

WP1.3

Housing and Neighbourhood

Work in progress – please do not quote without permission.

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)

Potential for Socially-Creative Strategies 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

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

SCS - Informal housing provision

Example of Athens:

- Informal housing on urban periphery. Land purchase from farmers without planned subdivision, self-build and limited or retro-fitted infrastructure
- High density plot redevelopment in inner areas providing apartments of mixed quality/cost

SCS – Non-profit housing provision

Examples of :

- Co-operative housing as a major element of housing provision in Montreal
- Co-housing in the UK

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

SCS – Community business

- Example of Community Economic Development Corporations (CEDCs) in Montreal

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

Theoretical overview

Convergence and Divergence

- Proliferation of international comparative housing research from 1990s
- Initially atheoretical and descriptive
- More theoretical frameworks have developed. Kemeny and Lowe (1998) identified three 'schools'
 - ❑ Particularistic, empiricist approach which they termed 'juxtapositional'
 - ❑ Universalist and global approach usually termed a 'convergence' perspective
 - ❑ Between these two extremes, theories of the middle range which usually referred to as 'divergence' perspectives

Housing system convergence and neo-liberal hegemony

- Convergence of housing policy trends across Europe under pressure of neo-liberal policies:
 - ❑ Reductions in social housing construction
 - ❑ Privatisation of social housing
 - ❑ Shift of emphasis of subsidy from object subsidies (subsidising the development of housing) to means-tested subject subsidies directed at the household
 - ❑ Deregulation of housing finance and the disappearance of protected, separate housing finance circuits
 - ❑ Expansion of owner occupation

Housing system convergence and neo-liberal hegemony

'Since the mid-1970s a shift back towards a contemporary version of the restricted, residual model of social housing provision, targeted on the poor, has become evident in all the countries with which we are concerned.

...in country after country the period was marked by a common pattern – deep cuts in new investment; moves, on the one hand, to privatise sections of the stock and, on the other hand, to narrow the socio-economic profile of those the sector accommodates; policies of decentralisation and attempts by government to reduce its political and financial responsibility for the sector'

(Harloe 1995)

Divergence perspectives

- Concerned with understanding the differences between housing systems in different countries and with the classification of housing systems.
- While some of the classifications relate specifically to housing, others draw on more general schema.
- Esping-Andersen's 'Three Worlds of Welfare' (Esping Andresen 1990) model has been a particular focus of discussion

Three welfare regimes

- **Social-democratic welfare regimes.** Welfare provision is dominated by the state and involves generous, comprehensive, universalistic, highly-redistributive forms of provision.
- **Corporatist welfare regimes.** The level of involvement in state welfare provision is intermediate, but more segmented, less redistributive and preserving traditional status hierarchies and family structures. The state shares responsibility with non-state agencies – employers, churches, trade unions.
- **Liberal welfare regimes.** State involvement in welfare is limited, with a strong preference for market mechanisms. The state provides only a residual ‘safety net’ of welfare which is not redistributive and may be socially stigmatising.

Limitations of 'three welfare models : Southern Europe

- Suggestion of need for fourth category typical of southern Europe
- Limited welfare state combined with 'associative' welfare provision based on family, community and church
- Limited state regulation and elements of patronage
- Developed in work of, for example, Mingione

Limitations of 'three welfare models' : application to housing

- Can't simply apply Esping-Andersen model – developed mainly relating to income support – to housing
- All housing systems have significant non-state elements, and great variety within models
- Argument, for example, that in UK large social housing sector undermines placing in 'liberal' category

Unitary/dualist housing systems

- Related model, specifically focused on housing
- Not based on simple distinctions between housing tenures
- Unitary systems treat public and private sectors in a co-ordinated way while dualist systems do not
- Use of cost rents and/or rent control to dampen private sector rents in unitary system
- Dualist systems typically seek to constrain and separate the social sector both through distinct subsidy regimes and rigid allocation policy which may be stigmatising in emphasising social housing as reserved only for the poor

Unitary/dualist housing systems

'The dualist policy strategy strives to channel and direct household demand towards owner occupation and away from renting.... There is no attempt to develop neutral government policy which allows unbridled choice on the market to determine the relative balance between owning and renting...The unitary cost rental strategy, by contrast, does not presuppose any sort of over-riding public goal as to which housing tenure should receive political favour...Instead it strives to create an even playing field between the tenures'

(Kemeny 1995)

Global growth of gentrification

- Model of three 'waves of gentrification' (Hackworth & Smith 2001):

First Wave	1960s & 1970s	Demand-led explanations Autonomy of gentrifiers Linked to 'New middle classes'
Second Wave	1980s	Supply-led explanations Gentrification as a strategy of financial capital
Third Wave	From early 1990s	Extended globally and to lower-order cities Linked more explicitly to regeneration policies

Public-policy-led gentrification

- Linked to globalisation and city competition:

‘More recently, in line with the shift from a Keynesian to a more market-orientated approach, the job-creation aspects of housing policy have become less important while housing’s role in attracting inward capital investment into urban areas has been given greater attention. The upgrading of urban housing, planned gentrification and shifts in the tenure pattern have become important aspects of the way in which post-industrial cities compete for highly mobile capital’

(Kleinman 1996)

- Also linked to poverty de-concentration and socially-mixed communities

...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

Questions of scope of SCS

Formal public sector housing provision?

Focus only on community action and/or voluntary sector?

- Does SCS preclude direct state provision of housing?
- Place of large, formally-organised non-profit housing organisations?

Role of individual home ownership?

- Individual self-provision and autonomy

BUT

- Privileging of home ownership residualising other tenures – from unitary to dualist housing systems?

Inclusion of developing world examples?

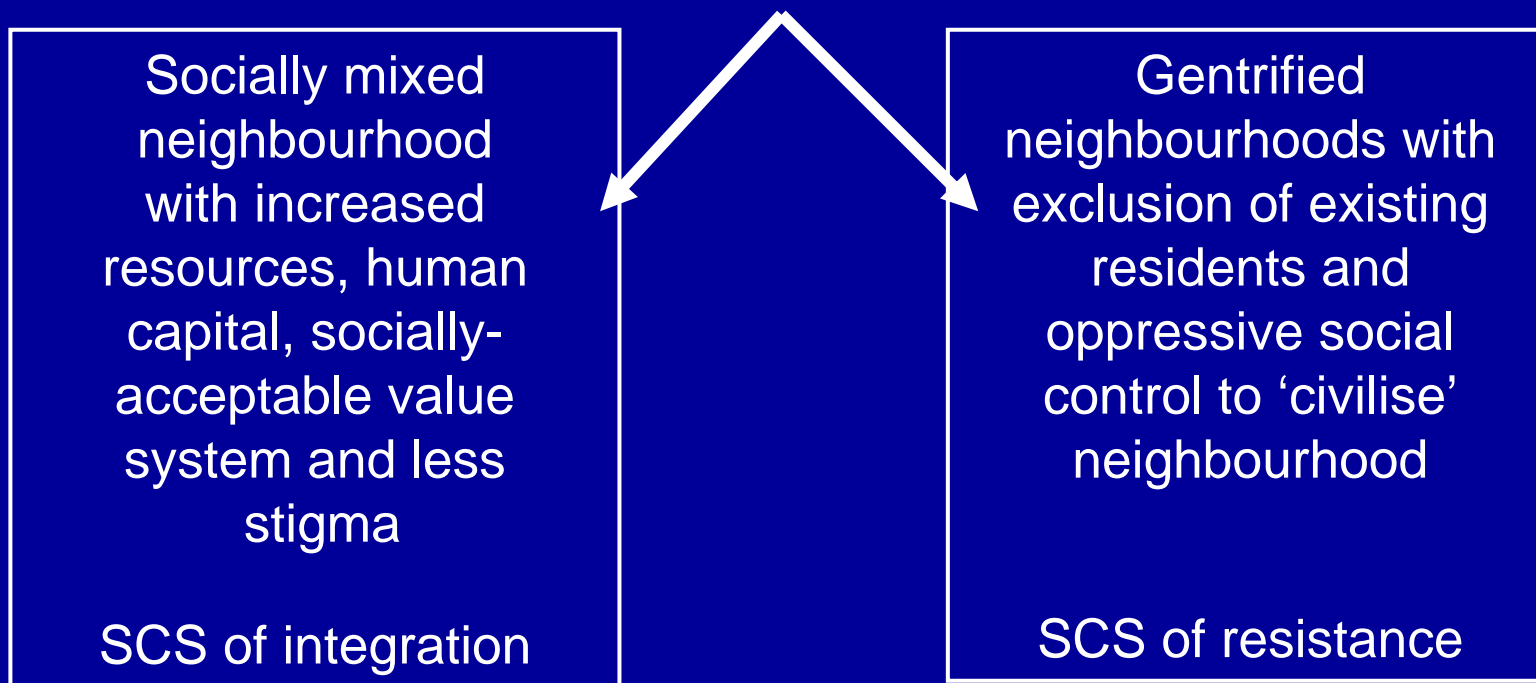
Informal housing provision – reversal of sequence

- Occupy land
- Build housing
- Insert infrastructure
- Gain title to land
- Gain title to land
- Insert infrastructure
- Build housing

Is this a relevant model for SCS in Europe?

Socially-mixed communities created through public policy-based gentrification

Impact on excluded neighbourhoods



Either or both a Socially-Creative Strategy for Neighbourhood Transformation?

Neighbourhood level

- Include within WP1.3 fields for which neighbourhood can be used as a focus?
 - Economic development and labour market inclusion
 - Local environmental and ecological action

Where to draw the boundaries of WP1.3?