



European Network for Housing Research



2025
Newsletter

Cover: Meudon (France), part of the Grand Paris area.

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ENHR News Communications

From October, ENHR will be adding semi-regular newsflashes to bring you some information faster, alongside our newsletter which comes out several times a year.

ENHR CONFERENCES

ENHR Grand Paris conference 2025

Urban city walk

This year's Urban City Walk, a longstanding ENHR conference site programme, took place in the afternoon of Monday, 30 June, one day before the conference started. Location was the Belleville neighbourhood.

22 people came together at the Belleville metro station, where the walk started from, exploring the Belleville neighbourhood, a very lively and diverse part of Paris's 19th and 20th districts. Originally a rural village surrounded by vineyards, it has undergone major transformations from the midst of the 19th century due to industrialisation and haussmannisation. The old commune of Belleville was incorporated into Paris with the Annexation (1860), evolving quickly into a densely populated working-class district by the end of the 19th century. Low rise and bad quality single houses and tenements were built on narrow plots of land inherited by the agricultural patterns. After WWII Belleville was particularly hit by the modernist urban policies, replacing older buildings with high-rise housing estates (10-15 stories) built by public housing authorities. Entire blocks were demolished, changing the urban fabric. Many residents resisted demolition, criticizing the loss of community and heritage. Activist groups, neighbourhood committees formed to oppose top-down planning. Some areas were spared demolition thanks to the protests. The municipal government also led a policy of public space improvement and facilities development, introducing public parks and a swimming pool in the 2000s.

From the 1960s, the population is changing, accommodating migrants from North Africa, Jews and Muslims, from China from the 1980s and more recently from sub-Saharan Africa. Belleville became one of Paris's most multicultural neighbourhoods. The area attracted also artists and young professionals for its affordable rents and proximity to central Paris. This led to the conversion of old workshops into lofts, and the opening of cafés and galleries. Housing pressure led to rent rises, tensions but also protection, some parts of Belleville became protected urban heritage zones due to their street art and cultural significance. Social housing is still a strong component of the housing stock.

During the urban city walk we saw the diverse housing typology reflecting the rich history of housing and multiculturalism, from old villas and tenements to social housing and more recently converted units from industrial buildings. As a result of the fight of local organizations the specialities of this area, the "villas" were preserved, which are private cul-de-sacs around which rental housing is built, a common urban form in the 19th century. Villa Castel is an extremely nice example of that – some 9 families share a long private street. It is hoped that these areas will survive the recent general upzoning in Paris, due to which many low-rise buildings are demolished.

The tour ended on a very nice roof terrace of La Bellevilloise old factory which was converted into a fashionable café-restaurant.

Iván Tosics

On the idea of Iván Tosics, the main organiser of the urban city walk was Florine Ballif, Maître de Conférences à l'EUP (<http://eup.fr/>), chercheure au Lab'urba.

Slide competition

The Slide Competition at the Grand Paris ENHR conference attracted 19 teams, at least 90 people followed the event, which is an all-time record in the 35 years history of slide competitions (the first was organized in 1990 in Paris). The competition took place in the plenary room, the technique and the atmosphere were excellent.

In the course of the competition, following the usual city and famous building recognition tasks, many actual topics of urban development were presented, for example: green corridors in cities (Barcelona, Paris), new transformer stations (Rotterdam), mobile climate points (Frankfurt), changing residential into Airbnb buildings through partitioning flats (Vienna), the challenge caused by love-locks on bridges, the political geography of presidential elections in Poland, and the BANANA principle.

The results were as follows:

I. THE UNAFFORDABLES

Berit Nordahl, Magdalena Mostowska, Montse Simo, Alexis Mundt

II. BLOOM

Luise Stoisser, Maximilian Benn, Lieselotte Bichnese, Branislav Antonic

III. THE IMPOSTERS

Agata Gunkova, Margareta Reljic, Antoni Bielicki, Evelien Verbiesen



The fight for the third place was very tight, also the following teams were close to the winners: Cookies4all, Lost in section 3, Masterclass 25, Rainbow strawberry. The members of the first three teams got small presents. Congratulations to them! Continuation in 2026 in Oslo, hopefully with a similarly large interest in this unique event.

Iván Tosics

Bengt Turner Award 2025

The Coordinating Committee selected a winner and no fewer than three runners-up for the best paper at the annual ENHR Congress by a new researcher in the field of housing. Winner is Antoine Peris (Avignon University, France), author of "Slipping through the gap: Modelling Akelius investment strategy in the Paris region".

Runners-up are Laure Crepin (Sciences Po, Paris, France) for her paper "Remaining a homeowner despite marital separation: gender and class inequalities", Alessandro Bozzetti (University of Bologna, Italy) for his paper "Student Life in Bologna: Exploring Housing Patterns for Off-Site University Students" and Nicolas Del Canto (University of Liverpool, United Kingdom) for his paper "Planning deregulation and housing commodification: how office-to-residential conversion in London exacerbates housing precarity and inequalities?"



Left to right: Laure Crepin, Nicolas Del Canto, Alessandro Bozzetti and winner Antoine Peris.

Working Group Coordinators meeting

For several years now WG coordinators meet during the annual conference. This year pizza's salads and beer were on the improvised menu. Based on the results of last year's meeting and several recent Coordination Committee discussions, the coordinators discussed the WG structure, how it incorporates new initiatives and coordinators and any potential ways that it could be improved. A summary of notes, a survey enabling all WG coordinators to feed in on the issues discussed, and the next steps planned by the Coordination Committee will be shared soon. The meeting was organized by ENHR new Community Manager Anita Blessing.



Impressions



Welcome reception at the Refectoire des Cordelières, one of the well-attended plenaries,



Translators at work in their booth, an overflow of workshop visitors into the hallway and attracting excursion participants in a small strip of shadow



One of the many workshop and relaxing afterwards at the conference party.

PhD news

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

PhD's met at first day of ENHR's Grand Paris conference

Like at many past ENHR conferences, also this year a special day for young researchers – as a rule most or all of them PhDs – took place at the Grand Paris ENHR event. Here they presented their work in progress in peer to peer sessions moderated by senior members and were offered special meetings about subjects like the role of theory in a PhD research process and a Radical Housing Journal presentation. The day ended on the Seine embankment with snacks and drinks. Three of them tell us what this day brought them.

Allan Estandarte from the University of Antwerp in Belgium is a first-timer at the main conference and the New Housing Researchers event. He's in his third year and still has a year and a half to finish. "I was googling 'academic housing research' and found a specific session on my topic of housing and health at this conference. I already presented on one of the ENHR online symposia and decided to apply for the conference and submit a paper", he explains his presence.



*The day started with a 'get to know your fellow PhDs' game. Interaction guaranteed!
Lunch was served outside thanks to summer temperatures.*

"Today was very engaging in the sense that I am not from a housing research background. There are a lot of synergies like the topics and methodologies and these enrich my points of view as a researcher and how I address my topic. It also reinforces my belief that housing is a social determinant of health and should be researched more. Health and inequality are complex problems that require multiple angels of approach."

One of Allan's goals for this event was connecting to young researchers who work on a similar topic. "That was met sufficiently today", he says. "It was an eyeopener for me that the people working in housing investigate the same topics as I do, but in completely different worlds. There's an opportunity here to bridge this gap. People might have different lenses, but it's still the same outcome they are aiming for: reducing poverty and improving access to quality housing. Connecting with the people here opens up potentials like projects I can apply for or writing plans that are interdisciplinary. I will be here next year as well, I think."

Niels Broekman is an ENHR member from the Netherlands. He attended previous NHRC events, like the one in Delft in 2024 and the annual online PhD symposium in spring. "Today was super helpful as many of us here present for the first time. My topic is housing inequality and I am now entering my third year. Still it is not too late for me to be here, but I am not presenting this time", he admits apologetically. His supervisor did a PhD on housing and she thought it useful if he became a member of a couple of research colloquia. "Housing is a niche research topic and this day offers a good networking opportunity", he agrees with Allan.

“Some colleagues visit the conference in consecutive years and it is nice to see them back and keep in touch. Also the fact that it is not too crowded makes today a socially useful day. I also like the breakups and social activities today. I would appreciate an event each half year but that depends on the number of people that are willing to take part, I guess.”

“This is my first New Housing Researchers Conference participation”, says ENHR member **Daniela Sajinés**. She also took part in other, more general, events she thought could be useful for her. Originally from Colombia, she is a PhD at ETH Wohnforum in Zurich (Switzerland). “The ENHR conference is a key event for us at ETH to present our housing papers, especially in the collaborative housing workshops. Most of my colleagues are here. My research focuses on the role of housing cooperatives in the provision of affordable housing with a special focus on Latin America and post-conflict Colombia.” This year Sajina brought two colleagues from the University of Colombia who are part of a collaborative housing research group.

“The Critical Housing Journal session was really nice. I have published in this journal myself, in the update section, and was given the space to write a co-authored piece in a different format. My informal conversations with other PhDs were really nice. People felt fine to discuss things” she observed.

Having said all that, she confesses she was hoping to hear more about the process of doing research and the focus would be more on methods and the struggles of doing a PhD. “I was expecting more of a support group format, not straightforward presentations. When we presented the NHRC paper also in the workshop during the main event, it was a bit repetitive, for the structure of both events was alike and partly the same audience attended. In the afternoon I planned to join a special session on research aims, including dissemination, but unfortunately this was cancelled.”

Sajina's suggestion for next a next time would be a more fundamental peer to peer aspect, maybe organized by participants themselves.” For Allan, on the other hand, going through the presentations one by one and having a discussion with the discussant is not common at the conferences he usually goes to. “It is helpful to have this exchange and go through things in detail.”

Dirk Dubbeling
ENHR Secretariat

ENHR conference 2026

Theme **Housing and prosperity in the 21st century:** **social, spatial and historical inequalities**

The 2026 conference proposal, which has the institutional support of Oslo Metropolitan University (OsloMet), the Ministry of Local Government and Regional Development (responsible for national housing policy in Norway), and Norwegian Social Research (NOVA), is submitted by the Centre for Housing and Welfare Research (HOUSINGWEL).

HOUSINGWEL aims to be a hub for research on housing and welfare in Norway. The research centre is hosted by NOVA and funded by the Ministry of Local Government and Regional Development. The partners of the centre include the Frisch Centre, the Institute for Social Research (ISF), Fafo, VID Specialized University, Nord University, and Nordland Research Institute. The centre consists of professors, researchers, and PhD students in the field of housing and urban research, several of whom are represented in the Local Organizing Committee.



Modern and traditional housing in the Oslo built-up area.

Theme

Housing is a major source of wealth and one of the primary drivers of inequality between regions, generations, and social groups. Like many cities throughout Europe property prices have increased dramatically in Oslo over the last thirty years. However, the windfall gain of this price boom has not been shared equitably; the largest capital gains have accrued to those owning the most attractive properties in affluent areas. Against this backdrop of extreme and inequitable gains, coupled with high immigration from Eastern-Europe and the Global South, our ambition is to address various dimensions of housing inequality and entrenched patterns of segregation in the plenary sessions of the conference. Sub-topics may include inequality of housing standards, the historical sources of housing inequality, the housing wealth chasm between generations, the increasing volatility of the private rental market, and the effects of the uneven trajectories of property prices between different regions. These sub-topics should be relevant for conference attendees from across Europe and beyond.

Location

The conference will be held at Oslo Metropolitan University. The campus is located in the centre of Oslo (on the premises of a former brewery) and is surrounded by cafes and restaurants. All rooms to be used are in the same building, and the neighbouring building across the street if needed.

Proposals welcome for ENHR Conferences 2027 and 2028

The ENHR Coordination Committee (CC) invites research institutes and research centres which would be interested in organising an ENHR conference in Europe in 2027 and 2028.

A formal proposal for the 2027 conference should be submitted to the ENHR Secretariat (enhr@tudelft.nl) based on the ENHR-application form.

A formal proposal for the 2028 conference should be submitted **by March 1st, 2026** to the ENHR Secretariat (enhr@tudelft.nl) based on the ENHR-application form.

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

Application should contain information about:

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

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

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

Participants from all parts of Europe should be able to participate in the conference. Therefore, while setting the fees the organisers should take the affordability of the conference (travel costs, hotel accommodation and fees) into account. Ideally, some conferences should have lower fees and fees should preferably not exceed the fee of former conferences, as shown in the table below.

Research institutes and research centres that are interested in organising a conference are encouraged to contact the ENHR Secretariat (enhr@tudelft.nl).

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/working-groups/. 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 Minority Ethnic Groups and Housing and WG Disadvantaged Urban Neighbourhoods and Communities

Gideon Bolt and Rikke Skovgaard Nielsen (coordinators)
Arthur Acolin, Ida Borg, Eva Andersson and Mark Livingston (coordinators)

Call for papers

Call for Papers for a Special Issue of the Journal of Housing and the Built Environment: Making Homes in a New Country: The Housing Trajectories of Immigrants and their Descendants

The special issue will be edited by ENHR members Aafke Heringa, Arthur Acolin, Gideon Bolt, and Rikke Skovgaard Nielsen and aims to bring together papers that contribute to our understanding of housing trajectories of immigrants and their descendants by presenting new theoretical frameworks and empirical evidence.

Deadline: Title and abstract (500 words max.) or full paper (6,000-8,000 words), along with full contact details, should be submitted [online](#) no later than 1 November 2025. Authors of selected papers will be invited to present as part of the Minority Ethnic Groups and Housing workshop at the ENHR conference in Oslo in July 2026. Questions can be directed to Arthur Acolin (acolin@uw.edu).

This proposed special issue is coming out of the joint session we held at the ENHR 2025 conference in Paris between the Working Group Minority Ethnic Groups and Housing and the Working Group Disadvantaged Urban Neighbourhoods and Communities that was titled "Making Homes throughout Europe: The Integration into the Housing Market of Immigrants and their Descendants." The aim of the special issue is to bring together papers that explore different dimensions of the housing experiences of immigrants and their descendants across a range of countries given the interest in this topic and the great submissions we received. The special issue will be published in the Journal of Housing and the Built Environment and we will invite authors of included papers (who did not present it this year) to present as part of the workshop planned by the Minority Ethnic Groups and Housing Working Group for the ENHR 2026 conference in Oslo. We are hoping that having the papers presented as part of the ENHR conference will provide authors with valuable feedback to incorporate as they revise their draft for submission to the Special Issue.

WG Homeownership and Globalisation

Richard Ronald and Justin Kadi (coordinators)

Call for Papers

The Working Group Homeownership and Globalisation, in collaboration with the [Lab for Interdisciplinary Spatial Analysis](#) (LISA) at the University of Cambridge, is organizing a

workshop around the theme Families, Housing, and the Asset Society on 4-5 June 2026 at the University of Cambridge (UK). The abstract deadline is 1 February 2026.

While owner-occupied homes have long represented the largest household asset, the aggregate value of privately owned housing property has significantly augmented over the last three decades, exaggerating the differences between households according to housing tenure, market segment and timing of market entry. Indeed, inequalities in access to housing and housing wealth have become central to emerging patterns of inequality, both inter and intra-generational, across European economies. In context of an increasingly asset-orientated society, family practices have become ever more aligned toward housing strategies aimed at maximizing property buying and rent extraction capacities or minimizing exposure to the volatility of the housing market. Meanwhile housing markets and housing inequalities have become increasingly affected by kinship practices and the mobilization of intergenerational resources.

In this ENHR workshop, we will explore various themes surrounding transformations in housing and home ownership, drawing from empirical analyses from across Europe and beyond. A particular focus, nonetheless, is how housing, wealth accumulation and family processes are becoming ever more embedded with each other, as well as the implications of this embedding for family formation and life courses, growing social and economic inequalities, and housing market and urban transformations.

The workshop aims to bring together scholars working on these and related issues. We welcome single case studies and comparative papers, as well as studies focused on the national and the urban/local level.

Workshop organisers: Justin Kadi (University of Cambridge), Richard Ronald (University of Amsterdam), Helen Bao (University of Cambridge).

Participants will be notified about the outcome of their submission shortly after the deadline. Please send your abstracts to Justin Kadi (jk914@cam.ac.uk).

WG Housing in Developing Countries

Yurdanur Dügleroglu, Claudio Acioly Jr, Gülden Erkut (coordinators)

A snap news from the Working Group

In the Paris congress, the group held a workshop that attracted a selective group of professionals working in the developing world. The workshop discussed the interface between housing policy and practice and climate neutral urbanisation and housing. In preparation for the congress, the group revisited its programmatic focus and developed a strategy to revamp its operations and align itself with the global housing crisis which is affecting countries of the Global South that are undergoing rapid urbanisation and faced with increasing social, environmental, economic and political impacts. An advisory panel of global experts is in the formation as part of the strategy to engage into global discussions and fine tune the content of upcoming workshops organised by the group and also to attract more researchers from this vast network who are working in countries of the global south to join ENHR and participate in the WG activities. Renaming the WG is part and parcel of this strategy.

Farewell to Kosta Math  y (1946 -2025)



The Housing in Developing Countries Working Group had to sadly say goodbye to Kosta Math  y (1946 -2025) who passed away on the 7th of September 2025, after falling from the roof of his house in Greece. Kosta was an active member of the WG since its birth and was present in various congresses of the ENHR. He had many facets. He was a professor, practitioner, researcher, consultant and an engaged professional in the housing and urban development fields across the globe. He held a PhD in applied social sciences and was a registered architect in Britain and the Commonwealth. He founded two master programmes on urban development planning at the University of Technology in Darmstadt and the Vietnamese-German University in Ho Chi Minh city. Kosta was author or editor of 7 books and more than 100 contributions in edited books and scientific journals. He was also a founder of TRIALOG, a well-known scientific journal on planning and building in the global south.

More about Kosta: <https://www.globus-berlin.org/kosta-mathey>.

It is with deep sadness that we have learned of the passing of our colleague and friend, Kosta Math  y. As an active member of ENHR, Kosta devoted himself to housing research with a particular commitment to addressing inequalities. Through his coordination of the Working Group on Housing in Developing Countries, he brought to our network perspectives and insights that were not only much needed, but also transformative in broadening our collective understanding.

Kosta was at once rigorous and critical in his scholarship, yet also generous, fun, and always ready for a laugh. His ability to explore worlds beyond his own with curiosity and respect inspired many of us, and his contribution to ENHR will long be remembered with gratitude.

On behalf of the ENHR community, we extend our heartfelt condolences to his family, friends, and colleagues. Kosta will be deeply missed, but his work and spirit will remain with us.

Montse Pareja Eastaway, Chair of ENHR

NEWS FROM MEMBERS

Institutional members



InWIS
www.inwis.de

KliWo Initiative: Stronger Together for Affordable and Climate-Friendly Housing

KliWo – Climate-Friendly Housing (German: Klimafreundliches Wohnen)

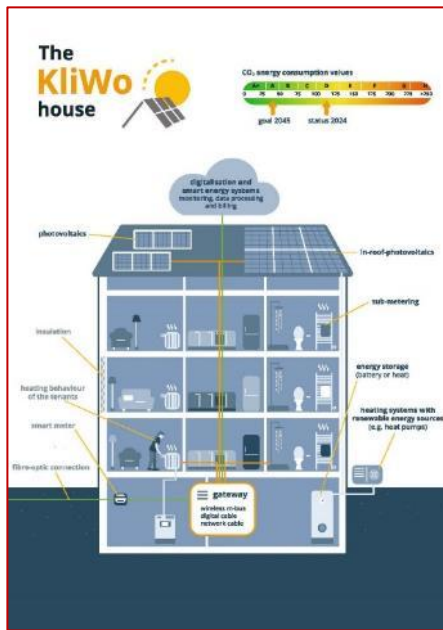
Balancing climate protection with affordable housing often seems impossible. Decarbonizing building stock requires major investments, but how can housing providers make the most of limited budgets? The new KliWo Initiative shows the way through cooperation and pooling resources.

Nineteen housing companies and cooperatives, representing around 50,000 homes, have already joined forces to establish a joint entity that will drive the transformation to climate neutrality efficiently, economically, and without the hurdles that smaller “lone fighters” often face. The goal is that no company has to reinvent everything, yet each can still act as its own energy service provider.



Key measures include photovoltaic tenant electricity models, smart building technologies, and other energy-efficiency upgrades. These are crucial steps, but they also bind capital and pose technical and organizational challenges. Through KliWo, tasks such as the installation and operation of solar systems or tenant electricity billing can be managed collectively while companies retain ownership and control over revenues, enabling them to offer better terms to tenants or free up resources for further climate investments.

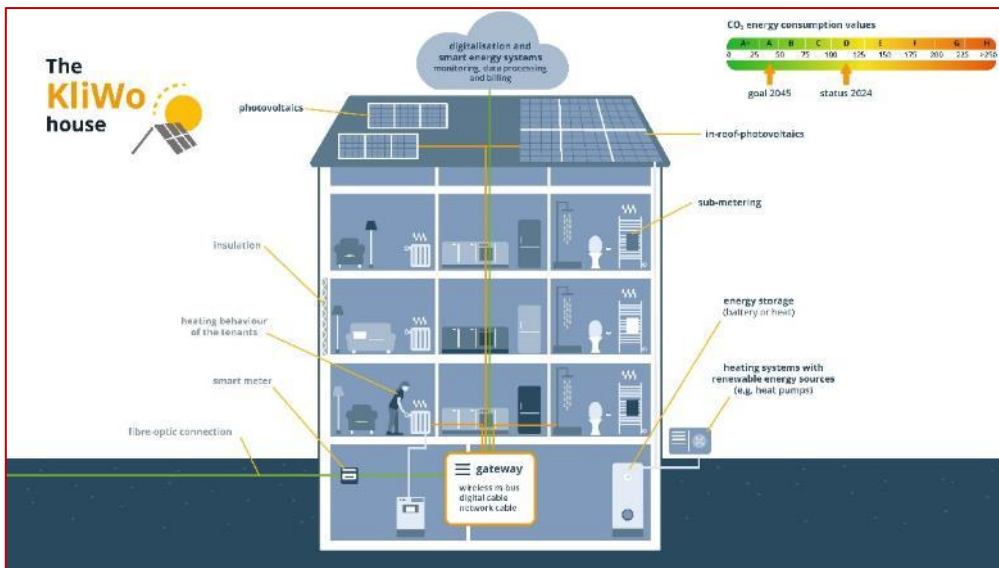
The principle is simple: “Everything is possible – nothing is mandatory.” Some members already run tenant electricity models or have begun serial modernizations, while others are just starting out. The initiative embraces this diversity. What counts is measurable success in the form of reduced CO₂ emissions and savings that can be reinvested elsewhere. To support the effort, the InWIS Institute with the support of AxHA in Brussels, has submitted an application to the European Investment Bank under the ELENA program. Nearly € 1.6 million in EU funding has been applied for, and the funds are reserved, with the hope that they will be disbursed at the beginning of 2026. With this perspective and 19 partners on



board, the foundation for KliWo is set, creating real added value for housing companies, their tenants, and the path to climate neutrality.

InWIS is the Institute for Housing, Real Estate, Urban and Regional Development, offering research and consulting services for the German housing sector. Since 1994, it has provided practice-oriented expertise on topics such as market and location analyses, ESG reporting, climate strategies and neighbourhood development. With its interdisciplinary team, InWIS combines scientific research with practical solutions to support sustainable and future-oriented housing.

For further information, please contact Torsten Bölting (torsten.boelting@inwis.de) or Rabea Bieckmann (rabea.bieckmann@inwis.de). More details are also available on our website: www.kliwo.immo.



Ministerie van Binnenlandse Zaken
Koninkrijksrelaties

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

New publication

In 2025 the Netherlands Environmental Assessment Agency* (PBL) published a [report](#) on "Who Arrives, Who Stays, Who Leaves? An Analysis of Settlement and Mobility Patterns of EU Labor Migrants in Rural Areas" (Dutch only).

Labour migration from EU countries to the Netherlands has risen sharply over the past two decades, with a rising portion settling in rural areas mainly from Central and Eastern Europe. These migrants often work in agriculture or logistics and face vulnerable housing and employment conditions. Around half of the people who arrived in rural areas remained in the Netherlands for more than six years. While some improve their socioeconomic status over

time, many remain precarious. Local policies mainly focus on short-term housing, lacking a long-term vision despite growing permanent settlement.
The report contains an extensive international reference list.
In the *Other News* section of this Newsletter you find an article based on this report.



Urban Affairs Association (UAA)
urbanaffairsassociation.org/

International Conference on Urban Affairs

The annual [International Conference on Urban Affairs](#) will take place on 29 April - 2 May 2026 in Chicago, Illinois (USA) at the Marriott Marquis Hotel. The (strict) abstract deadline is 1 October.

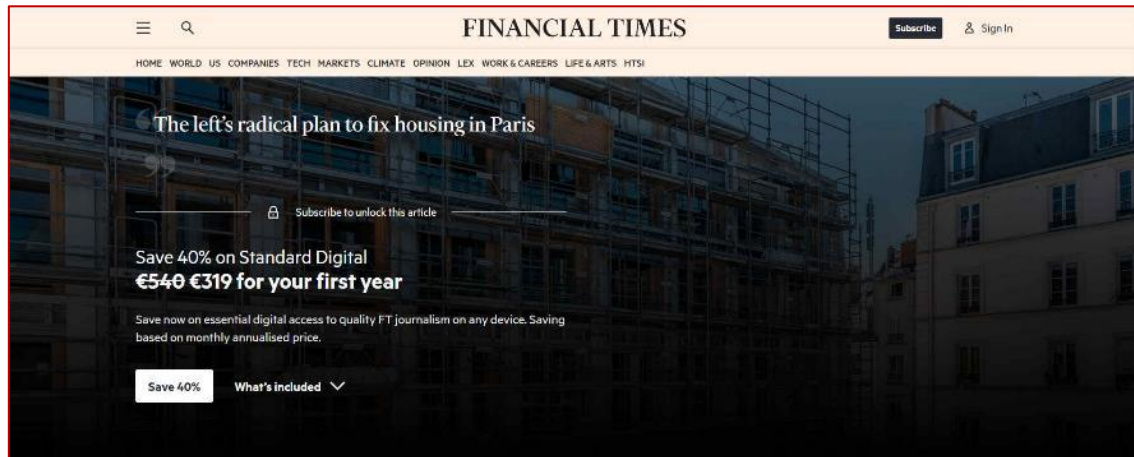
Registration opens on 16 October and closes on 15 February for attendees not on the official programme. Note that 18 November is the registration deadline for all accepted presenters and moderators.

You can sign up for Conference News to receive updates [here](#).

ENHR members in the media

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

ENHR members interviewed by the Financial Times



Coordination Committee members Claire Carriou, Kath Scanlon and Working Group coordinator Gerard van Bortel were three of many interviewees quoted by the Financial Times in an article about converting empty buildings in affordable apartments (16 September 2025), entitled 'The left's radical plan to fix housing in Paris'.

Claire Carriou, specialised in housing policy at the Ecole d'Urbanisme de Paris, says the expansion of social housing in Paris was indispensable to keep the capital from becoming a "museum city".

Gerard van Bortel and Kath Scanlon briefly explain the situation in the Netherlands and the UK. "It is a never-ending story of trying to find a balance between private sector and government action," says **Gerard van Bortel**, a housing policy specialist at Delft University of Technology. "In many cities, there is a constant battle between market actors and local governments over the allocation of land, building permissions and rent regulations. Policies shift like a pendulum depending on whether the left or the right is in power."

"But while increasing social housing in cities can help more people on modest incomes find a place to live, there are also downsides when private developers are constrained and the private rental market shrinks", says van Bortel. "In Amsterdam, where three-quarters of rentals are social housing or subject to strict rent controls, the rest of the private market has become very expensive as owners cannot raise rents elsewhere."

"In the UK, after a wave of postwar construction, much of the council housing stock was sold off to the residents in "right to buy" schemes starting in the 1980s. The country now largely relies on a requirement for developers to add affordable units in new-builds, with a typical request in London of a minimum of 35 per cent. But developers can also do less by instead building public facilities like parks or municipal pools", says **Kathleen Scanlon**, a housing policy expert at the London School of Economics.

Previous ENHR members that appeared in the 'In the media' column:

- **Gerard van Bortel** (TU Delft) tells about supervising status holders in the municipality of Westland and made it into the *municipal online newspaper*. (Newsletter 2, 2025)
- **João Carvalhosa** (GEBALIS) was interviewed by EU Observer (Newsletter 1, 2025)
- **Stefanie Horian and Ragy Elgendy** were interviewed by TU Delft magazine about involving Dutch residents in the energy transition. (Newsletter 4, 2024)
- **Igor Costarelli** (University of Milano-Bicocca) was interviewed for German television on high rent levels of student accommodation. (Newsletter 3, 2024)

- **Ad Straub** (TU Delft) was interviewed for Dutch National television and radio and the NOS (Dutch Broadcasting Foundation) website about [circular demolition and re-use of building materials](#). (Newsletter 4-2023)
- **Justin Kadi** was interviewed by the New York Times on Vienna housing system. (Newsletter 2-2023)
- Two appearances (among many more) by **Peter Boelhouwer** (TU Delft) on national television about the housing shortage and dropping production. (Newsletter 2-2023)
- AHURI's managing director and ENHR member **Michael Fortherington** spoke with America's [ABC News](#) on high rental prices and property scarcity in Australia. (Newsletter 2-2023)
- **Julie Lawson** was interviewed for the [RMIT University website news pages](#) about the article she co-wrote on Ukraine in Housing Finance International. (Newsletter 1-2023)
- **Daniel Felipe Marín Vanegas** coordinator of the project 'Pedagogical model for the teaching of habitat intervention design in higher education programs', made an appearance on the Universidad Nacional de Colombia website. (Newsletter 1-2023)
- **Justin Kadi** (TU Wien) was interviewed on [ARTE](#) about why housing has in European cities has become so unaffordable for many and what can be done about it. (Newsletter 4-2022)
- ENHR and Coordination Committee member **Darinka Czischke** was interviewed for the [TU Delft online magazine](#): 'Collaborative living has potential for many societal challenges'. (Newsletter 4-2022)

Other news

Housing EU labour migrants in the Netherlands*

Labour migration from EU countries to the Netherlands has risen sharply over the past two decades, with a rising portion settling in rural areas mainly from Central and Eastern Europe. These migrants often work in agriculture or logistics and face vulnerable housing and employment conditions. Around half of the people who arrived in rural areas remained in the Netherlands for more than six years. While some improve their socioeconomic status over time, many remain precarious. Local policies mainly focus on short-term housing, lacking a long-term vision despite growing permanent settlement.

Introduction

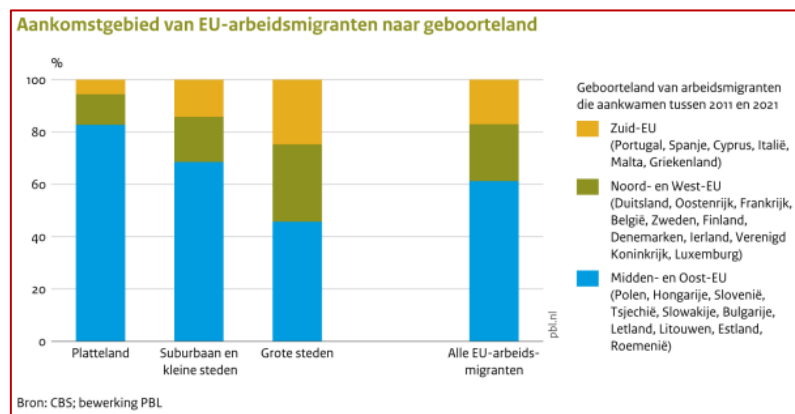
Housing trajectories vary highly among labour migrants. Labour migrants from European Union (EU) member states more often live in precarious housing situations such as shared housing (Manting et al., 2022). Historically, migration was urban-centered, but now labor migrants increasingly settle in rural areas in many Western European countries such as the UK (Doyle, 2018; McCollum & Trevena, 2021; McGhee et al., 2013; Trevena et al., 2013), Norway (Rye & Slettebak, 2020), Portugal (Fonseca, 2008), Germany (Fiałkowska & Piechowska, 2016), France (Fromentin, 2021), and Canada (Bragg, 2024) and the Netherlands (Van der Star et al., 2021; Loomans et al., 2024). Rural areas often have a higher concentration of low-paid labor migrants from Central and Eastern Europe compared to urban regions (Haandrikman et al., 2023; King et al., 2021; McAreavey & Argent, 2018; Rye & Slettebak, 2020; Rye & O'Reilly, 2021).

In the Netherlands, municipalities like Westland, Horst aan de Maas, and Midden-Delfland attract temporary labour migrants from Central and Eastern European Union (EU) (WRR, 2020). These migrants are often employed in labour-intensive rural sectors, increasing the demand for housing in rural areas. Most labour migrants in rural areas come from Central and Eastern EU, working in agriculture, horticulture, and logistics sectors, contributing to rural economic vitality. Their presence introduces social and spatial challenges, especially regarding housing availability and quality. To get more insight into these new developments, PBL conducted a new study, published in Summer 2025.

Settlement Patterns: Urban vs. Rural

Between 2011 and 2021, about 445,000 EU labor migrants registered in the Netherlands, with 25% settling in rural areas, 28% in small towns or suburban areas, and 47% in larger cities. Most labor migrants in rural areas come from Central and Eastern Europe, working in

Figure 1: Arrival area of EU labor migrants by country of birth in the period 2011-2021 (South EU (yellow), Northern and Western EU (green) and Central and Eastern EU (blue))



agriculture, horticulture, and logistics sectors, contributing to rural economic vitality. Their presence introduces social and spatial challenges, especially regarding housing availability and quality (Manting et.al., 2025).

Short-Term vs. Long-Term Migrants

Of the 61,500 EU labor migrants arriving between 2011 and 2017 and settling in rural areas, about half (around 30,000) remained in the Netherlands six years later (2017-2023). Among these long-term residents, approximately 60% continued living in rural areas, while the rest moved to urban or suburban locations. Rural retention remains somewhat stronger. Additionally, around 8,000 migrants who initially settled elsewhere moved into rural areas over the same period, indicating dynamic migration flows between rural and urban spaces.

Short-term EU labor migrants settling down in rural areas, generally have weaker economic positions, lower incomes, are more frequently employed via temporary agencies, and the majority lives in shared housing (60%). Roughly half of the migrants who initially settled in rural areas leave municipal records within six years, likely reflecting emigration or unstable residence without registration. Their higher departure rates may be influenced by poor housing and working conditions, the temporary nature of their employment, and challenges accessing the regular housing market, an issue that affects both migrants and Dutch nationals.



Glasshouse horticulture, where many labor migrants from Central and Eastern Europe find employment.

Conversely, long-term migrants show signs of economic progress. Among those living in rural areas continuously for six years, there is a notable decline in the share with very low incomes (from 59% to 42%), reliance on temporary agency work (from 39% to 23%), and living in shared housing (from 43% to 31%). Some long-term migrants transition into the regular housing market and more stable family situations. Similar improvements occur for those moving between rural and urban areas over time. Nonetheless, a significant portion of long-term migrants remains employed through temporary agencies and continues to live in shared or vulnerable housing after six years.

Municipalities face dual challenges providing housing for labor migrants

Many municipalities face high or significant challenges with providing housing for labor migrants. A large majority (70 percent) of the larger municipalities (G40), for example, report experiencing numerous problems related to labor migrants (Hendriksma, 2024). These issues range from pressure on the local housing market and poor-quality housing for labor migrants, to nuisance in villages or neighborhoods—often due to overcrowding—and an increase in homelessness.

Rural municipalities face a complex dual challenge: providing housing for both short-term, temporary labor migrants and those settling longer term. There is no uniform policy in the Netherlands for the housing of labor migrants. Municipalities are responsible for organizing housing for labor migrants. At the same time, they often develop such policies through complex networks involving not only public authorities at the regional, provincial, and national levels, but also private actors (such as employment agencies or development corporations) and civil society organizations (Baalbergen, 2024). Baalbergen notes a lack of clarity on responsibilities, leading to policy deadlock in housing development for labor migrants.

Municipal housing policies tend to focus primarily on short-term solutions, favoring large-scale housing facilities located outside built-up areas. Housing complexes are often seen as an efficient, faster and cheaper to build, often including on-site facilities tailored to migrants' needs. However, some studies highlight drawbacks such as reduced daily contact between residents and migrants, which may lead to social exclusion and hinder migrants' well-being (Ulceluse 2020; Giannetto & Van der Maarel 2024; Stachowski 2020). Additionally, a lack of contact might reinforce stereotypes about labor migrants, as daily interactions that could challenge these views are missing (Ulceluse 2021). It is believed that large-scale housing sites encourage contact among migrants but do not necessarily foster interaction between migrants and local residents. This may be further intensified by migrants' longer working hours (Migration Council, 2025).

National policy mainly focused on more and better housing and strengthening labour migrants' rental rights

The national government supports municipalities in shaping policy around labor migrant housing, identifying three main challenges: improving housing quality, increasing housing availability, and strengthening labor migrants' rental rights through the Affordable Rent Act (Ministry of Social Affairs and Employment 2024). Beyond housing, the government also targets improvements in labor market conditions, better information and services, enforcement and supervision, healthcare and welfare, migrant registration, and migrant involvement in policymaking. The overall aim is to ensure sufficient housing supply while preventing and addressing negative side effects. This policy is not differentiated between urban and rural areas. A key legislative advancement is the Affordable Rent Act, effective from 2024, which strengthens labor migrants' rental rights. The government also encourages flexible, large-scale housing developments to address ongoing needs.

Dorien Manting, Dolly Loomans, Christian Lennartz & Petra Visser

Petra Visser works at the Ministry of Housing and Spatial Planning (an ENHR Institutional Member), and was part of the PBL research team as a guest researcher.

This article is based on the Netherlands Environmental Assessment Agency (PBL) report on ["Who Arrives, Who Stays, Who Leaves? An Analysis of Settlement and Mobility Patterns of EU Labor Migrants in Rural Areas"](#) (2025, in Dutch). The report contains an extensive international reference list.

PBL is part of the Ministry of Infrastructure and Water Management. PBL conducts both solicited and unsolicited research for various government departments, such as the Ministry of Housing and Spatial Planning to address current and future environmental and spatial challenges.

NEW BOOKS / STUDIES

ADAPTIVE REUSE FOR HOUSING

Hilde Remøy, Gerard van Bortel, Erwin Heurkens and Roeli van Venrooij, (Eds.)

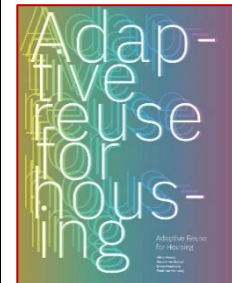
This book sheds light on various aspects of adaptive reuse. From the pivotal role of circularity to the implications of adaptive reuse on creating future-proof housing, each topic is highlighted.

"Adaptive Reuse for Housing" is an open-access resource and serves as educational material and a reference guide for students across various disciplines, advocating for the feasibility and desirability of transformation as a sustainable solution for housing challenges. Currently, the Netherlands has a high demand for housing, and at the same time many buildings remain vacant. Numerous urban areas comprise outdated buildings that are no longer in demand or in (full) intended use. Thus, buildings originally constructed for other purposes can be adapted into housing. Adaptive reuse also contributes to preserve cultural heritage, can support the greening of the building stock, reduce demolition waste and the use of raw materials.

This book was written by researchers from TU Delft, some of them are ENHR members, but also various experts from industry contributed. Adaptive reuse is examined from different angles, with a focus on feasibility. The role of different actors is highlighted in the perspectives section: property owners, investors, developers, as well as housing associations, architects, users, and governments. Finally, the book presents a number of adaptive reuse projects to illustrate best practices.

2025, 508 p., ISBN (Electronic) 978-94-6384-819-0

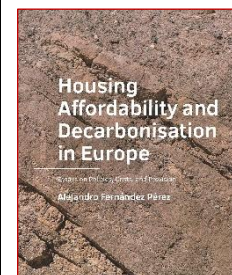
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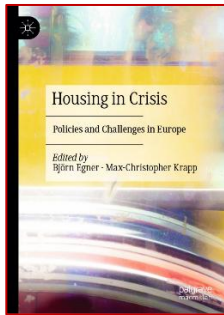
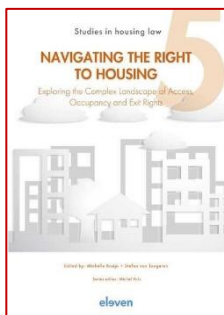


HOUSING AFFORDABILITY AND DECARBONISATION IN EUROPE - ESSAYS ON POLICIES, COSTS AND PROVISION

By Alex Fernández Pérez

Housing markets have produced structural inequalities evident in the unaffordability issues experienced by many households across Europe. Over the past century, housing has shifted from a domain of strong government intervention to one increasingly influenced by market forces. Today, as Europe decarbonises, not only affordability but also sustainability have become central to housing debates. This dissertation investigates how decarbonisation policies affect both housing affordability and provision. Following an essay-based structure (capita selecta), this PhD thesis brings together studies on fiscal policy, sustainable finance, and social housing provision across various European settings. The findings show that current decarbonisation policies often favour wealthier homeowners through subsidies and tax incentives, while having a negative or mixed impact on renters, younger households, and low-income groups. To address these challenges, the thesis advocates for redistributive fiscal reforms—such as energy efficiency-linked property taxes—and stronger public institutions and regulations to guide investment towards equitable and sustainable housing provision. By placing affordability at the centre of decarbonisation policies, this dissertation



aims to inform the development of transitional pathways that align both social and environmental goals. <i>2025, 300 p., ISBN 978-94-6518-078-6, Delft University of Technology, A+BE Architecture and the Built Environment No. 16</i> https://pure.tudelft.nl/ws/portalfiles/portal/244774523/9789465180786-WEB.pdf	
HOUSING IN CRISIS POLICIES AND CHALLENGES IN EUROPE <i>Björn Egner, Max-Christopher Krapp (Eds.)</i> This book provides a comparative assessment of housing policies in Europe, paying particular attention to the causes and consequences of rising rents and energy costs, and the various policy instruments implemented to deal with these challenges. Adopting a country case study approach, the book examines the ways in which housing costs differ across the continent, and the reasons behind these variations. Each chapter examines the idiosyncrasies of issues such as tenure structure, housing stock and housing supply structures within a particular country (15 in total), and their impact on housing and energy costs. A concluding chapter offers a comparative analysis of developments across Europe. With housing and energy costs proving to be a significant issue currently facing policymakers, this book provides important insights for all those interested in public policy, housing policy, sociology, and political science. Several ENHR current and past members have contributed to it, among which editor Max-Christopher Krapp. <i>2025, 292 p., ISBN 978-3-031-87266-2, Springer</i> https://link.springer.com/book/10.1007/978-3-031-87267-9	
NAVIGATING THE RIGHT TO HOUSING EXPLORING THE COMPLEX LANDSCAPE OF ACCESS, OCCUPANCY AND EXIT RIGHTS <i>Michelle Bruijn and Stefan van Tongeren (Eds.)</i> This book is a compilation of papers written by research assistants, PhD students, and senior researchers working on the EVICT project, a European Research Council (ERC) Starting Grant project. The papers in this book enrich our conceptual understanding of the right to adequate housing by expanding on the typology of access rights, occupancy rights, and exit rights to housing. The authors traverse a diverse array of topics, shedding light on pressing issues such as housing shortages, challenges faced by students and minority groups in search of a home, the intricate link between domestic violence and homelessness, the dynamics of the black housing market, the criminalisation of homelessness, evictions, and the relationship between the right to housing and other human rights, such as the right to privacy and the right to property. The papers focus on a broad range of jurisdictions, such as France, Romania, Sweden, Turkey, the Netherlands, Bulgaria, Spain, the United States, and Azerbaijan. Navigating the Right to Housing is the fifth volume in a series that aims to examine the various aspects of housing law from different academic and professional perspectives. Editor Stefan van Tongeren is an ENHR member. <i>2024, 125 p., ISBN 9789047302216, E-book ISBN 9789400114197</i> https://www.elevenpub.com/en/product/100-17172_Navigating-the-Right-to-Housing	

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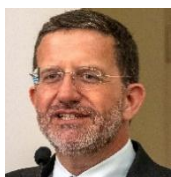
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Working group programmes can be found on the [WG page](#) of the website. Their activities will be announced in the [agenda](#).

ENHR's cooperations

Sister organisations



Asia Pacific Network for Housing Research (APNHR)
fac.arch.hku.hk/upad/apnhr

Partners (signed Memorandum of Understanding)



European Federation for Living (EFL)
www.ef-l.eu



Housing Studies Association (HSA)
housing-studies-association.org



Urban Affairs Association (UAA)
urbanaffairsassociation.org/

ENHR supports



Critical Housing Analysis
www.housing-critical.com

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European Housing Forum
www.europeanhousingforum.eu/

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The next newsletter will be distributed in **December 2025**.

Publication schedule:

February – May – September – December

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Editor: Dirk Dubbeling // **ISSN:** 1014-8027