

The logo for ENHR (European Network for Housing Research) features the letters 'ENHR' in a bold, grey, sans-serif font. The letters are interconnected, with the 'N' and 'H' sharing a vertical stroke. The logo is set against a white background with a faint, light-colored grid pattern.

ENHR

European Network for Housing Research

The background image shows a modern multi-story apartment building with balconies on the left and a dilapidated red brick building on the right. A wooden fence with graffiti is in the foreground, and a young tree stands in the center. A large, semi-transparent yellow arrow points upwards from the bottom left towards the top right, symbolizing progress or development.

**2023
Newsletter**

Cover: Lodz (Poland), ENHR conference city 2023, can be characterised as a city in transition.

CONTENTS

EDITORIAL	3
BENGT TURNER AWARD 2023	5
ENHR WORKING GROUPS	6
NEWS FROM MEMBERS	7
PHD NEWS	7
INSTITUTIONAL MEMBERS	9
OTHER NEWS	18
ENHR MEMBERS IN THE MEDIA	22
NEW BOOKS / STUDIES	24
WHO IS WHO?	26
COORDINATION COMMITTEE	26
NEW MEMBERS	27
INSTITUTIONAL AND ASSOCIATE INSTITUTIONAL MEMBERS.....	29
WORKING GROUPS AND COORDINATORS.....	32
ENHR'S COOPERATIONS	35

EDITORIAL

Łódź – a regeneration/revitalization laboratory

After more than 20 years an ENHR conference will be held again in Poland. The previous one was in Pultusk, north of Warsaw, in 2001. This 2023 ENHR conference will take place in Łódź, one of the largest Polish cities, from 28 to 30 June, organized by the Department of Investment and Real Estate, Faculty of Economics and Sociology, University of Łódź. On behalf of the Local Organizing Committee, I am very proud and happy to welcome you to the city.

Over the years, Poland has changed and developed a lot. Some problems have been solved, but difficulties in meeting housing needs at a decent level, particularly for certain groups of households, still need to be addressed. Despite the rapid increase in the new stock - according to the 2021 Census, there were 15.2 million dwellings for 38 million inhabitants (12.5 million households), there is still an evident shortage of affordable flats. According to the data from the EU-SILC survey in 2018, 45.1% of Poles aged 25-34 lived with at least one of their parents. Compared to 2005, the percentage of persons in the analyzed age group who lived with their parents in Poland increased by nearly 9 percentage points. Housing problems are faced by a dynamically growing group of seniors who live in apartments that are not adapted to their needs. Working but low-income households are deprived of direct housing assistance as they are considered too wealthy for assistance but not wealthy enough to meet their housing needs on the free market. Dramatically, many Polish cities have housing stocks in horrible technical conditions, streets with a 'bad reputation', where the inhabitants inherit unemployment and clientelism towards social assistance.

Several hundred larger and smaller projects are designed to improve the city centre's residents' quality of life

The regeneration/revitalization process could help both in the technical and perhaps more in the social and economic sense. Regeneration/revitalization removes degraded areas from a crisis through integrated actions to benefit the local community, space, and economy. In Poland, the conduct of regeneration/revitalization processes is a municipal (gmina) responsibility. At the end of 2019, 1517 municipalities had regeneration/revitalization programs, which means 61.4% (93.2% of urban municipalities, 97.0% of cities with powiat status*, 46.1% of rural and 82.8% of urban-rural municipalities). But regeneration/revitalization can also lead to problems, such as relocating residents who do not fit into the improved environment, and the risk of gentrification.

Łódź is a unique city; the leading role of the textile industry did not end here at the time when it was collapsing in Western European countries because it was artificially maintained until the end of the 1980s. Polish political changes and the resulting economic transformations strongly affected the city and its inhabitants. Many industrial plants ceased production. Parts of the city died. The process of socio-economic degradation was progressing due to high unemployment, low incomes of the population, and the lack of new ideas for the city's development. In 1989, still 851,000 people lived in Łódź; ten years later, 793,000, and in 2011 – 725,000 and in 2021 – only 670,000.

The poor condition of the housing stock and the degradation of the city centre, which was depopulated and slowly turned into slums related to the concentration of poverty, was repeatedly emphasized. As a kind of remedy in 2013, Łódź adopted the Łódź Spatial Development Strategy 2020+, the central assumption of which was the development of the city inwards. Regeneration/revitalization was seen as a method of systemic implementation of the belief of returning to the centre in practice.

Łódź has been implementing the Municipal Revitalization Program since 2016. Currently, it has 93 essential undertakings of various types in the Program; an implementation may consist of

one to several dozen projects. These projects are introduced by the city of Łódź and external actors - technical infrastructure providers, developers, universities, and entrepreneurs. The nature of projects is also diverse - typically 'soft' - social or 'hard' projects - where the infrastructural element is the leading element, and some projects combine both. In total, several hundred larger and smaller projects are designed to improve the city centre's residents' quality of life. The total value of regeneration/revitalization projects under the Program is estimated at over PLN 4.6 billion PLN (1 billion EURO).

I would like to see you here to show you this Laboratory of regeneration processes and to discuss challenges, successes, and also mistakes. After introducing the main challenges of the Polish housing market, speakers in the plenary sessions will cover topics such as urban regeneration and gentrification; urban regeneration and sustainability, energy efficiency, and multi-level governance and partnership for urban renewal. Almost all Working Groups of ENHR decided to discuss their issues in Łódź.

*On behalf of the Local Organizing Committee, I look forward to welcoming you to Łódź.
Magdalena Zeleczna*

Conference website: www.uni.lodz.pl/enhr2023

** Local government has 3 levels in Poland. Municipalities - the smallest units, they fulfill fundamental local tasks, powiats - for bigger areas, and voivodships - the biggest ones. Powiat is (probably) NUT 4 in the EU; there are 314 powiats in Poland and 66 cities in the form of powiat (the biggest cities). It means that these cities are municipalities and powiats together.*

BENGT TURNER AWARD 2023



Aim of the Bengt Turner Award

The aim of the Bengt Turner Award is to encourage new researchers to write research papers on housing and urban issues linked to the topics of the ENHR Working Groups and to keep alive the memory of Bengt Turner, one of the founders of ENHR and its first chairman from 1988 to 2007.

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

Eligibility

Authors should

- submit one paper only
- indicate that the paper has been written by him/her alone and that an eventual publication of the winning paper will be only with the one author
- be less than 41 years old, OR be registered as a PhD student OR have received a PhD in the preceding three years
- be based in an European country, or have carried out research in Europe
- be registered for the annual ENHR Conference.

Papers should

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

The content of the Bengt Turner Award

The winner of the Bengt Turner Award will receive:

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

One can only win the award once.

Evaluation

The evaluation criteria roughly amount to whether a paper would be sent out to referees of a scientific journal. The ENHR Coordination Committee determines whether a Bengt Turner Award is handed out.

How to apply

Apply for the Award when uploading your paper on the 2023 conference website ([deadline 1 June 2023](#)).

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.

WG Crises, Conflict and Recovery (in preparation)

Galyna Sukhomud and Pavlo Fedoriv (coordinators)

Call for abstracts

One of the conference workshops will be dedicated to Crises Conflict and Recovery, with a particular interest in Ukrainian housing challenges. We encourage the researchers and urban practitioners to submit their abstracts to the conference and select WG Crises Conflict and Recovery during the submission to build together a critical discussion on this very topical issue today.

NEWS FROM MEMBERS

PhD news

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

Two recognitions for Daniel Felipe Marín Vanegas



PhD student in architecture and ENHR member Daniel Felipe Marín Vanegas has been recognized by his municipality Medellín (Colombia) for his Bachelor Thesis related to human habitat and housing. He was one of the winners of the Medellín Investiga 2022 Awards, organized by Sapiencia and the Mayor's Office of Medellín. The Seedbed of Construction Sciences and the Built Environment and the Research Group on Contemporary Thought of the UNAL Medellín Headquarters were part of this project.

Next to that, the project 'Pedagogical model for the teaching of habitat intervention design in higher education programs' at the National University of Colombia (UNAL) of which Daniel is coordinator, will be awarded at the XIII International Conference on the Built Environment (Hawaii this year (see also ENHR members in the media)).

PhD degree for Boram Kimhur

Boram Kimhur (also known as Boram Kim) defended her PhD on 22 December 2022 and was awarded her PhD degree at the Faculty of Architecture and the Built Environment, Delft University of Technology. Her PhD dissertation is entitled 'Housing Justice as Expansion of People's Capabilities for Housing: Proposal for Principles of Housing Policy and Evaluation of Housing Inequality', available at the TU Delft repository site (embargoed until 30 June 2023).



Co-production in research

In February Boram Kimhur also gave a talk on co-production in research. She was invited as a speaker at the TU Delft Citizen Science Lunch Seminar series and presented 'Community-driven research: lessons no one talks about' her Faculty. The event was organised by the Citizen Science Team of the Open Science Programme. In this seminar, Boram discussed what hinders PhDs researchers from conducting co-producing research with communities and what

should be changed in the academia and institutional system of universities. Upon joining TU Delft as a PhD researcher, Boram recognised the need for a discussion and better guidance for the PhDs interested in participatory research. In her presentation, she shared lessons learned from her involvement in participatory research (Citizen Science) as an activist, practitioner and researcher before her PhD study and her observation during her PhD. She also shared insights she gained while designing and delivering a new course on Ethics in Co-production Research for PhD candidates. About 30 participants attended this seminar and discussed what should be done more in academia to enable better participatory/co-production research. You can find her presentation file [here](#).

“For co-producing research with communities, there has been a rich discussion of its principles, methods, tools and manuals. It’s now time to ask whether the systems of academia and universities provide an enabling environment for such research and how we can improve”, Boram says.

Second new researchers online seminar 9-10 March 2023

On 9 and 10 March 14 one-hour parallel online sessions took place on a wide range of housing and housing-related topics. More than 40 participants pitched their research project, followed by requests for help and suggestions.

About an extra 20 registered as non-presenters. The figures more or less equal the first edition in 2022 (67 registrations and 43 presentations). This edition participants again represented many different countries, especially Italy (7), Spain (6), the UK and the Netherlands (4 each), and even Mexico, China and Australia. Several also participated in the first edition.

The sessions were chaired by 11-12 mostly CC members and working group coordinators.

Chair Peter Boelhouwer welcomed all and explained the structure of the association and invited all to become a member. Co-chair Iván Tosics looked ahead to the ENHR Lodz conference in June 2023 and encouraged everyone to present a paper there.

During the closing session co-chair Montse Pareja-Eastaway expressed she was impressed by the quality of the presentations and the research under way. She spotted many new research subjects, varieties in methodologies and research angles. “I have no concerns about the future of housing research”, she concluded. She stressed that ENHR is a community where researchers should feel welcome to present their work in any stage of completion. This was confirmed by several participants who felt they were “super welcome”. Another one added: “So far ENHR events are the only meetings where I do not feel pressed for competition but on the contrary get feedback and support by professors with many publications on their cv.”

New Housing Researchers Coordinators



*Emma Holmqvist (Emma.Holmqvist@ibf.uu.se)
and Igor Costarelli (igor.costarelli@inimib.it)*

Institutional members

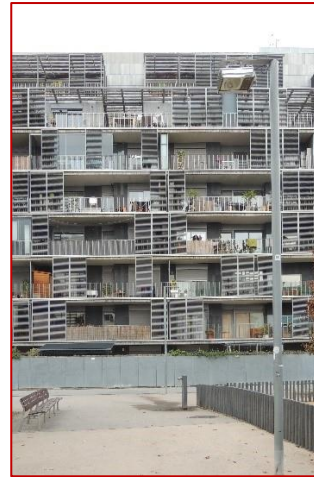
New members



Barcelona Chair of Housing Studies

Barcelona Chair of Housing Studies

The Barcelona Chair of Housing Studies was launched at the start of 2022. This chair is of a public-private, multidisciplinary, interuniversity nature and was designed within the Metropolitan Barcelona Area. In 2021 an initial agreement was signed to promote the creation of the chair by the Spanish Ministry of Transport, Mobility and Urban Agenda, the Catalan Government, Barcelona City Council and four universities: the University of Barcelona (UB), the Universidad Politècnica de Catalunya (UPC), the Pompeu Fabra University (UPF) and the Autonomous University of Barcelona (UAB).



Recently built housing in Barcelona.

The main aim of the chair is to coordinate and carry out a wide range of research, teaching, discussion and dissemination activities on collective housing. The chair will act as a hub for international relations from Barcelona, which is the main reason for joining ENHR.

The Chair is based on the fact that the affordable housing crisis is already a recognised situation that is addressed in various empirical and academic studies. In addition, the main characteristic of the housing crisis is that it is multifaceted, to the extent that it is a systemic problem of great complexity, interconnected by many factors. Therefore, it is vital to promote, coordinate, develop and strengthen research and comparative studies in the whole European context, for which the work of the ENHR is essential.

The agreement is that this interuniversity chair will tackle various problems associated with dwellings, with the aim of collaborating in the promotion of innovative, evidence-based public policies through training, research, assessment and dissemination programmes in these fields of knowledge. The ambition of the Barcelona Chair of Housing Studies is to train and promote a transdisciplinary group of researchers who are interested in exchanging knowledge, research and useful experiences to design housing-related policies and instruments. The Chair will launch in 2024 an interuniversity master's degree in Housing Studies. ENHR can be a wonderful context where experiences and knowledge can be shared, contributing to the development of

international relations within the network and promoting dissemination of the research, with case studies in different countries, cities and universities.

The chair has four codirectors: for the UPC, Josep Maria Montaner; UB, Montserrat Pareja and Juli Ponce; UAB, Judith Gifreu; and UPF, Josep Ferrer. The coordinator is David Hernández Falagán (UPC).

As part of the chair's membership almost one hundred employees of the four universities joined ENHR.

Vacant City. Building reuse experiences

The Barcelona Chair of Housing Studies was involved in the 'Vacant City. Building reuse experiences' event that took place on 24 January 2023. It consisted of a round table and an exhibition that aimed to be a space for debate and reflection on the possibilities of adaptive reuse of buildings in a context of energy crisis, focusing on circular economy, emphasizing citizen involvement and the creation and management of temporary spaces uses. The event was held at La Nau Bostik, an industrial building repurposed into a community-managed, socio-cultural space.



The scientific committee (Dr. Marta Domènech and Dr. Còssima Cornadó, both members of the Barcelona Chair of Housing Studies, and Dr. David López López), gathered together the following speakers:

- Blanca García Gardelegui, from Zirkular cooperative in Zurich, presented cases and experiences of deconstruction and re-use of the material resources of the buildings to be demolished for new rehabilitation uses through the involvement of the community.
- Mònica Tàrrega Klein, from Escalaunouno in Barcelona, showed different possibilities of incorporating vegetation into architecture as a reflection on experiences of reusing buildings.
- Ignacio López Alonso, from Lagula in Barcelona, exposed different approximations to reuse in architecture and other creative disciplines such as cooking, among others.
- Joan Vitòria i Codina, from El Globus Vermell in Barcelona, presented different experiences of progressive appropriation of industrial spaces and their rehabilitation through self-management, emphasizing the case of La Nau Bostik, host of the event.
- David Juárez Latimer-Knowles, from Straddle3 in Barcelona, presented different experiences in different scales of material reuse for new innovative uses with low-cost solutions.
- Raül Avilla Royo, from Arquitectes de Capçalera in Barcelona, showed different rehabilitation works of buildings and spaces, some through change of use, based on the involvement and collaboration of the community.

Furthermore, the results of Cohabitem Barcelona. Five case studies in Ciutat Vella for urban reuse and the promotion of innovative productive models” (a project funded by the Barcelona City Council) were presented by the scientific committee. This project explores the possibilities of building adaptive reuse, both temporary and permanent uses, of five large public buildings in the district of Ciutat Vella (the historic city centre) that are currently in disuse or underused

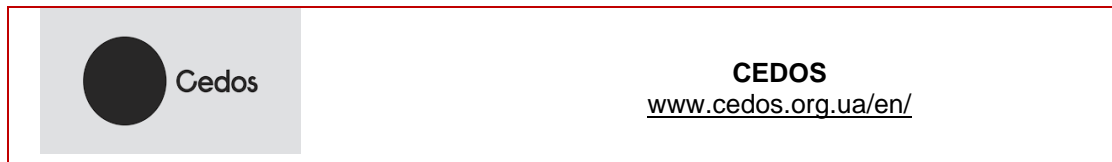
and can provide a service to citizens by hosting various uses such as emergency or endowment housing, spaces for the local associative fabric or entrepreneurship, etc. The exhibition and the event have been included within the program of the Barcelona Science Biennale 2023 (www.biennialciutatciencia.barcelona/en/activities/vacant-city) since they are focused on activities related to the world of research and innovation that can have a direct impact on the quality of life and promotion of the city.

Health effects of grant-of-use housing cooperatives in Catalonia

There is increasing evidence that housing cooperatives, in addition to improving access to housing, can improve physical, emotional and social health. The Barcelona Public Health Agency (ASPB - www.aspb.cat/habitatge) is coordinating a research study on the health effects of grant-of-use housing cooperatives in Catalonia (Spain). The main health effects and mechanisms involved observed in the research have been summarized in a short video. For more information, visit the housing section at the ASPB website. The link to the video:

www.youtube.com/watch?v=bQx3AH0P4ng

ENHR member Ana Novoa is researcher at the Barcelona Public Health Agency and BCBS, where she coordinates the Housing and Health Group.



Cedoss is an independent think tank and community working on social development since 2010. Housing is one of our key topics. We advocate for fair and human-centred housing policies and promote affordable and safe housing for everyone in need. Cedoss analyses housing policy, studies the socio-economic role of housing, and advocates for sustainable solutions for the future housing recovery in Ukraine.

What do we do?

- Field research for the needs assessment. Cedoss conducts sociological research to identify and assess housing needs and attitudes towards housing policy at the national and local levels.
- Developing a model for social and municipal housing management and operation on the local level. Cedoss is one of the leading Ukrainian organisations working with housing policy analysis. Our team assesses key challenges of Ukrainian housing policy and develops policy recommendations for more efficient social and municipal housing provision and management. Cedoss works with municipalities to develop solutions for local housing models, and we are currently studying different approaches to housing management and operation.
- Monitoring housing situation during the war. Since the beginning of the full-scale invasion, Cedoss has been closely following the developments in the housing situation in Ukraine. Our team regularly publishes updates about the war's impact on housing and analyses key trends in the housing situation.

In 2019, our team published comprehensive research about the current state and challenges of the Ukrainian housing ecosystem. In 2022 we prepared an analysis of the social housing system in Ukraine and published a position paper about the housing situation. Moreover, Cedoss runs opinion polls and monitor the housing situation. We organise public events and invite Ukrainian and international experts on housing and other topics to share their experiences. Finally, we organise Ukrainian Urban Forum – an annual networking event for urban grassroots activists, researchers, and decision-makers interested in urban problematics. The housing recovery will be one of the main topics discussed during the Ukrainian Urban Forum 2023, and our team is currently developing the forum's programme, which will be announced this spring.

Cedos joined the European Network of Housing Researchers to participate in international housing discussions. Ukraine now experiences the biggest housing crisis in its history. To find sustainable solutions for future Ukraine's housing policy and guarantee a right to housing for everyone, we will need to explore new ideas and approaches – the best way to do so is to be a part of an international network of researchers.

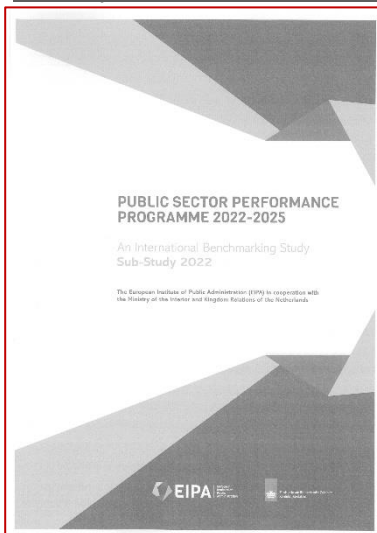


Ministerie van Binnenlandse Zaken
Koninkrijksrelaties

**Ministry of the Interior and
Kingdom Relations of Netherlands**
www.government.nl/

New comparative housing performance report

The European Institute for Public Administration in Maastricht (The Netherlands) recently published a monumental benchmarking study, evaluating the efficacy of public policy in four topics, of course including housing. Research and Performance Analysis - Eipa
www.eipa.eu/services/research-and-performance-analysis/.



The housing chapter of the report was authored by RIGO Research en Advies, a well-renown consultancy in Dutch housing policy. Some important findings of the quantitative analysis include:

- Housing quality is generally higher in countries with lower income disparities, mostly through continuous state support for social housing.
- Whereas fiscal mortgage support was found to increase house prices, the working of housing allowances is more ambiguous. There is no conclusive evidence whether housing allowances increase rent prices or enable a higher quality of dwellings.
- In countries with strong social housing sector, young people leave the parental home earlier.
- Surprisingly, spatial planning restrictions do not necessarily lead to housing shortages, but mostly prolong recovery after economic shocks.

The study also encompassed case studies focused on two main topics: regulation of the private rental sector and support for first time buyers. The first topics covers the well-known German Mietspiegel and the Berlin case, Swiss regulation including a maximized RoI for private investors and the Irish Rent Pressure Zones. The second topic discerns two main systems of first time buyer support, i.e. savings based systems like Bausparen and guarantee based systems like the Dutch National Mortgage Guarantee.

The report was commissioned by the Dutch Ministry of Internal Affairs and Kingdom Relations, which has housing policy as one of its main competences. The Netherlands face a 900.000 housing shortage for the next decade, deal with affordability issues through a 4 billion housing allowance program, a traditionally strong social housing sector. New regulation is being implemented for the private rental sector, including a package to support new construction and greening of the housing stock. The current report presents four main topics: education, public administration, social safety and housing. Follow up study in 2023-2025 will update existing findings and add six more sectors of public policies.

Contact Policy research manager Martijn Eskinasi PhD: Martijn.Eskinasi@minbzk.nl.

Other members



The European Housing Studies Course (EHS)

Since September 2020 the UNESCO Housing Chair of University Rovira i Virgili has been coordinating the Erasmus plus project 'Bridging the gap in housing studies' (Housing+) (www.housingplus.eu), which aims to improve academic training at European level for professionals, policy makers, academics and operators in general involved in the housing and real estate sector.

This project, which ends next August 2023, is being carried out with other European institutions experts in housing and training, such as the University of Silesia (Poland), the National University of Ireland in Galway (Ireland), the International Union of Property Owners (UIPI), the Ibero-American Knowledge Association (GECON) specialized in gamification, and the Luxemburg Institute of Science and Technology (LIST), an expert in new technologies. We are developing six interrelated training materials. Among these materials, we highlight the online course: the European Housing Studies Course (EHS) (www.housingstudies.eu).

The EHS has been designed for professionals of the housing sector, such as real estate agents, property managers, legislators, NGOs and consumers. The course will enable them to acquire specific skills to address the recurring themes and controversial issues that characterize contemporary housing policies at the European level. In addition, graduate students from different disciplines (for example, law, sociology, economics, finance, anthropology, architecture, urban design, engineering...), who have only superficially and partially addressed housing issues during their studies, will obtain specialized housing training to start their careers in this sector.

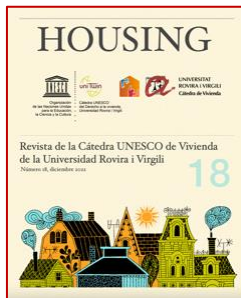
The online course has nine modules, each one with specific content on an area of housing:

- Part I. The theory of housing studies
- Part II. The right to housing
- Part III. Development of housing
- Part IV. Access and tenure of housing
- Part V. Force loss and lack of housing
- Part VI. Housing as a market. Transactions with housing and funding
- Part VII. Roles and functions of professionals, housing and property stakeholders in Europe
- Part VIII. Housing, city, territory and environment
- Part IX. Housing and New Technologies.

You can follow this course in your own time. In each module, students will have access not only to scientific texts and educational materials, a self-assessment questionnaire, discussion forums and videos, but also they will be able to experience these through a game that has been created for this purpose.

Next months, three events are planned to disseminate this online course: in Brussels on 1 June 2023 (organized by UIPI), in Madrid on 15 June 2023 (organized by the UNESCO Housing Chair) and in Katowice on 3 July 2023 (organized by the University of Silesia).

We hope having the course open approximately in May or June.



Journal Housing

The UNESCO Housing Chair of the University i Virgili published the No. 18 (December 2022) 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 language only): housing.urv.cat/en/cover/research/newsletter/



An Ghníomhaireacht
Tithíochta
The Housing Agency

The Housing Agency
www.housingagency.ie/

Access & Inclusion event at Housing Unlock

On 11th January 2023, The Housing Agency in partnership with the Irish Architectural Foundation, organised an event entitled Unlocking Access & Inclusion. The event was part of an exhibition titled Housing Unlocked that was launched on 14th October 2022 and concluded in 21st January 2023 at the Science Gallery at Trinity College, Dublin. This particular event featured contributions from architectural and disability experts, who provided practical advice and information on how to promote independent living through design and policy.

Speaker Nicola Ryan, a Grade 2 Conservation Architect and co-director of Studio Red Architects, discussed her recently completed family's home located in a co-housing development in Chapelizod, Co. Dublin. Her family home was designed around the specific needs of her son with autism, epilepsy, and mobility issues. Her excellent presentation brought to light the importance and possibilities of good design in supporting access and inclusion for all members of her family.

Michelle Thunder, the CEO of Saint John of God Housing Association, which provides housing for people with intellectual disabilities, mental health issues and people who are ageing, spoke about the current model for housing for people with an intellectual disability in Ireland, the challenges for architecture and the solutions delivered by Saint John of God Housing Association.

Speaker Shelley Gaynor has been a disability activist for over 20 years and has lived independently for the last 13 with support from personal assistants in the Fingal area of Co. Dublin. Shelly presented on how her own home has been adapted to promote independent living.

The final presentation was delivered by Annamie Pretorius, a South African born architect, living and working in Ireland since 2002. Annamie discussed the Rowlestown social housing scheme in the Fingal area of Co. Dublin, which delivered universal and age friendly designed housing.

See here for more information: [Access & Inclusion event at Housing Unlocked | The Housing Agency](#)

Talking About Land Series: All 7 Sessions

Talking about Land was a recent series of seven talks that examined how governments in other countries intervene in the management of state lands to ensure there is adequate affordable housing supply. International experts shared their experiences with Irish practitioners and explored how they can apply their practices to an Irish context. Each talk saw an international speaker sharing a case study of land management in their respective country, followed by a speaker who works in housing and land management in Ireland.

You can see the series here: [Talking about Land Series | 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: karl.burke@housingagency.ie



**Leibniz Institute of Ecological Urban and Regional
Development (IOER)**
Germany
www.ioer.de/en/

New Report

Demography, Housing and Resource Use

A comprehensive report on the project titled "Effects of demographic change for the use of natural resources – scenarios and approaches to action" is published as a volume of the UBA TEXTE publication series (TEXTE 144/2022). The report is in German language with an extensive English summary:

The report from the three years project investigates the impact of demographic trends and changing user preferences on the use of resources, specifically within Germany's housing sector. A particular focus is on the stock of single-family housing built from the 1950s to the 1970s. A first work-package is concerned with the exploration and model-based estimation of the impact of demographic change on resources from a large-scale/nationwide perspective. In the second package, impacts and options for action are concretized under various development scenarios drawn on the basis of case study municipalities showing different development trends. In addition, expert interviews were conducted with representatives of twelve further case-study municipalities in order to reflect and validate outcomes on different thematic topics.

Overall, the rough estimation of the impact of demographic change on the consumption of resources within the housing sector at the level of case studies as well as nationwide indicates that consumption remains either stable or may even increase despite a falling population. In view of the project's special focus on single-family home stocks from the 1950s to 1970s the results do not suggest high levels of vacant housing in the medium term, in particular in view of the very favourable financing conditions during the project period. Nonetheless, municipalities – especially those outside growing regions – will have to prepare for growing vacant housing stocks from 2030 onwards also regarding the market segment of single-family homes.

With a view to options for action, the focus on the continued use of established housing stocks seems to be not only a prudent option but also the most feasible. Here a large number of organizational as well as structural/spatial approaches are being tested within various projects. Organizational measures include programmes and information platforms to promote the use of existing housing stock. Small-scale interventions encompass, for example, infill and densification measures in single-family home neighbourhoods or the conversion of (larger) single-family houses into two-family or "multi-person" homes. Until 2030 also an increased construction of new multi-family houses MFH can contribute to reduce resource consumption as long as it is not in competition with a growing number of vacant single-family homes.

Blum, Andreas; Deilmann, Clemens; Gutting, Robin; Gruhler, Karin; Krauß, Norbert; Martinsen, Milena; Auswirkungen des demographischen Wandels auf die Nutzung von natürlichen

Ressourcen. Szenarien und Handlungsansätze (including an English summary); Dessau-Roßlau; Umweltbundesamt, 2022, S.122 (Texte | 144/2022)
www.umweltbundesamt.de/publikationen/auswirkungen-des-demographischen-wandels-auf-die



London School of Economics
www.lse.ac.uk/

LSE London's latest updates and publications

Over the last 2 years Kath and Christine have been leading a project on the financialisation of housing and how it plays out in 13 cities across the world. Last September we were lucky enough to meet with the sponsors in Copenhagen to compare experiences and to begin to draw conclusions about whether, as many argue, financialisation is the most important cause of worsening housing conditions across many countries. To find out more about the project and keep up to date with our latest project developments, visit the [LSE London blog](#).

Our latest LSE London publication launched in Parliament on March 1st 2023, and led by Kath Scanlon puts forward solutions to the horror of the situation facing up to 200,000 mortgage prisoners in the UK, who have been trapped on high rates after their loans were sold by the state to 'closed book' inactive lenders. The report is available on our [website](#).

We advised the Domestic Abuse Commissioner for England and Wales about how much it would cost governments to provide help to survivors of domestic abuse who have no recourse to public funds. The greatest benefits would be the prevention of physical and emotional harm especially to the children involved; better employment prospects and job skills; and prevent homelessness and destitution. Read our final report on LSE London [website](#).



Celebrating Judy Yates

The Housing Studies Journal pays tribute to Judy Yates, who passed away last May and was the leading housing economist in Australia. Judy was a regular attendee at European Network of Housing Research conferences as well as taking part in many comparative research projects. The Journal is honouring her with a special issue featuring six of her articles with an introduction by Vivienne Milligan and Christine Whitehead [now available here](#).



Delft University of Technology
Delft, The Netherlands

www.tudelft.nl/bk/over-faculteit/afdelingen/management-in-the-built-environment/

Summerschool Sustainable Housing from a European Perspective

3-14 July 2023 Delft (The Netherlands)

The Faculty of Architecture and the Built Environment (TU Delft) is once more organizing the Summerschool Sustainable Housing from a European Perspective, including lectures, workshops and a fieldtrip.

Final year of Bachelor students, Master Students and PhD Students with background knowledge and research interests on sustainable housing and the built environment are invited to join. Professionals working in this field are also welcome. There are limited places available. Applications should include a convincing motivation letter, a short CV (2 pages maximum) and a summary of research interests (1-page maximum), and submit to Ms. Diletta Ricci (D.Ricci@tudelft.nl).

Application deadline: 24 April. Participants who join the whole course, will receive a certificate of participation.

For further information see www.tudelft.nl/bk/studeren/summerschools/summerschool-sustainable-housing-from-a-european-perspective or contact Chi Jin (C.Jin-1@tudelft.nl).



Impressions of last years' Summerschool.

Other news

British New Towns archive available soon

The New Jerusalems project is making accessible to researchers for the first time, archives from eleven post-war New Towns in England, Wales and the Republic of Ireland. This is achieved through the support of the Wellcome Trust, that has awarded a £420,000 project grant. ENHR member Alina Congreve I brought the partner archives together and wrote the bid. She is now the project manager. She is also a resident of new town Stevenage.

The archives will create a fundamental change in the evidence base currently available for researchers into the New Towns movement. It is likely to be of interest to researchers in housing, urban planning, architecture, public health and 20th century history. New Town Development Corporation records are a rich resource for researchers, and include many maps, plans, brochures, drawings and striking photographic collections. The archivists have just begun cataloguing the materials and securing their future through conservation and preservation work. The New Towns included in the project are: Basildon, Bracknell, Crawley, Cwmbran, Newton Aycliffe, Peterlee, Redditch, Runcorn, Shannon, Stevenage and Warrington. To be kept up to date, including notification of the archives becoming available and events for researchers – visit the project website (www.newjerusalems.org) and sign up for monthly updates. You can also follow the project on social media www.instagram.com/new.jerusalems/



Two New Town impressions.

Ukraine's refugee and housing problems

War damages in Ukraine and refugee flows within the country and into European countries are on the agenda of ENHR. These themes will be discussed at the annual conference in Lodz. Several members are involved in support activities outside the association. Two meetings are reported here.

Long-term Ukrainian refugee housing

There are currently at least two sets of major housing-related research and advocacy initiatives taking place across Europe that deal with Ukraine. Those that focus on rebuilding homes and neighbourhoods back home after the War and those that confront the important task of housing refugees across our continent. Steffen Wetzstein shares with us the research efforts of a newly completed comparative project that fits the latter category.

Commissioned by Habitat for Humanity International, an international research consortium led by the Budapest-based Metropolitan Research Institute (MRI) has in the last six months investigated and evaluated housing interventions developed in response to the Ukrainian refugee crisis across five countries - Germany, Hungary, Poland, Romania and Slovakia. The explicit goal was to look beyond the 'here and now' and examine how longer-term, affordable housing solutions for Ukrainian refugees can be developed in the context of currently existing

housing provision systems, structures and processes. Because of relatively good housing outcomes in the past Germany's housing system was used as a benchmark.

Relating to the four New Member States, three provision models were identified that evidently offer future potential. First, a landlord-based model promises to increase the supply of affordable housing where landlords (private, public, non-profit) receive the state subsidy (e.g. preferential loans and grants) in order to refurbish vacant non-residential buildings (offices, public buildings), or create new housing. Second, a tenant-based model could respond to the demand for affordable housing by tenants (e.g. refugees) who receive a housing allowance or rent supplement; an intervention type that would expand the private rental market but is unlikely to solve the problem of lacking urban housing. Third, an intermediary-based model would mediate between the supply and demand sides of the market in order to overcome institutional barriers by ensuring the more effective and appropriate use of subsidies in housing schemes. Intermediaries can be, for example, public development agencies and social rental agencies. Recommendations for the EU have included the development of a long-term CEE (Central and Eastern European) regional housing strategy that would bring together all relevant stakeholders, and to create a multi-donor housing initiative.

We are called to intensify our efforts to think creatively about adequate and affordable housing solutions

For Germany it was found that – while experts consider the German housing system to be one of the best in Europe because of a relatively large affordable housing sector (although with unclear boundaries) and relatively efficient market segments based on a rent-neutral tax and subsidy system – the problem of affordability has been exacerbated in recent years, especially in large urban centres with booming labour markets. For housing Ukrainian refugees in cities this means focussing efforts on social housing construction and on new rentals that should be combined with converting non-residential housing into residential housing. For rural areas investment into attractive, reliable and affordable mobility and infrastructure solutions should make often already existing housing stock more attractive for rentals. The distribution of refugees should be carried out in line with broader local absorption capacity (economy, jobs, public finance, demography, housing), using attractive incentives that would encourage smaller towns to compete for refugees. Fieldwork revealed that state and civil society currently draws on important policy lessons from the responses to the last major European refugee wave in 2015, and not seldom reactivates previously successful policy and finance programmes.

The project research findings have been shared with a global audience of more than one hundred interested people during the Webinar 'Finding Ukrainian Refugees a Home in Europe: What Long Term Options?' in mid-February. During this event the research report was launched, key findings and recommendations were presented, and a virtual discussion was held. Amongst the panelists, Senior Researcher Eszter Somogyi from MRI presented the comparative findings while I commented on key strategic directions for achieving housing-led refugee integration across Europe rooted in a 'Whole-Of-Society'-Activation Framework that could unlock commitment and resources. The entire project output can be accessed under www.habitat.org/emea/housing-ukrainian-refugees-europe.

As Europe's prime housing researcher community, we, the ENHR-members, are called to intensify our efforts to think creatively about adequate and affordable housing solutions for refugees from Ukraine and other countries in the years to come. To me, the current generation of ideas towards both goals – housing Ukrainian refugees abroad and rebuilding cities and villages back in the Ukraine – are two sides of the same 'research capacity building'-medal.

Dr. Steffen Wetzstein, Adjunct Research Fellow at the University of Western Australia

Ukraine's housing recovery forum – rebuilding a place to call home

Ukraine's Housing Recovery Forum on 15 February 2023 in the Netherlands brought together an audience of some 400 participants, live and online, including several ENHR members. Its aim was helping to define the contours of future housing and land policies needed to rebuild and reconstruct the housing stock and the built environment as a result of the war.

Housing stock tenure characteristics

The Ukraine housing regime after 1989 resulted in a homeownership housing society as a result of mass give away of houses and apartments, as was the case in many other East-European countries. Later on many others bought a house, even if it was not a suitable house. As a result, the social housing stock is heavily underdeveloped and hardly any social housing production has been taking place in the last decades and only a small private rental market exists.

“As a result of this situation the social housing and private rental stock are hardly options for refugee housing and are for sure no long-term option”, says UN International Organisation for Migration representative and Affordable Housing Program coordinator for Ukraine, Konrad Clos. Not many refugees can afford to buy a new house. All over Ukraine affordability problems rise for many households, not only for displaced persons. Many lost their jobs and savings have been used, according to Anastasia Bobrova from CEDOS. Banks don't provide loans these days.

Then there is the poor quality of the housing stock in general, especially the energy savings quality. As Krzysztof Gieruski of the European Commission Support Group for Ukraine states, Ukraine homes consume three time more energy compared to elsewhere in Europe. Huge energy subsidies were available for households but no renovation funds were installed to prevent this huge consumption. Although housing support focused mainly on homeowners even for them maintenance remained an unresolved problem.



Photo Julie Lawson presenting during the forum.

No comprehensive housing system

Over 320,000 houses have been destroyed or damaged as a result of the war, according to government figures dating from January 2023.

According to Ukraine New Housing Policy members Oleksandr Anisimov and Galyna Sukhomud local governments are not equipped for proper planning and land policy. Planning tools for redevelopment are outdated. Planning documents are not in place. On top of this they are lacking capacity to implement any planning for housing.

A comprehensive housing system (different forms of tenure, distinguish different groups with different needs, support for the most vulnerable households) does not exist. There is only a limited number of housing policy instruments available for rental, cooperative and social housing and only on a national level. Social economic data are lacking. As a result, housing needs are not reflected in any planning.

Possible solutions

How to solve the problem of rehousing owners and renters? Deputy minister for Communities, Territories and Infrastructure Development Oleksandra Azarkhina gave an overview of solutions that are being developed. Different compensation schemes for households have been installed. People can already send proof of damages using the government Diia app and apply for a voucher for buying a new home anywhere in Ukraine or for investments in new construction. 50 million dollar of arrested Russian capital in Ukraine will be used for this and also to attract investors. However, it has not been decided yet how to deal with totally destroyed cities. Based on his experience with affordable housing production before the war, Konrad Clos (Affordable Housing Program coordinator for Ukraine as part of the UN International Organisation for Migration), states that municipalities are not prepared to work with international organisations. There is a shortage of civil servants specialised in housing matters. Expertise from abroad is needed.

Next to that several presenters stress the need for municipal housing companies. These could provide non-profit rental housing. A social housing fund could finance this development and governments could step away from the all-encompassing focus on home ownership. Even better, an integral policy should ensure housing diversity, public space and social and public facilities. “We also need this policy as a basis for securing donor investments. We need to show we are able to invest properly”, says Anisimov.

Gieruski remains positive: “Lots of reforms have already been taking place before the war with help of the EU. Legislative frameworks have been set up, houses have been renovated, a process that’s continuing right now. People are even returning to their newly renovated houses.”

Housing needs are not reflected in any planning

Responding to the calls

“We need to act now as the losses of houses are huge” and “Rebuilding right now, not after the war”. How can ENHR follow-up these calls by Deputy minister Azarkhina and New Housing Policy’s Galyna Sukhomud and contribute to the reconstruction and improvement of the Ukraine housing stock and the repair of energy, water and heating supply facilities? Obviously this would be by supporting in research on household needs, data delivery, data interpretation, pointing out evidence-based best practices in renovation and reconstruction elsewhere in Europe, to name just a few actions. In short, on all fronts ENHR Working Groups are active: from collaborative housing to welfare policy and in supporting the Working Group (in progress) Crises, Conflict and Recovery.

Although a diversified team of presenters was present at the forum, much will also depend on the construction sector and building industry. Unfortunately, this sector was missing. Ukraine will be in long-term need of materials, equipment and a qualified workforce, all of which are much in demand in Europe as well.

Dirk Dubbeling
ENHR Secretariat

Draft Ukraine recovery plan (July 2022): https://unece.org/sites/default/files/2022-11/Draft%20Recovery%20Plan_construction-urban%20planning-modernization%20Ukraine.pdf

www.unun.nu

www.newhousingpolicy.com.ua/

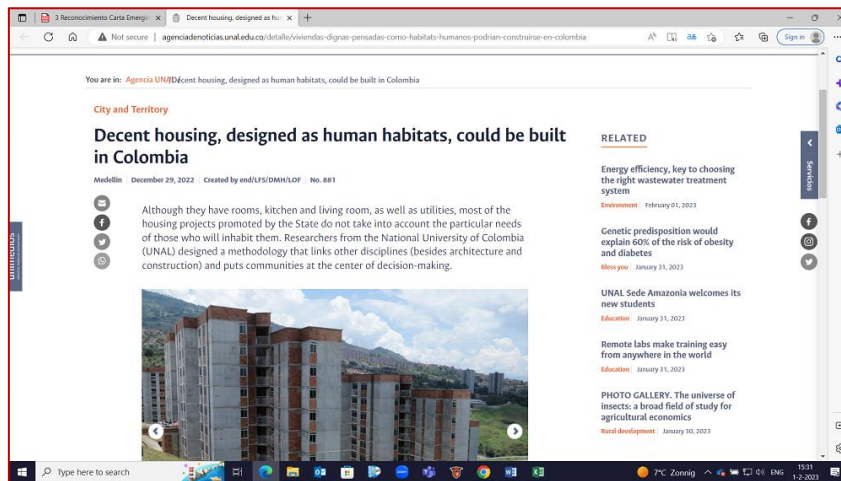
Symposium slides and presentations: [Symposium: Ukraine’s housing recovery forum - rebuilding a place to call home | PBL Planbureau voor de Leefomgeving](#)

ENHR members in the media

This section is open to all members who made a media appearance. Send details to enhr@tudelft.nl.

Decent housing, designed as human habitats, could be built in Colombia

ENHR member, architect and PhD student **Daniel Felipe Marín Vanegas** made an appearance on the Universidad Nacional de Colombia website.



Researchers from the National University of Colombia (UNAL) designed a methodology that links other disciplines (besides architecture and construction) and puts communities at the center of decision-making.

Daniel, coordinator of the project 'Pedagogical model for the teaching of habitat intervention design in higher education programs', points out in an interview: "With the development of this methodology we managed to define the real scale at which the human habitat is located, so that the projects are designed at that level: The human habitat is, in size and based on ecology, between the scale of housing and that of the neighborhood. With this in mind, projects should be planned."

The experts designed a methodology to intervene in built environments – that is, they do not start from scratch – such as social housing that already exists but was not made taking into account the needs of its inhabitants and that led to unexpected consequences such as having farm animals living in one of the apartments.

The model was presented at the XVI International Conference on Design Principles and Practices: Back to Life (Australia), and in 2023 it will be awarded at the XIII International Conference on the Built Environment (Hawaii).

See for the whole interview agenciadenoticias.unal.edu.co/detalle/viviendas-dignas-pensadas-como-habitats-humanos-podrian-construirse-en-colombia

In addition, the degree work of Marín, which served as a model, was one of the winners of the Medellín Investiga 2022 Awards, organized by Sapiencia and the Mayor's Office of Medellín. The Seedbed of Construction Sciences and the Built Environment and the Research Group on Contemporary Thought of the UNAL Medellín Headquarters were part of this project (see also the News from PhDs pages).

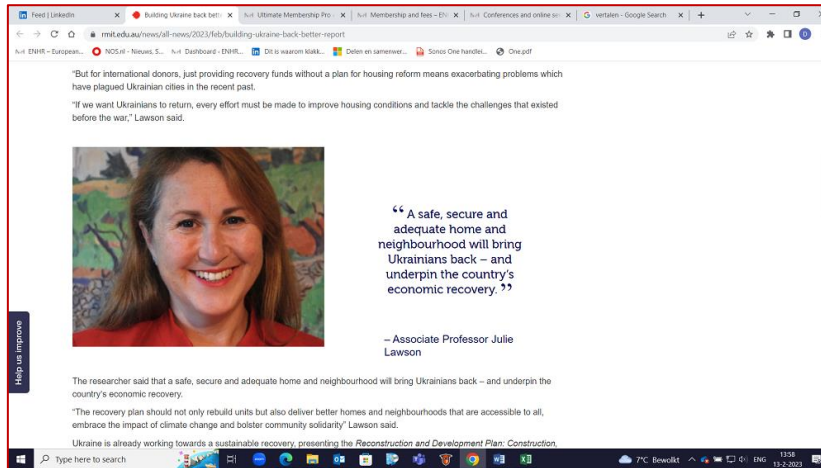
Building Ukraine back better

Julie Lawson was interviewed for the RMIT University website news pages in February about her article on Ukraine in Housing Finance International (Autumn 2022) she co-wrote with European Investment Bank's Grzegorz Gajda. She tells among others that even before the war, Ukraine's housing system was failing to deliver affordability, comfort and energy efficiency for many households. "With over 40% of the material damage from the war being residential

structures, a new vision and pathway to repair and rebuild damaged homes will need to be established”, she said. “But for international donors, just providing recovery funds without a plan for housing reform means exacerbating problems which have plagued Ukrainian cities in the recent past. If we want Ukrainians to return, every effort must be made to improve housing conditions and tackle the challenges that existed before the war.”

Julie Lawson is coordinator of the new ENHR working group Housing and Theory and also involved in the working group Crises, Conflict and Recovery.

Read the complete interview here: www.rmit.edu.au/news/all-news/2023/feb/building-ukraine-back-better-report. The Autumn 2022 Housing Finance International issue you find here: drive.google.com/file/d/1H1b9zf1Gyt4W6oSqSXXLKz6meUPGcLwR/view



NEW BOOKS / STUDIES

HOUSING AND LIFE COURSE DYNAMICS: CHANGING LIVES, PLACES AND INEQUALITIES

By Rory Coulter

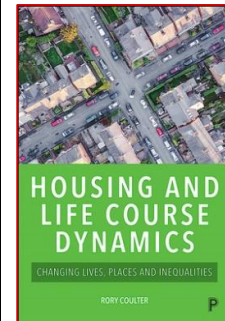
Deepening inequalities and wider processes of demographic, economic and social change are altering how people across the Global North move between homes and neighbourhoods over the lifespan.

This book presents a life course framework for understanding how the changing dynamics of people's family, education, employment and health experiences are deeply intertwined with ongoing shifts in housing behaviour and residential pathways. Particular attention is paid to how these processes help to drive uneven patterns of population change within and across neighbourhoods and localities. Integrating the latest research from multiple disciplines, the author shows how housing and life course dynamics are together reshaping 21st-century inequalities in ways that demand greater attention from scholars and public policymakers.

Rory Coulter is an ENHR member.

2023, 192 p., ISBN 978-1447357674

Policy Press | [Housing and Life Course Dynamics - Changing Lives, Places and Inequalities](https://www.policypress.co.uk/Housing-and-Life-Course-Dynamics-Changing-Lives-Places-and-Inequalities), By Rory Coulter (bristoluniversitypress.co.uk)



HOUSING FOR HOPE AND WELLBEING

By Flora Samuel

Housing and neighbourhoods have an important contribution to make to our wellbeing and our sense of our place in the world. This book, written for a lay audience (with policy makers firmly in mind) offers a useful and intelligible overview of our housing system and why it is in 'crisis' while acting as an important reminder of how housing contributes to social value, defined as community, health, self development and identity. It argues for a holistic digital map-based planning system that allows for the sensitive balancing of the triple bottom line of sustainability: social, environmental and economic value. It sets out a vision of what our housing system could look like if we really put the wellbeing of people and planet first, as well as a route map on how to get there.

Written primarily from the point of view of an architect, the account weaves across industry, practice and academia cross cutting disciplines to provide an integrated view of the field. The book focusses on the UK housing scene but draws on and provides lessons for housing cultures across the globe. Illustrated throughout with case studies, this is the go-to book for anyone who wants to look at housing in a holistic way.

2022, 232 p., ISBN 9780367469030

www.routledge.com/Housing-for-Hope-and-Wellbeing/Samuel/p/book/9780367469030



HOUSING JUSTICE AS EXPANSION OF PEOPLE'S CAPABILITIES FOR HOUSING: PROPOSAL FOR PRINCIPLES OF HOUSING POLICY AND EVALUATION OF HOUSING INEQUALITY

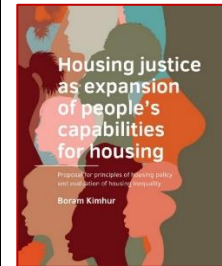
Boram Kimhur

Boram's research investigated the questions of how to promote the moral values tied to housing, such as human rights, dignity and freedom, and how to better enable people to access suitable housing have been marginalised. Answering these questions, she argues for an ambitious paradigm shift in housing policy by applying Amartya Sen's capability approach, and proposes to reset the primary goal of housing policies as expansion of people's capabilities for housing - expanding opportunity, ability and security to lead their valued ways of residing - beyond the distribution of monetary and material resources for housing, such as housing benefits and dwelling units. Boram's dissertation presents the theoretical foundations of this argument and proposes basic principles to guide housing policies, which can serve as a normative basis of housing debates on necessary policy actions. An essential tool to guide housing policies towards this newly proposed goal is to evaluate policy outcomes and housing affairs of people - well-being, deprivation and inequality in housing - with capability considerations. The thesis suggests how this evaluation can be done and help policies address the inequalities in what people can do to pursue their suitable housing options and how well they are actually residing. Boram Kimhur is a member of ENHR.

Available at the [TU Delft repository site](#) (embargo date: 30 June 2023)

<https://doi.org/10.7480/abe.2022.23>

ISBN 978-94-6366-639-8



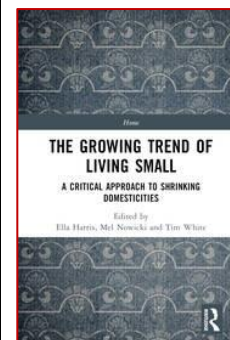
**THE GROWING TREND OF LIVING SMALL
A CRITICAL APPROACH TO SHRINKING DOMESTICITIES**

Edited by Ella Harris, Mel Nowicki, Tim White

This book examines the growing trend for housing models that shrink private living space and seeks to understand the implications of these shrinking domestic worlds. Reducing the size of our homes, and the amount of stuff within them, is increasingly sold as a catch-all solution to the stresses of modern life and the need to reduce our carbon footprint. Shrinking living space is being repackaged in a neoliberal capitalist context as a lifestyle choice rather than the consequence of diminishing choice in the face of what has become a long-term housing 'crisis'. What does this mean for how we live in the long term, and is there a dark side to the promise of a simpler, more sustainable home life? Shrinking Domesticities brings together research from across the social sciences, planning and architecture to explore these issues. From co-living developments to the Tiny House Movement, self-storage units to practices of 'de-stuffification', and drawing on examples from across Europe, North America and Australasia, the authors of this volume seek to understand both what micro-living is bringing to our societies, and what it may be eroding.

2023, 294 p., illustrated, ISBN 9780367764463

www.routledge.com/The-Growing-Trend-of-Living-Small-A-Critical-Approach-to-Shrinking-Domesticities/Harris-Nowicki-White/p/book/9780367764463



WHO IS WHO?

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Plus: 98 new Barcelona Chair for Housing Studies members (of which 11 were already a member).

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-		

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Alina Congreve	-	United Kingdom

Institutional and Associate Institutional Members

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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Leibniz Institute of Ecological and Urban Development (IOER), Weberplatz 1, 01217, Dresden, GERMANY. Contact: Andreas Blum www.ioer.de

Institut Wohnen und Umwelt GmbH, Rheinstrasse 65, 64295, Darmstadt, GERMANY. Contact: Max-Christopher Krapp www.iwu.de

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