing collaboration among the signatory stakeholders of the Social Contract and complementing two other tools of great value, used by the Basque housing policy for years: Basque Observatory of Housing and Etxebizitza participation platform.

Observatorio Vasco de la Vivienda



**University of Cambridge
Cambridge Centre for Housing
and Planning Research (CCHPR)**
www.cchpr.landecon.cam.ac.uk/

Is modular housing an effective solution to reduce homelessness?

Modular housing is one of the innovations increasingly used in the homelessness sector to provide temporary accommodation, but there is very limited evidence about the effectiveness of these models, the barriers and facilitators to setting them up and operating them, and the lived experiences of people housed there. Our research for the Centre for Homelessness Impact provides an overview of current modular and container housing provision in the UK. The report explores different models of provision, and considers the characteristics of the different

typologies with reference to existing schemes. It also looks at the barriers and benefits of temporary modular housing provision to reduce homelessness, including construction, land use, as well as resident experiences, and explores the place of such schemes within the context of the need to increase the supply of self-contained, supported, temporary accommodation for people experiencing homelessness.

Dr Katy Karampour's presentation at an online launch event hosted by the Centre for Homelessness Impact on 26 April 2022 provided an overview of the current level of modular and container housing provision in the UK. The session looked at the importance of robust evaluation in order to determine the potential of modular and container housing schemes to provide effective solutions for people experiencing homelessness. Around 70 delegates attended the event, where other speakers included representatives from Solohaus, Centrepoint, Jimmy's Cambridge and Brighton Housing Trust.

To read the report and view the connected presentations, please visit our [website](#). The Centre for Homelessness Impact has also released a recording of the roundtable event which can be viewed [here](#).

Pre-Manufactured Value: a performance evaluation metric for the adoption and use of MMC

Drs Reyhaneh Shojaei, Kwadwo Oti-Sarpong and Zakaria Dakhli's [presentation](#) to an online audience on 29 April 2022 examined the use of PMV as a performance evaluation metric for the adoption and use of modern methods of construction. Chaired by Mark Farmer, the session explored the value and shortcomings of PMV as an evaluation metric, and called for industry-wide clarification about the use of PMV and for the development of a standardised framework to gather consistent data.

Net zero ready new build housing

In the context of a government mandate to significantly reduce greenhouse gas emissions by 2050 and meet the UK's legally-binding climate change targets, the Climate Change Committee and the Sixth Carbon Budget proposed that all new residential buildings should be zero carbon-ready from 2025.

Our research investigates how housebuilders in the affordable housing sector can plan effectively for a zero carbon future by exploring the main challenges and opportunities in delivering net zero carbon ready new build housing in their sector.

Our report *Net zero ready new build housing: benefits and barriers to delivery* for Places for People was launched at a round table discussion event at Gonville & Caius College in Cambridge in April. Our [short video](#) highlights the findings of our research through a series of short interviews with industry experts attending the event. A series of presentations highlighted the key issues from multiple perspectives and the delegates enjoyed a very passionate, informed debate about how the affordable housing sector can move forward and deliver net zero housing. For more details and to read the research report and view the presentations, please see our [website](#).

Asset management manual for social housing organisations

Dr Andrea Sharam from the RMIT School of Property, Construction and Project Management is leading a collaboration between the Australasian Housing Institute, NZ Asset Management Support (NAMS), and the Institute for Public Works Engineering Australasia (IPWEA) to produce an asset management manual for social housing organisations. Sharam's team will integrate the existing NAMS Property Manual with IPWEA's practice Note 3 (Buildings) with guidance developed by RMIT as part of a recent research project on social housing asset management in Australia. An advisory group of Australian and New Zealand social housing asset management practitioners will guide the project with further input from consultations with practitioners.

Dr Sharam said IPWEA was an international asset management powerhouse and the NAMS Property Manual was a key source of advice for property asset managers. However, "social housing organisations need a specialist guide reflecting the unique attributes of social housing provision. While the manual is aimed at Australian and NZ housing organisations it will be extremely useful to social housing providers everywhere".

The Manual is expected to be published in March 2023.


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Go to my [website](#) to learn more about my research

Follow [@CCHPR1](#) on Twitter for our latest research news.

All our publications can be downloaded from our website: www.cchpr.landecon.cam.ac.uk.



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

New books and studies

La gestión de la vivienda social en clave europea [The management of social housing model in a European context], Dr. Núria Lambea Llop

This book is the result of Dr. Llop's PhD thesis with an international mention and recognised with the Extraordinary PhD Award of the Rovira i Virgili University. It has been published by Tirant lo blanch (2022) and within the collection "Law of housing", which was pushed forward by the UNESCO Chair of Housing of the Rovira i Virgili University.

This publication aims to respond to the existing (and still unsolved) need in Spain for a common and functional legal framework for social housing providers and managers, which allows structuring and improving the efficiency of an atomised and unstructured sector. To do so, it covers an in-depth analysis not only of social housing management models in Spain, but also of comparative management models; specifically, the English housing association model and the Dutch *woningcorporatie* model

See more information about this publication, as well as other publications within the collection "Law of housing" at: <http://housing.urv.cat/en/cover/research/publications/>



Housing Journal

The UNESCO Housing Chair of the Rovira i Virgili University published No. 16 (December 2021) of the biannual journal *Housing*, which can be freely accessed through pdf. This issue deals with tourist housing, housing accessibility and real estate brokerage, among other topics. The journal

can be found in the following link (in Spanish):
<http://housing.urv.cat/en/cover/research/newsletter/>

News from partners



European Federation for Living (EFL)

www.ef-l.eu/

The EFL network offers easy access to relevant insights, information and expertise from the European housing sector. Through events, research, and projects, we make sure our members and associates are at the forefront of innovating property and community development in Europe.

Study visit to Malmö

EFL is organising a study visit to Malmö in Sweden on the 22nd and 23rd of September 2022. The study visit is themed around climate neutrality and circular construction in the housing sector. The programme is being made; more information will follow soon.

More information on EFL

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 www.ef-l.eu for more information on projects and our future events.



Urban Affairs Association (UAA)

urbanaffairsassociation.org/

David Varady receives Urban Affairs Association Award



This year, David Varady (University of Cincinnati) was selected as the recipient of the Mary Helen Callahan Distinguished Service Award, which is given on a periodic basis to an individual who has provided an outstanding record of service to the Urban Affairs Association and/or the field of urban affairs.

Form the Award Committee Assessment: *“David Varady has provided many years of service in leading the book review section of the Journal of Urban Affairs, a task that involves coordinating many moving parts and is vital to advancing our discipline, yet a role that easily is overlooked despite its importance. David also has been distinguished in his own scholarship and international engagements, but his devotion to and persistence in the role of book review editor*

exemplify the qualities of leadership and deep commitment that so characterized Mary Helen Callahan's role in this Association."
David Varady is also a long-term member of ENHR.

Other news



In memoriam Judy Yates (1943 - 2022)

I and so many others were shocked and deeply saddened to hear the news that Judith (Judy) Yates died peacefully on Friday 20th May.

Judy was pre-eminent among housing economists in Australia and her meticulous research was highly regarded across the world. Judy was a great friend to the ENHR, attending many conferences, always prepared to help with comparative research, and a marvellous host when European researchers were lucky enough to visit Sydney.

Judy's involvement with Europe started early. She did her PhD at the University of Amsterdam - and defended it in Dutch (which was not a requirement)! She spent time in England in the mid-1970s, when I first met her, and again in the 1980s, 1990s and 2000s. We worked together over more than forty years and became close friends – people sometimes called us clones because our careers followed such similar pathways. She visited Europe regularly and many members of the ENHR will remember her from her involvement in ENHR conferences including her skilful and kindly mentoring of young researchers. I particularly remember her great contributions in The Hague, Edinburgh and Cambridge conferences as well as the time we all spent together outside the formal events.

Judy's main interests were in housing economics and housing finance where she combined her technical skills with a deep understanding of institutions and policy. All her work was underpinned by her abiding concern with fairness. It was this conviction that drove her widespread involvement over decades in advocating for more equitable housing outcomes. As a result, she will be remembered not just for her academic work but as much for her advisory roles influencing policy makers at all levels of government (notably with respect to housing supply and its funding) and generously giving her time to numerous non-government organisations.

Latterly her work has concentrated on issues around affordability - again areas where she has made significant contributions to international debate. Her last book, co-authored with Hal Pawson and Vivienne Milligan, on '[Housing Policy in Australia: a case for system reform](#)', published in 2020, reflects her continued interest, and perhaps also her continuing frustration, in developing mechanisms to ensure a fairer housing system for all.

Judy was admired and respected by everyone who knew her and her work will continue to influence both academic research and policy makers for years to come. I, and many others, will miss her terribly.

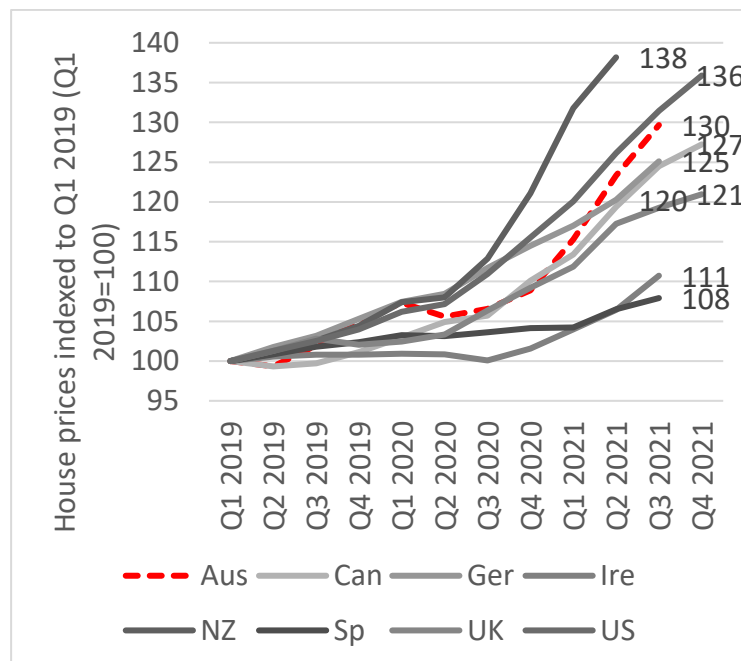
Christine Whitehead

International COVID-19: Housing market report

March 22 saw the launch of a major international evidence review, jointly published by the UK Collaborative Centre for Housing Evidence (CaCHE) and the University of New South Wales (UNSW). The report ‘COVID-19: Housing market impacts and housing policy responses – An international review’ compared the pandemic experiences of Australia, the UK and six other countries.

Alongside UNSW’s Prof Hal Pawson, Chris Martin and Fatemeh Aminpour, the research team also involved Prof. Ken Gibb (University of Glasgow) and Chris Foye (University of Reading). Key report themes include the way that official economic stimulus responses to the pandemic have powered an unheralded house price surge affecting many other countries as well as Australia. And, with an equally unpredicted 2021 rent inflation spike similarly common to most Anglophone nations, housing affordability has been dealt a global blow by the crisis. We also analyse rental housing regulation and homelessness policy responses across the eight countries. Our short article on the report is [here](#).

Hal Pawson, University of New South Wales



Launch of the Housing and Poverty in Europe project report

On 26 April, Dr Rod Hick, Dr Marco Pomati, and Professor Mark Stephens (ENHR) launched the final report from their Economic and Social Research Council-funded project examining the relationship between housing and poverty in Europe. The study has comprised a comparative quantitative analysis of data from the EU Statistics on Income and Living Conditions survey from the period 2004-2018. The project report focusses on how European housing systems are changing, the incidence of housing deprivation and affordability problems, and their relationship with poverty in a comparative context.

Find the report [here](#).

Frozen – not always a fairytale



Frozen, the beloved fairytale story about Elsa, an ice princess locked away from friends and family because she was not able to control her powers of creating ice and snow, has remarkable parallels to Berlin housing policy. However, while the one is a fairytale and had a happy end, the Berlin story has not had one yet.

Berlin, the German capital, for many years after the German reunification in 1989/1990, had a somewhat underwhelming housing market development. Much like Elsa during her child years the city was no harm to anyone: the city was accommodating to insiders and outsiders and housing prices were very affordable. However, the city began growing (up) quickly during the 2010s, its newfound economic boom and low costs of living attracted many. This economic boom however came with sharply increasing housing prices.

When Elsa was younger, she often used her powers when playing with her sister, as she was seemingly in control of her ability to create ice and snow. As she got older, her powers grew out of hand and one day while playing with her sister, she injured her. To protect others from getting hurt, Elsa's parents, the King and Queen, locked Elsa away in the castle. Elsa, to not hurt her sister again, ceases any contact with her.

As an economist, watching Frozen, one might have been tempted to an outburst when Elsa was locked away, and to shout: "This intervention will have huge side effects." And, of course, it did. The story got much worse because rather than teaching Elsa to control her powers she was forced into isolation, building herself a remote ice castle, living as a hermit and in the process engulfing the whole kingdom in an eternal winter.

Berlin, to control its housing market, adopted a rent stop and cap, informally called the Berlin rent freeze on 23 February 2020. The law was intended to stop rent increases, as it allowed new rents to be at the level of the previous contracts only, and even set upper rent levels which were below market levels.



Source: [1001spiele.de](https://www.1001spiele.de), [businessinsider.com](https://www.businessinsider.com)

As an economist, learning about the plans of the Berlin rent freeze, many indeed shouted out “This intervention will have huge side effects.” And it did: while rents decreased by a little over 10 percent, the supply of apartments offered for rent dwindled to less than half. The intervention made finding an affordable apartment in Berlin even harder than before. The law was repealed about a year after its introduction.

Frozen had a happy end. Elsa realizes that love is the key to controlling her magic. She ends the eternal winter and is reunited with her sister. Berlin hopefully will realize that to free its population from its eternal winter it must build a lot more apartments rather than locking itself away from the outside world.

More information on the supply side effects of the Berlin rent freeze can be found in this paper: www.tandfonline.com/doi/full/10.1080/19491247.2022.2059844

*Pekka Sagner, Economist
Research Unit Financial and Real Estate Markets
Institut der deutschen Wirtschaft Köln e.V.
German Economic Institute
Cologne*

University of Granada call for cooperation

The University of Granada aims to request an European Project in collaboration with the Istanbul University, with Professor Yonca Gurol, and focus on the housing problems of refugees and especially women in vulnerable situations.

We would like to be able to count on your collaboration so that our team can carry out part of its research and have first-hand information on the situation of the housing problem.

At the moment we do not have a web page, as we are waiting for public funds to develop it. But we hope to be able to realize it in the coming months.

If you need any further information or would like details of our research team, please let me know.

*Dra. Abigail Quesada Páez
Profesora de Derecho Civil
Universidad de Granada
aquesadap@ugr.es*

NEW BOOKS / STUDIES

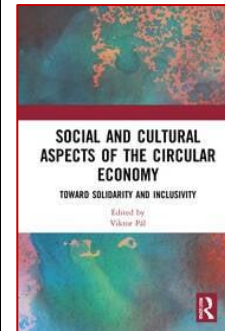
SOCIAL AND CULTURAL ASPECTS OF THE CIRCULAR ECONOMY: TOWARD SOLIDARITY AND INCLUSIVITY Edited by Viktor Pál

This collection of essays brings together discussions arguing that the circular economy must be linked to society and culture in order to create a viable concept for remodelling the economy. Covering a diverse range of topics and regions, including cities and living, food and human waste, packaging and law, fashion, design and art, this book provides a multi-layered examination of circularity.

Transitioning to a circular economy, reducing resource input and waste, and narrowing material and energy loops are becoming an increasingly important targets to combat decades of unsustainable models of consumption. However, they will require a significant shift in social and cultural thinking and these dimensions have not yet been factored into policy debates and frameworks. While recognising the key role of individual consumers and their behaviours, the book goes beyond this singular perspective to provide equal focus on institutional and political structures as necessary drivers for real change.

2022, 226 p. Routledge, ISBN 9781032185804

www.routledge.com/Social-and-Cultural-Aspects-of-the-Circular-Economy-Toward-Solidarity-and/Pal/p/book/9781032185804?gclid=CjwKCAjwrNmWBhA4EiwAHbjEQBM5yWbHBdUObEVbs3d3lL75epFlg7DKzSQpccxGyqGoEaFLYobJqBoC86EQAvD_BwE



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-		

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