The Royal Institution of Chartered Surveyors is the mark of property professionalism worldwide, promoting best practice, regulation and consumer protection for business and the community. It is the home of property related knowledge and is an impartial advisor to governments and global organisations. It is committed to the promotion of research in support of the efficient and effective operation of land and property markets worldwide.

Real Estate Issues

Series Managing Editors

Clare Eriksson  Head of Research, Royal Institution of Chartered Surveyors
John Henneberry  Department of Town & Regional Planning, University of Sheffield
K.W. Chau  Chair Professor, Department of Real Estate and Construction, The University of Hong Kong
Elaine Worzala  Director of the Carter Real Estate Center, College of Charleston, U.S.A.

Real Estate Issues is an international book series presenting the latest thinking into how real estate markets operate. The books have a strong theoretical basis – providing the underpinning for the development of new ideas.

The books are inclusive in nature, drawing both upon established techniques for real estate market analysis and on those from other academic disciplines as appropriate. The series embraces a comparative approach, allowing theory and practice to be put forward and tested for their applicability and relevance to the understanding of new situations. It does not seek to impose solutions, but rather provides a more effective means by which solutions can be found. It will not make any presumptions as to the importance of real estate markets but will uncover and present, through the clarity of the thinking, the real significance of the operation of real estate markets.

Further information on the Real Estate Issues series can be found at: http://eu.wiley.com/WileyCDA/Section/id-380013.html
Books in the series

Greenfields, Brownfields & Housing Development
Adams & Watkins
9780632063871

Planning, Public Policy & Property Markets
Adams, Watkins & White
9781405124300

Housing & Welfare in Southern Europe
Allen, Barlow, Leal, Maloutas & Padovani
9781405103077

Markets & Institutions in Real Estate & Construction
Ball
9781405110990

Building Cycles: Growth & Instability
Barras
9781405130011

Neighbourhood Renewal & Housing Markets: Community Engagement in the US and UK
Beider
9781405134101

Mortgage Markets Worldwide
Ben-Shahar, Leung & Ong
9781405132107

The Cost of Land Use Decisions: Applying Transaction Cost Economics to Planning & Development
Buitelaar
9781405151238

Urban Regeneration & Social Sustainability: Best Practice from European Cities
Colantonio & Dixon
9781405194198

Urban Regeneration in Europe
Couch, Fraser & Percy
9780632058419

Urban Sprawl in Europe: Landscapes, Land-Use Change & Policy
Couch, Leontidou & Petschel-Held
9781405139157

Transforming Private Landlords
Crook & Kemp
9781405184151

Real Estate & the New Economy: The Impact of Information and Communications Technology
Dixon, McAllister, Marston & Snow
9781405117784

Economics & Land Use Planning
Evans
9781405118613

Economics, Real Estate & the Supply of Land
Evans
9781405118620

Management of Privatised Housing: International Policies & Practice
Gruis, Tsenkova & Nieboer
9781405181884

Development & Developers: Perspectives on Property
Guy & Henneberry
9780632058426

The Right to Buy: Analysis & Evaluation of a Housing Policy
Jones & Murié
9781405131971

Housing Markets & Planning Policy
Jones & Watkins
9781405175203

Office Markets & Public Policy
Colin Jones
9781405199766

Challenges of the Housing Economy: An International Perspective
Jones, White & Dunse
9780470672334

Mass Appraisal Methods: An International Perspective for Property Valuers
Kauko & d’Amato
9781405180979

Economics of the Mortgage Market: Perspectives on Household Decision Making
Leece
9781405114615

Towers of Capital: Office Markets & International Financial Services
Lizieri
9781405156721

Making Housing More Affordable: The Role of Intermediate Tenures
Monk & Whitehead
9781405147149

Global Trends in Real Estate Finance
Newell & Sieracki
9781405151283

Housing Economics & Public Policy
O’Sullivan & Gibb
9780632064618

International Real Estate: An Institutional Approach
Seabrooke, Kent & How
9781405103084

Urban Design in the Real Estate Development Process: Policy Tools & Property Decisions
Tiesdell & Adams
9781405192194

Real Estate Finance in the New Economy
Tiwari & White
9781405158718

British Housebuilders: History & Analysis
Welling
9781405149181
Social Housing in Europe
Social Housing in Europe

Edited by

Kathleen Scanlon
Research Fellow
LSE London
London School of Economics

Christine Whitehead
Professor of Housing Economics
London School of Economics

Melissa Fernández Arrigoitia
Research Officer
LSE London
London School of Economics

WILEY Blackwell
Contents

Notes on Contributors xv
Foreword by Claude Taffin xxiii
Acknowledgments xxv

1 Introduction 1
Kathleen Scanlon, Christine Whitehead and Melissa Fernández Arrigoitia
National stocks of social housing 3
Ownership 6
Rents 6
Access 10
Housing allowance 12
Demographics of social tenants 12

SECTION ONE: SOCIAL HOUSING IN 12 EUROPEAN COUNTRIES 21

Part I Large Social Housing Sectors 23

2 Social Housing in the Netherlands 25
Marja Elsinga and Frank Wassenberg
Position of social housing 25
Historical development 27
The provision of social housing 29
Finance 30
Rents 32
Access and allocation 33
Social housing-tenants 34
Governance and regulation 35
Current debates 37

3 Social Housing in Scotland 43
Douglas Robertson and Regina Serpa
Introduction 43
Historical development of social housing in Scotland 44
Tenure profile and trends 46
Insecure accommodation 47
## Contents

Housing allocations 47  
Financing of social housing 49  
Governance and regulation 49  
Capital investment in housing 50  
Right to Buy 51  
Housing finance 52  
New house-building trends 54  
Financial innovations 55  
Conclusion: Present-day policy environment 56

### 4 Social Housing in Austria

*Christoph Reinprecht*

Introduction: the current position of social housing 61  
Historical development of the sector up to the present 63  
Provision of social housing 65  
Financing 66  
Rents 68  
Access 69  
Demographics 70  
Governance and regulation 71  
Current policy environment 72

### Part II Medium Social Housing Sectors

#### 5 Social Housing in Denmark

*Hedvig Vestergaard and Kathleen Scanlon*

Introduction 77  
The current position of social housing 78  
Provision of social housing 79  
Landsbyggefonden/The National Building Fund 80  
Access to social housing/eligibility 81  
Demographics of social housing 83  
Rent levels 85  
Other forms of affordable provision 85  
The political debate 86  
Recent initiatives 87  
Conclusion 88

#### 6 Social Housing in Sweden

*Hans Lind*

The concept of social housing in the Swedish context 91  
Tenure forms and rent setting in Sweden 93
Contents  ix

MHCs in Sweden 96
Housing allowances and other economic support 97
How the social authorities work with housing issues 99
Some recent trends 99
Conclusion 101

7 Social Housing in England 105
Christine Whitehead
The housing stock and the changing importance of tenure structure 105
Structure and ownership in the social sector 107
Investment in new social housing 108
Financing the social sector 110
Rent determination 113
Who lives in the social sector? 115
Looking to the future 117

8 Social Housing in France 123
Claire Lévy-Vroelant, Jean-Pierre Schaefer and Christian Tutin
Introduction: the current position of social housing in France 123
Historical development of social housing 127
Organisation of the social housing sector 130
Financing social housing 131
Rents 133
Access and allocation 135
Tenant demographics 139
Current issues and political debates 140

Part III Small Social Housing Sectors 143

9 Social Housing in the Republic of Ireland 145
Declan Redmond and Michelle Norris
Introduction 145
The development of the social housing sector 146
Housing need and social housing tenants 148
The local authority sector 151
The housing association sector 153
Planning gain and social housing 155
Social housing support: rent supplement and social housing leasing 156
Future trends and policy 159
# Contents

## 10 Social Housing in the Czech Republic
*Martin Lux*

- Introduction 165
- The current position of social housing 166
- Historical development of the sector to the present day 168
- Provision of social housing 170
- New municipal construction: policy and financing 173
- Rents, access and allocation 176
- Conclusion 178
- Acknowledgement 179

## 11 Social Housing in Germany
*Christiane Droste and Thomas Knorr-Siedow*

- Introduction 183
- Development of the sector up to the present 184
- Provision of social housing 194
- Current developments in social housing policy and practice 196
- Conclusion 199

## 12 Social Housing in Hungary
*József Hegedűs*

- Introduction 205
- Historical development of the sector up to the present 207
- Provision of social housing 210
- Financing social housing 211
- Rents 213
- Access and allocation 215
- Housing allowances and ‘low-cost housing’ 216
- Homeownership opportunities 218
- Effects of the global financial crisis on social housing 219
- Conclusion 220

## 13 Social Housing in Spain
*Baralides Alberdi*

- Introduction 223
- Historical development of the sector 226
- Structure of social housing 228
- Funding VPO social housing 229
- VPO prices and rents 231
- Access and allocation 232
- Demographics of social housing 233
- Current policy environment 233
14 Social Housing in Post-Socialist Countries 239
József Hegedüs, Martin Lux, Petr Sunega and Nóra Teller
Introduction: the East European Housing Model and changes to the housing system during transition 239
Rent regulation 241
Housing allowances 243
Social housing management 244
New social housing investment 244
Trends in housing affordability and housing inequality 246
The sustainability and effectiveness of new social housing subsidies 248
Conclusions: prospects for a new social housing regime 250
Acknowledgement 251

SECTION TWO: CROSS-CUTTING THEMES 255

PART IV History 257

15 Histories of Social Housing: A Comparative Approach 259
Peter Malpass
Introduction 259
Perspectives on the history of social housing 260
Comparative housing histories: a new approach 266
Conclusion 272

16 Learning from History: Path Dependency and Change in the Social Housing Sectors of Austria, France, the Netherlands and Scotland, 1889–2013 277
Claire Lévy-Vroelant, Christoph Reinprecht, Douglas Robertson and Frank Wassenberg
Introduction 277
Main historical sequences 279
The metamorphosis of social housing 285
Conclusion 291

17 Housing the Poor in Paris and Vienna: The Changing Understanding of the ‘Social’ 297
Claire Lévy-Vroelant and Christoph Reinprecht
Introduction 297
Social and ‘very social’: shifts in contexts, concepts and provision 298
Conditions in and provision of social housing, then and now 300
Contents

From social to very social 302
Historical shifts in meaning of ‘very social’ 306
Conclusion: the paradox of integration 311

Part V Finance and Law 315

18 Financing Social Rented Housing in Europe 317
Christine Whitehead
Introduction 317
Rent determination 318
An increasing role for private debt finance 321
Equity finance for social housing 324
Subsidies to social housing provision 326
Conclusion 328

19 Social Housing and European Community Competition Law 333
Darinka Czischke
Introduction 333
A typology of approaches to social housing provision in the European Union 334
Services of general interest, state aid and social housing 336
Conclusion 344

20 Property, Altruism and Welfare: What Social Housing Allocation Tells Us About English and French Legal Differences 349
Jane Ball
Introduction 349
Social housing allocation in the European context 350
A holistic view 351
Property and altruism in England 352
Property law and altruism in France 355
Changes and Europeanisation 360
Conclusion 362

Part VI The Social and Private Sectors 367

21 Urban Regeneration in Dutch, French and German Social Housing Areas 369
Christiane Droste, Christine Lelévrier and Frank Wassenberg
Social housing and urban regeneration in the three countries: a comparative perspective 369
The main periods of urban regeneration in social housing 372
Contents xiii

Key features of current social housing renewal 380
Conclusion: the playing field is changing 384

22 The Privatisation of Social Housing: Three Different Pathways 389
Marja Elsinga, Mark Stephens and Thomas Knorr-Siedow
Introduction 389
Privatisation in the UK 390
Privatisation in the Netherlands 396
Privatisation in Germany 401
Conclusion 409

23 Housing and Neighbourhoods: What Happened After the Sale of State Housing to Sitting Tenants in England? 415
Alan Murie
Introduction 415
Privatising public housing in Europe 417
The Right to Buy in England 418
Social and spatial differences 419
Estate-level analysis 422
Conclusion 428

24 Conclusion 433
Kathleen Scanlonn and Christine Whitehead
Country comparisons 435
Cross-cutting themes 442
A final conclusion 443

Glossary of Terms 445
Index 449
Notes on Contributors

Baralides Alberdi is a specialist in housing finance and financial instruments that develop and complement the mortgage market, and previously worked as head of the research department of the Mortgage Bank of Spain, the largest specialised mortgage institution at the time. She is part of the International Housing Program with the Wharton School at the University of Pennsylvania, and has worked for the World Bank as a financial-sector specialist on housing projects in Mexico, Venezuela, Brazil, Argentina, Peru, Colombia and Costa Rica. Currently, she is director of the consultancy Madrid Puerto Aéreo.

Jane Ball is a senior lecturer at Newcastle Law School, where she teaches the law of international credit and security, land law, land use and equity. She worked in English legal practice before embarking on an academic career, researching French social housing in particular using economic theory and empirical study. Her recent projects include an economic analysis of squatting, a project to introduce intermediate tenures in Catalonia, and wider European comparisons of tenures, property and European regulation.

Darinka Czischke is the former director of the Building and Social Housing Foundation. She wrote her PhD thesis on social housing organisations in England and the Netherlands at Delft University of Technology, where she is also a guest researcher. Her research focuses on the links between social actors, processes and institutions, and the built environment. She was previously Research Director of the European Social Housing Observatory at CECODHAS Housing Europe in Brussels. She has published extensively on social housing, socio-spatial integration, social enterprise and social innovation in housing.

Christiane Droste, a researcher and consultant, leads the urban studies research agency UrbanPlus Droste&Partner in Berlin. She specialises in urban development and housing issues, particularly integrative urban and neighbourhood development policies, social, cooperative and co-housing. She has been involved in various European research initiatives on urban renewal, large housing estates and social housing and is particularly active in German-French knowledge exchange about urban planning and local institution building. She is a gender-diversity consultant and has published widely on social, sustainable and urban regeneration.

Prof Marja Elsinga holds a chair in Housing Institutions and Governance at Delft University of Technology. She leads the research programme on housing systems and is interested in comparative research into change.
in housing institutions and governance. She has written many books and journal articles, and was an editor of the Elsevier International Encyclopaedia of Housing and Home. She has worked on several comparative projects for the European Commission on topics such as security of home ownership, housing and exclusion and housing and pensions. She is also active in policy-oriented Dutch projects on social housing, housing affordability and intermediate housing tenures.

Melissa Fernández Arrigoitia is an urban sociologist and research officer at LSE London. She has worked on projects ranging from affordable housing trends in London, social housing across Europe and the local economic impact of the 2012 Olympics to the emergence and dynamics of co-housing, the private rented sector in London and housing relocations, social housing demolitions and livelihoods in the urban South. She is a lecturer at Birkbeck University’s Department of Psychosocial Studies and has also worked in the field of human rights in the United Kingdom, the United States and Puerto Rico.

József Hegedüs is a founding member of the Metropolitan Research Institute, established in 1989 in Budapest. He has been co-organiser of the East European Working Group of the European Network for Housing Research since 1989 and is a member of Hungary’s Housing Policy Council. Since 1994, he has been a part-time associate professor at Corvinus University Budapest. In the past two decades he has written extensively on housing issues and has co-edited several volumes including The Reform of Housing in Eastern Europe and the Soviet Union; Housing Privatization in Eastern Europe; Housing Finance: New and Old Models in Central Europe, Russia and Kazakhstan; and Social Housing in Transition Countries.

Thomas Knorr-Siedow studied sociology and urban and regional planning. After teaching community development at Constance University, he became director of a social planning and urban development agency for Berlin’s city government. In 1993, he moved to the Institute for Regional Research, where his work centred on housing in an international comparative perspective, urban social development and the role of civil society in cities. His research also covers urban regeneration and governance in Sri Lanka and Vietnam. Currently he is a partner at UrbanPlus, a Berlin-based research consultancy, and teaches urban sociology at Cottbus University.

Christine Lelévrier is an urban sociologist at the Paris Urban Institute of Planning, Université Paris-Est. Her research interests include segregation and ethnic minorities, urban renewal, housing and urban policies in deprived neighbourhoods, residential mobility and the interactions between public action and social practices. Over the past 10 years, she has carried out research on the trajectories of those who are forcibly relocated and on
social interaction between different groups in renewed large social housing estates. She is a member of the European Network for Housing Research and carries out comparative European research on social mix and urban restructuring policies.

Claire Lévy-Vroelant is a professor of sociology at the University of Paris 8 Saint-Denis and a member of the Centre de la Recherche sur l’Habitat. Her work is at the intersection of urbanism, migration, housing and–more recently–memory studies, reflecting her background as a historian. She focuses on questions of housing policy and social issues in a globalising context. She recently published a book about Parisian furnished hostels as lieux de mémoire for migrants. She sits on the editorial boards of several international journals and directs the Habitat and Sociétés series for L’Harmattan [Paris]. She has worked as an expert consultant in the field of urban change, housing and marginalisation and is visiting professor at the University of Vienna [Austria].

Hans Lind is professor in real-estate economics at KTH Royal Institute of Technology in Stockholm, and holds a PhD from the Department of Economics at Stockholm University. His research has covered a broad area from housing markets to property valuation and he has participated in a number of government commissions about reforming the Swedish housing market.

Martin Lux, sociologist and economist, is senior researcher and head of the Department of Socio-Economics of Housing at the Institute of Sociology, Academy of Sciences of the Czech Republic. He received his PhD from Delft Technical University and the Charles University in Prague. His main research interests are comparative housing policies, social housing, housing finance, housing economics and the evolution of housing systems. He attempts to combine sociological and economic methods and theories in housing studies. He has led several international and national housing research projects and has worked as a consultant for UN-ECE, the Czech government and the banking sector.

Peter Malpass is emeritus professor of housing and urban studies at the University of the West of England, Bristol. He joined the staff of Bristol Polytechnic in 1976 as a lecturer in social policy and remained closely identified with the development of housing education until his retirement in 2011. Throughout his career he wrote widely about aspects of housing and housing policy from urban renewal to rents policy, often from a historical perspective. He has written, edited or contributed to more than 40 books. In recent years, he has begun to indulge his interest in urban history and is currently a visiting research fellow of the Regional History Centre at UWE. He is currently working on a long-term project on the development of urban
Bristol in the 19th century, provisionally titled *The Making of Victorian Bristol*.

**Alan Murie** is emeritus professor of urban and regional studies at the Centre for Urban and Regional Studies at Birmingham University. He was previously head of the School of Public Policy and director of the Centre for Urban and Regional Studies at the University of Birmingham and professor of planning and housing at Heriot-Watt University, Edinburgh. He has written widely on issues related to the development of housing provision, housing policy, privatisation and issues related to cities and neighbourhoods throughout the United Kingdom and Europe.

**Michelle Norris** is senior lecturer in social policy at the School of Applied Social Science, University College Dublin, Ireland. She has researched and published on a wide range of housing issues including social housing management and finance, urban regeneration and housing inequalities in the European Union. This research has had a significant impact on the development of housing policy in Ireland. In 2010, she was appointed by the Irish prime minister to the National Economic and Social Council, which advises the Irish government on social and economic policy, and in 2011 was appointed chair of the board of the Housing Finance Agency which finances housing for low-income households in Ireland.

**Declan Redmond** has since 2001 lectured in planning and housing in the School of Geography, Planning and Environmental Policy at University College Dublin. His research interests focus on social housing systems, housing regeneration and mixed tenure, housing markets and affordability, public participation and the politics and governance of planning. In addition to his academic research, he is also involved in policy and practice. For many years he was a director on the board of a large housing association and more recently he has advised local communities on regeneration projects.

**Christoph Reinprecht** is professor of sociology at the University of Vienna. He currently heads an interdisciplinary ‘Migration and Integration Research’ platform and the postgraduate master’s programme in European Studies. He is also associate researcher at the Centre de la Recherche sur l’Habitat in Paris. His research interests include issues of migration and urban social dynamics, with special emphasis on the role of social housing in globalising urban contexts, the analysis of social inequalities and political sociology. He has carried out numerous research projects at local, national and European levels as well as in West Africa, and has published 8 books and more than 80 scientific articles. He conducts ongoing research on social housing and the transformation of ‘the social’.

**Douglas Robertson** is professor of housing at the University of Stirling in Scotland. His current research interests focus on neighbourhood identity and
the significance of class and stigma in the construction of such identities. He has a long-standing interest in comparative housing policy and has worked with colleagues in Austria, Denmark, France, Germany, the Netherlands and Sweden. Previous research has focused on housing renewal, private property management and maintenance systems, housing associations, private renting and owner occupation. In October 2009, he was invited by Alex Neil MSP, the Scottish Government’s Cabinet Secretary for Infrastructure and Investment, to chair the Scottish Private Rented Sector Strategy Group. The group’s work helped inform elements of the Housing (Scotland) Act, 2013.

Kathleen Scanlon is a research fellow at LSE London, a research centre in the London School of Economics. She specialises in housing, urban affairs and governance, with a particular interest in international comparative housing studies. She has written extensively about housing systems and financing of both private and social housing in the United Kingdom and across Europe. She has worked on projects for the Council of Europe Development Bank, the Inter-American Development Bank and the Organisation for Economic Cooperation and Development. Her publications cover a range of subjects related to housing, planning and the role of government, including government housing-policy responses to the global financial crisis, the interaction between migration and the housing market and the economics of listed buildings.

Jean-Pierre Schaefer is senior adviser at Conseil National des Villes (the National Council for Urban Policies), having previously been in charge of housing economics at the Caisse des Dépôts, the institution in charge of financing social housing financing in France. An expert on housing markets and housing economics, he has worked with a town planning agency and sat on the boards of both private and social housing companies. He is member of the National Committee for Housing Economics and is chairman of the board of PACT Essonne, a non-profit organisation in charge of refurbishment of private housing. He has published books and articles in both French and international housing journals and teaches at various universities, including Paris Panthéon Sorbonne, Paris Ouest Nanterre, Orléans, Ecole Nationale des Ponts and Bordeaux School of Management.

Regina Serpa is a visiting researcher with the Housing Policy and Practice Unit at the University of Stirling and is a research and information officer with the Scottish Federation of Housing Associations. Her research interests include comparative housing studies, homelessness, private sector housing quality, and race, class and social inequality within housing planning. Her recent work includes modelling impacts of welfare reform for housing associations, the progress of social landlords towards achieving the Scottish 2012
homelessness target, and policy addressing the disrepair of owner-occupied housing in Scotland.

Mark Stephens is professor of public policy at the Institute for Housing, Urban & Real Estate Research, Heriot-Watt University, Edinburgh. His primary research interests are in housing and poverty and housing markets, both with a strong international comparative element. He has played a leading role in a number of large-scale evaluations, including the EU Study on Housing and Exclusion (European Commission, 2010), the Joseph Rowntree Foundation Housing Market Taskforce (2011) and the Evaluation of English Housing Policy (Office of the Deputy Prime Minister 2005). He is a member of the European Network for Housing Research Coordination Committee, a coordinator of its working group on comparative housing policy and an editor of Urban Studies. He was elected a Fellow of the Royal Society of Arts in 2007 and an Academician of the Academy of Social Sciences in 2011.

Petr Sunega, an economist, is one of the founding members of the Department of Socio-Economics of Housing at the Institute of Sociology, Academy of Sciences of the Czech Republic. He has participated in most of the research projects undertaken by the department. He specialises in housing allowances in comparative perspective, housing finance, housing-market risks, housing economics and simulation modelling of housing choice.

Claude Taffin is currently the scientific director of DINAMIC, an entity recently created by the French notaries to operate their real-estate database. He worked for the World Bank as a housing finance specialist and co-authored the recent World Bank publication Rental Housing: Lessons from International Experience and Policies for Emerging Markets. Earlier, he headed the housing department of the French Bureau of Statistics (INSEE) before joining Credit Foncier, a mortgage lender, and Union Sociale pour l’Habitat, the union of social rental organisations, as chief economist.

Nóra Teller, a sociologist, has conducted research on issues about social housing construction and housing allowances in Hungary and has been involved in the development of both local and national-level housing programmes. She was one of the evaluators of the Roma settlement rehabilitation programme in Hungary in 2005–2007 and 2010, and led the evaluation team assessing the impact of EU funds for Roma integration in Hungary in 2011. She is member of the European Network for Housing Research and the European Observatory on Homelessness of FEANTSA, and is one of the editors of the European Journal of Homelessness. Her ongoing PhD research focuses on Roma housing mobility in Hungary.

Christian Tutin is professor of economics at the University of Paris East Créteil and member of the Lab’Urba urban research laboratory. He chaired
the French housing-research network Réseau socioéconomie de l’habitat from 2004 to 2010. His research interests include housing-market fluctuations in Europe, housing markets and urban structures and social housing. He has carried out several empirical studies of housing markets in the Paris metropolitan area. He is co-author with Benoît Filippi of Marchés du logement et fractures urbaines en Ile-de-France and co-editor with Claire Levy-Vroelant of Le logement social en Europe à début du XXIᵉ siècle.

Hedvig Vestergaard is a senior researcher at the Danish Building Research Institute in Copenhagen, part of Aalborg University. A specialist in social housing, she has more than 30 years of research experience in housing and related subjects including urban regeneration, neighbourhood governance, social exclusion, the informal economy and everyday life. She has been a leading member of a number of national and international research teams working with troubled housing estates and deprived urban neighbourhoods and has been a member of the Coordination Committee for European Network for Housing Research since 2002. Her current research includes projects on housing market development, residential areas with single-family housing and deprived housing estates in Denmark.

Frank Wassenberg works at Nicis Institute in The Hague as programme leader of its research on housing and urban development, trying to bridge the gap between academic knowledge and its application in urban practice. He previously worked for 20 years at OTB Research Institute for the Built Environment at Delft University of Technology, where he is still a guest researcher. His research interests include urban renewal, housing policy, neighbourhood development, mass housing estates, the rehabilitation of deprived areas and resident participation. He has worked at both the neighbourhood and local scale and at international level.

Christine Whitehead is an applied economist whose research is well-known in both academic and policy circles. She directs a multi-disciplinary centre including anthropologists, sociologists and geographers. She has conducted an extensive programme of research on various aspects of the housing market, with special reference to housing finance and subsidies, social housing provision and land-use planning, as well as on urban, industrial policy and privatisation issues. Major themes in her recent research have included analysis of the relationship between planning and housing, notably with respect to the S106 policy; housing needs assessments; the role and financing of social housing in the United Kingdom and Europe; developments in private finance; policy evaluation; and more generally the application of economic concepts and techniques to questions of public resource allocation with respect to housing, education, policing and urban regeneration.
Foreword

Not everyone can buy their own home: the recent subprime crisis sent a cruel reminder of this to governments that prioritise home-ownership. Even for those who can afford it, buying a home may not be wise—early purchase hinders mobility and ties up the household’s wealth. And history has shown that over-reliance on owner-occupation can also exacerbate urban sprawl and price volatility.

Even in countries where owner-occupation is the norm, the centres of the largest urban areas are dominated by rented housing—but in spite of this, the social and private rented sectors remain surprisingly neglected by policy makers and are frequently poorly documented.

Rapid urbanisation in emerging countries naturally increases rental demand as the population of cities expands. The market produces rental solutions for households at both extremes of the income distribution. Providing slum housing for the poorest is a highly profitable activity, but housing them in decent conditions is a challenge. This reflects the failure of past public housing experiments, and the idea than the creation and upkeep of good-quality social stock is a luxury that belongs to the golden age of the European welfare states.

But as housing problems grow in both developed and emerging economies, their policy makers look to where social housing was created and is still alive: Europe. This is far from an easy picture to decode: there are 50 or so countries with nearly as many languages, and great diversity [rooted in history and religion] in the built form of housing and in the tenure distribution. Moreover, housing policy has increasingly been delegated to sub-national levels and housing is not an EU competence, which makes it difficult to find comparable statistics—for example, there is no common definition of social housing.

For all these reasons, this publication, which provides a detailed and updated description of the main European models, will be a precious tool for housing researchers and policy makers all over the world: for Europeans in search of greater efficiency, for those in transition countries trying to rebuild and modernise their systems and for those in emerging economies just starting to tackle the issue.

Building on an initiative from the French housing research network ‘Socio-économie de l’Habitat’, the London School of Economics has assembled a ‘dream team’ of economists, sociologists, urban planners and other experts from across the continent. Their output, the result of seven years of seminars and publications, has now been updated and brought together under a single cover. Its double focus–country experiences and thematic
analyses—should enable readers to navigate and make productive use of the information it contains.

Of course, the experience of a given country or region at a given time may not work when transposed elsewhere. The devil is in the details, and context and history are fundamental to an understanding of how and why policies work (or do not). This publication provides the detail and historical perspective necessary for that understanding.

Claude Taffin
Scientific Director,
DINAMIC, France
Acknowledgments

The seed of this book was planted more than 10 years ago, in 2006, when a group of French colleagues organised a series of seminars in four European cities (Paris, Brussels, London and Berlin) through the GIS Réseau Socio-Économie de l’Habitat network. Those meetings led to a collection of papers entitled Social Housing in Europe (Whitehead and Scanlon eds 2007) whose publication was supported by a grant from the Higher Education Innovation Fund (HEIF) to the LSE London research centre. Further meetings of the group took place in Paris, Vienna and Dublin. These prompted a second publication (Scanlon and Whitehead eds 2008), also sponsored by HEIF, which covered the broader thematic concerns of the network in relation to social housing’s development. The chapters from those two publications form the basis of this book.

Twenty of the original 24 authors have contributed to this volume. We are grateful to them for their continued participation in and commitment to this ongoing (and hopefully, continuing) transnational conversation. We thank all the contributors—current and previous—for their hard work and patience with the process of putting together this book. We also thank the following individuals who contributed to its creation, both in its current form and earlier incarnations, with helpful advice, comments and support: Nathalie Boccadoro, Maxime Chodorge, Benoit Filippi, Laurent Ghékiere, Marietta Haffner, John Hills, Ben Kochan, Lena Magnusson Turner and the late Bengt Turner, Marc Uhry and Gill Wedlake. We also extend our thanks to James Burns (http://jbrawimages.com), a passionate photographer of social housing architecture in the United Kingdom and elsewhere who generously shared many of the striking images featured here.

We are very grateful for the support of the Suntory and Toyota International Centres for Economics and Related Disciplines (STICERD) at the London School of Economics, without which this publication would not have been possible. Finally, a heartfelt thank you to Madeleine Metcalfe from Wiley Publishers for her kind and patient encouragement throughout.

Kathleen Scanlon
Christine Whitehead
Melissa Fernández Arrigoitia
London School of Economics
This Habitation à Loyer Modéré (HLM) tower in Les Presles in the Parisian outskirts of Épinay-sur-Seine is one of the many (47%) social-housing buildings in the quarter. The area is also part of the French 'Sensitive Urban Development Zones', or ZUS (see Chapter 8 in this book).

Photograph: Nicolas Oran.
1

Introduction

Kathleen Scanlon, Christine Whitehead and Melissa Fernández Arrigoitia
LSE London, London School of Economics, UK

For much of the post-war period, the model of social housing was broadly similar across Northern and Eastern Europe: there was a heavy emphasis on state-supported housing construction to overcome the effects of extreme destruction and lack of investment during the war, to accommodate rapidly growing populations, to help bring economies back to some sort of normality and to ensure employment.

The mechanisms for achieving this expansion in housing investment differed between countries. In most of them, local authorities (hereafter referred to as LAs) were heavily involved, either building municipal housing themselves or creating the conditions for independent social landlords to do so. However, the forms of central-government subsidy and intervention were specific to each country, and helped mould longer term approaches to ensuring ‘a decent home for every household at a price they could afford’.

The extent to which housing was seen as part of the welfare state – and thus part of the contract between citizens and government – also varied. In Eastern Europe, social housing was very much based on state provision of the social wage and in most of Northern Europe, it was seen as an important part of the welfare-state contract, but in Southern Europe, the policy emphasis was more on supporting family provision of housing – and this meant owner occupation.

Among what might be called the welfare-state economies, the most important distinction was between countries that saw social housing as a mechanism for providing for all types of household, and those that emphasised provision for lower income households. As numerical housing