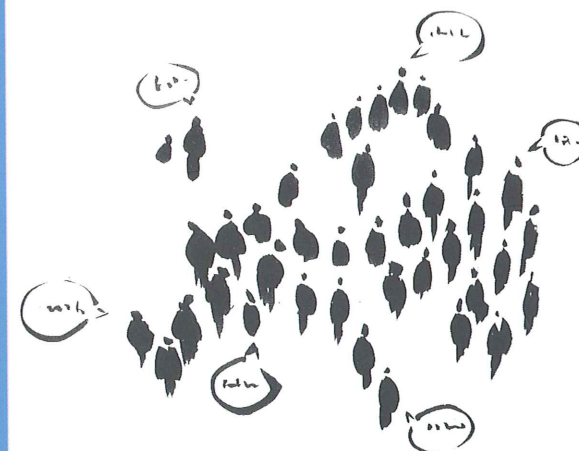




**NEIGHBOURHOOD
HOUSING DEBATE**

**edited by
Daniela Ciaffi**

FrancoAngeli



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Preface

by Daniela Ciaffi

The NeHoM project (*Neighbourhood Housing Models*) is aimed at identifying housing-based initiatives improving the quality of life in deprived urban areas and assessing their transferability across Europe. The study started with three pilot cases before EU financial support was granted: the pilot studies acted as a basis for developing methods of investigation based on factual neighbourhood data and detailed interviews with decision-makers and residents. The same method was followed in all the case studies, three or four in each of eight interested countries, that is Estonia, France, former Eastern Germany, Great Britain, Hungary, Italy, Norway and Sweden.

The book is not a descriptive text and offers examples of how urban decline and social unease are dealt with, by illustrating the relevant urban issues. Instead of a comparative approach the political, social and economic contexts have been considered and they have been grounded in the situations which have generated them.

Each national team held a national conference within the framework of the NeHoM Programme, highlighting main research issues related to local experiences.

This book originated at the Italian national conference the main theme of which was the relationship between State, Market and Third Sector within urban regeneration programmes. Several NeHoM meetings and workshops highlighted a large gap between some mostly socially oriented pilot experiences, such as the single parents residential project in Newcastle and other cases where new approaches were attempted such as including the social component within a local and national context which is otherwise almost totally market oriented, as happens in some of the new EU member states in Central and Eastern Europe.

This distance between such diverse backgrounds, led the Authors of this book to select the economic arena as a key common theme.

4. Who invests in change in poor or rundown Neighbourhoods?

by Daniela Ciaffi and Valeria Lingua

1. An approach to the understanding of the NeHoM Case Studies

The aim of this work is to re-read the NeHoM project by comparing a summary of the cases and glean an understanding of who has invested energies in regenerating the considered neighbourhoods: are they private or public actors, or do they belong to the Third Sector?

To gain a better understanding of the main features, the Who, What, Why and When of the 28 cases, a method was developed. Two tools were used in case comparison: a chart and a checklist. The former reads into each case evidencing the core of this re-reading, that is the integration between actors and the actions of the regeneration process of the neighbourhood. It is a multiple entry chart, with the various actions (physical and socio-economic regeneration) in the centre. The three sides of the Charts show the actions leading to the process clustered into three groups: public, private-market and third actors. This approach also makes it possible to introduce a time scale into the case reading, covering the 1980s, 1990s and 2000 evidencing when a given actor has entered or left the neighbourhood regeneration process.

Actions developed in the course of the regeneration projects are listed so that social (in black) and physical (in grey) actions can be read apart. Actors and their presence is described in the charts as well as their link to the actions. Links between physical and social renovation are also highlighted.

However, modes of interaction, motivations and consequences are not described nor are the results of the regeneration processes. This is why a brief descriptive table with the basic information on the case is placed next to the chart. This checklist highlights the situations of decline of the neighbourhood: unemployment, high turnover, presence of ethnic groups, lack of integration in the community – which is often ethnically mixed – and stigmatisation of the area if any. This tool offers space-sensitive information (under *The Neighbourhood* section) and also helps comparisons, by evidencing

differences in size, ranging from a dozen to a hundred hectares, number of residents, ranging from under a thousand to more than ten thousands. Data outline the context and the problems of the neighbourhood, presence or lack of services / infrastructures and presence of specially difficult social situations such as the political refugees in Rosengård/Örtagården, Sweden, the mentally ill in Via Arquata, Italy, communities of recent immigration in France or Germany.

In the section *The problems calling for action* the qualitative factors of crisis are related to their possible causes and to the possible consequences on the neighbourhood.

Then, there is a picture of the regeneration program's *Effects of the initiative*, with positive and negative effects both on the urban and on the social contexts.

The last section lists the key factors contributing to the success of the regeneration actions, as well as those which convey undesired effects, offering a first *Assessment of impact* of the regeneration programs.

1. THE NEIGHBOURHOOD	2. THE PROBLEM CALLING FOR ACTION
DESCRIPTION Position inside the city Architectural aspects Density Features Socio-cultural infrastructures	Factors of crisis Causes Consequences
PRE-CONDITIONS % social housing n° of flats n° of vacant flats social composition prevalent age turnover	3. EFFECTS OF THE INITIATIVE Positive social effects Negative effects/risks
	4. ASSESSMENT OF IMPACTS Key factors of success

This makes it easier to identify which players are there and which are not as well as the combinations (multi-actor scenarios). This is one of the ways in which interaction among the actors taking part in the regeneration plan can be represented. In fact, in most cases a best practice stems from the integrated role of actors among various environments, which is why interaction among subjects and among the actions leading to the social and urban regeneration of the neighbourhood is also interesting. Interaction among actors becomes integration when there are a number of social and physical objectives, specially when the processes are carried out through synergies between public and private sectors.

However, the scenario can change according to the strategy and the aim of urban regeneration: it may include economic, functional, environmental, social, cultural, local development-oriented or real estate-oriented evaluation.

Integration may be understood in a range of ways: integrating projects and actions, social integration, integrating resources or actors (interaction).

In some cases integration has been considered as a synonym of the range of actions in a project if planning is viewed as piecing together actions and aims. However an actual integration of actions implies a carefully thought out planning of mutual interrelations among the planned actions. The latter are aimed at enhancing the ability to supply comprehensive and complex answers to a given number of objectives.

Social integration – defined as the crossroads between social and urban regeneration – plays a very important role in this respect. In fact urban regeneration cannot be seen exclusively as a physical process but must also lead to social advantages linked to a strengthening of urban identity.

The integration of multi-source resources, especially when private funding is also involved (which is not easy to manage) or the state of the neighbourhood is such that attracting private resources is difficult. As a result, the private-public relation will have to change, as it requires an increasing integration among the actors involved in the regeneration projects.

Some general remarks on the three large groups used as actors' categories in the charts (*Public, Market and Third Actor*) follow. This breakdown between public, private and Third Sector is inconsistent with a long tradition (Bobbio, 1996; Giusti, 1995) shared by different schools of thought (economic thought, social thought), whereby a democratic system can be divided into three principal actors (*State, Market and Society*). Each actor is aware of its role and place and acts through its sphere of competence, in the public and private areas: the public sphere is generally identified as the State and is expressed through the rule of law.

In the case of urban regeneration, the term “public” includes the State and all the public corporations, the local authorities and agencies that are engaged in urban management and urban planning as well as in the financing of these operations, from the national to the neighbourhood scale.

The private sphere, dominated by the Market, translates into business efficiency and profit-making. In this case, the market sector is represented by all the businesses that actively operate in the said area, be it a neighbourhood or a district, with a view to its development. Private sector, enterprises and companies that are involved, are engaged and/or invest in the regeneration process.

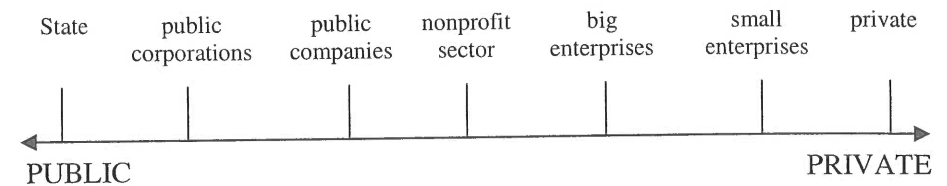
The society is present through the proximity and the efficacy of selfish participation of persons and social groups. The aspect that is more interesting, talking about urban regeneration, is the associative sector, usually called *Third Sector* because of two peculiar characteristics that make the difference with the public and the market spheres: i) the indifference between public or private management of processes; ii) the non-profit making.

The State is public by definition, and the Market is private, the Third Sector is both public and private. While the Third Sector was first established as a public institution, the associative sector has spread more and more, so that non-profit associations are often private.

The fact that associations are not profit making enterprises doesn't mean that they can't generate an income or returns on their investments. Their status simply implies that their accrued income has to be reinvested in the development of their activity, in order to pursue the social aims and to improve their situation. If we consider metaphorically State/public and Market/private as “actors” of a system, the Third Sector (also called third actor) is so called because of its difference, its being something “other” than the two traditional ones.

Traditionally, public and private, as well as State and Market, were considered as the poles of a dichotomy: they had such diverse and opposite characteristics that they were mutually exclusive. Nowadays, the separation between the two is not so clear, so that it makes no difference if public and private sectors are positioned as two extremes of a continuum, with a lot of intermediate areas where public and private are not opposite and uncommunicative spheres anymore, but appear increasingly interconnected (fig. 1). In this continuum, the third actor takes its place in a central position.

Fig. 1 – Public/Private: the continuum



Source: Bobbio, 1996, p. 59

Public/State, private/Market and society/third actor are strictly interrelated and the growing role of the Third Sector in the last decade has been accepted (Barbetta, 1996; Fazio, 1997; Rose-Ackerman, 1996; Salamon, 1994; Salamon, Anheir, 1994; Quadrio Curzio, 1996; Rossi, 1997). Some researchers consider the increasing number of voluntary (public and private) associations, agencies, clubs, communities, networks, that pursue non-profit altruistic and solidarity-based goals, as one of the decisive factors in establishing a climate of mutual trust and social cooperation, as well as to begin a virtuous circle of social and economic development (Putnam, 1993).

As a result, the three macro-actors “are not findable as effectively separated in the universe of the actions, but only conventionally: better, the multiple manifestations of these subjects often show conflictual but also cooperative weavings between the different dimensions” (Giusti, 1995, p. 12).

The purpose of the framework is to identify these interfaces consisting of conflicts, failures, defections or desertions in the middle of the process, but is also and overall made of cooperation, of actions continuing in time, reinforcing the links, and generating social capital.

Interactions among the three are the key to the co-decisional processes involved in regeneration. These interactions can develop in various ways, through the integration between private and public sector, including partnerships and the involvement of residents through participation. Partnerships is a process of negotiation and joint or participated decision-making which develops through the cooperation of the involved actors or players more or less on an equal footing going beyond the order and execution chain of command and also beyond the top-down procedure (Moccia, 2002, p. 88).

According to Bobbio (1996) there are two types of partnerships, public-public and public-private. The former refers to agreements among various agencies either in the same tier of government (horizontal PPP) or in different tiers of government (vertical PPP). The latter, the public-private partnership,

implies private subjects, generally main agencies providing funds according to needs, feasibility and economic competitiveness.

Lastly, integration among actors must also include resident participation to the project, usually the "weak actors" in the decision-making process. The aim is to consolidate urban identity through empowerment and bottom-up planning.

2. What the Charts show

A number of specific features emerge against the common background: problems such as high density of political refugees in the Pallasseum Neighbourhood (Germany) or in the Örtgården Neighbourhood (Sweden), or concentration of mental patients in via Arquata (Italy). Another case in point is the large number of immigrants, as is the case of the 55 ethnic groups in Løvstakksiden (Norway).

The identification of key factors of success also makes it possible to refer to very specific actions: reference is to cooperatives with a very long experience, such as the *Régies* in France or to an upward economic trend as is the Swedish case or yet again the presence of charismatic leadership managing contacts among associations and/or ethnic groups as is the case in Soldinerstrasse in Germany.

Actions were then analysed and the result was a number of ways to see the rebirth of a neighbourhood or its decline: most projects concentrated on physical and infrastructural actions and on social issues which include economic and cultural initiatives, ranging from work to street-theatre with a range of actions aimed at integration, participation and so forth. In some cases they became the means to promote social integration by training residents to carry out their own repairs, as is the case in Les Flamants and Kallisté in France and Mustamäe in Estonia.

In most cases the two sides are balanced and the physical actions are in fact aimed at supporting the social ones, such as the cases in Aigues Douces in France, Soldinerstrasse in Germany and Örtgården in Sweden. In other cases physical regeneration concerned an area with a strategic role in the redesigning of the overall urban plan (e.g., Aigues Douces in France) while in most cases the project does not go beyond the boundaries of the neighbourhood; see Berliner Viertel in Germany and Mustamäe in Estonia.

In all cases – no exceptions found – residents played a key role: in some cases the role of the children in the school was vital in involving women as was the case in Soldinerstrasse in Germany, Aigues Douces in France where

they acted as a catalysts involving the whole family. Women are the centre of the North African households and by involving them it is possible to enter contexts with a dominant Arab culture such as the Turks in Soldinerstrasse or the North Africans (Maghrebians) at Les Flamants, a first step towards integration.

Two trends can be observed in the integration process:

- direct public sector management programmes involving associations, forming standing committees known as "tables" in Italy (social tables, technical tables). This happens where the public sector is strong as is the case in France with the *Régies* and in Sweden;
- mixed management, where the public sector launches the initiative but then uses or creates *ad hoc* companies to manage changes and implement projects. This is the case of Germany with the establishment of the group of experts in Marzahn.

On the whole, partnerships mainly involve the public and the Third Sector, while the private sector appears absent in neighbourhood regeneration programmes. There are exceptions in local business activities: retail businesses, at times with ethnic businesses, as is the case in Marzahn in Germany, or previously established private activities, such as the Art Gallery and the Cultural Café at Tensta in Sweden.

Public-private integration is a long road: former Central and Eastern European Countries are a specific case as the privatisation which followed the fall of the socialist regimes was and is a swift process with the private sector entering real estate (and causes gentrification), while housing had been a public sector for decades.

3. What the Charts do not tell us

The Charts "hide" a series of issues which could be studied more in depth but that will be merely listed in this context. Below there are examples of how pre-conditions impact on all the case studies.

National and International Parameters: in reading and comparing reports, the assessment of situation clearly appeared to be related to the parameters and indices employed. For example Norway's residential standards are telling of their high standard of living: 112 sqm as an average housing unit size and 60 sqm as a minimum surface per person; the possibility of Norwegians to resort to the Housing Banks (est. in 1946) for easy term loans; and the city's large budget for regeneration. Another relevant welfare index is that Norwegians spend very little for their housing, and only 17% of population

spend over 25% of their income on housing. One can therefore reasonably suggest that some of the figures that worry the Bergen Local Authority would leave most other Local Authorities quite pleased.

How can quality of life standards be set according to national economy dynamics? In a national context reading into trends such as an upward economic trend is essential: Swedish researchers for instance underlined that many projects were developed during an upward economic trend, when unemployment dropped from 8 to 3%. It is however useful to note that most of the considered neighbourhoods experiencing a crisis would have probably missed out on economic recovery had appropriate policies not been implemented.

Nodes: projects highlighted some nodes that should be discussed, such as housing unit allocation, which apparently leads to unmanageable situations. Why is term unmanageable used? Sweden was a case in point because not only one foreign community was to be related to the native community, but many foreign communities had to live side by side. Migration soared in the Holma from 1993 to 1998, going up from 48 to 72%. Self-perception of communities was that foreign residents had little or no contact with Swedes, no language became a medium and learning processes plummeted. The same is true for Örtgården where 50% of all residents had lived in the country for less than 7 years, and 61% were not Swedish-born. 36% of all Soldinerstrasse (Berlin) residents were foreign and public housing units were allocated so that half the tenants were of German, and half of Turkish descent.

Principles underlying housing unit allocation need to be discussed. In the Norwegian case study, Løvestakksiden, one third of all residents are foreign and come from 55 countries. What type of community can develop between native nationals and such migrant population? There are no short cuts in this case: one of the most successful actions listed in the NeHoM projects is the Tensta neighbourhood in Stockholm, where 66% of all residents were born outside Sweden, 140 languages are spoken, and the level of education of 60% of migrants is below Stockholm's average.

Another node refers to the (perception of) safety issues in neighbourhoods: residents in both the Havana and the Józsefváros neighbourhoods in Budapest disagree with the bad reputation their neighbourhoods have.

The availability of services and welfare for the socially marginalised is often not perceived: a Cultural Centre used by the entire city but not so much by residents is referred to in the Kalamaja case (Tallinn). Likewise in Berlin with Pallaseum. These examples call for rethinking financial and cultural service affordance (Gibson, 1979).

A compared between Estonian and French experiences is an opportunity to consider decline over time: decades of total lack of real estate maintenance in Tallinn and urban degeneration after only three years in Les Flamants. The fact highlights the different length of these processes and the relationships with processes of physical renewal and social regeneration.

Demolition is a drastic project which local authorities may opt for: the demolition of the Lien building in the Løvestakksiden case study, or of the Vele in Naples is reduced to its symbolic and political value. The French Aigues Douces case is different: the demolition of a block and the partial demolition of the tower blocks are part of a project awarded to a well-known architect: in this case the debate is on the principle of empowerment. Can a famous architect wipe out the history and personal story of the local residents who, in the '70s, built their migration projects exactly in the housing units that were demolished? Compared to other examples of demolition, undeniably Fuksas was redesigning the quality of the urban environment.

Public sector: different approaches. Case study analysis suggests that a variety of approaches have been used in dealing with public housing policies. In the French universal model we are dealing with a powerful decision-making public sector, which allocates public housing; and the public real estate property is surprisingly large. Aigues Douces is an example of a major public investment.

The UK model operates on a smaller scale, favouring the preservation and reproduction of urban communities. The Single Parents' case study is informed by this model. Germany, France and Sweden can be fruitfully compared for other reasons: approaches to social capital or human resource investment in neighbourhoods. The Soldinerstrasse's *La Piazzetta* project is aimed at developing learning processes and offers workshops with students, teachers and parents. Housing policies are integrated with culture policies. The regeneration of public spaces is highly valued through education towards designing, building and maintaining outdoor or indoor spaces.

The three Swedish cases have other priorities: housing is part of overall labour policies. As a result, the main aim for a neighbourhood undergoing a crisis is to overcome unemployment. The underlying philosophy is that employment regards the physical renovation of common parts, or the growth of local businesses. In the Tensta (Stockholm) case study training activities were developed. This strategy raises questions as to which of the following is more sustainable: to attract skills to the neighbourhood (for example giving electricians preference and low rents in exchange for maintenance of public spaces) or to organise training courses, knowing that the person may choose to leave the neighbourhood. In Marseille's Kallisté case study the

Compagnons Bâtisseurs train groups of unemployed residents rather than attracting people to the area.

Another route for the public sector is the introduction of laws aimed at setting standards through provisions. In the Norwegian case a national law sets social mixes as an aim in urban areas: as from 1998 housing allocation policies are established so as to scatter the lower income and more difficult cases, and not to create pockets of urban decline. The "10% law" states that 10% of real estate has to be allocated to public housing.

Budapest has enacted an anti-gentrification provision: the 5-years law establishes a minimum 5 year period after renovation for the former tenant, now owner, to be allowed to sell. The aim is to avoid renovated neighbourhoods losing their *milieu* immediately after regeneration.

The public sector transferring authority to the non profit sector. The Newbigging Hall case in Newcastle resulted in the creation of a forum. Researchers raised the same issue which was debated by the Local Development Agency in via Arquata in Turin, that is: are these non-profit organisations representative, and if so, to what extent? Though those organisations in some cases take the place of local leaderships, they – charities, NGOs, etc. – have a role in mediating between the local authorities and the residents specially in presence of weak local groups. In Estonia FOAs (Flat Owners Associations) are welcomed as associations where residents learn how to manage the finances of the building, while in France the discussion on the *Médiateurs* is well underway: to what extent do these organisations actually solve problems, and what do they do to protect their market niche, and therefore need neighbourhoods with problems?

Public funding as a lever for private investment. As the charts show, in many cases the Market side has no actors. Most urban regeneration projects are triggered by the public sector which in turn activates the so called Third Sector. The private sector is involved when the public sector decides to sell off its real estate. In this respect it is interesting to compare the experience of countries where the sell-off started many years ago to those where the process is relatively new. In many cases privatisation does not work as expected, that is to say the problems remain as neighbourhood issues rather than the burden being shifted onto the owners: in Newcastle where the Single Parents project was developed, the 80s had witnessed a sell off. Currently many of the landlords are classed as reluctant. The UK might be used as a pilot study for many former Central and Eastern European Countries which have been experiencing wide scale privatisation in the past 10 years.

Some figures suggest that most of the public housing is being sold: in Havanna⁴¹, an outer Budapest neighbourhood, 70% of all housing was public before 1989, and in 1990 ownership was transferred to districts that sold them off to tenants at 15-40% of their real value. Furthermore, cash sales were 40% down on the price. As a result 95% of all public housing was sold. In Józsefváros 28% of neighbourhood estate is still owned by the City, but the housing is in a very bad state and not always safe, which does not speak of an overall plan aimed at the conservation of key public developments.

That notwithstanding there is a strategy aimed at privatisation: unlike the cases described by the Estonian research team, where the public sector appears to have turned social and maintenance problems over to the new owners, Hungary appears to have a public policy. For instance, in the case studies in the central Budapest districts, the French SEM (Société Economie Mixte) model has been developed. This means that residents who have not enough capital can access easy term loans from savings banks.

In the outer neighbourhoods such as Újpest the aim of the public sector is to reinvest income from sales in high standard social housing.

Defaulting public sector, delegating the private sector. Tallinn's case in Estonia is surprising in that the public sector has completely delegated the Market, which might lead to a new form of totalitarianism after the Soviets! The State initiated the privatisation process but offers no social tutoring, and while protecting free market ideology offers no social protection. In fact income-based neighbourhoods are developing thus giving rise to segregation where the social mix was one of the advantages of the city.

Gentrification and the idea that more even distribution increases cooperation appear to be the two underlying criteria which should be considered in the context of the debate pro and against mixing.

Residents and Local Authority: Priorities. The three Estonian FOAs (Flat Owners' Associations) have been established through the privatisation process. It was a plain legal provision unlike many other NeHoM cases that were one-off programmes or initiatives. In 1992 the sociologist Sztompka made an interesting remark linked to the different clocks chiming the time of change, one for the institutional reorganisation, the other more individual for people in their every day lives. This statement is a key in understanding the efforts of the Estonia team in establishing what we might call "mere" owners' associations or companies. The focus is on residents and their priorities. The slogan "*Agiamo insieme per il quartiere*" (together for the common good of

⁴¹ Havanna is among the NeHoM pilot case studies; therefore it is not included in the following charts, nor in the enclosed CD rom.

the neighbourhood) may suit Italy but what about the former socialist countries, where people may react against the mere reference to collective action? "No, thank you", because it echoes previous regimes, and it is why NeHoM Estonian and Hungarian researchers speak about extreme individualism among residents.

The issue of the range of needs among residents also emerges in the case of different cultures having to live side by side: some North African residents in the Kallisté case study invest first in stereos and cars while the redecorating of the *façades* comes last. Consensus is more complete around other projects, such as everyone enjoying a safer neighbourhood as in the North Paddington case (seven warden jobs for residents).

Social action projects as a means to develop identity. In the Kallisté case in France, utility repairing in houses rather than redecorating, is used as an opportunity for social monitoring devoting more time to each call than that required for the mere technicalities. The positive results were highlighted by the *Compagnons Bâisseurs* and the NeHoM researchers. A very important feature of the *Atelier de quartier* project is that households, missed out by the social services because there is no emergency as such, are visited in their homes and members are informed of available services. Both this experience and the Berliner Viertel in Monheim am Rhein have developed a sense of belonging through green projects, that is offering to tenants gardens or allotments for rent, so transmitting a passion for physical activities (agriculture, DYD, crafts).

Renewal Projects: inner driving forces. Lastly we would like to consider the inner driving forces of the project: both the national and the neighbourhood landscape are important, but each project has also to be contextualised in its urban setting. Two Swedish examples might be useful: i) Tensta, which gave outstanding results as 140 enterprises were established, 90% of which are still operational 2 years later; however, one ought not to forget that there was a pre-existing lively urban fabric – a city art gallery which organises a festival every year, a culture-oriented café, a shopping centre and sports facilities – as well as having a number of 30 to 50 years old inhabitants; ii) Holma which is also strategically positioned close to the new bridge connecting Sweden to Denmark, of international appeal.

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The cases: Diagrams

England

Cowgate, Newcastle
Newbiggin Hall, Newcastle
Paddington, London

Estonia

Kadriorg, Tallinn
Kalamaja, Tallinn
Mustamäe, Tallinn

France

City HLM of Aigues Douces, Marseille
City HLM of Flamants, Marseille
Co-ownership housing estate of Kallisté, Marseille

Germany

Berliner Viertel, Monheim am Rhein
Marzahn Nord, Berlin
Schöneberg Nord / "Sozialpalast", Berlin
Wedding / Soldiner Strasse, Berlin

Hungary

Köbánya-Éles sarok, Budapest
Middle-Ferencváros, Budapest
Middle-Józsefváros, Budapest
Újpest-Centre, Budapest

Italy

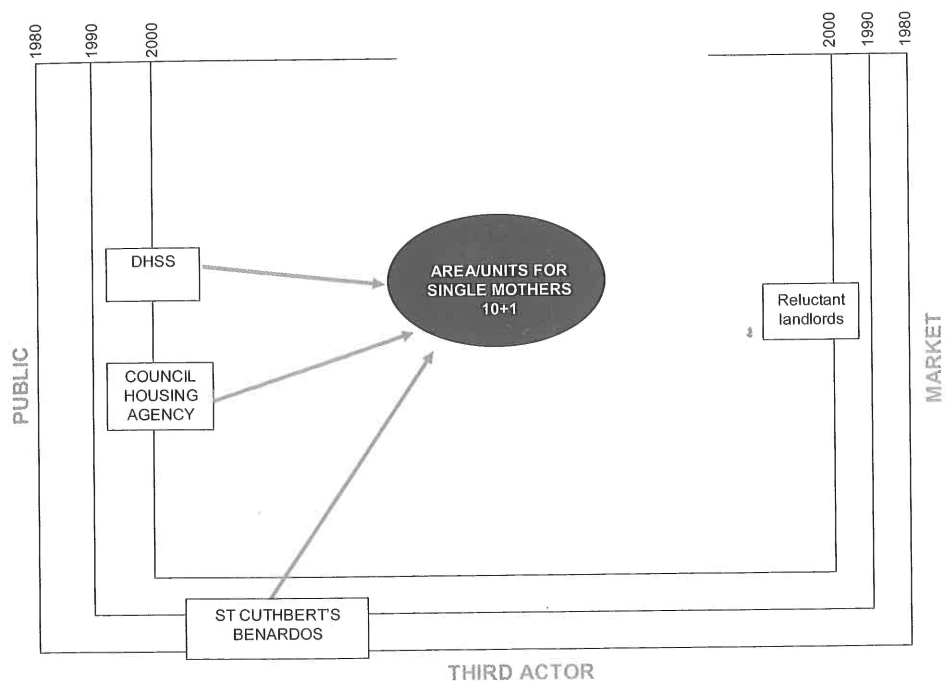
Via Arquata neighbourhood, Turin
Via Ivrea neighbourhood, Turin
Scampia neighbourhood, Naples

Norway

Lien, Bergen
Steinsvik, Bergen
Three small former public housing units, Bergen

Sweden

Holma, Malmö
Örtagården, Malmö
Tensta, Stockholm



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: north-west of Newcastle

Architectural aspects: modern two stories and some flats and bungalows as well, one tower block

Density: many vacancies

Features: bus, shop, kitchen, telephone

Socio-cultural infrastructures: school, common room, spaces for sport

PRE-CONDITIONS:

% social housing: 67% LA, 12% HA, only 7% bought

n° of flats: 577 (1,316) 10 unit and one for the warden

n° of vacant flats: no data

social composition: lone mothers

prevalent age: younger than 49 (25-49)

turnover: ½ year a unit

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- Vacancies
- Reluctant land
- Vulnerable lone mothers

Causes:

- vandalism

Consequences:

- mothers are helped in developing independent living

3. EFFECTS OF THE INITIATIVE

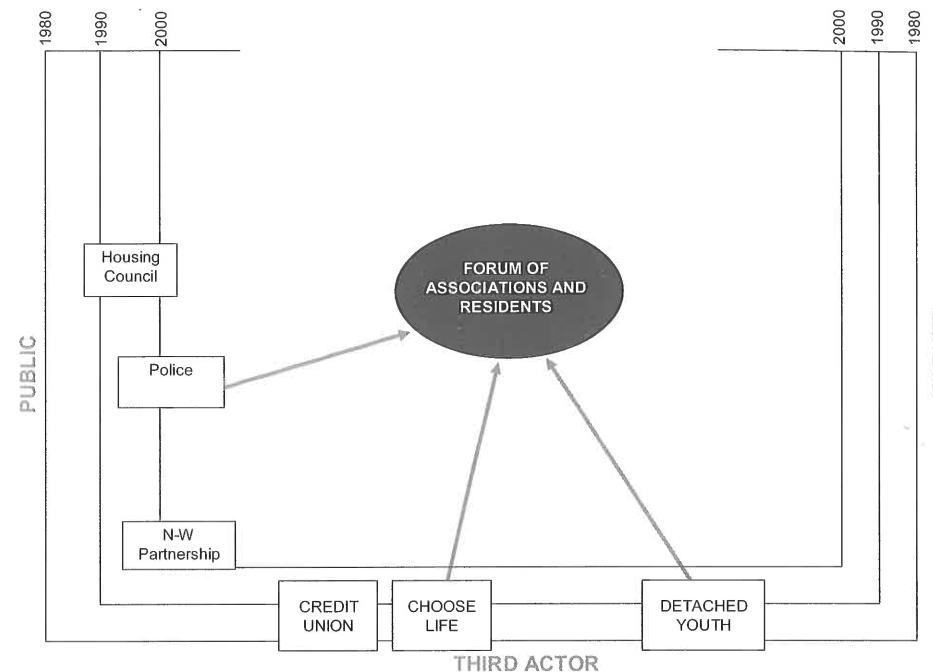
Positive social effects:

- Isolation and lack of support;
- Development from 4 to 10 units;
- Negative effects/risk:
- Lack of being with the rest of neighbourhood;

4. ASSESSMENT OF IMPACTS

Key factors of success:

- Stability;
- Improved environment



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: 4 km. north-west of city centre;

History: one of the largest council estates;

Architectural aspects: Mixed semi-detached houses

Features: shopping area but 40%vacant, park, recreational, good public transport to the centre, schools.

Socio-cultural infrastructures: schools, library

PRE-CONDITIONS:

% social housing: 66%

n° of flats: 3537 (in 1991);

n° of vacant flats:

prevalent age: 20-49 but good distribution

density: 1.8-2.2;

dragging groups: no specified

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- Lack of inclusiveness

Causes:

- Sub-standard housing
- Concentration of council housing
- Lower than average social mix
- Low income single family

Consequences:

- Vandalism

3. EFFECTS OF INITIATIVE

Positive effects on the urban context:

- Increased social cohesiveness (private/ public as well as voluntary in identifying needs)

Negative effects:

- Lack of democracy in the working sector

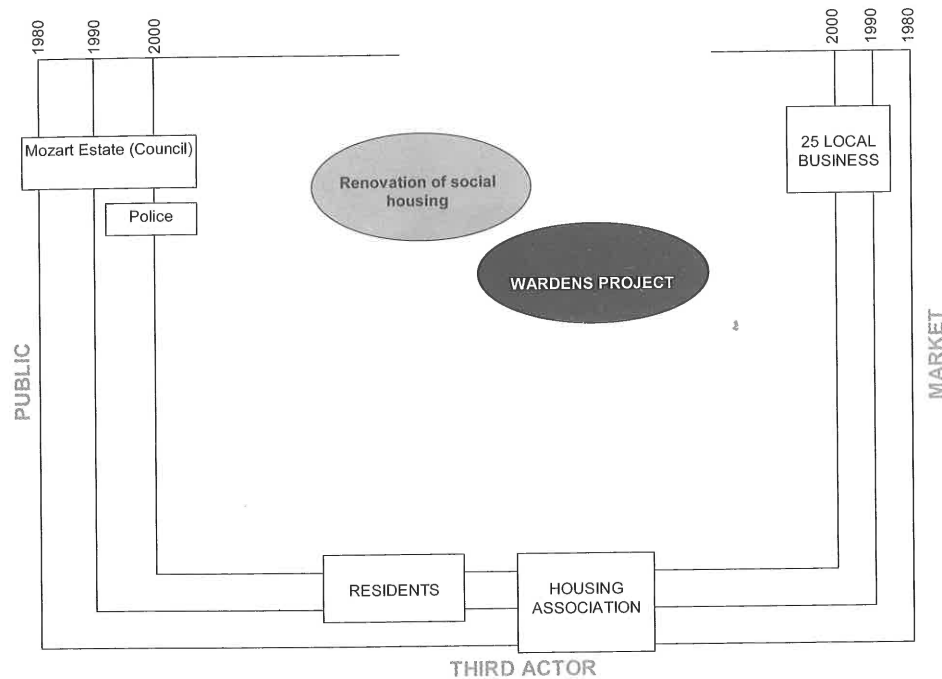
4. ASSESSMENT OF IMPACTS

Key factors of success:

- Depends strongly on council for founding and could change with elections

ENGLAND

Paddingtong, London



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: in Westminster; part of an area of large deprivation including the 2nd richest in England;
History: mostly 19th century, some public housing, artisans cottage estate mixed with Modern Mozart estate 70's;
Architectural aspects: mostly single family housing (19th cent.); mixed 19th century terraced housing and some new social housing;

Extension:

N° of inhabitants: -

Density: 1/10 is overcrowded; black population (1/2 born in U.K.)

Features: 33 ethnic identities and 25 local business;
Socio-cultural infrastructures: centre catering for the homeless;

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- traffic
- crime

Causes:

• 3rd sector boom was excluded as a result of the situation

Consequences:

- bad environment
- sense of insecurity

3. EFFECTS OF INITIATIVE

Positive effects on the urban context:

- Clean streets
- free newsletter
- Positive social effects:**
- 7 new jobs;
- Negative effects:**
- Vandalism

4. ASSESSMENT OF IMPACTS

Key factors of success:

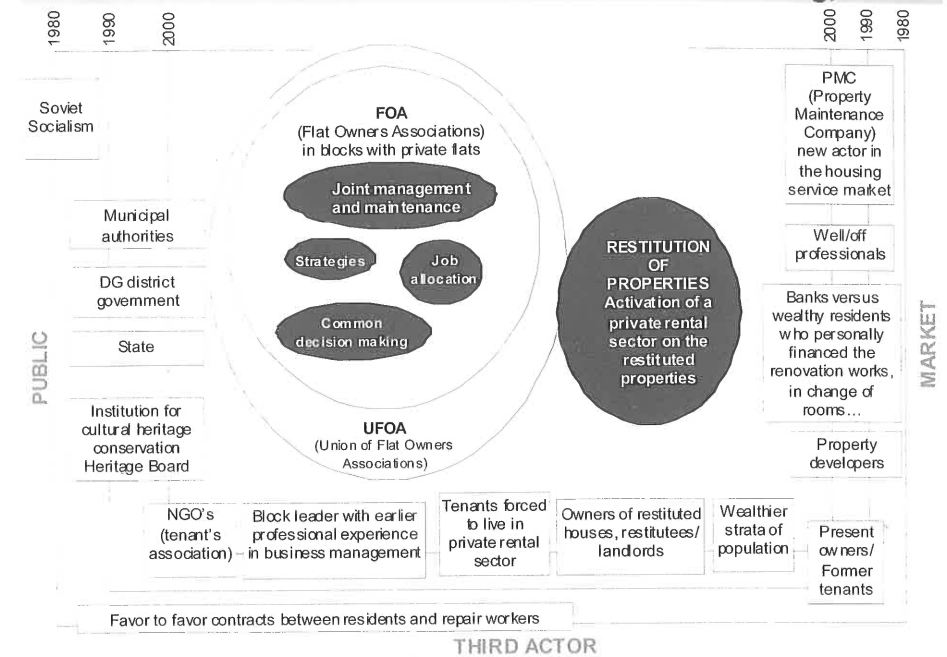
- more jobs (7), cleaner area and less vandalism

Key factors of failure:

- poor transport connections

ESTONIA

Kadriorg, Tallinn



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: It's a part of Kesklinn, the biggest district of Tallinn, near to a central historic residential district

History: Building date: from XIX century and before

Starting of degradation: in the Socialist period, with nationalisation of property (turned in communal flats) and replacement of the residents

Architectural aspects: important historical background of the neighbourhood, presence of different housing styles (classy villas, Art Nouveau wooden blocks, functionalists stone houses).

Extension: no data

N° of inhabitants: 15-16.000 (750-900 in the neighbourhood)

Features: lots of commercial activities

Socio-cultural infrastructures: city park, art museum, local school, sport grounds

PRE-CONDITIONS:

% social housing: 30%

N° of flats: 950 (of 70-80 mq.);

N° of vacant flats: no data;

Social composition: Foreigner people: 60% (most Russian)

N° of households: 3,500-3,600

Prevalent age: elderly people (30-40%)

Turnover: low, but a lot of elitarism

Dragging groups: unemployed (40%); retired (30%), elderly restitutes and tenants in restituted blocks

Specific feature of the neighbourhood: because of the memorials and monuments, it's frequently visited by many citizens living in other residential areas

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis

- Socio-physical deterioration of the living environment
- Dissatisfaction with the service supplier company

Causes

- Lack of maintenance by the Soviet system
- Managing and maintenance problems after the privatisation followed to the collapse of the Socialism

THIRD ACTOR

Consequences

- No existence of a "civic society"
- The phrase "collective acting" has a negative connotation for it's associated with the feeling of "forced comradeship"
- Lots of problems in the restituted houses (difficult to take joint decisions, bad relationship between tenants and owners)
- The economic differentiation of residents reinforced separatism between them

3. EFFECTS OF THE INITIATIVE

Positive urban effects

- Stopping deterioration
- Disappearing of communal flats, disliked by residents

Positive social effects

- Improvement of social environment
- More opportunities for flat-owners to participate in the decision making process
- More efficient and transparent management
- Emerging of future orientated and more responsible attitudes in resident's thinking

Negative effects

- Misuse of the leading position of FOA management group
- Deprived owners have feelings of disappointment, anxiety and insecurity and become a stigmatised group
- Deprived owners move from the neighbourhood because of their unsafe status

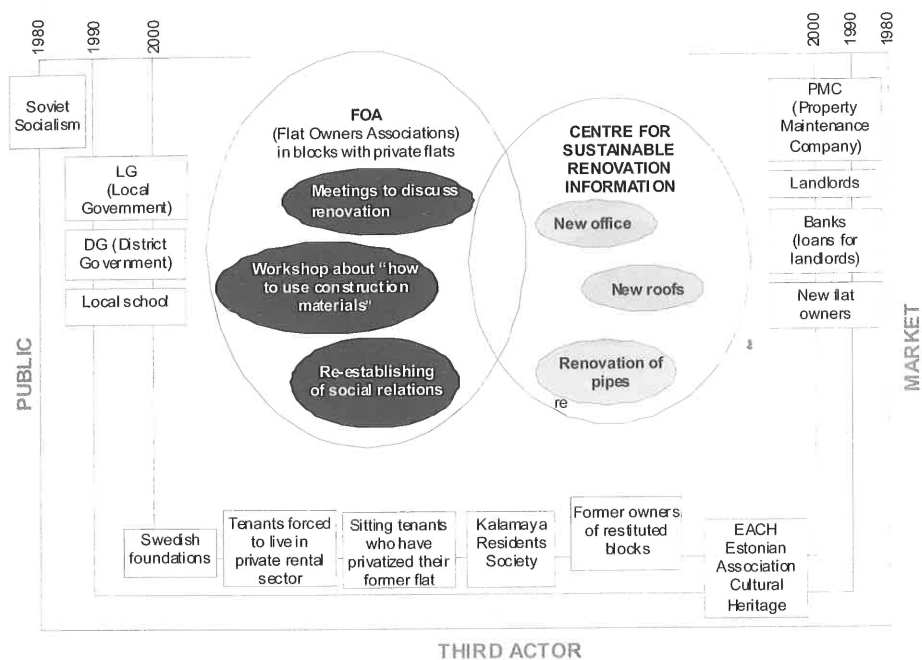
4. ASSESSMENT OF IMPACTS

Key factors of success

- FOA is a guarantee of changing
- Acquisition of the status of owner stimulates individuals to act in the interest of their properties

Key factors of failure

- Difficulties in communication between tenants and landlords during the restitution process
- the institutional strategy of restitution has not been supportive, it has been a forced situation
- Renovation of historical buildings is more expensive and new owners haven't economical resources for that



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: Northern Tallinn district, close to the city centre, with a sea border (closed for military reasons during the Soviet period)

History: Building date: '20s, '30s (historical working and lower middle class suburb); Starting of degradation: 1960s, when young families moved away into new housing areas and were replaced by poorer early Soviet immigrants

Architectural aspects: wooden and stone houses, 2/3 storey with 10-12 small flats

Extension: no data

N° of inhabitants: 8-10.000 (500 in the observed area)

Features: big shopping centre (10 min. walking), shopping places near the railway station and a market place

Socio-cultural infrastructures: local school, cultural centre

PRE-CONDITIONS:

% social housing: no data

N° of flats: 950 (of 70-80 mq.);

N° of vacant flats: no data;

Social composition: Foreigner people (most of Russian)

N° of households: 3.500-3.600

Prevalent age: lots of elders

Turnover: low (residents quite immobile)

Dragging groups: unemployed (40%); retired (30%), elderly restitutees and tenants in restituted blocks

Specific feature of the neighbourhood: residents are very familiar with Each other, knowing housing stories but also whole life stories.

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis

- Fragmenting community
- Kalamaya Resident's Society (founded in the '80s) activities slowed down in '90s

Causes

- Gentrification
 - Change of the social status and emerging of new interest groups from restitution of property
 - Physical degradation
- Consequences**
- Bad living environment
 - Loss of identity
 - Withdrawing from active participation of old actors with strong community identity

3. EFFECTS OF THE INITIATIVE

Positive urban effects

- Stopping degradation
- Positive social effects**
- Residents have become more active
 - The neighbourhood has become socially differentiated
 - Emergence of competition in the property service market
 - Younger landlords management practice is goal oriented
 - reduced confrontation between landlords and tenants

Negative effects

- Collapse of former social cohesion
- Impoverishment and continuous exclusion of some old permanent residents
- no solutions of the problem of lack of social housing
- Fragmentation of former social relationships and networks

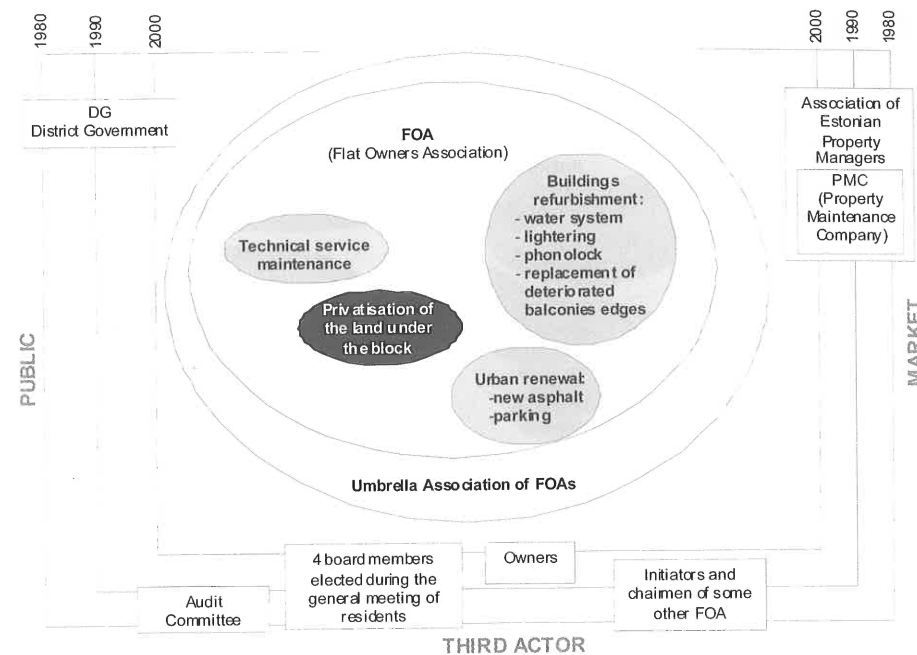
4. ASSESSMENT OF IMPACTS

Key factors of success

- importance given to the private ownership
- FOA promotes democratic practice, joining flat owners in common actions

Key factors of failure

- Contrasting opinions about the needs of the area
- The initiative of restitution let lots of "victims" (poor people)



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: North-West of Mustamäe District in Tallinn, close to a pine-wood area.

History: Building date: 1961-1974; Starting of degradation: '90s
Architectural aspects: The neighbourhood: 55 dwelling houses including 29 four-storeyed blocks and 12 blocks with eight or more storeys; 14 detached houses. The observed case: two large privatised 5 storeys large panels blocks forming a courtyard between the buildings.

Extension: no data

Density: 22,8 mq/person in Mustamäe District

N° of inhabitants: 7829

Socio-cultural infrastructures: in the District: kindergartens, primary schools, Tallinn Technical University; in the neighbourhood: no data.

Features: in the District: shopping and service centres, small industrial enterprises; in the neighbourhood: no data.

PRE-CONDITIONS:

% social housing: 3%

n° of flats: 238 (119 each block)

n° of vacant flats: no data

social composition: single families: 35,8%; widows: 8,4%;

divorced: 10,8%; in retirement age: 31 %

foreigner families: no data

prevalent age: more than 60 years hold (31%)

turnover: no data

dragging groups: ---

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- bad technical and physical conditions of the housing stock
- Causes:**
- Insufficient investments during the Soviet times
 - Residents' and present owners' different ability to manage their property in economic, social and psychological sense

- Flat-owners' lack of experiences for organising housing maintenance through common action at the professional level.
- Consequences:**
- bad living environment
 - insecurity, fear, mistrusts

3. EFFECTS

Positive effects on the urban context:

(All the effects concern the local scale, even not the neighbourhood but the blocks)

- Increasing of the use value of this property
- Organisation of the privatisation process.
- Widening the parking lot in front of the blocks

Positive social effects:

- Empowerment in housing sector
- More intensive communication strengthens a sense of security

Negative effects/ risks:

- FOA enters in competition with PMC (Property management company) when it operates as a maintenance organiser;
- Residents participating to FOA could prefer cheaper services
- Language problems make foreigners people staying in a passive role.

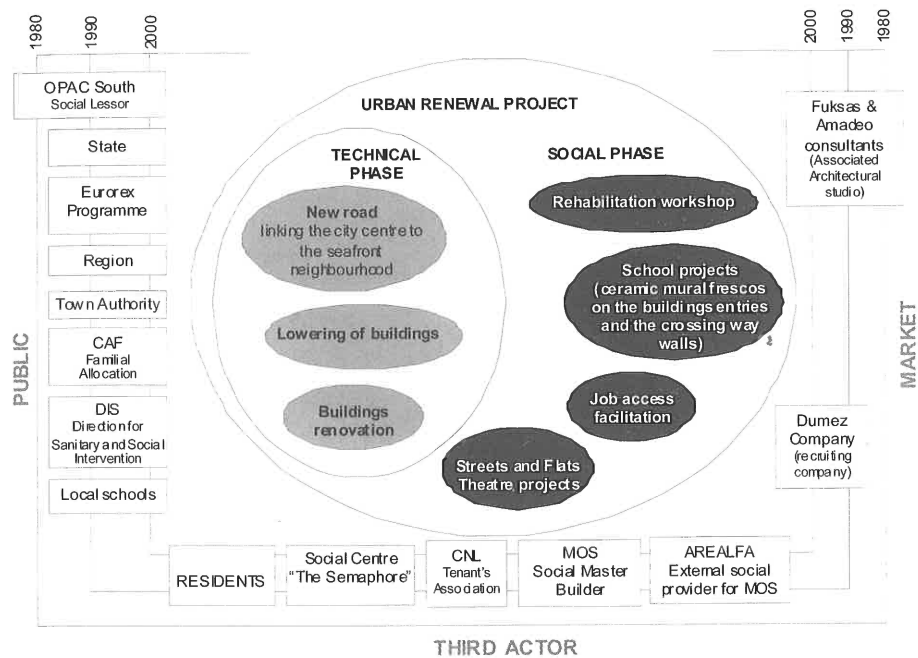
4. ASSESSMENT OF IMPACTS

Key factors of success

- Mustamäe DG's and PMC's long lasting traditions of active performance in this area
- Pleasant natural environment, highly evaluated by the residents.
- FOA's capacity of rapid solution of problems increases satisfaction and trust
- General Meetings as great occasions to share problems

Key factors of failure

- a heterogeneous social environment
- deteriorated housing stock requiring lots of resources
- people with more resources leave the neighbourhoods
- language skills sharpen problems about communication
- lack of professional supervisions over FOA's activities



1. THE NEIGHBOURHOOD

DESCRIPTION
Position inside the city: isolated near the harbour
History: Building date: '70; Starting of degradation: '80
Architectural aspects: 17 buildings 5 twelve floored towers & long shaped buildings with 4/7 levels
features: ---
socio-cultural infrastructures: Schools

PRE-CONDITIONS:

% social housing: more than 50%
 N° of flats: 716
 N° of vacant flats: 220
 Social composition: foreigner families: 15 %

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- Degradation of buildings
- Degradation of living environment
- Loss of inhabitants
- High proportion of immigrated

Causes:

- Economic recession in the entire city
- unemployment

Consequences:

- Very negative image of neighbourhood to the exteriors
- Social occupancy of deprived persons linked to a lot of vacancies

3. EFFECTS OF THE INITIATIVE

Positive effects on the urban context:

- Improving the image of the city
- New avenue that represents the link between the neighbourhood & the town centre

Positive social effects:

- The resident felt to appropriate of their neighbourhood thanks to schools & theatre initiative and the opening of CAF agency

Negative effects:

- No change of purpose: office building not built and replaced by a green area, shops closed and did not re-open
- Frustration during the works

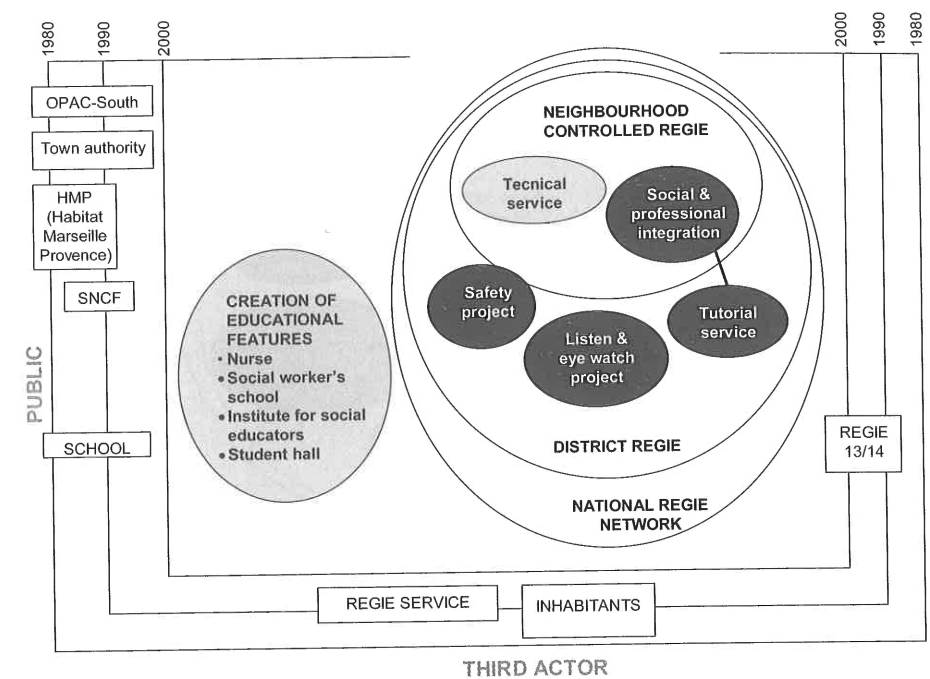
4. ASSESSMENT OF IMPACTS

Key factors of success:

- Global approach of the project (entire city)
- Reviewed architectural figure
- Firm and continuous local ill-power
- Strong mobilisation of OPAC employees
- Constant support from public authorities' partners
- Balanced-times management & restoration of project operations & communication
- Strong participation of inhabitants
- Through support of re-housing

Key factors of failure:

- Bad quality of buildings re-habilitation
- Re-habilitation concentrated on few buildings



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: Northern Marseille, between 3 villages, near the motorways

History: Building date: '72; Starting of degradation: '80
Architectural aspects: 5 high buildings (basement+10) with 24 hallways
Extension: 56,800 sq. Mt.
Density: 15,000 sq. Mt., high
Features: small shopping centre
Socio-cultural infrastructures ---

PRE-CONDITIONS:

% social housing: more than 50%
 N° of flats: 899
 N° of vacant flats: 308
Social composition: single families: 11,2; foreigner families: 15 %
 most from Maghreb;
Prevalent age: 36% youngsters under 18
Turnover: 10-12%
Dragging groups: foreign people from Maghreb

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- difficult in perceiving the rents
- depreciation of the built frame
- vacancy, loss of inhabitants
- insecurity problems
- high proportion of immigrated

Causes:

- economic recession in the entire city
- unemployment
- no economic integration of foreigners workers

Consequences:

- stigmatisation of the neighbourhood by the exteriors
- pauperisation
- unemployment

3. EFFECTS OF THE INITIATIVE

Positive effects on the urban context:

- Solving of vacancies
- Improving of the image of the neighbourhood

Positive social effects:

- more safety
- preparation to outside jobs
- stronger social links

Negative effects:

- limited impacts of the initiative on the whole area
- litigious occupation of some areas (car parks)
- no acceptance of schools & students hall by the inhabitants
- criminality & drug-trafficking

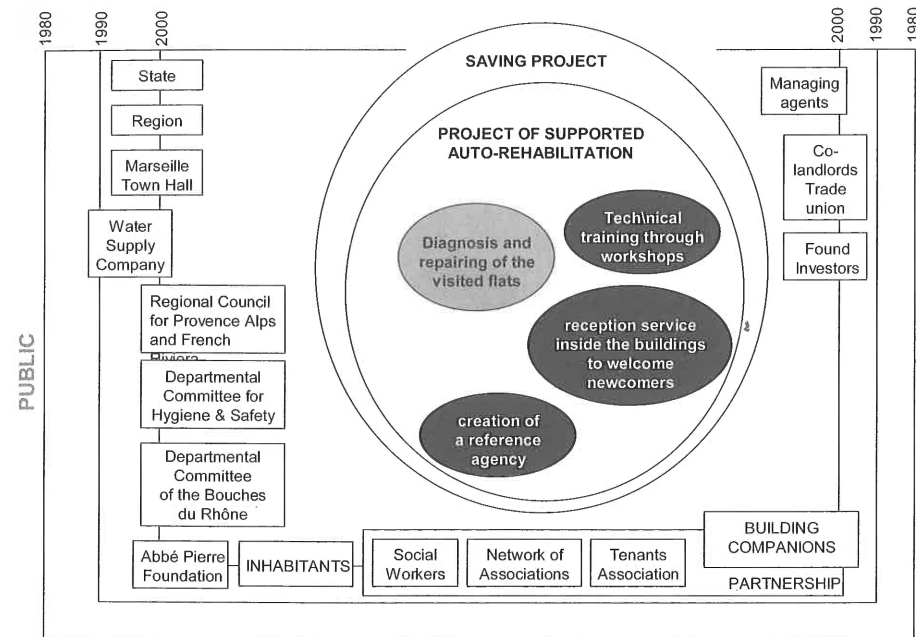
4. ASSESSMENT OF IMPACTS

Key factors of success:

- direct control of the inhabitants in the Régie
- presence of a plan of actions
- determination of the managers of the Régie
- base principle of the Régie: not a lessor's service, but a cooperative

Key factors of failure:

- lacks in the social implementation of the introduction of new activities
- bad management of the employing
- lacks of attention by the OPA



THIRD ACTOR

1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: Periphery of Marseille
History: Building date: 1963; Starting of degradation: '70's
Architectural aspects: 9 long shaped buildings from 4 to 17 floors

N° of inhabitants: 2900

Features: sport hall, general store, hairdresser, pub, fast food, newsagent's, tobacconist's, chemist's, surgery, physiotherapist, driving school, playground;

Socio-cultural infrastructures: kindergarten, primary school

PRE-CONDITIONS:

% social housing: --

N° of flats: 753

N° of vacant flats: --

Social composition: 1/3 of ethnically marked people; 1/3 of single parent families; 1/3 of salaried persons

Prevalent age: large portion of under 30 people

Turnover: high from '90s

Dragging groups: young people

THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- problem of financial equilibrium
- degradation of the living environment
- highly precarious households

Causes:

- conflicts concerning expenses for the common parts, the water bills, the maintenance
- daily conflicts between the ethnic groups

Consequences:

- financial depreciation of flats
- depreciation of the image of the neighbourhood
- imposition of a criteria of income to choose the tenants

EFFECTS OF THE INITIATIVE

- Positive effects on the urban context:
- accurate diagnosis of the flats conditions and proposal of global action for rehabilitation

- welcome reception inside the buildings makes lessors abuse decreasing & allows the regulation of flat attribution

Positive social effects:

- inhabitants personally contribute to improve their living environment
- inhabitants understand to have duties and responsibilities rights

Negative effects:

- difficult to conceive all the Saving Project by the inhabitants
- the Building Companions is perceived as a repairer or a "super fixing caretaker"

ASSESSMENT OF IMPACTS

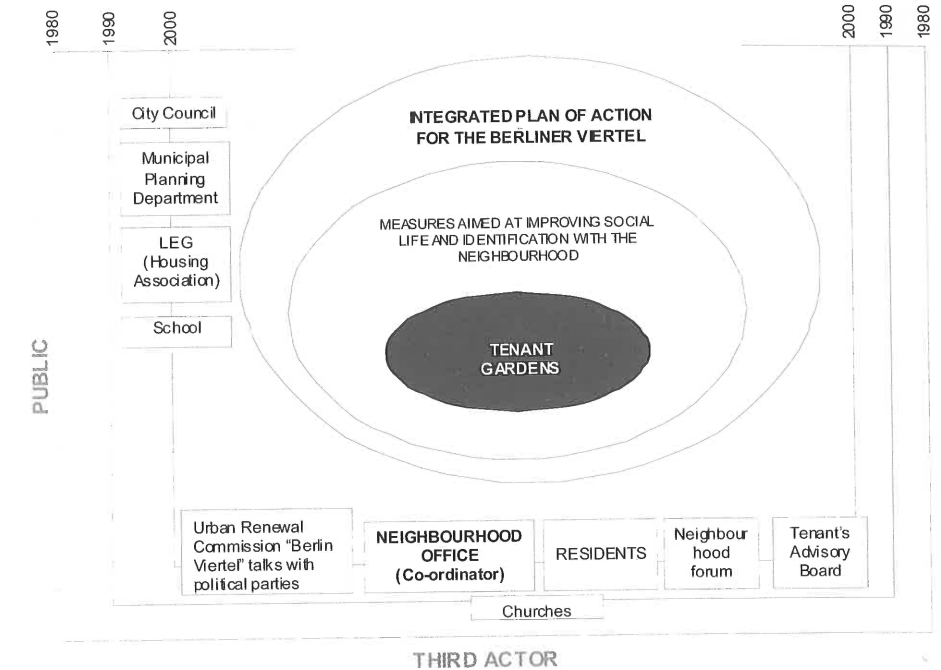
Key factors of success:

- Building Companions (B.C.)'s experience on the field of supported rehabilitation
- B.C. approach enter the family intimacy and answers an indirect expectation of inhabitants and local association of making with, rather than doing for, inhabitants
- Integrated action: when B.C. cannot provide to solve an uneasy situation, it orientates the family to the right association
- The action is concrete and visible

Key factors of failure:

- too many time from the period of information about the initiative and the starting of action
- difficult to manage all the needs when the demand increases
- B.C. action is perceived as overlapping to tenant's association one

Time schedule inadequate to inhabitants timetables (all the workshops in the morning)



THIRD ACTOR

1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: South of Düsseldorf, on the right bank of the Rhine River, adjacent to the ancient centre

History: Building date: 1965-1975; Starting of degradation: '60s; Refurbishment: '80s

Urban & architectural aspects: typical West German housing estates of the '60s and '70's, in an open urban design with a lot of greenery, artificial lakes and agriculture.

Extension: 56 ha

N° of inhabitants: 10.544

Features: Shopping area with 31 shops, a bank and a building for medical practitioners.

Socio-cultural infrastructures: 4 kindergarten, 2 primary schools, 1 intermediate school, 1 grammar school, 1 secondary school, educational and cultural centres; 1 outdoor swimming pool; sports grounds; lots of open spaces and lakes.

PRE-CONDITIONS:

% social housing: 81%

n° of flats: 3500

n° of vacant flats: no data

social composition: Single families: -; Foreigners: 32,2%

prevalent age: 18 years and younger (27%)

turnover: 10-15%

dragging groups: don't exist

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- high turnover
- stigmatisation of the neighbourhood by the exteriors
- renting of the vacant flats to immigrated people from the Western Europe

Causes:

- different building and socio-economic structure from the city ancient centre
- poorly developed relations among residents

3. EFFECTS OF THE INITIATIVE

Positive effects on the urban context:

- spatial quality, creation of personal spaces for leisure
- maintenance of greenery;
- decreasing of turnover.

Positive social effects:

- increasing of contacts between different nationalities;
- developing of sense of community and identification
- improving solidarity, co-operation and mutual help
- personal benefit: the gardens represent an extension and upgrading of the flat

Negative effects:

- failure of the organisation of the tenant garden party
- more request of gardens than the offer
- complaints from others tenants disturbed by noise dissatisfaction regarding contact persons and service

4. ASSESSMENT OF IMPACTS

Key factors of success:

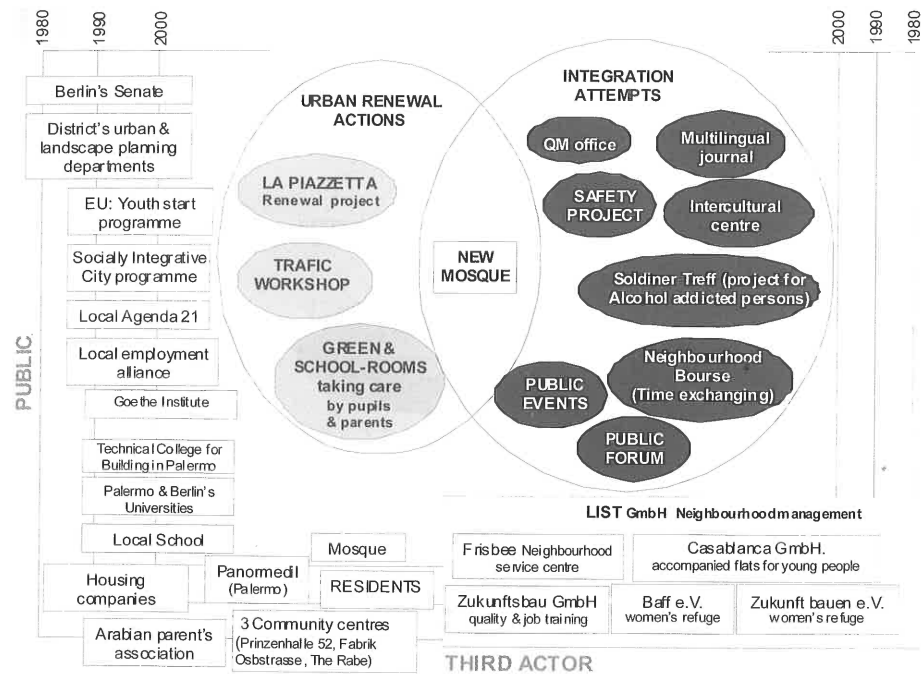
- disposability (effective or potential) of open spaces
- availability of organisational and funding resources
- efficient role of the neighbourhood office as a mediator
- extensive information and participation opportunities
- model testing during the initial construction stage
- visible impact after a short period

Key factors of failure:

- lack of links with others programs or associations
- poor visibility of the manager & financier on the project

GERMANY

Soldirnerstrasse, Berlin



1. THE NEIGHBOURHOOD

DESCRIPTION:

Position inside the city: North of the inner city district, near the river Panke's. Fordoner square a parts in witch the neighbourhood is divided by Soldiner strasse and Prinzenalle

History: Building date: 1870-1910; Starting of degradation: '60s; Refurbishment: '80s

Architectural aspects: typical Berlin tenements blocks of flats in a closed block structure

Extension: 52,70 ha (all the area, not only Fordoner square)

N° of inhabitants: 12.888

Density: 12.888 inhabitants/52,7 ha (250 in Foldoner square area)

Features: Turkish and Arabic's shops; local retail trade and workshops, 2 low price shopping centres near the area.

Socio-cultural infrastructures: kindergarten, 3 primary schools, 1 secondary high-school-centre; pharmacy, post-office, fire brigade; 3 community centres, youth clubs

PRE-CONDITIONS:

% social housing: 49%

n° of flats: 285 the whole area, 120 Foldoner square area

n° of vacant flats: no data

Social composition: single families: no data; foreigner families: 36,8% (57,9 Turkish)

Prevalent age: 50% under 18 years; lots of elderly

Turnover: 37 % German, 44,3% non-German stay there less than 5 years.

Dragging groups: Turkish

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- lack of cultural activities;
- unemployment (higher than Berlin average, 16,8 vs. 7,7);
- crime, youth in the streets, alcoholism, drug abuse
- bad image of the neighbourhood

Causes:

- economical crisis
- lack of education
- lack of information and cultural programs
- change of retail trade, that became more Turkish oriented

Consequences:

- feeling of insecurity and conflicts between ethnic groups
- need of more maintenance of greenery
- high turnover

3. EFFECTS

Positive effects on the urban context:

- more spatial quality and differentiation
- creation of local employment
- reduction of mobility

Positive social effects:

- creation of links between Turkish & German population;
- creation of qualified knowledge and information;
- high participation to the traffic workshop;
- more social control

Negative effects:

- exclusion of particular target groups like recent immigrants
- difficult in making residents participate
- jealousy by the German inhabitants toward Turkish & Arabic

4. ASSESSMENT OF IMPACTS

Key factors of success:

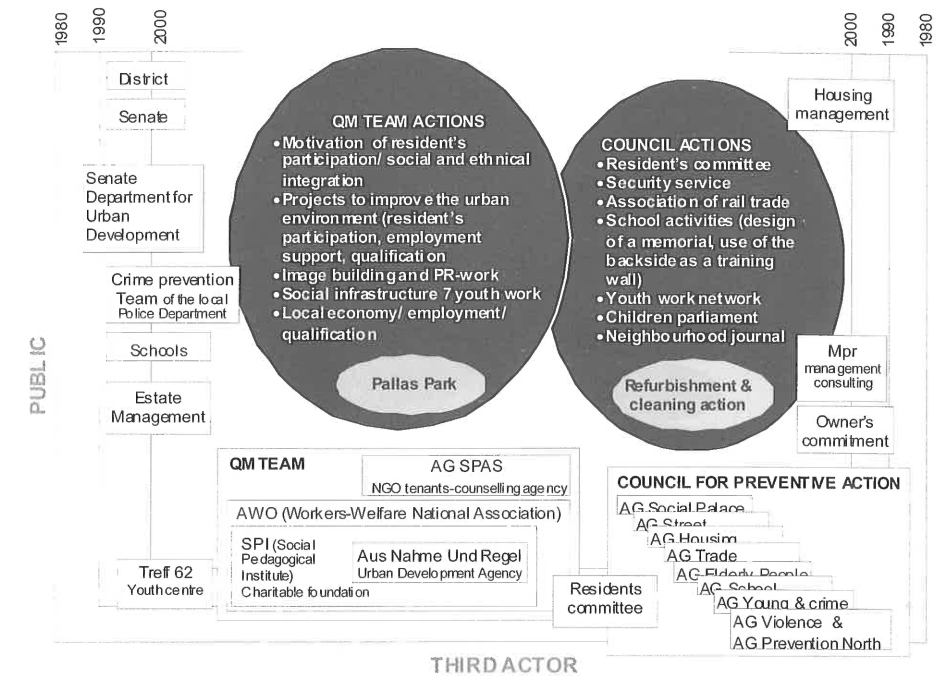
- LIST's local knowledge and existing links with many actors;
- LIST's president speaks fluently German, Turk and Arab;
- visible impact after a short period, rapid action on the site;
- net-working with inclusion of the mosque -association

Key factors of failure:

- distrust in participation
- unsuccessful inclusion of public & private landlord
- competition between QM and others social agencies

GERMANY

Palasseum, Berlin



1. THE NEIGHBOURHOOD

DESCRIPTION:

Position inside the city: North of the inner city district, near the river Panke's. Fordoner square a parts in witch the neighbourhood is divided by Soldiner strasse and Prinzenalle

History: Building date: 1870-1910; Starting of degradation: '60s; Refurbishment: '80s

Architectural aspects: typical Berlin tenements blocks of flats in a closed block structure

Extension: 52,70 ha (all the area, not only Fordoner square)

N° of inhabitants: 12.888

Density: 12.888 inhabitants/52,7 ha (250 in Foldoner square area)

Features: Turkish and Arabic's shops; local retail trade and workshops, 2 low price shopping centres near the area.

Socio-cultural infrastructures: kindergarten, 3 primary schools, 1 secondary high-school-centre; pharmacy, post-office, fire brigade; 3 community centres, youth clubs

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- bad image of the neighbourhood

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Consequences:

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- high participation to the traffic workshop;
- more social control

Negative effects:

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- difficult in making residents participate, not many projects proposed by inhabitants
- jealousy by the German inhabitants toward Turkish & Arabic

4. ASSESSMENT OF IMPACTS

Key factors of success:

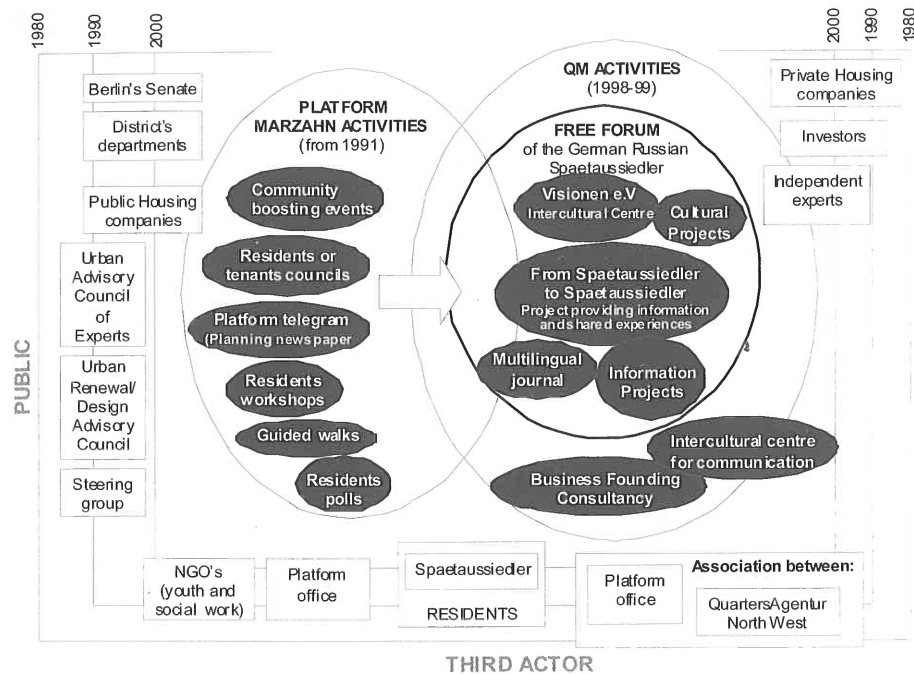
- LIST's local knowledge and existing links with many actors;
- LIST's president speaks fluently German, Turk and Arab;
- visible impact after a short period, rapid action on the site;
- net-working with inclusion of the mosque -association

Key factors of failure:

- distrust in participation
- unsuccessful inclusion of public & private landlord in discussions
- competition between QM and others social agencies

GERMANY

Marzahn, Berlin



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: Small area of 3 blocks toward the eastern perimeter of the Northern part of Marzahn District
History: Building date: 1989; Starting of degradation: '90s (the social degradation was already in act when Marzahn North was built); Refurbishment: still in progress
Architectural aspects: uniform and mono-functional 11-storey buildings with industrialised production methods and large pre-cast concrete panels
Extension: 130 ha (all the area, no data on the selected area)
N° of inhabitants: 27706 (no data for the selected area)
Features: 2 large shopping areas near the area, a driving school.
Socio-cultural infrastructures: kindergarten, primary schools, 1 school for children with learning-inhibitions and disabilities, a secondary school, a community centre, 2 communal youth clubs, a decentralised office of the district's health care department

PRE-CONDITIONS:

% social housing: 86,8%
n° of flats: 9550 the whole area, 448 in the selected area
n° of vacant flats: 15%
Social composition: foreigner persons: only 5% are non-Germans, about 5-6000 in the selected area (12-14000 in the whole area) are German Russian (Spaetaussiedler)
Prevalent age: below 25 years (40%)
Turnover: high
Dragging groups: immigrants from the former USSR

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- Big fluctuation and high percentage of vacancies
- segregation of in-migrating Spaetaussiedler population
- crime and violence among teenagers

Causes:

- deficits due to the collapse of the Socialist State
- self exclusion of the Russians

Consequences:

- bad image of the neighbourhood, feeling of un-safety
- biographical crisis due to the stress of change
- loss of community responsibility after the reunification
- vandalism on kindergartens and schools vacant buildings

3. EFFECTS OF THE PROGRAM

Positive effects on the urban context:

- improved quality of image and life in the neighbourhood
- Positive social effects:**
 - creation of links between migrant and German population
 - improved management situation: creation of qualified knowledge and information

Negative effects:

- exclusion of particular target groups
- little impact on the local economy

4. ASSESSMENT OF IMPACTS

Key factors of success:

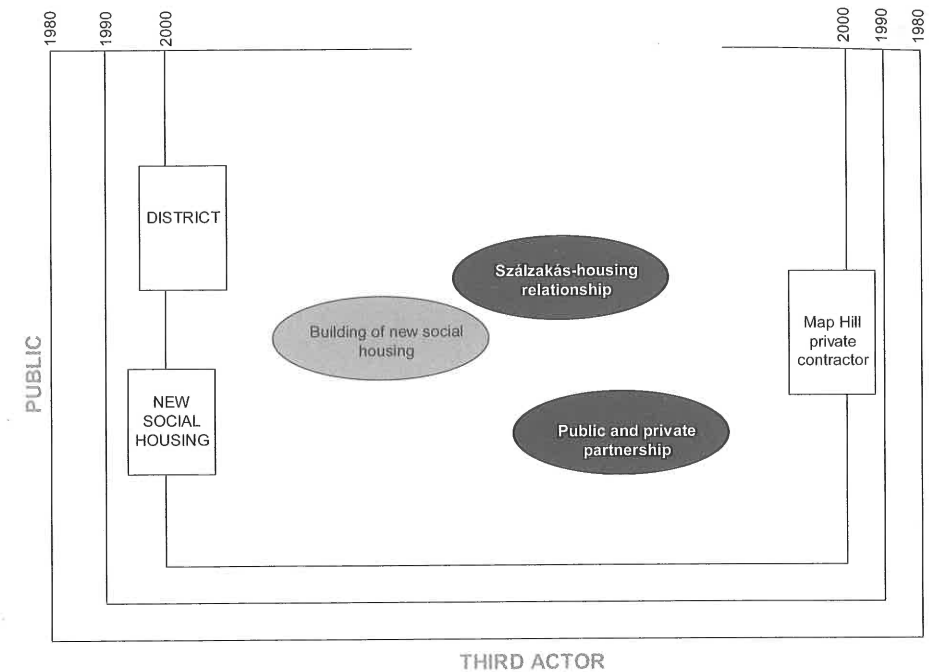
- Political backing on the state and municipal levels
- Existing network from the Platform program
- Population is potentially active
- Public forums provides a continuous information
- Neighbourhood Public Forums provide political and self-confidence stabilising impact

Key factors of failure:

- deficit in including the commercial sector into the process

HUNGARY

Köbánya-Éles sarok, Budapest



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: City historical centre
History: Building date: 1830's, 1880's, 20th in a industrial area near the railways
Architectural aspects: good buildings in bad conditions
Extension:
N° of inhabitants: 3885
Features: public transports
Socio-cultural infrastructures:

PRE-CONDITIONS:

% social housing:
n° of flats: 40-50 buildings
n° of vacant flats:
Social composition: middle class
Prevalent age: since 90's ageing
Turnover:
Dragging groups: ethnic groups (Russian), homeless people

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- decline

Causes

Consequences:

- many middle class
- people leaving

3. EFFECTS OF INITIATIVE

Positive effects on the urban context:

Positive social effects:

- More security;
- Negative effects:**
 - little impact on the local economy

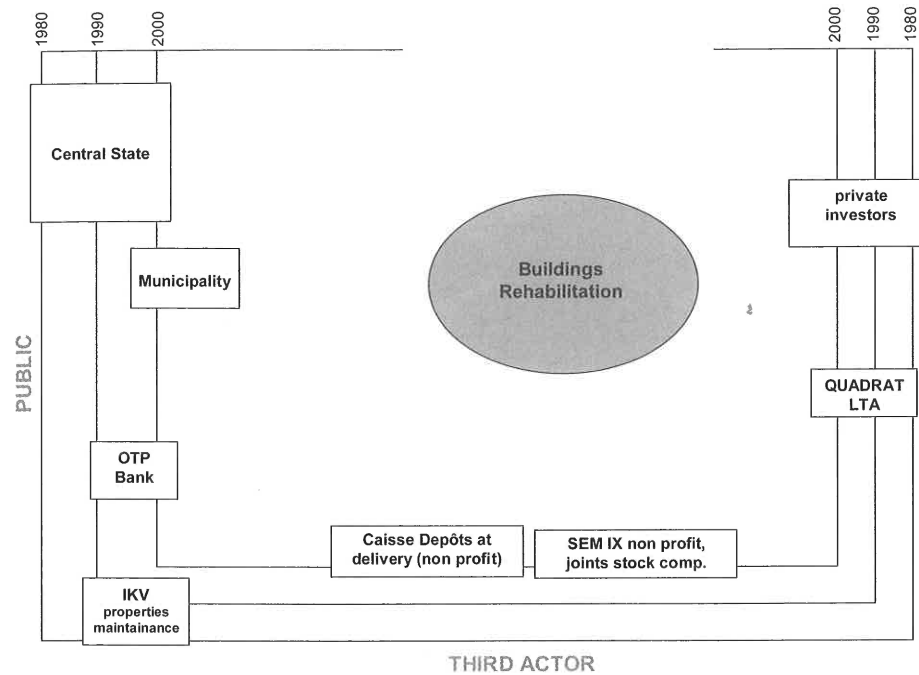
4. ASSESSMENT OF IMPACTS

Key factors of success:

- Information point provides a continuous information

Key factors of failure:

- deficit in including the commercial sector into the process



1. THE NEIGHBOURHOOD

DESCRIPTION

History: 19th century and mass housing;
 Architectural aspects: originally elegant buildings
 Extension: 13 sq. km
 Density: declining population since 1970's;
 Features: usual central, shops, schools, offices, markets;
 Socio-cultural infrastructures:

PRE-CONDITIONS:

% social housing: -
 n° of flats: 12 blocks;
 Social composition: middle class
 Prevalent age: 30% over 60;
 Turnover:;
 Dragging groups: Roma population;

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • Decline of the area
 Causes:
 • no maintenance
 Consequences:
 • Run down

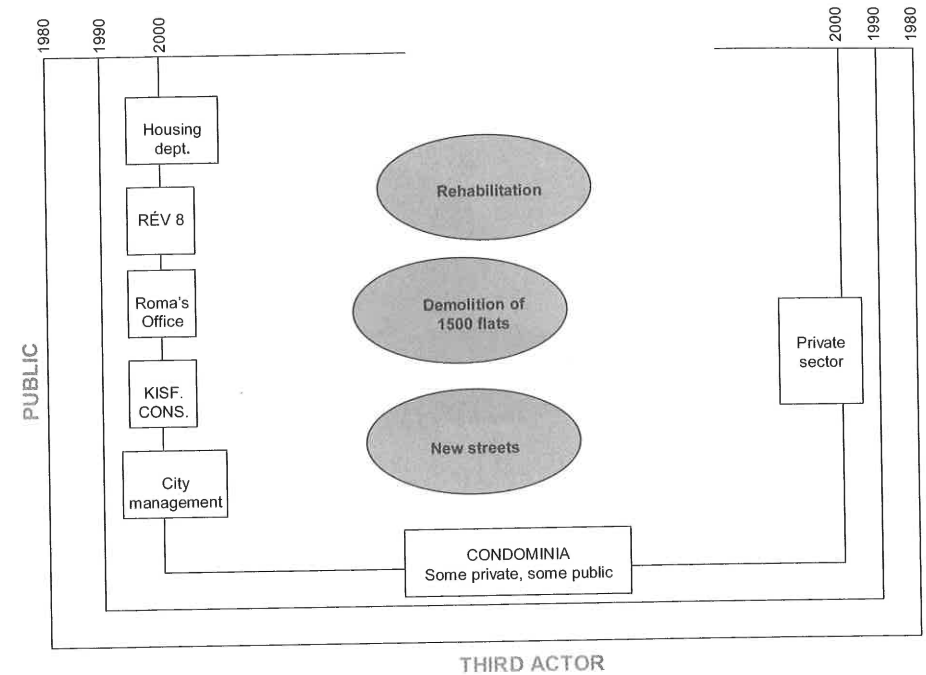
3. EFFECTS OF THE INITIATIVE

Positive effects on the urban context:

Positive social effects:
 • More homogenous area;
 Negative effects:
 • Gentrification;

4. ASSESSMENT OF IMPACTS:

Key factors of success:
 • Creation of real estate market
 Key factors of failure:
 • Too homogenous area



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city; center city;
 Architectural aspects: 9 block of 15-25 buildings a9th-20th century;
 Density: 220 per 100 dwellings, 1/2 flats of one room;
 Features: offices, shops
 Socio-cultural infrastructures: schools

PRE-CONDITIONS:

% social housing: 4699
 n° of flats: 3 condominia
 n° of vacant flats:
 Social composition:
 Prevalent age: 27 % over 60
 Dragging groups: Roma groups

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

• some gentrification and pockets
 Causes:
 • very few green and meeting spaces
 Consequences:

3. EFFECTS OF THE INITIATIVE

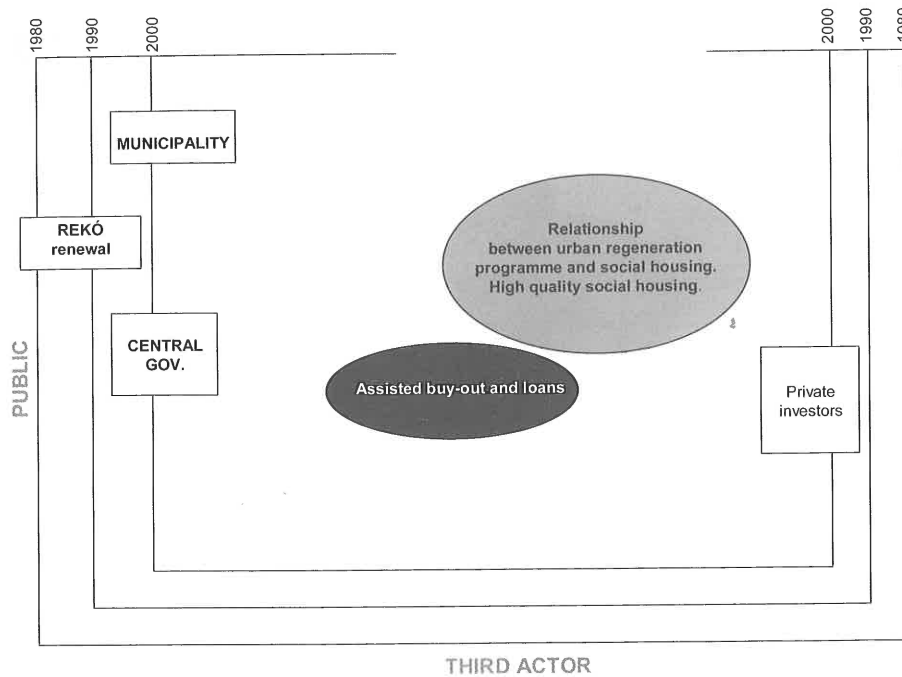
Positive effects on the urban context:
 Step by step physical rehabilitation programme
 Positive social effects:
 Improvement of the image
 Negative effects:
 Gentrification

4. ASSESSMENT OF IMPACTS:

Key factors of success:
 • Creation of real estate market
 Key factors of failure:

HUNGARY

Újpest-Centre, Budapest



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: city center
History: traditional working class area
Architectural aspects: low rise building end of 19th and two stories building
Extension:
N° of inhabitants:
Features:
Socio-cultural infrastructures:

PRE-CONDITIONS:

% social housing: in 1990 was 52,62%, in 2000 is 7,2 %;
n° of flats:
n° of vacant flats:
Prevalent age: ageing
Turnover: low
Dragging groups:

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- Decline
- Urban decline

Causes:

Capitalist transformation
Consequences:
 Concentration of low status families

3. EFFECTS OF INITIATIVE

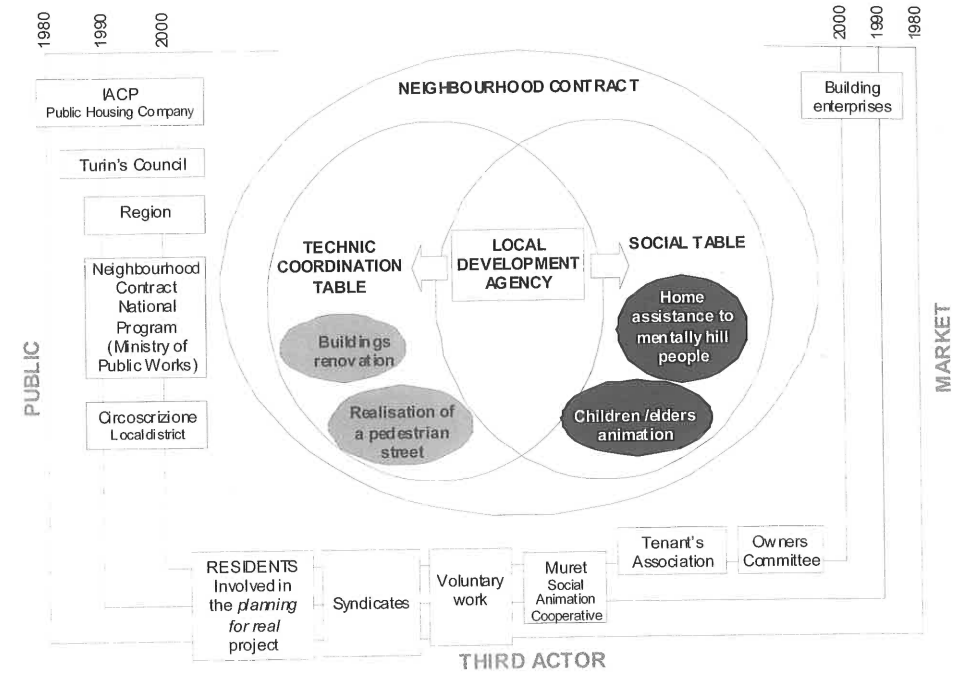
Positive effects on the urban context:
 • Now high quality housing;
Positive social effects:
Construction of new high quality public dwellings
Negative effects:
 No bottom-up approach to local problems

4. ASSESSMENT OF IMPACTS

Key factors of success:
 • Step by step mixed cohesion of local society
Key factors of failure:
 • Lack of rehabilitation coordination
 • Vanishing architecture

ITALY

Arquata street, Turin



1. THE NEIGHBOURHOOD

DESCRIPTION:

Position inside the city: close to the city centre (3 Km. South), in a relatively marginalized pocket in one of the wealthiest Administrative Districts in Turin
History: Building date: 1920; Starting of degradation: '60s; Refurbishment: '98
Architectural aspects: listed buildings, high quality of environment (every block has a green courtyard). The area is isolated on two sides by the railway ditches and on the third side by the ramp of the fly-over
Extension: 9 ha
N° of inhabitants: 1.600
Density: --
Features: no local retail, one big shopping centre near the area
Socio-cultural infrastructures: gardens (at the neighbourhood and at the city level), primary schools, hospital, church.

PRE-CONDITIONS:

% social housing: more than 50%
n° of flats: 823
n° of vacant flats: no data
Social composition: one fourth of all residents are under the social services, 34 households followed by the Mental Health Department. Number of students is 2.5 % below the rest of the city.
Prevalent age: one third of the population is over 60
Turnover: low (no data)
Dragging groups: mentally disabled people

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- social injustice feelings (traditional residents side by side with social cases)
- unemployment
- crime, drug
- bad image of the neighbourhood

Causes:

- presence of lots of social cases side by side with residents
 - lack of information and cultural programs
 - no physical maintenance
 - bad organisation of the condominium management
 - interrupted dialogue between tenants and Public Housing Agency
- Consequences:**
- lack of confidence in the public
 - need of more maintenance
 - informal social network

3. EFFECTS

Positive effects on the urban context:

- more spatial quality
- creation of a Local Development Agency networking with others Turin development agencies

Positive social effects:

- creation of links between residents, social co-operatives, trade union officials, voluntary and charity workers, local authority departments
- local authority departments and municipal departments involved in the neighbourhood
- learning by doing

Negative effects:

- difficult in making residents participate

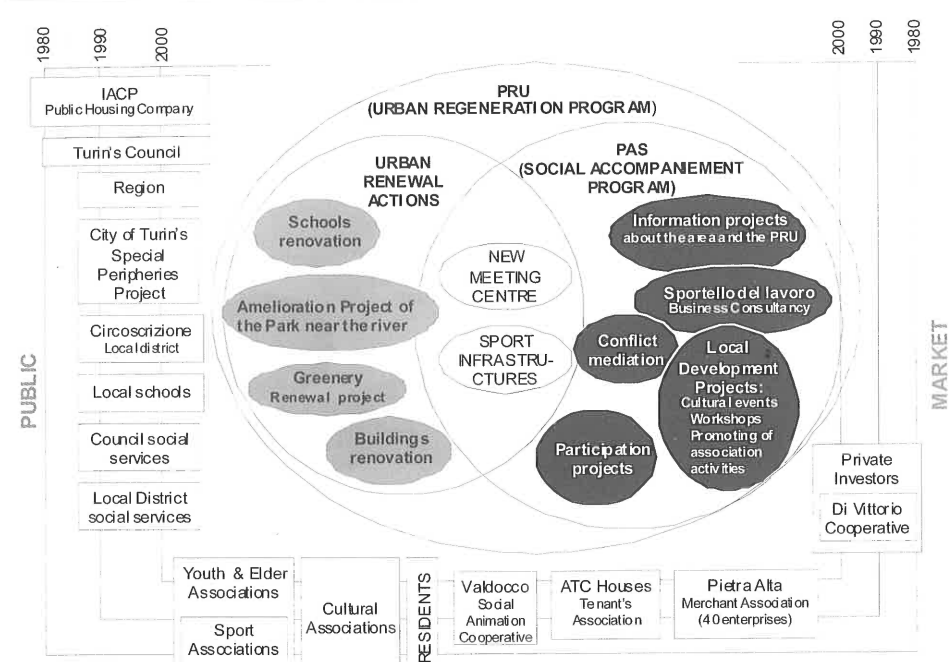
4. ASSESSMENT OF IMPACTS

Key factors of success:

- Improvement of the local knowledge and existing links with many actors
 - visible impact (one pedestrian road, building site)
 - net-working in a local and self-managed meeting point
- Key factors of failure:**
- exclusion of some subject who didn't participate to the ALD's creation

ITALY

Ivrea street, Turin



1. THE NEIGHBOURHOOD

DESCRIPTION:
Position inside the city: small area cut off from the rest of the city by the river, the Milan-Turin railway and high speed roads
History: Building date: '20s, '50-'70s, expansion of the residential area; Starting of degradation: 1980s.
Architectural aspects: different residential centres with clear landmarks: old village centre "Pietra alta" (before '20s); farm and detached houses, low density; SNIA village ('20s): 16 four-storeys blocks of flats; Falchera ('50s): new residential quarter with 3 storey apartment blocks of flats; Di Vittorio Towers and ATC houses ('70s): recent public tower estates of high density
Extension: 85 ha
N° of inhabitants: 3,585
Density: 42.35
Features: 1 big shopping centre near the area, 80 active business (small and medium manufacturing industries, shops and other retail outlets, sport and leisure centres)
Socio-cultural infrastructures: 1 State Nursery school, 1 Primary school, 1 Middle school (branch), 1 High school; different associations, 1 professional training school, 2 sports centres, 1 dance and gymnastic group, 1 culture-art group, 1 church with parish associations, social and education services, 1 bowls club

PRE-CONDITIONS:

% social housing: more than 50%
n° of flats: 1,492
n° of vacant flats: no data
Social composition: foreigners: 3.94%; unemployed: 38.28%
Prevalent age: 44% 36-57 years old, 28% 19-35, 28% elders
Turnover: non-existing: 70.2% live there from more than 10 years
Dragging groups: marginalised citizens: 36.4% (social cases with financial, social and psychological problems);

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • bad conditions of architectural and urban features
 • feeling to be on the "frontier"

Causes:

- policies behind the allocation of public housing units create pocket of marginalised citizens
 - lack of small shops and cafés, gigantism of the shopping and production sector
 - insufficient social and health facilities
 - less control by the local government over infringements of planning regulations
- Consequences:**
 • need for physical and urban renovation

3. EFFECTS

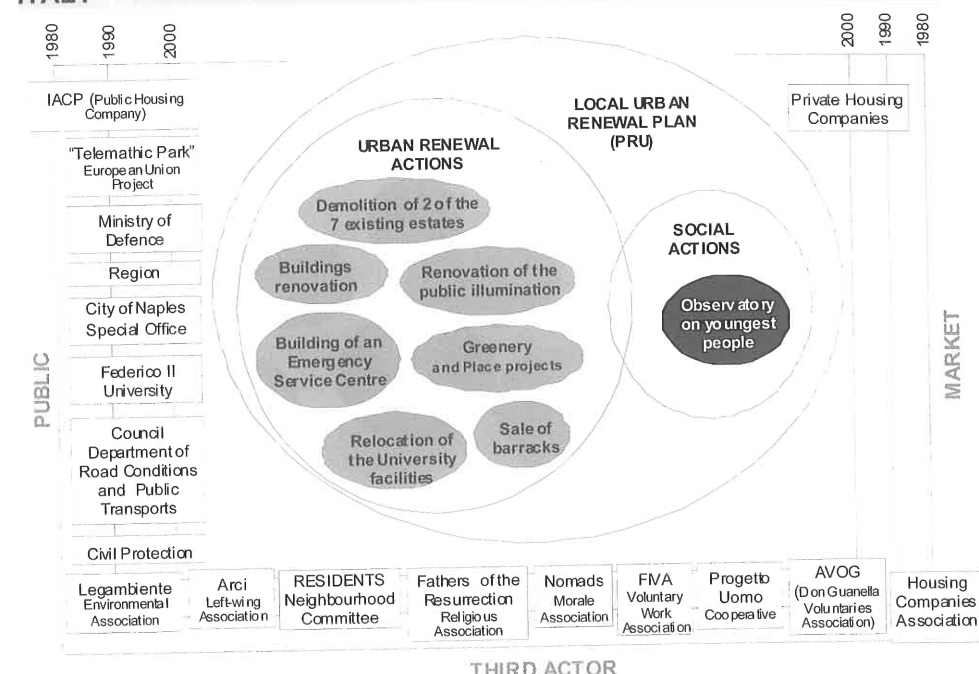
Positive effects on the urban context:
 • more architectural and urban quality;
Positive social effects:
 • establishing solid relations with local organisations and better communication with individual residents
Negative effects:
 • difficulties owing to disputes between contractors and ATC
 • expectation created among residents by successful information are unattended by the long delay of the initiative (2.5 years)

4. ASSESSMENT OF IMPACTS

Key factors of success:
 • PAS had solidly established a role of sounding board for a wide range of problems
 • PAS as a third party represents a neutral ground in the social fabric of neighbourhood dynamics
 • Daily visits from PAS workers to the ATC tenants to prevent the exasperation of the difficult situation caused by the halt in renovation work
 • Flexibility in changing and adapting projects to the situation
Key factors of failure:
 • Negative impression of PAS and government agencies because of the long delay of works
 • Low level of involvement of the residents of SNIA village

ITALY

Scampia, Naples



1. THE NEIGHBOURHOOD

DESCRIPTION:
Position inside the city: one of the poorest and downgraded public housing development in the North of Naples, near a detention centre and crossed by a fast lane road network
History: Building date: after 1971; Starting of degradation: estates have always been degraded, most of them were unfinished when they were occupied (in 1980, after an earthquake)
Architectural aspects: seven buildings named "The sails" because of the triangular shape, never finished (squatters moved in after the earthquake)
Extension: 4.23 sqKm
N° of inhabitants: 42,135
Density: 9.961
Features: shopping centre, productive activities and barracks not related to the neighbourhood, detention centre
Socio-cultural infrastructures: lots of association, especially charities, government offices
PRE-CONDITIONS:
% social housing: about 50%
n° of flats: 10,388
n° of vacant flats: many unfinished flats that were squatted after earthquake of November 1980
Social composition: 16.1% unemployed, large households (4.5), socially guaranteed middle class, owner of cooperative housing; lower middle class in public housing tower blocks; marginalised proletariat without regular wage earners (Roma)
Prevalent age: young people with lots of children
Turnover: high
Dragging groups: people who have deviant behaviour or outsiders who actually live in the neighbourhood

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • crime, drug;
 • bad image of the neighbourhood
 • bullying and youth gang vandalism

Causes:

- inadequate housing and services and unfinished facilities
 - uncertainty due to the unemployment;
 - public transport do not offers good links to the rest of the city
- Consequences:**
 • lack of confidence in the public activities
 • image of an anonymous user-unfriendly environment lacking the basic city facilities, like an archipelago
 • need to relocate public functions attracting also people who are not resident in Scampia

3. EFFECTS

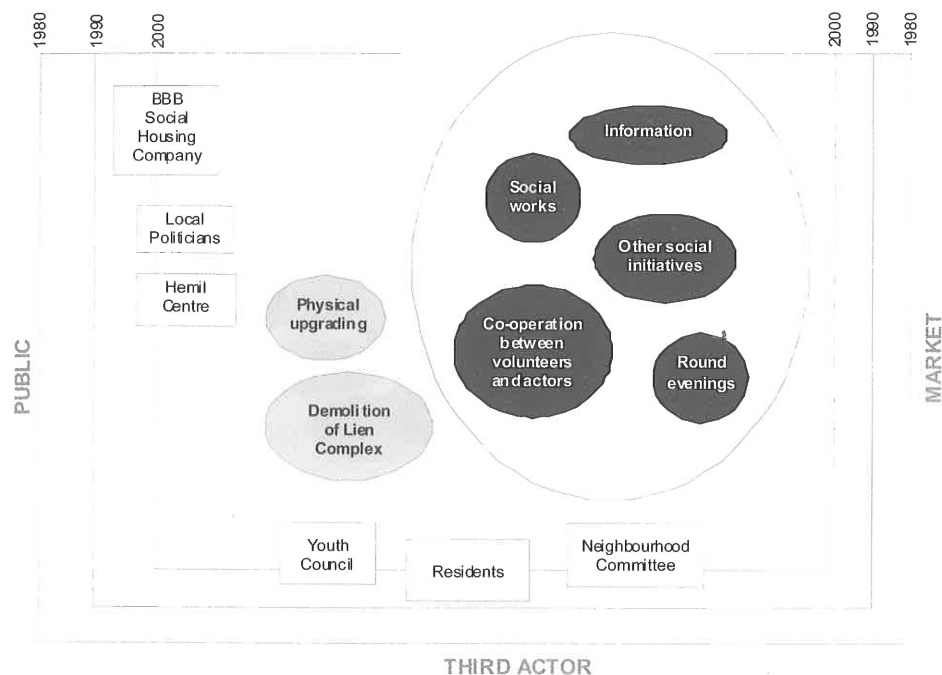
Positive effects on the urban context:
 • more spatial quality due to the demolition of 2 estates;
 • connection to the rest of the city by the new underground stop
 • new functions enriching the neighbourhood
Positive social effects:
 • creation of a small market of social services
Negative effects:
 • non physical/non material policies has to be completed
 • Relocation of residents produced problems in the balance of power among groups
 • Feeling of unsafe and uncomfortableness in the New Gardens

4. ASSESSMENT OF IMPACTS

Key factors of success:
 • visible impact & metaphorical signification of the demolition of 2 estates, that represents a turning point;
 • shifting of the Rom camp
 • Municipality's strategic orientation and incrementalist approach
Key factors of failure:
 • Unsatisfactory manner of delivering information and up-dating
 • Underestimation of the severeness of the problem by Local Authorities
 • Disappointment and scepticism toward the initiative
 • Large of the area, difficulty to offer a complete description of it

NORWAY

Lovstakksiden, Bergen



1. THE NEIGHBOURHOOD

DESCRIPTION

Position: in the Bergen valley (dark side), 2 km south-west of the town centre with great view of mountain from all flats
History: traditionally working class located in small apartments, 1916-1956 council housings, Second World War low buildings and in '70s high rise pre fabricated

Architectural aspects: terraces, small flats and rental housing

Extension: dim. 1500 m X 500 m

N° of inhabitants: 3434 in 2000

Density: high

Features: shipyard is the main employment (2000 employers), warehouses, laboratories, groceries, craft-man firms, hairdresser, supermarket, post office, pharmacist, dentists

PRE-CONDITIONS:

% social housing: 80%

n° of flats: 2000

n° of vacant flats: no empty flats

social composition: 70% of lonely persons (single, divorced and widows); lots of elderly people

Turnover: few years

Dragging groups: Bosnian

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- High density of people with alcohol, drug and mental problems

Causes:

- Real estate prices low and high rate of immigration
- Lien complex were people who haven't accepted elsewhere
- were put there

Consequences:

- Violence and prostitution
- Unsafe area
- Poor housing standard

3. EFFECTS OF INITIATIVE

Positive effects on the urban context

- Best image of the area
- Positive social effects:
 - Safer feeling
 - More young people
 - Differentiation of the population
- Negative effects:
 - Lack of resident influence over the renovation process

4. ASSESSMENT OF IMPACTS

Key factors of success:

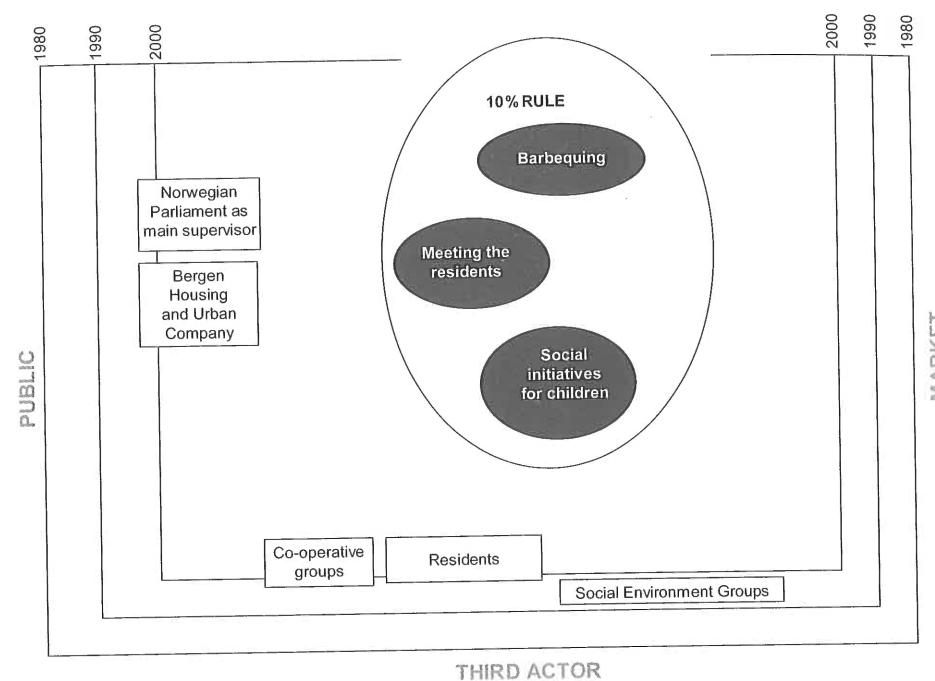
- Presence of Police, constantly in touch with the youth of the area
- Information on the initiatives and the residents' participation into them

Key factors of failure:

- Geographical moving of the problem instead of solving it

NORWAY

Saksarhaugen, Bergen



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: in the city district of Ytrebygda, twenty km south of Bergen city centre

History: mid of '80s land was turned into different housing estate projects

Architectural aspects: mixture of tenures like terraced houses, vertical blocks and row houses

Extension: -

N° of inhabitants: 2862 people, about 14 % of the total population of Ytrebygda

Features: a local shopping mall well connected by buses, bank, post office, health centre and social security centre

Socio-cultural infrastructures: cafeteria and the mall used like social meeting among people

PRE-CONDITIONS:

% social housing: no data

n° of flats: 950 (of 70-80 m²)

n° of vacant flats: no data

social composition: prevalent group is in the age between 20-49

turnover: high

dragging groups: Somalia and Yugoslavia

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:

- High number of people addicted to drugs and alcohol
- Foreigners (4%)
- Lack of social activities for young people

causes:

- Social mix with different set of capital
- One episode of sexual offence towards children

consequences:

- Vandalism
- Bad feeling

3. EFFECTS OF INITIATIVE

Positive social effects:

- Majority of people moving into council apartment because are bigger
- Capability for participating into activities

Negative effects:

- Sale of council apartments as soon as problems appears

4. ASSESSMENT OF IMPACTS

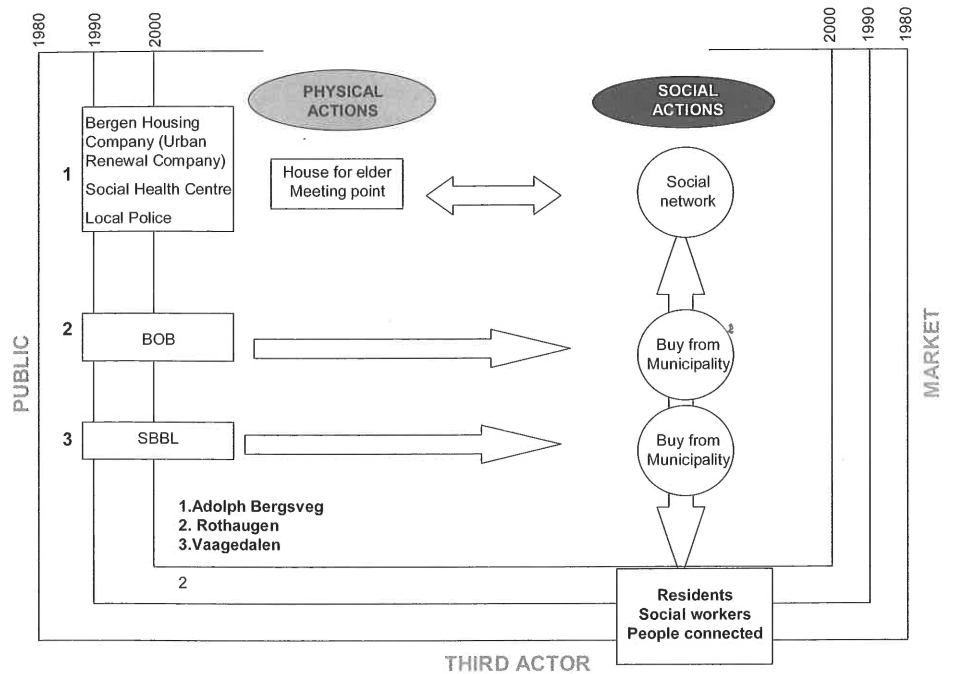
Key factors of success:

- New initiatives begun since the neighbourhood was set

Key factors of failure:

- Lack of responsibility from the actors
- Racism among residents
- Deprived people who have to rent (they do not feel good if they do not own the apartment)
- Risk of social problems if the concentration of socially deprived people is too high

NORWAY Adolph Bergsveg, Rothaugen & Vaagedalen, Bergen



1. THE NEIGHBOURHOOD DESCRIPTION

1. Adolph Bergsveg
 Position inside the city: 6 km from centre;
 History: in 1952 Municipality built 5 blocks; in 1996 2 out of five were used for elderly people and 3 for the project in the case study
 N° of inhabitants: in 3 blocks: 386 which is about 50% of total area
 Features: schools, shops and banks
 % social housing: 22% belongs to council housing
 Social composition: singles and divorced
 Age: 27% is between 10-19 years

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • frustration and lack of integration;

3. EFFECTS OF THE INITIATIVE

Positive social effects:
 • Social network
 Positive effects on the urban context:
 • Outdoor renovation;

Factors of crisis:
 rumours and stigmatisation;

3. EFFECTS OF THE INITIATIVE

Positive social effects:
 • Social network
 • More economically stable family
 • Sharing flats among students
 Positive effects on the urban context:
 • Decoration and more equipment

3. Vaagedalen

1. THE NEIGHBOURHOOD DESCRIPTION

Position inside the city: two areas at 3 km from centre;
 History: in the first, during II World War were mostly barracks, between 1979-80 blocks which were run down in 1995; in the second in 1944-50, 11 two stories houses were built up and in 1998 were fire regulated
 N° of inhabitants: 172
 Features: schools, shops
 % social housing: municipality owns 30/

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • rumours and stigmatisation

3. EFFECTS OF INITIATIVE

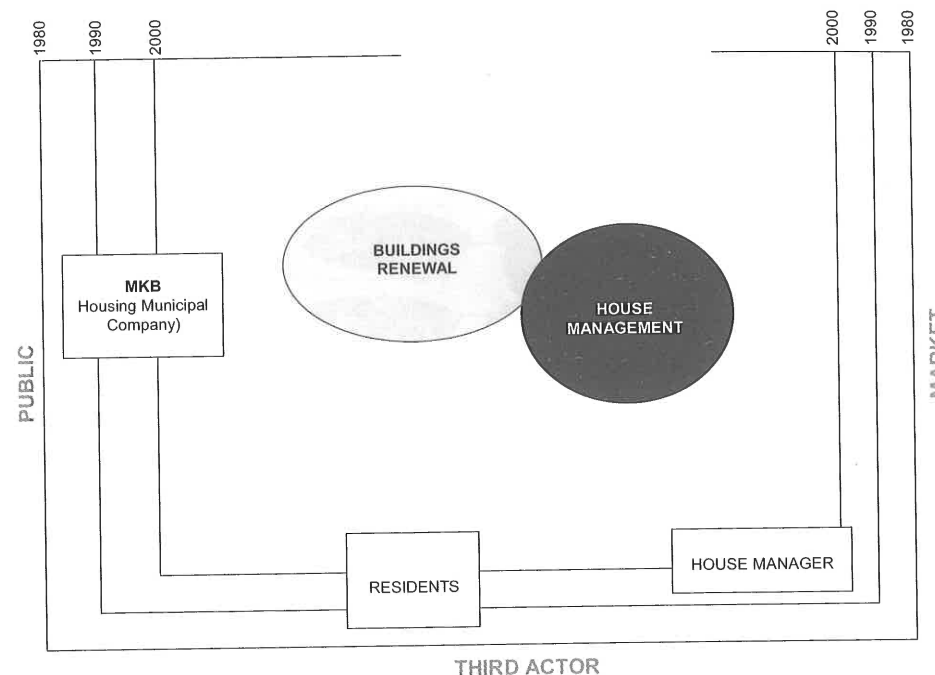
Positive effects on the urban context:
 • negative images are disappeared

1. THE NEIGHBOURHOOD DESCRIPTION

2. Rothaugen
 Position inside the city: 2 km from centre; on a small hill
 N° of inhabitants: 200 in 88 flats
 Features: schools, shops
 % social housing: 30% belongs to the Municipality;
 Social composition: single and divorced;

2. THE PROBLEM CALLING FOR ACTION

SWEDEN Holma, Malmö



1. THE NEIGHBOURHOOD

DESCRIPTION

Position inside the city: three Km south of Malmö city centre;
 History: Million Home Programme 1965-1974 (one million homes to be built in the period of ten years) and reorganisation since 1990's;
 Architectural aspects: mainly three to eight stories houses and one "Senior Citizens' House" (8 stories high)
 Extension: -
 N° of inhabitants: 3500 of which 2700 live in MKB's stock;
 Density: -
 Features: small retail shops, kebab place, second hand store, few nurseries;
 Socio-cultural infrastructures: a house of activities, a pre-school and a school with junior and intermediate levels; the "people house"

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • deprivation and deterioration;
 • anonymity, vandalism and crime;
 Causes:
 • economic regression in the 1990's effected especially lone parents and youths;

Consequences:

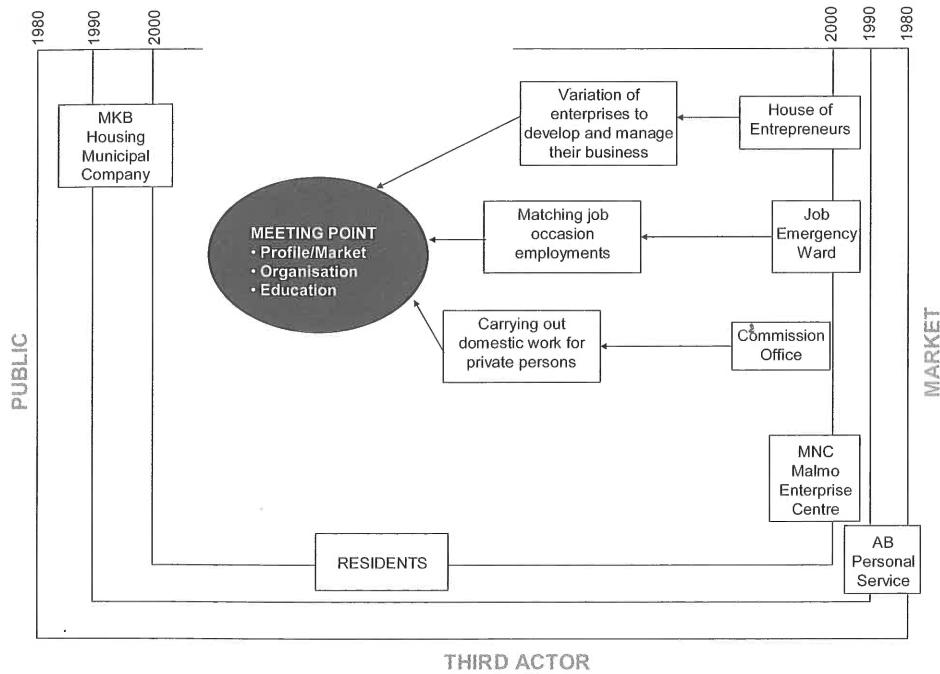
- decrease of attractiveness;
- bad reputation;
- lack of confortability, isolation and no participation into activities;

3. EFFECTS OF THE INITIATIVE

Positive effects on the urban context:
 • Beautiful facades;
 • Improve of infrastructures;
 • Decrease of costs for maintenance;
 Positive social effects:
 • Increase of responsibility and decrease of vandalism;
 • higher participation to the social activities;
 • Decrease of turnover and of vacancies;
 • Attractive points from outside;
 • Networks started
 Negative effects:

4. ASSESSMENT OF IMPACTS

Key factors of success:
 • Clean environment;
 • More services and security;
 Key factors of failure:
 • Taxable income for the residents, but later they got a regular salary every six months;



1. THE NEIGHBOURHOOD

DESCRIPTION
 Position inside the city: four Km east of Malmö city centre;
 History: Million Home Programme 1965-1974 (one million homes to be built in the period of ten years) and reorganisation since 1990's;
 Architectural aspects: multifamily dwellings with varying owners;
 Extension: -
 N° of inhabitants: 5000;
 Density: -
 Features: commercial centre and special shops;
 Socio-cultural infrastructures: -

PRE-CONDITIONS:

% social housing: public rental 100%
 N° of flats: no data
 N° of vacant flats: decreased from 15% to 1,08%
 Social composition: children, lone parents and middle ageS
 Prevalent age: 25-44 years 30%, 6-15 years 25%
 Turnover: In decreased from 19,9% in 1991 till 12,9% in 1998
 Out 19,7% in 1991 and no data in 1998
 Dragging groups: refugees, foreigners, youths, single mothers

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • Immigrants
 • Lack of Swedish inhabitants
 • Segregation and marginalisation from the rest of the community
Causes:
 • recession of Swedish economy in the early 1990's
 • unemployment

Consequences:

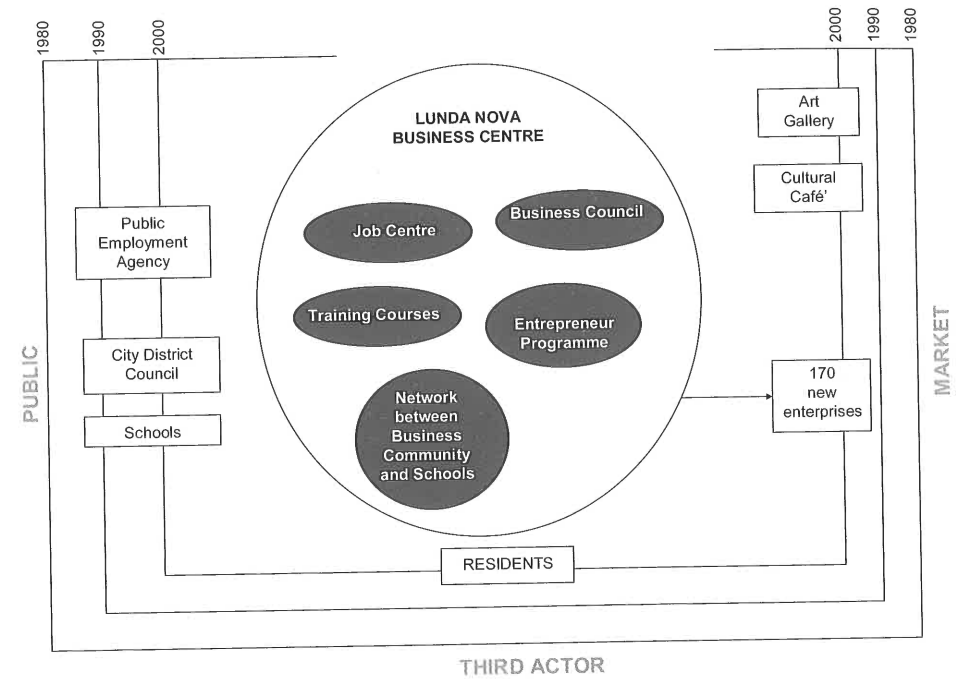
- no contacts with Swedish people
- few real knowledge about the neighbourhood

3. EFFECTS OF INITIATIVE

Positive effects on the urban context:
 • Improved quality of facades
 • Improving of infrastructures
 • Decrease of costs for maintenance
Positive social effects:
 • Decrease of drugs and alcohol use
 • Contacts and integration with Swedish and practise of the language
 • New business
 • Opening of Women enterprises
 • Networks started
 • Improvement of self-esteem
Negative effects:
 • Laziness of involved people

4. ASSESSMENT OF IMPACTS

Key factors of success:
 • Clean environment
 • More services and security
 • MKB as a good landlord
Key factors of failure:
 • MKB's money used for payments instead of being invested them for the benefit of all
 • Back to an antiquated society
 • MKB's understaffed and unable of solve all the matters



1. THE NEIGHBOURHOOD

DESCRIPTION
 Position inside the city: 15 Km northwest of Malmö city centre
 History: Million Home Programme 1967-1973 (one million homes to be built in the period of ten years)
 Architectural aspects: multifamily houses (suitable for children) with two/three rooms
 Extension: -
 N° of inhabitants: 17500 (1999)
 Density: -
 Features: indoor centre, sport centre;
 Socio-cultural infrastructures: compulsory schools, library, Art Gallery (from 1998), Cultural Café (from 1998)

PRE-CONDITIONS:

% social housing: public rental 55% and co-ops 27%;
 N° of flats: 6000
 N° of vacant flats: no data
 Social composition: single 36%, families with children 38%, pensioner 14%, yought 41%;
 Prevalent age: children and middle age;
 Turnover: in out 13%;
 Dragging groups: Somalis, Iranian, Yugoslavian;

2. THE PROBLEM CALLING FOR ACTION

Factors of crisis:
 • Vulnerable area because of the flexible market
 • Difficulties to develop links to mainstream society
causes:
 • recession of Swedish economy in the early 1990's
consequences:
 • the neighbourhood is one of the poorest in Sweden

3. EFFECTS OF INITIATIVE

Positive effects on the urban context:
 • more safe and green image of the neighbourhood

Positive social effects:

- Decreasing of unemployment
- Starting of new private business
- Integration

4. ASSESSMENT OF IMPACTS

Key factors of success:
 • Initiative encouraging the private
Key factors of failure:
 • Not enough advertising

This book originated at the Italian national NeHoM (Neighbourhood Housing Model) conference, the main theme being the relationship between State, Market and Third Sector in urban regeneration programmes. A large gap between socially oriented pilot experiences and a prevalently market oriented context was identified, especially in some of the new EU member states in Central and Eastern Europe.

This distance between such diverse backgrounds led the Authors of this book to select common key subjects: private actors, involved in local regeneration programs, and non-profit organisations, seen as a new subject playing a relevant role within the social arena.

The research project offers an overview of the past decade:

- the implementation of integrated policies in most countries following a long tradition of spatially oriented initiatives;
- new projects in those countries that consider the real estate market as the only solution to regenerate deprived neighbourhoods.

The question: can the development of local urban scenarios benefit from a comparative study of national cases?

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