

ENHR Conference 2012

Housing: Local Welfare and Local Markets
in a Globalised World

Book of Abstracts



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Plenary Programme:

MONDAY 25. June:

Plenary 1: Opening

Minister of Local Government and Regional Development, Liv Signe Navarsete

Mayor of Lillehammer, Espen Granberg Johnsen

Leader of ENHR, Peter Boulhowder

Leader of the Local Organisational Committee, Lars Gulbrandsen

Housing in Norway

Chair: Lars Gulbrandsen

Director of Strategi Bjørn J. Pedersen, The Housing Bank

Director-General Martin Mæland, OBOS – Oslo Building and Saving Society

Plenary 2A: Global impacts on national and local housing markets

Chair: Viggo Nordvik

Chief Economist Øystein Dørum, DnB – The Norwegian Bank: The housing boom and the financial crisis: Where are we now?

Javier Burón Cuadrado, Public law division Cuatrecasas Goncalves Pereira and researcher at Ekiten Thinking (EHU-UPV). Bilbao: Social impacts of financial and real estate turmoil: A non existing topic of the Spanish political agenda

Plenary 2B: Work, migration, family life and housing

Chair: Lena Magnusson Turner

Professor William A.V. Clark, University of California, Los Angeles: Life Course “Shocks” and Housing Outcomes: Precarious Positions in the Housing Market

Professor and Director Norbert Schneider, Bundesinstitut für bevölkerungsforschung, Wiesbaden: Consequences of Job Mobility for Family Development and Housing. Findings from the study 'Job Mobilities and Family Lives in Europe'

TUESDAY 26. June:

Plenary 3: Housing Research and Policy

Chair: Professor Peter Boulhouwer, Delft University of Technology

Professor Christine Whitehead, London School of Economics and Cambridge University: Housing Research and Policy: reasons for optimism?

Comments by Professor Marja Elsinga, Delft University of Technology and Martin Lux, Head of Department of Socioeconomics of Housing, Institute of Sociology, Academy of Sciences of Czech Republic

Plenary 4A: Family and housing - interdependence and effects

Chair: Professor Maarten van Ham, Delft University of Technology

PhD Teresio Poggio, University of Trento: The role of family in the social production of home ownership

Professor Clara H. Mulder, University of Groningen: A demographer's perspective on family and housing

Plenary 4B: Housing and ageing

Chair: Assistant Professor *Marianne Abramsson*, University of Linköping

Jan Rouwendal, Vrije Universiteit, Amsterdam

Older and wiser? Housing preferences, home equity and demand for long term care among the elderly

Senior Lecturer Rose Gilroy, Newcastle University: The new old age: what sort of housing will meet our needs?

WEDNESDAY 27. June:

Plenary 5: Housing research and housing policy: a panel discussion on the relationship between research, policy and practice

Chair: Senior adviser Per Åhren, The Norwegian State Housing Bank

1. Professor and Director Duncan Maclennan, Centre for Housing Research at University of St Andrews, Head of School of Geography and Geosciences at University of St Andrews
2. Director Elena Szolgayová, Housing Policy and Urban Development Department Ministry of Transport, Construction and Regional Development, Slovak Republic
3. Director Freek Spinnewijn, European Federation of National Organizations Working with the Homeless (FEANTSA)

PLENARY:

Plenary 2A: Global impacts on national and local housing markets:

The housing boom and the financial crisis: Where are we now?

Chief Economist Øystein Dørum, DNB Markets, oystein.dorum@dnb.no

The mid-2000s saw unprecedented and relatively synchronized housing and credit booms in a number of advanced economies, driven by record-low interest rates, increasing appetite for risk and, consequently, lower pricing of risk. Financial innovations facilitated extension of credit to new groups of borrowers and higher volumes to existing ones, further boosting the credit-housing cycle.

Developments in the advanced economies' housing markets mirrored a changing global landscape, with China's re-entrance into the world economy accelerating in the 2000s, pulling down inflation among its trading partners and causing a surplus of savings over investments, a global "savings glut".

Housing markets hit the wall as increasing capacity utilization led to higher interest rates and a higher debt service burden, pushing the credit-housing cycle in reverse, with increasing delinquencies and bank losses as a consequence. Housing is an important driver of economic growth, both directly through construction activity, but also indirectly, as an important part of households' wealth and as collateral for credit to households.

Following the unexpected Lehman default in September 2008, the advanced economies entered the worst recession in more than 70 years, countered by rate cuts and expansionary fiscal policy, averting an even deeper downturn, but failing to address the underlying issues. More than three years on, most advanced economies' housing markets remain depressed, private debt levels have only adjusted slightly, and public debt levels have yet to peak. All three are parts of the crisis' heritage, and all three will depress demand going forward. Although the current challenges, in particular in the eurozone, also reflect other structural and political issues, a fair share may be attributed to the largely unrestrained credit and housing boom of the mid-2000s.

Historical experiences from previous boom-busts suggest that crises don't last forever. They do, however, indicate that rebalancing the economy after a crisis takes years. This does not seem different this time around.

Social Impacts of Financial and Real Estate Turmoil: A Non Existing Topic of The Spanish Political Agenda

Javier Burón Cuadrado, Public Law division Cuatrecasas Goncalves Pereira and researcher at Ekiten Thinking (EHU-UPV). Bilbaojavier.buron@cuatrecasas.com

Spain lives in a paradoxical situation: massive public resources are used for artificially support the private financial sector, damaged mainly by the hard digestion of the remains of a domestic housing bubble, while real public assistance to people who do not have access to decent housing is denied. Spain has millions of empty homes (even "urbanized deserts") while millions of people are evicted, poorly housed or have severe difficulties facing housing expenditures.

The high price of home ownership and the endemic lack of rental park (public or private) in Spain are revealed today, in the course of a systemic crisis, as an structural failure leading to variety of pernicious effects: people have severe problems meeting mortgage payments, many have difficulties accepting jobs (in a country with more than 20% of the labour force and about 50% of young unemployed) that are away from their about to be foreclosed home, recently emancipated youngsters are forced back to their family homes, some fuel the fight for the scarce public resources and stimulate a silent outbreak of racism and xenophobia in relation to access to housing, there is to some extent a resurgence of squatting in empty buildings, etc.

Without a doubt there is a need for restructuring the private financial system and a conversion of real estate and civil work sectors. But in Spain it seems necessary to combine this type of relevant macroeconomic efforts (with national and EU relevance) with public and/or public-private schemes for residential protection of the most vulnerable part of society. A great deal of Spanish people is demanding this type of residential safety nets in times of crisis. This is specially highlighted and demanded by national scale social movements as "Plataforma de Afectados por la Hipoteca" (Platform of Affected by Mortgages) and "Movimiento 15 M" (previous in time to Occupy Wall Street or Occupy London) who promote a Legislative Popular Initiative to the Spanish Congress on to regulate with more balance the force eviction process, the mortgages market, an emergency social rent network and the creation of an stable rental public stock feasible to meet the current and future demand of affordable housing.

These demanded housing security networks and stocks do not forcedly imply the assumption of public deficits or private losses. In this case, the combination of several problems may be the beginning of solutions. It is clear that Spanish banks

have a huge volume of soil and homes on their books (many of them the result of evictions) that they do not want to keep. It's just as clear that the government does not have a sufficient social rental stock, even when it wishes to do so. And finally about half a million families are in danger of force eviction by the end of 2012. Amount that must be added to millions of uncovered applicants of social housing and the even greater number of families suffering a mortgage that is way beyond their financial means.

I believe that we need a solid agreement between banks – public authorities - civil society to convert Spain, the country full of houses without people and people without homes, to a more rational managing of the existing housing stock, contributing as well to the private financial sector restructuring effort, releasing strains on public finances and aiding to better protect the most vulnerable part of society during the worst crisis in decades.

Once this first emergency operation is done, we need to debate about the taxation of property in Spain (favourable to ownership and not to rental), the necessary reform of our mortgage market (clearly inflationary), our model of social housing for ownership known as “vivienda protegida” (a rara avis in European terms), the necessary shift of housing public policies to rental and rehabilitation of existing units, the search for a financial and organizational model for public housing that must deliver a truly affordable solution to large sections of Spanish society, the generation of a field of cooperation between public sector, private companies, communities and non-profit entities in the production of affordable housing and urban services, and in the effectiveness of the right to housing.

This being said, it's rather clear that, for the time being, plain reality is pointing in almost the opposite direction: an almost infinite process of socialization of real estate losses of the Spanish private financial system, a dynamics of privatization of the insufficient public instruments that will reduced even more the future action on affordable housing, the persistency of frameworks favourable to overproduction of infrastructure and private owned housing, and the amendment of programmatic national and regional laws approved in recent years that aimed to promote public intervention towards the right to adequate housing of the Spanish population.

RELATED TERMS: overproduction of housing stocks, housing price inelasticity, financial effort of access to housing, empty housing, evictions, foreclosures, nonrecourse real property loan, real estate toxic assets, account provisions, FROB, FAAF , FGD, ECB, BdE, refinancing, legal valuations of land,

bank default, ground clauses, delay interests, extrajudicial housing auctions, financial reform, housing taxation, tax breaks for the purchase of housing, reduced VAT for housing purchase, internationalization of the construction sector, “vivienda protegida”, “vpo”, public housing privately owned, public rental stock, administrative concessions, cooperative housing, rehabilitation, “Renta Básica de Emancipación” (Basic Emancipation Income), “Bizigune”, “Avalloguer”, “Ministerio de Fomento”, “Plataforma de Afectados por la Hipoteca”, “Movimiento 15M”, Popular Legislative Initiative, occupation, constitutional right to adequate housing.

Plenary 2B: Work, migration, family life and housing

Life Course “Shocks” and Housing Outcomes: Precarious Positions in the Housing Market

William A.V. Clark

University of California, Los Angeles, WClark@geog.ucla.edu

We know a good deal about the effect of life course changes on the probability of migration and mobility and there is some evidence of the link between specific life course events and tenure, but we have only a partial picture of what happens in the housing market when specific “shocks”, both negative and positive, impact families and households. This presentation reviews our broad understanding of “triggering events” in the life course and then examines just what happens when families move under duress (involuntary moves, loss of job, divorce and separation). How are households under stress affected by the need to move and where do they end up in the housing market? The number of involuntary moves is increasing and it is these households which are increasingly vulnerable in their housing outcomes. The presentation evaluates these outcomes for a broad range of unplanned events from divorce and separation to job loss and health incidents. The analysis includes not just the effect on their housing market outcomes but the accompanying changes in work force participation and family structure.

Key words: mobility, housing, life course, labour force participation

Plenary 4A: Family and housing

The role of family in the social production of home ownership

Teresio Poggio, University of Trento, teresio.poggio@soc.unitn.it

Market processes inform access into home ownership in all European societies. Policy and informal processes, however, interact with market relations in this domain.

Housing policy and welfare assets influence the relevance of this housing tenure and its demand. Family financial support for home ownership sustains the demand and may make this tenure more affordable for young people. Further, in some countries self-development and self-building, supported by family networks, historically represent low-cost routes to home ownership that allowed – and to a very limited extent still allow – the spreading of this tenure across all social strata.

Comparative housing research has mostly focused on the roles of the market and the state in the allocation of resources within the housing system. The presentation will address the complementary role of the family and, more specifically, the topic of the intergenerational transmission of home ownership.

This is a major theme when considering Southern Europe but research on this topic – even if not mainstream - has been carried out for many other developed countries.

The salience of the intergenerational transmission of home ownership varies between countries. Differences in culture and in the socio-economic context influence in fact the role family plays in the European countries.

Finally, the implications of the intergenerational transmission of home ownership for the overall welfare systems and for the reproduction of social inequality will also be discussed.

Plenary 4B: Housing and ageing

Older and wiser? Housing preferences, home equity and demand for long term care among the elderly

Jan Rouwendal,

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Elderly homeowners often keep a large amount of home equity until advanced age and stay in houses that appear to be less suitable for people at advanced age. This behaviour is somewhat puzzling since it seems probable that many of these households would be able to improve their situation by moving to a smaller house, liquefying some of their home equity, or both. Recent research for the US has argued that the large costs of long term care, in combination with a precautionary savings motive, can explain this behaviour. This explanation is attractive since it explains both the lack of mobility as long as health problems are modest and the reluctance to reduce home equity. However, it seems much less appealing for European countries, where the costs of long term care are usually covered by the public health care system. This suggests that there must also be other forces at work. Some possibilities will be discussed on the basis of recent research on the demand for mortgage debt and preferences of elderly people with respect to the housing.

The new old age: what sort of housing will meet our needs?

Rose Gilroy, Newcastle University, r.c.gilroy@newcastle.ac.uk

There is much discussion, not least in academic circles, about the new cultures of ageing. The idea that we are witnessing the coming to retirement of a generation who took a very different approach to adult life and who, through increased consumer choice and economic affluence, have created what Higgs and Jones (2009: 25) call a 'generational schism between themselves and those older than them' who grew up in more difficult economic times. The idea of 'dressing your age'; or letting go of lifestyles enjoyed in mid-life are rejected as ageist but where about the housing offer to older people. How do new ideas come into housing and what are they? This talk raises more questions than answers but considers if there is a new old age why are we still offering the same old housing.

Workshop programme

Monday 25th June

11.15-13.00: Session 1

14.00-15.45: Session 2

16.00-17.30: Session 3

Tuesday 26th June

11.15-13.00: Session 4

14.00-15.45: Session 5

16.00-17.30: Session 6

Wednesday 27th June

8.30- 10.00: Session 7

WS-01: Housing Finance and Regulation

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WS01-01

Affordability in a deregulated housing market

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A distinction is made between housing affordability and affordable housing. Housing affordability takes a demand side perspective and questions the ability for households to pay for housing in different locations. It is related to the actual distribution of households on dwellings. A housing-expenditure-to-income ratio is often used to measure the degree of affordability. Affordable housing focus on the supply side and describes dwelling units, whose total costs for either to own or rent, that are affordable for households on certain income levels, independent of who is actually living in the units. The paper discusses both dimensions of affordability, relevant indexes for measuring affordability, out-of pocket expenses in contrast to user cost, strength and weaknesses connected to the definitions and the relevance for future housing policy – whether one should focus more on individual demand side measures or on supply side measures to increase affordability.

WS01-02

What is wrong with Denmark? Political Learning and Mortgage Market Regulation

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The Danish mortgage market represents an anomaly for the credit-welfare trade off thesis. Danes have the largest mortgage markets as percentage of GDP, but at the same time they have one of the largest welfare states and high level of economic equality. Criticizing the insufficiency of credit-welfare trade off thesis and the conventional approaches in political science, this paper argues that the deregulation of the Danish mortgage market and the following expansion of mortgage credit can best be understood with the political learning perspective. I show that Denmark, unlike its Nordic neighbors, did not have major problems during the financial crises of early 1990s. Its major financial institutions remained stable and public support to protect the financial system was minimal. This made the Danish political elite extremely confident about the robustness of their financial system (particularly mortgage system) and the overall viability of their political economy. In the aftermath, this positive attitude made the Danish political elite to easily accept the deregulation of

mortgage markets and to introduce risky financial products. As a result, the credit expanded and Danes had a major housing bubble in the last decade, which ended with the burst of bubble in 2008. In contrast to the early 1990s, the recent failure of the Danish housing market in 2008 created a different political environment for financial regulation. Today, Danes are in a process of recognition of failure and learning from their mistakes. Since 2008, Danes have been strengthening their regulatory framework and they seem very much committed not to repeat their mistakes. In this account, the contrasting experiences of early 1990s and post-2008 in Denmark show how previous experience with the financial crises and political learning are crucial elements in explaining how Danes (de)regulated their financial markets and why they have large and sophisticated mortgage markets.

WS01-03

Assessment of Fixed Rate Mortgage Implied Insurance Cost: Method and ex-post Swiss Market Analysis

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A huge part of housing finance is related to mortgage. In Europe, loan-to-value range between 50% and 85% for mortgage while the mortgage market/GDP ratio increased by 20% between 1998 and 2010. In most developed countries housing is the most important household's investment or expenditure. This investment is generally leveraged by mortgage borrowing. The mortgage can bear fixed or variable interest rate; both with their pros and cons. Fixed rate allows easier budgeting over years since the bank bear the interest rate risk. This property of fixed rate mortgage is often assimilated to insurance that hedge against monthly payment fluctuation. Usually, initial variable rate is cheaper since the interest rate risk is assumed by the borrower. Yet, there has been surprisingly little work on mortgage decisions from the perspective of the household. Instead, most research on mortgages has been conducted by real estate or fixed-income securities specialists who are interested in pricing mortgage-backed derivatives. This paper proposes a method to assess the relative cost of fixed rate mortgage implied insurance for the borrower. Thus, we link the insurance cost with insurance premium concept and the related hedged risk. The proposed method is applied to Swiss data. This method offers a sound's basis for comparison of the cost of fixed mortgage rate in time and among countries. It also allows the exploration of the relationship between fixed rates implied insurance cost and people's preference for the financial product. We use the method to analyse mortgage rate between 2002 and 2012. We compare variables rates (Libor and bank's variable rate) with five and three years fixed rate. We find that most of the time fixed implied insurance is costly for the borrower. This cost represents a value between 0.5% and 7% of the total initial mortgage when compared with Libor.

WS01-04

Financial consequences of intermediate housing tenures in the Netherlands

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The Netherlands The Dutch housing market is under pressure and since three years prices are decreasing. Consumers are reluctant or unable to buy, with a low number of transactions as a result. Moreover, housing associations, who rely on the revenues of sales for their investment plans, cannot sell. Therefore they search for new ways to sell their dwellings such as intermediate housing tenures. Intermediate tenures make home ownership more affordable and some make it also less risky for the consumers and are therefore easier sold than normal owner occupied dwellings. Consequently these products are becoming more and more popular among housing associations and local authorities in the Netherlands. This contribution focuses on the financial consequences of these products for consumers as well as providers. Five products are compared: Koopgarant, Slimmer Kopen, Kopen naar Wens, Starterslening and Startersrenteregeling. Each of these will be shortly described in term of property rights and financial arrangements. The paper then deals with the monthly expenses, with the housing wealth that is accumulated and the user costs of capital for the consumer. We also report on the necessary liquidity and the return on investment for the provider. Finally, the paper reflects on the role and sustainability of intermediate tenures under different economic circumstances. Key words: intermediate housing tenures, user cost, return on investment, social housing

WS01-05

Spatio-temporal dynamics in local housing markets: Evidence from Belgium

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In this paper we investigate the determinants of house price dynamics in a spatio-temporal framework and assess whether these effects vary (spatially) across regions. We have both a large time and cross-sectional dimension, with data for 589 Belgian municipalities for 34 years. First, we show that long-run equilibria exist between house prices and the purchasing power for housing and that house prices in different municipalities in Belgium are cointegrated in the long-run. The established long-run equilibria are then used in a dynamic spatial panel data model with error-correction components. We allow for (full) cross-sectional heterogeneity and model the dynamic behavior of house prices with respect to affordability and other potential explanatory variables. The model furthermore allows us to construct so-called generalized spatio-temporal impulse response functions, which permit us to analyze the propagation of shocks in local housing markets both over time and space.

WS01-06

New financial investors at the German housing market: Business models and financial strategies

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The German rental housing market is, to my knowledge, the only one in Europe where large-scale private equity investment took place. International private equity houses have formed housing conglomerates by acquiring former public or company-related housing organisations. Some of these platforms have more than 100.000 housing units. The author supervises a research project about the business activities of financial investors at the housing market in the German state of Northrhine-Westfalia (NRW). In the paper preliminary research results will be presented. Based on the case studies which were part of the research project the author intends to give a short overview of the different business models, acquisition and exit strategies of the financial investors with housing stock in NRW - with special regard to the difference as compared to traditional housing organisations. The main focus however will be laid on the financing and refinancing strategies of the new investors. Most of the larger transactions were re-financed via CMBS structures and given the financial crisis and the state of the capital markets considerable roll over risks have piled up. Some platforms have already become insolvent and large securitizations with no hope of orderly refinancing are already in the re-negotiation process. In the paper different scenarios for the further development of troubled securitizations will be discussed including the consequences for the housing organisations and housing markets affected. As a conclusion the author will point to the pilot role of the German housing market in this respect, the low level of resilience of private equity structures in times of capital market stress and the recommendability of privatisations of this type for other European countries.

WS01-08

The transformation of the Danish mortgage over the last three decades

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Changes in mortgage finance affect the housing market, the capital market, and the entire economy, and estimates of future changes' effects must rely on experiences from the past. Through the recent four decades, the Danish mortgage system has undergone strong changes. The original highly regulated system was liberalized through the 1980s and transformed to a market system; now the system is mostly regulated as banks. This paper is directed against identifying effects of these changes. These effects have mostly appeared in the last thirty years, which after 1982 were dominated by the still falling interest rates, the long lasting upturn in the house and property prices, and a well performing macro economy in Denmark. This long lasting prosperity was interrupted by the housing price downturn, starting in 2006-07, and the financial crisis in 2008. Most Danish mortgage "reforms" or changes have been directed against the institutional conditions for the mortgage market, some have increased the access to raise a mortgage, or through financial restructuring new mortgage loan types have been introduced, in the later years' adjustable rate as well as interest-only mortgages. Now these low payment mortgage types are found in the majority of the borrowers' mortgage loan portfolio and have replaced the traditional long-term fixed interest annuity loans (with repayment) to a secondary position. This has increased the credit risk for borrowers and lenders. Besides the Danish mortgage borrowers are more indebted. The median mortgage debt/ income ratios for younger owner-occupiers have nearly doubled through the housing price upturn and are around 200 %, but with high individual variability. Even though real house prices have fallen around 25 % since 2006-07, the number of foreclosures has only increased slightly due to the low interest rate regime and the new low payment mortgage types. The Danish mortgage system seemed relatively less affected by the financial crisis in 2008.

WS01-09

Housing wealth and intergenerational welfare

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Access to wealth held in housing assets is a key determinant of household financial wellbeing and significant and enduring differentials in the distribution of this resource are a major source of intragenerational inequality in Britain and elsewhere. Furthermore the demographic shift towards an ageing society is raising the spectre of new divisions between generations as well as within them. Many homeowners in

middle age have accumulated (mostly unearned) wealth through housing market gains but are allegedly passing less wealth down the generations. Recent decades have seen an increase in the propensity of homeowners to withdraw equity from their property at intervals across the life course, thus potentially reducing the resources available to them in older age or delaying the point at which wealth is transferred to children. Housing is central to the increasingly promoted model of asset based forms of welfare and is being framed as a solution to the inevitable fiscal pressures brought about by population ageing. Simultaneously homeowners are faced with difficult choices regarding how best to use their housing equity to meet their own current and future welfare needs and how much of it to try and pass on to future generations. This paper examines these developments and considers their implications in terms of intra and intergenerational justice and the challenges that they raise for policy responses to them.

WS01-10

A Model of the Housing Privatization decision in a Transition Economy: an option value approach

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This study addresses the issue of housing privatization in Russia that was started in the early 1990s. Despite the fact that the dwellings were offered to their residents free of charge, many households did not take up the offer of homeownership and remained municipal tenants or switched to owning their dwelling much later. Housing privatization has hence proceeded over the span of some 20 years to-date. This period and especially its early part, the period of transition, has been characterized by high uncertainty in the economic environment. Hence the value of waiting/postponing to become an owner (or change tenure status) arises because the households living in housing units expect to get more information on future prices, rents, building maintenance costs, housing policies as the time goes by. This suggests modeling the decision to become an owner in an option value framework and then estimating the length of time before the household switches to homeownership as a function of household, dwelling and locational characteristics. This study uses annual data from the Russia Longitudinal Monitoring Survey for 1995-2008 and estimates discrete time duration model of remaining a municipal tenant.

WS01-11

What do people prefer when buying and selling a house: a real estate broker or for sale by owner

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In recent years real estate brokers have experienced increasing competition from home owners wanting to sell their house on their own, so-called “for sale by owner”. In a booming housing market like in Norway, expenses for real estate brokers also increase relative to other expenses. However, the demand for real estate brokers also indicates that there are reasons that home owners do not want to sell on their own. The aim of this study is to investigate attitudes towards alternative ways of selling a house, the use of real estate brokers versus for sale by owner in Norway. Main questions are whether there is any relationship between socioeconomic factors and the attitudes for alternative ways of selling and how the respondents explain their choice themselves. Logistic regression analyses are used to analyse the impact of household’s characteristics on the attitudes on these different sales methods. The empirical models were estimated using a national survey database from 2012. About 70 per cent of the respondents in the survey prefer to use a real estate broker when selling. However, when buying a house as much 50 per cent preferred that the seller use a real estate broker. The study finds that differences in attitudes are related to urbanization, education, income and gender. The most important reason for preferring a real estate broker when selling a house is that for sale by owner is considered too much work. Conversely, the most important reason for preferring for sale by owner is that real estate brokers are too expensive.

WS01-12

Should Housing Benefit be devolved to Scotland?

Stephens, Mark*

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When the Scottish Parliament was established in 1999, housing, along with most other domestic policy, was devolved. However, Housing Benefit, along with the rest of the social security system, remained under the control of the UK Government. With the Scottish Parliament set to gain additional powers, and with a referendum on independence due in 2014, this paper asks whether Housing Benefit should be devolved to the Scottish Parliament. We conclude that the risks would outweigh the benefits if the remainder of social security were to remain a ‘reserved’ power; but that the proposition would be more attractive if the whole of social security were to be devolved. This is consistent with the so-called “devo max” option that would involve full fiscal independence whilst stopping short of full political independence. Clearly it cannot inform the independence debate beyond that.

WS01-13

Post crisis housing markets – a comparative review Jens Lunde, Kath Scanlon and Christine Whitehead

Scanlon, K J^{*1}; Whitehead, C M E²; Lunde, J³

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During the last two years members of the working group have responded to questionnaires on how housing markets and their governance have changed since the financial crisis across a range of European and comparable industrialised countries. This paper brings together the findings in a form that we hope will be published as the third in our series monitoring change. During the upswing all countries followed more or less the same path but the crisis hit countries at different times, to a different extent and for shorter or longer periods. As a result housing market adjustments have also been different. This paper divides the countries into three groups: those where real house prices have risen since the crisis; those where nominal prices have risen but real house prices are still lower; and those where both nominal and real prices are down – within this group there is a subset where prices are still declining. Using the responses to the questionnaire we examine how finance and housing markets have developed since 2007 – with particular emphasis on levels of real investment and their relationship to financial and real economy tensions. We update the evidence on government responses and clarify the impact that the crisis and the subsequent economic downturns in many countries have had on the structure of the financial industry, its activities and the regulatory framework that it faces. Finally we ask whether there is agreement about both causes and consequences.

WS01-14

Historical opportunities for Flemish housing policy

Winters, Sien*

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Flanders, the largest of the three Belgian regions, is one of the most prosperous regions of Europe. On average the quality and affordability of housing in Flanders is good. However, for a large group of households the constitutional right to decent housing is not achieved. With the prospect of a strong demographic growth and the need to preserve open space as much as possible, new challenges for housing policy emerge. Since the reform of the Belgian state in the eighties housing policy is a competence of the regions. Contrary to the preceding Belgian housing policy, that was importantly driven by economic objectives, the Flemish housing policy starts from the constitutional right to decent housing and assigns priority to the housing needs of low income households. One of the difficulties with implementing the right

to housing for a long time was that important leverages remained federal competence, i.e. the private rental legislation and real estate tax. However, in October 2011 a political agreement was reached for a next transfer of competence from the federal state to the regions, including these two policy instruments. This transfer of competence is now offering a historic chance to reorient housing policy. This paper documents Flemish housing policy and explores the possible choices for future housing policy within the context of the current housing outcomes and the main challenges for the future.

WS-02: Housing Economics

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WS02-01

The Sustainability of Low-income Homeownership

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In Norway homeownership is deemed the preferred long term tenure for a number of reasons. In recent years there has been an increasing focus on further expanding homeownership, in particular on enabling more low-income households to own their home. In this paper we simulate the homeownership potential for a sample of low income renters using a residual income approach with historical information on income and household composition combined with national budgetary standards for different types of households. We investigate the importance of two housing policy instruments for low-income owning: the housing allowance and the starter mortgage. We find that 20 – 30 percent of the renters could have been able to purchase a home at the start of the period with a starter mortgage and housing allowances, and the vast majority of them would have been able to maintain the ownership position over time. When we invoke a housing expense shock, we find that the possibility of refinancing plays a major role in the households' ability to stay in the ownership tenure. Housing allowances, however, play a marginal role in securing against housing expense shocks as most households are already above the maximum housing expense threshold built into the housing allowance system.

WS02-02

Modelling Local Housing Markets in Britain

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This paper empirically examines the spatial relationships among house prices in Britain. In the empirical investigation two spatial boundaries are used, local authority districts based on local government administrative boundaries, and housing market areas, determined by commuting and migration flows containment. Spatial econometric techniques are employed in the estimation of a house price model appropriate for the spatial boundaries considered.

WS02-03

The UK's Prolonged Housing Supply Crisis

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Housebuilding is not managing to recover in strength and prospects look weak. So, UK housing supply remains in a prolonged crisis. Housebuilding is only half of what it was prior to the onset of the downturn five years ago and even more below reasoned estimates of what is required to overcome chronic shortages. A survey of industry and expert views on what is likely to happen to housebuilding is reported and examined here. Considerable pessimism is expressed over levels of housebuilding in the medium-term, so that shortages are likely to continue to grow. Housebuilders and housing experts do not see demand and finance as being the only factors holding back housing supply but that contributing as well are tight regulation, including land-use planning, and a lack of infrastructure. In such a context, strong criticisms of public policy are likely to remain until there is substantial change.

WS02-04

Neighbourhood versus Selection Effects: Missing the wood for the trees? Arnab

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Neighbourhood effects research is now at the crossroads. While qualitative studies point towards an important role of neighbourhoods in determining life chances, empirical research has failed to quantify how large these effects truly are. An important problem is selective sorting into neighbourhoods, correcting for which provides implausibly small and nonsignificant estimates of neighbourhood effects. We argue that this is likely a result of inadequate models and inappropriate measurement of neighbourhood effects. Specifically, if neighbourhood characters are relatively stable over time, traditional estimates of neighbourhood effects will reflect only selective sorting. Therefore, when selection bias is accounted for, one finds no significant neighbourhood effects. What should really be measured is the difference, across neighbourhoods, in the effect of individual characteristics on outcomes. This leads to a new model allowing for spatial heterogeneity in slopes. We apply the above framework to investigate “true” neighbourhood effects and draw inferences on their importance.

WS02-05

**Efficient use of energy in the window design of traditional houses Case study:
Traditional houses in Ardabil city, IRAN**

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Saving in energy consumption and efficient use of sunlight, windows play an important role. Because this architecture element in traditional houses of Ardabil city is aesthetic features. This research examined Window in the traditional house of the Ardabil city to answer these questions that: Do the beauty elements such a window can be effective in the use of clean and free natural energy? The window how and what ways in climate design and has been used efficient of natural energy? In this study, will be studied the Ebrahimi, Ershadi, Reza Zadeh and Sadeghi houses that built in the historical period of Qajar and Zand in IRAN. Research method for this study is the comparative and Interpretation History method that the information is collected documents and library. After field studies in the traditional houses and also their observations answered to the research questions. Results showed that the physical dimensions of these windows are compatible with cold climates of Ardabil city. Of course, these dimensions could be larger than it, but this development has not been possible due to structural limited. While used the windows primarily overlooking in the southern elevation of the building that it's orientation have been cleverly as natural elements such as the sun.

WS02-06

Price elasticity of demand and rising house prices

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The steady progression of house prices relative to income has always been something of an economic curiosity. Empirical studies show a low elasticity of housing demand with respect to measured income, so that the proportion of income spent on housing falls rapidly as household incomes increase. One is then left with a conundrum. If the income elasticity is so low, why does affordability not improve with time? Why does the proportion of income spent on housing not fall as incomes increase? Here we finally solve the puzzle by showing that prices that rise and fall relative to incomes occur because of interactions between income and price elasticities – and in doing so, discover the key role of affordability in driving housing markets. We also show that rising house prices relative to incomes result in the transfer of housing from “have nots” to “haves” who are less affected by rising prices, which includes those who spend a lower proportion of their income on housing. The process accelerates over time and will only stop when housing becomes sufficiently unaffordable. Responses

of government are not easy, but they should aim to increase the sluggish responsiveness of both supply and demand to changes in price, they should target their interventions, and particularly should avoid trying to improve affordability across the market as a whole, which is always counterproductive.

WS02-07

The Effect of Urban Infill Residential Development on Housing Prices

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Urban infill development is a controversial topic. Supporters point to social value of replacing vacant lots and run-down buildings with housing to stabilize and improve inner city neighborhoods. Economic benefits include increased property tax revenue. The construction of larger scale, more expensive houses may drive up values, which increases property taxes and rents, so elderly and low-income residents may be priced out of the market. We use a hedonic model to estimate the influence of both scattered and concentrated new residential infill construction on the sales prices of existing houses over a 15-year period. We examine what impact construction of larger scale houses has on the sales price of existing houses. The results explain the nature and level of influence that residential infill development has on surrounding property values and provide policy guidance as to whether scattered or concentrated infill development will lead to greater positive externalities.

WS02-09

Homeownership assistance programs and intergenerational transfers: Evidence of crowding out

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Literature has been suggested that parents may assist their children's dream of homeownership by using monetary transfers, especially when children are confronted with a deterioration in housing-related conditions. This suggests that parents tend to reduce transfers when the government implements a housing policy in favor of prospective home buyers. To examine this crowding-out effect, this paper empirically tests whether an amount of deduction, which is associated with a tax credit for mortgage payments, reduce parental transfers, using a sample of the Japanese home buyers in the 2000s. Applying an instrumental variables strategy that accounts for the endogeneity of the deduction amount, the empirical results appear to support the evidence of crowding out.

WS02-11

The Price Effect of Growing Foreign Ownership on Domestic Second Home Markets: Evidence from Sweden

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Avoidance of price bubbles is cited as a reason for restricting foreign ownership of domestic second home stock. In Sweden, the incidence of foreign second home owners has increased since it joined the EU in 1995, and repealed legislation prohibiting foreign ownership of real property without a special permit. Approximately 6 percent of second home stock is now foreign owned. The largest concentration being in Markaryd where 59 percent of stock is foreign owned. In order to empirically test whether this foreign ownership has led to a price bubble, Markaryd and national second home transaction prices over the period 1995 to 2010 are compared. No second home price bubble was found to have occurred in Markaryd over the examined period. A finding which suggests that restricting foreign ownership of domestic second home stock on price bubble grounds is not valid.

WS02-12

Demographic change and the housing market: Does the effect go both ways?

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Since the early 1990s a number of researchers have put forward evidence of strong demographic effects on housing demands. More recently, there have also been a number of studies that have pointed to the effect of housing market conditions on family formation. Taken together, this implies that housing markets are influenced by population change but also that the housing market conditions, in turn, influence population change. In this paper, a model of demographic effects on the housing market that has been estimated on regional panel data will be used to explore these interrelationships. First, it will be shown that the age effects that have been identified in sub-national data seem to be present also in cross-national European data. Second, it is shown that high demographic pressure on house prices is associated with low fertility. The findings are discussed in relation to the Easterlin's hypothesis about the effects of cohort crowding on fertility. In Easterlin's model, fertility shifts are driven by cohort effects on earnings. The analysis presented in this paper indicates that cohort effects in the housing can be at least equally important. Finally, the possibilities of

feed-back loops are examined. The model estimates indicate that the young-adult to child ratio has a positive effect on house prices. This implies that it is possible that a decline in fertility can reinforce it-self through housing market effect. An initial decline in TFR will increase the young-adult to child ratio and increase house prices. Higher house prices, in turn, can lower fertility and, thus, further increase the young-adult to child ratio.

WS02-13

Housing price return and risk across the Business Cycle in Korea

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Business cycle can be divided into two phases: expansion and recession. Business cycle can be further divided into five stages: early expansion[stage I], middle expansion[stage II], late expansion[stage III], early recession[stage IV], and late recession[stage v]. In this paper, we investigated the housing price returns of selected regional housing markets in Korea across the five business cycle stages. First, we reviewed whether the house price returns differed across the five business cycle stage. Second, we analyzed the risk and return relationship based on single factor model across the business stages. Third, we analyzed the differences of risk adjusted performance measures (excess market return and Jensen's alpha) across the business cycle stages. To conduct the analyses, we used the Korea Kukmin Bank's housing purchase price composite indices for the calculating housing price returns and the KOSIS(Korean statistical information service) business phase table for defining the business cycle stages from January 1986 to December 2011. The major results from this study can be summarized as follows. First, there existed differences in returns of the regional housing markets across the different business cycle stages. Second, there are stable risk-return relationships in Korea regional housing markets. Third, the risk adjusted performance measured by market adjusted return and Jensen's alpha differed across the business cycle stages. In sum, these results show that the housing returns in regions of Korea differed across the different business cycle stages. This implies that it's possible to use the sector rotation strategy for real estate investment in Korea.

WS02-14

The Long and Short Run Effects of Homeownership on Fertility: Evidence from Taiwan

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Taiwan's fertility rates have decreased over the past three decades, making it one of the lowest-low fertility countries in the world. However, its homeownership rates exhibited an opposite trend, increasing during the same period. Are these two time series trends related or merely coincidental? Our empirical results reveal that fertility rates are cointegrated with homeownership rates, household income, proportion of married couples, and proportion of higher educated females, which means there exists a long-term equilibrium relationship among these variables. In the short-term, except a significant negative autocorrelation, fertility rates were positively affected by lagged household income, but significant negatively affected by homeownership rate and proportion of higher educated females. To increase fertility, this study suggests in addition to providing better working conditions for female workers while giving birth and taking care of children, governments should also provide sufficient affordable housing, and particularly good location rental housing.

WS02-15

Social, Religious and Market Segmentation: Explaining the Connectedness of Place in the Housing Market

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It is well known that residential areas of cities are often highly segregated, typically along social, ethnic and/or religious lines. We also know that urban housing markets can be similarly fragmented, with dwellings in different residential enclaves perceived by buyers and sellers to be poor substitutes. As a result, price movements in different locations can have a significant degree of independence, even within the same urban economy. But to what extent can we trace the degree of housing market segregation/substitutability to particular aspects of social segregation, and to what extent can it be explained simply by differences in the characteristics of the housing stock and access to amenities? This paper explores the links between social/religious segregation and market segmentation by considering the determinants of house price connectedness between pairs of localities in Glasgow. We apply both traditional regression analysis and also Social Network Analysis to tease out the role played by ethnic and religious differences relative to more prosaic drivers of market segmentation. Our results have important implications for understanding the interconnectedness of place and the role played by the market in reflecting and reinforcing social segregation. Our findings may also provide a useful basis for developing empirically-based parameters for equilibrium sorting models.

WS02-16

The (missing) linkage between housing economics and entrepreneurship

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How to promote entrepreneurship and firm formation have been major concerns of policy and research for some time, with renewed emphasis since the financial crisis 2007/08. The current crises in the housing and mortgage markets are other salient policy issues in the UK. Changes in house prices and in the mortgage market have consequences for the ability of self-employed entrepreneurs to raise finance, as many put up their home as security against business loans. Policy for housing and small businesses, however, is developed in isolation. Equally, research has neglected the inter-relationship between housing economics and entrepreneurship/self-employment. This paper reviews the current literature and reveals that existing research has failed to address the implications of housing market outcomes for self-employment and the effects of self-employment outcomes on housing choices systematically, both empirically and theoretically. It argues that the connection of these issues is crucial for understanding the economics of entrepreneurship/self-employment and the role of housing in the economy.

WS02-17

Income expectation, the option value of land and housing supply

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In many cities all over the world house prices have increased substantially until 2007, but there has not been a substantial increase in housing supply. The major explanation put forward for this phenomenon is the presence of land use constraints. In this paper we look at the impact of anticipations of future income growth in combination with option value considerations on the transition from agricultural to residential land. Expected income growth leads developers to buy houses that are more luxurious than the current willingness to pay of households can justify, and therefore more costly than a construction cost index would suggest. With respect to income growth, it turns out to be important to distinguish between local and national income growth: the first increases local house prices whereas the latter has a decreasing effect. The value of waiting to invest (the option value) increases the reluctance of landowners to switch from agricultural to residential land use. Simulations confirm that even in the absence of land use constraints reservation prices for the transition from agricultural to residential land can increase substantially, thereby muting the reaction of housing supply to rising house prices.

WS02-18

Interdependent Supply and Demand in the Housing Market

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Owner-occupiers moving house usually sell their current home when they buy the new one. This article models the interdependence between supply and demand that arises when buyers also are sellers. It derives the conditions for market instability using a model with two agent types, first-time buyers and owner-occupiers, and inspects the implications of negative and positive home equity. The demand function of moving owner-occupiers includes income, substitution, and endowment income effects. Thus, it can be upward-sloping. If so, and if demand is more elastic than supply, the equilibrium is unstable. With no construction, supply is limited to what owner-occupiers sell, but aggregate demand comprises demand from both agent types. The model demonstrates that stability is a function of relative frequencies of the two agent types; relative strengths of the income, substitution, and endowment income effects; positive or negative home equity; and relative frequencies of upscalers to downscalers.

WS02-19

A tale of two housing allowances: The case of Germany

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In 2005, the social security system in Germany was comprehensively overhauled. The reform established two parallel systems that aim at mitigating housing costs for low income households. Like before the reform, low-income households can apply for “Wohngeld”, a housing allowance that depends on household income, rental costs and household size. No-income households which receive social security transfers, however, are excluded from “Wohngeld” and get a transfer that covers all housing costs given that their housing expenses are rated as appropriate by municipality. The different designs of the housing allowances allow for a comparison of the efficiency of both schemes. Based on an empirical analysis of the German Socio-Economic Panel we show that both systems are quite effective in limiting moral hazard problems of excessive housing consumption. However, energy costs of “Wohngeld”-beneficiaries are significantly lower indicating a higher efficiency of this type of housing allowance.

WS02-20

Rent regulation and its impact on different aspects of segregation

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One objective with housing rent regulation is to reduce segregation in different forms, such as economic, racial and ethnical segregation. The aim of this paper is to evaluate the Swedish system of rent regulation using the case of Stockholm housing market, in order to see whether the system has reduced segregation. We are using a unique data (GeoSwede) consisting of information of all household in 2008. Besides data on income and other socio-economic characteristics we have also information about tenure and location. We are going to evaluate the rent regulation by comparing the household sorting in the rental apartment market with the household sorting in the more market orientated co-operative apartment market. Our main hypothesis is that distance from city should not be important explaining the distribution of segregation in the context of rent regulation. On the other hand, especially, economic segregation may be expected in the co-operative apartment market, thus, distance from CBD can explain economic segregation. We are empirical investigating segregation in four different dimensions, namely, income (economic), nationality (born abroad and/or parents born abroad), age and education. Our results seem to indicate that the rent regulation system has been rather successful as it has reduced economic segregation in Stockholm. Compared to the co-operative apartment market, the incomes for the households in the rental market are much more evenly distributed in space. On the other hand, the price we have to pay is that Stockholm is more segregated in respect to age, nationality and educational level, compared to a more market orientated housing market. That is, in the center of Stockholm live older whites with higher education compared to the suburbs.

WS02-21

The Housing Price Appreciation in YIMBY & NIMBY facilities

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Because of the positive utility of YIMBY(Yes In My Back Yard) facilities, there is higher housing price which house close to YIMBY facilities. On the contrary, there is lower housing price which house close to NIMBY(Never In My Back Yard) facilities. By the view of investment, when the housing price increasing, is there higher appreciation rate of housing price which house close to YIMBY & NIMBY facilities or not? Is there lead-lag relationship both the appreciation rates of housing price? The study will test the change of appreciation rate both YIMBY & NIMBY by time, it

will find the value of investment of YIMBY & NIMBY facilities on housing market.
Keyword: YIMBY, NIMBY, housing price

WS02-22

Selective Means in Local Housing Market and their effects on House Prices

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The purpose in this paper is to investigate the effects of selective means on prices in local housing markets. In Norway, as in other countries, housing policy has changed from use of universal to use of selective means. Selective means have an impact on both the financial position and the housing conditions of the households to whom they are allocated. Both prices and supply are affected by presence and dosage of different selective targeted means in the housing market. According to prices three hypotheses can be extracted from simple theoretical considerations. First, it can be shown that selective means lead to increased prices. Local housing markets characterized by a high dosage of such means will have partially higher house prices than local markets where such means are less used. Second, it is reasonable that the magnitude of the price effect will be strongest in lower segments. Third, selective means leads to a compression of the price distribution. In the paper, these hypotheses are tested based upon data from Norwegian municipalities. This study uses data on prices and four types of selective means: establishment loans, purchase loans, establishment grants and housing allowances. In contrast to expectations, the results show that selective means do not lead to increased prices. Local housing markets characterized by a high dosage of such means do not have higher house prices than local markets where such means are less used. The magnitude of the price effect does not vary systematically between segments. Also when it comes to effects on the price distribution, the results are not very conclusive. The results are probably caused by errors of measurement due to the definition of local housing markets. A possible way to solve the measurement problems might be to use labour market regions as local housing markets instead of municipalities

WS-03 Housing Markets Dynamics

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WS03-01

Housebuilding, demographic change and affordability as outcomes of local planning decisions; exploring interactions using a sub-regional model

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Most previous analysis of UK housing markets has lacked explicit treatment of land-use planning and the supply process. Arguably the most appropriate spatial scale of analysis of market adjustment processes is the functional urban sub-region, and this paper discusses the development and application of an economic market model at this level, applied to c.100 areas across England. Based on mainly short panel datasets, component models for migration, household formation, prices, rents, and new construction are estimated and combined with simple labour market and demographic accounting to build a simulation model which can explore the potential impacts of economic, demographic and planning policy scenarios. Through selected examples this paper focuses the way housebuilding, demographics and markets adjust to local decisions and the implications of this ‘outcome-oriented’ approach for planning

WS03-02

The Unseen Thorn in the Garden: Home Ownership Risk in a Boom Market

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Keywords. Ownership, risk, Australia, lower income The GFC has caused a reassessment of home ownership in societies where many home purchasers and owners have experienced default or negative equity. The Australian economy escaped the GFC with hardly a ripple across the home purchase sector yet even in a sustained ‘boom’ context ownership can be problematic. This paper discusses the finding of a project into low to moderate income ownership and documents the different risks for households trying to get on the home ownership ladder. These do not manifest themselves in the economic and social problems of large scale mortgage default as in other countries but as personal troubles of individual households including inability to afford the non housing essentials of life, location in areas of poor service accessibility, and failure to experience anticipated increases in equity wealth. As these accumulate Australia will find it has not avoided the problems associated with ownership but just deferred them.

WS03-03

Income Inequality and Access to Housing in Europe

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This paper analyses the relation between income inequality and access to housing for low- income households. Three arguments are developed, explaining how inequality might affect housing affordability, quality and quantity. First, it is the absolute level of resources, not their relative distribution, which affects access to housing. Second, inequality affects access to housing in different ways, due to rising aspirations and status competition. Third, the effect of inequality is mediated by housing market pressures. Multilevel-models for 28 countries indicate that: 1) there is no relation between inequality and housing affordability – the level of resources matters, rather than their distribution; 2) there exists a positive relation between inequality and crowding for owners; 3) higher levels of income inequality are associated with lower housing quality for owners and renters. Although there is a relation between inequality and access to housing, it is complex and not mediated by our indicator of house price-changes.

WS03-05

From housing bubble to repossessions. The case of Spain.

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One of the most pressing housing problems of the current time is the phenomenon of foreclosures and repossessions (auctions) for non-payment. Since the outbreak of the international financial crisis following the bankruptcy of Lehman, many crises and dramatic phenomena have spread, some directly related with the development of the financial system and others due to the general decline of real economies. In many countries, especially those in which real estate bubbles have developed before the onset of the crisis, the housing market has suffered greatly from these problems. This paper analyses the Spanish case, and looks across the (Spanish) border for some interesting experiences elsewhere. It deals with the evolution of mortgage repossessions and also aims to analyse the responses of citizens and institutions that were taken during the current crisis.

WS03-06

Falling between two stools? Middle income groups in the Dutch housing market

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The Dutch social rental sector is known for its large size and its broad target group. Being part of an integrated rental system (Kemeny, 1995), it not only houses lower income groups but also households with a middle or higher income. However, recent EC-regulations have restricted access to the social rental sector for households with a gross annual income above € 34.085. This paper explores the effects of this new policy on the housing market situation for middle income groups (gross income between € 34.085 and € 45.000). It shows that many of these households have very few housing market options, since affordable homeownership and private rental sector dwellings are in short supply.

WS03-07

Norwegian housing policy under change - some long-term experiences

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The housing conditions of the population has been a main concern in Norwegian welfare policies since the end of WWII. Thus, government housing policy has been a matter for frequent discussion. At present a discussion is arising around the general concept of housing policy and what it should contain. A recent public report has limited the discussion to mainly social housing issues, leaving out classical issues like volume, quality, location, costs and financing of housing. At the same time these issues are coming to the surface of present housing policy discussions. In this paper we try to summarize main long-term experiences of Norwegian housing policy by developing a fairly general macro-model of central government housing policy. The model is based on Norwegian economic policy theories and practices. The core of the model is focused on housing investment, finance and costs as the strategic variables for long-term development of housing conditions. On this basis we discuss the housing policy implementation system and the great changes that have been carried out changing from a strictly regulated housing needs system to a free market system. We further focus on stability issues and the role of crises as causes for change. Finally we look upon experiences related to social distribution of housing. A conclusion may be that in housing policy "achievements matter but long-term processes decide."

WS03-09

Housing in Lisbon Metropolitan Area: an exploratory analysis of 2011 Census

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The results of the most recent and largest Portuguese survey conducted every ten years, the 2011 Census, will be published throughout the year of 2012. In this paper we will discuss some of those results essentially as regards housing and the territorial dynamics of Lisbon Metropolitan Area. The paper begins with a contextualization based on three articulated approaches: a) a brief characterization of Lisbon's metropolization process along the last 60 years; b) a simple, diachronic and synchronic, analysis of Portuguese general data as regards population and housing; c) a comparative approach with some European data, essentially related with other metropolitan areas. After this, we will focus on the discussion of some of the main logics of the recent development of LMA, namely: 1. The recent expansion of the metropolitan peripheral areas due to the development of accessibilities 2. The maintaining of the declining of industrial areas 3. The shrinking of the neighborhoods that were homogeneously built in the 50's, 60's and 70's and that are now in the end of their life-cycle 4. The inversion of a marked trend of population lost in the city of Lisbon that began in the 60's 5. The existence of a contradictory logic of development between the city of Lisbon and the new peripheral emergent areas; the previous characterized by an inverted logic between the development of the population and the number of dwellings, that decrease, and the number of families, which increases; and the last marked by a simultaneous increasing of those three elements, showing a great prominence of the individual housing practice and ideal and the life-style traditionally associated to it.

WS03-10

HOUSING SYSTEMS AND ACCESS TO HOUSING IN CATALONIA AND MADRID: SAME RESIDENTIAL PATTERNS?

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This paper explains the ways in which housing systems work as a key mechanism to understand local processes of residential inequality. In particular, it analyses the impact of housing policies and the market over the conditions of access to housing in two Spanish regions: Catalonia and Madrid. The attention is focused on different social groups according to their occupation, age and characteristics of a nationality. The main thesis is that, despite some particular aspects, both regions present common

residential patterns that respond to the same liberal housing system in which they are integrated. The strong promotion of homeownership to the detriment of both private and social renting leads to big difficulties in access to housing as well as substantial inequalities based on the economic resources of different social groups. KeyWords: Housing System, Residential Inequalities

WS03-11

Urban economic dynamics and affluent neighbourhoods: the case of Barcelona and Manchester.

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The decline in manufacturing and economic restructuring means that urban performance progressively depends on certain sectors which include knowledge and creative industries as their main source of added value. Attracting these sectors has become a key element of urban competitiveness and hence in the local political agenda. Urban regeneration processes linked to the creation of residential and business districts usually involve strategies oriented towards enhancing the economic performance of the city. In this paper, we focus on the interplay of housing markets and these processes. In particular, we explore how affluent neighbourhoods are affected by the arrival of highly qualified workers attached to the knowledge and creative economy and the extent to which housing markets can service the needs of knowledge workers. The changing landscape of housing systems will be considered; the extent to which they react to the demand side, factors in existing markets that favour the location of knowledge activities and more explicitly in attracting knowledge workers. We will use two case studies: Barcelona and Manchester. Barcelona exhibits an owner-occupied dominated market; stagnated activity after the real estate bubble but still high prices, and a narrow rented market. Despite the high level of prices, quality of life in the city and its periphery attracts highly qualified immigrants to work in the creative and knowledge economy. Similarly, Manchester possesses suburbs, including those in its surrounding conurbation, which provide a haven for creative and knowledge workers. There has been a considerable increase in the development of city centre apartments, predominantly in the owner-occupied and private rented sector. Both cities have the potential to provide a residential offer to serve the needs of knowledge workers and thus enhance urban competitiveness. The knowledge economy is considered a target for the economic future of both cities.

WS03-12

Household formation and housing tenure: a new look to European housing systems

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In the last decades, many comparative researches have analyzed housing systems in a broader international context. Strong divergent patterns organised in regional, coherent groups or types have been revealed. Most of these classifications have been based on the welfare regime literature. This is a relatively closed, well documented, and easily comparable framework, but lacks some social and demographic dimensions that interact with housing demand. Thus, the relation between homeownership regimes and fertility levels has been interestingly used by Mulder and Billari (2010). Following this antecedent, we propose a classification of European countries that takes in account the household formation. An interesting suggestion comes from Yu and Myers (2010). They transformed tenure rates, normally calculated as the proportion of households that are home owners or renters, into a headship rate specific by tenure. These new tenure rates measure the individual propensity to form an independent household and to be a homeowner or a renter. Some of the current differences in homeownership propensity among countries are best understood using these headship rates by tenure. For instance, in Spain the typical high proportion of young homeowner households is compatible with a low household formation. Moreover, all Mediterranean and most East European countries are best characterized as low household formation countries, in relation with a marginal rental sector and a difficult owner sector, and not rather as high homeownership countries. We will analyze how the European countries are positioned with these criteria, in 2009, at the beginning of the current crisis. National global rates (all age groups) and age 25-34 rates (household formation phase) will be used. Advanced clustering methods and graphical presentations are proposed. Data will come from EU-SILC surveys and other additional sources.

WS03-13

Shrinking cities: the Dutch case

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Often being described as a hybrid welfare state, showing characteristics of both the corporatist and social-democratic regimes, the Netherlands has featured intensive state intervention implemented by non-governmental organisations, like housing associations. During the past decades, government intervention has gradually diminished. Housing associations have become less dependent on funding and

regulation by national government. This also means that they are not bailed out by the state at a time that new challenges are showing themselves, like the shrinking of the population in several parts of the Netherlands. Some cities in the country are now shrinking, esp. near the border with Germany and Belgium, while many more will start shrinking before 2040. Contrary to countries like England and Germany, where large amounts of central government money are (or in the case of England: were) available to help local government and other parties involved in developing and paying for these strategies, in the Netherlands funding on this scale is not available. Therefore, housing associations, that own a lot of properties in these cities, have to find other ways of funding (and planning) regeneration projects. This paper is about the parties involved in coping with shrinking in Dutch cities. The case of Parkstad, a former mining region in the province of Limburg, will be taken as an example.

WS03-14

Housing models and metropolitan dynamics in Lisbon

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This paper is part of a project called “Residential Trajectories and Metropolisation: ruptures and continuities in Lisbon Metropolitan Area (LMA)”, funded by the Foundation for Science and Technology. The project’s general objective is to study the residential trajectories of the LMA inhabitants born between 1935-1985. However, the study of the multiple senses of residential trajectories (in geographical and housing models terms) is, at first, used as a way to deepen the knowledge about the transformations that may lie at the basis of a restructuring of the contemporary metropolisation logics. From a survey of resident population in LMA, born between 1935-1985 (N = 1500), it is intended, at first, to perceive Lisbon metropolisation dynamics in the light of the diversity of housing models (type of house, typology and tenure) that are configuring the diversity of territories that make up the LMA. Secondly, we intend to articulate this territorial and housing diversity with their sociological profiles by an approach that seeks to interpret the relationship between territories, diversely configured through the metropolisation process, dominant housing models and residential choices. This analysis will be far predominantly from the various age cohorts defined in the structuring the sample.

WS03-15

Suburbanising Disadvantage in Australian Cities: housing markets and social change in an era of neo-liberalism

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The Australian housing market is overwhelmingly comprised of private housing, with public housing comprising less than 5% of the total stock. As a result, the spatial structure of the Australian housing market is likely to be more susceptible to the impacts of broader socio-economic restructuring than in comparable western European countries where much larger social housing sectors may act to moderate these tendencies. As a consequence, the locations of socio-economic disadvantage in Australian cities can be expected to move more rapidly over time reflecting these broader changes. This paper analyses the shifting locations of social disadvantage in Australian cities based on data from the 1986 and 2006 Censuses. This twenty year period is highly significant for it represents the period over which the impacts of neo-liberal economic policies introduced by the Federal Labor government in 1986, and maintained by successive Australian governments, have fed through the Australian economy with a resulting increase in socio-economic restructuring, including income polarisation. This in turn has been reflected in a highly distinctive locational shift in concentrations of disadvantage in Australian cities as housing markets, largely left to the own devices (albeit supported by favourable taxation and subsidy arrangements), have acted to realign the social structure of the city. The net result has been a marked suburbanisation of the locations of high disadvantage away from the 'traditional' inner cities and in the middle and in some cases outer suburbs. The paper also reviews evidence for increased tenure based polarisation of household incomes. In doing so the paper explores the impact of the 'neo-liberal turn' on the changing spatial structure of the Australian city and provides evidence of the changing nature of urban disadvantage in the post-industrial and increasingly, fragmenting, Australian city.

WS03-16

Home Ownership Before and After the Crisis: Are Housing Markets Reshaping Welfare Regimes?

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Prior to the Global Financial Crises, property markets and housing policies featured strongly in the reordering of global capitalism. On the one hand, housing finance and mortgage securitization became ever more central to globalized capital, while on the other, national government policy converged around the stimulation of housing commodification and home ownership consumption. This shift largely aligned with a

post-welfare state agenda concerning individual housing asset wealth as the basis for future pension and welfare self provision. In the unsettled post-crisis milieu, the deeper embedding of housing markets in social and economic life has become evident in both the downturn in the global economy and in its impact on individual households. This paper considers the nature and extent that local owner-occupied housing markets have restructured, and are reshaping, economic and welfare relations in different contexts. By considering the owner-occupied family home as a pivotal element in the welfare mix, it contrasts different housing/welfare systems and the emerging relationship between housing and socioeconomic restructuring in terms of new forms of welfare state. The paper concludes by outlining a new comparative research project that sets out to identify and explain a diversity of emerging housing system and welfare regime relationships across a number of developed societies.

WS03-17

House prices and land regulation in the Copenhagen area

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We analyse house prices from 1992 to 2011 in the metropolitan area of Copenhagen. In line with most other metropolitan areas in Europe, Copenhagen house prices showed solid increases during this period until 2007 when a downturn in prices began. The price gradient from the centre of the metropolis to the outskirts also became steeper over these years. We try to detect the influence of land regulation on this development and find indication of an upward pressure on house prices from restrictive land regulation at the municipal and the national level.

WS03-18

Post-socialist housing systems: a re-interpretation

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This article presents a re-interpretation of European post-socialist housing systems. A conceptual framework is established that utilises welfare regime and concomitant literatures. In it, settled power structures and collective ideologies are necessary prerequisites for the creation of distinctive institutional structures that might produce identifiably coherent housing systems. The evidence suggests that mass housing privatization arose from an ecliptic co-incidence of the neo-liberal ideological preferences of influential international agencies with the pragmatic concerns of domestic politics that reflected the path dependent legacy of socialist-era housing. Consequently, legal tenure changed dramatically whilst its fundamental nature did

not. Housing finance systems could have changed this by transforming illiquid housing assets into meaningful resources through ‘financialization’. But despite the array of financial institutions that emerged, no coherent cluster of housing systems is yet identifiable. This may be indicative of unstable ideological and power relationships and suggests a path-dependent process of transformation rather than transition.

WS03-19

Housing in Iceland after the Economic Meltdown

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Icelandic housing policy has from its first beginnings been oriented towards homeownership. On the whole it has been quite successful, Icelanders being mostly well housed, with a rate of homeownership for a while bordering on 90 per cent of all households. The state has been a central actor in these developments, through the State Housing Agency, founded in 1957 and through its 1999 successor institution, the Housing Financing Fund. Besides state sponsored lending, the labour movement and its corporatist run pensions funds have also been major actors. However, Icelandic housing went through a severe housing crisis in the 1980s, due to a period of hyperinflation and concurrent difficulties in the housing provision system. The new millennium opened with an ever stronger housing bubble, that burst with the onslaught of the Icelandic financial collapse in 2008, leading to a serious crisis in the entire fabric of housing in Iceland, with the Housing Financing Fund nearly collapsing. The paper describes and analyzes these developments and also their impacts and implications for the future configuration of Icelandic urban policy in its main arena, the Greater Reykjavik metropolitan area. Also, findings indicating a falling rate of homeownership are presented. Finally, potential main scenarios and visions for Iceland’s housing futures are discussed, seen against a background of current European and international urban and residential trends.

WS03-20

Dynamic Housing Markets: modelling complex realities

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Housing markets in the UK are under growing pressure from a coincidence of: continual increases in the need and demand for housing from new households; the changing requirements of a rapidly ageing population; historically low levels of new supply; and problems of affordability, especially for new entrants to the market. At

the same time, housing markets are becoming increasingly complex as the traditional tenure structure of home ownership and social renting is challenged by the recent and large scale growth of private renting and by the state-sponsored encouragement of housing in the 'intermediate' sector between home ownership and social renting. In such a situation, modelling the market and planning the future requirement for housing have to become more dynamic and creative, moving beyond 'snapshot' reports producing static outputs. This paper describes the development of an innovative software-based approach which enables the interactive modelling of the market, and the real time 'visualisation' of its dynamics and possibilities.

WS03-21

The housing boom and bust in the Nordic and Baltic countries – similarities and differences

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This paper presents the findings of a comparative study of the housing markets in the Nordic and the Baltic countries and in the United Kingdom. The study was performed as part of the VISURF research network. Generally all the housing markets were affected by the global financial crisis, but to a varying degree. The house prices fell in 2009 in most of the countries, yet Sweden and Norway only saw small decreases or negligible decreases in house prices following the crisis. However the construction of new housing fell in all of the countries in the study. The sudden change of the housing market took many planners and municipalities with surprise, and in some countries it left new housing areas only half finished. Authors: Hedvig Vestergaard & Christian Deichmann Haagerup Keywords: Housing policy, housing investments, housing strategies, housing markets, financial crisis

WS-04 Metropolitan housing markets: less or more governance needed in the period of public finance crisis?

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WS04-01

The impact of major social housing reforms in England 2010-12 on the business plans of providers; pliant innovation for growth versus the status quo?

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The paper begins with a summary of the key features in the post crash economic context and specific policy ‘drivers’ for housing policy by the UK coalition government. It outlines the government’s arguments to change the social housing system in England within a major package to re-structure the operation of housing markets whilst reforming the welfare state and its housing connectivity. Part of the reform concerns the relationships between social housing providers and their existing and their future or potential consumers. Among the changes announced include the controversial flexible tenancy and penalties for under-occupancy for social tenants receiving housing benefit of working age as well as many fundamental changes in welfare. At the same time, long awaited funding reforms for council housing and the housing revenue account will enable more decision making at local level on the surpluses arising from managing the depleted council stock, an enhanced right to buy (also impacting on registered providers) and incentives for new private development. In particular, the previous capital grant funding model for below market new housing for rent and low cost homeownership products provided by registered providers (mainly, but not entirely housing associations) is phased out. In place of this previous ‘capital grant and cross subsidised model’ is one based on revenue subsidy through the additional borrowing capacity from higher rents achievable through ‘affordable rents’ which equates to new rent levels at 65-80% of market rents. The paper focuses on the impact of the revised revenue cross-subsidy model and how English social landlords might be incentivised to respond when visioning the future, assessing competitive and regulatory pressures and taking major decisions on their product range.

WS04-02

Urban out-migration in Denmark. Why young people decide to leave Copenhagen when becoming a family.

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During the 1990s, the number of people moving away from Copenhagen was increasing, and a growing share of the households leaving Copenhagen consisted of families with children. This paper explores reasons for urban out-migration in Denmark with a focus on middle income families with children. The paper identifies three broad categories of motives for moving: The housing motive, the everyday life motive and the anti-urban motive. The housing motive is based on changes in housing needs when becoming a family and on the limited possibilities on the Copenhagen housing market. In the everyday life motive, the movement away from Copenhagen, to an area with cheaper housing, is seen as enabling a change in lifestyle for a calmer and less stressed everyday (family) life. The anti-urban motive is based on a wish for bringing up children in a provincial setting closer to nature. Based on these three empirical types of motives and a structuralist understanding of practice, aspects of coercion and optional action in the motives are nuanced. A human geographic notion of place is applied to the structuration theory and further develops an understanding of place as a part of habitus, and it is illustrated how place experiences influences the choice of where to settle down.

WS04-03

'Measure twice, cut once' – revisiting the strength and impact of local planning regulation of housing development in England

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There has been growing interest in the impact of land-use regulation and planning on housing development and markets, and a consequent search for quantified measures of their extent and efficacy. Nevertheless, despite the UK having a long-established and comprehensive planning system, this kind of quantitative analysis of system performance has been limited. This paper assembles and reports on a set of local-level measures for England for the late 2000s and assesses their effectiveness in predicting the key flow of consents measure and actual housing development. The pattern of restrictiveness is assessed against broad sustainability criteria including urban settlement structure, economic growth potential, and housing affordability. The paper also assesses recent changes and the potential impact of a major system change towards more localised planning decision-making

WS04-04

How national contexts and institutional factors shape housing inequalities in France and in the United-Kingdom.

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Through an empirical analysis of housing inequalities (in terms of access to homeownership and cost) in France and in the UK, strong disparities between these two countries have been demonstrated. For instance, in the UK, status on the housing market is highly connected with social position when, in France, connection is first to be made with generations. Moreover, France witnesses very strong inequalities in terms of housing cost and budgetary margin of housing: for the same lodging, poor and/or young households have to pay a higher part of their income than the others. In other words, weight of housing in budget is inversely proportional to the level of revenues. This type of housing inequalities doesn't exist in the UK. The purpose of the study is to show how national context - housing policies, welfare regimes and credit systems – explains and structures these empirical disparities. The study is based on a statistical analysis of the Family Expenditures Survey for the United Kingdom and “l'enquête Budget Des Familles” for France. I specifically used surveys of 1985, 1990, 1995, 2000 and 2005 for each country in order to understand long-term trends. In France, the most recent survey (2011) is not yet available. However, the aim of this paper is also to establish the role of institutional factors and of housing market structures to understand the contrasting effects of housing crisis (subprime crisis) in each country. Indeed, the study of the past twenty years makes very clear why social consequences of the crisis are higher in the UK than in France.

WS04-05

Compact cities and middle income families: how to make a successful marriage

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For at least two decades the idea of compact cities has been part of the planning doctrine in many European countries. However, practice and plan do not always go hand in hand. Dutch urban areas still see middle income families leave towards suburban areas where they can find greener environments and single family dwellings. This is by no means a Dutch phenomenon: notwithstanding the so called urban renaissance starting at the late eighties where high income households revisited the (historic) city centres of New York, London, Paris and Amsterdam, many middle incomes leave these urban areas. This appears, to a great extent, a life course or demographic question. Households in the expansion phase with the arrival of young children prefer a more suburban setting, but part of these households leave the city

with mixed feelings. Dutch developers have for some time warned that inner city redevelopment with a combined target of keeping middle income (family) households is virtually impossible if planning ideals of the compact city are taken too strictly. In countries with a strong single family housing culture like the UK, Belgium and the Netherlands, apartments in high rise or even lower density blocks combine badly with families with children. In theory some of these households might stay if suitable housing is available. In this research we investigated under which conditions, certain middle income household types might want to stay in the city. Are there however other dense (compact) dwelling types or urban designs which might attract families with an urban taste?

WS04-06

Icelandic boom and bust: Was the housing cycle exaggerated by pro-cyclical policy?

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This paper studies the economic dynamics of the Icelandic housing market in the years 2000 to 2011. A simple model of the housing market is used to determine if the market can be described as going through an asset price bubble. The paper looks into possible explanations of the rapid increase in house prices and housing investment and the subsequent market crash. Potential explanations include the recent banking liberalization, international financial conditions, changes in housing policy, monetary policy and fiscal policy. Popular explanation during the boom are also revisited, e.g. that demographic factors, structural changes and financial innovation explained a shift towards a different equilibrium requiring increased investment and supporting permanently higher house prices. Preliminary conclusions are that some of these factors supported a temporary boom in the housing market which was prolonged and exaggerated by several policy factors and favourable external conditions. A lack of oversight at the planning level and resistance to regulate as well as possibly regulatory capture in the financial sector prevented any market intervention other than fuelling the boom. Signs of overheating and the inevitable downwards correction in prices and investment were generally ignored by planners and policymakers.

WS04-07

Effects of the Economic Boom on Urban Planning in Reykjavík, Iceland

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The planning policy in Reykjavík has been transportation oriented causing the city to sprawl. This paper looks at the planning system and the planning processes in Iceland from 2000 until 2011 with an emphasis on the effects that the economic building boom had on the planning sector and the physical urban landscape of Reykjavík.

During the height of the economic boom of the years 2003 to 2008 the building sector felt hindered by regulations. The current paper analysis the nature of the planning and building regulations and their effects on the planning and building sector. It sets forth and suggests answers to the following questions: Which rules for the planning and building sector were in place? What was the original purpose of the rules and what were they intended to prevent? Were the rules relaxed or were exemptions more frequent during the boom? If so, how did that come about and what were the effects of relaxing planning and building regulations or approving exemptions? The paper looks at a few examples from Reykjavík during the boom years and studies how the planning of particular new neighbourhoods was affected by the current regulations and if the importance of building and planning regulations changed during the boom.

WS04-08

The role of housing in the fight against socio-spatial polarisation in European cities

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The focus of the paper is on the threat of socio-spatial segregation and polarisation in European cities. The analysis will be based on existing knowledge on the functioning of socio-spatial segregation processes. When analysing concrete cases, the differences in spatially not targeted nation-wide (welfare), regional (economic), and local level (public services) interventions will be taken into account. Special attention will be paid to the spatial targeting of public interventions, related to the most segregated and deprived urban areas. The paper will pay close attention to the following key issues related to the socio-spatial polarisation of cities: How can city-level sectoral (economic, housing, educational, mobility, etc.) interventions best be combined in integrated way to strengthen the territorial opportunity structures of the most segregated and deprived areas? How can the most drastic direct interventions into the local housing stock (demolitions, reconstructions) be evaluated regarding their long lasting effects? To what extent the efforts to create more housing mix (increasing in that way social mix) lead to the opening up of new opportunities in segregated and deprived areas? Through the critical analysis of existing practices, the analysis aims to arrive to some general statements how spatial polarisation problems can best be mitigated with different levels of public interventions, ranging from general welfare-type policies through local level economic, housing, educational, social, mobility policies till the physical restructuring of certain neighbourhoods.

WS-06: Social Housing and globalisation

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WS06-01

Limited-profit models for affordable rental housing – markets by design

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Over the past three decades there have been major shifts in the institutional configuration of national housing systems and the strategies of government within. This led to a worldwide trend to decreasing rental sectors, in many CEE and transition countries to shares of below 10% of the housing stock. However, owner-occupied housing has several limitations, such as: restricted access for large parts of the population; it impedes mobility of workforce; difficult management of owner-occupied multi-apartment buildings compared to rental apartments in terms of maintenance, (thermal) refurbishment and preservation of intrinsic value. On the other hand, rental housing may only be a rational choice for consumers if economically advantageous. This requires specific preconditions regarding the legal environment, State commitment, financing and an institutional setting. In this paper we argue that, if these preconditions are in place, affordable rental housing may be provided at moderate public costs. Over decades rental housing sectors have been developed in many countries following quite different models. But many of them combine a competitive free-market approach with backing from the Governments. The latter may include State subsidies, allocation schemes and supervision of business conduct of the social landlords. Such public-private-partnership in limited-profit models have achieved a remarkable performance in quantity and quality e.g. in Austria, the Netherlands, some Scandinavian countries, UK and some Asian countries. The proposed paper will discuss questions of State tenure policies, preservation and development of integrated rental housing markets following theories by Jim Kemeny. It will finally present new approaches to establish limited-profit housing schemes in transition countries. We argue that, for appropriate markets are to exist, it must be by design.

WS06-02

How Sustainable Development Guides The Typology Of Social Housing. The Collective Social Housing in Lyon as a Case Study

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In this paper sustainable development is taken as a globalization vector. The spread of their precepts across the international conferences and texts participate in the globalization of the fabrication techniques. Thus, today, sustainable development is a consensus among the agents of the urban fabrication and it tends to become the main keyword in any contemporary fabrication. Housing in France, especially the collective social one, is not exception from this. Social housing developers justify their actions by the precepts of the sustainable development by enacting charters or recommendations to their prime contractors. In this context, the sustainable development precepts will be considered as the way that is translated in the collective social housing field. In which ways does the injunction to sustainable development change this type of dwelling? Our proposition is based on a typo-morphological analysis of collective social housings from the twentieth and twenty-first centuries in Lyon, France. Here, the analysis related to our proposition presents the preliminary results of the types and morphologies evolution of the collective social housing under the influence of the application of the sustainable development on the fabrication process. In general, this study tries to better understanding the social housing evolution under the influence of the globalization of the manufacturing techniques.

WS06-03

PUBLIC RENTAL HOUSING AS VIABLE SOCIAL INNOVATION

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The paper deals with the frozen landscape of housing tenure structure in transitional country where domination of homeownership and inactive government make decent housing unaffordable to people from young generations. Empirical evidence for this paper comes from the national housing survey and from the case study of implementation public rental housing program in capital Zagreb. Social innovation involve vulnerable social group, boundary between “social” and “economic” blurs and learning from this innovation should be crucial for reapplication of the programme. This social innovation originates from pressing social needs and its potential is in idea that are implemented and driven by housing needs. The programme meets the needs of young families with kids who are not eligible for social housing and they can't afford housing loans to buy appropriate flat. Private renting housing market is a fate

for majority of young families renting small and expensive housing units, mostly without contract and, being sub-tenants and socially excluded people. Public rental programme came like innovation to meet pressing needs of potentially most productive population. Empirical evidence on social return: contribution of this innovation to social integration and social cohesion should be the topic of future research. Keywords: public rental housing, social innovations, Croatia

WS06-04

Fondo Solidario de Vivienda: Housing Programme, Chile, relationship between families and municipalities, can they help improve quality of life?

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This housing programme oriented to the poorest was implemented as one of the changes of the new policy in year 2000, since then it has become the main social housing programme, providing new houses to hundreds of families. In this paper we wanted to explore the relation, the impacts or the benefits that can exist between the beneficiaries of the programme and the characteristics of the municipalities in which the houses are located. In general the housing programmes tend to concentrated in the poor areas where the demand for house is placed, but at the same time this concentrated poverty and gives very little chance to those municipalities, that for the same reason don't have enough resources to satisfy other demands of education, health, recreation, etc. Can we change the existent pattern of location of social housing looking at a more integrated, solidarity and equity city?

WS06-05

For a still "Social" Housing: the Fluent Governance

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One of the theoretical models widely used in investigations on social housing is network governance, that is anyway not free from critiques related to inequalities of power and the destabilizing role of uncertainty and increase of complexity, in an intermediate form between market and hierarchy, being with a uni-directionality of bottom-up processes, when oriented to public deliberation, or top-down when decision-makers are the political level, technical experts. Given the new complexity of the social housing issue, and considered the limits of the network governance this work aims at looking for a possible different theoretical framework about governance, able to give different tools in order to simplify the decision making processes but

without any alteration of any basic decisional element. The contribute given by this work is the proposition of what has been called “fluent governance” as a framework of decision making able to represent the whole spectrum of interventions in the decision making process, taking into account also those aspects that are not captured by standard models as the network governance. The paper reports about a first experimentation of the proposed model and consequent tools conducted in Italy in the field of renovating social housing policy. A structural analysis has been conducted using Micmac method for the identification of key variables useful for detecting the forecast of possible different scenarios in developing social housing policies in Italy.

WS06-06

Are traditional policies still able to address the housing problem in Spain?

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In the aftermath of the real estate crisis, housing systems are diversely reacting to the emergence of new situations. The agents involved in the functioning of housing markets – households, developers and institutions – cope with different tensions by providing a wide (new) range of alternatives that go from social innovation to new policies and programmes. Literature and experience often forecast the impact of certain measures. Thus, housing allowances, for instance, would contribute to enlarging housing options for households, fiscal incentives to housing acquisition would stimulate homeownership and frozen rents would provide disincentives to housing maintenance and repairs. The Spanish housing market is facing one of the hardest periods in its history. The economic crisis has left unemployed a high percentage of population under a deep economic distress. Mortgage arrears and foreclosures are the visible face of this problem. The other side of the coin is the huge amount of unsold and vacant housing in hands of financial entities, private developers and individuals. Certainly, measures are needed to ease a better adjustment of the housing market. Housing policies should learn from errors made in the past. The aim of this paper is to identify which actions are definitely contributing to solve housing problems in Spain. In order to do this, an extensive evaluation of Spanish housing policies made in the past will be done together with the identification of institutions and actors involved. Besides, the reasons behind the selection of new housing policy measures in force since 2012 will be explored. Finally, the paper will attempt to evaluate if there is room (or just need) for other (innovative) measures to provide shelter for the Spanish households.

WS06-07

Homeownership in Slovenia: Do West European homeownership theories apply to East European countries?

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Recent studies generally indicate growing levels of homeownership across Europe. But comparisons of data between West European and East European (post-socialist) countries show huge differences in homeownership percentages, with excessive rates in the latter. The development and growth of homeownership in West European countries has been well-debated and various theories advanced in the literature to explain the phenomenon. Saunders (1990), for example, identifies and discusses five characteristic 'Marxist' reasons: political ideology, division of the working class, home mortgage binding, individualisation and privatisation of the working class and the creation of a mass market for consumer goods. The more recent modernisation thesis, on the other hand, sees homeownership and explains its expansion as a 'key element in patterning welfare states' (Lowe, 2004). This line of thinking argues that governments have deliberately encouraged the growth of homeownership in order 'to pursue non-housing goals in key areas of personal well-being such as health, education and pensions provision' (Malpass, 2008). These, and other theories, have been developed and applied to explain situations in West European countries while, on the other hand, the comparatively excessive homeownership phenomenon in East European countries has not been adequately theorised. This paper aims at laying the foundation for filling this literature gap. We use Slovenia to test the validity of current 'western' theories and, on this basis, try to suggest alternative explanations that may be explored further in future research, in order to advance theoretical models of homeownership suitable to East European countries. Keywords: Homeownership, housing policy, socialist regime, Slovenia.

WS06-08

Cooperative housing in Sweden and Norway: Comparing the deregulation of 1968 and the liberalization of the 1980s

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This paper is an attempt to explain and compare two reforms integral to the development of cooperative housing and housing policy in the Northern part of Scandinavia: the Swedish deregulation of 1968 and the Norwegian liberalization of the 1980s. Both reforms meant that cooperative flats, hitherto subject to price regulations, could legally be sold at prices determined by the market. In the paper an explanatory framework is proposed consisting of four “hypothetical agents of change”: political elites (change from above), residents in the cooperative sector (change from below), cooperative organizations (change from within) and business interests (change from the outside). From this point of departure it is argued that the key actors behind the Swedish deregulation of 1968 were the cooperative organizations (HSB, Riksbyggen) and the Social Democratic government. In contrast, it is claimed that the residents in the cooperative sector and the Conservative Willoch-government were the principal actors behind the Norwegian liberalization of the 1980s. This conclusion is at odds with the one-sided emphasis on cooperative-dwellers in much of the scholarly literature.

WS06-09

Social Housing Provision in Prague and Warsaw

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The paper provides an overview of trends and processes of change affecting new social housing provision in Prague and Warsaw. The local responses are reviewed within the context of changes to the national housing system defining the performance of municipal and non-profit housing sector. The research analyses the mix of policy instruments implemented in three major policy domains-fiscal, financial and regulatory-to promote the production of new social housing in the two cities. The system of new social housing provision is examined as a dynamic process of interaction between public and private institutions defining housing policy outcomes. The outcomes are evaluated through a series of indicators related to housing quality, stability of investment and production, differentiation of rents, affordability and choice. Keywords: post-socialist, housing policy, municipal rental housing, new housing provision

WS06-10

Empowerment

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“Empowerment through residence” (Somerville 1998) suggested that empowerment of tenants could be reached through ownership of a home and more specifically by “increased control over their housing situation” (ibidem; 234). Power transfer, in case of the residence moving from a rental tenancy to ownership, is a key concept in empowerment. Power can be interpreted in different forms: authority, energy and capacity (Thomas and Velthouse 1990). Power transfer points to the authority (rights, ibidem) solely while empowerment indicates so much more. Zijlstra (2011) evaluated the empowerment effect of selling social rented dwellings to the tenants in the Netherlands according to the three interpretations of power. The empowerment effects of selling homes to social rental tenants are found to be diffuse and none conclusive when the different interpretations are evaluated in relation to each other. Both the authority and energy interpretation have a great impact on the outset of the effect.

WS-07: Social Housing: Institutions, Organisations and Governance

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WS07-01

Path Dependence or Historical Juncture? The Swedish Housing Regime after Adjustment to the European Competition Policy

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The Swedish housing regime can be summarized in terms of four distinctive characteristics: (1) a universally oriented housing policy without individual needs or means testing; (2) a public rental sector with housing companies owned by the municipalities and professionally managed at arm's length distance from political influence; (3) an integrated rental market with formal links between rent-setting in the public and the private rental sector; (4) a 'corporatist' system of centralized rental negotiations between (public and private) landlords and representatives of a strong and well organized national tenant movement. Previous research has pointed out the path dependent character of national housing regimes, and the Swedish regime, defined in terms of the four aspects above, has remained largely the same since the late 1960s, despite considerable political and economic change. However, in 2010, and partly as an adjustment to the competition policy of the European Union, a new legislation on municipal housing companies and rent setting was introduced. The paper analyses the historical background to the unique corporatist Swedish housing regime and discusses to what extent the new legislation should be seen as a break with the traditional regime or as a new step in an on-going path dependent development.

WS07-02

Repackaging the Poor? Understanding the shift to "affordable housing"

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Late 20th Century policy reforms in the USA, Australia and England reinforced the role of social rental housing as a safety net for the poor and further partitioned it from commercial market forces. This earned rental markets in these countries the 'dualist' label (Kemeny, 1995) and sparked a debate that continues to the present over international policy convergence. Yet recent patterns of change in these three original dualist settings suggest divergence from this model. Policy has shifted to favour private provision of social housing, with a greater role for commercial market forces.

Private entities have begun to use state-support to lever private finance from large institutional investors such as banks and pension funds. New forms of temporary social rental have emerged. Branded 'affordable housing'; these programs target both low and moderate-income households. While national policy pathways leading to this state of play vary, privately financed 'affordable housing' is now the preferred growth model for social rented housing in all three settings. What appears to be a common policy shift needs to be better understood; its national nuances explored, and its implications for the 'dualist' model considered. This paper first outlines the current debate on 'dualist' policy convergence. It then defines the contours of the shift to 'affordable housing' in the USA, Australia and England, and uses two different lines of analysis to explore the drivers of this shift. The first zooms in on 'affordable housing' as a product of the retreat of the state and the transition to private finance. Is the state 'repackaging the poor' to appease private capital? The second takes a welfare-state perspective and posits shifts in the desired functions of social rental housing within the context of a property asset-based welfare state. Findings yield insights into both the dynamics of 'affordable housing' provision and its conceptual implications for comparative housing research.

WS07-03

Dutch housing associations on a crossroad

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There is consensus that the Dutch housing market needs a fundamental reform. This includes also the functioning of the Dutch housing associations. In several ways the housing associations are contributing to the malfunction of the housing market. On an average 67% of the total equity is own equity on which the return is no more than 1%. The reason for this low return is a low rent and a high cost level. Further, the housing associations receive support in financing the loans by a state backed guarantee. As a consequence there is no level playing field between the housing associations and the private rental sector. The unfair competition of the housing associations gives the private rental sector little opportunity to realize a normal return on their housing investments. As a result of this the rental sector is dominated by social housing, while the housing market is in need of non-social rental housing. Reforming the housing market means also reforming the housing association. There have been several proposals to realize this. The most effective way to reform the housing associations is to split them in to two separate entities. At the one hand there is the asset management organisation which is responsible for an efficient asset management of the housing stock. At the other hand there is the organisation which owns the stocks of the asset management organisation and receives the return on the

investment. This return may be used for several social objectives such as affordability and liveability. By splitting the housing association in this way an improvement in efficiency and governance is realised.

WS07-04

The effect of EU-legislation on housing policies in Sweden and the Netherlands

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The effect of EU-legislation on housing policies in Sweden and the Netherlands
Marja Elsinga, OTB Research Institute for the Built Environment, Delft University of Technology, email M.G.Elsinga@tudelft.nl. Hans Lind, Department of Real Estate and Construction Management, KTH Royal Institute of Technology, Stockholm, email hans.lind@abe.kth.se Both Sweden and the Netherlands had housing policies that include broad models of municipal housing (Sweden) or social housing (Netherlands). These broad models, however, came under discussion due to the competition policy of the European Commission. Financial government support –state aid- for public or social housing is considered to create false competition with commercial landlords. The countries chose different ways out of this problem. The Netherlands choose to direct state aid to a specified target group and had to introduce income limits for people living in the Housing Associations. Sweden instead chose to change the law regulating municipal housing companies and introduced demands that these companies should act in a “businesslike way” and with that aims to create a level playing field These changes were introduced in 2010-2011 and in this paper the policy changes in the respective countries are described in more detail. This paper will describe the development during the first year and also speculate about the consequences on the longer run and the future role of the public/social housing sector in housing and urban policy. Keywords: EU, housing policy, municipal housing companies, social rented sector

WS07-05

A brave new world? International reflections on the role of Australian not-for-profit housing organisations in community building

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Australia’s small but fast growing not-for-profit housing sector has begun to move more in line with international practice through involvement in non-housing activities. Increasingly, organisations in the sector are seen as community anchors, able to bring about neighbourhood change and help transform the lives of tenants. This move is often closely related to estate-based transfers of public housing

management and/or ownership to not-for-profit organisations. This paper explores the drivers for the change including regulation, institutional transformation, new funding mechanisms and international knowledge transfer. Techniques employed by England's National Housing Federation in their 2008 and 2011 neighbourhood audit will be applied to Australia's two largest not-for-profit housing organisations, and the results benchmarked against English data. This will be accompanied by qualitative evaluations of neighbourhood initiatives used by the two organisations in specific stock transfer areas. This inductive research will contrast approaches used in Australia and England, consider policy learnings for Australia, and suggest suitable methods for further data gathering.

WS07-06

Australia's democratic deficit? An international comparison of resident involvement in social housing governance

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As organisations often enjoying significant tax concessions and sometimes privileged access to public funds, not for profit housing providers in some countries have seen the promotion of 'tenant involvement' as a key response to growing questions of legitimacy. Equally, in a number of countries, the past decade has seen an enhanced tenant role in the governance of third sector landlords strongly promoted by governments and regulators. This can at times lead to a disconnect within the social and affordable housing sector between accountability mechanisms in place for public, private and not for profit landlords. This paper will discuss how resident involvement in social and affordable housing is conceptualised and interpreted. It will look at the ways that, both in Australia and elsewhere, on-going sector restructuring (especially the expanding role of not for profit providers and the introduction of private sector investment vehicles) is raising new questions about landlord governance and accountability. Drawing on recent empirical research covering four European countries, as well as Australia, the paper will go on to examine the regulatory and normative expectations placed on and professed by different types of social landlords as regards tenant involvement, and examine the changing ways that this is being operationalised. Recent developments in this field will be analysed in relation to their underpinning ethos and the forms of accountability being promoted.

WS07-07

Social exclusion in urban neighbourhoods; a problem in Norway?

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Social exclusion, affecting 15-20% of the population in major European cities and concentrated in certain neighbourhoods, threatens the quality of urban life. To combat exclusion, social mix as advocated as a Nordic welfare state ideal has had limited success in European countries. The evolution of the postindustrial cities has, however, dissolved the classic 'east-west' divide and lead to 'splintering urbanism' with a more complex and finer grain of social inequalities. Edge cities have developed as new centres of wealth and activities competing with the CBDs; pockets of extreme poverty and social exclusion may exist close to enclaves of prosperity. These general conclusions and variations of them were analysed in the NEHOM project 2000-2004 and followed up in the NORDPLUS NEIGHBOUR project 2004-2008. Major differences were displayed between the countries of Europe, and even among the Nordic countries variations in policy choices and path dependencies has led to differences limiting possible policy choices. The aim of the projects was to evaluate housing and neighbourhood initiatives which have had some success in improving the quality of life in deprived urban neighbourhoods and assess their transferability across Europe. The focus in the present paper is on the Norwegian social housing policies as discussed in the Public report NOU 2011: 15 'Rom for alle. En sosial boligpolitikk for framtiden'. To what extent do the recommendations in this report comply with the conclusions reached in the NEHOM and Nordic Neighbour projects? To what extent are the challenges created by the fast urban population growth and international immigration met with relevant policies? Will we see increasing numbers of people living in pockets of social exclusion, and how to prevent it? Do we need a special 'ghetto policy' as promoted in Denmark, or can new solutions in social housing policies solve the problems?

WS07-08

Lucky Vienna. The City's Housing Provision and How its Image is Cultivated

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This contribution will look into the status of socially bound housing in Vienna and the challenges this system is facing by analysing the popular discourse around it. Continually evolving and adopting to ever-new demands for decades, Viennese social housing provision developed into a powerful and sophisticated system able to compete with the commercial market segment in what is dubbed an "integrated market". By this token, the city is said to enjoy generally low rent levels at high

quality standards and little social segregation. Today, Vienna's housing policy is faced with severe challenges, some of which might threaten the future supply with affordable housing. Diminishing land resources, rising financing- and construction costs, quality standards deemed exceedingly high and cutbacks in subsidisation funds due to austerity policies meet with increasing demand due to continuing growth of population. Lucky Viennaï presents material based on a media survey which summoned material published on housing issues from September 2010 on in order to analyse it according to authorship and intent. It will show that Vienna's social housing system has, in recent years also established sophisticated means to promote its various undertakings and achievements for the city and its inhabitants. An array of publications serves to inspire confidence in its policies and does outnumber critical voices, which in turn seem to become increasingly alarming on the issue of housing costs, for instance. Hence an uneasy gap between (official) depiction and (critical) perception opens up and puts in question the notion of a largely undisputed and trusted system. The research is part of the HERA/ESF funded research project SCIBE Scarcity and Creativity in the Built Environment, www.scibe.eu

WS07-09

The old and the new: comparing strategic positioning of third sector housing organisations in the Netherlands and Australia

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In many advanced economies, third sector organisations are playing an increasing role in delivery of public services such as affordable housing. The positioning of such organisations between state, market and civil society is highly variable reflecting the mix of public and private funding, the type and extent of government regulation, the nature of organisational mission and values and organisational capacity. This paper compares the strategic positioning and decision-making of new entrepreneurial housing associations in Australia and their mature counterparts in the Netherlands, drawing on research in both countries that used a modified Delphi technique, originally applied in the UK (Mullins 2006). By using a common methodology and core set of questions, the paper assesses the significance of state, market and other influences on organisational leadership and decision-making in two very different policy, finance and sector contexts. Keywords: third sector housing, decision-making, Australia, the Netherlands

WS07-10

The Evolution of Governance Structures and Relationships in English Housing Associations

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This paper takes an evolutionary perspective to chart the growth of the housing association sector in England from a small scale complementary service provider to the main provider of social housing and associated changes in corporate governance structures and relationships. It explores the impact of contextual drivers such as increased financial independence from the state, changes to external regulation; codes of governance and payment of board members. It considers the implications of increased organisational scale through organic growth, merger and the creation of new enacted hybrid organisations (Billis 2010). It explores how these drivers have changed in the composition and role of boards, relationships between executives and non-executives, and shifted the strategic/operational divide. It considers the governance implications of changing organisational relationships: the creation and subsequent streamlining of complex structures involving parent and subsidiary boards and changing accountability relationships and democratic anchorage (Sorensen and Torfing, 2008). The paper uses case studies to highlight unfolding tensions such as controlling and partnering relationships between non-executives and executive directors (Cornforth, 2003). REFERENCES Billis D (2010) Hybrid Organisations and the Third Sector. Challenges for Practice, Theory and Policy Basingstoke, Palgrave. Cornforth C (2003) The Governance of Public and Non-Profit Organisations. What do boards do? London, Routledge. McDermont M (2010) Governing Independence and Expertise. The Business of Housing Associations. Oxford and Portland, Hart Publishing Mullins D (2006) Competing Institutional Logics? Local Accountability and Scale and Efficiency in an Expanding Non-Profit Housing Sector' Public Policy and Administration 21.3 6-21. Murie A (2008) Moving Homes. The Housing Corporation 1964-2008. London, Politico's. Pawson H and Mullins D (2010) After Council Housing. Britain's new social landlords. Palgrave

WS07-11

Ending tenure security for social renters: last stop en route to welfare housing?

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Drawing on an international comparative study, this paper will examine recent policy moves to withdraw security of tenure in social housing in a number of countries, focusing in particular on developments in England and Australia. In determining whether the introduction of fixed-term tenancies takes social housing across a critical

threshold – from (permanent) ‘public’ to (temporary) ‘welfare’ housing – the paper will consider the extent to which income-related rents perform a similar function. In analysing the underlying rationale(s) for phasing out open-ended tenancies we will differentiate between two (somewhat contradictory) arguments. First, we will interrogate the evidential basis for the contention that long-term social tenancies trap households in ‘welfare dependency’, and that ‘conditionality’ mechanisms which allow such households to be ejected from social housing will incentivise them to (re)engage with the labour market. Second, we will assess the persuasiveness of the second, and arguably more influential, rationale which stresses equity considerations in ensuring that scarce social housing resources are targeted to those in greatest need. In exploring the ‘welfare housing’ concept, the paper will revisit conceptions of residualisation. By means of secondary data analysis it will investigate the extent to which the process is continuing to unfold in social housing in England and Australia, and the implications of the withdrawal of security of tenure for these processes. Recognising that the evolving role of social housing cannot be analysed in isolation, the paper will also analyse the changing distributions of low-income households across all three main housing tenures in England and Australia.

WS07-12

Building and energy production: Economic and financial processes for social housing regeneration in Italy

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Social housing built in Italy, especially in the 60s and 70s, is actually in a state of decay. Because of the current changes in economic and social conditions of the country, potential users for social housing is increasing, involving an internal segment of the population. The characteristics of this segment is large, heterogeneous and inconstant either at the level of needs that regarding social conditions. This change, caused by the economic crisis and the modifications occurring in the labor market, is raising the level of attention on the topic of "public housing", changing the outlook and expectations. Users are generally poor and sometimes not solvent at the level of rents; for this reason, the "public housing" has been, until now, an item of expenditure for the government, designed to never be entirely satisfied because of the scarcity of available economic resources. To solve the problems is necessary considered forms of partnership in which a private investor provides the resources to realize, along with a government, an intervention in the public interest that would otherwise be possible using only public funds. (public-private partnership) For these reasons, it is necessary to identify procedures and subjects able to find financial resources for social housing regeneration. This analysis consider of the methods in

which the subjects that may be interested in investing in housing can intervene using the currently available economic and financial procedures that provide for public-private partnership involving as potential investors the subjects engaged in the management and sale of energy, such as energy suppliers (ESCO, energy service companies). The production of energy-related building integration of photovoltaic systems, energy sales, and the use of margins to pay off the costs of the interventions, had in Italy results positive. This processes are being tested and evolution.

WS07-13

Future of social housing in Europe

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In many European countries the market approach in housing is gaining ground and the public dimension of housing is being reduced. The financial ties between national government and housing are shifting from subsidies to taxes and tax advantage. The level of house prices and rents in some countries is moving in the direction of market prices and market rents. Nevertheless, in many countries prices and rents are still distorted as a result of public regulation since WW II. The share of owner-occupied housing has increased in most European countries in recent decades. The losers are both the commercial and the social rented sector. In a number of countries the social rented sector is moving in the direction of a marginalised sector for a narrowly defined target group. There is, however, an other future possible for the social rented sector within a market oriented housing system. In this paper this future will be sketched, analysed and elaborated, illustrated with data for the Netherlands. Key words: social housing, housing association, housing allowances, house price, rent.

WS07-14

Choice and decision making in social housing: A study of resident engagement models in four European countries

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Recent years have seen a shift in culture by social housing landlords in some European countries. Prompted partly by legislation and partly by wider social change, they have begun to engage with residents using a mix of consumerist and citizenship techniques. This paper uses an analytical framework based on Højlund's (2009)

theory of hybrid inclusion for secondary analysis of two studies of resident involvement in England, Belgium, Denmark and the Netherlands. Højlund finds tensions among the demands on service users as consumers, in dialogue and in decision making roles. The current analysis finds that organisations working within different cultural and legal frameworks are exploring hybrid inclusion models, creating an involvement spectrum with differential positioning of actors.

WS07-15

A tale of two neighbourhoods: a network governance perspective on the role of social housing organisations in neighbourhood regeneration

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Using a network governance perspective, this paper presents the preliminary findings of a longitudinal comparative case study. This study explored the role played by social housing organisations in the regeneration of two deprived neighbourhoods: Lozells in Birmingham (UK) and De Hoogte in Groningen (NL). The research examined interactions between social landlords, local authorities, residents and other stakeholders over a five year period. Research findings illustrate how welfare-regimes and housing system characteristics have impacted upon the way housing associations interact with others in neighbourhood regeneration. These interactions have also been influenced by the global financial crisis, the housing market downturn and the austerity measures implemented by centre-right governments in both countries. In addition, developments in the local neighbourhood regeneration network, such as staff changes, altered the role played by social landlords, local authorities and residents.

WS-09: Housing and Urban Issues in Developing Countries

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WS09-01

Livelihood and Housing for Low Income Groups in Greater Cairo

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This paper applies the livelihood concept in four urban districts in Greater Cairo (GC) with a special focus on human and social capitals as assets. These districts are: formal public housing of Mubarak youth project, semi formal public housing of Ain El-Sira, rehabilitation project of new Zeinhum and informal settlement of Manshiet Nasser. The comparison aims to analyze the importance of the livelihood concept in the success of any housing project. It draws a special attention on human and social capitals as two important assets which help household to survive and to reach the different means of existence.

WS09-02

Supporting Local Initiatives for Urban Transformation

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Transformation of the neighborhoods with earthquake risk is a very urgent issue in Istanbul. In spite of the fact that the government and municipality propose new legislation and marked based approaches for the transformation of the built environment, these approaches are inefficient in resolving the quality of life and housing problems of the local people. Production of both innovative and applicable approaches which are more democratic and socially responsible as well as economically feasible and strategic is becoming more and more important each day. In this paper I will present the works of the “Platform of Support for Local Initiatives” which was established for developing models with an approach of “on-site regeneration based-on local volunteering”. The platform started with searching for new housing typologies and better quality of life in urban block based, development bonus oriented regeneration approach and will continue on local organizational support and economic feasibility researches. With the participation of more than 60 volunteers composed of urban planners, architects, sociologists, real estate experts, economists and law experts, workshops held and model started to be discussed. In this study the regeneration approach of the Platform of Support for Local Initiatives will be presented and possible implications and possible further supports will be defined. And also the opportunities and drawbacks of the model will be discussed.

WS09-03

Failing to achieve? Urban Transformation Projects: A case Study from Diyarbakir, East Turkey

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In the context of globalization and the pressing need of city governments to reverse urban poverty by enhancing local economic development and attract both foreign and local investment in cities, urban transformation projects have been adopted by many city governments as their key city development strategy. This paper argues that this strategy has diverted from achieving socio-spatial integration as exemplified by the case of Diyarbakir in Eastern Turkey. Urban transformation projects have at best improved the urban environment at the price of excluding disadvantaged groups from cashing in on the benefits these projects claim to achieve. The socio-spatial segregation of a considerable proportion of urban dwellers who are forced to move out of the areas under transformation can, therefore, become a major hindrance to the inclusive vision that cities are supposed to foster. Understanding the exclusionary housing processes triggered by urban transformation projects such as the one in Diyarbakir where the city is planning to upgrade the historical inner city at the expense of poor, mostly Kurdish population, is the main focus of this paper.

WS09-04

"The problem of spatial organization in the housing" Case of the city of Oran, Algeria

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The phenomenon of residential areas and environmental quality that results are at the heart of contemporary urban dynamics. To answer the demand of environmental quality which emanate from citizens, public resources, private and community serve the new urban policies of large cities. If the residential areas make territory, urban environmental policies, in turn, have a real territorial impact and are sometimes excuses for the transformation of urban space by the residents themselves. In Algeria, for several decades, the new architectural production has given rise to unlivable character of cities, and its environmental impact: urban violence, architectural degradation and effects experienced with these principles, namely the ugliness, overcrowding, pollution of the city of Oran, our field research offers a striking picture

of the problem. For practical reasons this study has focused on habitat, we tried to bring standards to the realities on the ground by stimulating research into new standards consistent with the urban quality. Two approaches were undertaken in parallel. The first exploratory: it corresponds to a phase of theoretical investigation on the environmental quality in residential areas. The second, a field survey or investigation phase empirical and pragmatic when we propose to evaluate the situation around the emblematic case of the city of Oran, where mutations of the social structure of urban housing and the inadequacy of the latter to the new requirements of the new occupants have created inconsistencies in the quality of the built environment. Faced with this situation we are witnessing the release of an accelerated process of degradation of the urban space with irreparable repercussions on public space. The reference to environmental quality and its necessary preservation and transmission has become one of the preferred modes of legitimization of sustainability. The environment is a symbolic resource, closely related to the issue of quality and identity

WS09-05

Evaluation of Contemporary Residential Architecture In Divided Island Of Cyprus: A User Based Research

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The space is multi-dimensional and cannot be separated from life, whereas the user behaviours influence spaces, space influences user behaviours in an interactive system. Therefore, to understand the effects of this system, based on the principles that compose the built environment, providing comfort and well being of the user with supplying their physical and psychological needs are considered crucial. The healthy order of the space, its functional layout and the happiness it provides are among the factors that improves the user's quality of life. This research examines the interactions between the residential built environment and user, in terms of cultural and physical separation between the two countries sharing the Island of Cyprus. These two communities have been lived without any interaction over 30 years. Parallel to this, the study concerns about the changing values and lifestyles during the time that these two communities lived without any interaction.

WS09-06

Well defined housing design and its application or quantitative gains? A reading over the houses produced in Turkey under MHA's supervision.

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Mass housing, in general, is a production sector in which the construction processes utilize such technologies that enable rapid production, and thus land cost which has a significant share in overall house cost is sought to be optimized. Mass housing by its nature evokes issues such as system, standardization, mass production and typologies. Mass production relies on repetition and repetition leads to uniformity. The major problem that this type of production resting on repetition tries to solve is to attain the same repetition through a design technique open to diversity and differentiation. 'Place' and the components of 'place' are fundamental sources to refer in order to obtain diversification and differentiation. The paper presented here aims to evaluate the mass housing areas created by Prime Ministry Mass Housing Administration (MHA), one of major mass housing organs of Turkey, particularly in three big cities, within the framework outlined above in terms of their failures to define the present and social benefits derived.

WS09-07

Lisbon: the residents in the municipality and dwellers in the metropolitan area

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In this presentation, we want to characterize the inhabitants in the municipality of Lisbon and in the metropolitan areas (in the north and in the south of the Tagus). On the other hand, we want to compare the main characteristics of the inhabitants in the whole area according to the differences in their dwellings. We hope this analysis makes possible the knowledge of the socio-economic variables that differ with the geographic area and the one that can be due to the diversity of the dwellings. The information we are going to use to perform this analysis include variables like sex, age group, social class, education level and profession, to characterize the residents. To analyze the dwellings and its relations with the individual we will use variables like the occupation regime (property or rent), the dimension (the number of rooms), the main reasons to choose this house/apartment and the satisfaction with it. To achieve the described objectives we will analyze the results of probabilistic and representative survey of the Resident Population in AML and born between 1945 and 1975 (N = 1500). The implementation of the survey was held in 2011, between September and December.

WS09-08

Reviewing the Global Shelter Strategy 2000 - should we disable enabling?

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The Global Shelter Strategy 2000 of the United Nations, which was supposed to guide and advise countries in improving the performance of their housing markets, is currently under review with the aim of putting together a new Global Housing Strategy 2025. The author was originally tasked 1994-6 with drawing up a monitoring strategy for the GSS 2000. Unfortunately the strategy coincided with a burgeoning of the world's informal settlements and concluded with a global financial disaster precipitated by housing market excesses. This paper takes a critical look at the "enabling" market liberal philosophy which underpinned the GSS2000, suggesting it was based on a misapprehension of housing market realities and formed part of a poorly considered desertion of housing policy which would lead to a worsening of global housing market conditions. While many worthwhile demonstration projects were conducted under the umbrella of the GSS, the real problems lay in the lack of political will to disseminate its good practices in the overwhelming presence of a neoliberal anti-intervention anti-urban global consensus.

WS09-09

The Neighborhood House In Regard To Increase Social Interaction Among Residents

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Iranian cities has experienced a major structural discontinuity in the continuity of traditional and indigenous urban pattern, by two affecting factors which are modernization and changes that have occurred in the social and political environment of the country. The impact of the modernization was accelerated in the mid-twentieth century, so major changes in the physical, and socio-economic environment cities has followed. In 1979 the structure of contemporary cities became more and more upset due to consequence of rapid urbanization and reconstruction. In the past, residents wanted to participated in the management, clean up, security issues, and residents role was the most important factor in all subjects which is related to neighborhood but over time, this role was removed from the people and residents of the certain neighborhood, so they have no sense of identity in their new living place. In such a situation, residents feel passive and apart from their city, hence the development of the neighborhood as the center of the region can help to reinvigorate a neighborhood culture among residents. Due to increasing urban population, it is expected to consider

the social and physical aspect of space that could considerably reduce the burden of the bustle and congestion, and make it possible for person feel the sense of belonging to warm and friendly environment, beside the energy and vitality to be back for his life. According to that, setting up a neighborhood houses in twenty two regions of Tehran by the multiplicity of Tehran on the base of neighborhood roles can cause to more participation of people in cultural and social subjects. In consideration of the formation of these new neighborhood houses, this study investigate the role of these centers in increasing social relation among residents, beside introduce three factors which is important to be considered in building these neighborhood public spaces.

WS09-10

Transformation of Squatter Settlements in Between Local Needs and Global Forces: the Case of Hamidiye Neighborhood, Istanbul

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Turkish metropolitan cities are facing massive urban transformation processes. Recently a new law to rebuild existing housing stock was accepted by the parliament whose aim is to restructure the existing building structure with better quality of housing to prevent the people from disaster. This proposed restructuring process is primarily determined by the rise of construction and real estate industry in line with global neo-liberal economic practices. Yet especially in the poorer areas are to be relocations and breakdown of social support systems; thus creating tensions between local authorities and people, as well as increasing social inequalities. The paper deliberates on this tension with fieldwork on the squatter area in Hamidiye Neighborhood, Istanbul. Old squatter neighborhoods in Istanbul have been under massive transformation processes since 1980s. However, this small part of the Hamidiye Neighborhood in Kagithane district is still resisting transformation. This area is under the pressure of municipal intervention for their transformation into mass housing areas just as the surrounding quasi-formal settlements. In this study, firstly recent urban transformation policies of central and local authorities in Turkey will be covered and then urban transformation process and tendencies in Hamidiye will be defined through analyzing the changes in settlement typologies and social patterns produced in these typologies. Finally, possible future scenarios for the squatter settlement and its surroundings will be discussed. Putting forward pros and cons of the long lasting urban transformation processes around the neighborhood, this study is an attempt to display the need for understanding local settlement patterns and life styles in squatter areas and reclaiming the use-value of housing in urban transformation processes. The case-study will be based on the recent and old aerial photos, municipal maps and plans as well as the interviews with local people.

WS09-11

Housing settlement for migrant workers in China: A comparative study of affordable housing provision system

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China's economic reform, together with deregulation of labor mobility from rural to urban areas in the 1980s, leads to not only rapid urbanization, large regional disparity but also massive inflow of low-income migrant workers. Under the household registration system (Hukou), non-local population is not covered by the mainstream housing provision system. Most migrant workers turn to rental housing or dormitories for accommodation. Voluminous research has been conducted on migrant workers or affordable housing. However, research on how to provide affordable housing particularly to migrant workers in the context of China is limited especially in a holistic point of view. This paper aims to fill this knowledge gap. Shenzhen is taken as the case study since it is a typical migrant city in China. This paper begins with depicting a picture of the migrant workers in Shenzhen by employing questionnaire survey data. Secondly, overall housing provision system in China and housing provision for migrant workers are examined. Thirdly, affordable housing provisions in mainland China, Hong Kong and Australia are examined. A comparative study is conducted from the Network perspective. Lastly, suggestions are put forward to better accommodate the migrant workers in China. Keywords: Affordable housing, migrant workers, China, comparative study, Network approach

WS09-12

GLOBAL AND LOCAL CONFLICT AT HOUSING IN TURKEY

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Housing is both one of the primary requirements and one of the primary problems of humanity in today's world. While the number of people that cannot meet their needs of housing is expressed in terms of billions in today's world, the social/public housing policies that are implemented are at the top of the most explicit indicators of the ways of governments' looking for solutions in this field. Turkey lacks legal and qualified housing stocks. The Mass Housing Authority (MHA) of the Prime Ministry has been continuing its mobilization of housing, which was first started in 2003, with great determination. Greater part of the social/ public housings consists of those that have been constructed for people having low incomes and the poor section. MHA has a position that shapes the future of the cities in Turkey. The public housing policies is examined in line with the historical development of social housing in Turkey and the World.

WS09-13

Role of Political ideology in the formation of urban residential form: a study of Beijing from 1949 to 2004

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The emergence of new type of residential form always accompanies the change of dominant political ideology. In China, the rise of work-unit compound was the result of the domination of socialism. After the reform in 1978, capitalism gradually replaced the former socialist thoughts, and changes in minds emerged together with the boom of gated community in urban area. The objective of this paper is to fill the gap between studies about physical housing form and urban social conditions. And explore the relationship behind the coincidences of changes in political ideology and residential form. To achieve the research objectives, the research will focus on the questions 1) what is the role of political ideology in the formation of residential form? and 2) what is the political intention behind certain residential form? The leading argument of this research is that dominant political ideology has a strong influence on residential form, and the residential form is a result of political power;’s manipulation. Political power could influence the formation of residential form through distributing of spatial resources and guiding people;’s preference on selection of space resources. On the other hand, residential form accommodates political power;’s preferred social relation, and help to reinforce the social structure. Work-unit compound in Socialist Beijing is a way for the CPC to justify their power, control the resource distribution. The gated community is also the form which the government preferred for it helps to realize the privatization process.

WS09-14

Transformation of the neighbourhood in transitional Viet Nam

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Vietnam is developing fast both economically and socially. Rapid industrialisation and Urbanization brought by the economic reform, Doi Moi, have accelerated the transformation of the society. The residential neighbourhood as a key domain for the transmission of shared values and norms as well as the building block of social cohesion, offers a window through which social changes associated with such transformation can be empirically observed. This paper will offer a general introduction of the economic reform process and the associated change in political and social institutions. Based on the review of the literature, secondary analysis of the

World Value Survey as well as from data in a recently completed household survey by the authors, this paper attempts to explore the changing faces of the neighbourhood in social, economic and political aspects within the culturally specific context. Particular emphasis will be put on the reform of the political system, the changing neighbourhood governance institutions in newly created gated communities, change in the value system and the impact of Doi Moi. Empirical findings in the paper will be interpreted in the light of international literature on the neighbourhood in enriching our understanding of the neighbourhood in general and in transitional economies in particular.

WS09-15

The Housing Access Games of Second Generation Rural Migrants in Urban China

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Since the first opening-up reforms of 1978, labour mobility, especially rural-urban migration, has reshaped the population structure and residential environment in urban China. The traditional view saw migrants as low-income off-farm agricultural workers, floating from rural to urban areas for temporary work. However, the nucleus of urban-migrants has increasingly become one of better-educated younger people with higher aspirations who have adapted better to city life than traditional first generation agricultural migrants. Neither meeting the requirements of special household registration status(Hukou) or income criteria for social housing, nor being able to afford commercial market housing, most second generation migrants(SGM) have no choice but to live in narrow and often crowded private rental houses. Although they fall between the gaps of commercial and social housing supply, little attention has been paid to them. This paper examines the current housing supply system with a focus on households' Hukou status, as well as individual adaptations to housing access problems in China. Based upon interviews with young Beijing migrants and secondary data including national statistics and local government policies, this article firstly explains the role Hukou plays in housing access and how barriers have developed in both for-rent and for-sale housing supply for SGM. It then considers both compromises as well as games that migrants play with Hukou status in relation to occupation, income and locational choices in order to find a regular dwelling.

WS-10: Housing and Urban Sustainability – Combining Social and Environmental Dimensions

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WS10-01

Problems Encountered During the Occupation of Cooperative Houses

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In Turkey; numerous technical, social and economic problems are frequently faced in cooperative houses starting from the turnkey and extending through the occupation stage. Despite the Condominium Law, which is concerned with housing estates and aims at the resolution of the respective problems, most of the time, these problems remain unsolved due to the changing nature of the “human” factor. These issues can be grouped under certain main headings even though they may have specific differences depending on the number and type (villa or apartment building) of dwellings, the size of the building land, zoning status, distance to the city center, and socio-economic status of the residents. The most frequent problems include distribution of heating expenses, preservation and maintenance of the natural and artificial environment within the context of sustainability, wastewater treatment, use and sharing of the common areas such as cafeterias and pools, meeting the public transportation needs and noise control. Consequently, this study aims at identifying the problems faced during the occupation of cooperative houses and evaluates possible solutions. While trying to accomplish this, an example cooperative housing estate, which consists of 400 independent dwellings – 11 apartment buildings and 20 semi-detached villas - and is located in Uskudar/Istanbul, has been used.

WS10-02

Consolidating Australian cities: policy, planning and resistance

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Australian cities are among the least dense in the world. Even in the most densely populated, Sydney, close to 2/3 of residents live in detached houses. Urban consolidation policies have been pursued since the early 1980s. One of the significant obstacles to densification is local community resistance to medium and high density housing projects known as ‘NIMBY’ (not-in-my-backyard). The causes for resistance are economic and cultural and it is the strongest in established middle-class and

gentrified inner-city suburbs. Planning policies have complex variations usually involving community consultations, formal 'Third party objection and appeal rights' (TPOAR) and resort to specialised tribunals. Resistance to compact cities causes political and legal battles involving planners, developers and residents. This paper argues that growing environmental, demographic, political and economic pressures to consolidate cities are matched by an increasing neighbourhood resistance and offers an analysis why this may be so in the specific Australian context.

WS10-03

Re-defining the meaning of place through sustainable city

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The meaning of place differs from one individual to another. However, there are some certain objective features within a city which remain essentially unchanged while some subjective measures do change in due course. Additionally these aforementioned features and values are shared by the citizens of the city as well. When there is a territory controlled by an individual, the identity is established. Places carrying special landmarks which stand out against time are the cultural and psychological supports of identity. The role of the cities with their unchanging landmarks and references on the sustainable development of countries, nations and communities are crucial components which indicate that cities shall undertake such a mission. Creating a place is not just to build or fix up a space, but the whole process which supports the fulfilment of basic public demands. Through this vital process, such places are created where people have a feeling of social unity and solidarity. Furthermore, this feeling encourages them to make things better. To put it simply, creating a place capitalizes on the assets, inspiration, potential of a local community to create better public spaces which assures people's health, happiness and well-being. The goal of the paper is to answer the following questions; What happens in a compact city? What are the risks of planning and development ?, What is a sustainable city? And Is a sustainable state feasible? The image of a city or its parts becomes distorted and the sense of belonging to a certain place gets lost in time because of the environmental degradation. Urban planning does not always ensure the liveability of a city. Most often, urban planning in the fast developing countries is accompanied by its opposite 'unplanning', as would be in the case of industrial planning. Due to the governing bodies' holistic approach to the complicated urban issues, industrial planning brings along unplanned residential environments

WS10-04

Sustainable Urbanism Solutions for Breaking the Bonds of Concentrated Poverty in Public Housing

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Historically, public housing in the US and Europe has concentrated poverty and isolated residents. This paper investigates the demolition of public housing in the US through HOPE VI grants, and the rebuilding of mixed-use neighborhoods. The qualitative mixed-methods approach to the analysis examines project sites in three US cities to see if the Sustainable Urbanism paradigm offers an alternative to the failed suburban-alienated type of living in major European cities. In the US, demolition and rebuilding anew has altered the urban form and produced overall improved living environments; while Europe may be inclined to refurbish and retrofit public housing instead. Few studies exist concerning transferability of ideas and lessons learned from the American HOPE VI effort into a European context. Applying Sustainable Urbanism concepts to European housing areas could be a way forward. This paper proposes new approaches for socially and ethnically excluded European suburbs.

WS10-05

Planning for Sustainable Housing – Thinking About Interrelated Systems

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There is a proliferation of pleas and indicators for sustainable housing: Indicator systems, sustainability standards, many focusing on environmental sustainability, some on social sustainability, but mostly without a systematic base, when it comes to the latter. How these aspects are related and can be theoretically connected is often not clear. The paper picks up on a systemic approach to sustainable development that builds a logical connection between environmental, social (and economic) sustainability. It aims to relate different levels on these three dimensions to each other, by suggesting key aspects to be considered in the planning of a new housing complex or an urban re-development, regeneration project. The goal is to elaborate on a systemic approach that informs the definition of sustainability aspects at different levels (environmental, social/economic and cultural), and more importantly, to translate these theoretical considerations into practical planning and evaluation guidelines, illustrated by examples. Keywords: sustainable housing, sustainability dimensions, planning, evaluation

WS10-06

Siting Conflicts and Sustainable Development: Collective Action against Locally Unwanted Land Uses in Hong Kong

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In spite of their benefits to the society as a whole, locally Unwanted Land Uses (LULUs) like power plants, incinerators and landfills are not welcomed by local residents. No one is willing to have these facilities sited in their neighborhoods for their negative external effects. In recent years, the siting of LULUs in different parts of Hong Kong aroused many debates and attracted lots of oppositions from the local communities. Different types of collective actions were undertaken against the government's initiatives to site LULUs, creating urban conflicts and resulting in the abandonment or postponement of certain urgent needed facilities that might produce challenges to the sustainable development of Hong Kong. A most recent siting case of Integrated Waste Management Facilities in the Hong Kong society was chosen to illuminate the challenges to the sustainable development from social, environmental, economic and institutional perspectives.

WS10-07

Urban planning as the problem or solution for the divided city? - The case of Stockholm Royal Seaport

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Today's cities are characterized of spatial segregation and unequal living conditions among people. Stockholm is no exception to this inequality, despite Sweden's history and reputation as a well developed welfare state. In Stockholm there are considerable disparities between neighborhoods and between the inner and outer city. Factors such as education, income level and ethnic background are clearly reflected in the pattern of housing. The inequalities that exist in the city constitute the point of departure for my research, which seeks to examine if urban planning, in Stockholm Sweden, is the problem or solution for the divided city? The aim is to study the perspectives and ideals that govern and influence contemporary planning practice from a social justice view. Planning is analyzed in two different contexts – 'Brownfield Development' and 'Urban Regeneration'. Two cases in Stockholm – Stockholm Royal Seaport (Brownfield Development) and Järvalyftet (Urban Regeneration) – are studied. This paper examines the case of Stockholm Royal Seaport and the underlying ideas and approaches that influences the planning. The study has a qualitative approach and is based on a critical stance. The methods for empirical data collection compromise a mix between an analysis of planning document and interviews with planning actors.

The result indicates that planning for Stockholm Royal Seaport serve as a strategy promoting the Stockholm region. At the same time, and in conformity with the marketing and the green profile of the area, the planning is also reflected by an idea who will live there. Consequently there is a substantial risk that this type of neoliberal planning strengthens the social structures of society, or rather, it contributes to the increasing social polarization and thus to the divided city. Keywords: Urban planning, Stockholm Royal Seaport, The Divided City, Social Justice, Neoliberalism

WS10-08

“Temporary Social Housing” in Italy: A new Design Approach to a Social Need.

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In recent years, housing demand in Italy has changed as a consequence of evolving demographic, social and economic factors. The crisis of the traditional family unit, job mobility and an increase in immigration have swollen the ranks of the weakest social categories and created a new need for temporary accommodation. The Italian National Housing Plan (2009) confirms this trend, identifying key categories of temporary end users and advocating an increase in the provision of a new model of social housing for rent. This model is based on the joint intervention of private and public sectors, and offers low rental prices as well as social services. Although there are no specific regulations governing the construction of temporary forms of social housing yet, except for some indications at Regional level, a few recent housing experiments in Italy have considered such temporary accommodation to be a kind of "social hotel" and suggested that this buildings should comply in part with regulations governing the building of hospitality facilities, but with low prices and social services. This paper aims to illustrate some of these new experiences in the current Italian “Temporary Social Housing”, to underline the strengths and weaknesses of each and to offer some suggestions for the design of new forms of temporary accommodation which combine social services with low energy consumption and low management costs.

WS10-09

Equity in Access to Local Services: Exploring the Impact of Urban Forms and the Role of Preferences

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Debates within the sustainable development agenda increasingly highlight the principle of intra-generational equity in promoting social sustainability. Within the UK, in promoting sustainable development in a planning and urban development context, this saw the policy promotion of the compact city form. However, in the context of urban form and social sustainability, there has been relatively little research on the social dimension whilst precise meanings and agreement of what social equity is, in terms of how this may relate to urban forms, is unclear. This paper presents recent research findings which examined this principle to explore the impact of different neighbourhood urban forms in promoting social equity in access to local services. Adopting a case study research design, areas were identified on the basis of their urban form structural characteristics or elements and, their proximity to and location within the city on whether they were typically inner, intermediate and outer areas. The research adopted a multi-methods approach, including secondary analysis of survey data and primary fieldwork. Through exploring the frequency of use of local services, the research used this as an empirical method to confirm whether urban form factors or other factors, such as the role of individual choice and values, which can act to modify this relationship, influence equity in access. Geographical accessibility as well as local neighbourhood aspects was also examined. Equity is achieved if all three conditions of equity in access, usage and quality were met. Findings reveal that aspects of urban form influence frequency of use, although other explanatory factors such as local social conditions, urban design factors, and individual choice can also have a large influence. The role of urban forms in promoting social equity in access is not as simple as is sometimes portrayed, and depends a good deal on the social context.

WS10-10

About Real Estate company's firm size and the production of energy-efficient housing services - Evidence from Germany's residential buy-to-let market

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This paper investigates the effect of housing companies' firm size on the outcome of energetic refurbishment. We argue that economies of scale, economies of scope and effects of learning should have an impact on the production of energy efficient housing services. To test our hypothesis, we use a unique dataset derived from energy consumption bills. The data contains information on the exact energy requirement of a dwelling, its size, age and the level of refurbishment. In particular, we rely on information on roughly 100,000 multifamily houses. Besides owner characteristics and refurbishment effort, we introduce several control variables to capture vintage, size and spatial effects. We find strong evidence for the presence of firm-specific, in particular size effects on the energetic outcome of refurbishment. We find that professional housing companies (a company owning more than 1000 flats in their portfolio) reduce the energy requirement by about 37.1 % when major parts (roof, façade, windows, basement ceiling and heating system) of the dwelling were refurbished within the last 15 years. In contrast, single unit owner (owning up to 20 flats) reduce energy requirements only by 12.3 %, even when for dwelling attributes like size, age and spatial location is controlled for. Moreover, differences between firm types increase with refurbishment effort. This inquiry contributes to the literature on housing service supply as well as to the ongoing political debate on the reduction of CO2 emissions.

WS10-11

Sustainable housing: social and environmental interplay

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This paper will discuss how the interplay between social and environmental issues may lead to more sustainable housing. It aims to identify potential synergy effects as well as conflicting goals. Social sustainability is often taken for granted as important in its own right. It has to do with securing a society's social and cultural viability in a long term perspective on both a collective and individual level. It is moreover regarded as part of the holistic understanding of sustainable development where it is seen as essential to balance social, environmental and economic dimensions. Still there is a lack of clarity when it comes to both the definition of the concept and of the role the social dimension may play in the sustainability project. Based on a literature review, the paper will first present some theoretical perspectives on the interplay between social and environmental dimensions and next elaborate on three issues

particularly relevant for housing design and urban planning and where there are mutually supportive elements as well as potential conflict areas between social and environmental implications. The issues are density, social diversity and participation.

WS10-12

Sustainable communities? A comparative perspective on urban housing in the European context

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This paper examines the sustainability of urban housing in the European Union. Employing the Brundtland vision of sustainable development, it outlines a number of key criteria for sustainable urban housing including mixed use developments, higher residential densities, high quality dwellings and neighbourhoods, affordability and food production. Utilising the 2007 tranche of the European Quality of Life Survey, it finds significant variations between countries in the sustainability of urban housing and communities and highlights the leaders and laggards in this regard. The relative success of urban areas in Denmark and Finland deserves some additional research, although there is scope for considerable improvement even in these 'leader' countries. The paper highlights significant problems with housing and communities in some Southern and some Eastern European urban locations, in particular Portugal, Hungary and Poland and Greece.

WS10-13

Urban density –how does it influence spatial dispersion of activities?

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The aim of the presented project is to analyse how urban density affects people's actual activity patterns for work and leisure. The method is a survey covering a stratified randomised sample of 4500 individuals within the Stockholm area. Study areas were selected on criteria of physical density, mix of functions and connectivity within the region. The survey covered the location of important activities of the households. Data are here analysed with comparison of means and linear regression models. Results show that the denser and the more well connected the housing area, the average distances to work and leisure were significantly shorter, but mix of functions was not correlated to distances in a consistent way. When socioeconomic factors were taken into account, activity patterns were more complex. Socio spatial segregation along income, age, education and family type mixes with the impact of urban density. Keywords: Urban Density, Activity patterns, Distances, Work, Leisure

WS10-14

Eco-village Development: Barriers, Drivers and Sustainability The Case of Cloughjordan Eco-Village, Republic of Ireland

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This paper examines the development of the Republic of Ireland's first eco-village in the small town of Cloughjordan in County Tipperary. Drawing on data from interviews with a range of stakeholders, site visits and documentary research, it explores the key drivers of the project. These include the characteristics of the initial members; locating an appropriate site adjacent to an existing settlement; the involvement of a receptive municipal planning department; and positive engagement and collaboration with the existing community. However, in the Irish context numerous barriers had (still have) to be overcome, most recently these relate to the collapse of the property market, the banking crisis and economic recession within Ireland. However, in the earlier stages of its development other impediments included: resistance to the concept of eco-villages and not-for profit approaches to development; and challenges related to collective decision-making. The final section of the paper provides a preliminary assessment of the extent to which the project is sustainable from an environmental, social and economic perspective.

WS-11: Housing Regeneration and Maintenance: are housing providers (still) able to deliver the desired quality of affordable housing in the future?

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WS11-01

Urban Decay in Porto - Strengths and Weaknesses of Portuguese Regeneration Programmes

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Similar to other Portuguese cities, the historic district of Porto is suffering from extensive physical and socioeconomic degradation. This degradation was mainly induced by the housing policy during the dictatorship of Salazar, which denied urban poverty and implemented rental freezing. After the collapse of the dictatorship in 1974, the decay of many Portuguese city centers accelerated when the inflation rate rose and rents could not be adjusted to the permanent price decline. After Portugal's accession to the European Community in 1986, numerous programs and projects with the aim to improve the poor housing and social conditions were implemented. Despite these efforts, social and physical degradation in the historic center of Porto could not be solved. Even the distinction of the historic center as UNESCO World Heritage as well as the title 'European Capital of Culture' that Porto beard in 2001, could not stop the process of economic and demographic decline. This article presents the results of a research carried out in a neighborhood of the historic center of Porto called "Morro da Sé". A lack of political interest in combination with insufficient financial investment made of it a place of degradation and disadvantage. Its social decay is characterized by a high level of physical degradation, impoverishment, unemployment, crime as well as drug dealing and use. The article examines the various initiatives that sought to reverse the degradation process of Morro da Sé and the reasons for its limited effectiveness. The main focus hereby lays on the current attempt to stop urban decay through urban rehabilitation societies (SRU). In comparison to the previous urban regeneration practices the new model is based predominantly on the attraction of private investment.

WS11-02

Housing Regeneration, Social capital and Building Inclusive Community in Seoul

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Nowadays a growing number of people become concerned about the quality of life. When they select a living place where is for long time especially, social environment of residential area are considered at first. In South Korea, one of important issues in the urban and housing regeneration projects is how to build inclusive communities. Housing regeneration projects have focused on the upgrading of physical environment rather than social issues. Applying the concept of inclusive community to the Korean urban context begins with unprecedented and simultaneous emphasis on multiplying and increasing social cohesion, social capital and participation in governance. The Korean government believes that it is important to help create mixed and inclusive communities, which offer a choice tenure and a housing mix through urban renewal projects. This paper is focusing on the goal of building cohesive neighborhoods and multiplying social capital in line with urban and housing regeneration. In order to address the research goals, this paper is to compare and contrast elements of social capital across different residential communities. The two study areas are a newly developed community through urban regeneration and a socially mixed residential community. Using the results of questionnaires, we assess a commonly recognized element of cohesive and inclusive community which is social network, norms, trust, participation, and satisfaction of their communities. We found that that some of the elements of inclusive communities differed significantly between housing tenures and socio-economic diversity in the area. The paper ascertained that policies such as community cohesion and integration have not connected with the reality of the lived experiences of people or communities.

WS11-03

Strategies of urban regeneration in residential areas: typology and evaluation

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Many evaluation studies and case analyses related to different strategies in various types of residential areas have been published in the last decades. This paper will present stages in a research that is developing a systematic way of learning lessons from this vast experience and leading to an ability to match a selected strategy to the specific characteristics of the place and community. The first purpose of this research is to suggest a typology of strategies for urban regeneration of residential areas, which were implemented and documented (in English) in Western countries since the middle of the twentieth century. The second purpose is to start a process that will

enable the selection of an “appropriate strategy”, where appropriateness is evaluated by as good as possible correspondence between the characteristics of the specific locality and its inhabitants and a research-based knowledge regarding the functioning of different strategies in different circumstances. Strategies are identified and characterized on the basis of an extensive and critical literature review. The main strategies are (1) preventive planning, which is intended to prevent deterioration where and when it is just suspected; (2) demolition and redevelopment, with sub-strategies sorted by the type of new construction and the extent of retaining veteran residents versus attracting new residents; (3) adding new housing and new population to the existing ones; (4) Working exclusively with the incumbent residents and the existing housing stock, treating of the built environment only or combining physical and social remedies, with various levels of residents’ participation. The residential areas that are targets of the above-mentioned strategies differ, mainly by: location, incumbent residents and community life and type of housing.

WS11-04

SPATIAL, SOCIAL AND ECONOMIC FEATURES OF HOUSING RENEWAL SITES IN ISTANBUL

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Istanbul, in the current planning agenda, has been prominently facing a drastic urban transformation in its residential patterns. This paper investigates whether recent area-based approaches for housing renewal programs in Istanbul are consistent with respect to spatial boundaries and locational characteristics, in order to target deprived housing estates or not. As area-based approaches are discussed in theoretical studies with their success and achievements in social and economic objectives; the investigations, held in the paper, aimed to validate spatial boundaries of renewal sites in Historical Peninsula, in accordance with, spatial, social and economic features of residential quarters. Paper introduces not only descriptive findings as the changing patterns in residential characteristics of the case area, but also exploratory findings in a quantitative methodology, measuring comparative deprivation features between renewal sites and other residential quarters. Then these findings will contribute to the further evaluations of renewal programs in Istanbul, within their implementation frameworks.

WS11-05

Energy policy ambitions and allocation over investment types

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It is generally acknowledged among Dutch social housing providers that it is cost-efficient to combine physical measures to improve the energy performance of homes with other maintenance or improvement activities. Most of these activities take place during void repairs, planned preventive maintenance and renovations, which can each be regarded as an investment opportunity. Because the frequency in which a home undergoes each of these types of investment is very different, the allocation of energetic improvements between these investment types influences the energetic performance of a housing stock (in terms of e.g. energy demand and reduction of CO₂ emission) in the long term. The central question of this paper is to assess to which extent the combinations of energy investments with either void repairs, planned preventive maintenance or renovations result in an improvement of the energetic performance of the Dutch housing stock.

WS11-06

Housing obsolescence in practice; a pilot study

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Obsolescence is a serious threat for built property. As an often used demolition motive, obsolescence can be regarded as the last phase of the life span of buildings. From a sustainable viewpoint, life cycle extension is necessary to minimize waste. But there are more considerations to carefully maintain the existing stock. Knowledge about the prevention, the diagnosis and the treatment of obsolescence is therefore of growing importance. In previous research publications we combined the available knowledge about obsolescence in a conceptual model for further research on and appliance in the decision making about demolition. Since evidence based theoretical research references on obsolescence are scarce rare, the model has inevitably an explorative character. As the next step in our research, this paper describes the outcomes of a series of case studies to test and further develop the model.

WS11-07

Housing pathology, a new domain or a new name?

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The term pathology has its origin in the medical science and is generally defined as the systematic study of diseases with the aim of understanding their causes, symptoms and treatment. The term has been applied since in many different disciplines; in the context of the built environment being in particular building pathology, social and urban pathology. Though it is the combination and interference of technical, social, spatial and economical processes that is determining for the health and life cycle of housing stock, they are not interdisciplinary studied in a pathological context. That is to say, the abundance of theoretical and applied knowledge about the different fields of housing management is up to now quite segmented and not combined in a comprehensive pathological domain. The paper defines and explores the field of housing pathology, overlooks the available knowledge and concludes that, regarding the paradigm shift from new construction to maintenance and improvement of the existing stock, housing pathology should be acknowledged and further elaborated as an essential interdisciplinary knowledge domain.

WS11-08

Beyond Energy Efficiency: Investing in Social Housing in Vancouver, Canada

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This research reviews investment programs implemented in Vancouver, British Columbia, through Canada's Economic Action Plan (2009-2011). The primary goal of these programs was to provide funding for the improvement in the quality and the energy efficiency of social housing in the province, while also creating green jobs. The analysis focuses on funding and institutional mechanisms and types of retrofits implemented in the social housing portfolio. Initial data suggest that significant improvements have materialised, some focusing on energy efficiency measures, others addressing deferred maintenance and deterioration in the aging stock. The implementation has led to more strategic assessment of capital investment needs, coupled with energy efficiency audits. Evidence from case studies point out a particular emphasis on packaging of building envelope and technical installation retrofits, not necessarily with the highest return on investment. The research highlights several success factors, but also challenges faced by the programs, particularly the lack of financial sustainability and effective monitoring.

WS-12: Migration, Residential Mobility and Housing Policy

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WS12-01

Wishful thinking and the abandonment of moving desires over the life course

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Many longitudinal analyses of residential mobility decision-making use two or three waves of panel survey data to investigate who fulfils their moving desires. Few studies have, however, focused upon individuals who desire to move but who remain residentially immobile, either because it takes them a long time to relocate or because they abandon their desire to move. This is problematic, as residential immobility produced by constraints rather than choice could have negative consequences for individual well-being and prosperity. As a result, this study uses 1991-2008 British Household Panel Survey data to analyse the duration and abandonment of moving desires. Importantly, the results show that the risk of abandoning a desire to move rises dramatically with age, suggesting that the well-documented residential rootedness of older people is not solely volitional. Event history analysis shows that this pattern is only partly due to changing levels of ties and commitments over the life course. The results also have implications for our understanding of social inequality and neighbourhood stratification, as ethnic minorities, the unemployed and the poor are more likely to harbour frustrated moving desires for long periods of time.

WS12-02

Residential mobility and inner-urban areas' change in the second-tier cities of East-Central Europe

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The inner-urban residential areas are experiencing significant change of status and physical rehabilitation in the formerly centrally planned countries. The prevailing research tends to rely on mostly structural aspects of transition from a centrally planned to a market economy. This explains inner-urban change through processes of privatisation/restitution, raise of importance of markets and globalisation, and urban initiatives. This study takes a different approach by focusing on the role of inhabitants – on their subjective interpretations of circumstances and motives related to their moves to the inner-urban residence. Since the non-metropolitan areas have gained

relatively less attention by researchers compared to principal cities, we have decided to concentrate on these geographic areas, studying two cities – one in Estonia (Tartu) and other one in the Czech Republic (Èeské Budějovice). As a research methodology we use a qualitative approach with thematic face-to-face interviews with recently moved local residents. Residential moves are set within wider people's residential biographies and their life-course. The main research questions focus on identifying the circumstances and motives related to the choice of living environment, the perceptions and evaluation of urban environments and their transformation by residents, and the role of urban environment in constructing personal identities. Residential areas with different kind of characteristics typical to these two cities have been studied as case studies. This research aims to improve understanding of the underlying circumstances of residential mobility in inner-urban areas, as well as contribute to the debate of gentrification/rehabilitation and neighbourhood change – in the context of rapidly transforming urban areas of East and Central European cities.

WS12-03

Residential Trajectories and Metropolization in Lisbon: a life-course approach

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The process of metropolization of Lisbon began in the 50's and reached its greatest intensity in the following two decades. Nowadays, Lisbon Metropolitan Area (LMA) has almost 3 million inhabitants and the city of Lisbon has about 550 thousand. In order to have a deeper understanding of the development logics of this territory along the last 60 years, this paper analysis the residential trajectories of LMA's inhabitants that were born between 1945-1975. The analysis was carried out using a longitudinal approach that, in contrast to the traditional transversal ones, emphasizes the diachronic through the reconstitution of the residential's biography of each respondent of the survey (N=1500) which was implemented during the second half of 2011. The research underlies three essential dimensions of residential trajectories: 1. location and the geographical direction; 2. the housing model that is directly related with the morphology of the territories (according to the 2011 Census, almost 70% of LMA housing is individual); 3. property regime that has a deep interest in Portuguese current context due to the economic crisis that tends to diminishing the propensity to homeownership. Due to the plethora of data, this paper will focused on the refereed first dimension with two purposes: 1. identification of the dominant trajectories (ex: countryside-periphery; Lisbon centre-periphery; periphery-periphery;

etc.); 2. discussion of the several sociological profiles of the protagonists of each of those dominant trajectories in order to understand the multiple combination and intersection of variables (social class, generation, household type) that characterize and differentiate each other.

WS12-04

Housing choice on the border between France and Switzerland

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With the entry into force of several international agreements in the last decades, the meaning of borders between European countries has been redefined. This evolution has led to an increase in the mobility of goods and people between States but has also given a boost to the development of cross-border regions. In the case of the border between Switzerland and France, the phenomenon that has received most attention is the growth of cross-border commuters. However, another kind of mobility is taking a growing importance: (international) residential mobility. This paper addresses the residential flows that cross the French-Swiss border. Questionnaire surveys and in-depth interviews have been carried in order to understand the mechanisms of these migration flows from Switzerland to France and from France to Switzerland. The empirical material enables us to tackle the following research questions: • What is the importance of cross-border residential mobility? • What is the profile of these households (life course position, socio-economic status, etc.)? • What are the residential and geographical trajectories of these households (former and present tenure status, location, etc.)? • What are the motivations underlying these international migration over short distances? To sum up the main results, it appears that the mechanisms underlying cross-border migration flows are complex. Cross-border migration can be observed in both directions but do not concern the same population groups and do not take place at the same stage of the life course. This form of mobility is closely linked to the trade-offs that households make in terms of location of residence, location of job but also in financial terms. Regarding this last aspect, households may design strategies to take advantages of the differences induced by the border. This is specifically the case of the difference in terms of access to home ownership and in the level of housing price between both countries.

WS12-05

Rural Housing Market Hotspots and Footloose In-migrants

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This study applies a housing market perspective on hotspots in northern, rural Sweden. It uses the concept 'hotspot' defined as places with rising house prices and in-migration of households with higher than average education and income. The focus rests on three places having the ideal characteristics of being a rural hotspot, located in three Swedish northern municipalities. These places are explored through ten interviews with 'footloose' households. The aim is to explore factors that shape rural housing market hotspots using stories from hotspot population households. The first reason for this study is that regional planning requests understanding to develop different regions and places for the future. Here the origins of hotspots are explored to understand the spread and sustainability of such developments. Second, housing markets in the countryside are more scantily investigated than in urban areas. In the unbalanced housing market with higher prices and limited supply in the urban areas hotspots in rural areas are not following traditional housing market theories, they are rather anomalies. Interviews with a specific footloose group of recent hotspot in-migrants are used in combination with knowledge about the housing market. Results show that although hotspots are locations with beautiful nature most households moved there because of finding jobs. The three areas have the 'extra' nature values and high status required for being a hotspot and a location for commuting to larger labor markets. The 'footloose' non-return migrants did find nice, cheaper housing that made them chose the area despite being strangers to the place. I suggest hotspots are the rare combination of footloose migrants and special places which make them difficult to develop elsewhere.

WS12-06

RE-ORGANIZING DAILY MOBILITIES IN DISTANT PERIURBAN AREAS OF TOULOUSE (FRANCE)

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This paper examines on a qualitative survey of households who moved from Toulouse city to a distant peripheral areas. Their strong desire to become homeowners led them to buy where they could find affordable homes. They wanted to leave urban neighbourhoods where they did not feel comfortable. They also wanted to advance socially and choose a different way of life and environment. The study focuses on how they have re-organized their daily trajectories and their lifestyles within their new, local surroundings. Some of them have continued working in

Toulouse, others searched for more local jobs. Have they reduced the daily mobilities because the former ones have become too tiring or too expensive? Where do they indulge in leisure activities? Where do they shop? The municipalities of the periurban area in question – the eastern Toulouse periurban area– benefit from the agglomeration's growth. They belong more or less to intercommunal structures and the city master plan (InterSCOT) despite their rural location. Both local policies and inhabitants' practices generate new periurban spaces around structuring poles. Can we speak then of more sustainable periurban areas?

WS12-07

Is the Norwegian Housing Model a Barrier to Integration of Immigrants?

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The Norwegian housing model stands out internationally with its strong emphasis on home ownership. Immigrants often find it hard to get a foothold in the housing market, and disproportionately many immigrants live in rented housing. The aim of this paper is to discuss how the overrepresentation of immigrants in rented housing impacts on integration. Focusing on families with children, and combining qualitative, quantitative and register data, we find that long-term renting can be a source of exclusion in Norway. Immigrants living in rented homes are more likely to experience housing problems, and those who experience housing problems are also more likely to perceive their neighbourhood as unsafe. Qualities of the neighbourhood are perceived by parents as affecting their children's integration and life chances in the Norwegian society. Few differences are found between the private and public rental sector, but renters in the public sector tend to have more stable housing situations. Register data indicate that growing up in rented homes could be associated with indicators of marginalisation in adulthood. Keywords: Housing situation, children, immigrants, integration.

WS12-08

Upwards, outwards and westwards: relocation of ethnic minority groups in the Oslo region

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Our purpose in this paper is to examine socio-economic and spatial integration of ethnic minorities in the Oslo region. We analyse relocation between 1998 and 2008 for members of ten minority groups along three overlapping dimensions: upwards in the neighbourhood hierarchy, outwards from the inner city to all suburbs, and

westwards from a less affluent to a more affluent part of the region. The results provide limited support for spatial assimilation theory. Two minority groups, Iranians and Vietnamese, comply partly with the theory. Another group, Filipinos, has stagnated in its socio-economic and spatial integration. The remaining groups do not relocate in accordance with the native pattern, or fail to integrate in socio-economic terms. The discrepancy between theory and results is most pronounced along the westward axis. We interpret the results in a broader context of regional and national characteristics.

WS12-09

Neighbourhood effects and exposure to low income neighbourhoods in Sweden

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Much of the neighbourhood effects literature adopts a short term time frame for analysing what are long term trends. One such trend is the development of an individual's income from paid work over time. In this paper we adopt a longer term perspective and investigate the impact that individual exposure to low income neighbourhoods can have on individual income. Using longitudinal individual level data from Sweden we adopt 3 modelling techniques. As a means to obtain a baseline we use standard regression. This model presents the standard analysis that is frequently employed in neighbourhood effects papers and attempts to explain the individual income outcomes using a range of individual and neighbourhood characteristics. To counter the many criticisms that are made of this approach, including not controlling for selection mechanisms or omitted variable bias, we adopt a second common approach by using a fixed effects model. However, this requires the removal of all time invariant factors from the model, some of which may be important and significantly linked to individual income outcomes. The third and final model uses a random effects model with a Mundlak correction (1978). In discussion we demonstrate that it is possible to have our econometric cake and eat it and show important findings that will help us further understand the importance of neighbourhood context on individual outcomes.

WS12-10

Why leaving ethnically concentrated neighbourhoods? The impact of social cohesion and interethnic attitudes on moving wishes

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This paper aims to investigate the motives behind people's wishes to move out of ethnically concentrated neighbourhoods. We focus on the impact of (a lack of) social cohesion and negative interethnic attitudes and we hypothesise on moving wishes of ethnic majority as well as minority residents. Data were derived from the first wave of the 2009 Netherlands Longitudinal Lifecourse Study, a geocoded dataset collected in 35 municipalities covering 256 neighbourhoods. Taking into account household, housing and other neighbourhood attributes (e.g., SES, disorder), multilevel logistic regression models show that ethnic majority residents of ethnically concentrated neighbourhoods are slightly more likely to have a wish to move. This relationship can be explained by a lack of social cohesion in the neighbourhood, but not by negative attitudes towards ethnic minorities. For ethnic minority residents, on the other hand, ethnic concentration neither affects feelings of social cohesion nor the wish to move or stay in the neighbourhood.

WS12-11

Residential mobility, segregation and Area-Based policies

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This paper investigates patterns of residential mobility in relation to area-based policies directed towards stopping segregation. The aim is to discuss changes in migration patterns due to such policies in distressed areas. There are theoretically, at least, 4 possible outcomes - of course depending of the type of policy and characteristics of the area; (i) Change in the outmigration rates among relatively more affluent households - those who benefit from the policies leave the area. (ii) Change in the in-migration rates due to better standards and general attractiveness of the area. (iii) Widespread change in the socio-economic composition of the area without changes in migration patterns or, (iv) no impact and consequently no change in residential mobility pattern. This is a pilot study with the aim to investigate the residential migration patterns in Uppsala, Sweden from 1990 to 2004, with special emphasis on the least affluent areas. From a statistical data set containing demographic-, geographical- and socio-economic information on the population in Uppsala, Sweden, the residential mobility is discussed. The overall aim is to further discuss relevant research question for upcoming thesis work on the PhD program. Residential mobility, selective migration, segregation, White flight, displacement

WS12-12

Fighting a losing battle? Neighbourhood-based social mobility strategies and their effectiveness in times of crisis

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Social mobility is a key concept in neighbourhood-based policies in Europe and the US. The Dutch neighbourhood approach often implies physical restructuring combined with a range of economic and social mobility strategies such as counselling, citizenship courses, debt relief, work training / placement programs and language courses. However, the financial crisis has caused substantial cutbacks in government funding for such programs. This adds to the general retrenchment of the welfare state. A fundamental issue is how these larger developments precipitate in local contexts and to what extent they will harm local social interventions to support upward steps in education, employment and housing. I will address these issues by a longitudinal panel study of residents in Hoogvliet, a borough of Rotterdam and a leading example of Dutch neighbourhood regeneration. After the 2006 baseline measurement, the follow-up study is currently conducted. The main objective of this study is to assess social mobility patterns and effectiveness of various social and physical interventions with regard to social mobility of Hoogvliet residents, especially individuals receiving long-lasting support or counselling, which is now reduced or completely stopped. The paper will do several things. First, I provide a literature review which focuses on the role of neighbourhood institutions in social mobility and larger societal trends which affect social mobility strategies, such as the 'Big Society' concept. Secondly, I briefly describe the results of the baseline measurement of 2006 and the design of the follow-up study. The paper concludes with hypotheses on the outcomes of the follow-up study.

WS12-13

Intergenerational transmission of neighbourhood poverty in Sweden. An innovative analysis of individual neighbourhood histories

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The extent to which socioeconomic (dis)advantage is transmitted between generations is receiving increasing attention from academics and policymakers. However, few studies have investigated whether there is a spatial dimension to this intergenerational transmission of (dis)advantage. Drawing upon the concept of a neighbourhood biography, this study contends that there are links between the places individuals live in with their parents and their subsequent neighbourhood experiences

as independent adults. Using individual level register data tracking the whole Swedish population from 1990 to 2008, and bespoke neighbourhoods, this study is the first to use innovative sequencing techniques to construct individual neighbourhood histories. Through visualisation methods and ordered logit models, we demonstrate that the socioeconomic composition of the neighbourhood children lived in before they left the parental home is strongly related to the status of the neighbourhood they live in 5, 12 and 18 years later. Children living with their parents in high poverty concentration neighbourhoods are very likely to end up in similar neighbourhoods much later in life. The parental neighbourhood is also important in predicting the cumulative exposure to poverty concentration neighbourhoods over a long period of early adulthood. Ethnic minorities were found to have the longest cumulative exposure to poverty concentration neighbourhoods. These findings imply that for some groups, disadvantage is both inherited and highly persistent.

WS12-14

An urban geography of life course: Mapping household transitions and residential mobility in Amsterdam 2000-2007

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There is a rich body of literature on life course and residential mobility, which gives insight in the timing and distance of moves between or within residential environments (urban-suburban). These valuable studies have shown that mobility is part of life. There is little attention, however, for what this means for the city. Residential neighborhood plays an important role in housing careers or pathways. It can be argued that, alongside housing and employment pathway, individuals move from and to specific neighborhoods after having experienced changes in household situation. Residential environments may have specific meanings or functions for different households. From this perspective, this paper aims to map residential mobility associated with life course changes (and stability). Using Dutch register data, we are able to link individual moves to household transitions. By aggregating this data to neighborhood level, and performing cluster analyses we are able to show different neighborhood functions.

WS12-15

The Socio-Economic Context of Neighbourhoods and Residential Mobility

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This paper considers the impact of the socio-economic context of neighbourhoods on the decisions of households to relocate. Specifically it asks to what extent does neighbourhood socio-economic context impact on the decision to move or not and moreover, how does it impact on the reasons (i.e. neighbourhood, housing, social or other) given for undertaking a move. Using longitudinal data from the Household Income and Labour Dynamics in Australia (HILDA) survey and coupling this with aggregate neighbourhood level census data, the paper presents regression results which illustrate the key differences in mobility likelihood and the mobility decision process for households facing differencing neighbourhood contexts.

WS12-16

Long-term Impacts of Migration on Housing Consumption: a Case Study of Sydney, Australia 1981-2006

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International research into migrants' housing consumption has traditionally focussed on the geographic patterns of settlement and the housing quality and options of migrants. There are particular emphases on migrants who have arrived recently and the housing of forced or labour migrants. There is thus far little research into the housing consumption of second, third or later generation migrants, particularly in consideration of Burnley's (2010) findings that traditional cultural practices can be passed down for multiple generations. This paper, using 25 years of Australian Census data, considers one type of living arrangement traditional amongst many Asian, Middle Eastern and Southern European cultures – multi-generation households – and explores how its practice has changed over time in the host of Sydney, Australia.

WS12-17

Trapped middleclass: vulnerabilities of homeowners

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This article explores vulnerabilities experienced by middleclass homeowner households in the context of an increasingly homeownership-orientated housing market. Nation states and banks tend to become saved when they face severe vulnerabilities – to secure the stability of the financial system. However, when individual households face financial (social, cultural) vulnerabilities, they usually have to face individual debt and social consequences. This analysis focuses on the literature and existing data on vulnerabilities experienced to variable extents by middleclass homeowner households in the Dutch New Town of Almere. Different positions in the homeownership market will be distinguished: from being trapped in the dwelling, through mortgages topping the real estate value, to socio-economic emancipation through homeownership. This paper will provide insights in the evolution of vulnerability in homeownership over the most recent period of time and consider spatial variations within Almere. Keywords: Homeownership, Vulnerability, Lower and higher middleclass

WS12-18

Residential Mobility and Place Attachment: A Case Study from Istanbul

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Residential mobility and attachment to place are complex and the reasons for them are affected by various determinants. Especially at the beginning of 21st century, growing diversity, social and spatial inequalities and rapid change of almost everything of an individual's life make these issues more challenging to be studied on. This paper explores the effects that cause residential mobility and place attachment and the relation between them focusing on different factors. In order to search concepts and factors affecting place attachment and mobility, the material drawn from in-depth interviews of participants from various districts of the city of Istanbul was used. The choice of interviewees was based on the differentiation of age, tenure, background, income, etc. aiming to show the maximum diversity. While some of the results of the research support housing literature some of them show outcomes that are unique to the region.

WS12-20

A Study on the Growing Trend of Multi-habitation and its Demand Analysis: Case in Seoul, South Korea

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The purpose of this study is to investigate the concept, the necessity, and the increase of popularity of multi-habitation, a new life style in which inhabitants in urban areas reside in primarily condominiums during weekdays and retreat to dwellings in rural areas on the weekends. This paper also focuses on finding implication messages from analyzing the demand of multi-habitation in a survey which was conducted for 735 people who live in Seoul and the surrounding metropolitan areas in July 2009. Analysis of literature shows that based on five aspects (population structure, social economy, lifestyle, tourism, and housing market) this dynamic lifestyle, multi-habitation, is believed to be common in South Korea, and may increase in popularity in the near future. The results of the survey illustrate that the respondents show high interest in multi-habitation, and their most preferred locations are the green areas around the Seoul metropolitan area, which are one to two hours away by car. Moreover, regarding the participants' preferences in rural areas they were classified into three groups; those who want to reside in a nature environment, those who want to reside near family and in a close community, and those who want to reside in an environment that has essential facilities and easy accessibility.

WS-13: Poverty Neighbourhoods

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WS13-01

Poverty neighbourhoods and forced relocation: the effects for residents

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This paper provides some initial findings from research examining the outcomes of forced relocation, from the viewpoints of policy makers and relocated social housing tenants. These tenants represent some of the most disadvantaged population groups in Australian society. The project involves a case study of Carlton social housing estate asset renewal project located in Melbourne, Australia. Housing relocation policies have the potential to impact on a number of important factors related to the health and well-being of disadvantaged groups. Some of the factors include the quality of housing and social networks, the latter encompassing both familial and friends. The neighbourhood environments may also change in aspects such as reputation, the housing tenure and social mix, accessibility to services and levels of crime. Our project is investigating the relative importance of these factors from the viewpoint of tenants and policy makers through conducting empirical research.

WS13-02

Neighbourhood amenities and income effects on neighbourhood selection

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Despite a vast body of research on neighbourhood effects there are no firm conclusions about how much independent effect the neighbourhood has on individual outcomes. A relation found between neighbourhood characteristics and individual outcomes can be a neighbourhood effect; neighbourhood characteristics causing individual outcomes. This relation can, however, also be explained as a selection effect if personal characteristics determine neighbourhood selection. Neighbourhood amenities can affect individual income, but as 'it costs more to live in nicer neighbourhoods' (Cheshire, 2007, p. ix) the relation between individual income and neighbourhood amenities can also be a selection effect. In this paper I study the effect of neighbourhood amenities on neighbourhood selection by estimating the average income of in-movers to a neighbourhood from all sorts of neighbourhood

characteristics. As in-movers are not likely to be affected by their future neighbourhood, I exclude the possibility of neighbourhood effects explaining the relation between income and neighbourhood amenities. The question is whether neighbourhood amenities such as job-access, liveability and safety attract higher income households, even when housing and household composition and housing supply are taken into account. Insight in income selective mobility patterns provides more insight in both the understanding of neighbourhood effects and segregation.

WS13-03

Interventions to change social mix in deprived urban areas

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This paper analyses the effect of a large area based intervention on increased social mix in deprived urban areas in Denmark. This article investigates the political assumption that upgrading interventions in deprived urban areas cause an increased social mix, and is based on a program The Urban Committee that took place in Denmark from 1993-98. We extend existing previous research by (1) by measuring the effect based on a quasi-experimental design; (2) by analyzing the effect of separate interventions in the program; and (3) by including multiple proxies for social mix taken into account residential mobility. The hypotheses to be tested in this article are: (1) in housing estates with interventions social mix has increased compared to housing estate with no interventions; (2) the impact in housing estates with all three interventions is greater than in housing estate with one or two types of interventions; and (3) the greater investment in the housing estates, the greater is the impact. The Urban Committee program is the first comprehensive program in a Danish context that incorporates physical renovation, rent reduction and social regeneration to deprived urban areas. About 500 housing estates applied and received interventions, and about 200 housing estates applied for interventions but were rejected. The Urban Committee program consists of three different interventions: physical renovation, rent reduction and social upgrading in terms of social activities and/or social worker. The interventions are dosed accordingly to the amount of problems set by The National Fond which distributed the interventions. This impact evaluation is conducted as a quasi-experimental design which means that control group is identified ex-post based on how the interventions were given. The identification strategy is based on the difference- in-difference approach. The outcome variables are labour force participation, income, welfare allowance, education, and ethnic origin.

WS13-04

Religiosity Composition of Residential Neighborhood: Perceptions vs. Reality

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Changes in neighborhood religiosity composition have a profound effect on both the residential satisfaction and mobility behavior. This effect results not only from objective residential religiosity, but also from how residents themselves assess their neighborhood from the view point of religiosity composition. Focusing on Jewish population, we compare the subjective assessment of changes in neighborhood religiosity composition, obtained from 2009 Israel's Social Survey, with actual changes in rates of residents of different degree of religiosity, that were calculated basing on administrative sources. Based on specifically designed methodology, we found that both secular and ultra-Orthodox Jews were more sensitive to real changes in religiosity composition over a three year period (2006 – 2009) and more accurate in their assessment than other segments of populations, in the corresponding census tract. It was also found that the subjective assessment is correlated with neighborhood satisfaction, compliantly with the degree of self-reported degree of religiosity. Keywords: religiosity composition, neighborhood, perception, satisfaction

WS13-05

The Effect of Neighborhood on the Physical Health of Low-Income Latino and Black Youth

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We use a natural experiment in Denver, CO to explore this question. The natural experiment allows us to make strong causal inferences because we avoid parental geographic selection bias. We examine a variety of health out comes, including asthma and cognitive disorders. We examine an especially rich array of neighborhood indicators gleaned from census and local administrative data, and supplement them with those related to air quality and those neighborhood features assessed by parents themselves when they resided there.

WS13-06

Mixed-Income Development as a Neoliberal Policy Experiment: New Challenges for Cross-Sector Collaboration

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Starting in the 1980s in the U.S., policy reforms reduced the direct role of the federal government in the financing, production and operation of public housing. Beginning in the 1990s, mixed-income developments, the replacement of 100 percent public housing with a mix of new units for owners and renters paying market-rate and subsidized prices, became a central feature of public housing across the U.S. One of the more intriguing and yet largely undocumented dimensions of public housing transformations in the U.S. is the multi-sector, multi-organizational collaborations whose charge is to manage the local implementation of mixed-income developments. In Chicago, private real estate developers entered into partnerships with the Chicago Housing Authority to finance, design, build and manage new developments. This paper explores the working arrangements, dynamics and challenges in this model of collaborative governance. Through an analysis of in-depth interviews with a range of stakeholders involved in the process, observations of on-site meetings and activities, and review of primary documents, this paper explore some of the key issues that have emerged in the formation and management of cross-sector collaborations at three new mixed-income developments in Chicago. Key questions considered in this paper include the primary organizational actors involved at each development and their roles, the structures and processes of new organizational working relationships that have been established and how are they evolving over time, and the key contextual and operational challenges confronted in creating and sustaining these organizational interactions. We draw conclusions about the implications of the shifting state and private sector roles for effective organizational collaboration at mixed-income developments.

WS13-07

Fighting a losing battle? Neighbourhood-based social mobility strategies and their effectiveness in times of crisis

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Social mobility is a key concept in neighbourhood-based policies in Europe and the US. The Dutch neighbourhood approach often implies physical restructuring combined with a range of economic and social mobility strategies such as counselling, citizenship courses, debt relief, work training / placement programs and language

courses. However, the financial crisis has caused substantial cutbacks in government funding for such programs. This adds to the general retrenchment of the welfare state. A fundamental issue is how these larger developments precipitate in local contexts and to what extent they will harm local social interventions to support upward steps in education, employment and housing. I will address these issues by a longitudinal panel study of residents in Hoogvliet, a borough of Rotterdam and a leading example of Dutch neighbourhood regeneration. After the 2006 baseline measurement, the follow-up study is currently conducted. The main objective of this study is to assess social mobility patterns and effectiveness of various social and physical interventions with regard to social mobility of Hoogvliet residents, especially individuals receiving long-lasting support or counselling, which is now reduced or completely stopped. The paper will do several things. First, I provide a literature review which focuses on the role of neighbourhood institutions in social mobility and larger societal trends which affect social mobility strategies, such as the 'Big Society' concept. Secondly, I briefly describe the results of the baseline measurement of 2006 and the design of the follow-up study. The paper concludes with hypotheses on the outcomes of the follow-up study.

WS13-08

Do Neighbourhood Context and Scale Impact on Attitudes to Redistribution and to Welfare Recipients Depending on Where You Live

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This paper seeks to extend the 'neighbourhood effects' literature by exploring the impacts of context on attitudes to inequality and redistribution: does increasing spatial segregation erode support for redistribution, potentially fuelling rises in economic inequality and deepening segregation? We theorise that context may shape attitudes because it is an important source of knowledge and understanding about inequality. In addition, we conceptualise neighbourhood context as having multiple scales, and as being influenced by the patterning of deprivation and affluence, not just by aggregate characteristics. We test the impacts of context on attitudes through multilevel modelling of data on attitudes from a nationally-representative sample survey for England, with measures of neighbourhood context attached. We show that immediate context does appear to shape attitudes, consistent with the idea that income segregation erodes support for redistribution, but that there are no additional contextual effects from levels or patterns of deprivation/affluence in surrounding areas.

WS13-09

The association between neighbourhoods and educational achievement, a systematic review

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Many studies have examined the influence of neighbourhoods on social outcomes in general, and on educational outcomes more specifically. Results of these studies are often conflicting, and besides, there is a great variety in the used independent variables, including amongst others poverty, social cohesion/order, and ethnic composition. This makes a clear overview of these studies needed. We identified 5516 articles of which a final selection of 85 articles was extracted that met all the inclusion criteria. Using a meta-analysis, we found that the relation between neighbourhoods and individual educational outcomes mainly works through neighbourhood poverty and the educational climate in a neighbourhood. The variance in findings from different studies can partly be explained by study characteristics. Especially the use of the right control variables (school, family background, and parenting variables) seems important for explaining the strength of the neighbourhood effect.

WS13-10

Investigating The Impact Of Tenure In Toronto's Regent Park Community.

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Policies of tenure mix have been widely adopted and are often justified as a means of mitigating the harmful effects of concentrated urban poverty. The case considered in this paper, Toronto's Regent Park neighbourhood, is the first large-scale mixed tenure redevelopment of a publicly subsidized housing community in Canada. Using a series of 24 semi-structured qualitative interviews with residents of both tenures, we examine their experience of living in a newly mixed community and gauge their support for policies of tenure mix more generally. We find that tenure mix enjoys much support from residents of both tenures, with especially strong support evinced by a subset of condominium residents. To assess the efficacy of tenure mix, we employ the conceptual framework provided by Joseph (2006) and find some evidence that the redevelopment has strengthened the social capital of residents and that it has improved the 'political economy of place'.

Socio-Spatial Activities and Social Networks of Adolescents: Does the Neighbourhood Matter?

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A central question in neighbourhood effect research is to what extent and in what ways the neighbourhood matters for socio-spatial behaviour and the formation of social networks of people. Quite some studies have been conducted to answer this question for adults. This article does, however, not focus on adults, but explores the complex relationship between the neighbourhood, socio-spatial behaviour and social networks of adolescents. We conducted in-depth interviews with adolescents living in deprived neighbourhoods in two Dutch cities and asked them about their socio-spatial behaviour, who they meet in different settings, and how participation in these settings influences their lives. From our interviews it becomes clear that proximity is only one determinant of socio-spatial activities, and that the effect of physical distance can be moderated by parental strategies and by personal agency. Moreover, activity patterns of adolescents are influenced by the presence of peers and the opportunities to create a 'free place' away from adult supervision. Whereas there are indeed quite some adolescents whose socio-spatial behaviour is home- or neighbourhood based, there are also adolescents who to a large extent have activities beyond the neighbourhood context. These activity patterns impact on the formation of social networks, which range from very dense and local networks for some home and neighbourhood based adolescents, to networks consisting of several independent clusters for more city based adolescents. These findings imply that a 'neighbourhood effect' might work more strongly for particular groups of people, and that we should question the analytic value of the geographical neighbourhood.

WS-14: Welfare Policy, Homelessness and Social Exclusion

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WS14-01

Everyone is deserving: the significance of Scotland's 2012 housing rights commitment.

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Scottish local authorities and their partners are approaching the end of a ten-year programme to abolish the legal test of whether a homeless household is 'in priority need' of housing or not. Although not explicitly a 'right to housing', the legal commitment is that by the end of 2012, all non-intentionally homeless households will have an entitlement to settled housing. This paper presents the findings of new research on implementation of the new homelessness framework. Evidence indicated that while the 2012 commitment was highly significant in removing discrimination in the assessment of homelessness; ensuring the entitlement to settled housing proved much more challenging (with indications of extended stays in temporary accommodation). Moreover, tensions remained in a system where everyone was deemed 'deserving' of assistance but resources to deliver the commitment were constrained by the economic and policy environments in both the Scottish and UK spheres of governance.

WS14-02

Leaving homelessness behind: A Qualitative Study On Housing First Based Interventions for Formerly Homeless Individuals

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This article analyses housing first based interventions to help individuals exit homelessness. The article compares experiences from two different services – one public and one private service provider which both follow the housing first principle of providing individualized social support together with a permanent housing solution. We study the organization of the services in relation to the implementation of the housing first principle and analyses the everyday experiences of applying the principle in social work with formerly homeless people. Thereby the article provides qualitative empirical evidence on the application of the housing first principle in a Scandinavian welfare state context where municipalities generally play a crucial role in service and housing provision for socially vulnerable groups but where there is also room for private service providers to supplement the public services.

WS14-03

The Governance of Homelessness in European Metropolises, Governing Quality? A PhD literature review on governance arrangements and outcomes in reality

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The policy challenges that local authorities face in dealing with homelessness are complex or even wicked (Rittel&Weber, 1973) and local authorities haven't always been too successful in addressing homelessness, with a lack of information to base policy on (Fleurke e.a., 2002), highly fragmented services (Wolf, 2002), congested shelters (Ibo, 2003) and the institutionalization of homeless (Lindblom, 1991) as its main characteristics. More recently northern European Metropolises, in facing comparable policy challenges, have published strategic approaches to end homelessness (Cf: Benjaminsen e.a 2009). This paper concerns a literature review to prepare an empirical study of the impact of metropolises' governance arrangements on the quality of service provision (output) and outcome (e.g. in public space and on the level of self-sufficiency of homeless people themselves). Elements of governance revealed from the study are elements of policy (theory, goals and instruments), structure (multi-level and relation state, civil society and network design) and management.

WS14-04

"You can judge them on how they look...": homelessness officers, medical evidence and decision-making.

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Unusually in the international context (Fitzpatrick and Stephens, 2007), the landmark Housing (Homeless Persons) Act 1977 provided a set of justiciable 'rights' to homeless people and imposed duties on local authorities to assist persons who met a set of criteria set out in the Act (the current legislation is contained in the Housing Act 1996, Part 7). One of the criteria ("vulnerability") often requires consideration of medical evidence. As the individuals assessing whether or not an applicant is 'vulnerable', homelessness officers are key actors in decision-making. Homelessness officers represent, as Bengtsson (2009) suggests of housing managers in the UK, classic examples of Lipsky's (1980) 'street-level bureaucrats', in that they exercise discretionary power in the interpretation of legal rules. In exercising this discretion they work in an environment that "can be characterised as a space where law and alternative normative influences co-exist" (Halliday, 2004, p.87). This paper examines the evidence from an empirical study of how decisions are made by

homelessness officers where medical evidence is involved. It explores how far officers assess the “expert” medical evidence that is put to them, how far they rely on their own intuition and judgment and the other factors which influence their ultimate decision.

WS14-05

Homeownership and future welfare: do young people really have a tenure ‘choice’?

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Homeownership has become a ‘normalised’ tenure of choice in many advanced economies, with housing playing a pivotal role in shifts from collective to asset-based welfare. Young people are however increasingly being excluded from accessing the housing ladder. Many are remaining in the parental home for longer, and even when ready to ‘fly the nest’ face significant challenges in exercising tenure choice or accessing mortgage finance. As a result, various commentators have dubbed this under-thirty age group ‘generation rent’. This policy review paper extends on this important public policy issue, indicating how the emphasis on asset-based welfare and homeownership has created a source of inter-generational conflict between ‘housing poor’ young people and their ‘housing rich’ elders. To fully understand the complexities at play, it is argued that we need to look beyond the immediate housing market issues and consider how housing policy interacts with broader social, economic and demographic shifts, and is intimately connected to debates about welfare. This is illustrated with reference to the UK, although these debates have international resonance.

WS14-06

Housing paths of (former) homeless people in Flanders, Belgium

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As a part of a larger research project using the housing pathway approach to unravel housing histories in Flanders, this article analyses the housing paths of (ex-)homeless persons in the coastal city of Ostend. After a short review of the literature on the causes and meaning of the vulnerability of homeless persons, we describe how our case study with (former) homeless persons in Ostend was organised. We deal with some methodological issues and the analytic results, revealing a very kibble housing trajectory. We focus on these dynamic and complex housing paths and look at the role of relationships and relationship breakdowns, work and unemployment, eviction after rent arrears and moving as an escape strategy. We also deal with the searching

process for housing and the role of social networks. We close with some conclusions and interest points for policy.

WS14-07

From a doll's house to a prison cell: Homeless prisoner's construction of a home

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The home is a vital institution in the contemporary Western culture. The home is closely related to the concept of housing, which in turn rests on three different domains or aspects: a legal, a physical and social aspect (e.g. FEANTSA/ETHOS). A reasonable clear understanding of the term home is the basis for constructing the concept of homelessness. Home and homelessness is sometimes interpreted metaphorically, for example expressing that a person do not feel at home in her legally possessed and good standard abode und thus may experience a kind of homelessness. The concepts are also used metaphorically in the opposite way: the person feel at home in a shelter or in a prison cell although these structures do not correspond with our understanding of a home and satisfactory housing. The paper analyses interviews about housing and homelessness with a group of prisoners. The interviews challenge both the institutional concept of a home as well as the concept of homelessness.

WS14-08

HOME AND ALONE: TWO YEAR OUTCOMES FROM THE J2SI PILOT PROGRAM

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The Journey to Social Inclusion (J2SI) pilot program is a long-term intensive support model designed to assist people who are long-term homeless find and maintain housing and reconnect to the broader community. Teams from RMIT University and the University of Melbourne are evaluating the social and economic outcomes of the J2SI pilot using a randomised controlled trial (RCT). The evaluation is tracking the outcomes of J2SI participants over a four year period and then comparing their outcomes with a comparison group who are being supported by existing services. After two years key findings show that in comparison to the control group more J2SI participants have accessed and maintained housing (86% vs 55%); have higher rates of economic participation (44% v 28%) and now use, on average, general hospital and psychiatric services less often. However, we find only modest improvements in the emotional well-being and levels of social acceptance and support reported by the J2SI participants.

WS14-09

Someone else's home: couch surfing as marginalisation in the experiences of early home leavers

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In Australia, couch surfing is a common experience in the housing biographies of early home leavers who do not have access to the benefits of support from caregivers. Lacking access to desirable or appropriate tenure choices, couch surfers move frequently between a series of tenuous living arrangements with local households. Whilst they are exercising their own agency in (re)negotiating shelter, many couch surfers also find themselves in a vulnerable situation, depending precariously on these households to avoid sleeping rough. This paper draws upon the doctoral research findings of a qualitative study exploring young Australians' lived experience of couch surfing, with the aim of demonstrating the significant barriers to independence and tenure choices that impact the life chances of young people facing homelessness. Reflecting on in-depth interviews with young couch surfers and youth workers, it is argued that couch surfing situations draw young people into a fragile hospitality arrangement, which situates them as precarious household guests. This tenuous position perpetuates young people's exclusion from secure housing, employment, education and a sense of home. Key contrasts are also drawn between the tenuousness shaping most accounts of couch surfing relationships, and the small number of supportive household relationships some young people experienced. These experiences bring to bear the structural and personal implications of young people's delayed independence from the caregiver home, and the role of relationships with significant adults in mediating barriers to social citizenship.

WS14-10

Homeless Migrants in Europe. Survival Strategies in an Institutional Context

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Enlargement of the European Union in 2004 and 2007 with East European member states and subsequent migration have brought new problems with defining social and welfare rights of the EU citizens. Economic recession after 2008 and growing unemployment rates have further increased the pressure on facilities for homeless persons. In many Western European cities a large proportion of low-threshold provision for the homeless is given to EU migrants. The paper presents an ongoing research project on the survival strategies of homeless EU migrants in an institutional context of different cities within the European Union. The aim of the project is to

investigate a dynamic process of negotiating eligibility for help between individual homeless migrants and service providers, city ordinances, national and European policies. The paper presents research questions, methodology, data and materials of the study; anticipated difficulties of conducting fieldwork among Polish rough sleepers in selected cities: Amsterdam, Dublin, Copenhagen and Berlin are discussed.

WS14-11

The Portrayal of Homeless Women In Irish Print Media

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The media plays a powerful role in the portrayal of vulnerable groups in society. Some studies have been carried out in relation to the discourse of homelessness in the media in a number of countries. However, to date no extensive studies have been carried out in Ireland. This paper is based on on-going doctoral research into media portrayals of homeless women. Articles published in 2011 in two Irish newspapers with a high circulation were examined using a qualitative content analysis method to reveal how homeless women are represented, for example as victims of domestic abuse or as mothers/carers. Only a limited comparison as to whether or not this portrayal reflects the reality of women's experience of homelessness is possible at this stage as there is very little research to date into the actual experience of homelessness for women in Ireland

WS14-12

Comparison of the homeless measure trend of Japan and Ireland in recent years

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This report is aimed at contributing to investigate the essence of a homeless issue, a residence, and living capital through comparison of the trend of the Japanese-Ireland homeless measure. The reasons which cause the homeless are unable to keep the stable accommodation. The homeless is led by the causes which jobs bring unstable income, the human relationship cannot support the living and the mental and physical unhealthy state. And these reasons are appeared in the background of the transformation of the industrial structure, the change of the social policy and the diversification of the social structure. The homeless provisions are diversified by the economic and social structure, the policy resources, regional history and the climate. By comparing the trend of the Japanese-Ireland homeless measure, the construction of the living capital and the role, meaning, of housing to the life of a dwelling can be considered. We can say that the homeless provisions complement the living capital of the homeless.

WS14-13

Families being evicted due to rent error: social belonging

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Families being evicted. Stable housing can be seen as one key to social belonging and inclusion. During the last decade that the number of people being evicted are increasing, and a surprisingly high proportion of evicted people were families, suggesting an increasing marginalization for families related to housing. Theoretically, the paper draws on an understanding of home as both a physical and emotional space. The home is where we feel safe and it signifies family life. The paper explores what happens after eviction - where do the families live and how do they experience eviction? What kinds of identities and emotions are possible when you become evicted? The paper draws on qualitative interviews carried out with adults and children evicted 14 families during 2011-2012.

WS14-14

What do we Mean by Housing First? Categorising and Critically Assessing the Housing First Movement from a European Perspective

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While 'Housing First' can seem an ambiguous concept, this paper argues it is possible to broadly classify three main 'Housing First' variants and discuss their effectiveness. The paper argues that it is important that the core achievement of Housing First services in taking and keeping most of the people they work with out of a state of homelessness is not lost sight of as criticism of the approach increases. Debates about defining 'Housing First' are unproductive. There is evidence that the 'pure' form, Pathways Housing First model, and two broadly defined 'Housing First' variants that are influenced by, or reflect, the Pathways Housing First philosophy, 'Communal Housing First' and 'Housing First Light', can all deliver sustained exits from homelessness.

WS14-15

Planning in provision of housing services for homeless and disadvantaged groups

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Institutional factors (ex. adequate support are not available or are not adequately coordinated) can increase the vulnerability for homelessness. Planning and management in provision of housing services are therefore important instruments in

social housing and homeless policies. The social housing field is often characterized as fragmented. Firstly, the responsibility for different elements of social housing policy is often divided across many administrative units. Secondly, the social housing measures include a wide range of services geared towards diverse user groups. The paper identifies how some municipalities are tackling this fragmentation in their planning and management in provision of housing services. We base our findings on an exploratory case study of selected Norwegian municipalities. The paper argues that planning and management in provision of housing services for homeless people and people who are in danger of becoming homeless can be understood within the concept of wicked problems. Wicked problems are often difficult to solve. Solutions to wicked problems are not true-or-false, but better or worse. There are many stakeholders involved and this makes the problem solving process social. Getting the right answer is not as important as having stakeholders accept whatever solution emerges.

WS14-16

How to stay Home? Policies to prevent homelessness amongst women and children who have left violent relationships

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This paper discusses Australian and English policies designed to prevent homelessness amongst women and children who have left violent relationships but wish to remain safely in their home and locality, once the perpetrator has been removed. This comparative research was conducted on behalf of the Australian Housing and Urban Research Institute (AHURI) and examined to what extent such schemes are successful, and what are the opportunities and challenges for improving policy and practice. There is a growing interest in such stay-at-home measures in Australia. The 2008 Australian White Paper on homelessness, *The road home*, specifically identified and promoted the need to expand programs that allowed women and children to remain, and for the perpetrator to be the one to leave the family home.

WS-15: Housing & Living Conditions of Ageing Populations

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WS15-01

Older people's reasons to move or age in place – individual preferences or a housing market issue

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It is generally known that older people move to a smaller extent than younger age groups. They are less prone to change housing when circumstances such as a change in household size or a change in income occur. Still some of them do move. Older people have different reasons for moving or ageing in place. In this study the aim was to dig deeper into the reasons for why older people act differently in the housing market to investigate whether their actions mainly depend on different individual preferences or issues related to the housing market or possibly other social or physical obstacles. In the study 80 older households aged 55 years or older were interviewed about their housing situation, their housing preferences and their knowledge about different types of housing offered in their local housing market. 55 of the interviewees lived in owner occupied single family housing or ordinary rental housing, 20 had recently moved to a rental senior housing complex and 5 had moved to a rental 'sheltered' housing complex. In addition the interviewees were selected from different geographical areas, a medium sized city, one small city, a small town and a countryside area. The results of the study showed that attachment to home and housing preferences were important for their respective actions. Their knowledge about the local housing market and the actual supply of housing suitable for older people influenced their decisions to move. Information about housing for older people such as advertisements and posters, as well as the building of new housing for this group made several of the interviewees decide to move. To some the lack of suitable or affordable housing was a reason to remain in current housing. Yet another group had not considered their housing situation at all and the question of moving or ageing in place was a non-issue.

WS15-02

Housing an ageing population – the value of information and advice for older people

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This paper analyses the value of information and advice available to older people in making decisions about their housing. It draws on an evaluation of FirstStop, a new national information and advice initiative in England for older people, their families and carers dealing with housing and care issues. The paper discusses the housing problems people often face in old age and the pressures of an ageing society on public finances, particularly in relation to housing. The government is trying to engender a shift to a culture of early preparation, prevention and self-help. The aim is to encourage older people to make changes to their housing and care arrangements before they encounter a crisis. The paper analyses the role of information and advice in aiding this agenda. The paper considers the extent to which older people can resolve their housing issues more satisfactorily and at a lower cost to the state after receiving good information and advice. However, it also discusses the problems of funding the provision of national housing-related information and advice given the need to ‘prove’ the value for money of publicly funded services in quantitative, monetary terms, when the benefits of information and advice are so difficult to monetarise.

WS15-03

Active Participants of Common Activities in Swedish Cohousing and Their Satisfaction

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Over the last half a century South Korea has been one of the most rapidly changing country, developing from an agricultural to industrial, and then to information society. Due to the pressed economic development, low fertility rate and aging population have become a major social issue. About 800 million baby boomers, born in 1955-1963, have started to retire. Housing alternatives have being sought in order to reconstruct the sense of community and meet the changing population needs. Among those alternatives, growing attention is being drawn to the cohousing. The purpose of this research was to find out what kind of common activities were available, who participated more vigorously in the activities, and if their dwelling and life satisfaction levels were high. The data were collected from 12 cohousing communities in Sweden by post mail during the autumn of 2010. The case of 216 respondents aged 40 years old and over was analyzed by SPSS. The results showed that the respondents were the most likely to participate in common meals, followed

by common coffee meetings. The variables such as age, cohousing type, living situation, health condition, duration of residence, number of rooms were significantly related to the common activity participation while gender and education were not. Cohousing residents who were 70 years old and over, living in +40 cohousing, single, quite healthy, living under 10 years or at smaller size of dwelling were more likely to participate in common activities. Participants who were more active than others were more likely to have security reasons for moving into the cohousing and be satisfied with common space, dwelling, and their life. Meanwhile they were less likely to think of moving out. This research supports that the common activity is one of the most important key idea of cohousing and that cohousing may be an appropriate housing alternative for Korean society as in many other countries like Sweden.

WS15-04

Do Motivation to Move in and Life Satisfaction of Residents Aged over 40 Differ by Cohousing Types in Sweden?

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There have been many discussions about the topic which cohousing type is more adequate for your later life. There are two different cohousing types according to residents' age group in Sweden. One is the +40 cohousing and the other is the mixed-age cohousing. In the +40 cohousing resident is supposed to be a single or couple without any cohabitant children in the house and aged over 40. However, in the mixed-age cohousing, there is no age limit of resident so that diverse families can live together in the community. This research aims to find out if there are any similarity and difference in motivation to move in and life satisfaction among residents aged over 40 by cohousing types in Sweden; between the +40 cohousing and the mixed-age cohousing. The survey was accomplished in 12 Swedish cohousing projects including 4 of the +40 cohousing and 8 of the mixed-age cohousing. Research samples are 216 respondents aged over 40 from the +40 cohousing (127, 58.8%) and the mixed-age cohousing (89, 41.2%). The data were analysed by SPSS program using frequency, mean, and t-set. The findings are as follows. In terms of motivation to move in cohousing project, most of reasons to move in are different by cohousing types. Conversely, life satisfaction are similar between the two cohousing types revealing high satisfaction scores. This result indicates that though residents aged over 40 move to cohousing projects with different reasons, most of them are satisfied at their current living in the community without remarkable differences. Cohousing type does not affect residents' life satisfaction. They assume that cohousing is an adequate living arrangement for their later life whether it is the +40 cohousing or the mixed-age cohousing.

WS15-05

Housing preferences of an ageing population: Investigation in the diversity among Dutch older adults

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This study reports the stated preferences of Dutch older adults for combinations of housing characteristics. The analysis uses standard logit models and the estimation results offer insight in the relative importance of various aspects of housing and the living environment for the Dutch older adults. The estimation results indicate that finishing, housing type, housing location and ownership are regarded as very desirable attributes by the Dutch older adults. Running separate models for different age groups results in an improvement of the log likelihood, indicating the presence of heterogeneity among Dutch older adults. The heterogeneity among older adults is further analyzed by differentiating senior citizens on their attitudes and personality traits. This results in the identification of five groups of Dutch older adults who have (more or less) the same view, motivations and attitude with respect to housing. Between these five groups the heterogeneity in housing characteristics is apparent.

WS15-06

The elderly, policy innovations and housing satisfaction

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Over the past decade there has been a growing scientific interest in elderly housing, especially due to demographic ageing. Since institutional (residential) care is rather expensive, many innovations were introduced that should bring about reduced budget costs as well as increased housing satisfaction of the elderly. This includes various forms of intermediate care, sheltered housing and especially support for the elderly living independently. There is also some evidence that enabling the elderly to live in their own home and adjusting housing policies to this aim brings significant budget savings. This includes housing repairs, reconstruction, ICT introduction and also range of social care services. However, with respect to this issue it has not been in detail researched, whether these innovations have any substantial effect on housing satisfaction of the elderly. To test this hypothesis data from EU-SILC and SHARE international surveys from six countries (Germany, Italy, Czech Republic, Poland, Austria and Slovenia) will be used. It will be tested, whether the extent of social services (and policy innovations mentioned above) provided to the elderly as well as

differences in housing systems have any impact on housing satisfaction of the elderly. Apart from this, it will be controlled for other factors (physical quality of dwelling, level of housing expenditures, accessibility of services etc.) that could influence housing satisfaction of the elderly. The results of this analysis should contribute to the discussion about housing policies for the elderly in the context of demographic ageing.

WS15-07

Good urban governance? The role of retirees in the fourth tier of governance.

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Around the world, people volunteer their time to manage the multi-unit properties they live in. These elected representatives form a fourth tier of governance, responsible for managing the homes and assets of millions of people. As populations age, increasingly proportions of these representatives are retirees. In New South Wales (NSW), Australia, one in four multi-unit owner-occupiers are retirees and many sit on the committees that manage their buildings. This paper draws on 1,424 surveys and 40 interviews with strata owners to demonstrate the challenges faced by this group in managing their buildings in NSW. The paper argues that there has been a devolution of responsibility to this fourth tier, without sufficient support and training. To realise the benefits afforded by the increasing availability of retired volunteers, increased support is essential to encourage better management of homes and assets and underpin the good governance of the world's urban areas.

WS15-08

Implications and challenges of demographic change on housing for the elderly:

Experiences from Alpine regions

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In the era of rapid demographic changes the Alpine regions are especially vulnerable to the impacts of these changes, due to their heterogeneous geography, as well as natural and cultural heritage. While demographic changes are bringing new opportunities in some fields e.g. "silver economy" in leisure/tourism, they are also carrying along new challenges – many of them in the field of housing. The population of seniors, especially in tourism orientated Alpine areas is growing as the retirees are moving out of urban areas into attractive, tourist areas to spend their late ages close to nature in an unspoiled area. The price of housing in those places is often high, given the competition between wealthy and elderly amenity migrants and locals. Newly built sheltered homes are too expensive for elderly locals, while old people's

homes have sometimes high standards and consequently high monthly service costs, since in both cases they are intended for non-local newcomers. Also design wise, the newly constructed private dwellings often suit better the needs of holiday-dwellers than the local inhabitants. The choices for the locals are further limited as the demand for rental housing often exceeds supply. The paper highlights the main present and perspective challenges in the field of housing and the elderly in Alpine regions, emphasising the need to develop new measures and suggesting alternative solutions. It builds upon the findings of the Alpine Space 2007 – 2013 Programme's project DEMOCHANGE – Demographic change in the Alps: Adaptation strategies to spatial planning and regional development, which included the analysis of regional and spatial impact of the demographic change in ten model alpine regions.

WS15-09

Alternative housing in Japan – prospects for elderly people after the March 11 earthquake

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In the last few years alternative forms of housing have emerged in Japan's cities being based on sharing parts of the living space between a number of people not (only) related by family ties. These houses are home to different generations among them older people. Although one could argue that these forms of living are not new (and by no means restricted to Japan) and extremely small in number, the emergence of these housing forms reflect a particular social development, which is characterized by the declining role of the traditional family as well as the lack of welfare provision by the state within in a situation of economic crisis and rapid demographic change. The March 11 earthquake and following tsunami seem to have created further interest in communal forms of living. While "community" and "sharing" have become fashionable lifestyle buzz words they also seem to correspond to general feeling of insecurity. Furthermore, the experience of other major earthquakes in Japan shows that especially older people are vulnerable to isolation after having lost their houses. The large number of elderly people in the region hit by the disasters is an additional reason to consider alternative housing to improve the situation older people are facing. This paper discusses the prospects of alternative housing in northern Japan based on recent concrete developments.

WS15-10

Housing conditions and satisfaction among people above 70 years old in Denmark

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This article presents the findings of a survey conducted among 1362 people more than 70 years old in Denmark. The survey was stratified with one group of respondents living in single family houses near bigger cities, one group living in rural areas and the last group living in social housing built between 1965 and 1980. The survey contained questions about their health, their housing conditions and their satisfaction with their current housing conditions. The survey also contained background variables about household income and education. Lastly the survey contained questions about what matters to the person. It appears that the housing conditions do not matter very much when compared to the value of a good health. Keywords: Elderly people, housing conditions, living conditions, satisfaction

WS15-11

Do older people's dislikes about their home and neighbourhood environments influence residential relocation intentions in later life?

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In the UK, policies which have fostered a philosophy of independent living through ageing in place have been based on the assumption that older people want to remain in their own homes for as long as possible rather than move to alternative residential settings. This is supported by their patterns of residential relocation which show that with increasing age, the probability of moving declines significantly. Studies of older people's residential decision-making using satisfaction measures also generally indicate a positive correlation between age and increasing levels of satisfaction. Theorists, notably from environmental gerontology, have explained this apparent desire to stay put, to age in place and to be satisfied with one's lot, in terms of an increasing attachment to familiar places and spaces as we age. It therefore becomes difficult to challenge the position that ageing in place in one's own home can be anything else but a "good experience" because older people are satisfied with this arrangement and as a consequence, will not feel a great desire to move elsewhere. The aim of this paper is to question this premise by examining older people's attitudes towards their home and neighbourhood environments in terms of their dislikes about, rather than their levels of satisfaction with, these environments; and in turn, to examine whether such dislikes are sufficient to lead older people to express a wish to move. We aim to contribute to critical reflection on methodological approaches which use levels of

“satisfaction” indicators to assess older people’s residential preferences, to contribute to research on motives for moving in later life; and to help inform the current policy agenda on promoting ageing in place. Using descriptive and logistic regression techniques, our paper will presents findings drawing on data from the Welsh 2004 Living in Wales Survey for the population of adults aged 50 or more living in Wales.

WS15-12

Sensing place, placing senses- methods to approach and understand frail older persons preferences and choices in relationship to home and housing

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This paper discusses the methodological challenges associated with approaching and understanding frail older persons preferences and choices related to home and housing. Home and housing for older people has often been discussed in terms of individual autonomous choices and rights. There is however recent research showing that the majority of older people who are eligible for assisted living or support in the home environment lack resources to take advantage of these choices and rights due to their health situation. It has been argued that the terminology of autonomous choices mainly refers to persons who encompass the ideology of successful ageing, associated with health, independence, autonomy and responsibility, while the large group of older persons experiencing multiple health and/or social problems and dependency, defined as frail, is to a large extent excluded from this discussion. Research has suggested that in the context of frailty preferences and choices must be regarded to emerge through older persons’ embodied everyday engagement with the places they inhabit. Research as well as practice methods traditionally applied in the context of ageing and housing do not approach such emerging and embodied expressions of preferences and choices. This paper suggests that theories and methods from geography and anthropology related to how humans engage with place through embodied actions and experiences, mediated through their senses, provides promising tools for the development of methods that manage to approach and understand frail older persons preferences and choices related to home and housing. This suggestion is elaborated upon in relationship to examples from a study of frail older persons receiving home modifications in Sweden.

WS15-13

Downsizing: Myths and Realities Concerning the Movement of Older People in the Housing Market

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In Australia, 'downsizing' has become a popular term and something of a stereotype to describe the movements of older people in the housing market. However there is little agreement as to its definition and whether it refers literally to a reduction in the size of the dwelling and/or associated land to reduce the burden of maintenance, or includes moving to reduce housing costs (downpricing) or to relocate due to changing life style and/or locational preferences amongst pre- or post-retirees. As the Australian population ages, along with much of the rest of the world, the preferences of older people will become a more important housing market driver, yet there exists little research on the downsizing behavior of older people or understanding of its implications for housing policy and the housing industry. Drawing on an international literature review, this paper explores the theoretical perspectives through which downsizing can be viewed and discusses some preliminary findings from a current Australian Housing and Urban Research Institute funded research project focussing on this phenomenon.

WS15-14

"Do the elderly move at the right time?"

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This article describes preliminary results from an ongoing study of the elderly accommodation situation in Gävle – a place situated at commuting-distance from Stockholm. The study is based on a questionnaire that is to be sent out in March to habitants in the age of 65-85 year, living in different kinds of housing. The question that is in focus is "Do the elderly move at the right time?" Do the elderly move when they, themselves, like to move, or does some kind of transaction cost exist that prohibits the elderly from moving? Transaction costs may arise in different ways – it may be financial or it may be psychological or it may be a combination of both. Questions are asked in the questionnaire that may – or may not - verify certain probable hypothesis.

WS15-15

Housing Situation of the Elderly in Austria – Status Quo and Prospects

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Like many other countries, Austria is facing severe demographic change with significant ageing of the population. This has important implications for housing markets. Currently, the majority of the Austrian housing stock is not barrier-free and in rural areas frequently without access to local amenities (e.g. pharmacies, grocery stores ...). Nevertheless, most senior citizens would prefer to remain at their home, but – often lacking viable alternatives – many elderly only face the option of moving to cost-intensive care or retirement homes. This policy puts a severe strain on public social spending, as recourse is many times not possible: The income of most elderly is often not sufficient and wealth has been frequently dissipated over time. In light of future demographic developments and current austerity measures, there is ample room for new forms of housing for ever more heterogeneous elderly people. After a review of the relevant literature, this paper provides empirical evidence for the current housing situation of elderly people using a unique analysis of the Austrian housing survey (part of the quarterly micro census). In particular, housing quality, tenure and tenure duration, available floorspace and number of rooms, housing expenditures and household size are considered. Additionally, comparisons are made to the living conditions of younger households (future senior citizens, who will have different housing needs than current senior citizens) and to the housing situation ten years ago. Furthermore, health conditions as well as the income and wealth situation (in comparison to the costs of several alternative senior-citizen housing options) are considered. Based on this analysis and taking demographic forecasts into account, conclusions for current and future housing policies will be drawn with respect to new construction and adaptation in order to meet future needs.

WS15-16

Laissez-faire or Municipal Governance. What Guides the Planning Processes of Elderly Housing?

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According to the Swedish delegation of housing for the elderly in 2008, there is a need for more and better housing for the ageing society. However, the division of responsibility for planning accessible and attractive dwellings for older people is unclear. According to the law, the municipalities are responsible for the housing supply, but there are no legal sanctions if the needs are not met. Lack of good housing affects people's living conditions and the society's costs for the elderly care. With the

aim of improving the planning processes, the project Integrated Planning for Elderly Housing, started in May 2011. The project focused on increasing cooperation within and between municipalities with the aim of knowledge and method development. Civil servants and managers working with elderly care and physical planning in five municipalities in western Sweden participated. They conducted surveys to senior citizens and investigated the accessibility of residential areas. Simultaneously, evaluative research was conducted with the use of observations, Web questionnaires and interviews with project participants and their managers. Preliminary results showed differences in the level of intra-municipal-cooperation already from the start. Moreover, the issue of housing conditions for the elderly was seen as a responsibility for the elderly care, but not for the physical planning or real estate sector. The involvement of user organizations in the planning process was limited. The ability to plan housing for the elderly seems to be affected by underpinning factors such as differences in political governance. These differences range from municipalities that let developers control the development of the built environment (*laissez-faire*) to municipalities that use municipal governance. This is manifested in the practice of land ownership, mark instructions, building permit policies, master and detailed development plans.

WS15-17

Housing as an element of welfare of the older people: Slovenia

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This paper set out to examine the trade-off between housing and old-age care in Slovenia, the relation already identified as more significant in Slovenia than in many other countries. The aim of analysis was to shed more light on this specificity of Slovenia and help understand how this trade-off between housing and old-age care is maintained on both micro and macro levels. Following the analysis of quantitative and qualitative data, which singled out some nationally specific features, a number of issues were identified and combined to find correspondence between the institutional and policy context on the one hand, and practices chosen by households on the other hand. It turned out that the trade-off between housing and old-age care can be established in terms of the underlying practices, crossing over single domain, across generations and stretching over longer periods of time, including not only equity release, but also equity building.

WS15-18

Do They Really Age in Place?: the Discharge from Japanese Private Elderly Housing for Middle-income Older Persons

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To fully age in place is to remain older persons in the facility till they die (Ball, 2004). To be inspired with this concept of ageing in place, continued surveys on the pattern of discharge from elderly housing among Denmark and Japanese several categories of elderly housing have been conducted. This time we focused on Japanese private elderly housing for middle-income older persons. The purpose of this investigation is to demonstrate the discharge pattern from Japanese private elderly housing and to consider about the possibility of Japanese ageing in place. The interview survey on 500 housings at 10 sites for three years was conducted. Results were: 1) discharge rate varies to housings with 6.6% in average 2) "death in the elderly housing" (17.4%), "relocation (41.8%)", "long-term hospitalization (24.5%)", "to other dwellings (16.3%)". High rate of "relocation" contains moving into the special unitst in same building due to dementia or lack of care. Relatively low rate of "long-term hospitalization" implies on-site social assistance. The results show immature ageing in place even in the private elderly housing, which has certain on-site assistance. To encourage complete ageing in place in Japan, more community based 24-hour care, night watch, alarm system, older persons autonomy and family relationship are required as well as new housing policy. Keywords: Ageing in place, private elderly housing, discharge, relocation, Japan

WS15-19

The role of the planning system in delivering housing choice for older people

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In the context of an ageing society, concerns have been raised that insufficient specialist housing for older people is being provided in the UK. Existing schemes in the social sector are out of date and poor quality, leading to decommissioning in some cases. New provision is restricted because of a shortage of public funding, and local authorities are increasingly looking to the planning system to deliver additional capacity. In the private sector, developers complain that specialist housing is more expensive to develop than general needs housing and in areas of high housing pressure, schemes such as retirement villages are not viable. In particular, viability is affected by the need for private developers to make contributions towards education, traffic management and affordable housing under section 106 of the Town and Country Planning Act 1990. This paper draws on some recent research into the role

of the planning system in delivering specialist older people's housing to explore the barriers to increased delivery and make recommendations for change.

WS15-20

The Characteristics of the Aged Person who Prefer to live in Fee Charging Retirement Housing in Korea

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Many expect that Korea becomes one the most aged countries in the near future. Because it is likely that fee charging retirement homes will be the major housing choice for aged people in Korea while some aged people still prefer to live in their own houses with their offspring due to Confucian culture, private developers and local governments plan to develop more fee charging retirement homes to earn economic profits and to induce the growth of local population. Although it is necessary for the developers and local governments to know the characteristics of aged people who prefer to live in that housing type to attract future customers and to develop the most wanted one, the information about the characteristics of the aged people is rare in Korea. To shorten this information gap, in this study we investigated the relationship between socio-demographic and lifestyle characteristics of Korean aged people and their preferences about fee charging retirement housing using binary logit model. The results of our research would provide valuable information to developers and local governments in Korea when they need to decide which population segments should be the focus of their attraction activities and which types of fee charging retirement homes should be built to make them more attractive.

WS15-21

Choices in scale, guided by quality or legislation? The influence of institutional factors on choices for assisted living facilities.

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Since the eighties, residents of care homes in the Netherlands have been housed in assisted living facilities (ALFs) in order to age in place and live with better social quality of housing. After the latest research on ALFs dates from 2005, they house an evidently greater group mix and there scale and social quality of housing has not yet been explored. Initiators decide on experience and intuition or guided by policy and exploitation because of this lack in knowledge. This leads to the following central question: Are choices in scale for assisted living facilities based on quality factors, like

group mix and facility level, or guided by the institutional influences of legalisation and financing? In order to answer this question a literature review was made of the concepts of scale, group mix, facility level, and social quality of housing. The main part of the research consists studies: a desk research of 265 projects and, performed in a later phase, a multiple case study, pointed at the social quality of housing in 24 projects. Significant relations were found between scale, group mix and facility level, partly in line with presuppositions on quality driven decisions, partly inexplicable. Comparing these incongruities with the major changes in legislation and financing in the period examined, plausible relations were found. In the casestudy 181 inhabitants of the 24 projects were interviewed regarding their perception of the social quality of housing. Concerning policy on social quality of housing, 36 decision makers were interviewed on their considerations. The results of both the desk research and the multiple casestudy leads to the conclusion that decisions for ALFs are based more on institutional factors and less strictly on quality choices than is avowed. Deducing what impacts these decisions have had on the social quality of housing will be a first step in more conscious choices for quality.

WS15-22

Cementing Citizenship: An Exposé of the Interconnections between Disability, Housing and Citizenship in Norway and Scotland.

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With aging populations across Europe, there is a growing need to ensure equality for all. This paper historically locates disability in Norway and Scotland. It outlines the ways in which value systems and cultures shape what housing gets built, where and for whom. Enshrined in this journey is the role of the state: its relationship with individual disabled service-users, disability related organisations and the disability movement. Thus by the conclusion the paper aims to deepen understanding of and stimulate discussion around the interwoven threads of housing, disability and citizenship which compose a tapestry of society and of social life.

WS15-23

The life of local elderly communities in the rural areas of Valencia seen trough their lives at home

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This study is about the life of elderly and the local community in the villages of Valencia. Nowadays many habitants remove the village and start to live the big city. This village also like the others villages it is an aging. In this research I try to clarify

how the habitants live in the village and maintain their communities. I focus some furniture and ornaments in the house. Because it is possible to know how the habitants use the space. For example the ceramic is traditional used as the ornament in Spain. I found the ceramics in the entrance hall and living room, star hall. The fire place is also ornament with ceramic. The habitants used fire place as a kitchen before and they invite the other habitants in front of fire place. It is possible to say that fire place is symbol of the family. Thus, this place is not only for the habitants but also for the customer. The fire place is the space for the communication. Besides, there are a lot of chairs in the house. They place them in the entrance hall and living room, kitchen, bed room, bath room and so on. They place chair in every space. It has many way of using. It is not only for sitting but also use as a stand. They put on their clothes or bags. This is why they put it in the bed room and bath room. There are many chairs in the living room. It is possible to understand the habitants and the customers use them. I focus the chair where place in the entrance hall. I think they used it when the habitants stand chatting with neither board. I think this chair is not for the special thing such as the distance relative visit their house. It use in their daily life with their friend in the village. This space works as the communication space with the habitants. In this way it is possible to understand how the habitants live in the village from the stuff where they are placed. Thus, the purpose of this study clarifies the elderly life and local community from the domestic stuffs in the house.

WS15-24

Buying a first home for the only adult children: a family affair in urban China

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Housing and family life in modern China is embedded in a series of profound societal changes over the past few decades, notably market transformation with housing privatization reform at the forefront, the persistence of one-child policy, and rapid aging population with underdeveloped social security. It is further complicated by recent inflow of global capital to the local housing market. This paper focuses on the substantial involvement of middle-aged parents when buying the first flat for their only adult children in the cities and examines strategies the parents use in housing consumption. The paper draws on empirical data from in-depth interview with 10 pairs of parents and adult children in the city of Guangzhou in 2010/2011. The research provides a thick account of family life in housing consumption between two generations against a particular uncertain backcloth.

WS-16 Minority Ethnic Groups and Housing

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WS16-01

Differences in the Housing Situation of Ethnic Minorities in the Four Nordic Countries explained by differences in Housing Policies

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Despite their common background as welfare states the four Nordic countries Denmark, Finland, Norway and Sweden have very different housing policies. At the same time there are substantial differences between the housing situation of immigrants in the countries. The housing outcomes of immigrants are measured by ethnic segmentation of the housing markets and by degree of overcrowding among immigrants compared to the whole population. In the paper differences in these outcomes are explained by differences in housing policies. Important explanations for why immigrants perform worse on the housing market in some countries are shortage of rental housing, which increase the room for discrimination and forces immigrants into overcrowded owner-occupied housing, and rent and price control that make room for discrimination and reduce immigrants' access to especially private renting. Housing policy initiatives, which improve immigrants' housing options are strong needs test for social/public housing and special subsidies for families with lower incomes to get access to homeownership. Of importance is also the kind of housing that has been available in urban areas where immigrants have been concentrated.

WS16-02

What makes immigrants leave multi-ethnic neighbourhoods? A longitudinal study of the housing careers of immigrants in Denmark

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In many western countries, immigrants are found in a disadvantaged position in the housing market compared to natives. Due to a lack of available longitudinal panel data, previous studies have primarily been based on cross-sectional or cohort data which limits the possibility of describing the processes that leads to the disadvantaged position of immigrants. The Danish population registers offers a unique possibility in this regard since they contain substantial longitudinal data for the total population

from 1985 and onwards. Based on Danish register data, this paper will analyse housing situations of immigrants in a dynamic perspective by focusing on their housing careers, i.e. the sequence of dwellings that the individual occupies during its life course. More specifically, the focus will be on analysing the housing careers of different immigrant groups living in immigrant dense urban areas and the link with family and work careers in order to identify the events and factors that instigate a move away from immigrant dense areas or shortens the stay in these areas. Immigrant groups from different regions of the world and Danes will be compared. Understanding what triggers a move is essential since moving often goes hand in hand with an improvement of housing situation. Theoretically, the paper will lean on the life course framework. Consequently, the life course will not be presumed to follow a predefined set of stages. Instead, it will be the aim of the paper to describe the interlinked careers of work, family and housing and the variations and similarities between groups and between immigrants and Danes. The paper is based on a PhD that is part of the large Nordic research project NODES (Nordic welfare states and the dynamics and effects of ethnic residential segregation).

WS16-03

Determinants of Immigrants' Housing Careers. Comparison of Immigrants' Moves into Homeownership in Three Nordic Countries

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Homeownership has often been presented as an important indicator of integration or assimilation of immigrants, even more important than labour market participation or income. Studies show a difference between immigrants and natives in the rate of homeownership, also when background factors such as income and family situation are controlled for. Most of the studies on immigration and homeownership stem from the United States, however, and only a few studies can be found from Europe. Another limitation of most studies is that they are based on cross-sectional data.

This paper differs from earlier studies in two aspects. Firstly, it is based on longitudinal register-based datasets, which allow us to follow the housing career of each person over time and examine the connections between life-course events and moving to homeownership. Secondly, we have comparative data from three Nordic countries: Denmark, Finland and Sweden. These countries are in many ways very comparable, but they have different immigration histories and to some extent also different housing markets and policies and urban structures. Comparative analyses

from the three countries permit an assessment of the importance of these kinds of differences.

We look at entry to homeownership in the capital regions of the three countries. We apply descriptive survival analysis methods to compare the native-born and different foreign-born groups in the duration until entering homeownership after people are first observed as 25-34-year-olds in these regions. The follow-ups start between 1991 and 2000 and last a maximum of 10 years. We run discrete-time survival analysis models to look at how the differences in the entry to homeownership can be explained by indicators referring especially to the work and family careers. Finally we discuss how the differences in the results between the three cities can be explained by differences in immigration histories, housing policies and markets.

WS16-04

The Mainstream Population and its “Ethnic” Contacts. Multicultural Encounters in The Finnish Suburb Halinen.

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This paper analyzes the contacts that persons representing the so called mainstream population - the ethnic majority - have with people with an ethnic minority background and/or immigrant status. In what kind of encounters do representatives of these two groups come in contact with one another? How do the interviewees (of the ethnic majority) relate and react to these contacts? And how these reactions affect their neighbourhood attitudes and experiences? My research discusses the ways how people experience, define and value contacts with people representing ethnic minorities. The methods employed in this study are ethnographic in nature: I'm using thematic interview and participative observation to gather my research material. All my interviewees reside in a multicultural suburb located in the southern Finland, in the city of Turku. The main concepts in this paper are the following: encounter(s), dissociation and association. I believe that encounters, being usually relatively temporary and often coincidental, most strikingly illustrate the character of many present-day neighbourhood relationships - even more so when the neighbours in question represent different ethnic groups. The other two concepts, dissociation and association deal with ways that people separate and identify themselves in relation to others: most importantly, to other ethnic groups. Recent research (e.g. van Eijk 2011) shows us that dissociation happens both in ethnically homogeneous and in heterogeneous areas. However, I do believe that the mechanisms behind this phenomenon are different in a multi-ethnic and in a homogeneous residential area. It

seems that intergroup contacts have a certain duality in them: some interviewees dissociate themselves from other ethnic groups rather strongly while others don't identify themselves through ethnicity but by some other attribute like neighbourliness. Keywords: Neighbourhood, ethnicity, encounters, ethnography

WS16-05

Beyond Neighbourhood Effects: A Spotlight on Turkish-German Higher Education Students from Germany

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Much research has been done on Turkish immigrants and their children in a number of European countries where their numbers are significant, either from a national perspective or for comparative reasons. There are no studies, however, focusing on them while they are temporarily in Turkey, where they make a self-assessment of their own position in between two countries. This paper focuses on Turkish-German Erasmus students at Istanbul Technical University and attempts to understand factors determining their inter-ethnic friendship choices, in particular with ethnic Germans. The study on which the paper is based uses qualitative research methodology, and analyses the qualitative data obtained from face to face in-depth interviews with 23 students, including two ethnic Germans who serve as controls. The study also uses qualitative data obtained from seven Turkish-German higher education students who did not choose to come to Turkey as Erasmus students but stayed in Cologne, again to serve as controls, and to reach a better understanding of the research questions addressed. The Cologne part of the study is also based on face to face interviews carried out by the author. The study reveals different paths followed by second or third generation Turkish-Germans to reach higher education possibilities in Germany, and shows that they do not form a homogenous group. The findings do not exclude the well documented role of neighbourhoods on minority ethnic groups from the standpoint of opportunities for inter-ethnic contact, but suggests that there are other strong factors at work such as social milieus beyond the neighbourhood, the attitudes of families and the respondents' individual experiences with ethnic Germans. The study also highlights gender differences as important to better understand the group in question.

WS16-06

Racial harassment in social housing in a multi-ethnic city: the case for moving beyond action against individual perpetrators of racial harassment

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Progress in dealing with racial harassment and violence, including among social landlords, has been limited. Situating racial harassment within the current context of hate crime, this paper synthesises insights from studies into community cohesion, the sociology of racist victimization and criminology research, and extensive qualitative research carried out in Glasgow. Issues examined include i) the relationship between fear of racial harassment and locational choices ii) varying perceptions of the significance of racial harassment between housing organisations and ethnic minority individuals iii) the role of allocation policies iv) risk assessment and coping strategies v) the relationship between racial harassment and a wider culture of violence. We argue that while there is scope for more effective implementation of existing policies, the deep-seated nature of the problem demands a shift in emphasis from an events-oriented approach which targets individual perpetrators towards longer-term community-based interventions.

WS16-07

Strategies and Networks in the Stockholm Labour Market Among Young People with Parents Born in Turkey

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In this paper we present results from a survey that has been launched within the framework of a research project on labour market integration of second-generation immigrants. The selected group is composed of individuals living in the Stockholm metropolitan area in ages 26–29. One stratum of individuals born in Sweden with parents born in Turkey and one stratum with parents born in Sweden were selected for the study. The group with parents born in Sweden is sampled so that they have the same residential distribution in neighbourhoods as the group with parents born in Turkey. From the survey we can conclude that the group with origin from Turkey (Stratum T) used informal channels to get information of their current/recent job more often compared to the group with origin from Sweden (Stratum S), Stratum T also used strong ties, neighbour and self-employed more often than Stratum S. Logit models were used to analyse differences between respondents with different ethnic backgrounds. The first important conclusion that can be made is that there is large heterogeneity between ethnic groups. Those with Turkish ethnic background use

more informal channels and less formal channels of information to get the job. Those with Assyrian/Syriac background more often obtained their job direct from employer, from strong ties and from ethnic ties. These differences remained significant also after controlling for level of education. However, we found no differences in the use of different strategies from living in a residential area with higher concentration of inhabitants born in Turkey.

WS16-08

Travel-to-school distances in Sweden 2000-2006: Changing school geography with equality implications

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Since changes in the Swedish school system including school change, there has been a debate concerning where students live and go to school and possible implications of this on student educational achievement and educational equality, as well as on students' daily lives. Concerning changes in the school system, travel distances to school have so far been less studied in the Swedish context. In this paper we analyse the changes in distance to school for 15-year-olds, from 2000 to 2006, in order to identify who, and in which residential area, is travelling shorter/longer distances, and thus performing a school choice. The focus is not on effects on achievement, nor school composition, but instead on the difference in ability/possibility of using school choice as measured by distance. School choice may be a matter of preference for certain schools, but importantly, it might also be a matter of time and space restrictions for families with fewer resources; that is, with less spatial capital and a limited opportunity structure. Results show that travel to school distances have increased since the year 2000. Foreign-born students are travelling shorter distances, except for those with highly educated parents. Shorter distances are also travelled by students from families with social assistance and for visible minorities in areas where such minorities exist. Apart from estimating the effect of individual characteristics we also look at how travel-to-school distances are affected by the local context. This is done based, first, on social and ethnic characteristics of the local context in the form of 5 x 5 kilometers squares and, second, based on contextual variables for ego-centric individualised neighbourhoods. The latter values are obtained using Equipop software.

WS16-09

Housing disadvantage and ethnicity: widening the scope of comparative work to increase understanding of specific vulnerabilities

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Many studies have showed that minority ethnic communities are over-represented in overcrowded and poor quality housing and experience greater vulnerability to homelessness. However, comparative work into different groups has been limited, reducing the potential for insights into the contribution of ethnicity and aspects closely associated with it. Using a social constructionist framework and drawing on a systematically conducted literature review, we use a comparative approach to elucidate the common and specific vulnerabilities of minority ethnic communities to four aspects of housing disadvantage: overcrowding, poor living conditions, fear of racial harassment and homelessness. We disentangle four key aspects of identity, namely ethnicity, recent migrant status due to economic migration, refugee status and belonging to a travelling community. We argue that this approach provides a deeper understanding of specific vulnerabilities to housing disadvantage than one which is solely focused on broadly conceived ethnicity, and a more informed basis for generating theory and evidence-based policy.

WS16-10

The spatial distribution of immigrants' residential patterns in Nicosia: a study of the relationship between urban morphology and social deprivation.

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Cities by their nature bring together heterogeneous people and activities. Recent population movements frequently result in an intense flow of people and cultures in cities and the creation of large ethnic clusters in urban space. Such clusters have many times been viewed as the main reason for the creation of a number of problems in the cities. Residential ethnic concentrations in particular, have been looked at with suspicion and have been usually associated with a lack of social integration. Although there is no agreement in academic disciplines on the degree to which spatial characteristics of a residential neighbourhood influence socially the inhabitants, spatial distance between residences of different groups has been frequently equated to social segregation and has led to a negative perception of ethnic concentrations. Neighbourhood mixing policies have instead been suggested, as the way to overcome the increasing fragmentation in the city, integrate houses of ethnically and socially different families and potentially lead to a more inclusive society. Such approaches

however, have also been widely contested by a number of scholars. Peach notes that the notion of “segregation is bad, integration is good” and vice versa, is a simplistic view of the city. The fact that in many cities immigrants and minorities choose to live in localized clusters, yet at the same time maintain a variety of social ties outside of their immediate neighbourhood, is growing in recognition (Vaughan 2005). Sharing the views of relevant research studies, that social segregation is inherently a spatial problem, this study attempts to explore socio -spatial consequences of ethnic concentrations through a detailed mapping of socioeconomic and spatial data in Nicosia, a city historically inhabited by a number of transient ethnic groups. The subject of the relationship between social exclusion and spatial segregation lies at the heart of this paper.

WS-18: The Users' View of the Quality of the Residential Environment

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WS18-01

Urban Revitalization and Gentrification: From Affordance to Cultural Resilience. A Phenomenological Inquiry

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In this paper, we propose to explore the impacts of revitalization projects on urban resilience using Gibson's concept of affordance and Van den Berg's concept of prestige-resilience, beginning with the assumption that actors involved in urban revitalization purposely seduce specific groups of users, with the goal of ensuring the success of the revitalization objectives. By modifying the affordance of spaces, revitalization projects participate in the social and cultural homogenization of users, influencing the perception of the quality of the living environment. This may eventually contribute to the regeneration of neighbourhoods. In this project, we intend to study the capacity of a traditional population, living in a newly revitalized cultural district, to cope with the social and physical transformations of their living environment. In arguing the importance of better understanding individual experiences of urban revitalization by traditional residents, we will explore the potential contribution of a phenomenological approach in addressing the impact of the modification of the affordance of space and prestige-resilience.

WS18-02

The Significance of Gentrification and DIY in the Making of Housing Qualities - Empirical Evidence from Auckland, New Zealand

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Auckland's inner city suburbs have undergone significant changes in the last few decades through gentrification. The predominating housing types of Victorian and Edwardian Villas were transformed to homes which now offer different from their predecessors. Housing qualities are created by occupants themselves as homes were transformed to meet today's housing expectations and occupants' needs. The making of housing qualities is favoured by New Zealand's long tradition of DIY (do it yourself) home improvement which is centrally embedded in New Zealand's housing culture. This tradition is supported by a large 'home improvement' industry that

supports renovators with all necessary tools and information on how to ‘do-up’ their homes. In fact, little research is available about renovating behaviours and the creation of housing qualities through residents themselves.

This paper links gentrification in Grey Lynn, Auckland, with the DIY culture in New Zealand. Empirical findings from sixteen in-depth interviews with owner occupants in Grey Lynn portray the significance of DIY activities in relation to the creation of ‘home’. Further, the paper discusses emerging housing qualities, how they shape and mediate perceptions with respect to repair and in turn contribute to qualities of belonging.

WS18-03

Towards a Theory for Inquiries into Insiders’ Views of Housing Qualities

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Rapid urbanisation and population growth worldwide have led to a growing demand for good quality urban residential environments. In order to fulfil this goal it is necessary that urban policy and practice address all components of housing quality. The concept of ‘housing quality’ is complex and elusive and therefore difficult to define. The majority of residential quality concepts are of a ‘top-down’ nature that determines quality at the legislative level. Notions of housing qualities are also considered in urban design processes and their implementation when conforming to standards. These ‘top-down’ approaches of housing quality concepts dominate the literature and are commonly of a quantitative nature. These concepts often dismiss to incorporate occupants’ views and experiences into the planning process and hence to give voice to users. Residents themselves are housing ‘insiders’ who can offer valuable insights to policy and planning. There is scant research available that suggest theoretical foundations for the inquiry into housing qualities from such a ‘bottom-up’ approach.

This paper centres on relevant concepts and indicators that could be taken into consideration for a conceptualisation of housing qualities through the experiences of insiders. In particular, the ‘home’ is placed central as residents create housing qualities through material and social constructions. Moreover, the paper argues that qualitative approaches to housing qualities are a key determinant in order to gain ‘insider’ views. Thus a ‘phenomenology of housing qualities’ is developed that can offer a theoretical approach for the investigation of housing qualities from a ‘bottom-up’ perspective. The paper concludes that meanings of housing qualities are context specific and thus the ‘bottom-up’ inquiry into insiders’ experiences need to be seen in relation its spatial locale.

WS18-04

Housing quality from a preference perspective

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The quality of dwellings and their environment is often described, analyzed and evaluated in terms of the physical aspects of these settings and their technical and functional components. The more recent focus on the sustainability of dwellings is often framed in terms of physical aspects of the built environment in relation to, for instance, ecological factors or health aspects. Residential quality may also be considered from an architectural point of view where the focus is on aspects and principles of design and aesthetics. The quality of dwellings and residential environments has also been investigated from the perspective of the residents who live in these settings. Mostly this has been done in the form of housing satisfaction and ex-post evaluations of the quality of houses and residential environments. However, the quality of dwellings and their environment may also be studied from the perspective of preferences. Stated dwelling preferences, for instance, can be considered as representing the desired quality of the dwellings that residents want. It follows that the study of these preferences can be considered as the ex-ante evaluation of dwelling quality. Since dwellings and residential environments are used and experienced rather than merely looked at, this implies that people have motives for wanting to be in a certain settings and for not-wanting to be in others. Consequently, peoples motives and intentions play a role in the understanding of the quality of dwellings and their environment and must thus be taken into account when studying housing quality. In this paper a framework for the purposive evaluation of dwellings and their environment from a preference perspective will be presented. The resident's quality profile and the associated motives profile play a central role in this framework. The framework will be applied to the evaluation of housing quality in the Netherlands using data from a housing consumer survey.

WS18-05

Attitudes and experiences of user involvement in early stages of residential projects.

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One factor influencing quality development in the building industry is the ability of users, such as residents, to identify and express their requirements for the product, i.e., the residential building. Drawing on a study of the development of user involvement in designing, producing, and managing building projects, this paper focuses on user participation in the front-end activities of residential projects. To map

current perceptions and approaches, building industry actors met in four focus groups. Group participants were asked to reflect on the definition of user, how communication is handled, how information from users is used, and challenges and opportunities in involving the user. Regardless of level of experience, participants agreed on the importance and potential of user involvement and on the need for specific methods to acquire useful outputs.

WS18-06

Perceived neighborhood safety: An fMRI study of its neural correlates

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Perceived safety is frequently identified as the most important characteristic influencing the user's view of the quality of a residential neighborhood. This paper examines results from a functional magnetic resonance imaging (fMRI) study of brain activations associated with varying levels of perceived neighborhood safety. Subjects rate a series of neighborhood photographs as to their perceived level of safety were they required to wait in the area for an extended time holding a large sum of currency. The photographs are systematically altered to include or exclude surveillance cameras, public art, and graffiti. Behavioral results show the strongest increase in self-reported safety comes from the presence of public art, and the strongest decrease from graffiti. Data analysis of neuroimaging results identifying significantly associated brain activations is currently in progress and will be presented in the full paper, along with a discussion of the value of this type of neuroscience research for related questions in the working group.

WS18-07

The impact of housing quality, preference and experience on residential satisfaction

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Residential satisfaction is an important topic in the domain of housing. Residential satisfaction refers to the individuals' appraisal of the conditions of their residential environment, in relation to their needs, expectations and achievements. The current study explores residents' satisfaction with their dwelling. Respondents were asked to indicate their satisfaction on a scale ranging from 1 (very dissatisfied) to 10 (very satisfied). The preliminary results show that, in general, the respondents (n = 1390) are quite satisfied with their dwelling (mean satisfaction = 8.21). With the use of

regression analyses, the impact of housing quality on the satisfaction scores will be determined. This concerns aspects such as location, type of dwelling, and number of rooms. In the regression analyses, a correction will be performed for the impact of socio-demographic characteristics (age, income, household type and number of persons in the household). The analyses will show which quality aspects of the dwelling and the residential environment have the most impact on residential satisfaction. However, it is well-known that subjective levels of environmental quality are better able to predict residential satisfaction than objective levels. This is because housing preferences are diverse; not everyone is satisfied with a large detached dwelling in a rural residential environment. Therefore, this study will also explore other determinants of residential satisfaction, such as experience and preference.

WS18-08

Residential Quality as a Determinant of Overall Quality of Life

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Quality of Life (QoL) is a multidimensional concept and it covers different domains those shape the experience of life. Residential environment is expected to have a crucial effect on overall QoL of citizens, since it is one of the primary scenes of the life experience. This study aims to measure the effect of different aspects of residential quality in shaping the overall quality of life. In the study, the aspects of residential quality are formulated in the neighbourhood level and through a framework consisting of the essential characteristics of the residential environment. Within this framework, urban green areas, social relations and public health domains in the neighbourhood environment are considered with a specific focus. The study which is based on a research held in Ýstanbul's residential areas concludes that, among the residential quality aspects, green areas and their characteristics influencing personal health contribute to overall QoL of citizens particularly within this methodological framework.

WS18-09

Valuing the Community Park: Reframing the Importance of Neighbourhood Green Space

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Urban parks are seen as a key part of the residential environment. However, in the UK context, in a time of fiscal cuts, emphasis has been placed on community involvement in the maintenance of these spaces and it has become ever more important to understand the value of these publicly-provided resources for individuals. While widely considered positive assets, studies of these arenas frequently

tie discussions of their importance to aspects of their use, with emphasis commonly placed on the benefits derived from recreation in these spaces. Users are not however the only group to derive value from local green space. This paper emphasises the need to consider the importance that local parks retain outside of their use. Furthermore, by drawing on the notion of social value and connecting this to literature on 'place', it emphasises the need to situate any consideration of importance in the context of individuals' experiences.

WS18-11

User perspectives in low energy housing

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During the past few years, an enormous amount of research has been undertaken on the design and use of the home in relation to energy consumption, especially in relation to low energy homes. The aim of this paper is partly to call for more qualitative, in-depth research in this field and, in addition, for a more explicit and conscious consideration of the methodologies of user research in housing and the built environment, including in this context, those approaches that are based on or influenced by phenomenology. In pursuit of these aims three separate studies are discussed to illustrate the main approaches. The first example is a national survey of house condition, an example that served to reveal the significance of the subjective perspective of users in determining investment decisions. The second provides a rare example of a study which is rooted in the tradition of phenomenology and therefore entailed detailed qualitative exploration of the relationship between occupant and dwelling. The third represents a more conventional approach to the study of this relationship, taking a more positivistic approach allied to the tradition of environmental psychology. It is acknowledged that different approaches have different strengths and weaknesses and the demands of methodological pluralism require that these be mixed together. However, a full understanding is only likely to arise if priority is given to qualitative understandings, at the very least as a framing device for subsequent quantitative studies.

WS-19: Residential Context of Health

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WS19-01

Is Green Housing Healthy Housing? A Question for Seniors

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With green building standards increasingly embedded in residential construction, the need to assess their impact on indoor environmental quality (IEQ) and human health becomes more critical “to ensure that green housing and healthy housing are in fact synonymous” (USDHUD, 2009, p. 8). There is little research to date that has systematically examined this, and none has focused on low-income seniors. Sponsored by a grant from the U.S. Department of Housing and Urban Development, this research incorporates a multidisciplinary team effort and perspective, involving social ecologist and housing researcher, nursing faculty, architect, energy specialist and environmental engineers, healthcare economist, and visual communication professional. The paper describes the research design and methodology of a quasi-experimental study spanning 36 months (and three data collection panels), examining the health and IEQ outcomes and healthcare benefits/costs of a green housing renovation for seniors in Phoenix, Arizona. Since data collection is ongoing, no statistical findings are presented. Lessons learned to date regarding the intervention and methodological process are discussed. Keywords: Green Housing; Elderly; Aging; Health; Sustainable

WS19-02

Slippers and Stickers: A longitudinal approach to understanding housing affordability stress

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This paper examines the measurement of Housing Affordability Stress (HAS) over time. We suggest that the most commonly applied measure (the 30/40 approach) is flawed as it fails to capture the substantial movement that many individuals make into and out of poor affordability over time. We suggest that by looking beyond the point in time HAS measure, we find two very different groups affected by HAS - those who may slip in and out for short periods (Slippers), and those who spend extended periods of time in HAS (Stickers). These different groups also necessarily

have differing assistance and intervention requirements. We examine their characteristics and highlight the defining features of these two cohorts. Our paper concludes with a reflection on what this improved approach to conceptualising HAS might mean for future research and policy.

WS19-03

A qualitative analysis of social housing applicants in Hamilton, Canada

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The present paper is a Master's thesis in progress. There are two main objectives of my paper. First is to understand the experiences of applicants on social housing waiting lists. Second, is to demonstrate the feasibility of a qualitative study design carried out in support of a larger study. This paper will draw mainly on data from in-depth qualitative interviews and some quantitative data from social housing applicants. The decision to use qualitative methods is supported by previous researchers stating that there is a need for these methods to develop a better understanding of the pathways linking housing and health. Socio-economic factors embedded in everyday life are accepted as important social determinants of health, especially for people with low-income. The socio-economic factors of housing (i.e., affordability, location, quality and security) are relevant to the study of health inequalities and the social determinants of health. Recent reviews of the literature on housing and population health point to an absence of credible studies on the socio-economic dimensions of housing and health. The findings of this paper will provide important information on a small random sample of social housing applicants on the wait-list. It will present powerful and informative qualitative data about the main challenges faced by applicants. The findings will also provide descriptive information about the mental and general health status, socio-economic status, neighbourhood and housing conditions of wait-listed social housing applicants. The use of qualitative methods can yield new and exciting understandings of an issue. Qualitative methods will help me understand the experiences of social housing applicants.

WS19-04

Effects of Urban Street Vegetation on Judgments of Restoration Likelihood and Preference

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The present study considered the effects of trees, grass, and flower beds on ratings of restoration likelihood and preference for urban residential streetscapes. We used digital-imaging techniques to vary these natural elements in images of streetscapes with different architectural attributes. Using a web-based procedure, 103 images were rated by independent groups of adults (N = 188) on either restoration likelihood, preference, being away, or fascination. Group mean scores on the psychological variables were calculated for each image, and the images were used as units of analysis in regression analyses. Ratings of restoration likelihood increased with increase in the number of street trees and the presence of flower beds. These effects were apparently mediated by perceptions of being away and fascination. The positive effects of vegetation on restoration likelihood ratings did not vary with architectural attributes of the buildings. The results can support the design of more sustainable urban residential environments.

WS19-06

To what extent may local crime, perceived crime and a sense of personal insecurity be barriers to neighbourhood walking?

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Sense of personal safety may influence the likelihood of individuals doing physical activity outside the home (walking, above all). Real and perceived levels of crime in a neighbourhood may help fashion residents' sense of security. We analyze cross-sectional data obtained in 2008 from approximately 4000 adults, living in 30 deprived neighbourhoods in Glasgow, UK. The data address residents' perceptions of the seriousness of a set of 11 anti-social behaviours, trust in their neighbours (informal control and honesty), the quality of policing in the area, and their feelings of safety walking alone in the neighbourhood at night. The survey data are linked to aggregated data about local reported crime rates (total, personal and property crimes) for the period 2003-2008. We develop a multilevel model that attempts to determine the associations of these aspects of real and perceived crime and residents' sense of personal security, with the frequency of walking in the local neighbourhood that women and men of different ages customarily undertake, considering the causal pathways that are potentially involved. The implications for urban regeneration

programmes that might be carried out in such deprived neighbourhoods with the aim of directly or indirectly removing the barriers to participation in neighbourhood walking are considered in the light of our results.

WS19-07

Associations between housing quality and social factors, and types of residence and residential area

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An aim of this study was to examine housing quality and health by residence type (i.e. houses / apartments) and area (i.e. city centers / suburban areas / sparsely populated areas or country sides). Another aim was to assess how residence type, area, and social factors (including gender, age, marital status, education and occupation) affect housing quality and health. Housing and health factors studied included satisfaction to dwelling, drinking water quality, noise disturbance caused by neighbors, and moisture and mold damage observations on indoor surfaces. Housing tenure was used as indicator of socioeconomic position, which is commonly in health research. Questionnaire data from a random sample of 1308 Finnish households were used. Cross tabulating and logistic regression were used in analyzing the data. For level of statistical significance we chose $p < 0.05$. Housing quality and health was reported significantly better in houses and sparsely populated areas than in apartments, city centers and suburban areas. Based on logistic regression analyses there were associations between housing and health related factors and social factors. In conclusion, residence type and tenure and different are important parameters affecting various housing and health factors.

WS-20: Land Markets and Housing Policy

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WS20-01

Land for Housing in fast growing urban areas: market-led versus government-led policies

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This paper present and discuss models of land supply. Evidences of ongoing policies are gathered from the largest cities in Norway and examples from the other Scandinavian countries. In Norway the role of the public has more or less been limited to regulate the land transactions. But in fast growing city regions the local authorities have rendered it necessary to expand their role. With little funding and without use of forced means they have found ways to influence market based land supply. In the other Scandinavian countries public land ownership is more frequent. Inspired by the work of Webster and Lai (2003) the paper discusses the transaction cost related to the supply land for housing, and hence for where new houses are build and at what costs. It shows that the public might have strong influence on the supply rate and the location of available lands with relatively small means, if their efforts are targeted.

WS20-02

Beyond the reaches of prudent legislation. Effectiveness of government intervention on land and housing markets

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Under conditions of high local autonomy, the effectiveness of higher level government efforts to prop up housing and land markets is greatly dependent on the ability of local governments to interpret the legislation, and creatively adapt it to the social, economic, and political realities of their respective jurisdictions. This paper focuses on the example of Michigan, a state that sought to support its land and housing markets by reforming the system of disposition of tax foreclosed properties. Public Act 123, introduced in 1999, streamlined the process from delinquency to clear marketable title, and introduced an auction to return property to the market rapidly. The law has been implemented throughout the 2000s. Its effects and the perception of its effectiveness however, have been very different depending on the capacity of county governments to find solutions within the framework of the law, that suited their specific situations. *This paper is based on research conducted as a

Master of Urban and Regional Planning student, at the University of Michigan, during September 2010 - May 2011, part of the capstone group project “Revenue to Reuse: Managing Tax Reverted Properties in Detroit”, under the supervision of Prof. Margaret Dewar and Eric Deuweke. The views presented belong to the author.

WS20-03

Households’ willingness to pay for attractive green areas

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This paper discusses households’ willingness to pay for a marginal change in the presence of national attractive green areas within their living environments. Attractive green area presence in the living environment is measured by a distance-weighted size index regarding all attractive green areas within 2.5 kilometers from property. Dutch housing data are used, providing 65,268 observations that describe properties’ values, characteristics and the disposable income level of households. Hedonic models are used to estimate the households’ willingness to pay for attractive green areas. Results indicate that households value national attractive green areas over regular green areas. On average households in a higher income class are implicitly willing to pay more for a marginal increase in the distance-weighted size of attractive green area in their living environments, compared to households in a lower income class. The findings reported in this study will be useful to spatial planning. Keywords: property value, attractive green area, hedonic model, distance-weighted size index

WS20-04

The Underpinnings of Inclusionary Housing in California: Current Practice and Emerging Market and Legal Challenges

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Since the mid-1970s, California has been the epicenter of Inclusionary Housing (IH) adoption and implementation in the the United States. IH, also known as Inclusionary Zoning, in the American context is typically codified in the municipal or county codes of local governments and mandates that private developers of market-rate housing include below-market rate homes in their new developments. Most programs also offer developers compliance alternatives, such as the option of building the units off-site, partnering with a nonprofit or public developer, dedicating land in lieu of building, or making a monetary payment into a local housing trust fund. Today, about 145 of the state's cities and counties - approximately one-quarter of all local governments - have IH ordinances or policies. However, two recent court opinions call into question the legality of these programs. In the first case, Palmer v.

City of Los Angeles, the court opined that the City had violated the state's rent control law which prohibits localities from dictating rent levels in new multifamily rental housing. In the second case, Building Industry Association v. City of Patterson, the court found that the city had established insufficient economic and social nexus between the development of new market-rate homes and the amount of the fee imposed on a developer in lieu of producing below-market-rate homes. Both cases, until resolved in other courts or via state legislation, have created a chill statewide. This paper will evaluate the current programmatic and jurisdictional characteristics of California's IH programs and their impacts in terms of unit production and economic and social inclusion. It will then review the current legal, judicial, and market conditions that inform IH adoption and implementation and prospects for the future.

WS20-05

Upgrading versus Urban Renewal in Turkey: Discussing on their Capacity for Social Housing

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There are two contrasting approaches to overcome shelter problems in developing world: In situ up-grading versus urban renewal. The former strategy is based on emphasising residents' own initiatives for mobilisation of their own skills, knowledge and resources at the small scale. In the up-grading projects, there are two aims. First is the regularization of land tenure. Second is the provision of basic services and social and physical infrastructure, such as drinking water and sanitation. The latter strategy is based on wholesale redevelopment at large scale. The approach aims to demolish illegal housing and to construct new, often high rise, housing estates, which largely depend on professional players, as government agents and development companies, and in which dwelling owners may participate. The capacity and outcomes of two different approaches on the provision of the social housing have not been discussed sufficiently so far. The aim of the paper is to discuss the impact and outcomes of in situ up-grading versus urban renewal on provision of the social housing in Turkey by focussing on two case areas in Turkey, Istanbul. Turkey has some attributes that make it a good laboratory for discussing on their capacity for the provision of social housing. Turkey has a legal-illegal (dual) market structure. This dual structure is especially dominant in housing markets. Government policies for social housing in enough quantity and quality, and at a reasonable price are important. There is no clear and systematic social housing policy in Turkey. Although after the 1980s one of

important elements in social housing policy was in situ up-grading, after 2004 urban renewal has been an important approach in solving of housing problem. These two approaches have different outcomes on the provision of social housing. Therefore, it can be useful to examine them.

WS20-06

Building homes for talented workers: the rationale and implications of Shenzhen's planning policy

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In China, economic reforms over the last three decades, have transformed its urban governments to become neoliberal agents, privileging economic growth goals over other policy goals. The purpose of this paper is to explore how a new policy concept 'talented workers' has emerged and been used within a particular megalopolis, namely Shenzhen, to address its acute affordability problems but also to sustain local economic competitiveness. Whilst Shenzhen is heading in the direction of an international, innovative city that focuses, in particular, on high value-added industry, its needs to attract and retain professional workers to sustain this growth trajectory. The emergence of talented worker support in Shenzhen Housing Construction five-year plan (2006-2010), and further prioritised in its subsequent plan (2011-2015) reflects the city's broader policy ambitions. Drawing on new institutionalism as an analytical framework, the paper accounts for how the policy rationale has developed, new rules become established and principles of resource allocation justified, with regard to talented worker housing provision. Through analysis of a database that contains details of talented worker housing projects constructed as well as planned across Shenzhen over the two plan periods, and supplemented with in-depth interviews with government officials, the paper evaluates the policy procedures, processes as well as its outcome. The research suggests that not only are policy implementation proving problematic, wider policy implications prevail. Making choices on allocating scarce resources, like housing, to satisfy unlimited needs has distributional consequences. The potential to generate new forms of inequalities between those whose needs are well articulated, and those considered 'less valuable' to place competitiveness are likely to arise.

WS20-07

Local Authorities Land Acquisition: Strategies and Risks

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In February 2012 the aldermen of the Dutch municipality of Apeldoorn resigned because of an expected loss of 200 million Euros on acquired land. Deloitte Real Estate Advisory calculated a total loss of 2,9 billion Euros for municipal land development agencies. These are very alarming signals showing that large scale land acquisition and land development bear great financial risks. Risks that are often not assessed thoroughly within the decision-making process. In the Netherlands it is common practice for the local authorities to buy undeveloped land from landowners for the purpose of construction. They service the land and sell the serviced plots to developers or end users. In this way, the local authority internalizes the profitable aspects of land development through land ownership. However, by acquiring the land municipalities bear the long-term risks over boom-bust cycles. This paper focusses on the policies, justification and practice of municipal land acquisition and land development in The Netherlands.

WS20-08

An Assessment of the Effectiveness of Land Acquisition by Dutch Housing Associations

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In the current housing construction crisis Dutch Housing Associations have been able to keep up a considerable level of production; this anti-cyclical behavior has resulted in more than half of the production of 2010 being commissioned by housing associations. Associations are more or less free to decide how they will acquire land for their housing production. This paper tries to assess the differences in effectiveness of the 'make or buy' decision in getting land, i.e. either buying serviced land or entering the land market in a much more early stage – with higher risks but also the potential of development gain. The data for this assessment are taken from a large survey (2011) of housing associations. It will be shown that the aggregated effects of housing associations policies in the land market are positively supporting the goals of social housing, but that there is also a substantial number of associations that have taken irrational decisions, sometimes impairing financial losses to their organization. This leads to suggestions for improving the management and governance of housing associations in matters related to land and project development.

WS-21: Legal Aspects of Housing, Land and Planning

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WS21-01

Bypassing the property problem: A transaction costs approach to comparing security of residence

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There are some serious and contentious differences in the land law of common law and civil law legal systems, which mean that neither the principles nor the definition of tenures can alone produce reliable comparative data. Without this, statistics risk comparing a German tenancies lasting several lifetimes with English tenancies lasting six months. An economic approach could work towards a more accurate picture, by using a comparison of transaction costs as developed by Williamson and Coase, and taken further by Lindbeck and Snower. For tenures, this would describe: barriers to access to occupancy, barriers to exit (eviction) and privileges enjoyed by residents whilst in place, such as the length of their tenure. This sits well with measures of value, reflecting the security of the tenures. This paper examines how this might be done in ways that are manageable. This information could be used to produce tenure-types which fit local needs, whilst also explaining persistent stigmatization of some types of resident. It could also avoid market problems. This is not a complete picture but brings an element of objectivity, which avoids purely national views about what constitutes residential security. It also bypasses national views about what is property and what is not. This would have to take place in the context of local principles and with an open mind about factors which could de-stabilize residents.

WS21-02

Low-income homeowners in condominium housing: analysis of Horizontal Property Law

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In Latin America social interests in housing are enabled by both national demand-side subsidies and local governments' land use policies. At the State level, housing policy is designed to facilitate homeownership among the working class and lower-income groups. The homeownership regime involved is the condominium, structured by the law of 'Horizontal Property', as the condominium regime is called in the region. Like condominium property elsewhere, it consists of individually-owned units with

collectively-owned common areas and infrastructure, managed by a homeowner's assembly. In this paper I will examine the Horizontal Property Law of two neighboring Latin American countries, Colombia and Ecuador, which adopted Horizontal Property regimes in 1958 and 1960, respectively, in order to sell affordable units built by national housing institutions, popularizing the condominium model in the housing market as a whole. Today, under a new law in Colombia (2001) and the original law in Ecuador, the housing systems that facilitate access to affordable housing in condominium regime are made up of public institutions in networks with social developers, the financial system, homeowners and sometimes tenants, if homeowners rent out their units. I will compare the two countries and focus on the way the law sets the rules of the game for the housing system network, describing how the laws are structured in each case, and identifying the different actors involved and their respective rights and duties. Key words: Condominium, horizontal property law, low-income housing, housing system, Latin America.

WS21-03

Right to just compensation for property owners when government action reduces the value of their property.

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Right to just compensation for property owners when government action reduces the value of their property. H.B.M. van Dullemen Attorney at Law in The Hague, Holland elenita@vandullemen.com Submitted for the ENHR Conference in Lillehammer, Norway from 24 – 27 June 2012 to the Legal Aspects of Housing, Land and Planning Working Group Abstract This paper will explore the right of property owners to obtain just compensation when the government is restricting the use of the property in the Netherlands and due to the government action the value of the property or its use is reduced. Focus is also given to developments in the jurisprudence relating to the right for compensation and judicial decisions of significance in European Law.

WS21-04

Assessing the effectiveness of the \$30 Billion U.S. HOME Program: in excess of one million affordable housing units in just over 20 years

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This paper analyzes the HOME Investment Partnership program, the largest block grant program in the United States designed exclusively for production of affordable rental and for-sale housing for low income families, and assesses recent media criticism concerning selected stalled or delayed projects that contributed to a 38

percent reduction in HOME's 2012 funding. Over 20 years, Congress appropriated more than \$30 billion distributed by formula 40 percent to states and 60 percent to local governments that have adopted comprehensive affordable housing strategies. Channeled to participating jurisdictions through a Housing Investment Trust Fund, HOME operates essentially like a traditional line of credit. Funds can be used flexibly for most costs associated with development activities, such as land acquisition, site improvements, construction, purchase assistance for downpayments and closing costs, homeowner counseling, equity loans, grants, direct loans, loan guarantees or other forms of credit enhancement, and various soft costs. A 25 percent local match may be required and fifteen percent of funds are reserved for non-profit Community Housing Development Organizations (CHDOs). Through 2010, HOME created over one million affordable housing units and assisted 233,867 low-income households with rental assistance. Has it been effective?

WS21-05

Some aspects of the development of the Polish social housing associations (TBS)

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This paper deals with some aspects of development of the Polish TBS programme (new social housing construction for moderate rent) and the reasons for moderate success of public housing for moderate rent. Finally the law of 2011 is discussed that allows TBS tenants to initiate the lease buyout on market terms. The introduced legal provisions have aroused heated debate about social housing policy. Most controversies concern financial terms on which the TBS apartments may be bought out by the tenants in comparison with the terms set during the transition period on which communal and other cooperative flats can still be bought out by their occupants.

WS21-06

PROPOSALS FOR LEGAL REFORMS IN CATALONIA: INCREASING THE PROTECTION OF MORTGAGORS AND MAKING HOUSING MORE AFFORDABLE THROUGH NEW INTERMEDIATE TENURES

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Since September 2011 a new set of reforms have started in Catalonia to try to solve or, at least, to palliate the negative consequences of the credit crunch, which are heavily affecting the Spanish economy -including the Catalan one- and the possibilities of families to access to a dwelling. One group of these reforms are focused on increasing the protection of mortgagors before they arrange a mortgage loan contract, which are based to some extent on the rules foreseen on the proposal for a Directive on credit agreements relating to residential property of March 2011. These

are directly linked to pre-contractual information rights, role of notary publics, limitation of abusive default interest rates, clear rules for mortgage loans marketing, etc. The second group of reforms is focused on establishing at least two types of new intermediate tenures under Catalan law, in order to allow families to progressively own a house without becoming over indebted. Traditional systems of housing (full ownership and leases) tenure have revealed to be insufficient to guarantee families an affordable and secure way of accessing to a dwelling, as it is required by Spanish Constitution (art. 47); nor have “traditional” intermediate tenures, such as the usufruct, succeeded in fulfilling this constitutional mandate. Therefore new intermediate tenures are under consideration by the Catalan government, such as the “time-limited ownership” and the “shared ownership”.

WS21-07

The ‘juritecture’ of apartment ownership in the Netherlands: the opinion of professional managing agents

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The Civil Code provides the general rules for the apartment owners, but a key role plays the deed of sub-division. In the first place it is the legal instrument needed to create apartment ownership, describing the shares in the joint ownership and the individual apartments units. In the second place rights and duties of apartment owners are spelled out by the deed; for example the user’s rights and/or (financial) obligations of the owners or tenants of the apartments reciprocally. Also the homeowners association is operated according to its constitution contained in the deed. In case of large apartment complexes most homeowners associations will appoint a professional managing agent to take care of the daily management. e.g. dealing with employed personnel such as caretakers, cleaners and gardeners and contracts with painters, roofing contractors, etc. The opinions of these management agents are therefore likely to provide an insight in daily practise of apartment ownership. In this paper we give an analysis of the results of a survey held under management argents. This survey aimed on aspects such as the influence of the developer of the apartment complex on the deed of sub-division and the appointment of the professional manager, and the role of legal advisors. Finally the analysis offers us scope to test our hypothesis on the importance of ‘juritecture’, arguing that the success of development projects involving multiple use of space does not only depend on good planning or a good architectural design, but also on the legal aspects, stressing the role of the ‘juritect’: a designing lawyer who works together with planners, developers and architects.

WS21-08

An atlas of not-in-my-back-yard (NIMBY): mapping the characteristics of planning disputes

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The term NIMBY (Not in My Backyard) is used pejoratively to refer to vocal and self-interested objector groups seeking to influence local land use outcomes. The so-called NIMBY syndrome is perhaps best known in relation to noxious facilities but has also been documented relating to wind farms, fast food, transport, churches, child care centres, social housing, and new housing of different scales – and many other land use changes. The workings of NIMBY are complex, and there are high stakes involved for residents, developers, and policy makers alike. This paper will present findings from a research project developing an ‘atlas’ of planning disputes involving existing residents. Drawing on recent planning tribunal and court cases from Australia, New Zealand, and England the paper will profile trends in the spatial distribution of conflicted sites, the contexts of local housing markets and community characteristics, the nature and scale of proposals, and the opinions expressed by different groups. The apparent influence of differing legal frameworks is considered.

WS- 22 Private Rented Markets

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WS22-02

Keeping it Close to Home: The Geography of Private Landlords' Rented Housing Portfolios

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The aim of this paper is to add to knowledge about the composition of private rented housing by analysing the geography of landlords' portfolios. Governments in the UK and other capitalist economies are increasingly turning to the private rented sector to meet a range of housing and social policy objectives, such as housing the homeless (Rugg & Rhodes 2008). Policies aimed at expanding private rental markets have traditionally only had limited effect (see eg Crook and Kemp 2011). With a few notable exceptions (eg Whitehead 1998, Houston & Sissons 2012) little is known about the detailed geographical composition of the rented stock, except that it is largely a cottage industry with many small landlords. The specific relation between where landlords live and where their properties are is not known, but is important because it may impose limits to the extent to which landlords feel comfortable expanding their portfolios. The paper starts by developing recent work on the conceptualisation of landlords' strategies for growth by emphasising the types of risk they face. The information economics literature is then used to posit that local housing markets are comprised of very important submarket distinctions, especially for rented housing. A spatial analysis of a unique set of microdata linking Scottish landlords to the spatial location of their portfolios is used to develop measures of concentration, association, and the socioeconomic characteristics of the areas in which they hold stock. The work finds that, generally speaking, landlords live close to their stockholdings, and do so for a range of hypothetical reasons. Landlords are also segmented according to the types of geographic location in which they hold their stock. Both findings suggest that there are limits to the extent to which they might be encouraged to expand their portfolios, and the types of neighbourhoods they might expand in to. The policy implications of this are then discussed.

German tenant cooperatives and secure occupancy

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Tenant cooperatives in Germany are considered a type of rental tenure that offers households bundles of property rights or ownership rights that are different from those of tenants. It is claimed that the bundle of rights offer more secure occupancy rights than those that tenants have. Therefore, cooperative housing is described and evaluated in terms of how its formal or legal bundles of rights differ from those in conventional renting and owner-occupation. The text draws from the literature of property and ownership rights and aims to contribute to the discussion on secure occupancy –the concept of secure occupancy being defined by a certain bundle of formal or legal rights associated with occupying a dwelling. These bundles are either defined narrowly, as privilege to continued occupancy with immunity from eviction, or broadly as a privilege to a number rights such as the rights of use and control of the dwelling. Both definitions are operationalized in terms of property rights associated with them. Next, after an introduction to the history of tenant cooperatives in Germany and the three types that in principle are to be distinguished, the formal or legal property rights of cooperative members are compared to those of conventional tenants and owner-occupiers. It turns out that the type of cooperative housing that is closest to renting and the one that is closest to owner-occupation consist of different bundles of rights than either renting or owner-occupation. These types actually range from ‘renting plus common ownership’ to almost conventional owner-occupation. In a narrow sense, tenant cooperative members enjoy a stronger security of tenure than tenants; in the broad sense of being able to keep a home this finding is reinforced. In the analysis of market frictions and efficiency, the property rights are observed to be quite secure and clearly defined from a legal point of view, stronger for cooperative members than for tenants.

WS22-04

Beyond “Housing Tenure; Matching Tenure Definition with Market Realities.

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Keywords. Tenure, private rental, household behaviour, The construction of housing tenure as a series of unchanging and mutually exclusive categories, centred on ‘usual residence’, creates a barrier to understanding changes in how households occupy and exchange housing. Despite greater fluidity and diversity in how households engage with the housing system ‘housing tenure’ continues to be a ‘taken for granted’ concept which can lead to an inadequate understanding of contemporary housing dynamics and appropriate policy interventions. Drawing on the changing social and economic context of housing in Australia this paper will present examples of recent developments in housing market behaviour that suggest the need to explore new tenure concepts and a different set of variables for housing research. One such example is the ‘renter owner’ where a tenant is also a landlord of a rental property creating issues around how one understands the decision making behaviour of such a household and the implications for rental market performance.

WS22-05

The transformation of the private rental housing market in early 20th century Britain

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During the early 20th century, the previously dominant private rental housing market in Britain began a process of long-term decline that continued up to the late 1980s. Yet the origins of this decline have not been subject to in-depth scrutiny, at least when compared with the research on the early origins of council housing, and housing associations or the growth of owner-occupation. Previous historical scholarship on private renting in Britain has tended to focus on the 19th century or on particular episodes such as the 1915 Rent Act. The private rental housing market between the two world wars, by contrast, has been neglected and yet this was a transformative period during which the long-term processes of decline became embedded in the political economy of housing in Britain. The paper will present a theoretically-informed account of the transformation that occurred in the urban private rental housing market in early 20th century Britain. It looks in particular at the origins of the decline of the ‘structure of housing provision’ (Ball, 1986) associated with private renting that had dominated the urban housing market in the late 19th century. Focusing on the period from the Edwardian housing slump in the 1900s through the interwar years up to 1939, it charts and analyses the developments and processes that undermined that structure of provision.

WS22-06

Analysis of the Intermediate Housing Market Mechanism in UK

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Government policies have backed intermediate housing market mechanisms like shared equity, intermediate rented and shared ownership as potential routes for some households in UK. This potential route is designed for prospective buyers who can neither qualify for the social housing nor afford a house in the private market. The intermediate housing schemes are designed on part-own-part-rent basis and deemed as the transitional state, rather than the permanent tenure. Governments have discursively supported private housing and shaped policies to encourage private development and tenure switch. Big pushes such as 1980 Housing Act as well as the creation of various schemes have been designed to tempt and transition people to owner-occupation. This shows how the drive towards ownership reflects an ideological disposition that private ownership is good to be encouraged 'at any cost'. However, question remains: whether such shift stands well against cost-benefit analysis. This is the concern – that extant norms and residualisation of social housing act to self-fulfil the idea that private is good / public is bad. This enables and disables different policy trajectories. Discursive devices such as the idea that private ownership is 'natural' as a normalising discourse, other discourses involve; good citizenship – that ownership engenders better behaviour and sense of self, the third being the idea that home ownership is the only way to feel 'at home'- secure, safe. This paper critically examines the buyers' constraints and issues to evaluate the intermediate housing option. We use secondary data sources to provide evidence and support our thoughts.

WS22-07

Transformation from income support to housing support in Republic of Ireland: mechanisms in a path dependent system

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Rent supplement is an income support payment in the Republic of Ireland for households that cannot meet the cost of housing from their own resources. Originally intended to provide short-term income support for those with a temporary need, it has grown considerably in the last two decades to become a de facto social housing programme. Several unsuccessful attempts have been made to reform the scheme which subsidises almost 100,00 private rented tenants at a annual cost of 500 million euro. Using the framework put forward by Bengtsson et al (2006), this paper looks at

how the path dependent nature of the Irish housing system - including institutions, regulation and the nature of the political system - has created barriers to past attempts at reform. It also puts forward reasons why the current Government's attempt to reform the scheme is more likely to succeed, which can be attributed to the 'shocks' caused by the economic crisis in Ireland.

WS 22-08

The Role of Regulation in the Private Rented Sector: a comparative study

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This paper provides an update to the presentation made last year at the Toulouse conference. A study of eleven European countries has examined the relationship between the type and strength of regulation in the private rented sector over the last thirty years on the one hand and the scale – and changes in that scale - on the other. The results show that there is no straightforward relationship and that both strengthening regulation and deregulation may be associated with growth and decline in the sector.

The paper starts by questioning the benefits of summary measures of regulation and then develops a broader based typology for describing different forms and degrees of regulatory constraint. This allows us to look both over time within a country and between countries at how regulation has changed over the period. Interesting questions arise about the rationale for regulatory change – which is by no means always in the same direction.

The second part of the paper concentrates on how the size of the private rented sector has changed across countries and the extent to which this is associated not only with regulatory change but with a range of other policy and market factors as well as differences in speed of adjustment.

The paper concludes by asking what lessons can be learned about the relationship between different forms of regulation and the maintenance of well operating private rented sectors in different housing market contexts.

WS-23 The Quality of Architectural Design and Urban Housing

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WS23-01

Assessing “quality” in residential environments

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This paper is interested in the ways in which the home, as a built form, responds to or even contradicts cultural characteristics and social needs. An understanding of how individuals and families establish relationships between themselves and their environment is considered important, given the increasingly divided, complex and differentiated experiences of contemporary life. We suggest that the understanding of the house as a complex structure, that is, a social, a spatial and a temporal entity, enriches our knowledge and understanding of the relationship between humans and their residential environments and strengthens our perception of the diversity and complexity of domestic life. The paper explores the range of factors involved in the residential environment such as individual needs and routines, collective household activities, parents/children and family/visitors relationships, and attempts to relate them with issues of “quality” in residential architecture. Drawing on data from 80 houses in a rural area of Cyprus, this study argues that a methodology which combines “cross-cutting variables”, bringing together both humanistic and technical viewpoints, through the incorporation of social concerns in spatial analysis, provides a more holistic approach to the interpretation and understanding of family life and its relation to the “quality” of the residential environment.

WS23-02

The inhabitants' experiences as architectural quality indicators.

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This paper proposes a reflection on the importance of accessing the users' experience to evaluate the architectural qualities of residential buildings. Being for a long time a major concern on the housing production, the inhabitants' needs and preferences are mostly taken in account as pre-conception data. They are integrated in the architectural design process in order to develop a more accurate spatial solution regarding the particular situation of the populations involved. Nevertheless, the way by which inhabitants interact with the specific architectural space of their houses is

also an important source of new data when questioning the architectural qualities of residential buildings. Contacting, acknowledging and interpreting these extended living experiences contributes to a wider comprehension of the inhabitants' residential patterns as well as to a deeper understanding of the architectural qualities of space. We present here a case study conducted on the residential experiences of twenty families living in a Portuguese economic housing cooperative (CHE) built in the eighties. In order to access their motivations, perceptions and experiences, we approached both the social and the architectural aspects of housing throughout a combined methodology relying on in-deep interviews as well as on graphic and photographic surveys. This research allows the confrontation of the architectural design's initial motivations with the actual spatial experiences arising from the families' everyday practice, in order to perceive either the potentialities or the limits of the architectural device. Additionally, the research enables a methodological reasoning concerning the instruments and the procedures of such an interdisciplinary approach.

WS23-03

The qualities of the Machiya – an architectural research of a traditional house in Japan

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The Machiya, a traditional wooden house in the city of Kyoto, were demolished by thousands up to the nineties because of the lack of modern comfort these houses offer. In the last twenty years the consciousness of cultural heritage has grown and the city realizes that these old houses must have had qualities new stacked dwellings never can offer. Research programs have been started up to understand these special qualities, to learn from them, to help the existing Machiya to survive and to use the tradition for the design of new residential buildings types as well. In 2011 I was offered the opportunity to live in a Machiya and to participate in a Machiya research program. In the article I summarize the origin of the Machiya, the decline and the revival. I explain my research method and focus on the qualities of these houses. To live in a Machiya means to undergo life in a dwelling condition of ambiguity. You are inside and outside at the same moment. I will discuss some profound conclusions and transformations to new architecture which are interesting for other cultures as well. Once understood – there a several possibilities to give these houses new life. Keywords: cultural heritage – traditions - concept of OKU - transitions - transformations

WS23-04

The meaning of Home in transition process. Constancy and change in dwelling during the process of demolition and reconstruction

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The goal of this research is to study urban renewal process in the way of 'demolition and reconstruction' ('Pinuy – Binuy' in Hebrew) from the point of view of the residents. The first neighborhood in Israel to experience all stages of the process of demolition and reconstruction is the old "King Saul" neighborhood in Kiryat Ono, with its ten 2-3 story buildings, contained 170 apartments. The neighborhood was demolished and has been replaced with eleven new high quality buildings, a total of 716 apartments. This study was conducted by comparing the old neighborhood, buildings and apartments with the new neighborhood, buildings and apartments that are now reoccupied by some of the original residents. The original residents returned to new apartments with twice the square footage, a neighborhood with triple the population, and a greater diversity of income levels. Furthermore, the research studied the transitional phase in which residents had to pack their belongings and move to temporary rentals until construction of their apartments was completed and they moved back. In Israel, various urban renewal plans at the national level have established that the majority of future development in Israel should take place within existing developed areas so that open space will be preserved, and land, public services and infrastructure will be used efficiently. It is believed that additional building within existing fabric will facilitate the renewal of the existing dwellings and will prevent the social and physical deterioration of neighborhoods. Urban Renewal in the way of Pinuy-Binuy as described above is the main urban revitalization tool employed by planning institutions in Israel to date. The research focused on in-depth interviews with 13 out of the 25 household heads who returned to the first three buildings that were built. These residents have been through all the stages, from evacuation to reoccupation as characterized by the Pinuy-Binuy process.

WS23-05

What Buildings do: The Effect of the Physical Environment on Quality of Life of Asylum Seekers

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Asylum seekers are currently one of the resident groups in European countries that have the worst housing conditions. They often live in overcrowded old buildings built for other purposes than providing homes. Asylum seekers have very little private

space, and a low housing standard. This paper will present a newly started research project focusing upon the effect of physical environments and architectural qualities on the well-being of asylum seekers and for their relationship with the local community. It will be conducted by an interdisciplinary group of researchers from architecture, environmental psychology and anthropology. The objectives are: 1. To document the state of housing qualities in asylum centers in Norway today, compared to other Scandinavian countries. 2. To develop theories on the meaning of architectural qualities for vulnerable groups, in particular asylum seekers, based on existing literature as well as case studies, typology analysis, and innovative design approaches. 3. To provide inspiration and advice for establishing asylum centers where the physical environment facilitates positive social processes. 4. To discuss and propose policy instruments for the use of physical environments as strategies for improving social processes among residents at asylum centers and contact with the local community. This paper aims to present the research questions as well as the theoretical and methodological approach and opens up for discussions on the topic itself as well as the research design.

WS23-06

Understanding The Spatial Boundaries and Relationships As A Quality Of The Space

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Ankara as a capital city of the new Republic of Turkey in 1920's, has been one of the cities focused on new modernist forms of housing different from the traditional ones. During this zoning and the construction, new approaches on housing solutions had been tried such as Bahcelievler Planning by Hermann Jansen, a German urban planner and architect. Bahcelievler, as a partially constructed garden city planning out of the city and the first corporative housing project of the country, has been found important considering its urban, street and the house levels by observing the conversion of the boundaries in the planning, designing, application and life time processes. The study is focused on the quick change on the house forms and their environment that had not been preserved as a whole in contrast to the quality of spatial relationships affected the urban and settlement form of Ankara. Keywords: Urban morphology, spatial boundaries, housing, spatial transformation.

WS23-07

Meaning of space in the gentrified part of Prague

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Globalisation significantly affects the shape of our cities. It is possible to observe tendencies towards suburbanisation, decay of city centres and decline of local small-scale manufacturing. Unused industrial sites are frequently refurbished or rebuilt into modern residential housing or commercial centres. From the architectural and urban viewpoint, the new areas differ from the original development. New buildings are often designed as clusters of slabs surrounded by open public space. The original houses are usually closed blocs with private courtyard in the middle. The declared meaning of the new construction is openness and accessibility. The aim of this paper is to investigate whether this declared meaning corresponds to the perceived reality. Our approach is based on the theoretical work of B. Hillier and H. Lefebvre. The indicator used for assigning meaning to the space is Hillier's integration. The method is demonstrated on Holesovice suburb of Prague. Key words: meaning, space syntax, gentrification, integration, space distribution

WS-24 Common Interest Developments and Gated Communities: Conflicts between Global and Local Contexts

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WS24-01

A SURVEY ON THE SOCIAL AND SPATIAL CHARACTERISTICS OF GATED COMMUNITIES IN ANKARA

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Gated communities represent an urban phenomenon spreading all over the World. This new kind of dwelling is an example of a new form of a social ordering and economic segregation. Like in any other city, “they” became a very popular housing style in Turkey over the last decades. Although Istanbul holds the 3rd place among the other cities where gated communities are mostly built, “gated” settlements are observed in every large and medium sized cities of Anatolia. This new kind of dwelling, which is totally separated from the rest of the city by walls, fences and security installations, is seen as a result of social and economic changes in community. Although private investors design gated residential complexes mainly for higher-income households, gated housing settlements are built for upper- middle and middle income groups, as well. This paper focuses on the gated communities in Ankara, the capital of Turkey, and attempts to analyse the main reasons of the inhabitants living in a gated settlement. In this empirical study, two gated communities from different parts of Ankara are chosen and a survey was conducted with the inhabitants. Besides their physical characteristics, the social and economic features are examined. This research tries to answer the questions such as: in which parts of the city are the gated type of housing located? Why do people prefer to live in a gated settlement? What are the options of living in a “gated” site? What is the social and economic status of the people living in a gated community? Are there any changes between the inhabitants who are living in the far and the near districts of the city? Key Words: gated settlements, Ankara, social structure, spatial characteristics, modes of living.

WS24-02

Gated Communities in high density Hong Kong: Not a controversy?

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Regarded as a way of life because of its long existence and wide adoption, the urban and social implications of the estate-type residential organization in Hong Kong have been seldom questioned. This paper aims to explain this lack of criticism on residential gatedness at local level by comparing the Hong Kong case with international prototypes. This paper will initially compare the proliferation of gated communities in Hong Kong and other cities, focusing on the underlying social processes. It will then compare the characteristics of the residential enclaves, focusing on features which are contentious in the gated community literature: security, privatization and governance of public space, socio-spatial segregation, community development, and accessibility to public and social services. Finally, it will compare the institutional contexts and processes shaping diversified socio-spatial outcomes as a way of explaining for the strong acceptance of gated communities in Hong Kong.

WS24-03

Strategies and politics in community opposition to affordable housing development: the case of Sydney, Australia

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This paper looks at the recent spread and intensification of community conflict over affordable housing development in Australian cities, as well as its increased politicisation. The paper focuses on Sydney, where a state-wide policy that streamlined planning approval processes for affordable housing was recently repealed following an outbreak of fierce local resistance to its implementation. Through qualitative interviews and discourse analysis, the paper considers the factors that underlay this resistance and the strategies that were used by those resisting. It is argued that the actions of certain sections of the community, local government and the media simply reinforced a stigma that was already attached to affordable housing through the conflict, and that the subsequent repeal of the planning approval policy plays into the hands of the “NIMBYs” by mitigating against socially mixed neighbourhoods in a city that is already sharply divided.

WS24-04

Vertical Gated Communities: Local Experience in a Global City

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In the new millenium, living styles have been more diversified than before. This change has been a relatively new phenomena observed in the “worlds cities” . The paper attempts to inquire into the new dwelling and settlement formations, namely the “residences” or “condominiums” at the central city by examining the local socio-cultural factors, global economics, new actors in the urban markets, international interests for investments in a world city in order to develop an understanding of the user profile and their housing preferences. Ultimately such an exploration will contribute to the literature on the link between the world cities and the gated communities by informing the urban planners and architects, as well as the local authorities, of the residential trends and to project their decisions for the future urban development plans and housing types. The approach of the inquiry will be based on a new “residence” quarter created and occupied at the end of the fast-developing commercial axis of Istanbul, a world city, which is unique in the sense of being the only non-mix-use development of the decade. Being located on the most active central bussiness district (CBD) of Istanbul, this “residence” or vertical “gated community” is both affected by the urban transformations that the Metropolitan Municipality and is affecting the future developments and demand on urban land. Thus the global and the local tensions in the city at the layers of daily lives of the “residence” dwellers and economic developments occur, and this issue has to be reconciled and resolved at another layer, requiring possible new uses and new architecture of the city. Keywords: urban life style, residences, user profile, world city, urban transformations

WS24-05

GLOBAL AND LOCAL CONFLICTS OF GATED COMMUNITIES IN ISTANBUL

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Gated Communities in Istanbul have been spreading very fast since the nineties. They can be classified into three main categories in terms of two distinct architectural design styles: • Gated communities designed in traditional Turkish styles, • Gated communities designed in an American style, Gated communities in the first group have some architectural characteristics of traditional Turkish neighborhood life and housing. Architects have emphasized traditional Turkish housing characteristics in the design of this type of gated community. These characteristics are reflected in the

architectural characteristics of the housing facades, in the social life created in the neighborhood or in the names of the settlements. The second group of enclosed settlements has been designed as American suburban style houses and neighborhoods. They look like large Victorian style houses as found in California and Florida in the USA. In this paper, we focus on and compare the settlements in the first two categories; Turkish style and American style. We elaborate conflicts between the design characteristics of the socio-demographic characteristics of the new residents. We will present the outcome of a survey with construction firm authorities, the management offices of gated communities and real estate agents. This survey aims to find the relationship between users' preferences and the settlement's characteristics. We will explore whether a relation between the architectural features and users' satisfaction exists. Keywords: gated communities, users' preferences, traditional architectural characteristics.

WS24-06

Inequality Shaping Processes and Gated Communities in Us Western Metropolitan Areas

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This paper investigates the social dimensions of recent suburban developments, and specifically seek to address the inequality shaping processes in contemporary suburbia. Indeed, gated communities in US western metropolitan areas account for a substantial part of newly built subdivisions since the last 3 decades (between 12 and 30% according to locations), and we need to assess how they have contributed on the long-run to a reshaping a suburban social dimensions by means of walls and gates. We use geographically referenced data to test hypotheses about the homogeneity of gated communities and their link to segregation in 11 metropolitan areas in the western US for both 2000 and 2010 census data. Our dataset of suburban gated communities is based upon a ratio of streets in gated communities by blockgroups (BG), constructed with proprietary data. BG are compared to nearby suburban non-gated areas. This paper introduces a local metric based on social distance indices (SDIs), constructed by means of multivariate spatial analysis, that investigates homogeneity in three aspects: race/ethnicity, economic class and age between 2000 and 2010 census. This methodology brings a better understanding (measure and mapping) of dynamic processes shaping suburbia. The results indicate that segregation on average tends to decrease : SDIs tend to decrease between 2000 and 2010. New trends for 2010 census yield more homogeneous neighborhoods (hispanics are among others more ubiquitous gated and non-gated neighborhoods). Gated communities do have a significant impact on segregation patterns, and this reinforces despite the context of relative homogenization.

WS24-07

No 'One Size Fits All': Exploring Tensions Between Relational and Place-based Communities in the Planning and Design of New Residential Neighbourhoods

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Planning for new neighbourhoods often focuses on design features with little else to support the community. Some developers value creating neighbourhoods with happy and healthy residents and implement designs to encourage walkability, social encounters and investment in social infrastructure such as town centres. Others go further, recognising the importance of genuine social connections, by supporting community building activities. These efforts should be encouraged; however the focus on place-based community brings to light tensions between place-based and other, usually familial or relational communities, for residents and designers of new housing developments. Categorising relational communities as 'global' and place-based communities as 'local', we draw on research into a new master-planned housing estate in Melbourne, Australia, to map three key tensions relating to community building in new neighbourhoods. Firstly, developers' interests in building community focus on place as they seek to foster internal community identity and encourage local networks. Secondly, focusing on place can overlook the fact that residents are members of multiple communities across time and space, including those arising from workplaces, friendships, virtual communities and so on, and that maintenance of external relational communities is important for wellbeing. Thirdly, some residents have little interest or time to form ties in a new place-based community which is unconnected to existing relational networks. In our discussion, we do not seek to diminish the importance of place, nor detract from the benefits of good neighbourhood design. Instead, the aim is to draw attention to the tensions outlined to identify where there may be potential conflict or points of intersection and compatibility. In concluding we speculate how developers and planners of new neighbourhoods could overcome these tensions as well as reinvigorate their community building efforts.

WS24-08

Gated Communities in Building Plot Scale and Some Local Conflicts in the Neighborhood of Feneryolu in Istanbul

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This paper aims to analyze the changing urban housing pattern of Istanbul, emphasizing the discrepancies and contradictions between older housing fabrics and the gated communities in plot which is a significant part of the recent housing type. The neighborhood of Feneryolu, a district on the Anatolian side of Istanbul, is

selected as the research field. It is observed that there have been five different housing typologies since the beginning of settlement in this neighborhood which has shaped a layered pattern. First, traditional wooden Turkish houses (kiosk) were built; then detached low-rise modern houses which were built near those kiosks followed. Subsequently, along with the increasing urbanization, multi-story apartment buildings emerged. Today's apartment building typology is more closed to the public sphere which has resulted in the "gated" way of accommodation in plot scale. The methodology of the study incorporates literature review, archive research, observation and indirect observation through camera and in-depth interviews with the residents. A contradiction occurs between the existing housing pattern and newly emerging gated plots. Even though the old Turkish house was built with concern for privacy and had concrete boundaries with public space, it still had a direct relation with open space through its own yard. However, the new housing formation constructs a boundary between private and public space which also results in a lack of communication with open space. This boundary is created through building safety walls and locating the building detached from the street. Consequently, the building entrance has visually become inaccessible, the ground level has lost its housing function and the garden has become unusable. So the relationship between public and private spaces was transformed through these changes, the house is detached from the urban space, and the street is abandoned and marginalized. Keywords: change, gated communities, borders, housing typology

WS24-09

The formation of a senior co-housing community in London

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This paper presents early results of research into the formation of a pioneering co-housing project for the over-50s in London. Co-housing is a familiar concept in Scandinavia, Germany and the Netherlands but there are only a few communities in the UK. Recent government reports have recommended its adoption, particularly for older people, saying that living in co-housing communities increases social interaction, allows seniors to downsize (freeing up family homes) and may delay the need to move into costly residential care homes. Drawing on participant observation, the paper identifies the main challenges and opportunities the group have encountered to date including issues of recruitment, group dynamics, design and interactions with the planning system. It also addresses questions of legal and financial arrangements. Finally, we draw some tentative lessons about what would need to change to enable more widespread adoption of this specialist housing choice in the UK.

Traditional & Postmodern Housing Zones in the Context of Equality/Inequality

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This paper focuses on traditional and postmodern neighborhoods in the local context of Turkey. The argument is developed through a basic dialectic, equality/inequality, within social, spatial and economical dimensions. In traditional Turkish cities, different social groups have lived together in the same districts without any segregation, while most cities have a heterogeneous structure based on class distinction. As transformations that are experienced in the world generate new lives, spaces and borders, traditional neighborhoods give place to modern and postmodern neighborhoods. In this context, gated communities have become the most popular housing settlements in postmodern societies. Parallel to these developments, Turkish cities have experienced similar processes. In this paper, the aim is to present the similarities and dissimilarities of a traditional and a postmodern housing zone based on social, spatial and economical equalities/inequalities. After a brief introduction, in the first section of this paper a conceptual analysis of dialectics is developed on the structure of a Turkish city. Bursa, which is the first capital city of Ottoman Empire, constitutes the spatial context of study in the second section. After giving a general description of historical process of housing in Bursa; a traditional (Cumalikizik) and a postmodern housing zone (Bademli) are evaluated in the context of dialectics. Historical survey and observational data is used as the methods of study. Findings, as the similarities – dissimilarities in different housing zones, are discussed in the final section. Keywords: Equality - inequality, traditional - postmodern housing zones, Turkish city.

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