

The logo for ENHAR, consisting of the letters 'ENHAR' in a bold, sans-serif font. The letters are white with a thin red outline. The 'H' is stylized with a red outline that extends to the right, creating a sense of movement or connection.

European Network for Housing Research

A large, modern apartment building with a grid-like facade of windows and balconies. The building is multi-storied and has a grey, industrial-looking exterior. In the foreground, there is a balcony with a metal railing and a glass railing. Several people are walking on the balcony, including a man in a suit, a woman in a black dress, and a man in a grey shirt. There are also some children and a bicycle on the balcony. The sky is blue with some clouds.

**Newsletter**

March 2012

*Cover picture made in Japan by Leeke Reinders, OTB Research Institute for the Built Environment*

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## EDITORIAL

### Housing wealth: will the next generation pay the price?<sup>1</sup>

Much attention is being given to the failings of the housing financial sector and the riskiness of home ownership. Owner-occupation however remains attractive and still accounts for the majority of households not only in nearly every European nation, but across much of the developed world. It is the most widely dispersed asset. One of the main reasons given for preferring home ownership (compared to renting) is that bricks and mortar represent a safe investment over the longer term. Indeed, many governments, even in the face of house price booms and busts, reinforce the links between housing and its investment potential as the basis for asset-based welfare; a nest egg which can be realised in later life. As demographic patterns change and societies age, this reinforces anxieties about the costs of caring for a growing cohort of older people, and the potential role for equity release. But this fails to acknowledge the changing role of housing wealth across the life-course, and some of the more subtle, deeper issues that cross generations.

The lifting of constraints on the sale and regulation of mortgage finance two decades ago not only led to significant changes in the financial markets, but has underpinned a new role for housing wealth. The flexibility of mortgage finance has made it easier and cheaper for owners to borrow-up against the equity stored in their homes and to use these borrowed funds not just for reinvesting back into the housing stock, but for a range of consumption and welfare goods and services. Although take-up and use of this 'equity borrowing' facility varies across nations, there is nonetheless a growing trend, or at least a change in attitude, among home owners towards accessing housing wealth much earlier in the life course. This changing role for housing wealth will become increasingly important as the economic crisis across Europe deepens, and the response of national governments to growing debt is to make further reductions in welfare expenditure.

But will there be enough wealth to go around? The ability, and in some cases need, to borrow equity earlier in the life course increases the demands on housing wealth at one end of the spectrum, whilst longer lives, stretches limited household resources at the other. The aging of societies may create new tensions between generations as future inheritance is channelled into meeting current welfare needs. Owners who (need to) hold on to their wealth longer, will delay the point at which wealth is gifted to, or inherited by, their children. This will have significant implications for the life chances and timing of key life events of younger people, where they are increasingly dependent upon parental support to fund education, marriage or establishing their own homes.

But even this only addresses part of the issue. Whilst there is much focus on inter-generational inequalities (for example between younger cohorts and older 'Baby Boomers'), there are equally important intra-generational inequalities. The availability of housing wealth is tied up in political legacies stretching back decades, and compounded by geographic variations in house prices. Inevitably national differences exist, but from America to Europe, East Asia to Australia there are common concerns about existing inequalities being reinforced and widened by asset-based welfare systems. Access to housing is no guarantee to secure welfare provision; those with limited housing wealth may struggle to support themselves, never mind their children; whilst a significant minority of households have no

<sup>1</sup> *There is insufficient space to acknowledge all the evidence available to support this editorial. References can be provided on request.*

housing wealth at all. The paradox of asset-based welfare is that house prices continue to rise in order to provide sufficient equity; but rising prices are counter-intuitive to a system that relies on entry into owner-occupation as the basis for future welfare provision. Whilst current concerns are rightly directed towards the extent to which younger people are priced out of the market, the future holds a very different problem. We are on course for a demographic tipping point where the number of older people (selling homes to release equity) will exceed the number of younger people (available to buy). House prices may fall in the medium term, but could potentially be lowered to the point where the equity of a generation is virtually eradicated.

It's time to remove the Baby Boomer blinkers on the intergenerational justice debate, and consider the longer term consequences of the expanding trade-off between housing wealth and welfare state protection. Research and policy need to address the issues now before our children's, children pay the price for positioning housing as the base of our welfare systems.

Beverley A Searle  
Centre for Housing Research, University of St Andrews



*From Disney's Three little pigs*

# CALL FOR NOMINATIONS TO THE ENHR COORDINATION COMMITTEE

## 2012 ELECTIONS

The ENHR Election Committee and the ENHR Office invite you to nominate candidates for the ENHR Coordination Committee (CC). The purpose of this call for nomination is to identify candidates who will stand for election for the ENHR Coordination Committee. Ten seats are up for the 2012 election.

According to the ENHR Charter (<http://www.enhr.net>) there should be between 13 and 15 members on the Coordination Committee. Five of the current CC-members will remain on the CC until 2014. Their profiles are summarised as follows:

<i>Name</i>	<i>Discipline</i>	<i>Gender</i>	<i>Country</i>	<i>Elected until</i>
Jürgen Friedrichs	Sociology	Male	Germany	2014
Thomas Knorr-Siedow	Sociology / Urban & regional planning	Male	Germany	2014
Stefan Kofner	Economics	Male	Germany	2014
Viggo Nordvik	Economics	Male	Norway	2014
Iván Tosics	Sociology	Male	Hungary	2014

The aim is to achieve a balanced composition, enabling diversity in terms of discipline, country and gender. The final elections will take place during the General Assembly at the conference in Lillehammer, Norway in June 2012.

There are a number of important things to consider when nominating a candidate to the Coordination Committee.

- It is important to have as many candidates as possible to ensure a fair and representative election. You are therefore urged to consider standing for the election. If so, please find an ENHR-member who will nominate you. You are also urged to think about nominating another ENHR member. If so, please contact that ENHR-member to find out whether (s)he would be willing to be a candidate.
- It is important to remember that members of the Coordination Committee are expected to attend, at their own expense, a number of meetings during the year and to be active at ENHR conferences.

### How to nominate

ENHR members can nominate a candidate or be nominated as a candidate provided that they have paid their membership fee for 2012. Members from associate institutional members are excluded.

Please fill in the nomination form on the ENHR website (<http://www.enhr.net>) and send it together with a short biographical sketch (± 200 words) and a photo to the ENHR Office ([ENHR@tudelft.nl](mailto:ENHR@tudelft.nl)). If you are nominating someone else, make sure that they send in a biographical sketch and photo.

When composing the sketch, it is helpful to mention the candidate's academic position, their activities in the Network, a maximum of three key publications, and any issues that he or she feels are important for the future of the Network. Examples of biographical sketches can be found in Newsletter 2/2010 where the candidates in that year's election were presented. The deadline for receipt of nominations (including the biographical sketch and photo) is

**31 March 2012.**

### **Voting**

The nominees will be introduced to all ENHR members by e-mail and on the ENHR website shortly after 31 March. All ENHR members except for associate institutional members are allowed to vote, provided they have paid their membership fee for 2012. We will inform you about how to vote in a later stage.

### **Election Committee**

If you have any questions about these elections please contact the ENHR Election Committee.

The members are:

- Marietta Haffner ([m.e.a.haffner@tudelft.nl](mailto:m.e.a.haffner@tudelft.nl))  
OTB Research Institute for the Built Environment, Delft, THE NETHERLANDS.
- Nils Hertting ([Nils.Hertting@ibf.uu.se](mailto:Nils.Hertting@ibf.uu.se))  
Institute for Housing & Urban Research, Uppsala University, Gävle, SWEDEN.
- Sarah Monk ([sm23@cam.ac.uk](mailto:sm23@cam.ac.uk))  
Cambridge Centre for Housing & Planning Research, Department of Land Economy, University of Cambridge, Cambridge, GREAT BRITAIN.

Or contact the ENHR Office at [ENHR@tudelft.nl](mailto:ENHR@tudelft.nl).

## **NEWS FROM THE ENHR COORDINATION COMMITTEE**

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The Coordination Committee will meet in Copenhagen next week. The highlights of this meeting will be published on the website and in the next Newsletter.

In the meantime here follows an update on the previous highlights:

### **Lillehammer Conference 24-27 June 2012**

The conference is approaching; please register at <http://www.congrex.no/enhr2012/>. The ENHR 2012 conference organizers have extended the different time limits for abstract submission, abstract acceptance and registration. The new deadlines are:

Abstract submission: **15<sup>th</sup> of March**

Abstract acceptance: 1<sup>st</sup> April

Early bird registration: 15<sup>th</sup> of April

### **How to involve more Associated Institutional Members (AIMs)?**

The ENHR Office is about to send out a letter to potential Associated Institutional Members in several European countries to invite them to join ENHR.

### **Elections Coordination Committee**

The deadline for sending in nominations to the ENHR Coordination Committee is **31 March next**.

### **Next meeting**

The next meeting of the Coordination Committee is scheduled for 23 & 24 March 2012 in Copenhagen.

## RENEWED ENHR WEBSITE

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We are very proud to let you know that the renewed and improved ENHR website is now live! Please visit [www.enhr.net](http://www.enhr.net) and add it to your bookmarks!

Some of the available data can only be accessed by ENHR members. In the coming days, all ENHR members will receive his/her username and password via e-mail from [ENHR@enhr.net](mailto:ENHR@enhr.net) (this is a 'no reply' address). Our contact persons from the institutional members will receive two usernames and passwords. One to access their own data and one to access the institutional data. We plan to expand the rights of contact persons of institutional members in the future.

### My membership

Besides information about ENHR, its history, its Coordination Committee, its working groups, etc. you can also find a section 'my membership'. After logging in, you can access, check and if necessary, please adjust your contact details as registered in the ENHR administration.

### News alerts

You can subscribe to news alerts. When a new news item is published, you will receive a message by e-mail. If you do not want to receive these alerts, you can change this setting in the 'my membership' section. This will not affect the e-mails about the Newsletter publication.

### ENHR Debates

Often, it is only at the annual main conference or the separate workshop meetings that we learn about housing political transformations, new regulation and laws, singular events or, more generally, recent developments in the housing sphere of various European countries, let alone other Western and non-Western housing systems. And if we learn about these country-specific developments, its implications are not always clear in an international context.

Therefore, we would like to utilize the new ENHR website by giving all members a platform to describe, and particularly comment on housing-related developments and events in their own country (or a country which is familiar to them). The main aim is to give all ENHR members an opportunity to be always up-to-date on current housing developments and to stimulate discussion between ENHR members by using the commentary function under each new entry.

For further information and debate, please go to 'my membership / ENHR Debates'.

### News & Calendar

Finally, we need your help to fill the 'news' and 'calendar' section. Please send your contributions to [enhr@tudelft.nl](mailto:enhr@tudelft.nl). Thank you!

Although we still need to dot some i's and cross some t's, suggestions for improving the website are welcome at [enhr@tudelft.nl](mailto:enhr@tudelft.nl).

## PROPOSALS WELCOME FOR ENHR CONFERENCE CITY 2014 & 2015

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The ENHR Coordination Committee would now like to begin discussions with research institutes or research centres which would be interested in organising an ENHR conference somewhere in Europe in 2014 & 2015. Preliminary proposals should be submitted in time to be discussed at the meeting of the Coordination Committee in spring (23-24 March 2012). The goal is to be able to make a final decision two years before the conference is to be held: during the 2012 conference in Lillehammer for the 2014 conference and during the 2013 conference in Tarragona for the 2015 conference.

Guidelines for ENHR conferences are available and include a description of how such conferences are generally organised and what an application to host an ENHR conference should contain.

Among the important points on such an application are:

- the date of the conference
- the profile of the organising institute
- a proposed conference theme
- former experiences in hosting conferences
- accessibility and hotel capacity of the location
- attractiveness of the location for housing researchers (what is there to be seen, especially regarding to housing issues)
- the ability to attract an audience of 300-600 people.

Research institutes or research centres who are interested in organising a conference in 2014 & 2015 are encouraged to contact the ENHR Chairman Peter Boelhouwer ([P.J.Boelhouwer@tudelft.nl](mailto:P.J.Boelhouwer@tudelft.nl)) for more information about these guidelines (soon available on the website).

## ENHR WORKING GROUPS

*Basic information concerning the aims, activities and membership of the various Working Groups is available on the ENHR website at [www.enhr.net](http://www.enhr.net). In this section the Working Groups report on recent activities such as seminars (to be) held, books to be published, etc. The names and addresses of the coordinators are given at the end of the Newsletter in the Who is Who? section. Members of ENHR are encouraged to contact these persons in order to join a particular Working Group or to obtain further information about its activities.*

### News from Working Groups

#### HOME OWNERSHIP AND GLOBALISATION

##### **Recent activities and plans for the up-coming year**

This group has met in Cambridge, Reykjavik, Ljubljana, Delft and Rotterdam. Many of the papers from the last (of two) meeting in Delft, held in 2008 are included in two books. The first edited by John Doling, Marja Elsinga and Richard Ronald (Home Ownership: Getting in, getting from, getting out Part III, IOS Press, Amsterdam, 2010); the second edited by Richard Ronald and Marja Elsinga (Beyond Home Ownership, Routledge, London).

The DEMHOW project has resulted in a number of conference papers, and articles in both scientific and other journals. In October 2010 a half day workshop was held in Brussels at the Berlaymont building, the headquarters of the European Commission. This presented key DEMHOW findings largely to a policy audience against the background of the recent Green Paper (Adequate, sustainable and safe European pension Systems) which considered, among other things, the contribution that might be made by wider access to reverse mortgages. An overall book on the project, edited by John Doling and Marja Elsinga, will be published in 2012 by Springer Publishers.

It is planned that OTB and Birmingham will be partners in a new EU-funded research project, NEUJOBS. Provisionally scheduled to commence in January 2011, this will investigate housing, particularly home ownership, in the context of a future European economy influenced by green technologies and demographic changes. Research on home ownership at the University of Amsterdam has also received European Research Council support with two projects starting in early 2012. The first is HOUWEL, led by Richard Ronald, concerning housing markets and welfare state transformations. The study will specifically address, in diverse comparative contexts, how family housing property practices and conditions are reshaping welfare regimes. The second is HOWCOME, headed by Caroline Dewilde, which will look at the interplay between the upward trend in home-ownership and income inequality in advanced welfare democracies. The focus is the interaction between causes and consequences of social inequality in different institutional settings.

The group plans a working group meeting in autumn 2012 in Delft. In this meeting new activities and projects on the topic of the working group will be launched: the FP7 project NEUJOBS, the final book on DEMHOW and the two new ERC projects HOUWEL and HOWCOME. All working group members are invited to join the meeting and present papers on their latest related work. Please find more news on the ENHR website.

## **MIGRATION, RESIDENTIAL MOBILITY AND HOUSING POLICY**

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### **New coordinator**

After the ENHR conference in Toulouse, Roland Goetgeluk stood down as co-ordinator of the "Migration, Residential Mobility, and Housing Policy" working group. Maarten van Ham now takes the lead of this group with 2 new co-ordinators: David Manley (University of Bristol) and Lina Hedman (IBF, Uppsala University). The coordinators would like to thank Roland for his energy and enthusiasm in the last few years.

### **Joint session on neighbourhood choice**

The ENHR "Poverty Neighbourhoods" and "Migration, Residential Mobility, and Housing Policy" working groups are organising a joint session (or sessions) at the 2012 ENHR conference in Lillehammer, Norway (24-27 June, 2012). The main aim of the joint session is to come to a better understanding of the role of neighbourhood choice in individual housing careers. A better understanding of neighbourhood choice is crucial when modelling neighbourhood effects as these models are known to be biased by selective mobility into deprived neighbourhoods. The migration and residential mobility literature pays relatively little attention to neighbourhood choice, and the role of neighbourhood in the selection of dwellings is not well understood. We invite the submission of abstracts which investigate the role of the neighbourhood in dwelling choice, selective mobility into and out of neighbourhoods, neighbourhood choice, mutual interrelationships between mobility and neighbourhood effects, and the conditions under which a formerly deprived neighbourhood becomes attractive for middle class resident moving into the neighbourhood. We hope to publish a special issue of a journal based on papers included in this workshop. If you are interested in presenting a paper in this joint session, please submit your abstract to the ENHR 2012 organisation (<http://www.congrex.no/enhr2012/workshops/>) for either the WS-12 (Migration, Residential Mobility and Housing Policy) or WS-13 (Poverty Neighbourhoods) and mention PROPOSAL JOINT SESSION ON NEIGHBOURHOOD CHOICE at the top of your abstract. For more information send an email to [m.vanham@tudelft.nl](mailto:m.vanham@tudelft.nl).

## **RESIDENTIAL CONTEXT OF HEALTH**

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The Residential Context of Health Working Group intends to convene the next in its series of workshops at the upcoming ENHR Conference in Lillehammer, Norway, June 24-27, 2012. The workshop will follow the format used in the previous workshops in this series: draft manuscripts submitted in advance of the meeting, assigned discussants, and maximal time for discussion of the manuscripts. Papers suitable for the workshop would fit with a variety of broad themes, such as the effect of physical housing variables on mental and physical health; role of behavioural, social, and cultural factors in shaping relations between housing and health; the ways in which housing policy can be coordinated with other social welfare policies to more effectively pursue public health objectives; universal design and other strategies for mitigating effects of individual's functional limitations in the residential context; and the delivery of health care services in the home. If you want to participate, please send an initial expression of interest to [Terry.Hartig@ibf.uu.se](mailto:Terry.Hartig@ibf.uu.se). Other questions about the Working Group can be sent to either of its co-convenors, Terry Hartig or Roderick Lawrence ([Roderick.Lawrence@unige.ch](mailto:Roderick.Lawrence@unige.ch)).

## **SOCIAL HOUSING INSTITUTIONS, ORGANISATIONS AND GOVERNANCE**

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### **ENHR conference Plans for Lillehammer, 2012**

The working Group is planning to host a full workshop programme during the ENHR 2012 conference in Lillehammer, Norway. We would very much welcome participants and conference papers that contribute to the overall objective of the working group to explore and develop concepts for analysing institutional and organizational change and governance

dynamics in affordable housing provision. Partnering with the private sector and/or direct private market provision of affordable housing have blurred the lines between public and private housing activities. We are especially interested in the interplay between state, market and society in the provision of affordable housing. Of growing importance is the theme of social enterprise and hybridity in housing organisations. This theme deals with social housing providers having mixed economy approaches (i.e. incorporating state, market and society influences on their behaviour).

**Connected to the ENHR 2012 conference theme ‘Local Welfare and Local Markets in a Globalised World’** we welcome papers that translate this theme to the institutional, organisational and governance landscape of social housing. For example: the impact of international financial and capital markets, the role of international actors in social housing investments and management, the impact of supranational bodies, such as the European Commission, on the activities, governance and organizational characteristics of social housing providers.

Within this wider thematic framework, the working group calls for papers on the following topics:

- Affordable housing provision as a system / network;
- The dynamics of institutional and organisational transformations;
- The role of social housing providers in urban dynamics and neighbourhood change;
- Private sector provision of social housing;
- Regulation and the performance and impact of social housing providers;
- Social housing governance, democratic anchorage and accountability;
- Resident involvement in social landlord activities.

### **2012 ENHR conference workshop organizers**

All enquiries about the workshop to be held at the 2012 ENHR conference should be sent to Gerard van Bortel (g.a.vanbortel@tudelft.nl) or Tony Gilmour (tony@elton.com.au).

### **Housing Studies: Special issue on “Social Enterprise, Hybridity and Housing Organisations”**

The editors of Housing Studies accepted our proposal for a special issue building on papers originally submitted to a working group of the European Network for Housing Research in Istanbul (July 2010) on the theme Social Enterprise, Hybridity and Housing Organisations. The Working Group co-ordinators are guest editors of this special issue to be published in Summer 2012.

The introduction of market mechanisms is a well-known and long-term trend in social housing, but the balancing of state and market influences with society drivers by non-state/civil society organizations has been given less consideration and housing studies has so far not engaged fully with the theoretical and policy literature on social enterprise and hybridity. Further and related issues arise in relation to housing and non-housing activities. Diversification into the latter is worthy of research since it may potentially be driven either by a commercially based logic to generate surpluses or a socially based logic to meet the wider needs of customers and neighbourhoods in the face of retreating welfare states

The special issue provides a theoretical and conceptual framework and reviews trends, empirical studies and policy implications of the increasing emphasis on social enterprise and hybrid models in housing organisations and the delivery of social and affordable housing. Following an international call for papers to expand the geographical coverage of the special issue, the latter includes contributions from North America and the Asian Pacific Region in addition to Europe. Peer review and revisions have been managed during 2011-12 with expert input from Prof. Hal Pawson from the Housing Studies editorial board. We are grateful to all those who have contributed to the review process and to the authors for their willingness to respond to comments leading to what we hope is a coherent contribution to an under-researched area within housing studies.

## INSTITUTIONAL MEMBERS

So far, ENHR has 96 Institutional Members. The current address (including contact persons) for each ENHR Institutional Member is printed at the end of this Newsletter in the Who is who? section. There is, however, room for more. Visit our [website](#) or contact the [ENHR Office](#) for information about ENHR membership.

### New institutional members

#### Kraks Fond

#### Krak's Foundation

Ved Stranden 16, 1., DK-1061, Copenhagen, Denmark  
<http://www.kraksfond.dk>

The Danish Institute for Urban Economics, Krak's Foundation conducts quantitative research on causes for growth of cities and regions using econometrics. The city is the core of analysis and is conceptualized as the driver to welfare. At the moment we are conducting two projects. One is asking the question: what produces wealth and welfare in cities for the benefit of individuals and businesses. The second project is an impact evaluation of upgrading interventions to deprived urban areas and neighbourhoods.

The institute was established in August 2011 and consists of a director and employs currently 6 urban researchers.

### News from Institutional Members



Australian Housing  
and Urban Research Institute

**Australian Housing and Urban Research  
Institute Melbourne, Australia**

#### New AHURI funded research

The following 12 projects have been selected for 2012 AHURI [National Housing Research Program](#) funding.

1. Preventing first time homelessness amongst older Australians
2. The financing of residential development in Australia
3. Changing spatial distribution of lower-income housing: understanding and responding to transport disadvantage
4. Public housing stock transfers in Australia: past, present and prospective
5. Community Land Trusts and Indigenous communities: from strategies to outcomes
6. Tall tales and true: housing stories from ABS data
7. Wellbeing outcomes of low-income renters: a multi-level analysis of area effects
8. Housing equity withdrawal: uses and risks of alternative options for older Australians
9. Understanding decision-making in the not-for-profit housing sector: longitudinal and comparative components
10. The edges of home ownership
11. Understanding and addressing local opposition to affordable housing projects
12. Processes for developing affordable and sustainable medium-density housing models for greyfield precincts

You can find out more about each project [here](#), with further details to be released by April.

#### **AHURI events**

AHURI supports a range of [events](#) and conferences to engage the policy and practice communities with our research. Upcoming conferences include:

Homelessness Research Conference

Melbourne, Australia

Thu 19–Fri 20 Apr 2012

[More information...](#)

7th National Housing Conference

Brisbane, Australia

Tue 30 Oct–Fri 2 Nov 2012

[More information...](#)

You find out more about all of our events [here](#).

We have also launched audio and video downloads on our website. The audio downloads are recordings of presentations, panel discussions and audience Q&A from our events, and the video downloads combine the PowerPoint slides from each research presentation, together with an audio recording of the presenter. All files can be found in the [events download archive](#) of our website.

#### **How can you keep informed?**

AHURI weekly e-updates

[Subscribe to the AHURI weekly e-updates](#) to be alerted to newly released AHURI research, including funding round news, as well as new events and other AHURI activities.

AHURI RSS feeds

Subscribe to AHURI RSS feeds to be alerted when we upload new research reports, videos, audio files or media releases to our website.

[Subscribe to RSS feeds...](#)

Twitter

Follow [@AHURI\\_Research](#) on twitter to know as soon as new research and information is released by AHURI.

<p>THE UNIVERSITY <i>of York</i> Centre for Housing Policy</p>	<p><b>Centre for Housing Policy</b> <b>The University of York</b> <b>York, United Kingdom</b></p>
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#### **New projects include:**

- **Financial resilience and security: Examining the impact of falling house prices on low income homeowners in Northern Ireland** This research seeks to understand the impact of the recent downturn in housing markets in Northern Ireland on low income homeowners. It is funded by the NI Office of the First Minister and Deputy First Minister, and is being undertaken in collaboration with Queen's University, Belfast.
- **Breaking up communities? The social impact of demolition in the 20th century.** A systematic review funded by the Arts and Humanities Research Council of existing evidence on slum clearance, mainly based on scattered case studies and assessing to what extent housing demolition in the late twentieth century broke up communities. It will provide the first authoritative account of its impact on communities or its 'social meaning' with a view to helping both academic and community historians, and also to inform people working on and affected by demolition projects today.

- **Commonweal Landlords**

A longitudinal evaluation of an innovative approach to resettlement and homelessness prevention. The Peer Landlord Model has been developed by Commonweal Landlords and will be piloted by Thames Reach and Catch 22.

- **Poverty and Ethnicity in Northern Ireland**

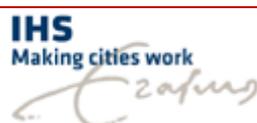
CHP and Queen's University Belfast have been jointly commissioned by the Joseph Rowntree Foundation to undertake a review of the evidence relating to poverty and ethnicity in Northern Ireland.

- **Housing and social inclusion: Is there a connection?**

Nicholas Pleace will be working with the Norwegian Institute for Urban and Regional Research during 2012-2013 on research drawing on the 2008 Study of family homelessness conducted by CHP. The work will explore the mechanisms generating situations of housing exclusion and homelessness in Norway and contrast Norwegian experience with that of the UK.

**Other new projects include:**

- An evaluation of the Single Homeless 'Housing First' project (for Sitra)
- Broadway Skills Exchange (for Broadway)
- Policy and Economic change under the coalition government (2011/12 for Crisis with Heriot Watt)



**Institute for Housing & Urban Development  
Studies (IHS) Rotterdam, The Netherlands**

**NFP deadline 1 May 2012 for International courses on Housing, Urban Development and MSc in Urban Finance at IHS.** A great programme that grants fellowships to mid-career professionals from selected countries to study in the Netherlands. We would like to ask you to inform your colleagues/ friends/ networks about the upcoming deadline for the Netherlands Fellowship Programme (NFP), 1 May 2012! Please inform all people who are interested in pursuing our 3 month post graduate diploma programme in Housing and Urban Development (ICHUD) or our 3 month programme in Urban Management and Development Theory or the 12 month Master in Financial Management: specialization Urban Infrastructure Finance. [www.ihs.nl/fellowship](http://www.ihs.nl/fellowship).

**Land Management and Informal Settlement Regularisation (LMISR)**

This course will take place for the ninth time at our Institute. We are proud that the Lincoln, Institute of Land Policy is again our partner for this 2012 programme and we are looking forward to receiving participants from all over the world. The application deadline for participation in this programme is still open until 1 May 2012. [www.ihs.nl/lmiser](http://www.ihs.nl/lmiser).

**UNIVERSITY OF  
BIRMINGHAM**

**School of Social Policy  
University of Birmingham  
Birmingham, Great Britain**

**The Third Sector Research Centre (TSRC)**

Third sector organisations are increasingly central to the provision of Public Services in the UK. This role has been developing quickly, both under the previous Labour government and the Coalition government. But it is not always well understood or evidenced, and is

sometimes controversial. The Third Sector Research Centre (TSRC <http://www.tsrc.ac.uk/>) was initially funded for five years (2008-13) by the Cabinet Office and ESRC to undertake research in this field. Over the past three years the centre has produced over 70 working papers all of which can be freely accessed at <http://www.tsrc.ac.uk/Publications/tabid/500/Default.aspx>.

TSRC research on service delivery including housing is co-ordinated by Professor David Mullins who is currently a member of the ENHR Coordination Committee. Recent housing projects and activities include:

A case study for the 'Third Sector Partnerships for Service Delivery' project on housing partnerships in Northern Ireland was undertaken by David Mullins in collaboration with Dr Nick Acheson at University of Ulster (TSRC's Northern Ireland partner) and Dr Jenny Muir at Queens University Belfast (a housing, planning and regeneration expert). The case study focused on the two largest publicly funded programmes delivered by third sector organisations in Northern Ireland - Supporting People and new social housing. It attracted the interest of the Northern Ireland Housing Executive who have now funded a fuller follow up study by David, Nick and Jenny, which will be completed in 2012.

The project is extremely timely in exploring the impact of policy changes under devolved government on the shape of the third sector in housing and the changing nature of partnerships. As yet there has been little research into the impact of either Supporting People or procurement changes on third sector partnerships in NI except the baseline study by this project team. The research will provide analysis and recommendations specific to the region, to inform policy and practice, while also making use of and contributing to the UK literature. The project provides an opportunity to deepen our understanding of partnership impact by exploring the perspectives of large and small associations within procurement groups and different types of support and housing providers within Supporting People partnerships. This will provide a fuller understanding of the policy options and consequences of the NI Government's role in relation to third sector housing partnerships.

TSRC has continued to work with self-help housing.org to monitor the involvement of community based self-help organisations within the £10 million empty homes programme. The impact of earlier work has been highlighted by the large number of new community based groups expressing an interest in the Empty Homes Programme, and agreement by CLG and HCA to a Community Grants fund to enable such groups to be directly funded, rather than having to work through a registered housing provider. Further research is being undertaken on self-help housing including an Honorary Fellowship with Tom Moore, now of Building and Social Housing Foundation, drawing lessons from his work on community land trusts for application to the self-help housing sector. Further papers by David Mullins, Simon Teasdale and Patricia Jones are forthcoming on self-help housing.

David Mullins is editing a special issue of the journal Housing Studies on social enterprise and hybridity in the housing sector. This is due for publication in Summer 2012. It builds on a plenary session chaired by David on the same topic at the European Network for Housing Research in Toulouse in July 2011.

Vanessa Wilkes, who is undertaking a PhD with David Mullins, has been researching how housing organisations are measuring the social impact of their community investment activities.

A working paper on tensions of measurement in the housing sector was prepared by David and Vanessa for the TSRC Impact of Evaluation conference in 2011 and is currently being finalised as a TSRC Working Paper.

Vanessa and David recently completed a survey for HACT on approaches to measuring impact of community investment activities by social landlords. The report will be published by TSRC and HACT in February 2012. 'We hope that this research will prove useful to the social

housing sector. There is a lot of interest in the sector on this area at present and there is a clear benefit in more collaborative sharing of ideas. At a time of political scepticism about the role of social housing it is important to establish what evidence there is of a wider community impact.'

David Mullins was commissioned by HACT to produce a think piece on community investment and community empowerment. The draft think piece was presented at the TSRC/HACT seminar in June 2011 and was later presented at events held with the Centre for Social Impact in Sydney, Australia and The Community Housing Providers Forum and Swinburne Foundation in Sydney, Australia. Back home the think piece is informing HACT's new Strategic Framework and is at the core of a Knowledge Transfer Partnership application being developed by TSRC and HACT.



**OTB Research Institute for the Built Environment**  
**Delft University of Technology**  
**Delft, The Netherlands**

### **PhD defence**

On February 10 last, Marnix Koopman defended his doctoral dissertation on 'economic analysis of neighbourhood quality, neighbourhood reputation and the housing market'. More information about his thesis can be found in the 'new books' section and on the internet: <http://www.otb.tudelft.nl/en/current/latest-news/article/detail/persberichtwijkreputatie-beinvloedt-keuze-bij-koop-en-huur-van-woning/>

### **New professor**

Last month Jan de Haan was appointed professor statistical methods in housing. His appointment covers a period of three years. Jan works at CBS Statistics Netherlands, that made this chair financially possible. Together with Peter Boelhouwer and Marja Elsinga, Jan will lead the new Expert Centre Property Value.

## NEW BOOKS / STUDIES

### **A PRACTICIONER'S VIEW ON NEIGHBOURHOOD REGENERATION**

*By Frank Wassenberg and Koos van Dijken*

Deprived areas are regenerated all across Europe. However, every country does it in their own particular way. There have been plenty of visits of both decision makers and researchers to foreign experiences, but not by urban practitioners themselves. In this project daily workers in deprived areas in the six Eurocities of The Hague, Oslo, Berlin, Porto, Dresden and Preston visited each other's practices. They confronted scientific views with their own approaches and experiences. This report reflects their experiences on issues of balancing social and physical approaches, social mixing, durable quality, governance, empowering residents and financing. It is of help for urban practitioners in other places, for scientists for reflection, and for European officers. Interested people can ask for a free copy of the report by post, by sending an email to: [info@emi-network.eu](mailto:info@emi-network.eu)

2011, 92 p., Nicis Institute, ISBN 978 94 90 967 048 ([www.eurocities.eu](http://www.eurocities.eu))



### **ECONOMIC ANALYSIS OF NEIGHBOURHOOD QUALITY, NEIGHBOURHOOD REPUTATION AND THE HOUSING MARKET**

*By Marnix Koopman*

Residents know exactly what their neighbourhood is like. House-seekers, on the other hand, must find out for themselves about the intangible social quality of neighbourhoods. As a simple rule of thumb, neighbourhood reputation can offer them an assessment of neighbourhood quality. In this research, regression analyses are applied to test whether neighbourhood reputations are being used as a proxy measure for neighbourhood quality in residential mobility choices and establishing the price of homes.

The empirical results go beyond answering this research question. What price, for instance, do residents place on liveability? Why does urban restructuring so often fail to change the social make-up of an area, despite a marked increase in owner-occupation? Why does gentrification appear to emerge spontaneously, while deliberate attempts to gentrify an area often fail? How does a neighbourhood acquire that 'golden edge'? This book also provides the answers to the above policy-oriented questions.

2012, 226 pag., IOS Press, ISBN 978-1-61499-032-1 (print), 978-1-61499-033-8 (online), ([www.iospress.nl](http://www.iospress.nl))



## EUROPEAN HOUSING REVIEW 2012

By Michael Ball

The RICS European Housing Review 2012 looks at the performance of residential property markets in key European economies and provides information on individual countries as well as comparative housing market analysis across Europe.

2012, 76 p., RICS, ([www.rics.org/ehr](http://www.rics.org/ehr))



## HOUSING AFFORDABILITY IN THE EU – CURRENT SITUATION AND RECENT TRENDS

By A. Pittini

This research briefing gathers available information on housing affordability in the EU, presents trends in housing affordability analysing a number of indicators available at the European level.

2012, 12 p., Cecodhas  
([http://www.housingeurope.eu/www.housingeurope.eu/uploads/file\\_/CECODHAS%20Observatory%20Briefing\\_Housing%20Affordability%202012.pdf](http://www.housingeurope.eu/www.housingeurope.eu/uploads/file_/CECODHAS%20Observatory%20Briefing_Housing%20Affordability%202012.pdf))

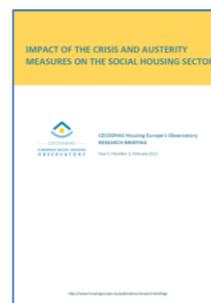


## IMPACT OF THE CRISIS AND AUSTERITY MEASURES ON THE SOCIAL HOUSING SECTOR

By A. Pittini

This research briefing draws on two rounds of consultation with public, cooperative and not for profit housing providers, members of CECODHAS Housing Europe. It represents a first attempt to identify key challenges emerging from the current crisis which are impacting on the social housing sector in Europe. It presents a detailed update on recent developments in England, France, Greece, Ireland, Italy and Spain.

2012, 12 p., Cecodhas  
([http://www.housingeurope.eu/www.housingeurope.eu/uploads/file\\_/CECODHAS%20Observatory%20Briefing\\_Impact%20of%20the%20crisis%202012.pdf](http://www.housingeurope.eu/www.housingeurope.eu/uploads/file_/CECODHAS%20Observatory%20Briefing_Impact%20of%20the%20crisis%202012.pdf))

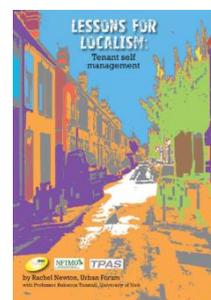


## LESSONS FOR LOCALISM: TENANT SELF-MANAGEMENT

By R. Newton and R. Tunstall

This timely piece of work maps the progress of Tenant Management Organisations' development across England. The report builds up a profile of TMOs, identifies trends in their development, explores their impact and provides an analysis of the different success factors and pitfalls relevant to TMOs' success and sustainability. The report considers the implications of the research findings, both for developing new models of user-led public services, and for the future of tenant self-management. Finally, the report makes some recommendations for action.

2012, 49 p., London: Urban Forum  
(<http://www.york.ac.uk/media/chp/documents/2012/lessonsforlocalism.pdf>)

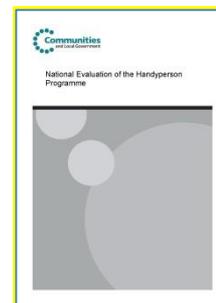


### **NATIONAL EVALUATION OF THE HANDYPERSON PROGRAMME**

*By K. Croucher and K. Lowson*

This evaluation of the DCLG Handyperson Programme has shown that handyperson services in England are assisting large numbers of older, disabled and vulnerable people to live independently in their own homes for longer in greater levels of comfort and security. They offer an important safety net for older people, and they also enhance the effectiveness of health and social care provision through the delivery of often very simple and very low cost interventions.

2012, 70 p., London: Department for Communities and Local Government  
(<http://www.york.ac.uk/media/chp/documents/2012/handypersonfinal.pdf>)

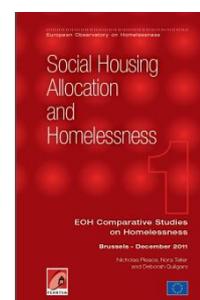


### **SOCIAL HOUSING ALLOCATION AND HOMELESSNESS**

*By Nicholas Pleace, Nora Teller and Deborah Quilgars*

This report is the first in a new series of the European Observatory of Homelessness (EOH) that explores pan-European issues in homelessness through the use of a questionnaire sent to a group of national experts. The report looks at the relationship between social housing and homelessness in 13 EU member states, examining how different strategic roles for social housing and varying allocation policies impact on the extent to which social housing is used to tackle homelessness. The report identifies the ways in which social housing can provide a housing solution for some groups of homeless people, while often playing little or no role in addressing the housing needs of other groups of homeless people. The research also looks at how the differing levels, forms and functions of social housing influence the relationship of the tenure towards homelessness. The report makes recommendations as to how social housing providers can take a more active role in helping to end homelessness. The report is soon to be available at FEANTSA's website at <http://www.feantsa.org>

2012, 80 p., Feantsa  
([http://eohw.horus.be/files/freshstart/Comparative\\_Studies/2011/Feantsa\\_Comp\\_Studies\\_01\\_2011\\_WEB.pdf](http://eohw.horus.be/files/freshstart/Comparative_Studies/2011/Feantsa_Comp_Studies_01_2011_WEB.pdf))

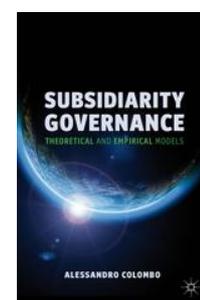


### **SUBSIDIARITY GOVERNANCE – THEORETICAL AND EMPIRICAL MODELS**

*Edited by Alessandro Colombo*

In Europe, the subsidiarity principle has been enjoying renewed consensus in recent years. This book offers an insight on the original meaning of subsidiarity, particularly the horizontal dimension of subsidiarity, which challenges traditional patterns of government. Prominent international scholars and experts from various fields "read" the distinctive wealth of government experience accumulated in Lombardy and the experience of governing in their own various countries. This book is for anyone willing to add a new perspective, that of subsidiarity, to the debate on governance reform. In the second part of the book there is a chapter about: "Social Housing and Subsidiarity in the Lombardy Model of Governance".

2012, 196 p., Palgrave Macmillan, ISBN 978-0-23033-869-2,  
([http://www.palgrave.com/products/title.aspx?pid=538934#.T1YHS1\\_psus\\_email](http://www.palgrave.com/products/title.aspx?pid=538934#.T1YHS1_psus_email))



### SUPPORTING SHORT TERM PRISONERS LEAVING HPM LEEDS: EVALUATION OF THE SHELTER PRISONERS ADVOCACY RELEASE TEAM

By D. Quilgars, A. Jones, M. Bevan, R. Bowles and N. Pleace

CHP undertook an independent evaluation of the Shelter Prisoners Advocacy Release Team (PART). PART was a three year pilot project (2007-10), funded by the Pilgrim Trust and run by Shelter, which was set up to test a model of resettlement support for short-term prisoners (under 12 months sentence) who were in housing need on leaving HMP Leeds (and settling in West Yorkshire).

2012, 130 p., Centre for Housing Policy, University of York  
(<http://www.york.ac.uk/media/chp/documents/2012/ShelterPARTEvaluation2012.pdf>)



### THE SAGE HANDBOOK OF HOUSING STUDIES

By David Clapham, William Clark and Kenneth Gibb

Cross-disciplinary and critical in its approach, **The SAGE Handbook of Housing Studies** is an elucidating look at the key issues within the field. The **Handbook** covers the study of housing retrospectively, but also analyses the future directions of research and theory, demonstrating how it can contribute to wider debates in the social sciences. A comprehensive introductory chapter is followed by four parts offering complete coverage of the area:

**Markets** examines the perception of housing markets, how they function in different contexts, and the importance of housing behaviour and neighbourhoods.

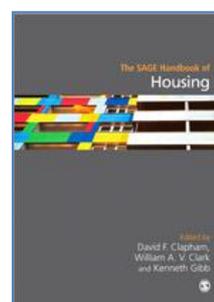
**Approaches** looks at how other disciplines - economics, geography, and sociology - have informed the direction of housing studies.

**Context** traces the interactions between housing studies and other aspects of society, providing context to debate housing through issues of space, social, welfare and the environment.

**Policy** is a multi-disciplinary and comprehensive take on the major policy issues and the causes and possible solutions of housing problems such as regeneration and homelessness.

Edited by leading names in the field and including international contributions, the book is a stimulating, wide-ranging read that will be an invaluable resource for academics and researchers in geography, urban studies, sociology, social policy, economics and politics.

2012 (to be published in April), 528 p., Sage, ISBN 978-1-84787-430-6  
(<http://www.uk.sagepub.com/books/Book232882>)



### UK HOUSING REVIEW 2011/12

By H. Pawson and S. Wilcox

The *UK Housing Review* provides key information on housing statistics for England (and its regions), Wales, Scotland and Northern Ireland. It features over 200 charts and tables and six commentary chapters and is a key resource for those interested in housing policy and finance, in both the public and private sectors.

2012, UK Housing Review 2011/12, Coventry: Chartered Institute of Housing (<http://www.york.ac.uk/res/ukhr/ukhr1112/>)



## OTHER NEWS

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### 2012 Membership fee

At the end of 2011 invoices were sent out by regular mail to all ENHR members. Would you please be so kind to make the payment as soon as possible?  
Please contact the ENHR Office ([enhr@tudelft.nl](mailto:enhr@tudelft.nl)) in case you did not receive an invoice or if there is a problem with the invoice or payment.

### News from our sister organisation - APNHR

As a major activity to commemorate the 10th anniversary of the Asia-Pacific Network for Housing Research (APNHR), an international housing conference with the theme on neo-liberalism in urban and housing policy in the Asia Pacific was held by Centre of Urban Studies and Urban Planning (CUSUP) at the University of Hong Kong on 8-10 December 2011.

The three-day conference comprising of one keynote session, three plenary sessions, twenty-four workshop sessions, one roundtable discussion and four field trips brought together about 150 local and overseas participants. We were honoured to have Ms Eva Cheng, Secretary of Transport and Housing, HKSAR Government, Professor Neil Smith from the U.S.A. and Professor Mike Berry from Australia as our keynote speakers. We also had Professor Mark Stephens from Scotland, Dr. Ian Winter from Australia, Professor Jie Zhang from China, Dr. Kuppusamy Singaravello from Malaysia, Dr. Marife Ballesteros from the Philippines and Dr. Shayer Ghafur from Bangladesh to speak at the plenary sessions.

Apart from expanding the geographical coverage to South Asia, the special features of this APNHR conference were also marked by the introduction of a young housing researchers workshop series and a Best Student Paper Award. The feedback from conference participants was overwhelmingly positive.

## FORTHCOMING EVENTS

*ENHR and other newly announced conferences are presented in this section.  
A complete list of conferences follows in the "Calendar" section.*

### **International Conference Contemporary Housing Issues in a Changing Europe Galway, Ireland, 20 -21 April**

The Centre for Housing Law, Rights and Policy in association with the European Network for Housing Research (ENHR) Legal Aspects of Land and Planning WG, Public Interest Law Alliance (PILA), the European Federation of National Organisations Working with the Homeless (FEANTSA), Housing Rights Watch, Fondation Abbé Pierre and the Centre for Disability Law and Policy (CDLP) welcomes you to the International Conference - Contemporary Housing Issues in a Changing Europe.

#### **Conference Theme**

The legal aspects of housing, land and planning are of central importance in the development of contemporary Europe. Regulatory weaknesses in many European States have had enormous consequences for European and global financial systems. Limited access to adequate and affordable housing has impacted especially on older people, homeless people, people with disabilities, immigrants and those living in poverty. Restricted bank lending, unaffordable housing and large mortgages will affect the lives of many Europeans for years to come.

At the same time, the spectrum of housing rights is being broadened across Europe. The Charter of Fundamental Rights has been incorporated into EU Treaty law, and several international instruments have been accepted by the EU, including the UN Convention on the Rights of Persons with Disabilities, ratified in 2011.

The integration and implementation of housing rights into housing access and services, as well as regulatory and meta-regulatory systems, are significant issues.

This conference will have a broad appeal and be of particular interest to:

- lawyers, advocates, law makers and policy makers, academics, researchers and students
- housing rights activists and those interested in housing for homeless people, people with disabilities, older people and immigrants/migrants/refugees
- those interested in mortgage finance or regulation

**Abstracts on any area relating to housing law, rights and policy are invited. The conference will include, but is not limited to the following themes:**

- Housing and homelessness
- International perspectives on developments in housing law, rights and policy
- Impact of the UN Convention on the Rights of Persons with Disabilities on housing and independent living
- Impact of the EU Charter of Fundamental Rights and the Treaty of Lisbon on housing, land and planning
- Recent developments in EU/US mortgage and property law and policy
- Developments in the rented housing sector in Europe
- Defining the relationship between law, rights and policy in housing, land and planning in the meta-regulatory era
- Consumer protection in housing
- Public interest law and housing rights

**The deadline for submission of abstracts (300 words) is the 19th April of 2012.**

**Submissions should be made on-line at the conference website**

[www.conference.ie/Conferences/index.asp?Conference=135](http://www.conference.ie/Conferences/index.asp?Conference=135)

For further information please contact Dr Padraic Kenna: [housingconference@gmail.com](mailto:housingconference@gmail.com)

**ENHR Conference 2012**

**Housing: Local Welfare and Local Markets in a Globalised World**

**Lillehammer, Norway, 24-27 June**

The ENHR 2012 conference organizers have extended the different time limits for abstract submission, abstract acceptance and registration.

The new deadlines are:

**Abstract submission: 15<sup>th</sup> of March**

Abstract acceptance: 1<sup>st</sup> April

Early bird registration: 15<sup>th</sup> of April

Abstract submission and registration on the conference website:

<http://www.congrex.no/enhr2012/>

**WORKSHOPS AT THE ENHR CONFERENCE 2012**

**WS-01: Housing Finance and Regulation**

COORDINATORS: *Jens Lunde (j.l.fi@cbs.dk)*, *Stefan Kofner (S.Kofner@hs-zigr.de)*, *Christine Whitehead (C.M.E.Whitehead@lse.ac.uk)*

We welcome papers on all aspects of finance and regulation, including in particular understanding developments in private finance but also analysis of public sector financing, subsidy and taxation. We welcome all styles of paper including theoretical, empirical and policy oriented analysis. We expect a major theme to be the impact of EU and national regulatory change on private finance markets in response to the global financial crisis. Another area of particular interest is the role of bond finance. As in the last two conference workshops we will seek to join with the Economics workshop (WS-02) and with the private rented group (WS-22) where there are papers of particular common interest. We will also report on the progress of the Working Group's continuing study comparing mortgage market developments across Europe. There will be a session to discuss the future programme for the group.

**WS-02: Housing Economics**

COORDINATORS: *Michael Ball (m.ball@reading.ac.uk)*, *Viggo Nordvik (viggo.nordvik@nova.no)*

The housing economics group has been in existence for many years and participants enjoy the friendly and supportive way in which its discussions take place. In the workshop, we welcome both technical and policy related papers analysing housing markets using the tools of economics and econometrics. For example, papers would be welcome on aggregate housing market performance over time; supply-side constraints; the land market; causal interdependencies between the housing market and the wider economy; microeconomic and locational studies; the analysis of spill-overs between local, national and international housing markets; the impacts of taxation and subsidies; special programmes related to affordable housing; economic analysis of interventions to improve housing conditions of vulnerable groups; and evaluations of housing programmes.

**WS-03 Housing Markets Dynamics**

COORDINATORS: *Peter Boelhouwer (p.j.boelhouwer@tudelft.nl)*, *Richard Turkington (richardturkington@housingvision.co.uk)*

In the workshop housing dynamics papers are welcome which give further insight in the way the housing markets are functioning in the current complex environment of fiscal austerity, an economic crisis and some severe local housing market problems. Especially papers which elaborate on the effects of the economic crisis and the way policy makers on a national and regional level are dealing with them are interesting for this workshop.

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

COORDINATORS: *Iván Tosics (tosics@mri.hu)*, *Glen Bramley (g.bramley@hw.ac.uk)*, *Terje Wessel (terje.wessel@sosgeo.uio.no)*

Ideas about sustainability, affordability and social mix (avoiding strong spatial segregation) of metropolitan housing markets should be confronted with the impact of the credit crunch on metro housing planning issues. The recent financial crisis and economic downturn, often led by the housing and property sector, will have had uneven impacts on different parts of metropolitan areas, and may have disrupted the processes and assumptions underpinning the development process and the provision of urban infrastructure. The aims of affordability (cf growing unemployment), of sustainability (cf peak oil challenge towards sprawling development) and of social mix (cf increasing spatial segregation) would seem to require more involvement of the public sector on a metropolitan level to steer the housing sector with governance, planning and fiscal interventions. The financial crisis, on the other hand, might easily lead to even less public interventions as before.

We would be interested in papers and presentations addressing these issues. How can a better combination of sustainability, affordability and social mix be achieved in the present period of fiscal austerity of the public sector which will last for quite some more time? Should more decentralised governance structures be introduced or just the opposite, is the strengthening of metropolitan level interventions needed in planning and governance? If the latter, how can this be effectuated in the period of public financial crisis?

As this is the most urban and planning oriented Working Group of ENHR, dealing with all aspects of urban development, the organizers of the Lillehammer workshop are counting on growing interest of those members of the ENHR, who are “infected” by urban topics, spatial and/or geographical approaches.

### **WS-05: Large Housing Estates Revisited**

**COORDINATORS:** *Thomas Knorr-Siedow (knorr-siedow@gmx.net), Hedvig Vestergaard (hev@sbi.dk)*

Large housing estates in Europe have been the object of comprehensive research about a decade ago. The workshop is intended to provide a space for the discussion of the current state of large housing estates and their future from a research perspective. The aim is to bring together researchers, who are interested in the various social, economical, and physical as well as planning aspects of this special form of habitat. Throughout Europe these are providing homes for millions and of residents in a wide bandwidth between estates that have been problematic from the very beginning and through different periods of rehabilitation to estates that have always provided decent homes for large groups of residents across different social groups. Within the last decade, policies for the large estates have been introduced in many Western and Northern European countries including upgrading as well as partial demolition. What are the results, seen from a research perspective? In Central and Eastern Europe, this form of housing has developed over the last decade and in relation to the overall development of the housing market, the former homogeneity has been replaced by a variety of developments ranging from integration to exclusion from the general housing market and the acceptance by the mainstream population. The question should be recalled, what East and West could learn in the attempts of understanding the development and improving of the estates. Increasingly new large housing estates, often even larger than those built in the past, are appearing in the housing provision in Asian countries. What is their expected development strands reflecting the different cultural meaning that is allocated to this form of housing?

Moreover new questions arise. Since the early restructuring programs, external circumstances have changed. How do these reflect on the developments in large housing estates? Governments retreat all across Europe, so the role of other actors should increase. Does it? Large subsidy programs are shortened, so where is money coming from now? Ideological changes, exceeding classical political left-right positions, implicate that residents themselves should be, want to be and have to be more responsible for their own environment. Will quality of life be secured with other ways of working? What role is left for governments? Many large estates did need an intensive approach after years of neglect. Could a continuous range of preventive measures and dynamic management not be more efficient in the long run? Are there examples of this way of working?

The workshop especially invites revisited research from about a decade ago to be reflected. However, also original new research should be presented with the joint aim to produce an agenda of questions directed at this form of housing and new ways of working.

### **WS-06: Social Housing and globalisation**

**COORDINATORS:** *Claire Lévy-Vroelant (clevyvroelant@gmail.com), Christoph Reinprecht (christoph.reinprecht@univie.ac.at), Viviana Fernandez (vivianaaf@gmail.com), Sasha Tsenkova (tsenkova@ucalgary.ca)*

Following the outcomes from the last ENHR conferences (Prague, 2009, Istanbul 2010, and Toulouse 2011) on the diversification of social housing forms, aims and target groups in European countries, the WS intends to continue the collective reflexion.

It also intends to take in account the growing interest in Public/Social housing in non-European metropolitan areas where the urbanisation process is extremely rapid and/or the housing needs enormous. This workshop intends to encourage the exploration of the transformations in public and social housing provision. More broadly, it proposes to document how policies are addressing housing and responding to societal global changes. To what extent these policies and their agents are “social” or not, is part of the question.

The analysis of the sector in Europe, connected with the changes that occurred in the “social model” promoted by States, has to be completed with knowledge and experiences coming from other parts of the world, included “bottom up” ones. One could say that the “European model” is interpreted and reconfigured in different parts of the world; but it can also be said that new models are developing that could be worth to analyse.

The workshop welcomes comparative studies as well as case studies. Long term and historical approaches are also welcome, especially those taking place at a global level or involving global actors and discussing “new” forms of governance such as (for example) public private partnership. In order to better understand the different faces of on-going transformations and the place of social/public housing in the social, political, and urban reconfigurations, researchers from all disciplines of social and political sciences may contribute.

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

**COORDINATORS:** *Gerard van Bortel (G.A.vanBortel@tudelft.nl), Tony Gilmour (tony@elton.com.au)*

The overall objective of the Working Group is to explore and develop concepts for analysing institutional and organizational change and dynamics in affordable housing provision. Government policies, management reforms and rapidly changing social and economic contexts have placed new expectations on social and public landlords. In addition, policies encouraging partnering with the private sector and/or direct private market provision of affordable housing have blurred the lines between public and private housing activities. The processes and outcomes relating to these changes are the main focus for participants in this Working Group. Within this wider framework, the workshop calls for paper on the following topics:

- \* Housing as a system / network;
- \* The dynamics of institutional and organisational transformations;
- \* The role of social housing in urban dynamics and housing change;
- \* Private sector provision of social housing;
- \* The role of social housing providers in building sustainable neighbourhoods and communities;
- \* The performance and impact of social housing providers;
- \* Social housing governance, democratic anchorage and accountability to residents and neighbourhoods.

In addition to the above, the workshop in Toulouse included as a key sub-theme the growing importance of social enterprise and hybridity in housing organisations. This theme added a new angle to the reflection on the overall conference topic of 'Mixité', since it dealt with housing organisations having mixed economy approaches (i.e. incorporating state, market and society influences on their behaviour).

### **WS-08: Eastern European Housing & Urban Policies**

**COORDINATORS:** József Hegedüs ([hegedus@mri.hu](mailto:hegedus@mri.hu)), Sasha Tsenkova ([tsenkova@ucalgary.ca](mailto:tsenkova@ucalgary.ca))

The East-European post socialist economies were just recovering from the transitional recession in the second half of the 2000s when they had to face a new recession caused by the global financial and economic crisis. Housing systems in the region experienced both trends toward convergence, as they had to respond to similar post-socialist challenges and economic restructuring imperatives, and trends toward divergence due to different housing policy solutions. A central question today is how these countries will manage the double pressure on their systems: eliminating the distortions of the transitional period (e.g. lack of social housing, targeted subsidies, and efficient management of housing estates) on one hand, and adjusting to the structural changes in mortgage finance and fiscal policy caused by the financial and fiscal crises, on the other. The workshop encourages research papers evaluating housing policy responses to the present crisis, preferably in a comparative context with other countries in the region as well as old member states of the EU.

### **WS-09: Housing and Urban Issues in Developing Countries**

**COORDINATORS:** Chris Watson ([C.J.Watson@bham.ac.uk](mailto:C.J.Watson@bham.ac.uk)), Yurdanur Dulgeroglu Yuksel ([yukselyu@itu.edu.tr](mailto:yukselyu@itu.edu.tr))

Half the world's population lives in urban areas. Future population growth (more than 80 per cent of it in urban areas) will be concentrated in developing countries. Yet the growth of urbanisation in the developing world has not been matched by a commensurate growth in the supply of decent housing. The shortcomings of policy, lack of political will, limitations of housing finance, poor land management in urban areas, lack of security of tenure, and lack of infrastructure and services are just some of the issues that confront citizens and policy-makers in developing countries, and provide a strong theme for research, analysis and action. In developing countries, particularly in their major cities, social and spatial change is very fast, contributing to the segregation of residential areas, and to the deepening social gap in urban society.

In line with the conference theme of 'Housing, Local Welfare and Local Markets in a Global Context', and in response to the call from UN-Habitat for a new global housing strategy to the year 2025, workshop papers are invited in the following or related areas: housing policies and sustainable urbanisation; access to land and housing; urban governance and management; informal settlements and city-wide regularisation; housing finance for low-income groups; and housing transformation.

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

**COORDINATORS:** Montserrat Pareja-Eastaway ([mpareja@ub.edu](mailto:mpareja@ub.edu)), Eli Støa ([eli.stoa@ntnu.no](mailto:eli.stoa@ntnu.no))

The Working Group Housing and Urban Sustainability will organize a workshop at the ENHR 2012 conference around the question of how to combine social and environmental sustainability dimensions in housing and urban development and regeneration processes.

Planners and policymakers commonly emphasize the positive synergies between social and environmental goals. This is based on an overall understanding that it is not possible to deal with the climate crisis by use of technical and physical measures alone. There is thus a general awareness of the fact that there are strong links between people's everyday life, societal values and the environment.

However, we believe that there is a tendency to focus on the technical and ecological aspects at the expense of social and cultural issues such as social equity, everyday life quality, housing satisfaction, place attachment and social cohesion, among others. This may be because there are not only synergy effects but indeed also goal conflicts embedded in the aim to combine social and environmental dimension. We invite researchers from diverse fields such as planning, economy, architecture, sociology, geography and anthropology to reflect upon these themes in the workshop.

We would like you to present papers within one of the following issues:

- **Theoretical considerations:** Conceptual reinterpretations and critical approaches which may bring the debates on the relationship between various dimensions of housing and urban sustainability further. Elaborations of how sustainability is transformed from a global goal into a local objective, including how global targets may be achieved in the local sphere
- **Processes:** Policies, planning, design, operation and management processes which may support a holistic approach to sustainable housing and urban development and regeneration – combining social and environmental dimensions
- **Assessment:** Research based assessments and analysis of the results from projects that aim to combine social and environmental dimensions.

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

**COORDINATORS:** Nico Nieboer ([N.E.T.Nieboer@tudelft.nl](mailto:N.E.T.Nieboer@tudelft.nl)), Sasha Tsenkova ([tsenkova@ucalgary.ca](mailto:tsenkova@ucalgary.ca)), Vincent Gruis ([V.H.Gruis@tudelft.nl](mailto:V.H.Gruis@tudelft.nl)), André Thomsen ([A.F.Thomsen@tudelft.nl](mailto:A.F.Thomsen@tudelft.nl))

The workshop will focus on strategies of housing providers to deliver new housing and/or retrofit existing homes to improve the physical quality, affordability and social integration of tenants in the context of fiscal austerity and cut-backs to public spending. We encourage research papers at the conceptual or empirical level analysing these issues at the level of estates and neighbourhoods. In the last couple of years in some countries public support has targeted funding for social housing within urban regeneration programs, in others – the support plays a countercyclical role where housing providers benefit from lower land and construction costs during the current recession. We would like to explore these diverse strategies and responses to significant retrenchment in housing policy and their effect.

### **WS-12: Migration, Residential Mobility and Housing Policy**

**COORDINATORS:** Maarten van Ham ([m.vanham@tudelft.nl](mailto:m.vanham@tudelft.nl)), David Manley ([ggdjm@bristol.ac.uk](mailto:ggdjm@bristol.ac.uk)), Lina Hedman ([lina.hedman@bf.uu.se](mailto:lina.hedman@bf.uu.se))

The 'Migration, Residential Mobility and Housing Policy' Working Group focuses on the causes and consequences of residential mobility and migration and on understanding the mobility process itself. The Working Group further focuses on how housing markets, the neighbourhood and the urban system influence and are influenced by population mobility, and how housing policy influences population mobility, and local housing markets. We are interested in both short distance mobility (residential mobility) and long distance mobility (migration). We are explicitly interested in how resources and constraints on the one hand and opportunities and restrictions on the other influence the outcomes of the mobility process. The housing stock, current vacancies, the availability of credit, (social) housing policies, housing allocation systems, individual preferences and lifestyles all influence mobility. We study both mobility at the individual and household level and mobility at a more aggregate level (for example processes of suburbanisation and counter urbanisation). Methodologically methods such as GIS/Spatial modelling, event-history analysis and multilevel modelling have become prominent in the workshop, however we encourage those using qualitative methods also to participate as we attach great value to mixed methods research. We are particularly interested in two themes, but also contributions with another focus are welcome:

- 1) The role of place (in particular urban neighbourhoods) in the housing careers of individuals and households. From the neighbourhood effects literature and the residential mobility literature there is increasing interest in selective mobility into and out of (poverty) neighbourhoods. We know relatively little about the factors which influence neighbourhood choice (such as housing market constraints, lifestyle, etc.). Even less is known about neighbourhoods in a life course context. Do people have "neighbourhood careers" over their life course? Do most people move up the neighbourhood hierarchy during their housing career? Understanding these neighbourhood careers is important for our understanding of neighbourhood effects, residential mobility, and neighbourhood and urban change.
- 2) The effects of housing policy on residential mobility. In many European countries governments actively stimulate homeownership. A high level of homeownership might lead to low levels of mobility as homeowners are generally less mobile than renters. This is evident in the current economic crisis where a record number of houses are for sale and mobility levels are historically low. What are the effects of policies which stimulate homeownership on mobility? We are also interested in policies affecting mobility in the social rented sector, including housing allocation systems (such as choice-based-letting).

### **WS-13: Poverty Neighbourhoods**

**COORDINATORS:** Jürgen Friedrichs ([friedrichs@wiso.uni-koeln.de](mailto:friedrichs@wiso.uni-koeln.de)), George C. Galster ([george.galster@wayne.edu](mailto:george.galster@wayne.edu))

The workshop addresses problems of deprived or poverty neighbourhoods. It pertains to both context effect of poverty and social mix.

The papers can be quantitative and qualitative, but should have a clear theoretical foundation. The organizers try to devote sufficient time for an adequate discussion of the papers.

### **WS-14: Welfare Policy, Homelessness and Social Exclusion**

**COORDINATORS:** Isobel Anderson ([isobel.anderson@stir.ac.uk](mailto:isobel.anderson@stir.ac.uk)), Evelyn Dyb ([evelyn.dyb@nibr.no](mailto:evelyn.dyb@nibr.no)), Joe Finnerty ([j.finnerty@ucc.ie](mailto:j.finnerty@ucc.ie))

The WELPHASE Working Group will hold a workshop at the ENHR 2012 conference. WELPHASE welcomes papers that address the Working Group themes of homelessness, housing policy, welfare and social exclusion. In particular, papers with a particular focus on the main conference theme of 'Housing, Local Welfare and Local Market in a Global Context' are invited. Papers may present findings from primary research, policy reviews, and / or discuss developments at the theoretical level, and may focus on one or several countries, in Europe or beyond.

### **WS-15: Housing & Living Conditions of Ageing Populations**

**COORDINATORS:** Marianne Abramsson ([marianne.abramsson@isv.liu.se](mailto:marianne.abramsson@isv.liu.se)), Sarah Hillcoat-Nallétamby ([S.Hillcoat-Nalletamby@swansea.ac.uk](mailto:S.Hillcoat-Nalletamby@swansea.ac.uk))

This Working Group was set up in 1992 and has since covered a number of themes related to older people's housing situation, environment and living conditions. The researchers participating in the Working Group deal with subjects such as housing demands and design, residential mobility and choice of housing, housing opportunities, management, economy, health and wealth, demography and policy issues using a number of different methodologies.

The 2012 conference in Lillehammer will host a keynote session on older people's housing making it of particular interest for researchers in this field. The theme of the conference is Housing: Local Welfare and Local Markets in a Globalised World. To our session we welcome researchers from different disciplines to submit papers on this or any other theme related to issues on older people's housing to the conference website. We look forward to interesting discussions on the most recent issues in this research field.

### **WS-16 Minority Ethnic Groups and Housing**

**COORDINATORS:** A. Sule Özuekren ([asozuekren@gmail.com](mailto:asozuekren@gmail.com)), Gideon Bolt ([g.bolt@geo.uu.nl](mailto:g.bolt@geo.uu.nl))

This workshop will be organized by the ENHR Working Group entitled "Minority Ethnic Groups and Housing". The group has been established in 1993 and since then has organised workshops during almost all ENHR Conferences. Our workshops have regularly led to joint publications either in the form of special issues (e.g. for Housing Studies, Urban Studies, Housing Theory and Society, and Journal of Ethnic and Migration Studies), or edited books (of one is forthcoming in April 2012).

The central theme(s) of the Working Group are (a) Housing conditions, housing preferences and residential mobility of minority ethnic groups, (b) Concentration and segregation of minority ethnic groups, and (c) Living in multicultural neighbourhoods. We welcome papers that fit in these theme(s) and based on either qualitative or quantitative

research. We also welcome theoretical papers that might potentially shape the future research in this field. For the ENHR 2011 conference in Lillehammer, we especially welcome papers that try to explore the consequences of economic downturn in the euro area and in the EU for ethnic minority groups by presenting recent research findings on one of the following issues:

- Youth unemployment, including the second/third generation immigrants, has been increasing in the euro area and in the EU since the first quarter of 2008. What are the consequences of this situation for the 'immigrant' youth with respect to housing, family formation and future plans?
- Minority ethnic groups are likely hit hardest during a financial and economic crisis. How do minority ethnic communities experience the recent economic crisis in the EU?

If we attract a substantial number of papers that make a link with the above themes, we will take the initiative for a special issue.

### **WS-17: Gender, Housing, Planning and the Built Environment**

**COORDINATORS:** *Christiane Droste* ([droste@urban-plus.eu](mailto:droste@urban-plus.eu)), *Irene Molina* ([irene.molina@ibf.uu.se](mailto:irene.molina@ibf.uu.se)), *Karin Grundström* ([k.grundstrom@mah.se](mailto:k.grundstrom@mah.se))

Issues of gender and the built environment have received growing attention within Academia during the last years. Nevertheless, this is still a field of knowledge in a huge need of empirical, methodological and theoretical knowledge production. Questions on gender and sexuality and their intersectional relations to structures of class, ethnicity, age and disability are interesting to assert in terms of differentiated access to housing markets, to welfare systems and to the housing loan market. Other interesting questions are the challenges facing housing policy, the building sector and housing markets in relation to new household structures with a growing proportion of elderly women, "patchwork families", single parents' households, new life style housing and the revival of collective living. In research on housing and urban development, gender continues to be an important issue in questions of globalization, migration and constructions of "globalized" space. Furthermore, papers addressing methodological and theoretical issues and papers dealing with the transfer of knowledge into practice or on the implementation of gender planning in academic education are welcome

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

**COORDINATORS:** *Hélène Bélanger* ([belanger.helene@uqam.ca](mailto:belanger.helene@uqam.ca)), *Henny Coolen* ([h.c.c.h.coolen@tudelft.nl](mailto:h.c.c.h.coolen@tudelft.nl))

Ideally, residential environments are designed and restructured to meet people's residential preferences and notions of residential quality. These notions refer to the variable qualities of the residential environment which give satisfaction to people and which they choose, either by moving towards preferred environments or leaving less-preferred environments. This makes quality an important concept/mechanism in understanding the relationship between people and residential environments.

In this workshop the focus is on the quality of the residential environment from the perspective of the people who dwell in these environments. We invite both theoretical and empirical papers that address the quality of the residential environment from this perspective.

### **WS-19: Residential Context of Health**

**COORDINATOR:** *Terry Hartig* ([terry.hartig@ibf.uu.se](mailto:terry.hartig@ibf.uu.se))

The Workshop being convened by the Residential Context of Health Working Group can accept papers within several broad themes, such as the effect of physical housing variables on mental and physical health; the role of behavioural, social, and cultural factors in shaping relations between housing and health; the ways in which housing policy can be coordinated with other social welfare policies to more effectively pursue public health objectives; universal design and other strategies for mitigating effects of individual's functional limitations in the residential context; and the delivery of health care services in the home. For more information about the workshop, please contact [Terry.Hartig@ibf.uu.se](mailto:Terry.Hartig@ibf.uu.se). Other questions about the Working Group can be sent to either of its co-convenors, Terry Hartig or Roderick Lawrence ([Roderick.Lawrence@unige.ch](mailto:Roderick.Lawrence@unige.ch)).

### **WS-20: Land Markets and Housing Policy**

**COORDINATORS:** *George de Kam* ([g.dekam@fm.ru.nl](mailto:g.dekam@fm.ru.nl)), *Daniëlle Groetelaers* ([D.A.Groetelaers@tudelft.nl](mailto:D.A.Groetelaers@tudelft.nl)), *Berit Nordahl* ([Berit.Nordahl@umb.no](mailto:Berit.Nordahl@umb.no)), *Willem Korthals Altes* ([W.K.KorthalsAltes@tudelft.nl](mailto:W.K.KorthalsAltes@tudelft.nl))

This Working Group addresses land markets and housing. We welcome papers on policies, strategies and practices related to the provision of land for social and affordable housing. We also welcome papers assessing the workings of land markets in relation to housing, as well as the nature of, and the effect of regulations and interventions. The Working Group addresses how policy and planning systems and (local) government institutions influence the supply of land for various categories of housing. Policies for development gain, cost recovery policies, negotiations, and the role of law and institutions might serve as key words. The Working Group is open for theoretical and practical approaches. The topic of this group is cross disciplinary and we welcome contributions using various approaches and disciplines, such as, economy, sociology, architecture and law. Regarding this last aspect, the group works in close cooperation with the Legal Aspects of Housing, Land and Planning Working Group. Depending on the content of the submitted papers, joint sessions will be organized.

Within the general frame of the 2012 conference, this year we have a special emphasis on the role of the local authorities in their interplay with local actors in the land, housing and construction markets; the varying practices and the room for local discretion within the context of rules and conditions set at the (national) state level in different countries.

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

**COORDINATORS:** Sergio Nasarre Aznar ([sergio.nasarre@urv.net](mailto:sergio.nasarre@urv.net)), Jane Ball ([jane.ball@newcastle.ac.uk](mailto:jane.ball@newcastle.ac.uk)), Julio Ponce Sole ([jponce@ub.edu](mailto:jponce@ub.edu))

This workshop focuses on the many interesting legal aspects of housing, land law, urbanism, rights and the built environment. Both private and public law (policies) approaches are welcome. The legal disciplines in these areas do not correspond exactly from country to country, so we usually have a unique mix of public and private law scholarship to encourage this new area of research and to create research links to the future. We collaborate with another workshop, 'Land Markets and Housing Policy' (WS-20), so it should be possible to attend both these workshops.

### **WS- 22 Private Rented Markets**

**COORDINATORS:** Aideen Hayden ([aideenhayden@gmail.com](mailto:aideenhayden@gmail.com)), Julie Rugg ([jr10@york.ac.uk](mailto:jr10@york.ac.uk)), Bob Jordan ([bob@threshold.ie](mailto:bob@threshold.ie))

We welcome papers on all aspects of private rented markets, including the fiscal landscape, regulatory frameworks in different countries, motivations and experiences of private landlords, the role of the private rented sector in accommodating different social groups, and the changing nature of the private rented sector in Europe and beyond. The workshops in recent years have focused on the impacts of the property market crisis on the private rented sector including: supply and demand in private rented markets; changes to income and housing support mechanisms as a result of government cutbacks; landlord behaviour including rent and investment decisions and compliance with legal regulations; and the restricted availability of buy-to-let investment mortgages.

A particular focus of the workshop will be on the changing role of the private rented sector within the overall housing system, for example, state reliance on the private rented sector to deliver social housing support for low income households; the emergence of 'renting for life' as a real possibility in Anglo-Saxon countries that have traditionally regarded the sector as transitional or residual; private rented sector regulation as a template for regulation of other sectors including housing association tenancies; and the emergence of innovations such as mortgage-to-rent schemes as a means of resolving the mortgage arrears difficulties faced by households in many countries.

### **WS-23 The Quality of Architectural Design and Urban Housing**

**COORDINATORS:** Birgit Jürgehake ([B.Jurgehake@tudelft.nl](mailto:B.Jurgehake@tudelft.nl)), Jana Zdrahalova ([zdrahalova@fa.cvut.cz](mailto:zdrahalova@fa.cvut.cz)), Ashen Özsoy ([ozsoya@itu.edu.tr](mailto:ozsoya@itu.edu.tr))

As the urbanisation of the environment is rapidly increasing we spend most of our time in an artificially created environment. Therefore, we should raise the issue of the quality of built space. The workshop will be focused on the following topics:

How can we define and assess "quality" in residential architecture? Can quality be understood in relation to cultural heritage, local traditions or usage of local materials? Or is quality universal and equal over the world? Can local and global approaches in residential housing enrich each other?

What are the key moments in the design process that influence the final outcome? Can we make the design process more creative to find new approaches to a given tasks and in this way enhance the quality of residential architecture?

How does the lived space correspond with the actual space that forms our cities? How does it happen that some housing estates become well used and others do not?

What are the current architectural concepts and tendencies in housing? Is there one global tendency or can we find diverse approaches depending on local conditions?

Can architects produce space? Is architecture a product? How do these questions apply to residential architecture?

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

**COORDINATORS:** Gulcin Pulat Gokmen ([ggokmen@itu.edu.tr](mailto:ggokmen@itu.edu.tr)), Renaud Le Goix ([rlegoix@univ-paris1.fr](mailto:rlegoix@univ-paris1.fr)), Ahsen Özsoy ([ozsoya@itu.edu.tr](mailto:ozsoya@itu.edu.tr))

Cities all over the world are witnessing the spread of residential developments of private neighbourhoods in a variety of forms: - Gated Communities, common interest developments, private subdivisions, lifestyle communities, etc.

These types of neighbourhoods had once been the home of the rich and wealthy, but have recently encountered a large base of customers from within the general public.

There is a common trend towards enclosed and private subdivisions in most of the cities whose societies are experiencing a rapid economic, spatial and social transformation. In recent years, a number of researchers from different fields have focused on different aspects of gated communities - global and local dynamics. This workshop will focus on conflicts arising in local contexts because of the diffusion of proprietary neighbourhoods. We encourage papers focusing on conflicts between global context and local issues. This encompasses among other issues: conflicts between actors at different levels of interaction (international developers, planning authorities, local bodies of governments, groups of residents), land-use and planning debates, disputes and litigations involving private communities, political conflicts between residents, social barriers and their negative outcomes in local contexts, conflicts and concerns about local identities.

Papers are welcome to present on a wide range of themes, such as gated and non-gated private neighbourhoods; privatization of urban space and housing; social and spatial characteristics, housing patterns / orders /scale; territory and enclosure; social relations, individual lifestyles; typologies of gated communities. Discussion of research from different social and spatial contexts will create a valuable framework and a comparative view in the workshop. We invite research papers and speculative papers to be presented and debated at the workshop.

**7th European Research Conference  
Access to Housing for Homeless People in Europe  
York, UK, 21 September 2012**

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FEANTSA's European Observatory on Homelessness, the European Network for Housing Research Working Group on Welfare Policy, Homelessness and Social Exclusion and the Centre for Housing Policy at the University of York, are pleased to announce the 7th Annual Research [Conference](#) on Homelessness in Europe entitled Access to Housing for Homeless People in Europe.

**European Housing in times of financial austerity: The consequences of spending cuts, new financial regulation and the continuing credit squeeze – call for papers**

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The European Union and especially the Euro area are suffering from a severe government debt crisis. European banks and governments are also suffering from a crisis of confidence. Moreover, the economic background in most European countries has been one of stagnation or even declining output levels. Part of the remedy has been severe government spending cuts in many countries – which both directly affect the housing sector as well as indirectly impacting on demand and supply. Housing specific budgetary cuts may include housing allowances, funds for social housing projects, subsidies for homeownership, restructuring debt as well as increases in taxation such as stamp duties.

Born out of necessity, the possible consequences of the austerity measures for housing markets, availability of housing, housing provision in terms of quality and quantity, housing distribution and social segregation are still little understood. We do not even know if the end of the road has been reached in terms of spending cuts. Nor do we know whether they will be reversed if and when the economic environment improves. The worst may be yet to come. If there is a “European model of a welfare state”, it is under heavy pressure.

The European financial sector is also still in crisis mode. The systemically important banks of the Euro area are more or less exposed to impairment risks related in particular to their credit exposure to European countries with deteriorated credit ratings. The changes in financial regulation already introduced may have reduced their ability and willingness to supply credit to housing providers, landlords and private homeowners. The pressure to achieve a better core equity capital ratio may still induce a further round of deleveraging.

In this context we suggest that there is a strong case for comparison of the austerity packages the different European countries have introduced with influence on the housing sector. It would also be important to improve our understanding of the different fiscal situations and the strategies of the different European governments and the respective role of housing policy in view of reduced fiscal options. It would be worthwhile to make a preliminary assessment of the consequences of the budget cuts in different fields of housing, e.g. house prices, supply side structures, homeownership rates, completion rates, propensity to invest, housing quality, housing distribution and social segregation.

A number of special issues of journals and books have been published relating to the financial crisis and government responses. Our aim is to maintain the momentum by concentrating more on the impact of austerity and increased regulation as well as the potential for longer term structural changes in housing. Our intention would be a special issue in a leading housing journal. Another possibility would be a book.

Papers on the following topics would be particularly welcome

- Governmental crisis management in and its consequences for local housing markets
- The consequences of government spending cuts and new financial regulations on housing policies, housing tenures and perspective housing systems

- The future importance of the private rented sector in view of reduced possibilities to subsidise homeownership and social housing
- The exposure of the weakest groups in society to spending cuts in housing
- The funding options and lending behavior of different types of mortgage credit providers in the context of the continuing financial and banking crisis
- The consequences of government spending cuts in particular fields of housing
- Comparative studies of austerity policies as related to spending for housing
- Visionary papers on the future of housing and housing finance

Our suggested approach is that those who express interest might want to meet at the Lillehammer conference. The main event would be a two-country Seminar at Prague and the International Meeting Centre of St Marienthal where full drafts could be discussed in detail – probably in November 2012 or in early 2013. The exact date will be communicated later via e-mail.

We very much hope that you will be interested in taking part in this exciting initiative. Please express interest as soon as possible and submit abstracts by **May 31<sup>st</sup> 2012**, to the following e-mail-address: [S.Kofner@hs-zigr.de](mailto:S.Kofner@hs-zigr.de)

Looking forward to taking part together,  
Stefan Kofner, [S.Kofner@hs-zigr.de](mailto:S.Kofner@hs-zigr.de)  
Martin Lux, [martin.lux@soc.cas.cz](mailto:martin.lux@soc.cas.cz)  
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## CALENDAR

### 2012

29-30 March, Oxford, Great Britain

**Workshop of the ENHR working group: Private Rented Markets**

The role of the private rented sector within the overall housing system

Contact: [bob@threshold.ie](mailto:bob@threshold.ie)

12-13 April, New Lanark, Scotland

**Workshop of the ENHR working group: Comparative Housing Research**

Meaning and measurement in comparative housing research

Contact: [Mark Stephens](#) or [Michelle Norris](#) or [Visit us at Facebook](#)

19-21 April, Famagusta, North Cyprus

**6th International Seminar on Vernacular Settlements**

Contemporary Vernaculars: Places, Processes and Manifestations

[isvs-6.emu.edu.tr/](http://isvs-6.emu.edu.tr/)

19-20 April, Melbourne, Australia

**Homelessness Research Conference**

Organised by Ahuri and RMIT University

[View conference summary](#)

20-21 April, Galway, Ireland

**Contemporary housing issues in a changing Europe**

<http://www.conference.ie/Conferences/index.asp?Conference=135>

13-16 May, Delft, The Netherlands

**Regional Studies Association European Conference 2012**

Networked regions and cities in times of fragmentation:

Developing smart, sustainable and inclusive places

[www.regionalstudies.org](http://www.regionalstudies.org)

24-27 June, Lillehammer, Norway

**ENHR Conference 2012: Housing Local Welfare and Local Market in a Globalised World**

Organised by NOVA - Norwegian Social Research

[www.congrex.no/enhr2012](http://www.congrex.no/enhr2012)

1-4 August, Buenos Aires, Argentina

**Research Committee on Housing and Built Environment, RC43**

Housing in Latin America: contested conditions, processes and policies

[www.isa-sociology.org/buenos-aires-2012/rc/rc.php?n=RC43](http://www.isa-sociology.org/buenos-aires-2012/rc/rc.php?n=RC43)

21 September, York, United Kingdom

**European Research Conference: Access to housing for homeless people in Europe**

[Visit the website](#)

30 October - 2 November, Brisbane, Australia

**7th National Housing Conference**

[www.nhc.edu.au/Brisbane2012/](http://www.nhc.edu.au/Brisbane2012/)

22 - 23 November, Italy

**Middle-class Housing in Perspective:**

**From Post-war Construction to Post-millennial Urban Landscape**

[www.middleclasshousinginperspective.net](http://www.middleclasshousinginperspective.net)

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**2013**

19-22 June, Tarragona, Spain

**ENHR Conference 2013: Overcoming the Crisis: Integrating the Built City**

<http://www.enhr2013.com>

## WHO IS WHO?

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### Coordination Committee

- Peter Boelhouwer (Chairman)  
OTB Research Institute for the Built Environment, The Netherlands
- Iván Tosics (Vice Chairman)  
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Norwegian Social Research, Norway
- Richard Sendi (Contact person for New Housing Researchers Colloquium)  
Urban Planning Institute, Slovenia
- Christian Tutin  
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- Hedvig Vestergaard  
Danish Building Research Institute, Aalborg University, Denmark
- Sule Özükren  
Istanbul Technical University, Turkey

### Ad hoc members

- Lars Gulbrandsen (organiser 2012 ENHR Conference)  
Norwegian Social Research, Norway
- Sergio Nasarre Aznar (organiser 2013 ENHR Conference)  
Universitat Rovira i Virgili, Spain

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No.	Final Deadline	Publication Date
2012-2	1 June	15 June
2012-3	1 September	15 September
2012-4	1 December	15 December
2013-1	1 March	15 March

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