



European Network for Housing Research

**Activity Report
ENHR Working Groups 2023**

The aim of this report is to provide material for the annual assessment of the Working Groups by the ENHR Coordination Committee.

ENHR Office, Delft, The Netherlands
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INTRODUCTION

This report contains an overview of the activities in 2023 of 23 out of 26 Working Groups. Each WG page also contains the central theme, aims and future plans of the WG. Some WGs also mention policy implications.

The report only contains the activities that WGs mentioned in their overview.

More information about the undertakings of each Working Group in 2023 and in previous years can be found on the ENHR website (<https://enhr.net/working-groups/>) This 2023 report is to be found at <https://enhr.net/working-groups/annual-report-1/>.

During 2023 the following changes took place:

- WG Housing and Young People has become a regular working group in November after two years of working group in preparation.
- Isobel Andersson stepped down as coordinator of WG Housing in Developing Countries.
- Anita Blessing stepped down as coordinator of WG Social Housing: Institutions, Organisations and Governance.
- Caroline Dewilde stepped down as coordinator of WG Home Ownership and Globalisation.
- Michael Thomas stepped down as coordinator of WG Housing, Migration and Family Dynamics.
- Ida Borg (Stockholm University, Sweden) joined WG Disadvantaged Urban Neighbourhoods and Communities as a coordinator.

The joint output of 2023 (and also of 2017-2022), when indicated in the individual contributions, is summarized in table 1 below. Plans for 2024, when indicated, are included in table 2.

Table 1 Joint Working Groups output 2017-2023

2023 (23 out of 26 WGs)	
Workshops	23 Workshops <ul style="list-style-type: none"> • 20 workshops at the Lodz conference • Workshop at Glasgow University to facilitate Special Issue Critical Housing Analysis (WG Comparative Housing Policy) • Workshop with Finnish ministry on Urban change and housing market developments in Europe (WG Home Ownership and Globalisation) • International webinar on Southern European housing policies in the 2020s: the farewell to residualisation? (WG Southern European Housing)
Books	<ul style="list-style-type: none"> • Routledge Handbook of Housing and Welfare (WG Comparative Housing Policy) • Families, Housing and Property Wealth in a Neoliberal World – Routledge (WG Home Ownership and Globalisation)
Special issues, papers and book chapters	<ul style="list-style-type: none"> • Special issue in Housing Studies (WG Collaborative Housing)
Other	<ul style="list-style-type: none"> • Participation in the Social Housing Festival, Barcelona (WG Southern European Housing) • Panel on 27th World Congress of Political Sciences, Buenos Aires (WG Southern European Housing) • Participation to symposium Rebuilding a Place to Call Home (The Hague) (WG Crises, Conflict and Recovery) • Contribution to online course Tools for Recovery (WG Crises, Conflict and Recovery) • Contribution to online course New European Bauhaus Capacity Building (WG Crises, Conflict and Recovery) • Presentation of Rebuilding a Place called Home (WG Crises, Conflict and Recovery) • Contribution to international symposium in Lviv: The role of land policy in recovery (WG Crises, Conflict and Recovery)

2022 (25 out of 26 WGs)	
Workshops	<p>24 workshops</p> <ul style="list-style-type: none"> • 22 workshop at the Barcelona conference • Participation in the VI Congreso Internacional ISUF-H. Forma urbana y resiliencia: los desafíos de salud integral y el cambio climático.(Southern European Housing) • Kickoff event. A seminar within the international doctoral programme in Urban Studies (URBEUR) at the University of Milan Bicocca (Housing and Young People)
Books	<ul style="list-style-type: none"> • 'Families, Housing and Property Wealth in a Neoliberal World', edited collection including contributions of a number of regular working group members (Home Ownership and Globalisation)
Special issues, papers and book chapters	-
Other	-
2021 (13 out of 27 WGs)	
Workshops	<p>16 workshops</p> <ul style="list-style-type: none"> • Home ownership and housing wealth before and during COVID-19 (WG Homeownership and Globalisation) • Two-day online workshop (WG Housing Migration and Family Dynamics) • 2x Elsewhere and in co-operation with other WGs or non-ENHR partners: <ul style="list-style-type: none"> • WG Housing Finance and EMF • 26th World Congress of Political Science (WG Southern European Housing) • 4x ENHR seminar Housing related impacts of the pandemic: • 8x ENHR conference 2021 Nicosia (online)
Books	
Special issues, papers and book chapters	<ul style="list-style-type: none"> • 4 journal publications (WG Towards Sustainable Housing and Communities) • 1 Book chapter (WG Towards Sustainable Housing and Communities)
Other	2x projects: MICOLL project (ongoing) and Co-Lab Mapping project (WG Collaborative Housing)
2020 (19 out of 27 WGs)	
Workshops	<p>5 workshops</p> <ul style="list-style-type: none"> • No workshops in Nicosia (conference cancelled) • 3x elsewhere and in co-operation with other WGs or non-ENHR partners: <ul style="list-style-type: none"> • Virtual special workshop session "The history of housing cooperatives", 20 November 2020 (WG Collaborative Housing) • Online workshop (WG East European Housing and Urban Policy) • Zoom meeting in which two ongoing studies were presented (WG Welfare Policy, Homelessness, and Social Exclusion Wellphase)
Books	-
Special issues, papers and book chapters	<p>Special Issue "Collaborative Housing in Europe: Conceptualising the field" in Housing, Theory and Society (Vol. 37, Issue 1), including contributions from other regular WG participants. (WG Collaborative Housing)</p> <p>3 Book chapters (WG Housing in Developing Countries)</p> <p>2 Journal publications (WG Housing in Developing Countries)</p> <p>2 reports (WG Housing in Developing Countries)</p> <p>2 conference papers (WG Housing in Developing Countries)</p>
Other	<ul style="list-style-type: none"> • Successful joint funding bid to the "Urban Migration" Joint Call of the JPI Urban Europe by working group members Melissa

Table 2 Indicated plans for 2024

Workshops	19 workshops <ul style="list-style-type: none"> • 18 workshops at the Delft 2024 conference • Forum on housing and land in Lviv (WG Crises, Conflict and Recovery).
Books	<ul style="list-style-type: none"> • Book project The Eco-Social Polity? Theoretical, conceptual and empirical issues (WG Towards sustainable communities and housing) • Preparing new volumes of the book series Southern European Housing (Pisa University Press) (WG Southern European Housing)
Special issues, papers and book chapters	<ul style="list-style-type: none"> • Special issue of Critical Housing Analysis (September issue) (WG Southern European Housing) • Coordination of peer-reviewed process of manuscripts for special issue of Housing, Theory and Society (WG Housing and Young People)
Other	<ul style="list-style-type: none"> • Joint application of Ukrainian and partner universities for the Horizon program (WG Crises, Conflict and Recovery)

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ENHR Secretariat

Collaborative Housing

<https://enhr.net/collaborative-housing-2/>

Proposed in November 2015

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Central themes

The Working Group focuses on five central themes:

- Wider social, economic and technological trends underpinning contemporary collaborative housing initiatives
- The organisational dynamics of collaborative housing: management, stakeholders and networks
- The links between collaborative housing initiatives and wider policy and institutional frameworks
- Collaborative housing, urban planning and neighbourhood dynamics
- Epistemological frameworks, methods and ethics in collaborative housing research.

Activities in 2023

- Special issue in *Housing Studies*

Claire Carriou and Richard Lang have been editing a special issue entitled “Housing cooperatives and housing systems: lessons from history” in *Housing Studies*. The special issue addresses the relationship between the historical development of housing cooperatives and housing systems in different national and regional contexts. Submitted papers are presently in the revision and resubmission status.

- Workshop sessions: ENHR annual conference, Lodz 2023

The working group organised five workshop sessions at the annual ENHR conference in Lodz. Close to thirty abstracts were received, out of which nineteen papers were presented at the workshop sessions. Papers covered themes such as:

- housing cooperativism,
- contexts of collaborative housing,
- process of sharing and solidarity in collaborative housing,
- sustainability and collaborative housing, and

- actors and process involved collaborative housing.

Policy implications

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Future plans and activities

Workshop at the Delft ENHR Conference in 2024

The group will continue to discuss the following activities and ideas:

- Further joint publication opportunities
- Joint research funding proposals
- Building links with other existing networks/projects in the field and with professional networks such as social housing federations.
- Fostering links to practice and policy through the organisation of joint events, e.g. through seminar series, workshops, etc.

Comparative Housing Policy

<https://enhr.net/comparative-housing-policy/>

Created in 2006

Coordinators

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Aim

The aim of the Working Group is to:

- promote the comparative international study of housing policies and systems;
- provide a forum for the assessment of Europe-wide policies relating to housing and of the potential role of the European Union and in this regard;
- promote the development of comparative methodologies; and
- collect and disseminate information on housing policies in individual countries

Activities in 2023

ENHR Lodz conference

After being largely inactive since the COVID-pandemic, the WG arranged a workshop at the Lodz conference in 2023, chaired by Martin Grander who joined as a WG co-coordinator in 2022. Out of eight submissions, four papers were accepted for the workshop. However, due to illness, two authors withdrew their participation, resulting in a single session with two presentations. The workshop did attract around 20 participants and the discussions were much rewarding. During the session, there was a discussion regarding arranging a workshop in the WG for the 2024 Delft conference, where the participants expressed their interest in such a workshop, even if the potential number of papers would be small due to the limited research in comparative housing. One way of broadening the WG would be to allow papers presenting single-case studies of countries, allowing for a comparative discussion in the WG session.

Routledge Handbook

In December 2023, Martin Grander and Mark Stephens released the *Routledge handbook of housing and welfare*, which is a comparative volume on housing and welfare regimes. The book brings together 25 international housing researchers covering 15 countries worldwide.

Future plans and activities

We intend to hold a workshop at the Delft conference in 2024.

Mark Stephens is arranging a workshop at Glasgow University to facilitate the special issue by Martin Lux and Hannu Ruonavaara in *Critical Housing Analysis* on the theme of "Contributions of Housing Research to Social and Behavioural Theory".

Policy implications

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Other

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Disadvantaged Urban Neighbourhoods and Communities

<https://enhr.net/disadvantaged-urban-neighbourhoods-and-communities-2/>

Created in 2001

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Urban Studies

Central themes

This Working Group focuses on urban neighbourhoods and local communities. We are interested in the social mechanisms behind and the implications of concentrated poverty and deprivation, segregation between various socio-economic groups, and broader social inequalities between residents. Other topics of interest are life course trajectories, social networks, social capital, or social cohesion, and neighbourhood effects, as well as policies targeting matters in neighbourhoods and urban areas, such as social mix and de-concentration policies. Another focus concerns the question how neighbourhoods and their residents deal with the impacts of macro trends such as welfare state retrenchment, austerity regimes, and budget cuts.

While quantitative modelling has become prominent in the workshop, we very much welcome qualitative research. Furthermore, we are particularly keen to discuss new approaches focussing on analysis of register data, (linked) open data and social media feeds, specialised evaluation approaches (e.g. realist evaluation) and mixed-methods designs that innovatively combine qualitative and quantitative approaches. The workshop has always maintained very high standards in the research it selects and it is intended that this approach will continue.

Activities in 2023

We organized an active workshop at the annual ENHR conference arranged in Lodz, Poland. Our WG had six workshops a majority of which had three presentations (1/2 h per presentation). The workshops had 15 to 30 participants and listeners in the room.

We believe the presentations were all high quality and fit well together and there were many exciting and interested comments and discussions in the room. Themes that were popular this year were urban/neighbourhood regeneration policies and change in different forms as well as themes regarding displacement and neighbourhood effects. Also, segregation issues as well as social mixing and tenure form discussions were on this conference workshop's schedule.

Future plans and activities

We plan to participate in the annual conference of 2024 in Delft, the Netherlands.

Policy implications

Many of the researchers involved in the Working Group are conducting cutting-edge research, sometimes with close involvement of policymakers. In light of the complexities of making an impact on urban policies, both locally and nationally (let alone on EU level), we feel that we need to continue or even strengthen our efforts to disseminate research findings among policymakers. We are open to suggestions on how the Working Group might facilitate impact and knowledge exchange in this area.

Other

We are happy to present an additional coordinator of the working group, Ida Borg at the Department of Human Geography, Stockholm University.

Energy Efficiency and Environmental Sustainability of Housing

<https://enhr.net/energy-efficiency-and-environmental-sustainability-of-housing/>

Created in March 2012

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Central themes

Energy is a fundamental and strategic ingredient of our modern society and used in every aspect of daily life in our cities and communities. It is also connected with key challenges such as climate change, environmental degradation, security, poverty, health, food production, agriculture, and water resources, among others. The production of energy worldwide is responsible for 87% of global greenhouse gas emissions and to bring emissions down towards net-zero is one of the world's biggest challenges in the years ahead. The housing sector is responsible for 27% of the total global energy consumption (or 24% of total greenhouse gas emissions) and so, it faces challenges in terms of planning, design, construction of new housing, and renovation and maintenance of the existing stock. Dwellings have to use less energy and have higher thermal performance. Evaluation of citywide housing energy tools and approaches to energy efficient neighbourhoods, *and* the importance of low-carbon services and facilities that support housing, have also come into focus in recent years. Hence, today, the energy efficiency of housing and its wider environmental sustainability are important areas of investigation for the research and policy communities.

The Energy Efficiency and Environmental Sustainability of Housing (EEESH) Working Group provides a forum for research-based discussions about specific aspects of energy efficient housing, as well as wider environmental sustainability aspects of housing. It aims to look at:

- Key concepts and methodologies; technologies and policies
- Applications for different stages in the housing process i.e. planning/ policy, design, certification, regulation/ legislation, construction, occupation, renovation/ demolition, pre- and post-occupancy evaluations etc.
- Lessons and implications for policymaking and industry
- Relevance to SDG7 (affordable and clean energy), SDG11 (sustainable cities and communities), SDG12 (responsible consumption and production), SDG17 (partnership for the goals) goals, targets and performance
- Implications to wider economic, social and institutional frameworks or debates.

Activities in 2023

The EEESH Working Group has been organising ENHR conference tracks since 2013; and has welcomed over the years participants from Europe (including Sweden, Denmark, Norway, Finland, the UK, Germany, the Netherlands, Belgium, France, Portugal, Spain, Greece, Croatia, Hungary, Albania, Turkey), the US, Iran, India, China, and Australia.

We organised a joint workshop with "Towards Sustainable Communities and Housing: Actors, Interventions and Solutions Working Group" (coordinators Montserrat Pareja Eastaway, Nessa Winston and Jesper Ole Jensen) at the 2023 ENHR conference in Lodz, which took place between 27-30 June. Sixteen papers that studied subjects such as residential energy poverty, sustainable urban renewal, household energy demand, sustainable temporary housing units, collective housing, domestic heating transitions, and eco-villages, were presented. The papers were based on studies in Poland, Ukraine, the Netherlands, Germany, Denmark, Ireland, Spain, Türkiye, and Serbia. Each paper presentation was followed by feedback from a named discussant, Q&A from the rest of the workshop's attendants, and wider discussion.

Future plans and activities

The EEESH Working Group plans to run a conference track at the 2024 ENHR conference in Delft, the Netherlands, which will take place in August 2024.

Policy implications

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Other –

Governing the Metropolis - Land and Housing

<https://enhr.net/energy-efficiency-and-environmental-sustainability-of-housing/>

Created in 2022

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Central themes

This Working Group has been established informally in 2019, formally in 2022, as the merger of two earlier Working Groups: 'Metropolitan Dynamics: urban change, markets and governance' and 'Land markets and Housing policy'. We are now joining forces to strengthen to encapsulate metropolitan dynamics into our understanding of land markets and land ownership in housing, and to fertilise the understanding of metropolitan dynamics with deeper insight in land issues.

The analysis of housing policies and policies for land for housing must take the metropolitan context into account. On the one side, the dynamics of metropolitan areas involve powerful mechanisms of price formation, spatial distribution, wealth distribution and variations in liveability and social cohesion. On the other side metropolitan areas are also breeding ground for new initiatives and the rethinking of established policies and habits. All over Europe we see new initiatives within the area of housing and land use.

Our ambition with this working group is to establish an arena for scholarly and practical discussions which depart on and take account of metropolitan dynamics. Under this umbrella we welcome papers on metropolitan housing policy initiatives across Europe, papers on land market dynamics and papers addressing land markets institutions, policy, actors, and tools.

Our aim is to conduct multi-disciplinary analysis, how housing processes can be steered with governance and spatial planning tools in urban areas – not necessarily on metropolitan area level but giving priority to the spatial dimension.

Activities in 2023

The working group organized a workshop in the Lodz ENHR conference. The aim was to organize the most urban-oriented workshop of the conference, conducting multi-disciplinary analysis on how housing processes can be steered with governance and spatial planning tools in urban areas. We also welcomed other papers that contributed to research-based knowledge on land and housing in metropolitan areas.

There were 12 papers presented in 5 sessions, the number of participants in these 5 sessions all together was around 60.

The presentations concentrated on different, but interrelated topics.

1: Several papers addressed policies for affordable housing provision in a variety of contexts.

Overview was given on social and affordable housing in Germany, addressing also the new challenges. The question, how to mobilise land for affordable housing in transforming urban areas, linking land policy with housing policy, was discussed on the example of Austria. The details of Inclusionary Housing in California were presented under the title Unlocking Private Land for Social Housing and Inclusion.

2: The second session has dealt with housing supply. Secondary housing supply was discussed in Norwegian perspective, giving insights from local planners on the effects of relaxing residential building controls for secondary dwellings. An analysis was given about developers, based on a database on assessing housing supply in local urban markets. On the case of Australian cities a GIS method has been shown for capturing spatial and temporal change.

3: In the third session two excellent presentations were given about the metropolitan aspects of development, discussing the gentrification consequences of bottom-up green protection in the Paris urban area, and the transformations at rural-urban intersections in the case of the Istanbul area.

4. The WG was closed by Ivan Tosics, giving an overview about coordination of housing in different functional urban area contexts. Although housing is not the most frequent or most important function in the existing metropolitan level collaborations in European cities, if strong metropolitan governments or efficient planning system (with strong higher level steering) exist. the different regulatory tools over housing might contribute to the development of metropolitan level governance structures.

Future plans and activities

Workshop at the Delft 2024 conference

The theme for the Delft conference – Making housing systems work: evidence and solutions – gives a nice framework for discussing the role of housing, land management and governance in metropolitan systems.

At the Delft conference the coordinators of the Governing the Metropolis - Land and Housing Working Group welcome papers on policy discussion and good practice in housing-related metropolitan governance and land policy issues, in the most urban-oriented workshop of the ENHR'2024 conference.

During the workshop we want to share thoughts about the potentials of a special issue – we are considering the Urban Research and Practice (URP) and the Nordic Journal of Urban Studies (NJUS) to publish selected papers.

Policy implications

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Other

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Home Ownership and Globalisation

<https://enhr.net/home-ownership-and-globalisation/>

Created in 2005

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Central themes

This working group was originally developed around a group of researchers who had participated in a number of EU-funded projects (EU Framework 5, 6, and 7) in the 2000s. Collectively, these projects were concerned with understanding and explaining the relationships between globalization, homeownership and housing market transformations in Europe. This research attempted to map the main developments in labour and financial markets, social security systems and housing markets, as well as security and insecurity within home ownership. After the Global Financial Crisis, attention shifted to declines in homeownership across European societies as well as emerging fault lines, socially, economically and generationally, in access to and wealth generated from owner-occupied housing. More recently attention has turned to the impact of the Covid pandemic and subsequent shift in the economy following recent energy and cost of living crises, on housing market and home ownership conditions.

The most recent EU-funded projects (HOUWEL and HOWCOME), completed in 2017, addressed home ownership in context of social transformations related to welfare systems and structures of social inequality. In 2019, a new research project, 'Closing the housing gap: a spotlight on intergenerational inequalities', looking comparatively, at unequal access to home ownership, and funded by the Australian Research Council, was initiated as a collaboration between ENHR members in Australia and Europe. This project ended in 2022, with plans now for a follow up project addressing the shifting roles and obligations of families in housing and home ownership.

Activities in 2023

Book publication

Previous meetings have resulted in various edited volumes including 'Home Ownership: Getting in, Getting out, Getting from' (volumes I, II, and III). This was followed up with an edited volume, entitled 'Housing Wealth and Welfare', published by Edward Elgar Press in 2017. This book addresses housing wealth and welfare relationships across various developed societies, and interprets the concept of 'welfare' in its diverse manifestations and meanings: i.e. welfare provision, but also well-being, inequality and poverty. In this sense, the book extends on previously edited volumes sponsored by this working group and brings together a varied range of authors from different disciplines. The most recent book related to the group was published at the end of 2023 and titled 'Families, Housing and Property Wealth in a Neoliberal World', edited By Richard Ronald, Rowan Arundel. This is an edited collection and involved a number of regular working group members. Below is a short precis of the book

In-person workshop

In 2023, a special in-person workshop was organized in Helsinki, Finland, in collaboration with the Finnish Ministry of The Environment. The workshop "Urban change and housing market developments in Europe" drew upon the latest research from across Europe paying particular attention to contemporary housing market transformations that both reflect and enforce new technologies of financialisation, recent economic shifts and ongoing demographic transitions. Presentations were held

about new forms of housing inequality, changes in patterns of housing wealth, as well as about new, housing-related forms of socio-spatial divisions in the post-GFC period.

Future plans and activities

In 2024, the working group will organize an in-person event in Luxembourg. In 2025, an event is planned to be held in Cambridge, UK.

Policy implications

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Other

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Housing and Living Conditions of Ageing Populations

<https://enhr.net/housing-and-living-conditions-of-ageing-populations/>

Created in 1992

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Central theme

The central theme of this Working Group is the housing and living conditions of older people.

Activities in 2023

In 2023 the WG organised a successful workshop at the ENHR conference in Lodz, Poland. This year's conference eight papers were presented in three sessions. Each of the papers dealt with aspects in the housing market relating to older adults in ageing societies. The papers were geographically spread, covering seven European countries as well as Australia, South Korea and Taiwan, by content and/or authorship.

Future plans and activities

We hope to continue with the discussions at next year's conference in Delft, the Netherlands, August 27th - 30th, 2024. Interested participants are encouraged to submit abstracts and papers directly on the conference website and are welcome to contact any of the coordinators for further information about the participation in the conference as well as the working group.

Other

There are no registered members of the group, but it consists of researchers active or interested in the field, interested persons and participants in the group activities. Several researchers are usually involved in the writing of papers presented at the ENHR conferences. The contributions that under normal circumstances are presented is based on research from several countries in Europe, Australia, Canada, Japan, Taiwan and South Korea.

The ENHR Network provides excellent opportunities to meet researchers from all over Europe (and the World) in paper presentations/discussions as well as plenary activities and social events. From our point of view, this has become the main role of the network in order to facilitate meetings and cooperation between researchers. The ENHR has an overriding meeting and knowledge dissemination based role, which is an important role indeed. The working group is a regular participant in the annual ENHR conference.

The coordinators and the participants in the group are working in constellations and minor networks with different initiatives and projects, within the theme of the working group. Successful cooperation has been established between several ENHR participants and their students for example between universities in Australia, Japan and the Netherlands. Similar co-operations take place also among researchers in Sweden, and Spain and Sweden, Finland and Norway etc. These groups meet for common and comparative research projects, symposia and research exchange and are on-going. This has resulted in scientific articles and reports as well as the applications for scientific grants. In addition participants in the network can make use of the expertise of their fellow participants.

Housing and New Technologies

<https://enhr.net/housing-and-refugees/>

Created in 2020

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Central themes

The Working Group aims to promote dialogues and discussions on the impact of new technologies on housing (research) from an interdisciplinary and comparative perspective. In particular, the group covers the following topics:

- Big data analysis and housing (research).
- Distributed ledger technologies (blockchain) in housing.
- Real estate crowdfunding.
- Proptech.
- Housing digital printing.
- Internet of Things, robots and connected devices in homes.
- 5G Networks in housing.
- Applications of Artificial Intelligence and Machine Learning in the housing sector and housing research.
- Automatic creditworthiness assessments in mortgage lending.
- Interconnected (smart) cities.

Activities in 2023

On 29 June 2023, the Working Group organised a workshop within the general ENHR Conference 'Urban regeneration: shines and shadows'. On this occasion, 3 papers have been accepted that range various topics, such as digital exclusion, bitcoins for mortgage payments, and the inclusion of new technologies to enhance productivity in the building sector. Dr. Hannah Holmes, Dr. Katy Karampour and Dr. Gemma Burgess presented a paper on the intersection of digital exclusion and housing inequalities, emphasizing how specific housing conditions in the UK contribute to barriers in accessing online resources. Utilizing focus groups, it explores the multifaceted impact of infrastructural challenges and broader socio-economic disadvantages within the local built environment. Dr. Reyhaneh Shojaei exposed the perspectives of small and medium enterprises (SMEs) within the housing industry's supply chain, focusing on their challenges, opportunities, and the necessary organizational transformations for adopting offsite manufacturing (OSM) and digital technologies. The research seeks to inform tailored policies and interventions to support SMEs in leveraging new technologies for enhanced productivity, efficiency, and sustainability in the construction sector. Dr. Silvana Canales explored the evolving role of Bitcoin in mortgage transactions since its introduction in 2008, examining the regulatory challenges in the EU as the cryptocurrency gains acceptance as a form of payment, raising questions about balancing financial obligations with the inherent uncertainties of a fluctuating digital asset.

Future plans and activities

The Working Group plans to be present at the ENHR 2024 Conference.

Also, coordinators are planning a joint publication in a special issue for 2024, depending on the demand.

Policy implications

The European Union is committed to regulate and to enhance the digitalization, which may have also an incidence in housing and consumers' protection. Regulation on Markets in Crypto-assets and Regulation on a pilot regime for market infrastructures based on distributed ledger technology have been finally enacted, which may have an impact on housing transactions and investments. The European Court of Justice is consolidating its case law on data protection, which may affect at the

personal data that is processed within people's homes. Digital platforms, also those ones devoted to housing, are now subject to the rules of the Digital Services Act 2022. Therefore, the study of housing and new technologies becomes crucial in this context.

Other

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Housing Finance

<https://enhr.net/housing-finance/>

Created in 1990 (in preparation 1989)

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Central theme

- To initiate and stimulate research in housing finance: mortgage systems, mortgage loan types, debt, developer finance, risk management; regulation and government involvement
- To support the publication of research analyses and findings;
- To ensure an effective network among researchers; and
- To support the dissemination of knowledge about housing finance, mortgage systems, policy change and market development.

Activities in 2023

In 2023, the working group organised two sessions with 6 papers at the ENHR conference 2023 in Lodz. The Working Group will continue to make regular contributions to the debates on housing finance and regulation as well as on the impact of subsidy changes on the capacity to meet housing objectives. Also, there was a joint seminar with the European Mortgage Federation on 5th and 6th October 2023 in Budapest, offering the opportunity to discuss current topics with practitioners.

Future plans and activities

We plan to run a workshop in Delft (annual ENHR conference) in August 2024.

Policy implications

The analysis of how housing finance systems have developed over the last twenty-five years -and especially since the financial crisis - is both an evaluation of national and international policy since the deregulations of the 1980s and provides an indication of how the implementation of regulatory and other changes will impact on national housing markets and individual households' aspirations. The Working Group will continue to make regular contributions to the debates on privatisation and regulation as well as on the impact of subsidy changes on the capacity to meet housing objectives. Specifically the recent increase in mortgage rates poses new challenges for states, developers and consumers.

Other

There are over 100 people on the Working Group e-mail list, a large proportion of whom are active both in contributing to seminars and conferences and taking part in monitoring activities.

Housing in Developing Countries (No report received)

<https://enhr.net/housing-in-developing-countries/>

Created in 1990

Coordinators

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Central theme

Future population growth (more than 80 per cent of it in urban areas) will be concentrated in developing countries where substandard and informal housing has been predominant for long. Yet the explosive growth of urbanization in the developing world has not been matched by a commensurate growth in the supply of decent housing. The shortcomings of policy, lack of political will, limitations of housing finance, poor land management in urban areas, lack of security of tenure, and lack of infrastructure and services are just some of the issues that confront citizens and policy-makers in developing countries, and indicate an urgent need for research, analysis and action.

Sub themes

The group supports a transdisciplinary approach to housing and urban issues, considering for example:

- Environmental pollution by crowding and intense construction
- Resource scarcity (financial, economical, etc.)
- Support to socio-cultural identities
- Homelessness and unaffordability of urban housing
- Global Urbanization dynamics
- Squatter settlements and gated communities
- Diversity of needs for urban housing typology
- Urban transformation to allow renewal of urban housing stock and to offer the residents to get old in their same home environments
- Collective self-help and local government practices.

These issues require complementary resource mobilisation by governments and the private sector. Social and political negotiation processes need to moderate to mediate conflicting demands on urban land and/or services for housing and commercial development especially promoted by international investors. A fair assessment of claims and negotiation results can only rely on joint research of scholars, intellectuals and housing practitioners. Thus the search for future liveable cities seems most urgent in the urban areas of the developing world since they are most affected by the crises and require the integration of projects into policies most urgently.

Housing Law

<https://enhr.net/housing-law/>

Created in 2004

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Central theme

The general aims of the group are to promote dialogue and European research on the importance of law, rights and regulation to all aspects of housing, land and planning. These objectives continue to be very broad to accommodate national differences.

Besides their political, social, and economic implications, housing, land and planning are profoundly influenced by varying national legal environments. Quite different national approaches have always handicapped international exchange in this area and traditional groupings of legal and socio-legal expertise, despite drives towards European harmonization have not explicitly dealt with land law but affect this strongly.

This group aims to promote exchange and debate between people in the same area as well as promote understanding of the multiple types of relevant law. Legal, economic, sociological and philosophical theories are welcome, as well as sociological empirical work on the implementation of the law, to improve understanding and expertise across borders.

Activities in 2023

The Housing Law working group met at the main ENHR conference in Lodz in 2023 and several papers were presented. Contributors came from various European countries.

Future plans and activities

The next working group seminar will be at the ENHR conference in Delft in 2024. It is hoped that the seminar will be a friendly and welcoming forum for the exchange of ideas.

Policy implications

Members of the working group are/were involved in several research projects funded by the European Union and national governments (e.g. the TENLAW and EVICT projects). In most of the papers presented at the working group meetings, the presenters discuss the policy implications of their legal research too.

Other

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Housing, Migration and Family Dynamics

<https://enhr.net/housing-migration-and-family-dynamics/>

Proposed in October 2014

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Central themes

The Housing, Migration and Family Dynamics Working Group (WG) was set up in 2014 to provide a forum for the discussion and dissemination of research examining migration dynamics and how families interact with housing systems. As work on these topics is diverse and is often spread thinly across fields and disciplines, an important goal of the WG is to provide a collegial network which brings together researchers with varied expertise to exchange ideas, findings and insights.

Examples of research conducted by members of the Working Group includes, but is certainly not confined to, the following areas:

- Quantitative research examining how demographic events such as leaving the parental home, childbirth, employment transitions or changes in partnerships are linked to residential moves, as well as housing and neighbourhood transitions in different countries.
- Studies of family relations and housing pathways — including work exploring intergenerational social mobility within housing systems, practices of family support in housing markets, and the socialisation of housing aspirations/preferences.
- Research into international and internal migration flows, in particular the ways these reshape and are affected by housing systems and family networks.
- Analyses of how family life is affected by housing conditions, design and systems of housing welfare and support.
- Theoretical and applied research drawing on constructionist perspectives, discourse analysis and/or innovative participatory research methods to understand family practices and relational interactions within housing systems.

Activities and outputs in 2023

In 2023 the Working Group organized a workshop session during the ENHR General Conference in Lodz, Poland, where 9 papers were presented.

Future plans

Providing institutional conference funds are available, we plan to organize a workshop session during the ENHR General Conference in Delft in 2024. We are exploring the possibility of co-organizing a session together with the Young Adults' Housing Working Group. A themed workshop or seminar (outside the main ENHR conference) oriented towards producing an edited book/journal special issue is also being considered.

Policy implications

An important goal of the WG is to bring policy more deeply into research on housing, migration and families. Papers discussing family, migration and housing policy developments are always welcome at workshop sessions.

Past examples of policy relevant work undertaken by group members include:

- Work on how men and women's housing careers are affected differently by separation.
- Studies of the transmission of inequality between generations through European housing systems (for example through family assistance to enter homeownership in young adulthood).
- The ways in which family relations and dynamics of family formation are influenced by housing and welfare systems.
- Analysis of debt (mortgage and family loans) discourse, focus on arguments used to justify intergenerational transfers and parental help in obtaining formal mortgage loans.
- Analysis of the impact of housing debt (and other housing conditions) on partnership stability.

Other

In 2019 the working group was joined by the Migration, Residential Mobility and Neighbourhood Change Working Group, adding an important spatial element into the group's thematic focus. The Working Group functions primarily as a network and has a mailing list with roughly 45-50 members.

Minority Ethnic Groups and Housing

<https://enhr.net/minority-ethnic-groups-and-housing/>

Created in 1993

Coordinators

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Central themes

- Housing conditions, housing preferences and residential mobility of minority ethnic groups.
- Concentration and segregation of minority ethnic groups.
- Living in multicultural neighbourhoods.

Activities in 2023

We attended the ENHR 2023 conference in Lodz. We hosted three sessions with a total of eight papers and presentations, covering a range of pertinent and interesting research themes in relation to the housing of minority ethnic groups, segregation and life in multicultural neighbourhoods.

Future plans and activities

We plan to host a session at the ENHR conference in Delft in 2024.

Policy implications

Papers in our workshop are relevant for a variety of policy fields, like social mixing, immigrant integration, planning for diversity, housing allocation, and social cohesion.

Other

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Policy and Research

<https://enhr.net/policy-and-research/>

Coordinators

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Central theme

The ENHR WG on Policy and Research was re-launched in July 2014 under the auspices of the ENHR co-ordination committee with the aim to provide a platform for exchange and mutual learning between researchers, policymakers and practitioners involved in housing across Europe. Rather than carrying out regular workshops and/or issuing calls for papers annually, this working group aims to act transversely across the existing thematic ENHR working groups in a co-ordinating and enabling capacity. The aim is to organise a panel discussion or a dialogic working group session in which policy makers and researchers can discuss a given housing related topic and/or other collaborative activities every second year.

Activities in 2023

The ENHR Working Group 'Policy and Research' main activity was to organise workgroup session in Lodz, Poland, conference. The WG organised three working group sessions with ten papers. The papers and presenters were the following:

Workshop Session 1: Housing policy in Andalusia. Methodology for the diagnosis of priority areas for rehabilitation. ReHabit Project. Estrella Candelaria Cruz Mazo, University of Seville, Spain. ▪ Generic Lessons Learnt from Cuban Housing Policies and Practices since the Revolution. Mathey Kosta, Germany ▪ Stigmatised by research perspectives too? How Finnish urban research has approached housing estates. Sampo Ruoppila, University of Turku, Finland ▪ Similar, but different: Post-socialist gentrifications. Agnieszka Ogradowczyk, University of Łódź, Poland.

Workshop Session 2 (3): From affordable housing to the affordable city. Gerald Koessler, Austrian Federation of Limited-Profit Housing Associations, Austria ▪ Comparing urban housing affordability using the model household technique – an empirical exploration into Finnish minimum-wage PRS tenants. Elina Sutela, University of Turku, Finland ▪ Housing policy as a key element of the urban regeneration process. Katarzyna Olbińska, University of Łódź, Poland.

Workshop session 3 (4): Housing affordability in Poland. Klaudia Tomasik, Cracow University of Economics, Poland ▪ From choice based letting to need-based housing allocation in the Netherlands. Steven Kromhout, Amsterdam Federation of Housing Associations, the Netherlands ▪ Improving housing accessibility through local priority schemes in the Netherlands – a policy review. Christian Lennartz, PBL Netherlands Environmental Assessment Agency, the Netherlands.

The WG coordinators also participated in NHRC meetings as mentors, Steffen Wetzstein in March (online).

Future plans and activities

WG Policy and Research has a plan to have workgroup paper sessions in the ENHR Conference in Delft, the Netherlands and possibly an online workshop in autumn 2024.

Policy implications

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Other

Should you wish to have more information about any of the above activities and/or collaborate with this working group, please contact Jaana Nevalainen or Steffen Wetzstein.

Private Rented Markets (No report received)

<https://enhr.net/private-rented-markets/>

Created in 2008

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Central themes

The Private Rented Markets Working Group was first proposed at the ENHR Conference in Ljubljana in 2006. It was formally approved as a full working group by the ENHR Coordination Committee for the Dublin ENHR Conference in July 2008. The group was formed in light of the growing role of private rented housing in many jurisdictions. The purpose of this group is to provide opportunities to present papers on private rented housing markets. The research and policy themes include:

- Characteristics of rental markets in Europe, USA and Asia-Pacific
- Delivery and supply of private rented accommodation.
- Changing nature of private rented housing, emerging hybrid models.
- Low-income households and private rented markets
- New immigrant communities and private rented accommodation
- Regulation of rent setting, rent stabilisation measures
- Dynamics of the relationship between private and social rented sectors
- Private rented sector as a means of promoting social mix
- Residential property management
- Landlord behaviour and decision-making
- State regulation of private rented markets, security of tenure, entry and exit provisions.
- Dispute resolution between landlords and tenants
- Housing benefit/ state supports and private rented markets
- Licensing/ regulation of HMOs and Multi United Dwellings
- Minimum dwelling standards and enforcement
- Design standards for apartment complexes
- Institutional investment in private rented markets
- Security and choice within private rented markets.

The working group also provides an opportunity for the discussion of associated themes – for example, housing finance, housing and minority ethnic groups, legal aspects of housing, land and planning – and engages in joint working group sessions with other working groups to advance expertise on common themes.

Residential Buildings and Architectural Design

<https://enhr.net/residential-buildings-and-architectural-design/>

Proposed in 2010; established in 2011

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Central themes

This Working Group focuses on relationships between architecture, urban design and people. The main topics are:

- the development of residential houses under diverse historical, cultural, political, economic circumstances
- the reflection of socio-economic and cultural characteristics of inhabitants on spatial arrangement of residential buildings and urban units
- sustainability of residential buildings, adaptability of buildings and urban units to different programmes and uses
- social, political and economic forces that shape the form of residential buildings and complexes within cities
- architectural and urban design of residential buildings in the process of transformation of cities.

The main topics have developed from the wide range of architecture–community relationships towards the questions of public space in cities, transformations of an urban tissue under different economical and social conditions and the development of architectural form. The tension between public and private within the dense fabric of the city is an important and frequently discussed issue in our working group. The methodologies architects use while doing research on residential architecture and its users seems to be very interdisciplinary which makes this working group such an interesting one.

Activities in 2023

This year our workshop in Lodz took place in two sessions (WS 1, 2). Since the conference organization mistakenly announced two different workshop titles for our working group (Residential Buildings and Architectural Design & Residential Environments and People), we combined these two groups of abstracts. As a result of the review process, 8 abstracts out of the total 14 were accepted. During the workshop sessions, discussions were quite satisfactory. Long and short-term transformation in cities, representation of residential uses, housing satisfaction, social aspects of housing, short and long-term use of caravans, and preferences of apartment houses' spatial futures were some of the themes presented. These were mostly interdisciplinary and original studies based on comprehensive research. However, the number of full-text submissions was low.

Future plans and activities

For the next conference, we would like to draw a framework integrating the theme of the conference with the workshop content. We aim to increase the architectural researchers' and academics' interest and have quality research papers on the topic. We welcome interdisciplinary research, carried on in collaboration between architects and scholars from related disciplines, such as sociologists, anthropologists, landscape architects, urban designers, etcetera.

In addition to regular conference activities, our goals include organizing online seminars, publishing books, and conducting joint research projects with small groups to have cumulative knowledge in the field of housing research and architectural design of dwelling environments.

Other -

Residential Context of Health

<https://enhr.net/residential-context-of-health/>

Created in 1998

Coordinators

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Central theme

The WG was named "Housing and Health" during the period 1998-2000. In connection with the Gävle conference in 2000 the WG changed its name to "The Residential Context of Health." The new name more clearly indicates that the concerns of the WG extend beyond those traditionally addressed in the housing-and-health field, namely, connections between physical health outcomes and physical characteristics of housing. In addition to such connections, the WG also takes interest in the role of psychological, social and cultural factors in shaping relations between the residential context, including housing, and health more broadly conceived, including mental and social as well as physical functioning and well-being..

Activities in 2023

The WG held the latest in its long series of workshops at the annual conference held in Łódź, Poland. Participants discussed 10 papers, almost all of which were submitted for reading in advance of the workshop. The authors came from six different countries (Australia, France, Italy, Korea, Sweden, UK). Their papers were distributed across five workshop sessions, which allowed ample time for discussion of each one.

Attendance at the workshops convened by the WG has varied over the years, from a handful in Cardiff and Lillehammer to over 20 in Gävle and Vienna. Attendance at different workshop sessions at one and the same conference has shown similar variation. Participation in the most recent workshop, in Łódź, was close to average, with ca. 10 people attending most of the five sessions. The majority of participants who gave papers attended most of the five sessions, and only a few non-presenters attended the workshop.

Future plans and activities

The WG plans to convene its next workshop at the conference planned for Delft in 2024.

Policy implications

The research contributed to this Working Group is of continued policy importance. The provision of healthy housing and the significance of the broader residential context are increasingly recognized by governments as essential to wider productivity and population health processes. Recent advances in method, theory and data in this field suggest the importance of pursuing emerging links with other disciplines and fields.

Other

Workshop contents sometimes overlap with those addressed in workshops hosted by other WGs, so cooperation with those groups could on occasion be advantageous. From the perspectives of the coordinators, however, cooperation would be dependent on the willingness of the other WG to follow the workshop format that has been applied so consistently to good effect these past many years.

Residential Environment and People

<https://enhr.net/residential-environments-and-people/>

Created in 2004

Coordinators

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Central theme

Residential environments are designed and restructured by people for people. The relationship between residential environments and people is mutual. Residential environments afford functions for and communicate meanings to people through the ways in which they are shaped, and human beings design functions and attach meanings to residential environments through their everyday life and activities. The Working Group Residential Environments and People focuses on the relationship between people and residential environments from the perspective of the individual. People's attitudes, perceptions, preferences, values, choices and evaluations of the features and qualities of residential environments provide us with important information on the ways in which residential environments are used and (re)shaped. Such information may well provide a better understanding of the mechanisms behind residential preference and choice, values associated with residential environments, residential satisfaction, the quality of residential environments, the meaning of place, and the design of residential environments.

Activities in 2023

2023 was the first year in which the WG was absent from the annual conference since its creation. For reasons beyond the control of the two coordinators, the workshop had to be cancelled. A handful of proposals had already been submitted, but these were redirected to other workshops by the conference organizers.

Future plans / activities

Next year the WG intends to organize a workshop at the ENHR2024 conference in Delft – Theme "Making Housing Systems work: Evidence and Solutions."

This year ENHR conference theme is on the housing systems. Considering this general theme, the working group Residential Environments and People proposes to focus on key residential environments transformations from a people's perspective. We welcome theoretical and empirical papers addressing a more people-focused approach to their adaptation to or adaptation of their residential environment. We are interested in users' experiences with their residential environments; their development and transformation over time; the impact of residential environments built in different historical periods on how people use and appropriate the space. We are interested in people's perception of the environment in different periods of their life.

Policy implications

Housing markets as well as the positions of stakeholders such as policymakers, builders, developers and inhabitants in these markets are constantly changing. With respect to the inhabitants it has been argued time and again that a more prominent role is needed in the housing process for the people who inhabit dwellings. Yet, the introduction in housing practice of such concepts as housing preferences, lifestyle segmentation, and branding seem in many cases just a discreet effort to conceal the essentially top down approach to the planning, designing and building of residential environment in which the people whom it concerns are insufficiently consulted about their wants and desires. So, the focus on the relations between human beings and residential environments from the perspective of the individual is, at least partly, motivated by the recognition that in housing practice many decisions are taken by professionals such as architects, planners and policy makers, while the people who have to live in the dwellings and residential environments have hardly any say about their (re)design.

Other

Members of the Working Group and participants of the workshops come from many different countries and from several continents including Europe (Northern, Western, Central, Eastern, Southern), North-America (Canada), Asia (Iran), Australia & New Zealand.

Social Housing and Globalisation (No report received)

<https://enhr.net/social-housing-and-globalisation/>

Proposed in November 2010

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Social Housing: Institutions, Organisations and Governance

<https://enhr.net/social-housing-institutions-organisations-and-governance/>

Created in 2001

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Central themes

The overall objective of the working group is to explore and develop concepts for analysing institutional and organisational change and dynamics in affordable housing provision. Government policies, management reforms and rapidly changing social and economic contexts have placed new expectations on social and public landlords. In addition, policies encouraging partnering with the private sector and/or direct private market provision of social/public housing have blurred the lines between public and private housing activities. The processes and outcomes relating to these changes are the main focus for participants in this working group. Several main themes have emerged out of our workshops and international collaborations to date:

- Housing as a system / network
- The dynamics of institutional and organisational transformations
- Governance and regulation of housing
- Partnerships for affordable housing
- Social housing finance.

Activities in 2023

The Working Group organized four workshop sessions at the ENHR Lodz, Poland Conference 2023, with 11 contributions. Each workshop session attracted between 10 and 20 participants. The contributions developed and extended our core working group themes and provoked lively discussions and collective insights. Most contributions were presentation-only; 5 contributions were supported by a paper.

Nordic countries were well represented with two contributions from Sweden and three from Norway. Other contributions focused on housing challenges in China, France, Italy, Taiwan and the UK. Unfortunately, also this year, there were no contributions from Eastern Europe, the global South, the US and Australia. We especially missed contributions from Eastern Europe, considering the conference took place in Poland.

Our 2023 conference workshop opening session contained a sampling of the various themes and topics that fall within the scope of our working group. In subsequent workshop sessions, we clustered the contributions along the following topics:

1. Government policies and social housing provision
2. Social housing and energy efficiency retrofits
3. Homeownership and social housing tenants
4. Spatial effects of social housing allocation policies.
5. Emerging models of third-sector affordable housing
6. End-user participation in social housing

Evaluation of the 2023 workshop sessions

We used the concluding session to evaluate the Working Group activities and discuss future collaborative actions. One of the working group's identified strengths is the possibility to present work

in various stages of development, ranging from research proposals, presentation-only contributions, works-in-progress papers, and publication-ready full papers.

Following lessons learned from previous years, we advised participants before the start of the conference to the time spent on explaining national housing contexts to explain them because most participants will be aware of these contexts.

Future plans and activities

ENHR Conference 2024 in Delft, The Netherlands, 27-30th Augustus 2024

Our working group plans to organise a full series of workshop sessions during the ENHR 2024 conference in Delft, the Netherlands. We see a clear connection between the conference theme - *"Making housing systems work: evidence and solutions"* - and the scope of our Working Group. This is reflected in our strong tradition of presenting papers and collaborative publications on the role of not-for-profit housing providers and the importance of organisational, institutional and governance perspectives for housing systems to function adequately. We will, therefore, align our workshop sessions with the ENHR 2024 conference theme as much as possible.

Special journal issue on the role of researchers in the co-production of knowledge

Following the discussion in the last workshop session, several participants showed interest in collaborating on a special journal issue on the role of academic researchers in the co-production of knowledge creation together with policymakers, market actors, third-sector organisations, local communities and end-users.

Policy implications

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Other –

Southern European Housing

<https://enhr.net/southern-european-housing/>

Proposed in March 2014

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Central themes

The Working Group will focus on the following topics:

- Housing market paths after the financial crisis - learning from the past, thinking about the future: trends and facts, possible policy implications
- Vulnerability of housing markets and housing affordability: coping with the consequences (foreclosures, non-performing mortgages, negative equity, homelessness, etc.), risk factors/groups and coping strategies (individual/family versus institutional action - financial sector, government action, civil society movements).
- Public housing policy in times of shrinking welfare states and weak national governments
- The future of social housing: towards marginalisation or a more important role in the provision of affordable housing?
- Post-boom real estate sector (lessons learned: dealing with the overhang, new construction versus investment in existing stock, territorial impact, etc.)
- New tenure practices and perceptions: home ownership and the new role of renting, co-operative housing, etc.
- Legislative regulation: corrective/preventive function
- Examination of Southern European housing models and residential architecture in a global context: what are their specificities in terms of competitiveness?
- Mobility, residential trajectories, and territorial dynamics: emerging patterns and regional specificities
- Financial stress in housing systems: access to mortgage credit and home ownership, borrowers with repayment difficulties
- Financialisation of housing markets in Southern Europe: outcomes, challenges and risks
- Housing in former overseas territories: coping with a difficult environment

Activities in 2023

- March 2023: SEG WG International webinar on “Southern European housing policies in the 2020s: the farewell to residualisation?” with more than 50 participants from all over Europe, organized and conducted by the Southern European Housing Working Group.
- June 2023: Participation of the Southern European Housing Working Group in the International Social Housing Festival, Barcelona, 2023.
- June 2023: Participation of the Southern European Housing Working Group in the ENHR 2023 Conference “Urban regeneration: its shines and shadows” in Lodz/Poland.
- July 2023: Panel on “Dismanteling Social Protection in Times of Crisis and Austerity” (Panel Chair: Thorsten Heitkamp) at the 27th World Congress of Political Science, Buenos Aires.
<https://wc2023.ipsa.org/wc/home>

Future activities

- August 2024: Participation of the Southern European Housing Working Group in the ENHR 2024 Conference “Making Housing Systems work: Evidence and solutions” in Delft/The Netherlands.
- September 2024: Special issue (02/2024) of Critical Housing Analysis entitled “Facing the Housing Affordability Crisis in Southern Europe: Housing Policies in the Spotlight”, edited by the co-coordinators of the Southern European Housing Working Group. The special issue is a product of the SEG WG International webinar on “Southern European housing policies in the 2020s: the farewell to residualisation?”, held in March 2023 (see “past activities”, 29).
- Preparation of new volumes of the book series “Southern European Housing” with Pisa University Press/Italy, bringing together perspectives on housing from different disciplinary backgrounds such as economics, law, urban sociology, architecture, urban development etc. The publication welcomes contributions on housing in Southern Europe but remains open to comparative research with other European countries.
- National Working Group meetings (to be determined)
- Coordination group meetings (by Skype/Zoom)
- Regular survey on the most important research results and publications of the members of the Working Group. Publication in the ENHR newsletter (if relevant).
- Erasmus agreements as a prerequisite for the exchange of personnel for research / teaching purposes
- Joint comparative research projects to be proposed until the end of 2024
- Increasing the membership base (particularly in Southeast European countries like Albania, Bulgaria, Cyprus, Romania)

Policy implications

Policy implications are expected to be generated mainly through national meetings of the members of the Southern European Housing Working Group. These meetings will aim at a controversial exchange of research results, future housing policies and programmes, as well as discussions on the interaction of housing with urban development, land use, demographic change, etc. Relevant housing stakeholders will be invited to these national meetings.

However, it is too early to talk about the housing policy implications of the work of the Working Group. This is partly due to the limited attention paid to housing issues in Southern Europe by researchers. The launch of special issues in housing journals and the new book series "Housing in Southern Europe" aims to fill this gap. Nevertheless, the coordinated cooperation of housing experts working in all areas of housing has led to an increased awareness of the difficult housing situation of parts of the population in Southern European countries. As mentioned above, future findings can be partially incorporated into policy-making processes. However, this will require detailed prior discussion and an intensive exchange of views on housing policy issues in Southern European countries.

Other

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Towards Sustainable Communities and housing: actors, interventions and solutions

<https://enhr.net/towards-sustainable-communities-and-housing-actors-interventions-and-solutions/>

Created in 2001

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Central themes

This interdisciplinary working group focuses on research relating to the sustainability of various aspects of housing in the urban context.

Activities in 2023

Annual conference ENHR 2023, 27-30 June, Lodz

This year we hosted a joint workshop with the WG on Energy Efficiency, Environmental Sustainability, And Housing. Sixteen papers were presented from various countries, including Ireland, Spain, Poland, Germany, Denmark, Serbia, Turkey, Netherlands, and Canada. Topics included: Urban revitalisation, improving the quality of life, energy renovation of housing estates, transition to a carbon free housing stock, Sustainability and Post-Disaster Temporary Housing Units, Mapping of residential vulnerability, Affordable Housing and Heritage Conservation, Bottom-up collective housing initiatives, Ecovillages and energy transition, and Domestic heating transitions.

Future plans and activities

Annual conference

We plan to participate in the annual conference of 2024 in Delft, Netherlands.

Book project

Some members of the WG participated in a book project on *The Eco-Social Polity? Theoretical, Conceptual and Empirical Issues*, edited by Ekaterina Domorenok, Paolo Graziano and Katharina Zimmermann, to be published by Bristol University Press/Policy Press in 2024. For the anthology, the group has produced a chapter entitled "Combating residential energy poverty in existing dwellings? Denmark, and Ireland compared", by Nessa Winston, Jesper Ole Jensen and Orla Dingley.

Policy implications

The working group topic has a major focus on policy as much of the research of its members, and papers presented at the conferences, have important policy implications. For example, in the context of climate change and other environmental, social and economic challenges, its work on various aspects of the sustainable regeneration of housing is important for building resilience in urban neighbourhoods and communities. Several of the working group members are engaged in advising policy makers in their local/national context, including on addressing energy poverty, and housing vulnerable groups.

Welfare Policy, Homelessness, and Social Exclusion (WELPHASE)

<https://enhr.net/welfare-policy-homelessness-and-social-exclusion-welphase/>

Created in 2003 (First workshop held in 2004)

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Central theme

The WELPHASE Working Group was founded in 2003 and has given a workshop at every annual ENHR conference since 2004. In the initial phase, homelessness was the core focus of the Working Group. The increasing awareness of the relationships between homelessness and housing, social exclusion and welfare policy, is reflected in the papers presented at more recent WELPHASE workshops. The papers usually reflect a considerable thematic diversity, albeit framed by the overarching focus of the Working Group.

Activities in 2023

A WELPHASE workshop was held at the Łódź conference in 2023. We kicked off the 20th anniversary of the Welpphase workshop with a short discussion about homelessness research and its future. Albeit participants had various experiences and research plans, a consensus emerged that researching homelessness and housing exclusion is relevant and vital to studying housing systems in general. A regular workshop followed. Eight papers across four sessions were presented. Thematically, these papers covered topics around the experiences of displacement and deinstitutionalization of people experiencing homelessness, study of causes of homelessness, representations of homelessness in housing policy on the national and on a local scale; visualizations of homeless mortality, quality of life of rehoused people and there was one comparative study of national policies. In terms of methods, the papers drew on AI tools, surveys, ethnography, personal interviews, documentary analysis and discourse analysis. Presenters came from and/or focused on, diverse national settings: Japan, Brazil/Spain, Finland, Sweden, Ireland, and Poland. Two papers per session (one and a half hours) allowed for plenty of time for questions and discussions, which participants appreciated.

Future plans and activities

A WELPHASE workshop is planned for the upcoming conference in Delft in 2024. The central WELPHASE theme fits well into the theme of the conference 'Making Housing Systems work: Evidence and Solutions', as much of homelessness policies in the last decades are driven by evidence.

The Working Group coordinators look forward to receiving a broad range of papers concerning housing exclusion and homelessness in various settings, as well as welfare policy analyses and evaluations. We appreciate a variety of theoretical and practical approaches, as well as a variety of methods employed, that reflect current interests of the researchers, and we hope to have a fruitful discussion on those issues in a comparative perspective.

The WELPHASE Working Group welcomes papers at different stages of development varying from papers already accepted by a journal to drafts. Following the procedure of earlier workshops, a discussant is appointed to papers circulated within the workshop participants in advance, but also leaving time for questions and a general discussion. In this way, the workshop offers a valuable opportunity to receive comments and proceed with papers which are at the draft stage.

Also, the ongoing practice of keeping up contact with frequent ENHR conferences participants, exchanging research and policy news, as well as latest publications will be intensified.

Policy implications

The Working Group has strong links with research focused on social work, policy practice and policy evaluations. Many of workshop participants are practitioners in the field presenting their work for governmental, local governmental or voluntary bodies dealing with homelessness, housing policy and social exclusion. Homelessness research performed by academics is also of great interest to those who design and implement policy 'on the ground'. Research presented at the Working Group workshops deals both with major issues of nation-wide policies, as well as small-scale practical problems of everyday work of case-managers and the like. The workshop is an excellent example of mutual implications and links between research and policy.

Other

Activities outside the WELPHASE Working Group

Co-ordinators and regular attendees at the Working Group continue to be active in terms of research, publishing and conference presentations in relation to the key WELPHASE themes. e.g at FEANTSA annual research conferences (FEANTSA is the European federation of homelessness NGOs).

WORKING GROUPS IN PREPARATION

Housing and Young People

<https://enhr.net/working-groups/>

Created in 2021

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Central theme

In the last two decades, due to the combined effects of the 2008 economic crisis and the 2020 Covid-19 pandemic, the position of young people in relation to housing markets and housing outcomes has progressively worsened. Economic and job uncertainties have further delayed transitions to independent living or forced many young people to return to live with parents in the family house. While family support does provide a safety net, forced cohabitation does not always guarantee adequate living standards, causing negative effects on youth psychological and social well-being. Youth reliance on temporary job contracts often translates into temporary tenure conditions, less stability and more insecurity. As a result, a new cohort of young renters in precarious living arrangements is on the rise. Various expressions have been coined to define youth's weaker position on the housing markets, from generation rent to generation share, and the housing literature has documented a number of negative implications including residential alienation, low self-esteem and feelings of powerlessness.

The lack of affordable and adequate housing solutions for young people is also an obstacle to social mobility. Difficult access to social housing and weakened welfare state have made youth destinies more dependent on the resources provided by the family of origin, situating housing at the core of debates on intergenerational dynamics of social inequality. Those seeking better job and education opportunities in the most attractive cities see their right to the city denied by the lack of adequate housing. Against this backdrop, some attempts are being made by social housing organisations and institutions to improve youth access to affordable housing.

Considering the growing relevance of these issues in contemporary society and the lack of specific working groups addressing them within the ENHR, we have initiated a discussion for and with the contributions of all community members. The proposed working group has started exploring the following topics:

- Housing conditions of youth and young adults (discussing aspects of housing inequality related to youth, e.g. affordability, living conditions, housing preferences, careers and pathways, youth homelessness etc.).
- Access to housing (reflecting on young people's struggles to access affordable and adequate housing solutions in cities, the coping strategies and socio-economic implications).
- Provision of housing for young people (types of housing solutions proposed by institutions, private developers and social housing organisations to meet the housing needs and demand of youth). We are interested in exploring the main characteristics of proposed solutions/policies, in terms of selection criteria, tenure conditions, governance etc., and in better understanding their implications on youth wellbeing, housing quality, inclusion/exclusion process, transition to adulthood and life outcomes.
- Youth and emerging housing forms (young people's lived experiences in intergenerational co-living, mixed housing, shared houses and other forms of innovative housing). This would include investigations of the youth as a preferred target group of emerging market segments aiming to respond to assumed specific needs and lifestyles. We would also explore the instrumental role of the youth in the support and development of such housing solutions.

- Critical analysis of concepts used to describe the housing conditions of youth and the types of accommodation they live in (e.g. Generation rent, Generation share, shared housing, micro-living etc.).
- Intergenerational housing inequalities (comparing housing conditions across generations, examining the role of housing in the intergenerational reproduction of social inequality, accumulation and transmission of housing wealth across generations).
- Youth and urban neighbourhoods, exploring the relationship between young people and their residential environment, including youth lived experiences in the neighbourhood, local participation dynamics in housing, planning, urban regeneration domains, neighbourhood transformations connected to studentification/youthification processes, neighbourhood effects on children and teenagers (age 16-19).

Activities in 2023

- Workshop at annual ENHR conference in Lodz: Ten papers dealing with homeownership and intergenerational support, first steps into the housing systems and rental alternatives and inequality were presented in our group. The papers offered insights from several countries, such as the Netherlands, Italy, Czech Republic, Estonia, China, Sweden, Poland and Australia. Between twelve and fifteen participants attended three distinct thematic sessions and actively contributed to the discussions. In their papers, the authors notably addressed the increasing importance of parental help (gifts, transfers) in structuring youth's pathways into homeownership and the consequences for wealth inequalities. Other papers focused on rental housing alternatives for young people excluded by traditional housing forms, examining the accessibility as well as policy-making process in the context of the worsening housing affordability crisis. While these topics strengthen existing research streams, new topics presented this year were also related to student housing and studentification processes. The working group coordinators are satisfied with the results of the second edition of the workshop, in terms of both quantity and quality of papers received as well as contents of the discussions.
- Based on the contributions to the two past ENHR conferences, the coordinators have submitted a special issue proposal to *Housing, Theory and Society*. The main subject is advancing theoretical perspectives on housing young people, aiming to reassess the concepts and theoretical models used to make sense of the experiences of young people on housing markets and how those interact with urban development processes. The proposal has received positive feedback from the journal editorial board and the WG coordinators are currently scheduling the manuscript submission process.

Future plans and activities

Activities planned for 2024

- Coordination of peer-review process of manuscripts for the special issue in *Housing, Theory and Society*
- ENHR conference in Delft: call for abstracts to launch, possibly coordinating one joint session with the WG Collaborative Housing and one joint session with the WG Migration and Family Dynamics.
- To be discussed with the WG Homeownership and Globalization: a joint workshop next summer in Luxembourg, to be co-organised with Prof. Lindsay Flynn.

Furthermore

- Applications for European funding calls (e.g., COST, Horizon Europe, ESPON)

Other

Crises, Conflict and Recovery

<https://enhr.net/working-groups/>

Created in 2022

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Central theme

This working group aims to provide a focus on housing systems, homes, and neighbourhoods in the context of war and crises. A network for research exchange and collaboration on the topic of conflict and reconstruction can provide a useful forum in the context of the ongoing war on Ukraine and experience of post war reconstruction in other countries, regions and territories inside or near Europe.

The working group encourages European researchers and policy developers, from a range of disciplines and fields to share information, analyse and debate the process of crises, reform, and recovery. Potential topics include emergency responses such as accommodating displaced persons as well as long term housing and urban reconstruction processes, including a focus on the role of donor agencies and civil society, in housing system reform and the emergence of new forms of housing provision and neighbourhoods. Contributions from both inside and outside Ukraine are encouraged, for example which reflect on post-conflict reconstruction in other regions and eras.

Activities in 2023

- Contribution to the organisation of Rebuilding a Place to Call Home in The Hague, international symposium on 16 February, Symposium report online (UA and Eng) and report launch in Kyiv with key stakeholders.
- Contribution to Tools for Recovery online course by TU Delft .
- Contribution to the New European Bauhaus Capacity Building course for municipalities on housing and land development.
- ENHR Meeting in Lodz, 6 policy research papers presented, compiled, and circulated to inform Ukraine's recovery plans.
- Presentation of Rebuilding a Place to Call Home report at the UNESCO Reconstruction Museum in Warsaw.
- Various meetings in Brussels with EC, including on the use of EU Facility and also Common Good Housing Law, hosted by Vienna House.
- Contribution to the international symposium in Lviv, Rebuilding a Place to Call Home: The Role of Land Policy in Recovery.
- Research conducted and presented on access to Adequate Housing and Needs Based Capital Investment for recovery.
- Research conducted on the affordability and access to the housing of the IDPs in Ivano-Frankivsk.
- Preparation of the peer review publication based on conducted research in Ivano-Frankivsk.
- Presentation of the research on housing of IDPs in Ivano-Frankivsk at the London School of Economics and Political Science and Freie Universität Berlin.
- Start of the new project on the research on rental housing in Lviv and advocacy of tenants.

Future plans and activities

- Forum on housing and land in Lviv in 2024.
- Joint application of Ukrainian and partner universities for the Horizon program.
- Networking and extension of the network.
- Development of a certificate course on housing economics (Ukraine).
- Development of a certificate course on asset management (Ukraine).

Policy implications

- Contribution to the development of the Ukraine Plan (housing section).
- Contribution to the development of the Law on Basics of Housing principles (Ukraine) (under development).
- Development of the section of housing policy in the Building Code of Ukraine (under development).

Other

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Housing and Theory

<https://enhr.net/working-groups/>

Created in 2022

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Central theme

Develop, discuss and debate the theoretical contribution of ENHR members research. Contributions that progress theoretical and related methodological debates in housing research across the social, cultural, economic and behavioural sciences are welcome. The key criterion for involvement is explicit engagement with theoretical critique and development.

We also invite theoretically informed papers that engage with the theme of each ENHR conference.

Activities in 2023

The WG was formally proposed to the CC in 2023. The WG had previously, informally participated in many ENHR conferences, as in Barcelona in 2022 when 19 papers were presented covering the following topics: commodification, institutionalism and gentrification, labour and housing and precarious living, commodification and spatial agency, post-soviet housing financialization, discourses on homelessness, research on discrimination, city policies towards homelessness, welfare regime typologies, deinstitutionalisation, housing satisfaction, social exclusion, histories of gentrification, gendered landscapes, moratoriums on mortgages, contracts and disobedience, rhythm analysis and migration, multi-scalar policy framing, class theory over the decades.

A formal application for WG was accepted by the ENHR CC in 2023.

A workshop was held at the Poland ENHR conference involving papers from researchers across Europe focusing on diverse often explorative theoretical aspects relating to urban regeneration, path dependence, role of theory and pragmatism, expressions of home, cultural space, economics of private renting, typologies of segregation, and criticism and evidence based policy.

Future plans and activities

The workshop will continue to participate in most ENHR conferences, with the active involvement of the editors of Housing Theory and Society.

Policy implications

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Other

Over the past six years (2018-2023) the co-ordinators have organised five workshop meetings at each of the main ENHR conferences (in Uppsala, Athens, Nicosia, Barcelona and Lodz), generating over 55 papers. They have concerned a wide variety of theoretical perspectives: actor network theories, critical realist ontology, land rent theory, housing regimes, capabilities approach, philosophical theories of justice and assemblage theory to name a few.

It is important that community of interest amongst members in theoretical debates in housing studies will be strengthened and retained alongside and in co-operation with other relevant global networks such as RC43, RC21, given ENHR's core networking role within Europe.

The working group is actively supported by the editorial board of the journal Housing Theory and Society, which has mentored and published several of the papers featured in the workshops.