

Housing Studies Association Annual Conference 2020

Housing, devolution and localities:
Inventing a future or more of the
same?



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SESSION ABSTRACTS

WEEK 1

PETER MACKIE AND TAMSIN STIRLING

Cardiff University and Independent researcher
MackieP@cardiff.ac.uk

Week 1, Session 1

From words to action: the second decade of Welsh devolution and homelessness

In 2009, Fitzpatrick et al edited a book compiled of a collection of accounts on devolved homelessness policy across the UK during the first decade of devolution (1999-2009). Clapham et al's (2009) chapter on Wales highlighted the tendency for a new Welsh Government to strategise and develop policy with less focus on delivery and impact. A number of factors were at play, including limited powers to legislate and a government accustomed to administering Westminster policy in Wales. Yet there were clearly signs of a different direction of travel from England, signalling a more socially just approach (e.g. priority need accorded to prison-leavers). This presentation will focus on the second decade of devolution in Wales as it relates to homelessness, arguing that the Welsh Government, and the homelessness sector more broadly, has moved from planning to action. We will reflect on the main actions that have taken place which include the pioneering Part 2 of the Housing (Wales) Act 2014 on the prevention of homelessness and legislation and other action to improve standards within the PRS. As the second decade ended, Welsh Government once again turned to a period of reflection and planning, commissioning a review of Priority Need and establishing a homelessness action group to focus on what action will be needed to end homelessness in Wales. Finally, no examination of devolution can ignore the fact that devolution is partial; for the entirety of the second decade, the underlying context is a dismantling of welfare which is predominantly not devolved and impacts heavily on the ability to end homelessness in Wales.

KENNETH GIBB, ALEX MARSH AND ADRIANA SOAITA

University of Glasgow and University of Bristol/ CaCHE

Ken.gibb@glasgow.ac.uk

Rent Controls: Unpacking UK and Devolved Debates

Week 1, Session 1

The policy of rent controls, with all its ambiguities and multiple dimensions, has returned to the centre of current debate. It remains a polarising topic. Across the UK different stances towards rent regulation are emerging in response to perceived and real problems in the private rented sector. Yet, rent controls are contentious conceptually and empirically, as well as in terms of policy design and practical impact. The evidence remains contested – so perhaps this lack of clarity over the efficacy of rent regulation is understandable. In this paper, we draw on ideas from regulatory and systems theories, as well as from the evolving debate in applied economics in the related area of the minimum wage. These ideas are used to help examine emerging findings from an international evidence review on rent regulations. Using these multiple lenses, we also consider a range of actual or potential policies currently 'in play':

- Local rent pressure zones in Scotland
- Labour Scotland and Labour UK proposals for rent caps and additional local powers
- Other relevant, and arguably transferable, international policies.

The paper concludes by summarising the current state of play, considering the role of evidence in shaping policy towards rent regulation, and reflecting on potential future directions for policy.

ANNIKA HJELMSKOG

University of Manchester

Annika.hjelmskog@manchester.ac.uk**DevoManc and the role of housing partners in Greater Manchester's population health plans***Week 1, Session 1*

Housing is widely accepted as an important determinant of health, both in the way that our living environment directly impacts our physical and mental wellbeing, and for the ways that housing organisations (this research focusses on housing associations) are increasingly involved in providing wider services to influence health outcomes. This paper examines how the housing sector has been incorporated into Greater Manchester's health and social care devolution. Unlike elsewhere in England, the GM city-region now has control of its health and social care budgets, and is drawing to the end of its transformation period. Housing providers in the GM boroughs have to a greater or lesser extent been involved in this process, and are part of a wide range of health focussed activities, both social and clinical. Their efforts include the provision of social care, telecare, counselling, occupational therapy, libraries, nurseries, food and diet interventions, physical activity, hospital discharge, step-up step-down facilities, and support for substance misuse, amongst others. These services have in some instances been an extension of the housing association's existing work, and sometimes directly commissioned by their CCGs or the local/combined authority. Taking case studies from across the city-region, this research attempts to assess how successful this involvement of housing associations in 'DevoManc' has been. Are these pilot projects now on sustainable footing? Do the voices of the housing providers carry equal weight to their clinical partners? Or has this desire for transformation come at a time when funding shortages and crises in urgent care mean that prevention of ill-health must yet again take a back seat to the cure?

REGINA SERPA

Indigo House Group

Regina.serpa@indigohousegroup.com**Rationality, Rent seeking and the Rentier Economy: Understanding the Impact of Short Term Lets in Local Housing Markets***Week 1, Session 2*

Since the global financial crisis in 2008, academic attention has focused on the notion of 'disruptive innovation', manifested in the growth of the so-called 'platform economy', within a context of increasing inequality, intense labour competition, and erosion of worker rights. Critically, a feature of disruptive innovation is a tendency to exploit absent regulatory oversight or statutory control – the reason why the holiday rental platform, Airbnb, for example, has been increasingly the focus of government (and academic) scrutiny. The controversy surrounding Airbnb (and other platforms) largely centres on the company's lobbying force and influence on power (at all levels), its impact on market distortion, gentrifying effects, and neighbourhood displacement. This paper presents findings from a study investigating the impact of Short Term Lets in five case study areas in Scotland. Influenced by Lefebvre's theories, this paper considers the response of devolved governments to disruptive technology, considering the ways in which the platform economy can exacerbate urban inequalities, but simultaneously can partially redress disadvantage in local housing markets through unlocking the use value of renters' homes. This paper asks: to what extent does hosting lodgers or 'guests' represent a rational response to the contemporary housing crisis, or a pursuit of livelihood in response to the rising cost of housing?

KENNETH GIBB

University of Glasgow/CaCHE

Ken.gibb@glasgow.ac.uk**Does the Treasury still rule? Housing and public finance in a devolved Scotland***Week 1, Session 2*

Scotland's housing is largely though not completely devolved. An important way that it is still closely influenced by Whitehall decision-making realities to public spending decision-making and the Treasury 'rules of the game' with respect to spending classification, the allowable fiscal envelope and the economics of intervention assessment, appraisal and evaluation. However, even here, there is pressure for change and some evidence of a process of divergence underway. This paper seeks to explain the key tensions at the boundaries between devolved and reserved public expenditure governance practice, looking specifically at housing. The paper draws on ideas from systems theory and critical policy analysis. Drawing on specific housing examples, it points to the distinctive importance of the Scottish national performance framework, the continuing importance of the Green and Magenta books, as well as the uncertainty going forward regarding the fiscal rules given the continuing political and constitutional controversy.

GWILYM OWEN, TONGTONG CHEN, TIM HEATON, GWILYM PRYCE AND MENG LE ZHANG

University of Sheffield

gwilym.owen@sheffield.ac.uk

The Rise of Housing Wealth Inequality: How the Financial Crisis Initiated a New Era of Growing Regional Inequalities in Gross Housing Wealth in England and Wales

Week 1, Session 2

Housing wealth is for many people the largest – often the only – source of household wealth. Unsurprisingly, it has a potentially major role in driving wealth inequalities and the reproduction of those inequalities down generations. That there are large spatial divides in housing wealth across the country is well documented. However there is little recent work on how these inequalities are changing over time, particularly in the decade since the global financial crisis. Are, for example, areas with low price housing accumulating housing wealth at a lower rate than more affluent areas? Previous research using data on housing transactions from the 1980s until 2006 revealed evidence of large cycles in housing wealth inequality but no evidence of a sustained upward trend. We argue, however, that it is possible that the financial crisis marked a structural change in this pattern opening the way to new levels of spatial inequality in house price appreciation. Our aim in this study is to provide an up-to-date robust analysis of the spatial dynamics of housing wealth in England and Wales. To measure inequality between areas we use a range of measures of spatial inequality including the spatial Gini coefficient and BIP (the slope coefficients from a series of regressions of house price inflation on house price levels). The key finding of the paper is that since 2006 housing wealth inequality has increased substantially without any sign of the cyclical trends seen in previous decades. We find that the regional gulf in housing wealth inequality has been widening with implications for generations to come. The results provide an imperative to develop policies to combat housing wealth inequality and to mitigate its negative impacts.

RYAN POWELL AND SAM BURGUM

University of Sheffield

r.s.powell@sheffield.ac.uk

Manufacturing Mandates: Gypsy-Travellers and the Criminalisation of Trespass in England and Wales

Week 1, Session 3

This paper explores the logics and rationalities of today's state interventions into the lives of Gypsy-Traveller groups, focusing on recent public consultations to criminalise trespass in England and Wales. We analyse the discourses, logics, symbolic representations and consultative processes that manufacture mandates for criminalisation, which can be understood as “heroic state simplifications” in James Scott’s (1988) terms. They do so by presenting policy shifts as being in the interests of Gypsy-Travellers, whilst offering a distorted representation of Gypsy-Traveller communities by selectively foregrounding hostile and racist sentiments. While this most recent policy move is but the latest in a long history of state hostility towards Gypsy-Travellers, the gradual criminalisation of trespass and the attack on nomadic heritage has implications beyond long stigmatised Gypsy-Traveller communities. It raises worrying and profound questions around the state's dismissal of justice, long-standing rights to roam, and informalized methods of securing housing. As an alternative to criminalisation, this paper suggests that recent pragmatic interventions aimed at accommodating nomadism, built on dialogue and cooperation, offer effective solutions that can be relatively easily realized.

BENCE KOVATS

Centre for Economic and Regional Studies
bence.kovats@yahoo.com

Origins of the rural focus of Hungary's path-dependent housing policy

Week 1, Session 3

In the presentation the long-run path dependence of Hungarian housing policy is overviewed through its rather unique and strong focus on peripheral rural areas, characterising a number of measures such as the Families' Home-Making Grant, the virtual debt relief of indebted homeowners through the National Asset Management Company, and the ban on the auction of defaulting debtors' homes at a price lower than 90% of their estimated value. In search for explanations for the strong preference for rural areas in current Hungarian housing policy, the author analyses political debates around and the budgets of housing policy measures targeting urban and rural housing problems in the first half of the 20th century. The paper concludes that, in contrast with most Western European core countries where housing policy served to improve housing conditions of the urban working class, in Hungary, somewhat similarly to Ireland (Aalen 1987), subsequent conservative national governments consisting of prominent members of landed aristocracy, preferred the provision of homes to landless agricultural labourers, pacifying their discontent with the land ownership structure. Such programmes acted as substitutes for a thorough land reform and with the aim of securing labour supply for the cultivation of large estates. Pertaining high share of rural population in the 20th century and the origins of housing policy have sustained a strong rural focus of Hungary's housing policy, yet amidst sped up impoverishment of rural areas and housing price appreciation in cities, such measures may be less effective in addressing housing problems today.

WEEK 2

DAVID CLAPHAM

University of Glasgow

David.clapham@glasgow.ac.uk

Houses, people and nature

Week 2, Session 4

The paper will review recent approaches in geography and other disciplines that have sought to illuminate the relationships between humans and nature without privileging the human element. Examples are Actor-Network Theory and Assemblage approaches. The aim is to assess their worth in applying to studies of housing which have tended to focus on ideas of sustainability that have become unfocused and partial in their coverage of the impact of housing and housing policies on the natural environment.

SADHANA JAGANNATH AND BIRGITTA GATERSLEBEN

University of Surrey

s.jagannath@surrey.ac.uk

Residential Satisfaction and Well-being in Urban Housing – a Person-Environment Fit approach

Week 2, Session 4

Feeling happiness and satisfaction at homes is important for attaining a good quality of life. The quality of a residential home can have a significant impact on residential satisfaction and resident well-being. But the meaning of environmental quality will differ between residents. In this study we took a person-environment fit approach to examine whether a good fit between the characteristics of a home and the personality of residents predicts residential satisfaction and well-being and whether personalisation and modification of the environment improves person-environment fit and subsequently satisfaction and well-being. A survey study was carried out in the UK (N=107). The study was conducted as an online questionnaire survey where a new measure for person-environment fit was developed and tested. It was found that feelings of satisfaction and positive affect at home was explained by person-environment fit. Residential satisfaction and well-being were also significantly influenced by personalisation of the living spaces and the resident's perceived ability to make changes to their homes. These findings suggest that influencing design or policies on housing that enables and encourages residents to modify or personalise their homes to fit their preferences and needs could help create better housing for a larger number of people with different needs.

ANNA ZSOFIA BAJOMI

Polytechnic University of Milan

annazsofia.bajomi@polimi.it

Contextualizing household energy efficiency in the frame of the theory of Energy Justice - a literature review

Week 2, Session 4

In the context of energy transition, it is crucial to guarantee that the situation of vulnerable groups, such as energy poor households, do not worsen and that they also benefit from the process. Inefficient homes are one of the most important causes of energy poverty, while investments in energy efficiency of the housing stock is a key element of the current energy transition. Involving energy poor households' dwellings in the large-scale renovation program would offer large co-benefits in terms of carbon emission reduction and alleviation of energy poverty. Though, to guarantee that energy efficiency funding arrives to energy poor households too, a policy attention is needed, and it raises important questions in terms of justice. This paper is a literature review and first, it aims to contextualise household energy efficiency in the conceptual framework of energy justice. Then explores works on spatial patterns of energy poverty in Europe as well as on the (lack) of policy responses in the field of energy efficiency at national levels in the European Union. All

this, to highlight further aspects of inequalities that are relevant in the context of energy justice. The most striking result to emerge from this review is that EU energy efficiency policies have not been adequately analysed yet in the context of energy justice and their capacity of energy poverty alleviation. This present study therefore lays the groundwork for future research in the field of exploiting co-benefits of household energy efficiency policies in terms of energy transition and energy poverty alleviation.

ADRIANA MIHAELA SOAITA AND KIM MCKEE

University of Glasgow
asoaita@yahoo.com

'Folding' space, bridging horizons: the case for photo-elicitation in the study of home/housing

Week 2, Session 5

Drawing on participant-generated photo-elicitation in telephone interviews conducted with private tenants in Britain, we contribute to a new strand of home literature that engages with the vibrant materiality of things. In particular, the paper reflects on how our pioneering methodological approach empowered participants to introduce their own points of view through 'thick' descriptions, revealed previously undocumented home practices and enabled researchers' reflexivity and the co-production of knowledge with participants located miles away. The method powerfully captures home's tangible and intangible materialities and their importance to wellbeing in ways that words-alone interviews cannot. We conclude by introducing the metaphor of 'the fold' to reflect on the benefits of photo-elicitation in telephone interviewing by transporting the researcher into the participant's home; and the allegory of 'the invisible tether' to reflect on differentials in tenants' space of agency in constructing a sense of home in the UK's private renting sector (PRS). We argue that housing studies can benefit from engaging photo-elicitation in questions spanning from the abstract to the concrete, and from the inside to the outside of the home.

MINKI JEONG, ED FERRARI AND RYAN POWELL

The University of Sheffield and Sheffield Hallam University
Mjeong7@sheffield.ac.uk

Refractive spatialisation and gentrification: Instagrammable spaces and the rearrangement of place-images

Week 2, Session 5

Building on the work of Henri Lefebvre and Rob Shields this paper introduces the concept of refractive spatialisation in describing and articulating the deep interconnections between urbanization, online space and the relational (re)making of place-images. The concept is coined in reference to the process through which symbolic space (online blog spaces) and physical space (the built environment of the neighbourhood) become co-dependent and co-generative in terms of rapid urban transformations driven by the touristification of previously mundane spaces. These processes are shown to alter the built environment and drive processes of gentrification in tandem with state-led infrastructure projects. Focusing on Yeonnam-Dong in Seoul in South Korea, the article shows how urban regeneration, the highly valorised authentic consumption tastes of competitive young urbanites, and the representation and rearrangement of place-images online interact in the re-making of place. This involves a transformation in the place-image of YD from an everyday "hidden", working-class neighbourhood to an Instagrammable space produced and re-valued in relation to other places. It draws on analysis of urban regeneration efforts in Yeonnam-Dong from 2010-2018, online blog data over the same period, and qualitative interviews with cultural influencers and stakeholders.

CRAIG GURNEY AND TOM SIMCOCK

University of Glasgow and Edge Hill University
Craig.Gurney@Glasgow.ac.uk

Bad apples, rogue tenants and blights on localities: a comparative analysis of the social construction of resistance to rental reforms across the UK

Week 2, Session 5

Across the UK the regulation of the private rented sector is diverging, re-converging, and under significant reform. Scotland has already implemented the end to “no fault” evictions for new tenancies, while in England the Government has recently announced plans to end S.21 “no fault” evictions. In contrast in Wales, the Government has recently consulted on extending the required notice period under the “no fault” s173 of the Renting Home (Wales) Act 2016 to 6 months. These reforms have received different responses from stakeholders from across the UK, with a conciliatory debate in Scotland, and more defensive resistance in England and Wales. Using a social constructionist framework, we undertake a critical discourse analysis of published responses to these actual and proposed reforms and highlight the contours of resistance to rental reforms by stakeholder organisations across the UK. We consider how this resistance is articulated identifying techniques, tools and tropes. We further consider the implications of these findings for research on the use of evidence by different policy networks to inform housing related policy.

MARIE HOUGHTON

Birkbeck, University of London
Marie.houghton@gmail.com

“It’s not something that people do because they want to”: Home, adulthood, choice and security in the lives of house sharers over the age of 30

Week 2, Session 6

In recent years the number of people in the UK living in house shares has increased, with particularly sharp increases being reported amongst people over the age of 30. However, very little research has explored what the psychological impact of living in a shared house into one’s thirties and beyond may be. Preliminary results from 11 interviews with house sharers aged 30 or over will be presented. Interviews explored participants’ housing pathways, as well as what living in a house share after the age of 30 means in terms of well-being, construction of an adult identity, and ability to feel at home. The majority of participants felt trapped and frustrated by their current housing situation. They did not want to be living in shared housing but saw it as their only option. Most participants expressed a strong desire for the security of homeownership and, for some, their current living situation caused them to feel a sense of failure. The majority of participants had found ways to create a feeling of home in their current accommodation; however, insecurity of tenure and difficult relationships with housemates did prevent some from feeling at home. Some participants spoke of enjoying the social benefits of sharing but here notions of choice were important. The participant who was most positive about sharing was the only one who would have been financially able to live alone if she chose. Implications for the Generation Rent and emerging adulthood literatures, as well as for housing policy will be explored.

HELEN BROWN

University of Sheffield
Hlbrown2@sheffield.ac.uk

A home for life? Understanding housing aspirations of older homeowners

Week 2, Session 6

Appropriate housing is fundamental in supporting our health and wellbeing as we age. However, the extent to which existing housing and related services meet people’s aspirations in later life is less certain. This paper will share preliminary findings from a collaborative PhD research project which aims to better understand housing aspirations and the extent to which these are realisable. The study explores the housing aspirations of older homeowners who live in lower and mid-market areas of a city in the north of England. Despite homeowners being the largest group of older householders they are under-researched in the literature, with some appearing to have constrained housing options. Utilising qualitative methods, including a series of interviews and photo elicitation, the project aims to understand, in depth, what people really aspire to from housing in later life. This paper presents some initial findings from the study, with three key themes explored through the emerging data. Firstly, the concepts of home and neighbourhood are considered through an ‘occupation’ lens by examining what older people are able to do or are prevented from doing within these contexts. Secondly, how lived experiences frame perceptions and decision-making processes when contemplating housing and related services in later life. Thirdly, the research offers insight into the extent to which older homeowners are able to realise their housing aspirations in the contemporary housing system.

RACHEL CREANEY

University of St Andrews
Rsc5@st-andrews.ac.uk

'It gives a sense of security that there's somebody there, but on the other hand, it chips away at the person': An ethnography of ageing at home with smart health technology

Week 2, Session 6

Ageing-in-place has emerged in recent years as an alternative to residential or infirmed care, potentially through innovations such as healthcare smart homes (HSH). HSH are digitalised homes that allow residents to remain independent at home for longer by using technology, such as wearable fall alarms, remote GPS trackers, or more general smart technologies such as Alexas. These homes may offer an empowered and innovative solution to overburdened health, housing and social care services in line with the Scottish Government's push for ageing-in-place and self-management of care, at a time when people are living longer with more complex mixes of chronic conditions. Most HSH living research has emerged from technocentric or healthcare domains and thus there is a literature gap for more critical social science perspectives, which my research seeks to address. Drawing on ethnographic research with several rural HSH residents in Scotland, this paper considers the differing motivations for rural HSH living as well as how the residents make a home in a HSH. Finally it will highlight the extent, and multitude of ways, that (dis)empowerment may be experienced by HSH residents, for example: as the residents navigate how health technology may alter societal roles; or how the idea of home may be altered by smart home technology. Overall, this paper highlights the importance of understanding the real-world impacts of this government push for ageing-in-place from the resident's perspective.

CRAIG GURNEY

University of Glasgow
Craig.Gurney@Glasgow.ac.uk

When routine bites hard. Is home a social practice?

Week 2, Session 7

This speculative theoretical paper reflects upon the significance of contemporary social practice theory - which develops Bourdieu's (1977) notion of "habitus" and Giddens' (1984) Structuration Theory (Reckwitz 2002, Roepke 2009, Shove et al 2013) - and considers how this perspective might have utility for research on the meaning of home and, in housing studies research more generally. At the heart of social practice theory is the idea that "practices are defined by the interdependent relations between materials, competencies and meanings" (Shove et al 2013, p 24). In this paper I argue that the identification and conceptualisation of this inter-relationship between materials, competencies and meanings of housing has been neglected (with the notable exception of a recent paper by Madsen 2018 on thermal comfort in the home) by researchers working in the field of housing studies and that as a perspective, this offers great potential for new insights, especially with regard to work on the meaning of home. The paper works through three areas where the perspective might offer new insight: (i) the development of "housing literacy" as a new research focus, (ii) a reflection on technological change and property marketing practices and finally, (iii) some remarks on how the growing interest in rights-based approaches to housing could be extended in work on the home. The paper concludes by making suggestions for further research which makes suggestions for research with implications for housing policy divergence and policy transfer.

YORIC IRVING-CLARKE

Chartered Inst. of Housing
Yoric.irving-clarke@cih.org

Housing - Order and Chaos

Week 2, Session 7

This paper draws on the work of Carl Jung (1996) and his theory of a collective human unconscious that contains archetypal instincts and images common to humanity. I use historic and current examples from anthropology, sociology, theology and mass media to construct a narrative of bringing 'order from chaos' and put the case that this is an 'archetypal instinct' constructed from the collective. I draw upon theories from planning, housing and the

concept of home to make the case that theory and practice in these areas is driven by the instinct to balance order and chaos; extremes in either direction are deleterious to the human condition e.g. homelessness and chaos, prison and institutionalisation (Foucault, 1991). Further, entrenched rough sleepers have redrawn the rules and found order in a situation that most would find unbearably chaotic. The paper provides insight into what it means to be well housed by drawing on ideas about order and chaos and what happens at the extremes of these by asking,

- What are ideal housing conditions?
- What can the state and the individual do to create the conditions to allow people to flourish and live with the right balance of order and chaos in their lives
- What is the role of good housing policy in ensuring people are well housed in the light of the paper?

Foucault, M (1991) *Discipline and Punish: The Birth of Prison*, Penguin, London Jung, C. G. (1996) *The Archetypes and the Collective Unconscious*, Routledge, London

ALASDAIR STEWART

University of Glasgow

Alasdair.stewart@glasgow.ac.uk

The Folds of Home: the experience of the Janus-faced home amongst formerly homeless young people in Scotland

Week 2, Session 7

A diverse multidisciplinary literature on home has emerged. From the meaning of home, to practices of home, and recent explorations on assemblages of home. Each highlighting in turn the importance of the symbolic, practical, and material dimensions. They have unpacked the complexity of what takes place in the home with the relation between home and society relatively unchanged. Often the latter relation is couched in metaphors of mirroring, reflecting, or refracting, whereby we have 'post-modern homes in a post-modern society'. This creates a difficulty in explaining how multiple, potentially conflicting, societal processes impact the experience of home. This paper draws on the work of Lahire and research with formerly homeless young people in Scotland to develop an alternative metaphor of 'the fold'. Starting from the pressures experienced by young people in managing an independent tenancy, it is shown how the pressures were experienced and the techniques used to manage them depended on young people's multiple social positions. These multiple positions formed a constellation of relations acting as a prism through which wider societal processes entered the home, becoming folded and compounded in their home-making practices. Crucially, participants were caught between the expansion of Scotland's devolved rights-based housing system and neoliberal developments towards punitive welfare and precarious employment. These pressures when folded within the tenancy created a dissonant Janus-faced home. A home that provided relative security and comfort, yet as the young people could not actualise their plans beyond the home was also experienced as a place of boredom and frustration.

MENG LE ZHANG, GEORGE GALSTER, DAVID MANLEY AND GWILYM PRYCE

University of Sheffield, Wayne State University and Bristol University

Meng_le.zhang@sheffield.ac.uk

Social housing regeneration and its effects on local employment: An evaluation of a major Scottish housing policy

[Week 2, Session 8](#)

Distressed neighbourhood with large social housing developments are the focus of numerous academic and policy discussions. The prevailing strategy for addressing the problems associated with distressed neighbourhood is through selective demolitions or housing rehabilitation. These interventions usually involve large-scale capital spending which may have a positive impact on those living in regenerated areas. This presentation evaluates the causal effect of social housing regeneration on employment rates using a quasi-experimental design. The intervention of interest is the Glasgow stock transfer where over £4 billion of private and public funding was secured in part to regenerate (or demolish) existing social housing stock within the city. The intervention was restricted to areas within the administrative boundaries of Glasgow City Council whilst the built-up urban area of Glasgow extends beyond the administrative city limits. We exploit the under-bounding of Glasgow City, as well as

historic shifts in its boundaries, to create difference-in-difference estimates of the intervention effect. We use linked census extracts from the Scottish Longitudinal Study to measure changes in employment rates over time for different subgroups of Glasgow residents. Our findings show that the employment effects of the intervention only benefitted a select group of Glasgow residents. This effect occurred mainly through the employment multiplier effect of large capital spending.

DAN OLNER, GWILYM PRYCE, MAARTEN VAN HAM AND HELEEN JANSSEN

University of Sheffield and Tu Delft

d.olner@sheffield.ac.uk

Social Frontiers, Inequality and Geographical Mobility in the Netherlands

Week 2, Session 8

Social frontiers are places of stark inequality: borders between geographies with a large step change in social makeup on each side. For example, a high proportion of wealthy people on one side with a low proportion on the other. Work on social frontiers has demonstrated their role in higher levels of crime (Dean et al. 2018). But do they play any role in moving behaviour? Specifically, do social frontiers generated through differences in ethnicity have an impact on household mobility? For example, neighbourhood allegiance might be stronger at the frontier, as residents feel a stronger sense of territoriality. On the other hand, social frontiers may represent places of tension and even conflict, causing residents to be more likely to relocate. We explore these research questions using Dutch microdata on every individual and household in Rotterdam for each year from 1999 to 2018. This provides a location to one hundred metre resolution grid squares. We first generate an estimation of where social frontiers are located using the Dean et al (2018) Bayesian spatial model, allowing us to identify those frontiers that remain stable during the five year period we measure mobility. We use logistic regression to investigate the odds of households' moving between 2012 and 2017. As well as the impact of frontiers on moving behaviour, we also look at key household factors including average adult age, tenure type, family structure and wealth. Our results represent the first robust investigation of the impacts of social frontiers on residential mobility.

PAUL GOODSHIP

Atkins

p.g.goodship@gmail.com

Unlocking data to encourage brownfield site development for new homes

Week 2, Session 8

Currently there are over 1.1 million households in England on the social housing waiting list, even though there is enough brownfield sites to build an estimated 1 million homes. Many of these are located next to existing social amenities, transport connections and places of employment, making them ideal for new homes. Much of this is easy to evidence using open source data. Yet, one of the biggest blockers in developing these sites is unknown ground condition, especially where there is potential for contaminated land. Risks associated with potential contaminated land pose less of a problem for large developers who can afford to purchase the biggest sites, where the economy of scale can negate these risks. This has the consequences of leaving many inner-city brownfield sites undeveloped and encouraging smaller developers to construct on greenfield sites on the outskirts of a city. However, at present there is a lot of hidden information that could inform future developments of potential risks in developing brownfield sites. A typical example of this is when a ground investigation report is requested for a planning application, which is then publicly available on the planning portal. If the data contained within was more readily available and made easier to understand, this could better inform potential risks associated with a brownfield site. Our research looks at methods for unlocking this data, so that it can be used alongside evidential geospatial data to demonstrate the benefits of a developing a brownfield site. This has the long-term ambition to create a framework for encouraging the sharing of data on potential sources of contamination, to make the development of contaminated land safer and encourage more housing.

ROSE SMITH

University of Nottingham
rose.smith@nottingham.ac.uk

Missing social housing data: The case for a new definition of social housing in social statistics

Week 2, Session 8

This paper explores how to define and measure social housing by comparing two different systems of social housing provision in the UK and the Netherlands. Both countries are thought to have large proportions of social housing provision. The UK has a more centralised system that is recognised in official definitions and measures, while the Netherlands' more community led social housing associations or cooperatives are excluded from official records. European data sources, such as Eurostat and European Union Statistics on Income and Living Conditions (EU SILC) define social housing in a way which excludes the Dutch model from their figures, with Eurostat recording the Netherlands as having just 0.8% social housing. This is in contrast to other sources which place the figure at more than a third of the housing stock in the Netherlands (Pittini and Laino, 2011; Priemus, 2010). This paper argues that missing data on social housing limits our understanding of locally delivered and administered housing and creates barriers to comparative research. This paper proposes that definitions of social housing should be expanded to more realistically measure and acknowledge the extent of social housing provision in Europe.

RICHARD WALDRON

Queens University Belfast
r.waldron@qub.ac.uk

Generation Rent and Housing Precarities in 'Post Crisis' Ireland

Week 2, Session 9

A remarkable outcome of the 2008 financial crisis has been the rapid decline in homeownership across a number of developed societies and the concomitant growth of an increasingly unaffordable and insecure private rental sector. While a burgeoning literature examines the economic, social and political conditions shaping the emergence of 'Generation Rent' and the growth of the rental sector as an investment class, less attention has focused on the extent and nature of the precarities experienced by households living in an expanding rental sector. This paper relates processes at work in the literature on generation rent with more recent work on housing precarity, understood here as a state of uncertainty arising from the experience of insecure, unaffordable, poor quality and inaccessible housing. The article develops and applies a Housing Precarity Index (HPI) to data on private renters in Ireland, using objective and subjective indicators from the EU-Survey on Incomes and Living Conditions. This provides a nuanced account of the extent and severity of precarities and living conditions in the Irish rental sector among differing sub-groups during a housing crash, economic recession and dubious "recovery" period (2008 - 2016). The HPI enables an assessment not only of current conditions for renters, but also identifies the key drivers of housing precarity and assesses how such precarities might contribute to further declining living standards among renters into the future.

TRUDI TOKARCZYK

University of Stirling
Trudi.tokarczyk1@stir.ac.uk

Housing Aspirations: Class, networks and social capital

[Week 2, Session 9](#)

Younger generations in Scotland are currently experiencing work uncertainty, slower pay progression, and are finding it more difficult to own a house compared to their predecessors (Willets, 2010; Hoolachan and McKee, 2018). Whilst there has been much discussion of how the increasing difficulty of accessing home-ownership may be deepening intergenerational wealth inequality (Willets, 2010) little is known about how this differs across other socio-economic characteristics, such as social class and across other tenures. The combination of social network analysis with housing studies in this study brings together two formerly disparate research areas. This thesis aims

to further understand how young people utilise social capital when navigating the field of housing, and the extent to which housing choices, aspirations and expectations are being reconfigured in the contemporary housing system.

HEATHER ROLLWAGEN AND BRENNAN MAYHEW

Ryerson University
hrollagen@ryerson.ca

Narratives of luck among young adults experiencing housing struggle

Week 2, Session 9

In this paper, we consider a trend whereby young adults report feeling “lucky” about their housing circumstances, despite facing significant struggle with respect to the safety, stability, or affordability of their housing. This trend emerged out of the first 25 in-depth interviews conducted as part of a larger study of housing among young adults in Toronto, Canada. Drawing on a modest literature in the sociology of luck (Loveday 2018; Lukes and Haglund 2005; Byrne 2003) to ground this analysis, we explore how luck is conceptualized and employed in relation to housing. Our analysis highlights the way discourses of luck reflect a general sense of powerlessness within the housing system, and a lack of agency with respect to future housing outcomes. Further, we demonstrate the way narratives of luck serve to minimize different forms of labour undertaken as a way to maintain housing. For example, young adults engage in emotional labour with landlords and roommates in order to ensure housing stability and avoid homelessness. We consider the implications for the broader housing aspirations of young adults within Toronto.

WEEK 3

CAMILA NASTARI FERNANDES, MARCELA ALONSO FERREIRA

Federal University of ABC and Fundação Getúlio Vargas, Sao Paulo, Brazil

camila.nastari@ufabc.edu.br

Properties idleness and special social housing areas: a positive confluence of urban planning instruments in Sao Paulo

Week 3, Session 10

Almost 1 out of 3,5 million dwellings in São Paulo are located in slums and informal settlements. Precarious housing is a core issue posed to urban policy in the city considering that 15% of its 12 million inhabitants are part of the housing deficit. The city's growth process has been associated with severe socioeconomic and territorial inequalities. One issue that cross-cuts the fields of the promotion of decent housing, environmental sustainability and social justice is the access to urbanized land. Providing more equitable access to urban land is one of the main objectives of São Paulo's central urban policy, the Strategic Master Plan. Since 2013 the City Hall developed a policy to avoid property idleness and speculative land retention by implementing the instruments of the "social function of property". It imposes owners of idle properties to make use of them according to the existing infrastructure, collective interests and the master plan regulation. Until 2019 more than 1,565 of properties were notified for this purpose which represents more than 2.5 million square meters of land. Around 75% of them are located in special areas for social housing promotion. The paper intends to share the main elements of this policy, highlighting its potential for equitable housing, and problematize pertinent aspects of political obstacles and institutional capacity for their long-term effectiveness.

RICHMOND JUVENILE EHWI AND LEWIS ABEDE ASANTE

Cambridge Centre for Housing and Planning Research, Cambridge University and Humboldt Universität zu Berlin

Rje52@cam.ac.uk

Housing Transformation, Rent Gap and Gentrification in Ghana's Traditional Houses: Insights from Compound Houses in Bantama, Kumasi

Week 3, Session 10

This paper investigates housing transformations, rent gap and gentrification in compound houses in Bantama, a sub-metro in Ghana's second-largest city of Kumasi. It draws on in-depth interviews with five estate agents, 30 landlords and 34 tenants in Bantama. The study argues that the ongoing transformations have altered the classic features of compound houses, namely the dwelling unit, the use of shared space and the socio-demographic profile of households. The study finds that the physical transformation of compound houses predominantly reflects in the modification of dwellings with shared facilities in compound houses into apartments where renters have exclusive access to bathrooms, toilets and kitchens. Consequent to such transformations, landlords realize at least 100 per cent uplift in rents payable. There was evidence of gentrification in a traditional form of housing that has, for many decades, provided shelter to low-income households. The study concludes by reflecting on the potential consequences of this transformation and makes a case for urgent policy intervention in the ongoing transformation of compound houses.

ELANOR WARWICK AND KEVIN MCGEOGH

Clarion Housing Group

Elanor.warwick@clarionhg.com

Ebbsfleet Development Corporation as a new form of public sector leadership delivering 21st Century New Towns

Week 3, Session 11

The post-war New Towns were the high point of centralised public large-scale housing programmes. To meet current ambitious housing targets new settlements of all scales from garden villages, garden cities to full-size new towns are needed. The example of Ebbsfleet Garden City shows despite policy & political support, familiar planning, governance & delivery problems remain. This paper compares recent government criteria for new settlements, revealing a diluted trajectory from promoting sustainable development to facilitating private sector investment in exchange for guaranteed housing delivery. Incorporating healthy new town & garden city design principles in the NPPF shows that as local placemaking processes are rediscovered, so the historic decision-making mechanisms that delivered New Towns require reinvention. Yet recent legislative changes to enable locally-led development corporations highlight the tensions between top-down national new settlements policy, market freedoms & localism. The legal & policy mechanisms to deliver new sustainable settlements with local ownership of decision-making may be in place, but innovative public sector leadership & new partnerships are still required to address issues of local accountability, practical housing delivery at scale, long-term stewardship & governance. This paper explores Ebbsfleet Development Corporation's evolving role & joint working with the NHS, housebuilders & housing associations to deliver a locally-led Garden City.

RICHARD GOULDING

Freelance researcher

richmgoulding@gmail.com

Transforming social housing into an asset class: the entry of REITs into the English supported housing sector

Week 3, Session 11

This paper argues the financialisation of social housing has been characterised by contradictions between its use within the welfare state and a development model treating land as a financial asset. Exploring the entry of Real Estate Investment Trusts (REITs) into specialised supported housing in England since 2014, the research focuses on lease-based finance models targeting supported housing's exemption from housing benefit reforms under austerity policies. Empirically tracing the emergence of this new business model, the paper advances theoretical debates over financialisation by analysing the extent to which supported housing as a welfare service presents barriers to its commodification as a profitable asset. Such limits are seen most clearly in the emerging risks of the development models used within the supported housing sub-sector, with one housing association nearly collapsing in 2018 following over-rapid expansion enabled by lease-based finance. Rather than social housing passively 'absorbing' surplus capital however, the paper argues financialisation has entailed attempts by REITs, the regulator, local government and social housing providers to govern risks arising from these contradictions through finance, creating tensions that must be continually managed if financialisation is to proceed. In making this argument, the paper contributes to a wider research agenda analysing financialisation not as an inexorable process but one subject to limits and contradictions, even as ultimate liabilities for risks are transferred from financial institutions downwards onto providers and, ultimately, tenants.

HENRY DAWSON, DAVID WASLEY AND MEL JONES

Cardiff Metropolitan University

hdawson@cardiffmet.ac.uk

How local authority licensing schemes address the needs and issues of private rental sector stakeholders in England and Wales

Week 3, Session 12

The private rental housing sector is becoming a lifetime tenure for an increasing percentage of its occupiers. English and Welsh governments are taking an increasingly interventionist approach in the private rental sector, with an emphasis on protecting the interests of tenants. The range of new regulations produced to protect tenants has resulted in a fragmented and complex system of legislation governing the sector. Local authority private rental sector licensing schemes address many of the needs and issues of stakeholders in the private rental sector. Private rental sector markets vary geographically across England and Wales. Licensing schemes permit an enforcement approach that is tailored to local markets. Schemes use partnership working to address property conditions and landlord/tenant behaviour, incorporating some of the elements of area renewal. At the same time these schemes are controversial. They are seen as being expensive and their effectiveness has

been brought into question. This presentation will summarise the findings of a study on these schemes across both England and Wales, focusing on their delivery and how they can address housing related issues at a community level.

ALEX MARSH, DAVE COWAN AND JENNIFER HARRIS

School for Policy Studies, University of Bristol and University of Bristol Law School
alex.marsh@bristol.ac.uk

Compliance and enforcement practices in the UK private rented sector

Week 3, Session 12

Over the last decade regulatory policy towards the PRS has been changing in response to ongoing problems of poor property standards and inadequate management. Policy across the UK jurisdictions has been moving in similar directions - increasingly interventionist - but at different speeds. Wales and Scotland have embraced national systems of landlord registration and licensing, whereas England continues with a more targeted, risk-based approach focusing on problem neighbourhoods and problematic subsectors. Local authorities are the key regulatory agency, but we have little systematic evidence regarding how enforcement and compliance activities operate in practice. We know little about how regulatory bodies are managing increasing demands at a time when resources are under unprecedented pressure. This paper draws on a qualitative research project that explored compliance and enforcement practices at local level. The paper examines the extent to which regulatory activities are governed by explicit strategies; are decentred and multisectoral; and have identified effective combinations of the various regulatory tools available. It also reflects upon the intersection of more activist national policy and local priorities and enforcement activities: are more extensive national systems of registration and licensing an effective and sufficient mechanism for dealing with private rented sector problems or is continued local action also required? The study highlights not only the importance of regulatory actions being shaped by local housing market context but also the role played by the agency and entrepreneurship of key actors and by local political and public leadership in sustaining sometimes contested regulatory practices.

TOM SIMCOCK

Edge Hill University
simcockt@edgehill.ac.uk

'The Single Front Door': Fire & Rescue Services and safety in the home

Week 3, Session 12

The last twenty years have seen the UK Fire and Rescue Services (FRS) undergo transformational change. One strategic change has been the shift between response to prevention ushered in by the Fire and Rescue Services Act 2004, which imposed new prevention and community safety duties on FRS. This paper examines the work of one particular UK FRS, which building upon their delivery of Home Safety Assessments (HSAs) to residents, this FRS has engaged in greater partnership working and evolved their HSAs to focus on wider community safety. This paper draws on qualitative interviews and focus groups with employees of this UK FRS and a quantitative survey of residents who had received an HSA to examine the implementation and outcomes of these changes. This paper identifies a number of themes including how the FRS is improving public service delivery in the context of austerity through a 'single front door'. Finally, this paper considers opportunities for future developments and innovations in how the UK FRS could widen its remit to address other areas of safety in the home.

PHILIPPA HUGHES

University of Sheffield

Phughes4@sheffield.ac.uk

Scaling up Community-Led housing; The role of the enabling hub

Week 3, Session 13

Community-led housing (CLH) is considered to have the potential to mitigate challenges in a variety of situations of housing market dysfunction. The past decade has seen an expansion in interest in this potential from both grass-roots organisations and policy makers in England. The CLH sector is heterogenous, covering a variety of housing

models and movements that are increasingly categorised together for the purposes of policy framing by central government, funding, networks and knowledge sharing. Accompanying this consolidation of CLH movements, a layer of regional infrastructure, or “enabling hubs” is emerging to promote, support, and build CLH. The support of enabling hubs is likely to be crucial to the anticipated phase of extended development as CLH projects face significant challenges in development. Most previous research on CLH in England consists of case studies at the level of individual projects or on understanding the national picture. This research will specifically address the role of the enabling hub in the CLH sector in England. This focus will contribute to academic understanding of how grassroots housing movements institutionalise themselves and the role of intermediary bodies in acting as knowledge broker and conduit between local and national government, funders, and grassroots movements. This paper will review the current landscape of CLH enabling hubs and their potential to influence the direction growth for CLH in England. It will consider the relationship between the enabling hubs, the “grass-roots”, and local and national government to examine the impact of growing institutionalisation on the CLH sector.

JOCELLE LOVELL, LEON QUINN, BARBARA PARKINSON, AND SYLFAEN CYMUNEDOL CYFYNGEDIG

The Wales Co-operative Centre, Social effectiveness Research Centre LLP, and Clever Elephant

Jocelle.lovell@wales.coop

Assessing the Potential Benefits of Living in Co-operative/Community Led Housing

Week 3, Session 13

The Wales Co-operative Centre felt the time was right to commission research that focused on the softer outcomes of living in CCLH 55 people from 22 schemes across England and Wales participated.

Allowing us to learn from the challenges as well as the benefits that can be associated with developing and living in CCLH is vital to developing a thriving movement in Wales.

CCLH naturally provides opportunities to; develop friendships, interact with fellow residents, learn new skills, and build confidence and knowledge in a supportive environment. All of which can play an important part in improving a person’s mental health and wellbeing, and addressing loneliness and isolation.

It is clear from the research findings that the long term benefits of living in CCLH far outweigh the challenges faced when a group of people choose to live in a more cohesive and co-operative way. CCLH offers so much more than better quality of housing and improving people’s financial situations.

In addition we would like this research to:

- Provide a clear understanding of CCLH to policy makers and planners.
- Encourage more local authorities and registered social landlords to consider their role in enabling more CCLH schemes across Wales.
- Encourage any public sector land that is being brought forward for the development of affordable to include an allocation of CCLH, where there is ‘local’ interest.
- Ensure housing polices and strategies make reference to and recognise CCLH as a ‘housing option’.
- Influence main stream financial institutions to make lending more accessible to CCLH schemes.

DANIELLE BUTLER, GRAEME SHERRIFF, CORMAC LAWLER AND PHILIP BROWN

Salford University

d.e.butler@edu.salford.ac.uk

‘Local, trusted and for the community’: Lessons from the Gluasad Còmhla (Moving Together) project in tackling rural fuel poverty

Week 3, Session 13

Fuel poverty – a household’s inability to achieve or maintain adequate warmth, lighting and other essential energy services for good health, wellbeing and comfort - is a widely recognised social problem affecting roughly 3.5 million homes across the UK. Annually, cold, damp, and poor housing costs the NHS £1.36 billion and is predicted to account for a greater loss of life than road and rail accidents and alcohol-related deaths combined. Certain factors increase the risk of fuel poverty; one such factor is living in rural and remote areas, typically constituted by off-gas properties and those less easily or readily supported by relevant services and schemes.

The Western Isles presents a particularly stark example of rural poverty where a staggering six out of ten households are affected. Since 2018, Tighean Innse Gall (TIG), a well-established organisation working across the Isles, has delivered an innovative approach to supporting households in rural and remote locations. The project draws on elements of social prescribing to work with health professionals and other key partners delivering a joined-up, holistic model of support.

This presentation sets out key findings and reflections – developed into ten key lessons - from the Gluasad Còmhla (Moving Together) project, drawing on insights from nineteen in-depth interviews with householders, health professionals and local partners.

SANA MALIK, RUHIZAL ROOSLI AND NOR'AINI YUSOF

Universiti Sains Malaysia

Sana.malik@student.usm.my

Institutional Stakeholder Collaborations (ISCs) as Implementation Idea: Public-Private Partnerships (PPP) and Collaborative approaches in Affordable Housing Provision

Week 3, Session 14

Affordable housing calls for collaboration, multipronged and concerted effort from all stakeholders. Due to poor coordination and isolated engagement networks among stakeholders in many developing countries, the practice of Public-Private-Partnership (PPP) in housing provision does not engage other associated stakeholders like architects, planners, builders, and financial institutions in an institutional manner. The present research offers analytical debate in the context of affordable housing provision by reviewing concepts of PPP and Stakeholder Collaborations (SC), prototypes of affordable housing through SC and scrutinizing the scholarships of theoretical frameworks associated with collaborations. The paper argues that it is the call of the time to investigate the issue holistically and suggest policy frameworks to go beyond the conventional PPP agenda towards Institutional Stakeholder Collaborations (ISCs) to attain sustainable development of affordable housing. Discussions suggest that it is crucial to take all the stakeholders under one umbrella for meeting the challenge of limited affordable housing supply through ISCs by shared understanding and legitimate control of resource interdependence.

RUTH LUCAS

University of Sheffield

Rmlucas2@sheffield.ac.uk

The Housing Crisis and Redefining the Role of the Housing Professional in England

Week 3, Session 14

There is a general consensus that there is a housing crisis in England. Affordability concerns, stymied access to home ownership, the financialisation of housing markets, the rise in private renting, and the increase in housing waiting list all being indicators of housing market problems. Research on the crisis to date has largely considered how the financing of housing impacts home ownership, the private rental markets and demand for social housing. Little consideration has been given to the crisis for the working practice and skills of social housing professionals. This paper focuses on strategic leaders in social housing and how the crisis has changed the context they operate in, their roles and the skills they need to undertake them. Today's leaders are faced with managing organisations in probably the most uncertain era the sector has ever faced. Yet the housing crisis is not homogenous, but is a myriad of different crises, dependent on location, organisational structure and governance. Where delivery means working in partnership and the push for numbers has to be balanced with quality. Based on recently conducted interviews and focus groups held with a range of housing organisations this paper seeks to explore how professionals within the sector currently see its challenges, the skills they identify that the new generation of housing professionals will need, and how housing professionals' aspirations may be changing in response to these challenges and opportunities.

TOM SIMCOCK AND AXEL KAEHNE

Edge Hill University
simcockt@edgehill.ac.uk

Private landlords and welfare reforms in England and Wales: Shifting roles, risks and responsibilities

Week 3, Session 14

Recent Governments in the UK, Labour, Coalition and Conservative, have all introduced housing-related welfare reforms that affect the private rented sector (PRS). Including the roll-out of Local Housing Allowance (LHA), the cap and then freeze to LHA, the expansion of the Shared Accommodation Rate (SAR) and most recently the introduction of Universal Credit. The objectives of these reforms are varied, including reducing the cost to the state, being more transparent, but also devolving control and responsibility to claimants. Drawing on a survey of 2,229 private landlords across England and Wales, this paper examines the response to and impact of welfare reforms on private landlords. The paper further examines the reasons why landlords are unwilling to let to benefit claimants, the measures that would encourage them to continue in this area of the PRS, and the potential conflict between these measures and the policy objective of devolving control and responsibility to claimants. Finally, the paper will consider the changing role of private landlords, the blurring of responsibility of private/state provision, and the implications of the findings for policy and practice.

ANNA CLARKE

RSM Economic Consulting

Anna.clarke@rsmuk.com

How is social housing currently allocated in England?

Week 3, Session 15

Demand for social housing exceeds supply in almost all parts of England. This means that it needs to be rationed, with local authorities responsible for determining who is allocated housing in their area. Legislation and national guidelines determine some of the things that local authorities must consider when drawing up their allocation schemes, and some which cannot be. However, local authorities have been given more freedom in recent years to determine who gets access to social housing. The Ministry of Housing, Communities & Local Government (MHCLG) is carrying out an evidence collection exercise to improve their understanding of how the national framework for allocating social housing is working across the country, and have commissioned RSM Economic Consulting to support this exercise. This paper presents some emerging findings from the research, including a review of sub-regional working arrangements and case studies of 10 local authorities across England

BECKY TUNSTALL

University of York
Becky.tunstall@york.ac.uk

What is Britain's best affordable housing?

Week 3, Session 15

What is Britain's best affordable housing? This is not the elevator pitch for some kind of TV talent show, but is intended as the start of a serious academic endeavour! The paper reports on the first stage of research into what individual developments, types of housing or circumstances for housing can be described as 'Britain's best'. It aims to promote discussion about valuable characteristics of affordable housing, how they can be defined and measured, and how any trade-offs between them could be resolved, as well as to counteract the imbalance in research and evidence towards less successful affordable housing. The paper reports on a review of literature on potential criteria, existing lists of 'best' scheme and types, and potential case studies, and seeks contributions from HSA members. The next phases of work will involve detailed investigation eg of cost benefit and resident experiences of short-listed 'best' affordable housing.

JAMES GREGORY, STEFAN ANGEL AND ANDREW LYMER

University of Birmingham and Vienna University
J.Gregory@bham.ac.uk

Does housing tenure matter? Owner-occupation and wellbeing in Britain and Austria

Week 3, Session 15

This paper presents the case for the significance of two neglected domains of sociological enquiry: housing tenure and subjective wellbeing. Our empirical focus is on the relationship between housing tenure and subjective wellbeing in two case-study countries, Austria and the UK, using multivariate modelling of European SILC data to investigate potential interactions between tenure and individual wellbeing survey items. Our case-studies are chosen for their distinctive welfare regime characteristics and contrasting housing tenure structures. This framework allows normative as well as empirical analysis. Our results show statistically significant interactions between housing tenure and overall satisfaction with life but less significant for our other four wellbeing items. Compared to private renters, we find higher levels of satisfaction amongst owner-occupiers in both Austria and the UK. The paper concludes with a discussion of three explanatory hypotheses, highlighting potential for further theoretical and qualitative exploration of the sociology of housing tenure.

MEL NOWICKI

Oxford Brookes University
mnowicki@brookes.ac.uk

Learning from Dublin? Rethinking council housebuilding through the Rapid Build Programme

Week 3, Session 16

Similarly to many UK cities, Dublin is in the midst of a chronic housing crisis. In response to this, in 2016 the Department for Housing, Planning, Community and Local Government launched 'Rebuilding Ireland – An Action Plan for Housing and Homelessness.' The plan includes commitments to increase building by local authorities and approved housing bodies. Included in this is the expansion of Dublin City Council's Rapid Build Programme. The programme uses modular housebuilding technology to expand council housebuilding in the capital at faster rates than traditional bricks and mortar building. Although the Rapid Build Programme shares some similarities with local authority modular housebuilding in the UK, one key difference has emerged. As of 2017, all Rapid Build homes are now offered as permanent council tenancies. This is very much in contrast to the UK context, whereby contemporary modular construction is largely used to build temporary housing. Based on in-depth interviews conducted in 2017 and 2019 with Rapid Build residents and practitioners involved in their development and design, this paper examines the successes and drawbacks of the Programme, and asks what lessons can the UK learn from Dublin City Council's approach to new council housebuilding.

RICHARD NICKSON

Transport for Greater Manchester
Richard.nickson@talktalk.net

Encouraging greater public participation in neighbourhood planning - an ethnographic examination of the impact of the Localism Act 2011 in England

Week 3, Session 16

The paper will present the outcomes of a postgraduate (PhD) thesis that explores the impact of the Localism Act 2011 on public participation in planning through the 'lived experience' of volunteers in neighbourhood planning. The research was ethnographic in nature and the author carried out participant-observation in the development of a plan through to adoption. Interpretative Thematic Analysis (IPA) was applied to a large data corpus culminating in a thick narrative description, which will be summarised in the paper. The paper will identify; what changed as a result of the Localism Act, consider whether these changes represent the emergence of a new paradigm for planning in the UK, how and why individuals are becoming involved at a local level. It will propose a new framework

for good practice for community involvement in neighbourhood planning in the new context, in order to inform best practice in spatial planning policy. The paper will assess the appropriateness of community involvement in planning from the view of the lived experiences of those participating. The research applied an uncommon approach in planning practice and the paper will suggest that ethnographic techniques are appropriate for this area of sustainable development and planning research on the basis that the research has given 'voice' to participants in ways that cannot otherwise be achieved using traditional planning techniques.

MARTINA MCAULEY

Housing Rights

martina@housingrights.org.uk

Falling Behind: Exploring the gap between Local Housing Allowance and the availability of affordable private rented accommodation in Northern Ireland

Week 3, Session 16

It is often assumed that the affordability problems highlighted elsewhere in the UK do not exist at all or to the same extent in Northern Ireland. However, this paper challenges this assumption, particularly for low income households. The research on which it is based explores the data which has been used to calculate local housing allowances in NI going back 10 years. The findings show that the cuts to the LHA rates have resulted in only one in ten private rentals in NI being offered at or below the LHA rate and also that LHA rates in NI are no longer aligned to the 30th percentile rents, with all of the LHA rates now below that threshold. The research also explores the impact of the reduction in generosity of LHA rates over the past 8 years in NI by a thematic analysis of cases recorded by Housing Rights. This qualitative research element shows the impact which this has had on low income tenants in the PRS, with many affected by precarious work and changing family composition as well as difficulties finding accommodation which is affordable for households relying on LHA, particularly in high demand areas. The research highlights the difficulties faced by both tenants and landlords in the provision of affordable homes for low income tenants, given that many more low income households are now seeking accommodation in the sector, which is naturally focused on profit and has no obligation to provide housing to low income tenants.

HARALD STOEGER

University of Linz

Herald.stoeger@jku.at

INVESTIGATING THE ROLE OF LOCAL AUTHORITIES FOR THE PROMOTION OF AFFORDABLE HOUSING

Week 3, Session 16

The proposed paper investigates the role of local authorities in the search for innovative policy initiatives to promote new affordable housing options in the wake of the economic uncertainties, migration and growing social inequalities of housing consumption. The local level is supposed to provide a locus for policy experiments, social innovation and new forms of political involvement. Building on the recent academic debates, the first part of the paper elaborates a theoretical model identifying the causes and the contents of local policies: The role of political parties in local governments, the activities of (local) pressure groups, and the political heritage of the past are considered as main explanatory factors for the design/implementation of local housing policy initiatives. In the second part of the paper, the theoretical framework is applied to the federal system of Austria, where subnational levels have powers in various policy domains, including housing. Data for the case study is gained from policy documents, statistical data bases and interviews with local experts and policy-makers. The main finding is that local authorities take advantage of their decentralised powers to implement different initiatives to promote affordable housing solutions. As a consequence, distinct paths of local housing strategies can be identified within a single national context. Besides the interests of local political leaders past local experiences are key explanations for the choice of different housing approaches at the municipal level. However, the different housing policy approaches vary in terms of their effectiveness in mitigating housing inequalities.

PATRICIA DEVINE

Northern Ireland Housing Executive

Patricia.devine2@nihe.gov.uk**Assistive Living Technology in the homes of disabled tenants in Northern Ireland***Week 3, Session 17*

The Northern Ireland Housing Executive has investigated the use of Electronic Assistive Technology over a number of years. The rapid growth of broadband-enabled 'smart' devices in recent years has seen the emergence of a wide range of wireless technologies within the home. In 2017, NIHE commenced a pilot project to install a range of assistive smart technology equipment into a small number of tenants' homes in the North-West to support tenants with disability or mobility issues. The project was delivered in partnership with the Western Health and Social Care Trust (WHST) and Hive Studios, a Digital Community Social Enterprise. The overall aim of the research study was to evaluate the use of the technology (voice and video enabled Amazon Echo for communication and control of smart devices) designed to help those with a variety of complex needs. The technologies were customised to each individual tenant. The key research objectives considered were how the newer technologies provided an opportunity to address mobility challenges, improve home security, improve quality of life and sustain tenancies. The equipment supplied to tenants was tailored to their individual needs, depending on their level of disability. In the case of tenants with limited mobility, voice recognition allowed them to issue commands to Alexa, such as turning on/off lights, switching television channels and keeping in touch with family members. This paper will demonstrate how the Assisted Living Technology empowered individuals to perform functions, which previously they would have asked family members or carers to do. The level of satisfaction expressed by the respondents was very high and it was clear that the technology had made a very positive contribution to the lives of the tenants participating in the pilot.

RHIAN STONE, GARETH RODERIQUE-DAVIES, BEV JOHN, ROB HEIRENE AND REBECCA WARD

Pobl Group and Additions Research Group, University of South Wales

Rhian.stone@poblgroup.co.uk**Alcohol-Related Brain Damage: Housing Sector Service Development***Week 3, Session 17*

Alcohol Related Brain Damage (ARBD) is a spectrum of neurocognitive impairments caused by drinking too much alcohol which lead to dementia-like difficulties with memory and changes in personality and behaviour. Evidence suggests that homeless populations have a much higher prevalence of ARBD than the general population. However, the development of services to treat ARBD within homeless populations has been impeded by a poor understanding of the condition, with it often being under-recognised and misdiagnosed as well as a lack of robust evidence of need beyond the anecdotal. To address this, the Pobl Group in partnership with the University of South Wales secured research funding from the Welsh Government and the European Social Fund to undertake a large-scale investigation of: ARBD's characteristics and Prevalence in South Wales; The diagnostic tools used to assess ARBD; and service provider perspectives on the challenges associated with treating ARBD. Sixty clinical, social and housing organizations across South Wales participated in the research allowing the research team to gain a unique insight into the challenges associated with working with individuals with ARBD, the lack of appropriate diagnosis for the condition and the lack of appropriate referral services and interventions for this potentially treatable and reversible condition. This paper will discuss the findings of this project and the impact that the research has had in informing public health policy and raising awareness of ARBD. Finally, this paper will consider the role of high-quality research evidence in the development of Pobl's services.

VIKKI MCCALL, MARI S. BERGE, LOUISE MCCABE, JANE ROBERTSON AND KANE NEEDHAM

University of Stirling and Western Norway University of Applied Sciences

vikki.mccall@stir.ac.uk**Rethinking active care environments: Comparing volunteering, housing and dementia in UK and Norway**

Week 3, Session 17

This paper presents a comparative analysis of findings from two related projects that investigated the role and experiences of volunteers working with people with dementia using the ASUME framework (Attract, Sustain, Understand, Motivate, Environment, www.asume.co.uk). Both countries are experiencing increases in the numbers of people with dementia and with formal services under financial strain the role of volunteers is becoming increasingly important. In the UK between 2014-2017 the ASUME study conducted secondary analysis and engaged in semi-structured interviews with volunteers, carers and those living with dementia in England and Scotland. In Norway, we developed a smaller scale study that included primary survey and interviews with volunteers and those living with dementia in 3 of the 18 counties in Norway. The findings highlight interesting differences in the cultural framing of care environments. In the Norwegian context, the translation and understanding of 'care homes' – 'Helsetunet' ['Health Yard'] – lends to a more active understanding of housing, volunteering, interaction and activity. Volunteers linked a variety of home and community settings via their support and activities with those living with dementia. In the UK, there was more emphasis on altruistic reasons for volunteering and supporting carers alongside those living with dementia. This research highlights the importance of understanding the cultural framing of care services, volunteers and staff.

WEEK 4

JENNY PENNINGTON

Shelter

jenny_pennington@shelter.org.uk

Who decides? Intentional homelessness decision making in a time of austerity

Week 4, Session 18

In 2019, Ms Terry-Ann Samuels won her eight-year legal battle against Birmingham City Council. The council had found her to be 'intentionally homeless' as they determined that she could make up the substantial shortfall between her housing benefit and rent from other benefits. The case put 'intentionality' decisions under the microscope. It exposed how previously routine decision-making around 'intentionality' has become a focus of interaction between decisions made by central government, local government, and individual housing officers. Examining it raises questions around whether devolution of power is improving lives, and how new models of delivery are being constructed in the absence of clear central government command. The presentation will draw on research completed for Ms Samuels' legal case that maps the impact of a decade of central government decision making on social security spending, and shows how it has fallen unevenly across the country, leaving most claimants in a situation where rents are 'unaffordable' on housing benefit. It will also present findings of a research study into how local authorities have responded within this new environment. The research finds wide diversity in the way local authorities define affordability and a decision-making framework that charged individual officers within local authorities with making subjective decisions that had a major impact on vulnerable people's lives. We will also discuss how housing research can be used in this 'applied' legal context, how it was used in the courts decision making, and what this represents as another locus of power within housing and homelessness decisions.

PHILIPPA WATKIN

I-SPHERE Heriot-Watt University

Prw1@hw.ac.uk

Discretion in Keyworker Decision Making: Ensuring compliance and engagement through the use of social control in supported accommodation

Week 4, Session 18

Despite increased interest in alternative accommodation provision for homeless individuals, such as Housing First, local authorities are still heavily reliant on staircase based models of supported accommodation that aim to progressively transition individuals into permanent accommodation. Funding requirements and institutional policies often require ongoing resident engagement with support and compliance with service rules. Keyworkers therefore attempt to ensure this engagement and compliance through the encouragement of desired behaviour and discouragement of undesirable behaviour. This paper examines the ways in which keyworkers use their discretion to enact various forms of social control in their attempts to produce compliance and engagement from residents. Drawing on PhD field work data from Scotland focussing on young people living in supported accommodation services, this paper identifies the means of social control employed and the impact of keyworker discretion on the occurrence and formation of these enactments. This paper will draw attention to the conflicting roles occupied by keyworkers as both supportive confidant and enforcer of service rules. It will conclude by discussing how keyworkers reconcile and justify their actions within this context with their motivation for working in the sector, and understanding of the challenge residents face in complying.

OLIVER TOWNSEND

Platform

olivertownsend@platform.org

Conceptions of vulnerability across the housing sector

Week 4, Session 19

The term ‘vulnerability’ is used in day-to-day practice across the housing sector, but it is also hard-wired into our legislation via the Housing (Wales) Act, and the inclusion in statute of the Pereira Test. There are significant challenges to the idea of ‘vulnerability’ being used as widely as it is today, including through the Crisis Frameworks Institute report into how the issue of homelessness should be ‘framed’ in public discourse to generate positive response and action. There is also a concern that ‘vulnerability’ has become a word that is near-meaningless, used by people to reassert their compassion credentials whilst actively pursuing policies or practices that marginalise and damage people. In this presentation, I propose a new framework for understanding vulnerability, which considers the different conceptions held by different actors. This includes the following: **LEGAL VULNERABILITY:** The legal understanding of vulnerability within the legislation, which broadly match that of Pereira; **PATTERNIST VULNERABILITY:** The pattern-led understanding of vulnerability; **PRACTICAL VULNERABILITY:** The ‘common sense’ understanding of vulnerability. **SYSTEMIC VULNERABILITY:** The understanding of a systemic inducement of vulnerability, or the systemic exacerbation of vulnerability. This could be a helpful heuristic by which housing organisations can consider embedded conceptions, their own understanding of vulnerability, and even use these ideas to train and challenge their own colleagues in policy and practice.

BETH WATTS AND JANICE BLENKINSOPP

I-SPHERE Heriot-Watt University
b.watts@hw.ac.uk

Valuing control over one’s immediate living environment: how homelessness responses corrode capabilities

Week 4, Session 19

Informed by the capabilities approach, this paper considers the importance of control over one’s environment for people experiencing homelessness. Drawing on a study of temporary accommodation in Scotland, we make four arguments. First, control over one’s immediate living environment has been neglected as a foundational component of a minimally decent life within the capabilities literature. Second, such control is compromised, sometimes severely, in temporary accommodation provided for homeless households, with these impacts especially acute in congregate accommodation. Third, lacking control over one’s immediate environment is a corrosive disadvantage that actively disables people’s capacity to live lives they have reason to value across a range of domains. We highlight in particular the corrosion of people’s bodily and mental health and affiliation-related capabilities. Fourth, both intrinsic and contingent features of different kinds of temporary accommodation are implicated in constraining people’s control over their environment. This distinction facilitates specification of where changes to existing provision can mitigate the negative impacts we have identified, and where accommodation models are inherently problematic.

ADELE IRVING

Northumbria University
Adele2.irding@northumbria.ac.uk

Homelessness Pathways and Person-Centred Approaches to Housing Management and Support

Week 4, Session 19

While housing can provide many of the freedoms associated with a well-lived life, no simple relationship exists between the quality of housing environments and well-being. This relationship is often mediated by the effects of ‘the person’. This paper discusses the findings of a recent qualitative study which explored the utility of the concept of homelessness pathways in understanding the effects of ‘the person’ on the well-being of a sample of homelessness accommodation users. Five pathways into homelessness were identified: ‘financial crisis’, ‘family breakdown’, ‘substance misuse’, ‘mental health’ and ‘childhood trauma’. Each pathway denoted the most dominant factor linked to the participants’ entry into homelessness and the broader complexity of their lives. A relationship was subsequently found between the five pathways and the participants’ accounts of their time within the hostels. Those who experienced the least complex pathways into homelessness typically reported the most positive experiences of well-being within the hostels. Those who experienced the more complex pathways typically reported the most negative experiences of well-being. The pathways lens had limited explanatory value on its own, but proved highly useful when considered alongside other concepts from the housing literature, particularly those which focus on the nature of individuals’ social networks, their relationships with substances and the degree of ‘fit’

between their housing circumstances and personal needs and wants. The paper has important implications for housing management practices and support, providing a framework to allow the past experiences, needs and characteristics of individuals to be at the centre of decision-making.

BEN SANDERS

Crisis

Ben.sanders@crisis.org.uk

'Permanent impermanence': The reality of sofa surfing in Britain today

Week 4, Session 20

Sofa surfing despite being one of the most widely experienced forms of homelessness (Bramley 2018) is one that is often overlooked and misunderstood. New research from Crisis (2019) explores people's recent or current experiences of sofa surfing across England Scotland and Wales. This paper, based on face-to-face interviews with 114 people, explores the duration and causes of sofa surfing with the issue of housing affordability being a key factor across each location. It proceeds to explore the consequences of sofa surfing in terms of the subjective costs it causes - anxiety, feeling like a burden, uncertainty – as well as the physical discomfort and impact it has on finding or maintaining a job. Rather than being a fortuitous stop-gap between secure housing situations the paper shows people are more likely to sleep rough before and after episodes of sofa surfing. The paper makes clear that while there is differing homelessness legislation in operation across Great Britain there remain opportunities to prevent sofa surfing in the first place.

YORIC IRVING-CLARKE AND KELLY HENDERSON

Chartered Inst. of Housing and Domestic Abuse Housing Alliance

Yoric.irving-clarke@cih.org

Domestic abuse across the (dis)united kingdom

Week 4, Session 20

Until the early 2000s domestic abuse policy across the UK was broadly same, increasing devolution of powers to the Scottish Government and Welsh Assembly means domestic abuse policy has diverged. Following a referendum held in 1999, the Scottish Parliament was created and given powers over several policy areas including housing and limited welfare powers. The Parliament has powers to make legislation except in those areas specifically reserved to Westminster. The Welsh Assembly, established in 1999 following a referendum was only granted powers to make secondary legislation in limited, devolved areas. In 2007, the National Assembly for Wales (the legislature) and the Welsh (Assembly) Government (Executive) were separated and the Assembly given limited primary legislative powers. This paper draws upon research for our forthcoming book on the housing policy response to domestic abuse and looks at policy across housing, welfare and family law in examining the divergent responses to domestic abuse across in England, Scotland and Wales. It looks at recent legal/policy developments that improves the responses to abuse and makes significant changes to tenancy law to support people suffering abuse. It also examines the recent proposals in England to improve responses to abuse and provide housing related support to people experiencing it. It closes by looking at the 'whole housing approach' widely called for by the domestic abuse sector.

LYNNE MCMORDIE

Heriot-Watt University / I-SPHERE

lm154@hw.ac.uk

Avoidance Strategies: Stress, Appraisal and Coping in Hostel Accommodation

Week 4, Session 20

Living in temporary accommodation (TA) can impact negatively on social and emotional well-being, particularly where it is poor-quality, large-scale, or congregate in nature. None-the-less, the 'avoidance' of TA, where an individual will sleep rough or squat when a bed space is available for their use, often provokes puzzlement on the part of the public, service providers and policy makers. Homeless people who abandon or avoid TA are often

viewed as holding beliefs, characteristics or traits that render them unable or unwilling to make choices which prioritise their own well-being. Drawing on Lazarus and Folkman's seminal study, 'Stress, Appraisal and Coping', and qualitative testimony from those with direct experience of TA in Belfast, this paper challenges these perspectives, arguing that the avoidance of TA is better understood as a rational and reasoned response to an environment where intolerable levels of stress often pertain and individual control over stressors is extremely limited.

PETER MACKIE, SUZANNE FITZPATRICK AND JENNY WOOD

Cardiff University and Heriot-Watt University
MackieP@cardiff.ac.uk

The mobilities of homelessness prevention policy under devolution in the UK

Week 4, Session 21

The desire to address inequalities and exclusionary practices within homelessness policy led Wales to become the first country to attempt to fully reorient homelessness services towards prevention and to make preventative services universally available. At the heart of the Welsh approach is a legal duty on local authorities to assist everyone who seeks help and is at risk of homelessness. This presentation will briefly discuss the history and rationale for the Welsh prevention legislation and the lessons learned since implementation in 2015. The focus of this presentation will then turn to the processes that have led to significant policy mobility across the UK and globally. Legislation in Wales was largely replicated in England in 2018, has informed debates in Scotland and further afield has informed new directions in thinking and emerging pilot programmes in Canada. Findings identify key influences on the mobilities of prevention policy including; the evidence base, civil society, policy and practice windows, policy one-upmanship, as well as individuals, relations and networks. The presentation reflects on what this means if good policy is to travel faster.

SOPHIE BOOBIS AND CUCHULAINN SUTTON-HAMILTON

Crisis
sophie.boobis@crisis.org.uk

Prevention in practice: How do we make homelessness prevention work across Great Britain?

Week 4, Session 21

The Housing Act (2014) Wales and the 2017 Homelessness Reduction Act (HRA) in England both shifted the statutory approach to homelessness across Local Authorities from crisis management to preventative action, widening the eligibility of those seeking assistance. However as Local Authorities are constrained by short term funding, the housing supply available to them and further restricted by housing benefit changes, their ability to provide sustainable outcomes for homeless households becomes harder to deliver.

This paper presents the second wave of findings of a three-year research project research currently being undertaken by Crisis' exploring the implementation of the HRA across six Local Authority areas in England. The study is based on a mixed methods approach involving surveys and interviews with over 900 people currently experiencing homelessness, and Local Authority staff. It considers the housing outcomes being achieved through the HRA and compares with those achieved to date under the Housing Act Wales.

In comparing the emerging housing outcomes in England with the Welsh outcomes it will consider the similarities and differences in implementing prevention focussed legislation. In exploring their respective policy contexts, it will look at the opportunities and barriers to delivering sustainable housing outcomes and the considerations that each nation needs to make to ensure successful deliver of prevention focussed homelessness legislation.

HANNAH HOLMES AND GEMMA BURGESS

Cambridge Centre for Housing and Planning Research, Cambridge University
hh529@cam.ac.uk

Homelessness prevention through tackling digital and social exclusion in the East of England: the role of one-to-one coaching

Week 4, Session 21

This research explores the impact of one-to-one coaching on people suffering from financial, digital, and labour market exclusion, and explores its role in preventing severe poverty and homelessness. It draws on qualitative research with coaches and participants from the New Horizons programme, funded by the European Social Fund and National Lottery Community Fund, and managed by CHS Group, a Housing Association with partners across the East of England. Coaches work with people furthest from the labour market and most at risk of social exclusion, who then access coaching on money, work or getting online. Although the extent to which people experiencing poverty can achieve autonomy in the face of complex individual challenges and structural inequalities is questionable, the research identifies positive outcomes of coaching, including debt management and improved confidence. Tackling digital exclusion is shown to have positive effects in this regard. The research draws on literature on the psychological and cognitive effects of poverty, which shows that scarcity has a clear impact on cognitive function. We suggest that coaching helps to provide psychological relief for participants, which in turn frees their “mental bandwidth”, allowing them to focus on issues such as managing debt and rent arrears. The research also seeks to reveal longer term impacts of coaching on participants’ lives, with reference to their skills in the related areas of money, work and getting online.

ALAN C. MCCASKELL, PETER MATTHEWS AND ISOBEL ANDERSON

University of Stirling
a.c.mccaskell@stir.ac.uk

Understanding student homelessness in higher education in Scotland

Week 4, Session 22

The proportion of young people attending higher education (HE) in Scotland has grown. The gap between the most and least advantaged students securing a place at university is narrowing, albeit marginally, and in 2018-19 a record number of young people from the most deprived areas in Scotland were accepted through UCAS for their chosen HE course—meaning a greater diversity of students are attending higher education institutions (HEIs). Given the growth in student numbers, and, critically, those from more deprived socio-economic backgrounds, there are likely to be students in HEIs in Scotland with experience of poverty, family breakdown, local authority care—characteristics of those at risk of, or with experience of, homelessness. There is, therefore, a likelihood that a greater number of students in HEIs are experiencing homelessness in Scotland but limited data exist on the occurrence and scale of the issue. Internationally, very little is known about student homelessness in HE. Prior studies have mapped out demographic characteristics of young homeless people but have neglected to consider the education element. Student homelessness may be a qualitatively different phenomenon and may require separate causal analysis. This paper will begin filling in the evidence gap. Bringing together literature on student identity and belonging, home and homelessness, and youth transitions, this paper will set out a framework for understanding homelessness among students in HE.

JEMMA BRIDGEMAN AND HUGH RUSSELL

End Youth Homelessness Cymru, Llamau
jemmabridgeman@llamau.org.uk

Examining Homelessness amongst Two Excluded Groups in Wales: A Study of LGBTQ+ Youth Homelessness and Care Experience and Youth Homelessness

Week 4, Session 22

End Youth Homelessness Cymru (EYHC) is a coalition determined to end homelessness by 2027. We believe no young person should experience homelessness. The findings of two pieces of EYHC’s research firstly on LGBTQ+ youth homelessness and secondly on care experience and youth homelessness will be presented. Being LGBTQ+ or care experienced are factors, which make it more likely that a young person will experience homelessness.

Research indicates LGBTQ+ young people are four times more likely to become homeless. Moreover, despite the arguably well-understood needs of care experienced young people they are also over represented amongst homeless populations. This research amplifies the voices of young people on the issue of youth homelessness. EYHC's research has used peer research interviews and group interviews with young people as well as a survey of practitioners to identify the system failures, which have led to these two excluded groups experiencing youth homelessness. The research provides practical solutions suggested by young people and practitioners to prevent these excluded groups experiencing the trauma of homelessness.

STEVE ROLFE AND ISOBEL ANDERSON

University of Stirling
steve.rolfe1@stir.ac.uk

Working Together: The role of collaboration in meeting the housing needs of ex-forces personnel

Week 4, Session 22

Personnel leaving the armed forces face particular challenges. Alongside leaving their job, many will be required to leave their home. In addition, the all-encompassing nature of forces life means that personnel who were recruited at a young age may have little or no experience of navigating civilian institutions and systems. Whilst most service leavers make a successful transition and the public perception of high rates of homelessness amongst veterans is largely debunked, a number of personnel find it difficult to secure and sustain housing on leaving the military. This paper presents the findings from a study which explored the role of collaboration in meeting the housing needs of ex-forces personnel, focusing particularly on recent service leavers. It utilises theories of partnership and boundary spanning to provide insight into the effectiveness of different organisational approaches, with implications which will be of value for other groups facing challenging housing transitions, such as care leavers and prisoners. Using area-based case studies across the UK, the study also examines the role of devolution at national and local levels in facilitating collaboration, and the tension with national-level political priorities.

PARTICIPANT LIST



First Name	Surname	Institution/Organisation	Email Address
Anna Zsofia	Bajomi	Polytechnic University of Milan	annazsofia.bajomi@polimi.it
Sophie	Boobis	Crisis UK	sophie.boobis@crisis.org.uk
Jemma	Bridgeman	End Youth Homelessness Cymru, Llamau	jemmabridgeman@llamau.org.uk
Helen	Brown	University of Sheffield	Hlbrown2@sheffield.ac.uk
Danielle	Butler	University of Salford	d.e.butler@edu.salford.ac.uk
David	Clapham	University of Glasgow	David.clapham@glasgow.ac.uk
Anna	Clarke	RSM UK Consulting LLP	anna.clarke@rsmuk.com
Rachel	Creaney	University of St Andrews	rsc5@st-andrews.ac.uk
Henry	Dawson	Cardiff Metropolitan University	hdawson@cardiffmet.ac.uk
Patricia	Devine	Northern Ireland Housing Executive	Patricia.devine2@nihe.gov.uk
Richmond Juvenile	Ehwi	Cambridge University	Rje52@cam.ac.uk
Camila Nastari	Fernandes	Federal University of ABC and Fundação Getúlio Vargas, Sao Paulo	camila.nastari@ufabc.edu.br
Kenneth	Gibb	University of Glasgow	Ken.gibb@glasgow.ac.uk
Paul	Goodship	Atkins	p.g.goodship@gmail.com
Richard	Goulding	Freelance researcher	richmgoulding@gmail.com
James	Gregory	University of Birmingham	J.Gregory@bham.ac.uk
Craig	Gurney	Cardiff University	Gurney@cf.ac.uk
Annika	Hjelmskog	University of Manchester	annika.hjelmskog@manchester.ac.uk
Hannah	Holmes	Cambridge University	hh529@cam.ac.uk
Marie	Houghton	Birkbeck, University of London	Marie.houghton@gmail.com
Philippa	Hughes	University of Sheffield	Phughes4@sheffield.ac.uk
Adele	Irving	Northumbria University	adele2.irving@northumbria.ac.uk
Yoric	Irving-Clarke	Chartered Institute of Housing	yoric.irving-clarke@cih.org

Sadhana	Jagannath	University of Surrey	s.jagannath@surrey.ac.uk
Minki	Jeong	University of Sheffield	Mjeong7@sheffield.ac.uk
Bence	Kovats	Centre for Regional and Economic Studies	bence.kovats@yahoo.com
Jocelle	Lovell	The Wales Cooperative Centre	Jocelle.lovell@wales.coop
Ruth	Lucas	University of Sheffield	rmlucas2@sheffield.ac.uk
Pete	Mackie	Cardiff University	MackieP@cardiff.ac.uk
Sana	Malik	Universiti Sains Malaysia	Sana.malik@student.usm.my
Alex	Marsh	University of Bristol	alex.marsh@bristol.ac.uk
Martina	McAuley	Housing Rights	martina@housingrights.org.uk
Vikki	McCall	University of Stirling	vikki.mccall@stir.ac.uk
Alan C.	McCaskell	University of Stirling	a.c.mccaskell@stir.ac.uk
Lynne	McMordie	Heriot-Watt University	lm154@hw.ac.uk
Richard	Nickson	Transport for Greater Manchester	Richard.nickson@talktalk.net
Mel	Nowicki	Oxford Brookes University	mnowicki@brookes.ac.uk
Dan	Olnier	University of Sheffield	d.olnier@sheffield.ac.uk
Gwilym	Owen	University of Sheffield	gwilym.owen@sheffield.ac.uk
Jenny	Pennington	Shelter	jenny_pennington@shelter.org.uk
Ryan	Powell	University of Sheffield	r.s.powell@sheffield.ac.uk
Steve	Rolfe	University of Stirling	steve.rolfe1@stir.ac.uk
Heather	Rollwagen	Ryerson University	hrollagen@ryerson.ca
Ben	Sanders	Crisis	Ben.sanders@crisis.org.uk
Regina	Serpa	Indigo House Group	Regina.serpa@indigohousegroup.com
Tom	Simcock	Edge Hill University	simcockt@edgehill.ac.uk
Rose	Smith	University of Nottingham	rose.smith@nottingham.ac.uk
Adriana Mihaela	Soaita	University of Glasgow	AdrianaMihaela.Soaita@glasgow.ac.uk
Alasdair	Stewart	University of Glasgow	Alasdair.stewart@glasgow.ac.uk
Harald	Stoeger	University of Linz	Herald.stoeger@jku.at
Rhian	Stone	Pobl Group and Addictions Research Group, University of South Wales	Rhian.stone@poblgroup.co.uk
Helen	Taylor	Cardiff Metropolitan University	htaylor@cardiffmet.ac.uk

Simon	Taylor	University of Cumbria	simon_taylor@rocketmail.com
Caio	Teixeira	University of Milan-Bicocca	c.teixeira@campus.unimib.it
Trudi	Tokarczyk	University of Stirling	Trudi.tokarczyk1@stir.ac.uk
Oliver	Townsend	Platfform	olivertownsend@platfform.org
Becky	Tunstall	University of York	becky.tunstall@york.ac.uk
Richard	Waldron	Queen's University Belfast	r.waldron@qub.ac.uk
Elanor	Warwick	Clarion Housing Group	Elanor.warwick@clarionhg.com
Philippa	Watkin	Heriot-Watt University	Prw1@hw.ac.uk
Beth	Watts	Heriot-Watt University	b.watts@hw.ac.uk
Meng Le	Zhang	University of Sheffield	Meng_le.zhang@sheffield.ac.uk

