



Abstracts

W12- Housing Market Dynamics

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Who is investing in private renting and why are they doing it? Experience from Denmark

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The private rented sector varies much in size and character between European countries. Several studies from different countries have shown that investors in the sector are a very inhomogeneous group with many different motives for buying and letting out residential property. This paper reports the result of a Danish study on private landlords: their background and financial situation, their motives for buying and selling property, their business strategies and the economic outcome of their business.

Babyboomers in big houses: Can we make better use of the existing housing stock?

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Can we make better use of existing housing stock? Or will we see increasing numbers of smaller households living in larger dwellings, or owning several homes, with a consequential need either to provide more housing or see rising levels of overcrowding amongst poorer households

Much of the focus on housing sustainability is upon the quantity, type, quality and location of new provision yet around 80% of households in twenty years time will be living within the currently existing stock. Any changes to the way in which this stock is used could impact on the extent to which it can accommodate future housing needs. Similarly, it is the future condition and sustainability of the current stock which will largely determine the housing conditions of the households of 2027.

Drivers underlying possible changes to the use of the existing housing stock include changing demographics and household types, property prices, income levels, changing aspirations and preferences, demand for second homes, and policy drivers.

This paper draws on a case study of South East England over the next 20 years. It analyses the key drivers that determine the way in which the housing stock is used and the way in which the impact of these drivers might change over the next twenty years.

Towards an explanation of ongoing price increases of new dwellings in the Netherlands

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The Dutch owner occupied housing market can be characterized as a market where price movements of owner occupied dwellings in the existing stock determine the price movements of new owner occupied dwellings. Over the years, the price movements of new owner occupied dwellings indeed closely followed those of existing owner occupied dwellings. In recent years however, the average selling price of new dwellings kept increasing, while the average selling price of existing dwellings leveled off.

In this paper we search for explanations of the (unexpected) deviation of the price movements of new owner occupied dwellings. The focus is a (hedonic) price analysis of new owner occupied dwellings, where we'll attempt to establish whether part of the price increase can be attributed to an increase of the (physical) qualities of these dwellings.

The balance between landlord and tenant in the private rental sector: A comparison of six countries

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In many European countries the private rental sector has been declining, while home ownership has been increasing. Recently the private rental sector, however, gained interest of policy makers, in particular because of accessibility problems in the owner occupied sector. Changes in rent regulation and providing services to the landlord like the Sociedad Publica de Alquiler in Spain are ways that are being used to attract private landlords. These are some of the measures that can help to find a new balance between the conflicting interests between tenants and landlords.

This paper focuses on these conflicting interests and in particular on the regulation of rents and rental contracts from a welfare theory point of view. We explore different market inefficiencies in the private rental market and government regulation of rents and rental contracts. We then present results of a comparative study in Flanders, France, the UK, Germany, Spain and the Netherlands. For each country we describe the features of the private rental sector, the rent regulation and rental contracts. Finally we conclude on how different arrangements to overcome the conflicting interest of tenants and landlords, compare to each other and welfare theory in particular.

Altering expectations of affordable housing in the city of Copenhagen: '5x5' – Virtuous and viscous?

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Since the abolishment of the Danish Ministry of Housing in 2001, the level of local government has been predicted to assume a central role within the Danish housing policy community. One example affirming this expectation happened when Copenhagen mayoral candidate Ritt Bjerregaard in 2005 promised '5000 flats at 5000 DKK/month within 5 years' ('5x5'). However this paper shows that while actors from the level of local government are indeed setting forth new initiatives, it is no simple task to turn these initiatives into fact.

At present Mrs. Bjerregaard has held the seat for more than a year, but the search for a financial and organizational model that is able to fulfill both state regulation and Mrs. Bjerregaard's ambitions seems never ending. There are still no signs of the flats in the city's skyline, so now political opponents and mass media have started smelling blood. Why has it come to this?

A closer look at the '5x5' project raises questions concerning the roles of different levels of government and of other involved actors in the community, and whether the institutional framework surrounding the actors are spurring conflict or corporation. The paper seeks to answer these questions by, first, taking a closer look at the formal regulation tools available to handle an initiative as '5x5', and, secondly, by examining the actors, their framing and strategies, positions and patterns of interaction within the Danish Housing policy community. This paper is a case study on regulation and relations, showing that the urban governance argument for working force sustainability through affordable housing can be understood as part of an ongoing struggle for the redefinition of roles within the housing policy community in Denmark.

Responding to failing housing markets and unpopular housing: Community participation in regeneration in England and France

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Although community participation has, to varying degrees, been a feature of regeneration policy and practice for more than twenty years in England, and a key ingredient of most interventions to tackle housing market failure, there has been renewed emphasis on it since 1997. The Labour Government has introduced a number of initiatives to promote community participation in regeneration. These include revamping the guidelines relating to the Single Regeneration Budget (SRB) programme, neighbourhood management, Local Strategic Partnerships, the Community Empowerment Fund, Community Chests, and the New Deal for Communities (NDC) Programme, the Government's flag-ship area based initiative, which was originally designed to be community led.

In France, too, the Government has in recent years introduced a number of measures to promote community participation in regeneration and urban policy, and since the disturbances in many metropolitan parts of France in the Autumn of 2005, increased attention has focused on the role of the 'community' in failing housing markets and deprived neighbourhoods, and the role they could play in the regeneration process.

This paper, then, examines the approach taken to community participation in England and France in failing housing markets and unpopular neighbourhoods, and highlights differences and similarities between the two countries. It draws on a range of data sources including the national evaluation of the NDC programme, a French Ministry funded study of neighbourhood services in England and France, which focused on the Ile de France region, and a British Council/ British Academy funded study of Anglo-French approaches to neighbourhood renewal, where particular attention focused on the Lyon conurbation.

Social mobility and social housing

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Over the last twenty five years the social housing sector in England has shrunk from 30% of the housing stock, housing five million households, to 17% of the stock, housing four million households.

Over the same period, the characteristics of social housing tenants have changed. There has been a significant loss of couple households, and of households in work. At the same time, there has been a substantial growth in the absolute number of economically inactive households of working age.

The social housing sector in England is characterised by sub-market rent levels, security of tenure, and administrative constraints on mobility between different local authority areas, and these have given rise to a view that the sector has become a constraint on social mobility. Recent government policy concerns include encouraging the use of social rented housing as a 'stepping stone' to other opportunities, both in employment and housing, offering a wider choice of tenures to households eligible for social renting, including shared equity owner occupation or private renting, and encouraging social tenants to move between local authority areas to take up employment.

However, there is already considerable mobility among social tenants, expressed by moves out of the sector and into other tenures. Already, 40% of all vacancies occurring in social housing are created by existing tenants moving to rent or buy in the private sector.

The paper reports on recent and ongoing work at the Cambridge Centre for Housing and Planning Research which analyses the characteristics of the households entering the social rented sector, and the characteristics of the households leaving the sector for other tenures.

The paper draws on an analysis of all new entrants to the housing association sector, and on an exit survey of tenants leaving the sector for other tenures.

Long term housing development in Norway - The role and effects of housing policy institutions

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The paper is focussing on the long term effects of the organisation and financial instruments of the Norwegian State Housing Bank on housing investment and housing distribution in Norway. The study is based on a wide range of experience from selected informants, official housing policy documents, informal documents, statistics and housing research.

The Norwegian State Housing Bank (hereafter Housing Bank) which was established in 1946, has played a major role in Norwegian housing policy and particularly in financing of new housing. Approximately 2/3 of all new dwellings ' more than 1 million - built in Norway after WWII have been financed by mortgage loans from the Housing Bank. The Housing Bank has also managed the main government housing subsidies ' mainly investment grants and housing allowance.

By dominating the financing of new housing and operating with maximum and minimum criteria for size, lay-outs, standards and costs of new dwellings, the Housing Bank has had an immense influence on the housing situation in Norway. This relates both to the overall quality of the housing stock as well as the social distribution of housing.

An important aspect in this relation is that the Housing Bank has contributed greatly to an efficient use of building resources, counteracting the critical effects of the conditions and policies applied in the Norwegian credit market as well as in taxation of housing properties.

Housing and planning: Changing roles for state and municipalities

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In Denmark, as in many other European countries, the state became strongly involved in the housing issue following the end of the WW2. Housing was seen as an essential element in the building of the welfare state, and the housing policy of Denmark has been quite succesful, but also costly for the state.

Over the last 6 years the housing policy of the danish state has changed towards less political involvement. The market has been given more room, and to many Danes market-thinking in relation to housing has become 'natural'.

But planning and regulation is still needed, and here the role of the municipalities are expected to grow considerably in the years to come. It will probably be in the form of municipal housing policy, urban policy and planning.

In the paper these shifts in the Danish housing policy, urban policy and planning will be discussed.

Governance and sustainability in Glasgow: Connecting symbolic capital and housing consumption to regeneration

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Now more widely associated with 'Scotland with Style' than 'No Mean City' Glasgow's transformation in recent decades has been significant. In an effort to shrug off a legacy of slum-living, paternalistic provision, and decline Glasgow City Council has endeavoured to transform the city's fortunes by a plethora of mechanisms which have at their core the establishment of sustainable communities (Glasgow City Council 2003). Framed within a policy discourse which highlights the importance of a 'cultural and social' as well as 'physical and economic' renaissance, the crux of Glasgow City Council's strategy has been two-fold: to stem the migratory tide of affluent households from the area, thus creating a more balanced and

sustainable city (Webster 2005); and to empower its tenants by diversifying the management and ownership of its public sector housing (Glasgow City Council 2001). Drawing upon the authors' PhD research on Glasgow's housing market this paper explores recent changes in Glasgow's housing fortunes. Utilising Rose's (2001) concept of 'ethopolitics' we argue the developments in Glasgow reflect the wider emergence of technologies of governance in UK housing policy which seek to realign citizens' identities with norms of active, entrepreneurial consumption (see also Flint 2003). Here two overarching strategies of housing governance can be traced in Glasgow: the normalisation of owner occupation as the tenure of choice; and, the blurring of the distinction between processes of social and private housing through the marketisation of social housing provision.

The economic and social sustainability of new housing development

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In recent years the UK government has promoted the concept of sustainable communities, partly in the context of existing large scale social housing estates but also in relation to new housing development. This goal of achieving sustainable communities is enshrined in a number of policy documents such as the Housing Green Paper (2000) and the Sustainable Communities Plan (2003) and most recently, Planning Policy Statement No. 3: Housing (2007) but it is notable that in all these documents the terms sustainable development and sustainable communities have not yet been adequately defined by government. This paper aims to explore the social and economic impacts of new housing development with a particular focus on a case study of a proposed development at a former chalk quarry in the Thames Gateway area east of London. Using a basic economic framework, it looks at evidence from a number of studies from both Europe and the USA on the impact of additional housing supply on housing affordability and the need for subsidised affordable housing for poorer households. In particular, it examines the extent to which the location of affordable housing, whether subsidised or not, contributes to mixed and sustainable communities. In this context it discusses the extent to which social mix, income mix and tenure mix can contribute to mixed communities and why a lack of mix is considered unsustainable.

The paper focuses purely on the economic and social impacts of new housing development and does not address environmental impacts or resource use. Thus it assumes that new development will use the most environmentally and ecologically advanced techniques and materials in terms of building design and the layout of the new development.

Bradford Manningham: A poor neighbourhood in a shrinking city

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Many cities in the industrialised world are now facing a declining population, often in association with the loss of jobs and overall economic decline. The causes for the shrinking of cities can be summarised as changing demographic patterns, including low fertility rates, and the transition from the industrial to the post-industrial society. Old industrial areas are amongst the hardest hit. Examples of these areas are almost all cities in the former GDR (Eastern Germany). And although the population in the UK is still growing, many cities of northern England are also facing a shrinking population; Bradford is an example of a former industrial city in the North and the subject of this case study. Its inner city has experienced a considerable loss of population during the last decades of the 20th century. After describing the origins and the extent of shrinking in the city as a whole, the project will focus on Manningham, which has a poor and largely ethnic minority population. The parties involved in decision making on the housing market will be described, with an emphasis on their problem perception. The instruments that are available to deal with the effects of shrinking and poverty,

and the process of decision making (the choosing of policy aims and instruments; who is involved etc.) will be studied. The focus will be on the problems concerning the planning and management of the housing stock, and on the solutions that have been developed to tackle these problems. Both (local) government intervention and the intervention and experiences by other parties, including the people living there, will be studied. Questions will also be asked about the perceived policy effects, to find out if the policy worked in the eyes of the parties concerned.

Housing market assessments in the UK

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This paper will examine the emerging use of Housing Market Assessments in the UK. Using a case study from the Growth Areas of the South East UK, the paper will compare the effectiveness of sub-regional strategic assessments against the efficacy of site specific assessments by use of comparative analytical frameworks. In particular, the paper will demonstrate the tensions that exist between regulatory influences and market pressures and illustrate the market response to policy initiatives in a rapidly changing environment.

Social housing versus housing allowances: What determines the result?

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The direction of housing subsidy shifts in many European countries in recent years has been from object subsidies that have supported social housing to housing allowances that have supported individual households. It can be argued that if this policy direction continues, the elimination of social housing awaits at the end of the journey. The future of social housing is being questioned by policy makers and academics throughout Europe. This paper examines the arguments for and against ending social housing provision and providing all subsidies in the form of housing allowances. An analytical framework that relates the aims and the form of housing subsidy to the likely consequences under differing market circumstances and different forms of social housing is presented. This is used to identify the principal questions that need to be answered and the associated sets of information that need to be available in order for a rational policy choice to be made between social housing and housing allowances.

Feasibility of converting office buildings into housing

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The Statistics Netherlands office is moving into a new office building, leaving its old building vacant. The owner of the building, the Dutch Ministry of Economy, wants to sell the building, including the site, preferably for reuse, and asked an analysis of the possibilities for redevelopment. Can the building be converted into housing? Is a conversion technically, functionally, legally and economically feasible? In a preliminary phase, the economic potential of the location was analysed by a third party, but left out to state whether the building should be reused or not. Together with SEV, the Steering Committee for Experiments in Public Housing, and Kristal, a developer working for a group of Dutch housing corporations, we analysed the possibilities for transforming the building into housing. We used two tools that have been developed by the TU Delft: the transformation meter and INKOS. The first part of the analysis was done by using the transformation meter. In this scan, building- and location- specific characteristics are scanned on a limited number of veto- and gradual criteria to decide if

transformation of the specific site and building is possible. The scan involves technical, functional, juridical and location characteristics. The second phase of the analysis was to evaluate the financial feasibility of the project, by using INKOS. In INKOS, investment costs, costs in use, and benefits of redesigns can be calculated. Through this case-study we tested existing tools; the combination of the two tools was never applied before.

Sustaining the affordability of rental housing in Florida: Challenges and opportunities

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Florida with its palm trees, beautiful beaches and pastel-colored mansions is known as the 'Sunshine State'. However, due to the high cost of housing, Florida is no paradise for working families looking for housing. Between 2002 and 2005, the median home price increased by 72.5%, while the median family income increased 1.5%. In 2005 alone, 26,717 affordable rental apartments were approved for conversion to condominiums at selling prices financially unattainable to the current tenants. These two changes in Florida's housing market have further increased the need for affordable housing.

This paper focuses on the loss and risk of loss of multifamily government-subsidized rental housing that is owned by private entities. Typically, extremely low income households such as the elderly and other individuals on fixed incomes rely on government-subsidized housing. But increasingly, individuals employed in Florida's essential services (teachers, firefighters, police) require subsidized rental housing due to high market rents and house prices. Sustaining the affordability of subsidized multifamily properties is critical to protecting households currently residing in these properties and to meeting the existing and future demand of other working families.

The following research questions are posed: what is causing the loss of subsidized rental housing? How can the potential future loss of subsidized rental housing be measured and mitigated? These questions are addressed by way of literature research and data analysis. The literature research reviews federal and state housing policies and the terms of subsidies. Federal datasets for multifamily housing and a Florida database of properties are analyzed to assess what properties have been lost, which have been maintained and what their characteristics are. This analysis identifies predictive factors that indicate the level of risk that a property may lose its affordability.

This paper gives an American perspective to a pressing issue that is experienced by the housing stock.

Rented and owner occupied housing: A descriptive study for two countries – Turkey and the Netherlands

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Turkey has been deprived of an explicit national housing policy and is characterized with high home ownership tendencies since the foundation of Turkish Republic (71, 95 % in 2003). The provision of the housing stock has almost been left to market forces. No experience of social rented housing ever existed in the country and the ratio of private rented stock is considerably high (especially in the bigger cities: 26, 4 % in Ankara, 28 % in Istanbul in 2003).

Dutch housing system, in contrast, has historically been a strongly regulated system where state intervention was justified in almost every aspect of housing. Its performance in development and management of social rented stock is one of the most developed examples in the world. Recently however, the promotion of owner occupation and decentralization of

government responsibilities are on the agenda of Dutch governments. The ratio of owner occupation reached up to 56 % in 2002.

As a result of distinct housing policies, stocks and modes of access and its use in the two countries are different. In this context, a descriptive comparison is made between housing processes in Turkey and the Netherlands, considering rental and owner occupied housing stocks based on 2003 Household Budget Survey (HBS) for Turkey and 2002 Housing Demand Survey (WBO) for the Netherlands.

Privatisation of public housing stocks - The case of the WOBA as an East German example

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Within the last years a lot of transactions took place within the German institutional rental housing market. So far 1.25 million dwellings were sold especially to foreign financial investors (1999 ' 2006). Besides public housing stocks of the federal state or of local authorities (more than 700.000 units), dwellings from private companies with core competences out of the real estate sector were sold (more than 500.000 units). Several citizens and politicians are afraid that for low-income households access to the housing market will be threatened and urban planning possibilities for social and sustainable regeneration will disappear. Therefore Real Estate Investment Trusts (G-REITS), which are introduced in Germany at the beginning of this year, were limited to non-housing units and new housing constructions (exclusion of the housing stock). One well-known transaction was that of the WOBA in Dresden. This municipal housing company with 48.000 units was sold 2006 in total to the investor group Fortress. Through this transaction the municipality is able to reach a debt-free budget; as it has been argued by politicians. Within the selling contract Fortress had to agree to a social charter. The aim of the proposed paper is to analyse (I) the amount and development of transactions within the German institutional rental housing market, (II) the characteristics of the selling of the WOBA in Dresden and (III) to discuss first impacts of the accelerated capital market orientation of German housing markets concerning investments into the existing housing stock, developments of rents and portfolio strategies based on the example of the WOBA, as far as it can be assessed up to now.

Housing and emerging urban issues in Tehran: A sociological study of youth housing problems in Iran

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The paper explores how due to the substantial economic and social decline in many cities, there is acute shortage of housing in Tehran with special reference to the youth. Due to rapid population growth and migration from smaller towns and villages to Tehran, the process has contributed to increasing marginal dwellings and slums for thousands of people, and specially young generations. However, urban housing lags far behind the soaring demand of thousands of dwellings in Tehran. It has also culminated in dearth of land in the city.

Worldwide speaking,, urbanization is proceeding at an alarming rate — every 3 day one million more people become city dwellers. These people cannot easily arrange their own housings. In Iran too, with the annual rate of urbanization of 1 percent, urban housing is becoming ever complicated. The topics covered in the present paper include: the importance of housing, housing problems in Iran with a focus on Tehran, housing profiles and challenges, squatters, data evidence etc.

In this paper, we will see how the human housing conditions in Iran, and in particular in Tehran, are deteriorating mainly as a result of low investment sectors, and poor housing management. In Iran, while annually more than 900000 youth reach the age of 18 — who

potentially need 450000 housing units, the production of this number of settlement units does not take place. Such a scenario among others, creates various urban and environmental problems for the youth.

The aims of the study are proven through relevant literature and theoretical review, followed by data findings and analysis. However, the dual problems of dearth of developed land for housing, and the unaffordability to pay for, are two major problems of housing; a phenomenon being faced by mainly the youth, not only in Iran, but in many other developing countries with inflationary economies.

Freedom of choice on the housing market. The case of Eindhoven

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At the beginning of the 21st century the choice paradigm became dominant in the housing market. The dwelling is no longer seen as a merit good, to which the housing seeker is entitled, but as a consumer good from which he can choose sovereign

In practice however there are a lot of bottlenecks in the Dutch housing market.

This paper analyses the dynamics of the housing market in the region of Eindhoven.

It focuses on the question how large the freedom of choice is for dwelling seekers.

First we enter into the concept of freedom of choice. Since the book of Hirschman on Exit, Voice and Loyalty we have the insight that markets only operate freely if the demanders have real exit-options. An advice of the WRR renews the use of Hirschman's ideas and adds the insight that also entry-options towards other suppliers for housing services are relevant.

Using these concepts we will investigate the entry- or exit-barriers in the owner occupied as well as in the rental market. The research shows that there are high financial barriers in the owner occupied sector which are insurmountable for lower income groups. But also for middle income groups these barriers are substantial. Both groups are forced to stay or seek in the rental (social) sector. Even though there is no financial barrier in the social rental sector, the administrative barriers are manifold. These barriers and the lack of substantial vacant supply influence the rate of success for urgent dwelling seeker, lower and middle income groups.

The paper ends with a discussion on a package of interventions that can enlarge the freedom of choice in the housing market in Eindhoven as well as in the Netherlands.

Housing, employment and care under kinked and limited supply conditions

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The allocation of housing facilities is traditionally linked to the growth of economic activities and employment. The historic combination of industrialisation and urbanisation has disappeared, but still influences the spatial spread of population, housing stock and employment. Nowadays, economic activity and employment are less concentrated and are dominated by the services sector. Furthermore, people accept a long commuting distance from home (urban, suburban and rural) to their workplace.

In the Netherlands population (44%) and employment (48%) are concentrated in the Randstad-provinces Noord-Holland, Zuid-Holland and Utrecht. This strengthens the housing shortage in that region. In the near future, parts of the peripheral provinces are confronted with a shrinking of population and labour force.

In recent years, the yearly growth of the housing stock equals the growth of the 20+ population. This isn't sufficient to eliminate regional housing shortages because the housing stock isn't adequate spread over regions, income groups, generations and between settled and unsettled. Another part of the new housing production provides for replacement of the older parts of the housing stock, this part is growing.

Where people will live in 2020 is by nearly 85% restricted by the housing stock nowadays. This requires a spatial and functional well-considered allocation of the remaining extension and replacement of the housing stock and combined care facilities. For the retired population, it is important to develop residential locations keeping in mind their social network and where they can opt for new services for the elderly.

Market allocation is imperfect and local policies are insufficient to achieve a better spatial balance between housing, employment, leisure and care (facilities and staff). The analysis starts with the observed shifts in and divergences between the regional spreads of population, employment, residential and non-residential building stock. Additionally, scenarios for the future are presented and alternative policies are discussed.

Variation of housing production among provinces in Turkey

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Housing production has shown great variation among provinces in Turkey. The number of dwelling units for which construction permits have been issued per each of the newly formed households between 1985-2000 period was as high as 2.8 in a western province, whereas it was as low as 0.25 in some south-eastern provinces. The supply gap is met by unauthorised housebuilding, as Building Censuses of 1984 and 2000 show that there are more dwelling units than number of households in every settlement.

Investigation of this phenomenon has been carried out at two levels. First, a macro level study is undertaken, within the framework of a stock adjustment model, covering all of the 66 provinces of Turkey. Due to the absence of officially published housing price and construction cost statistics, they could not be included as independent variables in regression equations. Statistically significant coefficients with positive signs are estimated for variables representing, provinces where second home production is important, housebuilding cooperative membership per household, per capita GNP of the province and the number of dwelling units per household in the province in 1984, whereas negative coefficients are estimated for the variable representing population growth rate of the province.

In the second level, local studies are carried out in eight sampled provinces. By focusing on provincial centers, land development by the initiatives of municipalities, in the forms of plan approvals, land subdivisions and infrastructure provision, is investigated in order to find out the relationship between planning system and housing supply. Other local factors affecting demand and supply, as well as housing and land prices, are also included in the second level studies. Initial findings of the research indicate the validity of the relationship between land development and the level of housing supply with respect to the need.

Demographic decline and the housing market: Consequences and possible strategies

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In the near future a growing number of Dutch regions and municipalities will experience a decline in population and - more important - household numbers. Already this is happening in some Dutch regions, for example South Limburg.

Falling household numbers will present opportunities as well as threats for the housing market. In regions currently suffering from serious housing shortages, a shrinking number of households will relieve pressure on the housing market and lower the prices. In addition, this will open up opportunities for greening these neighbourhoods. However, in regions with housing surpluses a shrinking number of households may push up housing vacancy rates and exacerbate segregation, leading to a reduction in the quality of the living environment. These

negative consequences will be concentrated in specific districts, neighbourhoods and villages. The early post-war neighbourhoods are most susceptible to this form of decline. Because of the fact that in the Netherlands household numbers are expected to reach a maximum in about thirty years or so, and in some regions have already peaked, and given the fact that a declining number of households can cause several problems on the housing market, we need to consider the strategy which is needed to overcome or prevent these problems carefully. When anticipating or responding to demographic decline, local and regional governments mainly adopt a strategy which tries to combat decline, like building new houses to attract new people. This strategy can cause competition between local authorities (or regions and provinces) aiming for the same inhabitants and may lead to uneconomic spatial investments and irreversible spatial developments. This paper focuses especially on the consequences of demographic decline for the housing market and on the spatial strategies that local and regional governments can use to overcome or prevent the negative consequences of demographic decline.

The solution, or part of the problem? Social housing in transition: The Danish case
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The position of social housing is currently changing in many European countries. In this connection this paper describes Denmark's social housing provision, and analyses recent developments in Danish social and affordable housing. Social housing has retained its formal position in the housing system, despite remarkable changes in who is served and its current inability to deliver affordable housing in pressure areas. The paper discusses how political and other stakeholders are approaching the housing issue, and how commentators are thinking about the future. It evaluates recent developments in the plan to build 5000 new affordable housing units in Copenhagen (in fulfillment of the mayor's electoral promise).

Questions:

- Why has housing become a 'no-go' area for politicians?
- Who lives in social housing now, compared to ten (?) years ago?
- Why is (new?) social housing unavailable in pressure areas like Copenhagen?
- What is Danish tenant democracy, and is it worth protecting?
- Why can't housing associations provide the cheap homes that politicians want?
- What is the argument for new affordable homes in Copenhagen?