

# Housing and Neighbourhood

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# Task 1

Review Exclusion Dynamics and  
Socially-Creative Strategies in  
Housing Existential Field

# Exclusion Dynamics

- Socio-spatial polarisation (welfare state restructuring)
- Increase of land value + public dis-investments in public housing (urban diffusion and dispersion)
- Dependency on physical mobility
- Spatial fragmentation - multiple deprivations - breaking down of social networks
- Gentrification and displacement - post-fordist urban transformation (large development projects and transport systems and infrastructures)

# Socially Creative Strategies

- Self-management and self-control of housing at community level + state
- Self-managed renewal projects (informal and social economy activities)
- Voluntary-sector housing
- Squatting, informal occupation...

# Exclusion related to housing and neighbourhood:

- Exclusion *from* housing
  - Lack of access to suitable housing; homelessness and slum housing
- Exclusion *through* housing
  - Processes within the neighbourhood and interactions outside the neighbourhood which create exclusion for residents; socio-spatial polarisation

# Exclusion *from* housing

## Exclusion dynamic

### Homelessness

From lack of housing but also:

- Issues of lifestyle
- Eligibility (Refugees)
- Racism limiting access

## Socially Creative Strategies

Formal and informal housing provision; squatting, but also:

- Social support
- Housing rights
- Anti-racism

# Exclusion *from* housing

## Exclusion dynamic

Inadequate quality of existing housing

## Socially Creative Strategies

Local renewal and renovation through e.g. self-build, local housing organisations such as co-operatives

# Exclusion *through* housing

## Exclusion dynamic

Social polarisation and concentration in poverty neighbourhoods

Links to tenure polarisation and residualisation of social housing in many European housing systems

## Socially Creative Strategies

Self-managed neighbourhood programmes

Area-based regeneration initiatives

Measures to create social diversity through alternative tenures



# Exclusion *through* housing

## Exclusion dynamic

Lack of linkage to opportunities and facilities because of lack of transport mobility

Link to dispersal of poor to urban periphery

## Socially Creative Strategies

Informal local transport initiatives

Community business linked to provision of local services

# Exclusion *through* housing

## Exclusion dynamic

Lack of linkage to labour market opportunities because of low skills and poor educational attainment

## Socially Creative Strategies

Community business and community-based education and training programmes

# Exclusion *through* housing

## Exclusion dynamic

Exclusion through stigma of poverty neighbourhoods, poor social reputation and image, association with crime and antisocial behaviour

## Socially Creative Strategies

Art and culture strategies to improve image and self-esteem

Local action against problem behaviours

# Trends in Policy

- Impacts of neo-liberal housing and urban policies:
  - Home ownership and decline of social housing
  - Renaissance and gentrification of city

# Paradox of home ownership

- Individual self-provision and autonomy
- Example of developing world – 20 year emphasis on enabling strategy and self-provision through self-build etc.

BUT

- Privileging of home ownership residualising other tenures – from unitary to dualist housing systems
- Distortions of investment values of home ownership

# Paradox of urban renaissance and gentrification

## Impact on excluded neighbourhoods

Socially mixed neighbourhood with increased resources, human capital, socially-acceptable value system and less stigma

SCS of integration

Gentrified neighbourhoods with exclusion of existing residents and oppressive social control to 'civilise' neighbourhood

SCS of resistance

# Potential for SCS in housing and neighbourhood...

- The neighbourhood itself as a focus for collective action
- The neighbourhood as a focus for small-scale institutional structures e.g. co-operatives and community-based housing, renewal and regeneration organisations
- The neighbourhood as a focus for participation in and sensitive interaction with state institutions
- The neighbourhood as a focus of institutional innovation by the state
- Strong traditions of NGO activity in housing
- The potential for self-provision and self-build in housing

## ...BUT, potentials for new exclusionary dynamics

- The commodification of neighbourhood and community through New Urbanism and the creation of gated communities leading to new levels of socio-spatial polarisation and exclusion



# Task 2

Cross-Tabulate Exclusion Dynamics  
and Socially-Creative Strategies in  
Each Existential Field

ED - Housing	SCS - Employment	SCS - Education
Socio-spatial polarisation		
Gentrification and displacement		
Disinvestment in public housing		
Dependency on physical mobility	Neighbourhood based business centres – reduced need for commuting	
Multiple deprivations - breaking down of social networks	Alternative labour market niches in artistic and cultural activities – counters stigma	ALL SCSs promote labour-market inclusion

ED - Housing	SCS - Health	SCS - Governance
Socio-spatial polarisation		Integrated approaches in territorial policies and practices
Gentrification and displacement		
Disinvestment in public housing	Involvement in new environmental strategies for their regions/cities/quarters	
Dependency on physical mobility		
Multiple deprivations - breaking down of social networks	Community based initiatives - reducing health inequalities	Participatory methods at the local and initiative level – neighbourhood focus

SCS - Housing	ED - Economy	ED - Education
Self-management and self-control of housing at community level + state	Polarisation – local control to counter housing polarisation	
Self-managed renewal projects (informal and social economy activities)	Economic restructuring and long-term unemployment generate need for social Economy response	Inadequate access to education (social and ethnic based) generate community learning programmes
Housing associations	Gender and ethnic discrimination –specialist housing needs met by voluntary housing	
Squatting, informal occupation		

SCS - Housing	ED - Health	ED - Governance
Self-management and self-control of housing at community level + state		All of the SCS in housing and neighbourhood represent alternative vehicles for local democratic participation and control to counter democratic deficits identified in EDs
Self-managed renewal projects (informal and social economy activities)	Pressure to reduce the role of the state, prompting local health projects	
Housing associations		
Squatting, informal occupation		