

# **COOPERATIVE CAPITAL**

## **HOW TO FACILITATE COMMUNITY- LED HOUSING (CLH)?**

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APART-fellowship of the Austrian Academy of Sciences (Austrian Program for Advanced Research and Technology)

Marie Curie Intra-European Fellowship for Career Development



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# OUTLINE

- Project background
- Research design
- Key results from Austrian research
- Multi-level model of community-led housing in England
- Discussants' feedback
- Open Discussion

# PROJECT SET-UP

- Comparative study between housing sectors in England and Austria
- Co-funding from Marie Curie Fellowship (2015-2017) and Austrian Academy of Sciences Fellowship (2014-2018)
- Cooperation between University of Birmingham (UK) and Johannes Kepler University Linz (Austria)
- Project builds on PhD work in Austria (2012) and Plowden Fellowship study in England (2013)

# PROJECT AIMS

- Exploring the (re-)emergence of collaborative housing fields in England and Austria
- Focus on question of how local level projects are supported & sector scaled up
- Understanding and modelling actor relationships in different organisational and territorial models
- Multi-level framework drawing on social capital and innovation theory

# RESEARCH DESIGN

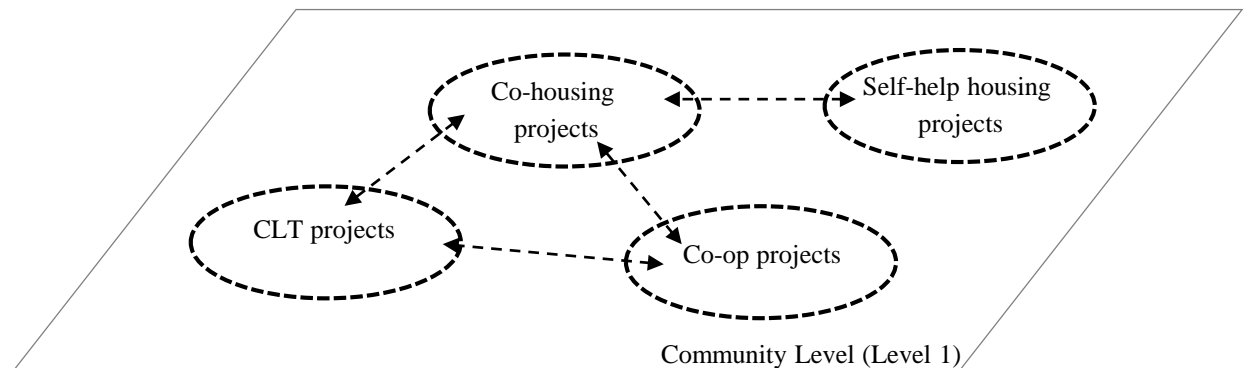
- Qualitative research strategy to reconstruct meaning of CH in a concrete institutional context (Sayer, 1992; Yin, 2009)
- Expert interviews and identification of CH models
- Selection of contrasting case studies for each model
- Qualitative, semi-structured interviews
  - board/management representatives
  - resident representatives
  - key external stakeholders
- Field observations of meetings and neighbourhoods, and analysis of archival data
- Stakeholder workshops to discuss and refine findings
- Close relationship with field actors in both countries (e.g. events, dissemination, evaluation studies)

# KEY RESULTS FROM AUSTRIAN RESEARCH

- Developer-led models look promising to be scaled
  - *Wohngruppen* embedded in subsidised housing and neighbourhood programmes, facilitated by specialised consultants
  - Affordable, low-risk, less-demanding for residents
- Group-led (partnership) models as a lifestyle niche
  - *Baugruppen*: urban model, recent growth driven by architects, specialised consultants and Greens in government
  - *Cohousing*: sub-urban/rural, long and risky development process
- Limited role of intermediary-led models (e.g. umbrellas)
  - *Syndicate*: private market model, securing bank loans through crowdfunding investments (from fellow projects, friends, relatives)
- Some projects can have strong neighbourhood impacts
  - through community building culture and social enterprise activity

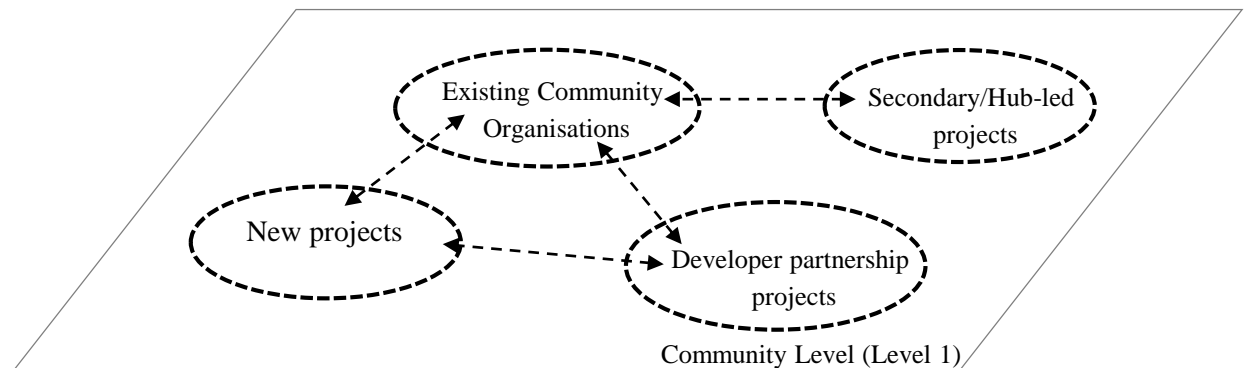
# MULTI LEVEL MODEL OF CLH

 Subniches (groupings of projects) *Version 1*



# MULTI LEVEL MODEL OF CLH

 Subniches (groupings of projects) *Version 2*





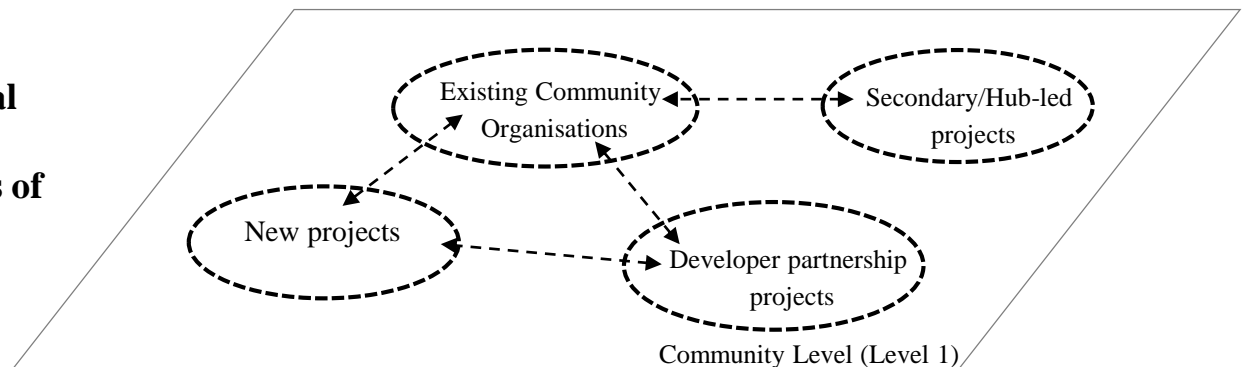
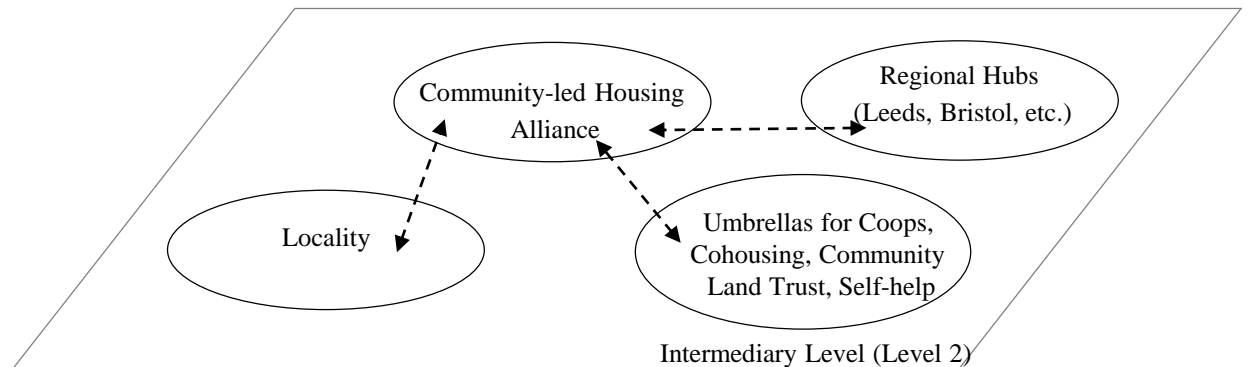
# MULTI LEVEL MODEL OF CLH

○ Intermediary actor

↔ Linking social capital

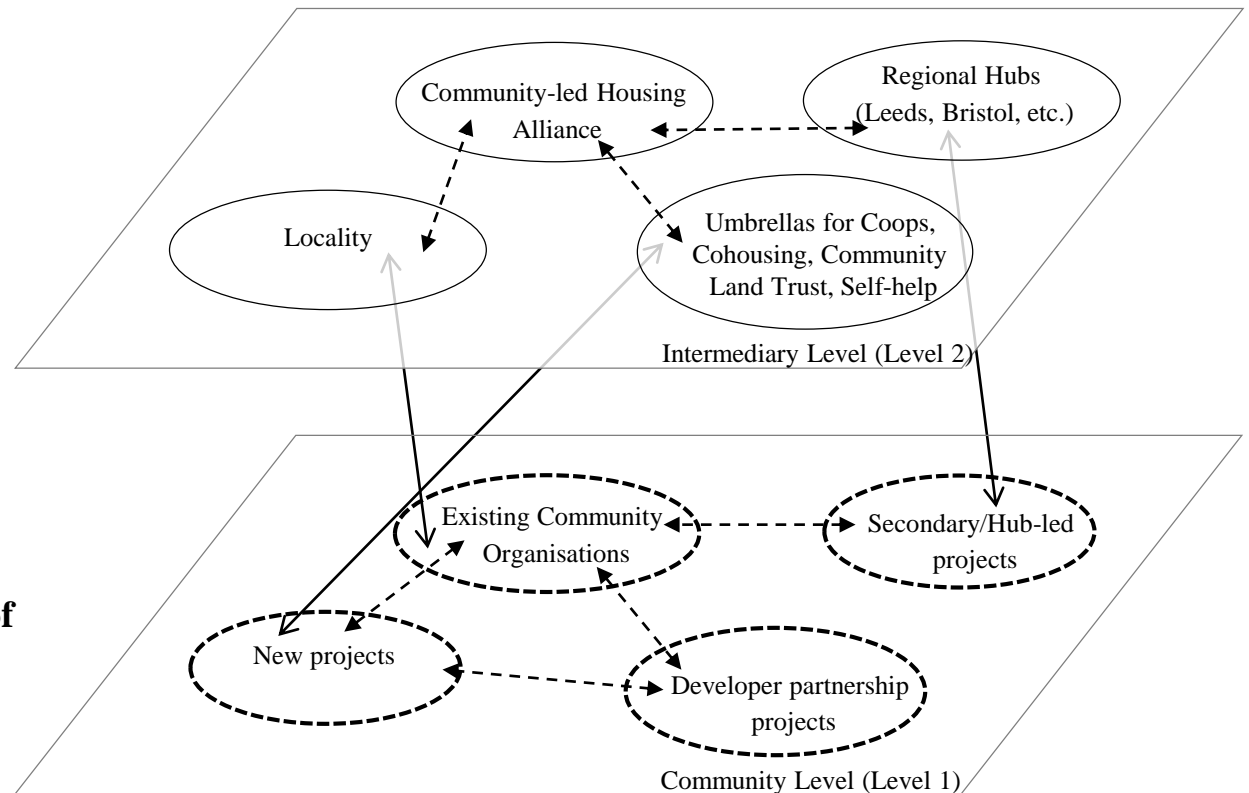
↔ Bridging social capital

⊖ Subniches (groupings of projects)








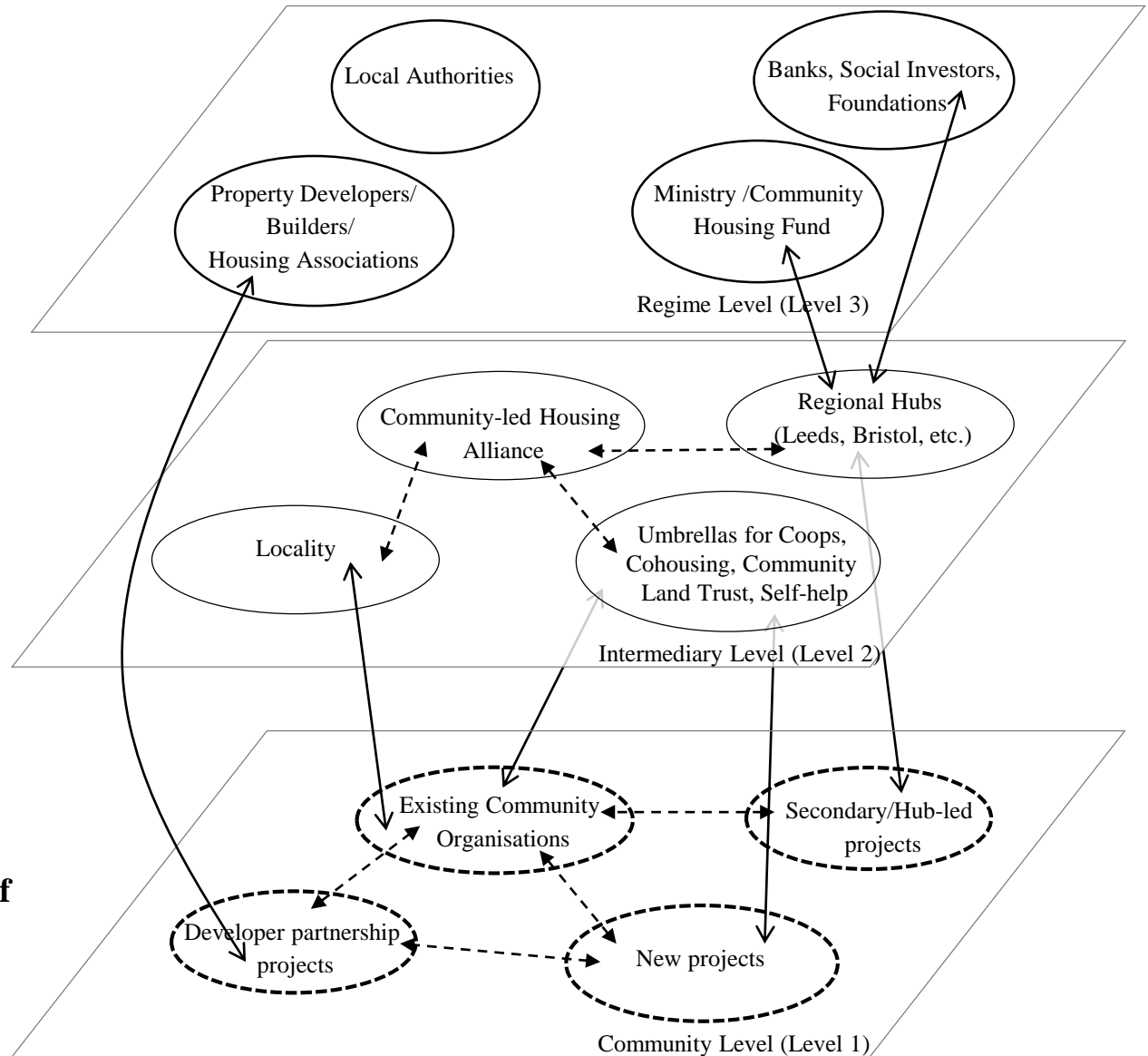
# MULTI LEVEL MODEL OF CLH

- Intermediary actor
- ↔ Linking social capital
- ↔ Bridging social capital
- ⊖ Subniches (groupings of projects)



# MULTI LEVEL MODEL OF CLH

-  Regime actor
-  Intermediary actor
-  Linking social capital
-  Bridging social capital
-  Subniches (groupings of projects)



# DISCUSSION QUESTIONS

- What can be learned from the model of sector relationships in England?
- How useful is this learning to designing and promoting solutions in England?
- How might CHF and regional hubs change things?
- How might crowdfunding change things?
- Do developer partnerships and expansion of existing community organisations offer greater scope for scaling up than the new group models?
- What can CLH in Austria learn from developments in England?

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## **HOW TO FACILITATE**

### **COLLABORATIVE HOUSING?**

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