

Planning policies and affordable housing: A cross-comparative analysis of Portugal, England and Denmark

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Purpose

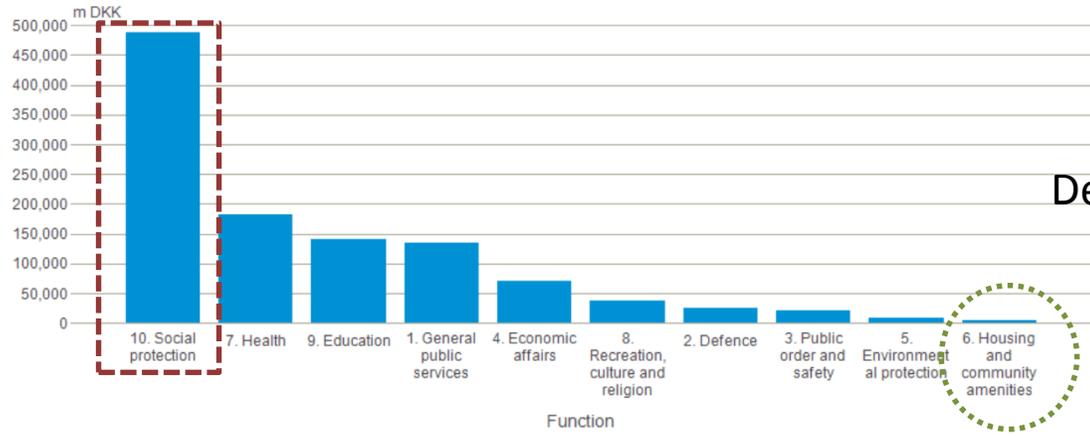
- To highlight the importance of housing & planning as a field of state intervention to produce improved social and spatial results
- To give an account of studies that have used 'ideal type' methodology to compare welfare, housing and planning regimes

Housing the wobbly pillar of the welfare state

- Housing has occupied a relatively weak position within systems of welfare when compared to domains of social policy such as social protection/security, health, and education
- Housing is largely a market commodity modified by subsidies and regulation (Kemeny, 2003)

General government, COFOG

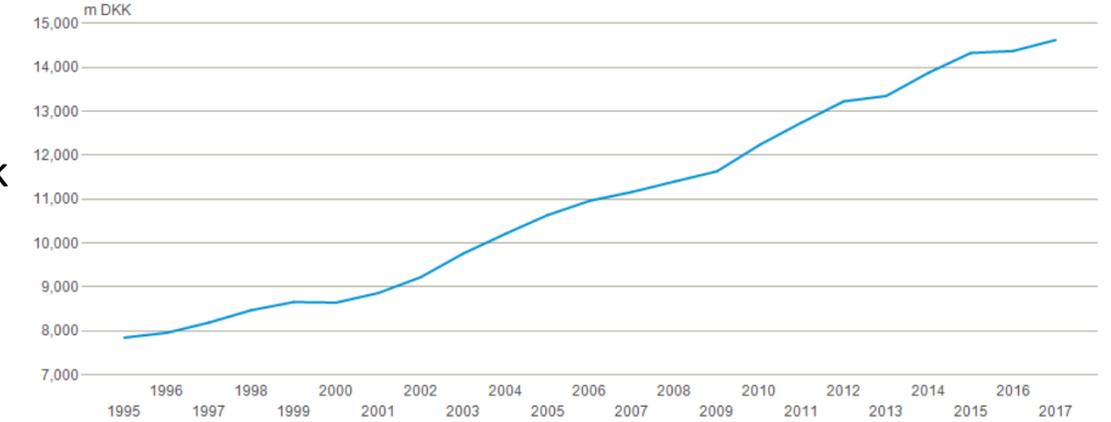
Time: 2017



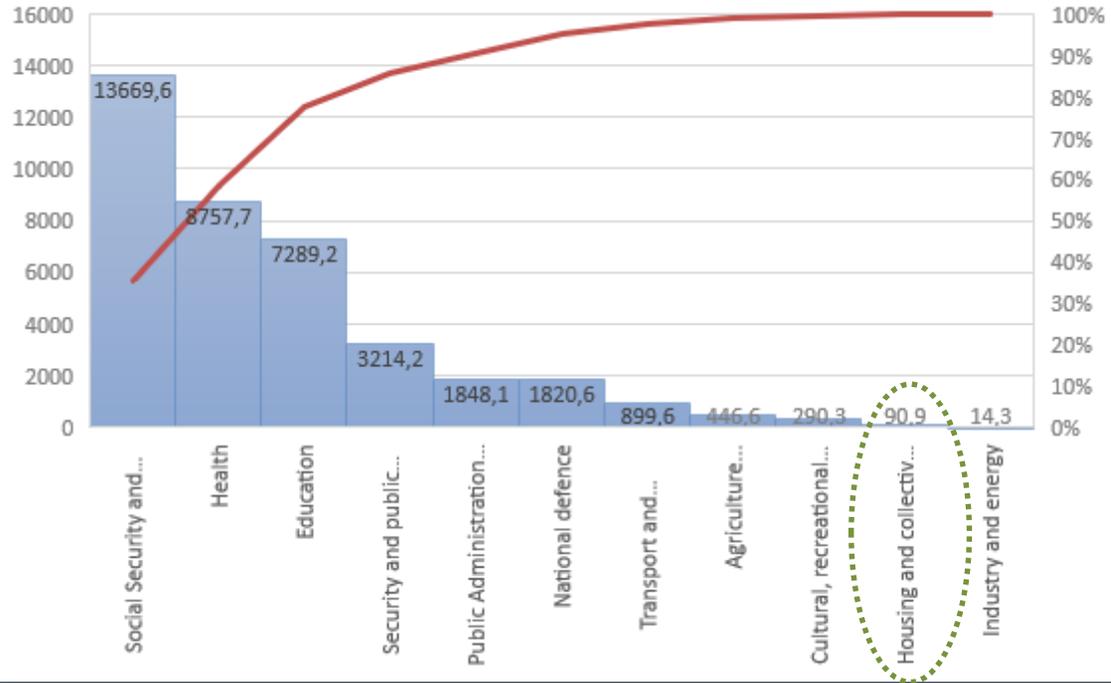
Denmark

General government, COFOG

Function: 10.6. Housing

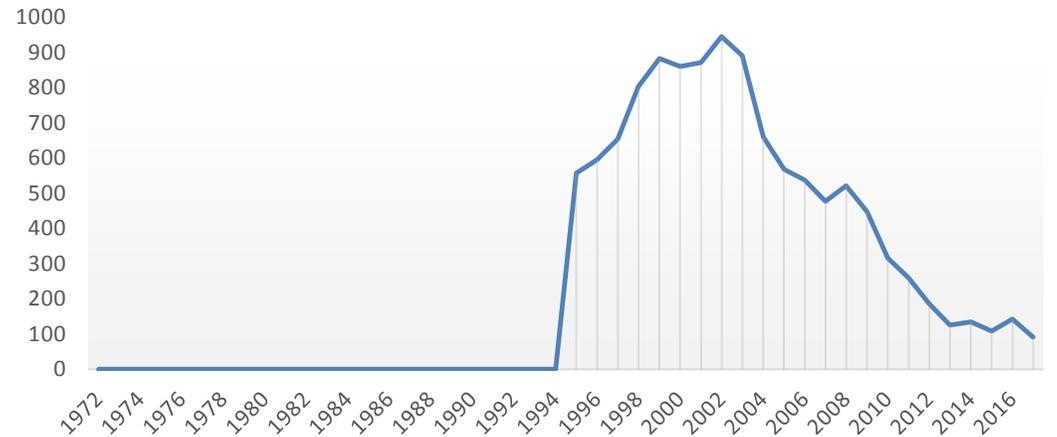


Source: Statistics Denmark

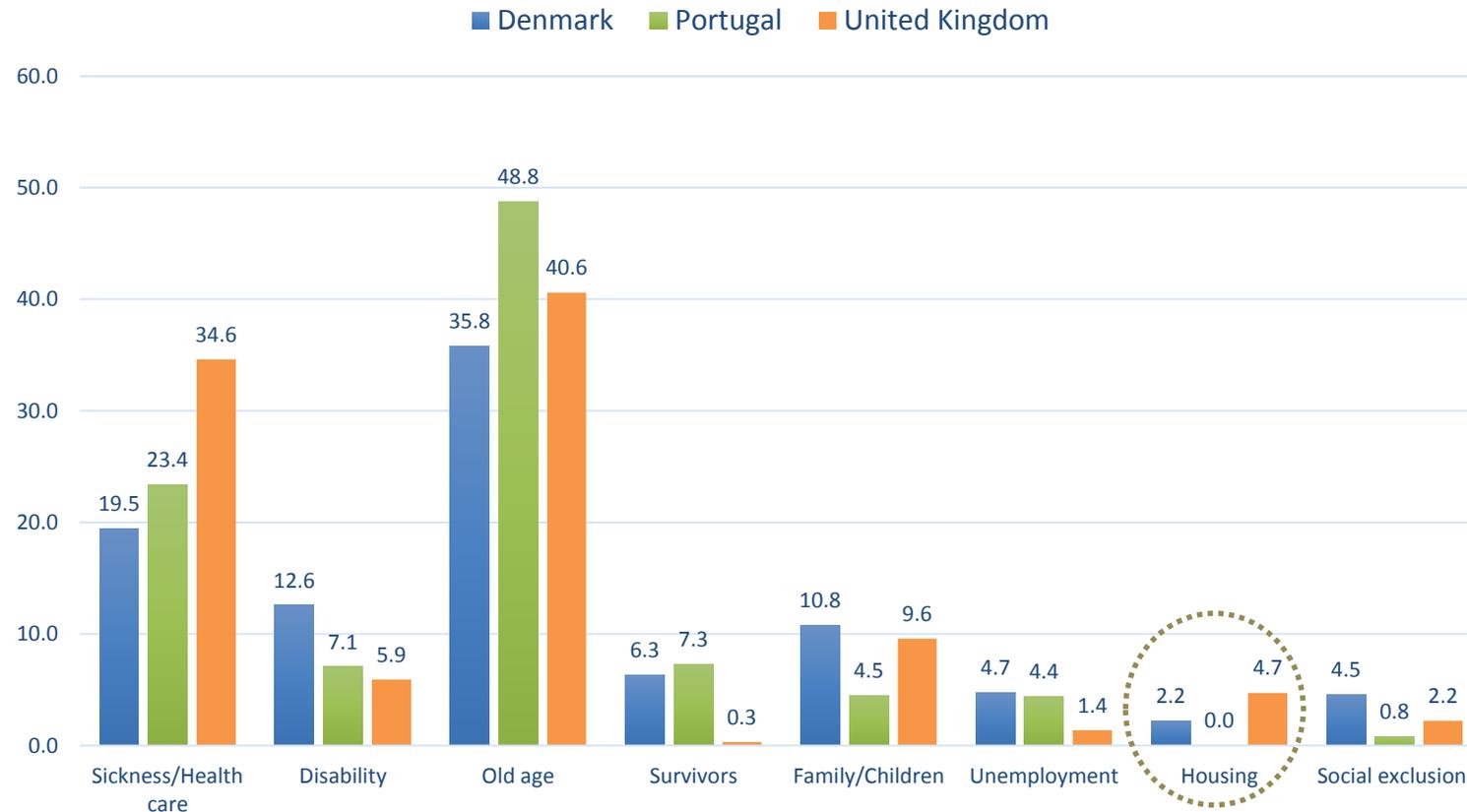


Portugal

Housing and collective services (euros)



Social protection expenditure by function (%) in 2015 (Eurostat)



Methodology

- Social science research - neither quantitative nor qualitative forms of data analysis have all the answers
- Quantitative methodologies are important for classification, measurement and analysis
- Qualitative frameworks are crucial to understanding ‘why?’ and ‘how’ questions (e.g. the rationale behind tools and instruments)

The ideal-type

- Created by Max Weber in 1904 (Bruun, 2007)
- a theoretical construct to help the exposition of scientific results
- the beginning of a theory about the subject matter used to classify the cases (Peters, 2013)
- useful to challenge the current thinking (TINA - There Is No Alternative)

THE THREE
WORLDS
OF WELFARE
CAPITALISM

Gøsta Esping-Andersen

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*Welfare State Changes and Outcomes – The Cases of
Portugal and Denmark from a Comparative Perspective*

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Abstract

It is well known that welfare states ensure a certain level of social protection affecting levels of well-being and the extent of inequalities in society. Changes within crucial domains of social policy, such as education, health, or social protection, have, therefore, a major effect upon individuals' opportunities. In this article I compare the effects of these changes in two countries from the mid-1980s to the financial crisis of 2008. Portugal that was a latecomer in welfare state development and Denmark was at the forefront of de-commodification and universalization of social rights. The conclusion of this article is that income inequality has been steadily increasing in Danish society; while in Portugal, despite improvements in many social domains (healthcare, poverty alleviation, unemployment protection), problems of inequality remain deeply embedded in the country's social and institutional structures.

Keywords

Welfare state regimes; Welfare state outcomes; Inequality; Portugal; Denmark

Theory of Welfare State

- Welfare State: a theoretical construct for the measurement of the position of each country, with regard to its capacity to support the welfare of households and communities
- ‘The welfare state is not just a mechanism that intervenes in, and possibly corrects, the structure of inequality, but it is, in its own right, a system of stratification’

(Esping-Andersen 1990: 23)

The three worlds of welfare capitalism

- based on the quality of social rights/level of decommodification provided by welfare systems
 - the degree to which individuals or families can enjoy a socially acceptable standard of living, independently of market participation
- and the type of stratification produced by the state

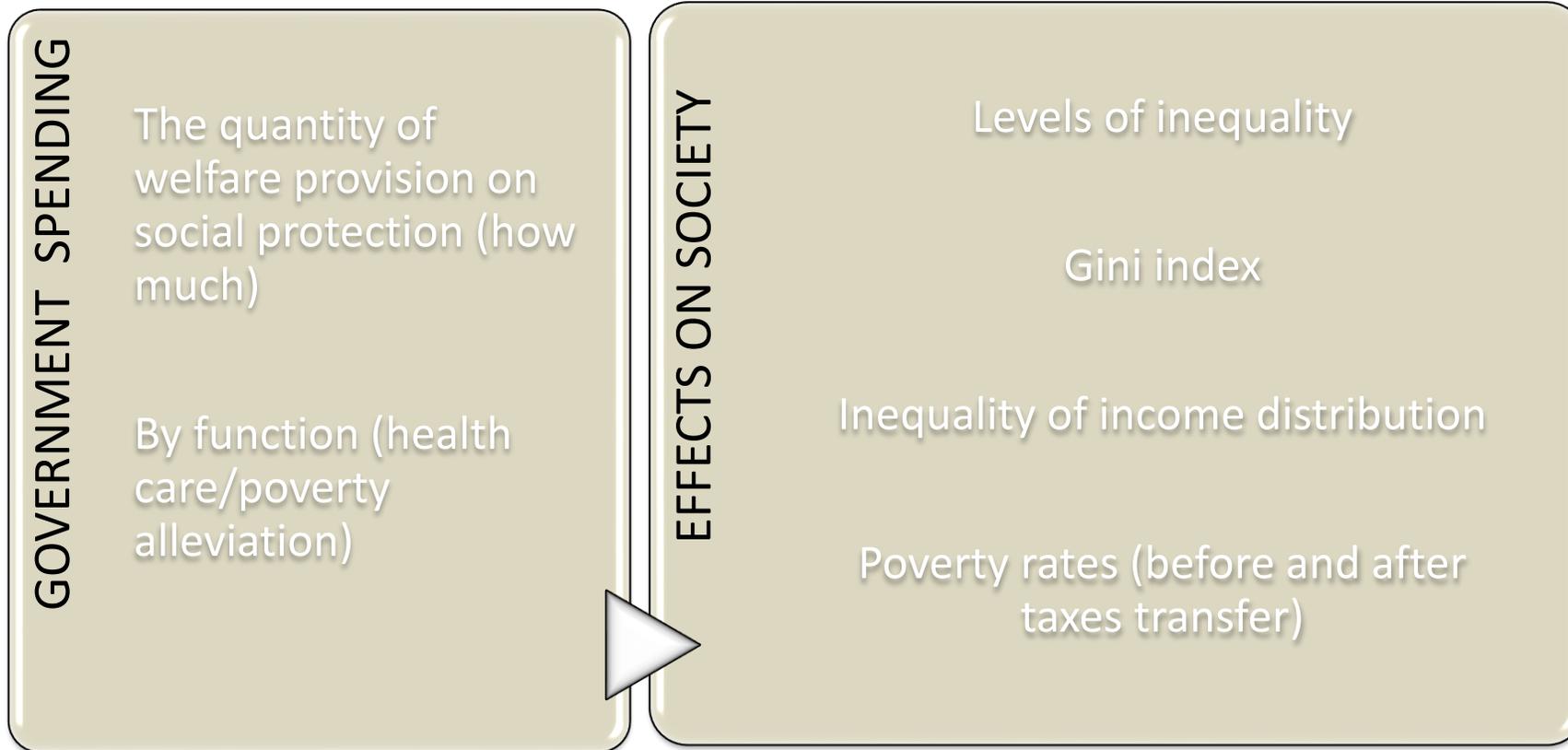
Esping-Andersen (1990) identifies three ideal-types of welfare regimes

Social Democratic	Corporatist	Liberal
High levels of de-commodification universalism and solidarity are key values of the system	An intermediate level of de-commodification	Modest levels of de-commodification Individual freedom
Well-funded public welfare benefits financed by taxes	The level of social protection is based on the status of individuals in the labour market and the history of paid contributions.	Little state interference and a strong market orientation. Social benefits are means-tested, e.g. conditional on the beneficiary's income / wealth
Denmark	France, Portugal?	England

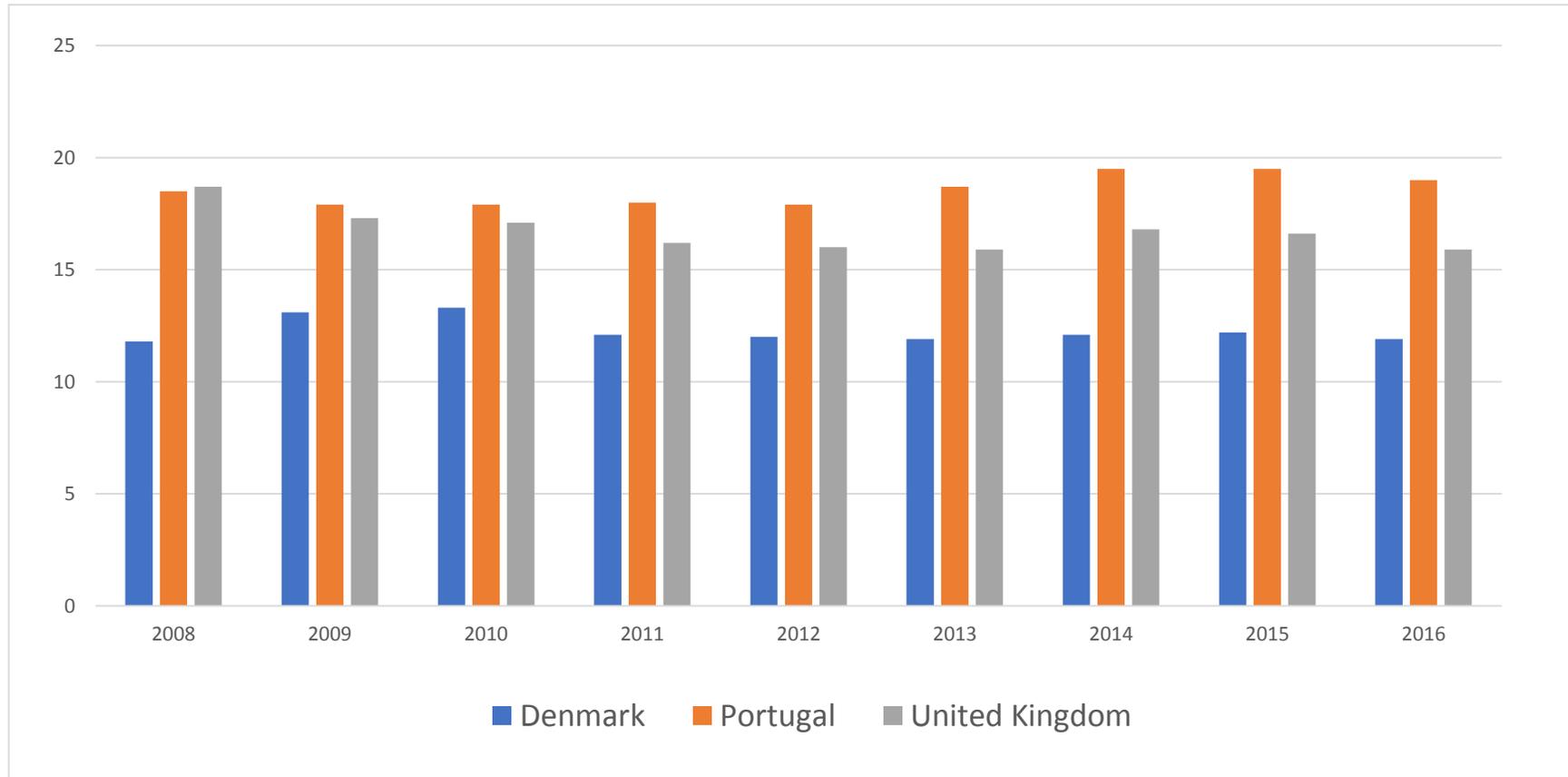
Ideal-types of welfare regimes

- Portugal:
 - an underdeveloped version of the corporative/conservative regime?
 - a fourth regime? Qualitative different arrangements between the state, market and family
 - Highly fragmented system of protection
- Lack of agreement
 - explained by the statistical data employed, and methods in terms of social groups, data sources, indicators and cut off points

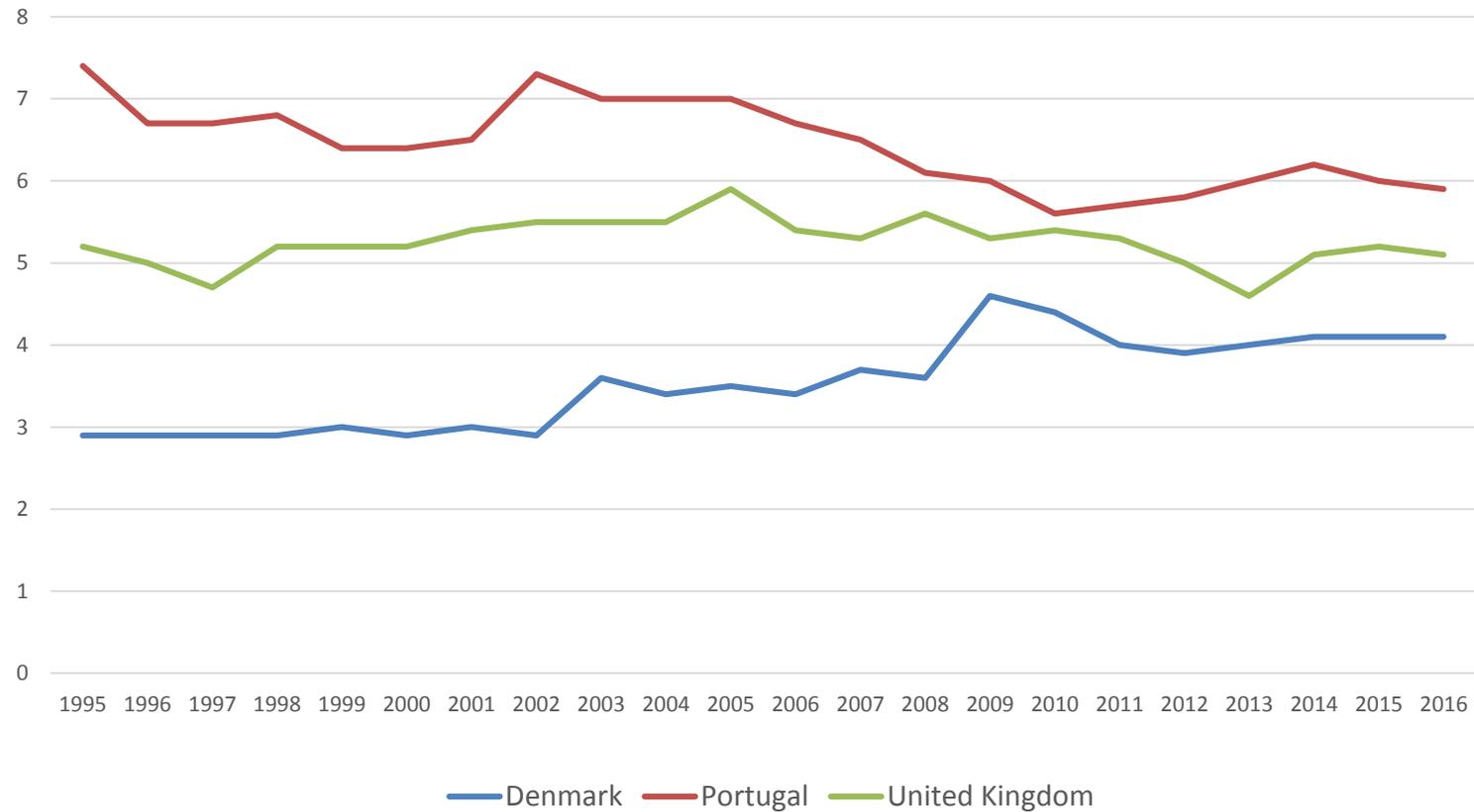
Esping- Andersen's theoretical framework



'At risk of poverty' rate (cut-off point: 60% of median equivalised income after social transfers)

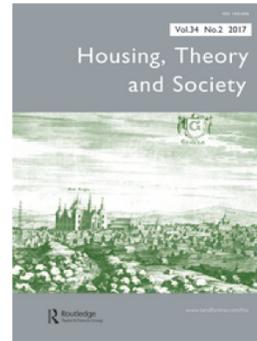


Inequality of income distribution (S80/S20)



Housing and Social Theory

Jim Kemeny



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Poles Apart? A Comparative Study of Housing Policies and Outcomes in Portugal and Denmark

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Kemeny's Thesis of Rental Housing Markets

- Seeks to explain the long-term structuration of rental markets
- Rental housing systems are divided into two types:
 - dualist - profit-rental market and residual public poor housing sector
 - unitary/integrated - not-for-profit integrated into the market

The state of housing in the EU 2015

	Owner occupied	Private rent (rent at market price)	Social rent	Other	Nr dwellings per 1000 inhabitants
Sweden	40	22	19	19	480
Germany	45,4	50,4	4,2		506
Denmark	51	49			491
Austria	51,6	28,3	20,1		555
France	57,7	21,9	17,4	3	423
Belgium	64,8	27,5	6,5	1,2	473
UK	64,2	17,6	18,2		437
Netherlands	60	7	33		429
Ireland	69,7	18,5	10,3	1,5	440
Portugal	73	18	2	7	556
Greece	73,2	21,7	5,1		590
Spain	78,9	13,5	2,4	5,1	538
Romania	98	0	1,5	0,3	425
....

Elastic housing supply response does not necessarily resolve affordability issues

The role of housing within the welfare state

- In most countries, housing is largely driven by economic factors....
- but is mediated by political regulation (e.g. private renting, social housing, non- profit)
- ideologies translate into housing policies and strategies, shaping dominant forms of tenure

Rental housing systems are divided into two types

Integrated rental systems	Dualist rental system
Corporatist / social democratic	Conservative / liberal
Long-term state investment in the non-profit rental sector, for the provision of good quality rented housing, at cost prices and accessible for all (alliance with non-profit housing associations)	Governments support a residual model of social housing reserved for the poorest segments of the population and a home purchase market (alliance with banks)
Non-profit and for-profit rental markets are balanced in terms of size, rent levels, housing quality and tenants composition	Owner-occupancy is the dominant mode of tenure, the rental sector is minor, and the private and the social rental markets are separated.

Ideal-types of planning regimes

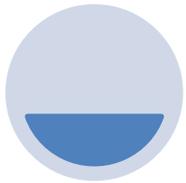
Legal and administrative structures within which planning operates:

- regulatory planning systems that use zoning to classify and qualify the permissibility of land uses
- discretionary systems in which plans only have an indicative force

A wider set of criteria:

- the scope of the systems in terms of policy topics covered
- the distribution of powers among levels of government
- how well it is established the activity of planning
- ...

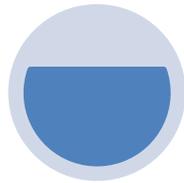
Ideal-types of planning & features of the systems



The urbanism ideal type - Portugal

Narrow scope of purpose when regulating land-use transformation

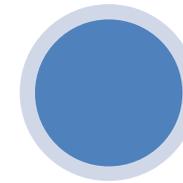
Weak regulation that favors urban sprawl, construction of illegal settlements, and social and spatial segregation



The land-use ideal type England

Focus on development control, use of tools to reduce government spending

e.g. planning obligations for the provision of social and affordable housing, contributing to sustainable communities



The comprehensive integrated ideal type

A decentralised planning system concerned with the integration of policies

Site-by-site negotiations with planning agreements to secure the provision of affordable land for non-profit housing associations

INTERNATIONAL REVIEW OF LAND SUPPLY AND PLANNING SYSTEMS

Sarah Monk, Christine Whitehead, Gemma Burgess and Connie Tang

Delivering affordable housing through the planning system: challenges and good practice

Gemma Burgess
Sarah Monk

University of Cambridge, Cambridge Centre for Housing and Planning Research

Final remarks

- Ideology plays a crucial role in explaining the differences between welfare, housing and planning policy and outcomes
- Housing markets are shaped by housing policies, and by practices of land-use planning
- International comparative analysis of policies helps us to advance our understanding of the relationship between these variables across different geographical units.

What next in terms of research?

- to examine how theoretical ideas of urban planning and the housing market play out in practice
- specifically, in the context of the PLANning for AFFordable Housing (PLANAFFHO) project, to examine how land-use planning has contributed to the provision of affordable housing for low-income people within new developments in Copenhagen, Lisbon and London

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