



Networks and Fault lines

The role of housing associations in supporting vulnerable places and people; a way forward in the 'Participation Society'?

Presentation Dr. Gerard van Bortel
Housing and Communities Research
NetworkSeminar Series 4: 2016/17:

05-10-16

Introduction

- **Assistant professor Housing Management** at Delft University of Technology in the Netherlands, Architecture and the Built Environment Faculty
- **Coordinator of the Housing Section** the Management in the Built Environment (MBE) Department
- **Chair of the supervisory board** of housing Association **Parteon** (16.000 units) (North of Amsterdam)
- **Member of the Performance Audit Board** for Flemish (Belgium) housing associations (until October 1st, chairman of the board)
- **Performance auditor** for Dutch Housing associations





Het College voor Promoties
van de Technische Universiteit Delft,

gelet op artikel 9.10 van de Wet op het hoger onderwijs en wetenschappelijk onderzoek (Staatsblad 322 van 1997),
kent de graad van doctor toe
aan *Gerard Antonie van Bortel*
geboren op *8 november 1937* te *Breda*
daar deze heeft blijk gegeven te voldoen aan de eisen, gesteld in artikel 7.18
van genoemde wet en in het promotiereglement van deze universiteit, door
verdediging van een proefschrift getiteld

*Understanding the role of housing associations
in neighbourhood regeneration: a network governance perspective*

alsmede van stellingen, beide goedgekeurd door de promotoren
Prof. dr. ir. M.G. Elsinga & Prof. dr. T.J. Boelhouwer & Prof. D.W. Mullins
te Delft, op *4 maart 2016*

Namens het College voor Promoties,



Problem



Housing Associations

Local Authorities and other actors

Rising complexity and conflict in neighbourhood regeneration decision-making as a result of the multitude of actors and interests involved

Objectives PhD research

1. Increase knowledge on the role of housing association in neighbourhood regeneration decision-making in vulnerable neighbourhoods
2. Explore how contextual factors impact this role
3. Use the increased understanding to improve the contribution of housing associations to better performing neighbourhood networks

Vulnerable places and people



Security



Housing



Public Realm



Housing and Care



Jobs and training

Network governance perspective





Governance Networks



Tekeningen: Jan Metz. 'Kennis voor Krachtige Steden', 2015

Decision-making processes



Research approach

Strategies and methods

Research strategy:

- Qualitative
- Case studies
- Longitudinal
- International comparative



Research methods:

- Interviews
- Participative observations
- Document analysis



Case studies: housing associations

midland heart
housing, care and opportunity



DE HUISMEESTERS
Woningen voor Groningen

Case 1: Lozells, Birmingham



Case 2: De Hoogte, Groningen



Neighbourhood Council, De Hoogte



2005-2015: 10 years of policy change and crises



40 Priority Neighbourhoods
(2007-2011)



Global Financial Crisis (2008)



Housing market downturn
(2008 – 2014)



SS Rotterdam (2006)

Largest Dutch housing association faces mass sell-off of homes

Interim managers seek to sell up to a third of Vestia's properties after the landlord loses €20bn in a derivatives deal



Rotterdam's Erasmus bridge: the city is home to Vestia housing association which has lost €2.5bn and is selling housing stock. Photograph: Ellen Van Bodegom

Vestia (2012)



Big Society (2010)



Parliamentary Enquiry
Housing Associations
(2013 – 2014)



Participation Society (2013)

Housing Act 2015



Some conclusions from my PhD

- Local networks matter in vulnerable neighbourhoods and housing association can support these networks
- Long-term approach needed: indications that neighbourhood investments have impact, but many areas and residents remain vulnerable
- Despite good will and effort by housing associations it proved difficult to involve residents in decision-making in a meaningful way
- Involving residents in the 'Participation Society' calls for craftsmanship that is still insufficiently acknowledged and understood

A way forward in the 'Participation Society'?



Problem



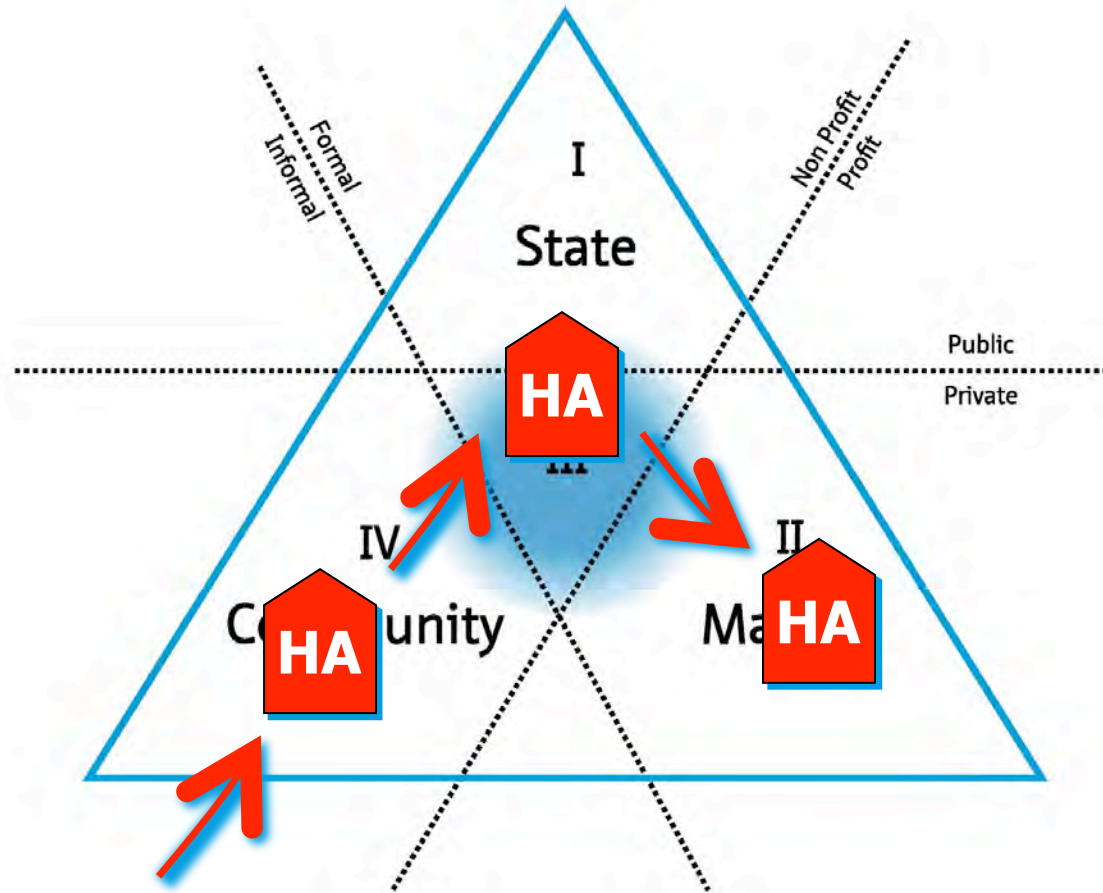
Residents and Local
Communities

Housing Associations and
Local Authorities

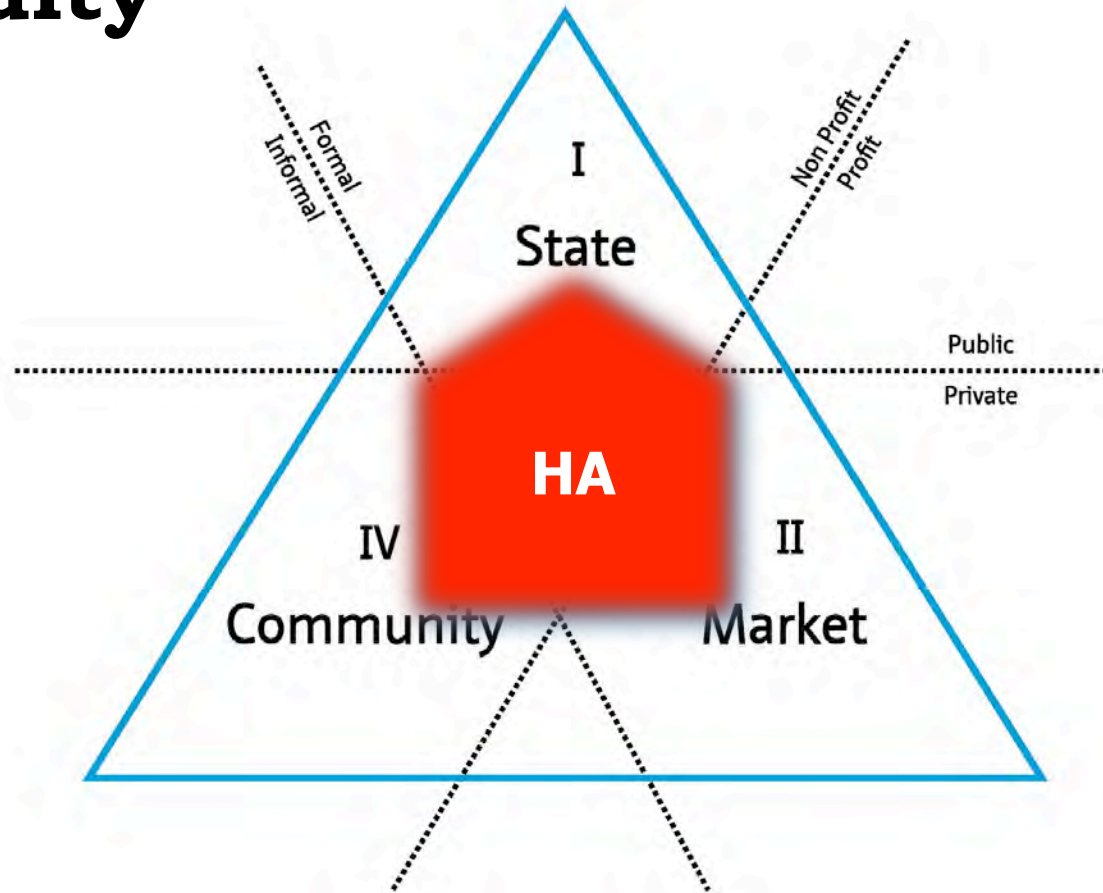
Lifeworld

System

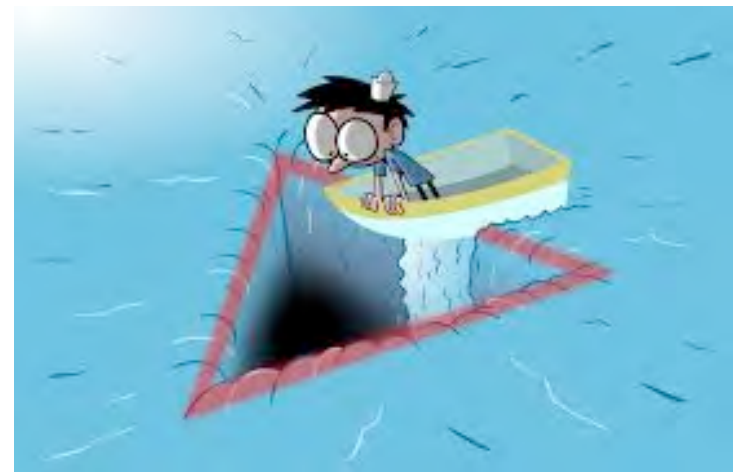
The long march of Dutch housing associations



Social entrepreneurship in housing: intra-organisational hybridity

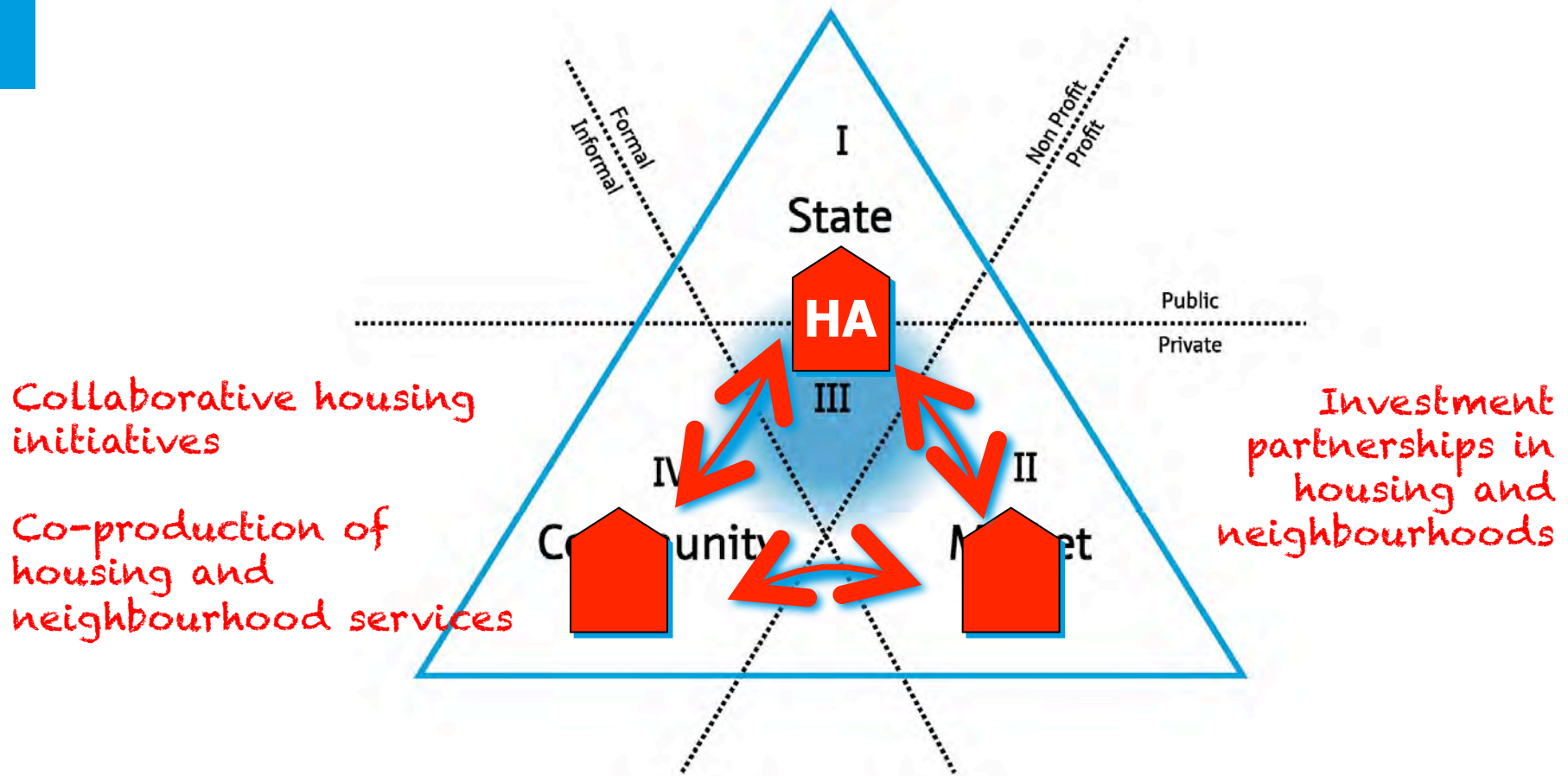


**“Housing
associations need to
move out of the
Bermuda Triangle of
accountability”**



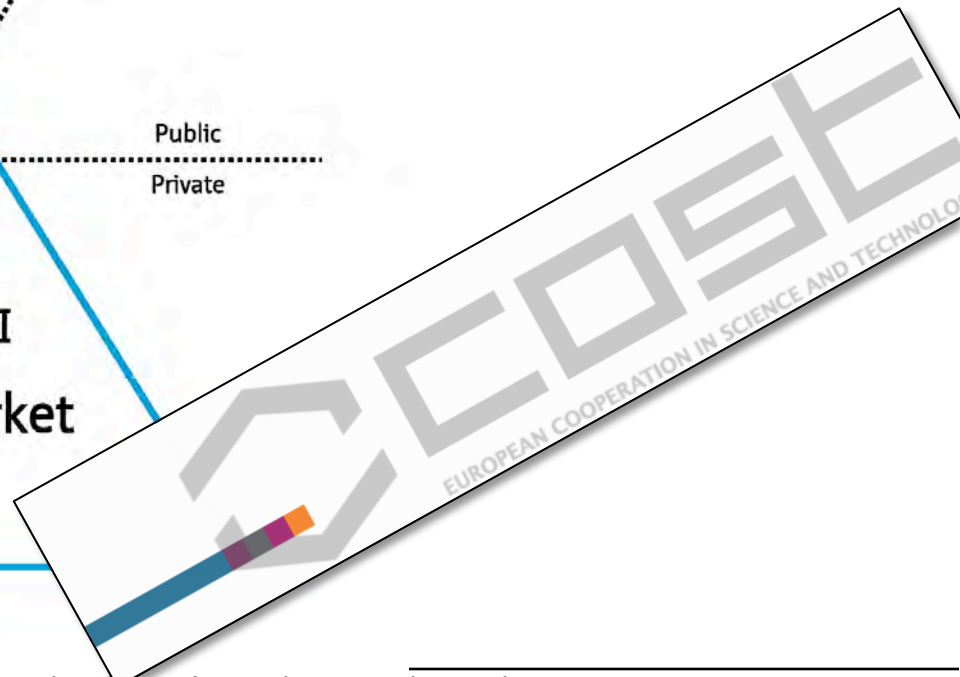
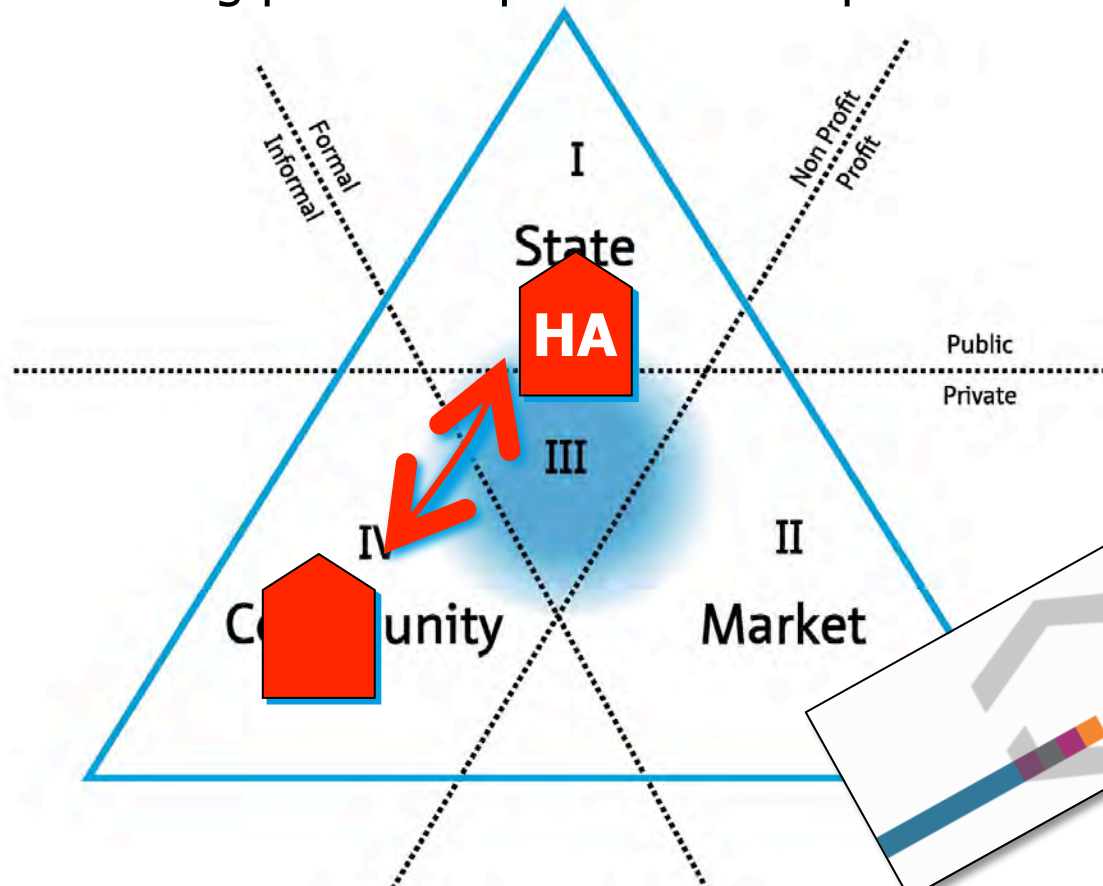
Dutch Central Planning Bureau (CPB), Rapport March 2010

Welcome to the new reality of Dutch housing associations: inter-organisational hybridity in housing and communities



COST Action Call for Consortium partners

- Knowledge and innovation exchange network on affordable housing partnerships across Europe



'Networks and Fault Lines', Gerard van Bortel 3 October 2016

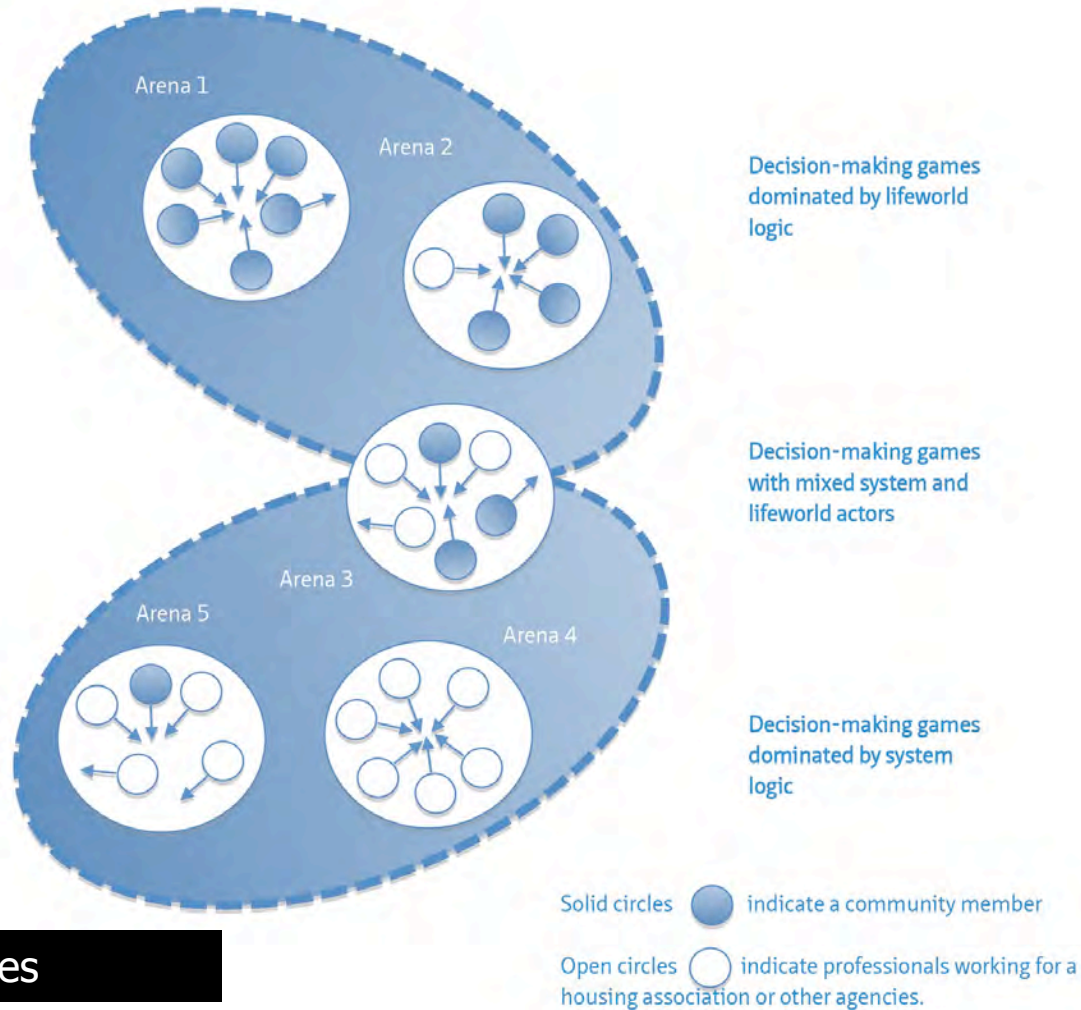


**THANK
YOU!**

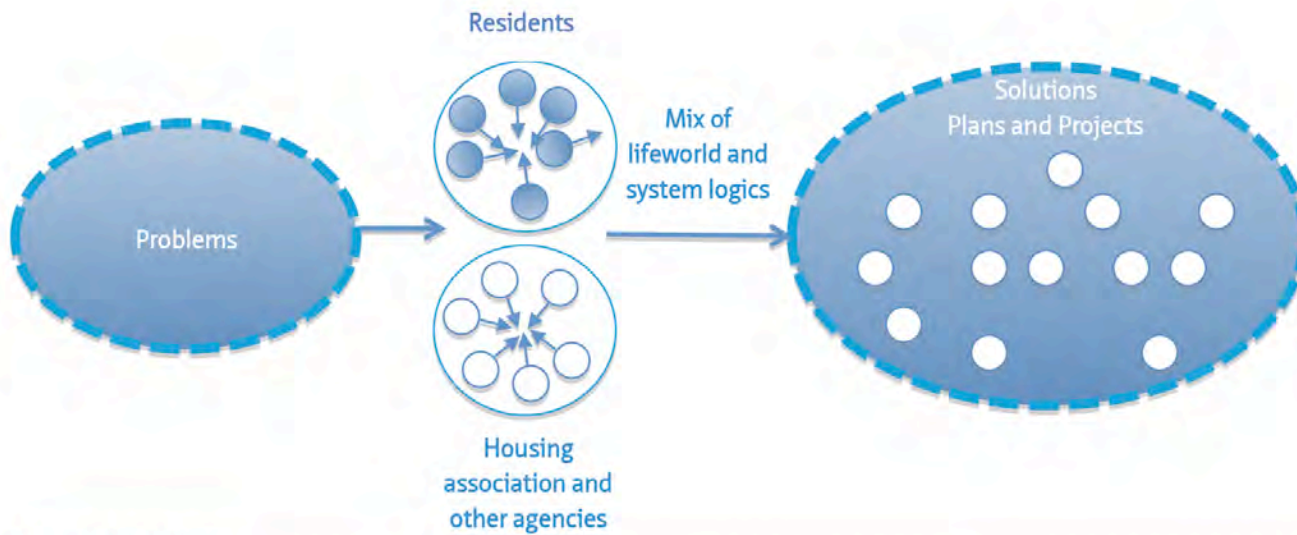


www.gerardvanbortel.nl

Backup slide

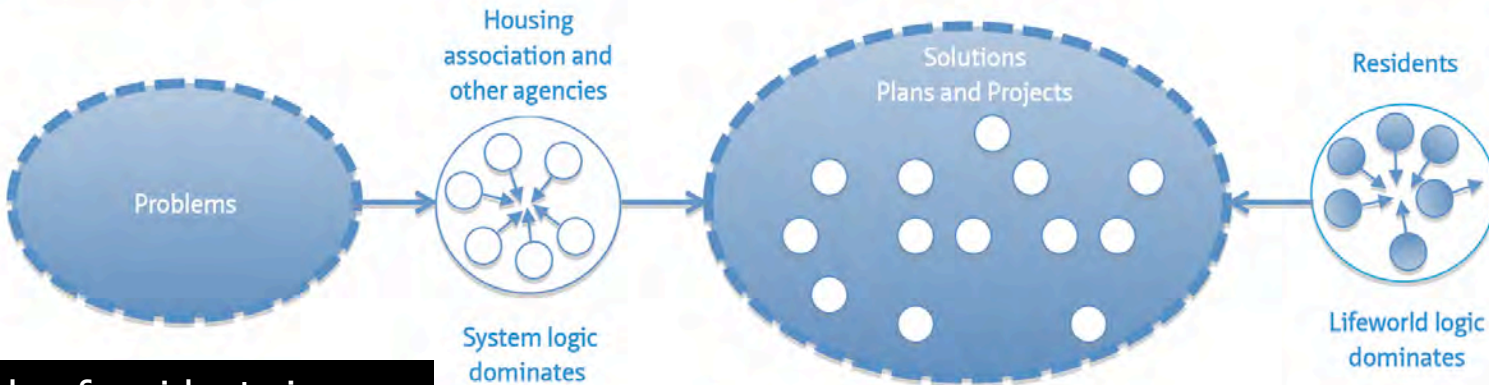


Arena types



LOW INVESTMENT

HIGH INVESTMENT



Role of residents in investment decisions

Decision-making processes

