

Progress in comparative housing policy research

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20 years of comparativism

- Policy- vs. design-based comparative housing research (DE ANDREIS 2010 in Housing for Europe)
- ENHR WG „Comparative Housing Policy“ 1989ff., renamed WG „European Integration and National Housing Policies“ 1991-2001, leading to 1998 book
- New ENHR WG „Comparative Housing Policy“ founded 2006 with meetings in Dublin 2007, Istanbul 2008, Delft 2010
- Welfare Regime literature and debates beyond ESPING-ANDERSEN 1990: how many regimes?
- Changes over time: historical origins, path dependency, institutional/ material persistence
- Scale of housing market/ policy analysis

Jim KEMENY and Stuart LOWE (1998): Schools of comparative housing research

Highest level: universalist and global approaches

(b) "Convergence" perspectives

unilinealist concept of development, e.g. DONNISON (1967),
"recommodification of housing" thesis by HARLOE (1985, 1995), BALL et al. (1988),
implicitly supported by LUNDQVIST, ELANDER, PRIEMUS, VAN DER HEIJDEN-BOELHOUWER, WHITEHEAD et al.
"transition-to-the-market" of Eastern European housing, e.g. TURNER-HEGEDÜS-TOSICS (1992)

"Theories of the middle range" (MERTON)

(c) "Divergence" perspectives

e.g. KEMENY (1981, 1995), DICKENS-DUNCAN-GOODWIN-GRAY (1985), BARLOW-DUNCAN (1994), MANDIC-CLAPHAM (1986)
Attempt at crafting typology of "housing regimes" (following ESPING-ANDERSEN 1990), e.g. residual vs. unitary rental systems (KEMENY)
Use of quantitative and qualitative methods, attention to historical and cultural context, drawing on wider social sciences and new data sources

Lowest level: particularistic and empiricist approaches

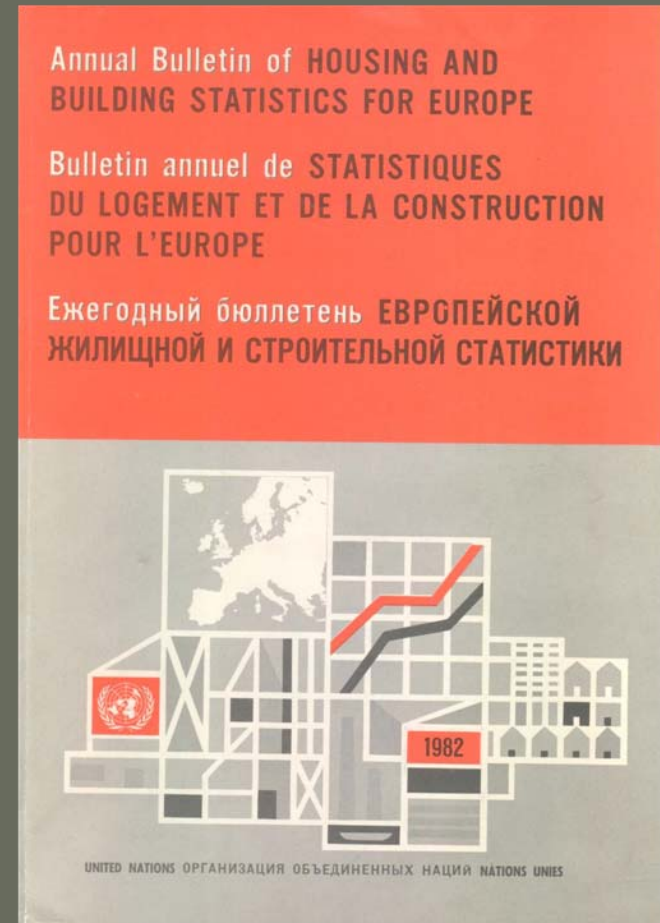
(a) Juxtapositional analysis

e.g. McGUIRE (1981), EMMS (1990), POWER (1993), McCURRONE-STEPHENS (1995)
macro statistical "indicator" studies commissioned by international agencies (World Bank, UN, EU, ...)

"Levels of generalisation"

1. Juxtapositional analysis

- Starting point UN-ECE Housing Statistics (1957ff)

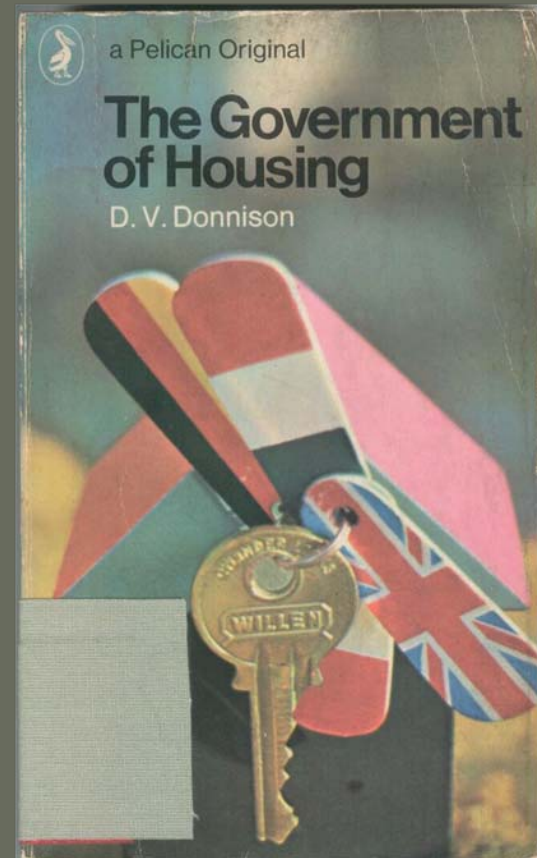


1. Juxtapositional analysis

- Starting point UN-ECE Housing Statistics (1957ff)
- World Bank- UNHCS Housing and Urban Indicators (cf. ANGEL 2000)
- Summary by Martti LUJANEN (2004)
- Most advanced products by Christian DONNER (on EU-15: 2000, on CEE-5: 2006)
- Subnational data rare: World Bank-UNHCS Indicators early 1990s are exceptional

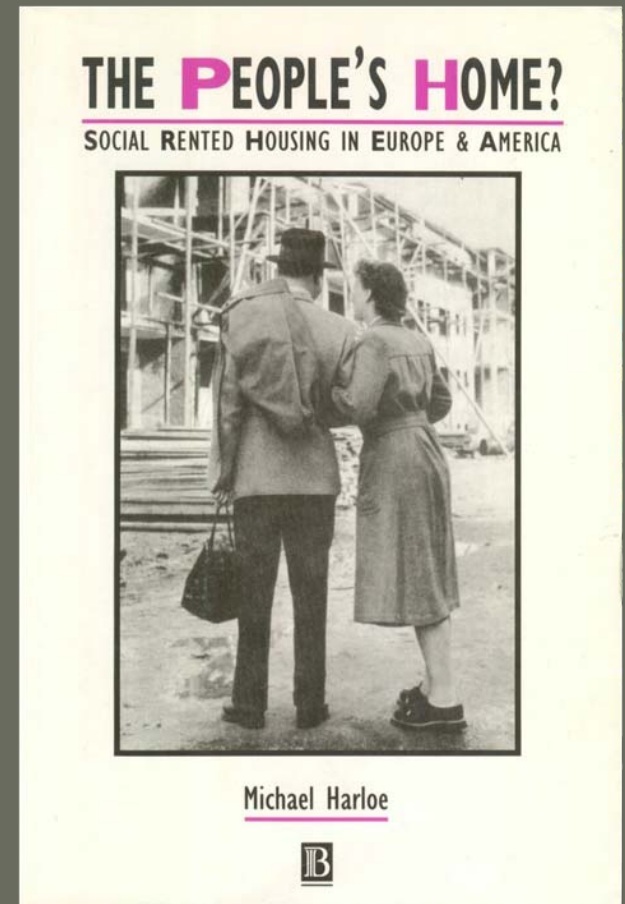
2. Convergence and EU integration perspectives

- DONNISON 1967, w/ UNGERSON 1982 for afterwar period
- Conclusion: towards comprehensive housing policies



2. Convergence and EU integration perspectives

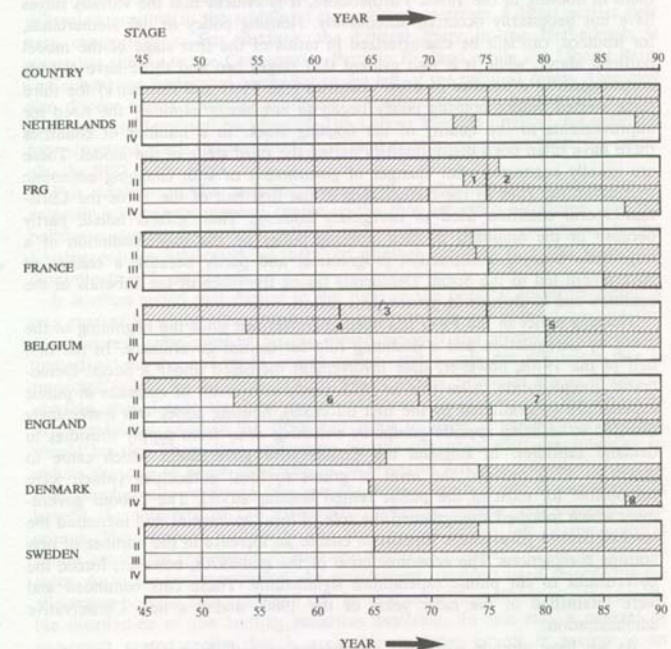
- HARLOE on private rented (1985) and on social rented housing (1995), for period since housing reforms of 19th century
- Conclusion: „recommodification“



2. Convergence and EU integration perspectives

- 4 housing policy stages (BOELHOUWER-VAN DER HEIJDEN 1992)

Figure 10.2 Schematic outline of the general development of housing policy during the period 1945-90



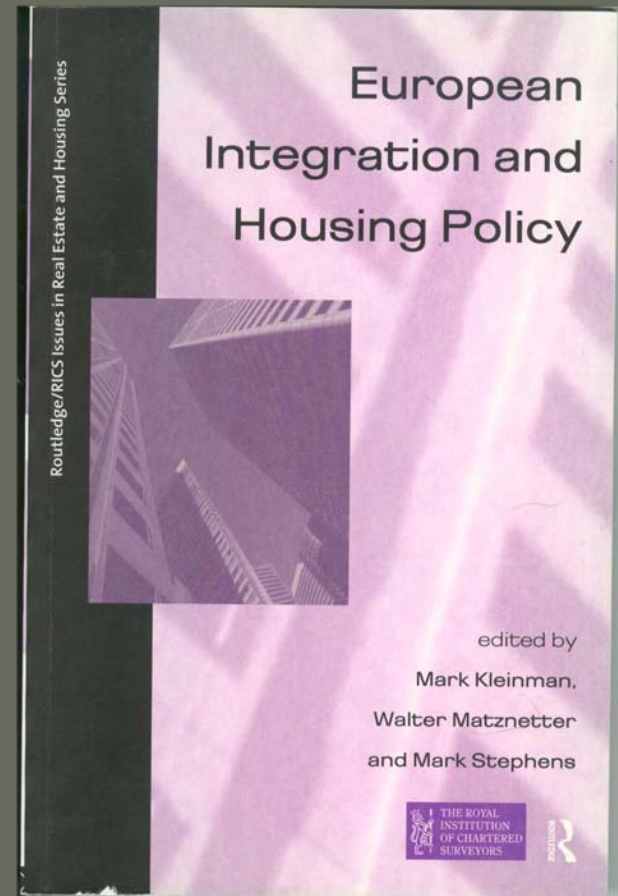
- I High degree of government involvement, particularly in order to alleviate housing shortages.
- II Greater emphasis on housing quality.
- III Greater emphasis on problems of housing distribution and targeting specific groups, and the withdrawal of the state in favour of the private sector.
- IV Reappearance of quantitative and/or qualitative housing shortages; state involvement increases in some countries (FRG and France).
 - 1) Improvement in the quality of new housing construction.
 - 2) Improvement in the quality of the housing stock.
 - 3) Housing construction used as an element of economic policy.
 - 4, 6) Improvement in the quality of the stock by slum clearance programmes and substitute new construction.
 - 5) Emphasis on housing improvements in addition to slum clearance.
 - 7) Emphasis on maintenance and improvement instead of slum clearance.
 - 8) Housing shortages, mainly caused by the collapse of the owner-occupied sector, and consequently a significant increase in demand for (cheap) rented housing.

2. Convergence and EU integration perspectives

- DONNISON 1967 for afterwar period
- HARLOE on private rented (1985) and on social rented housing (1995), for period since housing reforms of 19th c.
- Conclusion: „recommodification“
- 4 housing policy stages (OTB 1992)
- „convergence model“ (GHÉKIERE 1992)
- EU integration and housing book (1998)

2. Convergence and EU integration perspectives

- EU integration and housing book (1998): indirect effects, slow convergence, policy collapse

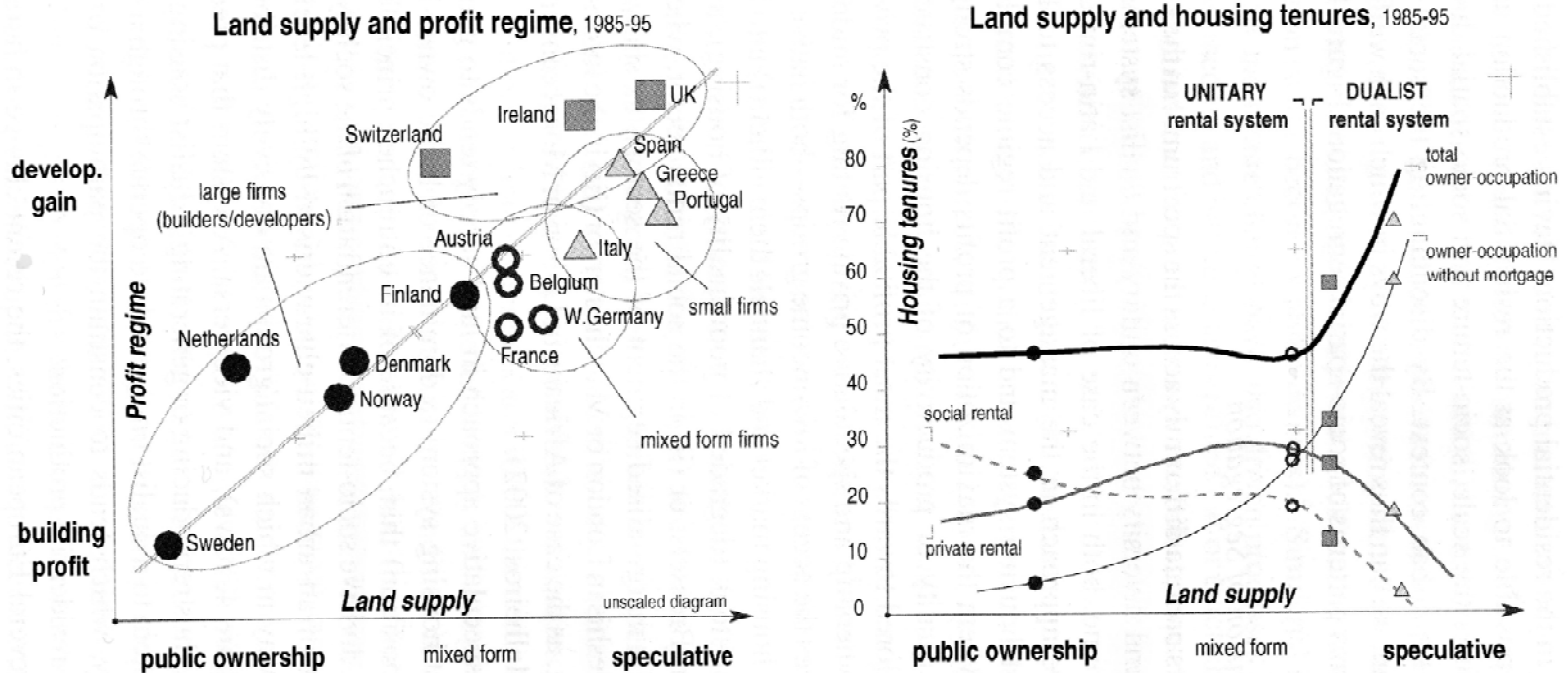


3. Divergence perspectives

- ESPING-ANDERSEN (1990): The Three Worlds of Welfare
- Jim KEMENY (1992): Social Theory ... (... Two Worlds of Renting)
- BARLOW-DUNCAN (1994): Success... (... Four Worlds of Welfare)

Welfare Regimes

Housing Regimes



Source: compiled by author, data from Barlow & Duncan (1994); Balchin (1996).

● Social-democratic welfare cluster; ○ Corporatist welfare cluster; ■ Liberal welfare cluster; ▲ Latin-rim welfare cluster.

Figure 5. Housing provision, land supply and housing tenures: Western European countries, 1985–1995.

3. Divergence perspectives

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- BARLOW-DUNCAN (1994): Success ...
- German debate on welfare regimes in LESSENICH-OSTNER (1998), where BORCHERT stresses long-term development

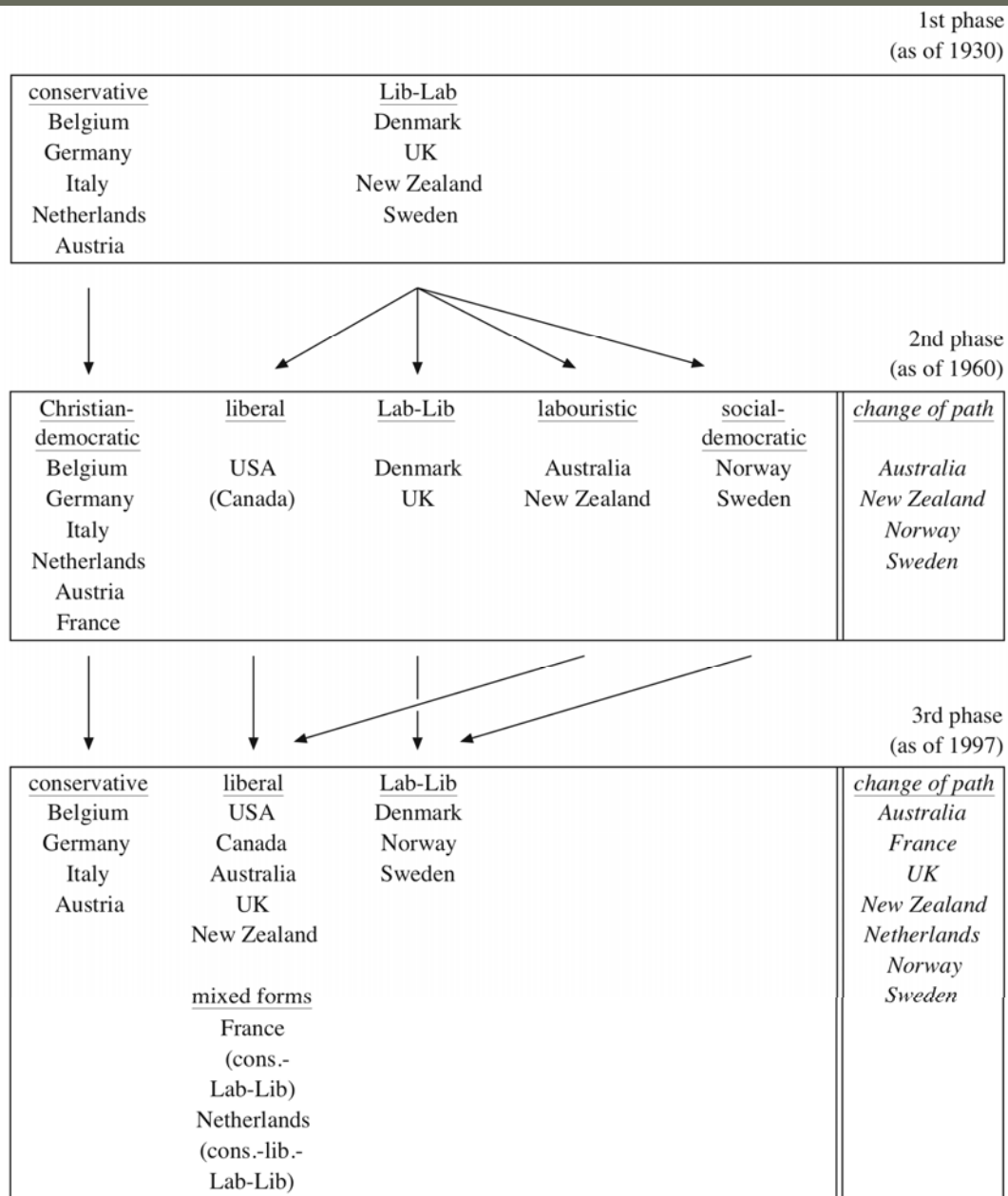


Fig.2: The development of welfare regimes: path dependence and path change (translated from: Borchert 1998: 169)

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- Francis CASTLES (1998): „the really big trade-off“, debate in HTS 2005
- Joris HOEKSTRA testing KEMENY's theses

4. Micro-scale approaches I

- Divergent & convergent approaches overlap, even with juxtapositional anal.
- focus exclusively on macro-scale comparison of nation-state data
- National housing policy loosening, possibly collapsing (KLEINMAN)
- Regional, urban, local level missing, despite of growing divergence, except ..

1985

HOUSING STATES AND LOCALITIES

DICKENS DUNCAN GOODWIN GRAY

METHUEN

HOUSING

STATES AND LOCALITIES



PETER DICKENS ■ SIMON DUNCAN
■ MARK GOODWIN ■ FRED GRAY ■

Urban social ecologies and national welfare regimes

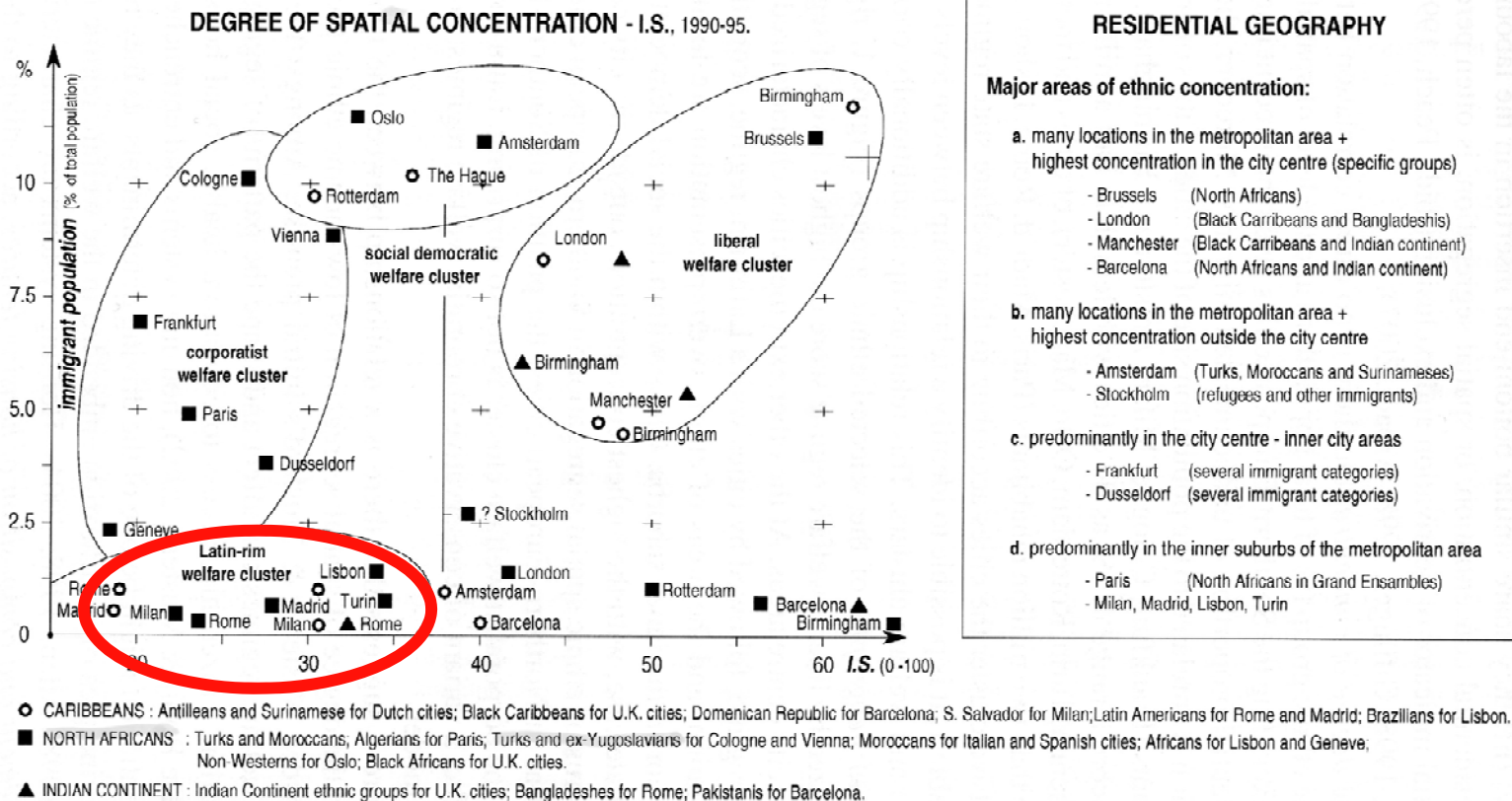


Figure 1. Indices of segregation (IS) and major areas of concentration for selected ethnic groups in selected European cities, 1990–1995.

From: ARBACI in European J. of Housing Policy 7 (2007) 4

4. Micro-scale approaches II

Examples for subnational comparisons:

- Birmingham vs. Glasgow housing stock transfer (DALY et al. 2004)
- Social Constructionism and Comparative Housing (HAWORTH-MANZI- KEMENY 2004)



Social Constructionism in Housing Research

Edited by
Keith Jacobs
Jim Kemeny
Tony Manzi



4. Micro-scale approaches II

Examples for subnational comparisons:

- Birmingham vs. Glasgow housing stock transfer (DALY et al. 2004)
- Social Constructionism and Comparative Housing (HAWORTH- MANZI- KEMENY 2004)
- Qualitative comparative research on housing wealth in risk societies (QUILGARS et al. 2005)
- Post-socialist neighbourhoods compared: Leipzig (DE) vs. Brno (CZ) (STEINFÜHRER 2005)
- Limited-profit housing compared: Zurich (CH) vs. Vienna (AT) (LAWSON 2010)

Conclusions

- Expand observation period in comparative housing research to oldest housing institutions and oldest building stock (looking for path dependence/persistence)
- Expand European coverage to EU-27 and non-EU
- Facilitate sub-national comparisons
- Explore the link between welfare regimes and housing regimes and family regimes and ...
- regimes of architectural design and planning
- improve continuity in comparative housing research