The Vital City

BOOK OF ABSTRACTS

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Workshop Theme 1: Resurgent European Cities

The Intrametropolitan Determinants of Foreign Investment Firms in Istanbul

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ABSTRACT

In the context of economic globalization, there has been considerable academic interest on the understanding of location behavior of FDI firms. Generally while studies on FDI firm location focus mainly at the national and regional levels, those of the intra-urban level are limited, especially for developing countries. In developing countries, intensive studies have been carried out on the spatial impacts of foreign capital on the country city system or the regional determinants in the location choice of the foreign capital (Deichmann et al. 2003; Wei et al., 1999; Chien-Hsun, 1996). However, studies on the impacts of the foreign investments in the cities of the developing countries are limited (Wei et al. 2006; Wu and Radbone, 2005; Wu, 2000). The same situation is valid for the studies conducted in Turkey. However, studies on the spatial models at the intra-urban level are limited. The priorities in the location choice preferences of the FDI firms working in both industrial and service sectors in the Istanbul metropolitan area have been set forth by a study conducted by Berkoz (2005).

Turkey adopted neo-liberal policies in order to increase economic integration into international relation after 1980. As a result of these policies, foreign direct investment (FDI) inflows increased greatly. In 1980 there were 78 FDI firms in Turkey whereas the number increased by 6511 in 2003. Turkey has become a hub of vast hinterland that extends from Balkans to Caucasus and represented a prime focus for foreign investment. For this reason, it is very important to know the characteristics and spatial distribution of FDI firms in Turkey. In the general perspective of Turkey related to FDI, Istanbul has an importance. Because Istanbul attracts the highest level of foreign investment in Turkey, 75.39% of Turkey's total capital investment and 63.29% of the total number of firms in Turkey are in Istanbul. Istanbul has attracted 59.63% of the firms which have made investment in industry in Turkey with 55.22% of this capital and 66.35% of the firms making investment in the service sector with 92.33% of the capital.

Foreign investment requires the market conditions of the area on which it would invest to be feasible for non-risky business and demands the conditions concerning the spatial quality of the area (such as the quality infrastructure, easy access, transportation-communication systems and the quality of the building and environment) to be of high standards as they are the conditions which reflect the power and prestige of the firm (Berkoz, 2005).

In this study, locational determinants of foreign investment firms in Istanbul have been analyzed by using the logistic regression model.

The Governance of Shrinkage: a Prime Challenge for the Development of Europe's Urban Regions

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ABSTRACT

As a result of uneven economic development, migration and demographic changes, a growing number of European cities and regions have been facing long-term population loss during the last decades. The "shrinking city" is thus becoming a new normality bringing about numerous consequences for urban structures and space, planning and governance.

Recent research being carried out by the authors on a number of old industrialised regions in Europe (parts of eastern Germany, Upper Silesia, Northern Moravia, Northern England etc.) made obvious that the trajectories of local governance arrangements in shrinking regions differ greatly form their prosperous counterparts.

Firstly, population decline and decreasing demand lead to numerous problems for the maintenance and functioning of the housing market, of infrastructural facilities and social services. Secondly, shrinkage often goes together with a declining demand for already developed land and built environment and causes considerable changes in the urban form. Subsequently, new conditions for planning are created and local decision-makers are in need to replace established paradigms and find new ways to secure the attractiveness of their cities and regions. Subsequently, new agendas for urban politics are created and in most cases "coping with decline" becomes an important issue in local politics. Secondly, local coalitions are more dependent on resource transfer from the national scale, giving the national level a major importance. This background changes the conditions for urban coalition-building so that as a result we find "grant coalitions" rather than "growth coalitions".

In the paper, we focus in a first part on the identification of challenges created by long-term decline or shrinking for urban regions and their underpinnings, taking different European urban regions as examples. Based on this, we will discuss in a second part the implications brought about by these challenges for various realms of urban governance and planning.

Key Words: governance, shrinking cities, European urban regions

Labour Market Reform and Labour Mobility within Cities: Have the Hartz Reforms Succeeded?

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ABSTRACT

Recent research has pinpointed cities as a hub of employment dynamism within Europe; their successful outcomes attributable to their scale, networks and advanced service functions. These characteristics are said to have afforded city workers higher earnings and greater opportunity to appropriate productivity gains through job mobility.

This paper explores the employment benefits city workers are afforded within Germany, and more particularly the impact of a comprehensive set of reforms initiated between 2003–2005, known as the Hartz reforms. These reforms aimed to reduce unemployment by increasing the dynamism of the German labour market, by accelerating labour market flows and facilitating efficient job matching. Among other things the reforms involved the tightening of eligibility criteria for employment benefits, the introduction of personal service agencies and the re-orientation of training (including the introduction of training vouchers).

However, the German unemployment rate has not come down so far. Does that mean the reforms have not affected labour market outcomes in Germany? Since it is early days to draw any definite conclusions we focus on how the deregulations have affected labour market outcomes within cities, in which – given their dynamism – we expect the effects to mature first.

Drawing on the German Socio-Economic Panel (SOEP), a longitudinal dataset of 21,000 individuals (in 2005) for the years 1985–2005, we provide descriptive analysis of employment outcomes pre and post Hartz reforms, focusing on the question of whether these reforms have exploited the advantages afforded by cities. We also model the determinants of inter-regional urban migration within cities, to see whether the Hartz reforms have resulted in a 'freeing up' of the German labour market. Finally we compare the resulting mobility patterns and their determinants to the deregulated labour markets of United States, United Kingdom and Australia (using Panel Survey of Income Dynamics, British Household Panel Survey, and the survey of Household Income and Labour Dynamics Australia respectively).We ask if city outcomes and mobility patterns have converged between the countries in recent years or whether they remain antithetical. Germany's Rhineland background as opposed to the Anglo-Saxon background of the other three countries might have prevented Germany from taking too drastic measures to deregulate its labour market.

Key Words: urban labour markets, labour market reform and flexibility, job mobility

Developing Creative Cities

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ABSTRACT

Culture and creativity have been promoted as the panacea to reversing urban decline in the knowledge age. The posited benefits of becoming a 'creative city' cut across many aspects of policy and evidence suggests that unlocking the creative potential may well improve the prospects for successful urban regeneration. Such activity may be cultivated to attract economic gain (in the form of investment, developing the creative industry sector, business start up locations, tourism spend and knowledge workers) and also social cohesion (strengthening identity, civic pride and accommodating cultural diversity). There are some caveats to this approach: the benefits may be overstated and are often hard to measure. There is evidence that unintended consequences of policy in this area can include gentrification, a loss of distinctiveness and pricing out the creative sector pioneers. This paper presents an overview of UK activity, drawing on the approaches undertaken in three main categories of creative industries, public art and events programming.

Key Words: creative cities, creative industries, public art, events programming

Scenes: Disney Heaven, Bohemia and Other New Urban Dynamics

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ABSTRACT

We elaborate a new framework starting from themes like post-industrial society and the rise of consumption. These cumulatively weaken the impact of jobs and material concerns, and heighten consumption, lifestyle, and amenity issues, especially for people making migration decisions. Persons moving cross-nationally, nationally, and within a metro area are increasingly driven by these new factors, which drive society and the economy more generally. This is not to deny the older factors, but it contextualizes them, suggesting how people vary in their decision criteria; the propositions suggests where and why the new explanatory factors are more important. Following related work on the New Political Culture, we expect the newer factors to be stronger with younger, more affluent, more highly educated persons, who travel move, use the internet more, work in jobs with smaller firms where knowledge and social skills are more salient, Protestants more than Catholics etc.

Our theory of scenes is more than 1. neighborhood 2. physical structures 3. persons labeled by race, class, gender, education, etc. We include these but stress 4. the specific combinations of these and activities (like attending a concert) which join them. These four components are in turn defined by 5. the values people pursue in a scene. General values are legitimacy, defining a right or wrong way to live; theatricality, a way of seeing and being seen by others; and authenticity, as a meaningful sense of identity. We add sub-dimensions, like egalitarianism, traditionalism, exhibitionism, localism, ethnicity, transgression, corporateness, and more. All the dimensions combine in specific ideal-types of scenes like Disney Heaven, Beaudelaire's River Styx, and Bobo's Paradise.

The original data for the study come from assembling apparently the most extensive zip code based data set for the US to date with a focus on consumption and amenities. Some 800 core items – types of restaurants, museums, tattoo parlors, barbershops, churches and civic groups – have been assembled from the Census, electronic Yellow Pages, the Internal Revenue Service, state arts associations, and web pages. Each amenity item has been coded in terms of the degree to which it represents 12 scenes (like Disney Heaven) and 15 analytical dimensions of scenes (like authenticity). We are analyzing how strongly these amenities explain migration by different age groups (young and old, etc.) as well as levels and changes in income and rent, to test the propositions in our framework. We combine multiple methods: bits of oral history of Chicago (from a book on this), ethnography and participant observation, especially in Bronzeville, plus regression, GIS, and HLM analyses of neighborhood and scene effects.

Key Words: urban development, consumption, entertainment, scene

Universities and Social Transformation: a Regional Perspective

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ABSTRACT

The direct economic impact of higher education was until relatively recently seen as of little relevance to its wider ambitions to educate students and pursue research – to produce and disseminate knowledge, if not for its own sake, at least to provide trained and intellectually competent individuals for elite and middle class employment. In this context, the economic justification for universities was constructed at an almost abstract level – higher spending on universities seemed to be associated with greater national economic success, but no one was quite sure why, except that investment in human capital was a 'good thing'.

Today, however, the expectations are rather different. The geographical focus has shifted, or at any rate become more differentiated – a few universities are identified as national champions in a global higher education market place, while the rest are enjoined to focus on regional priorities, making the regions within which they are located more competitive and innovative. The role of universities in urban and regional economic development and regeneration is increasingly widely recognised.

The recent emphasis on the knowledge economy and on creativity has helped to reinforce this, and the direct employment and investment impacts are hard to ignore, particularly when the impact of the economic multiplier is taken into account. While the effect of the expansion of higher education over the last two decades on 'widening participation' may be uncertain, the localised impact of student spending on housing and other goods and services (including cultural activities) has been associated with regeneration and economic revitalisation. There is a danger, however, that the new (and increasingly instrumental) understanding of universities as drivers of economic change and employment creation may distract attention from their broader social role. Drawing on approaches first developed in work relating to post Apartheid South Africa, this paper mobilises wider notions to consider the role of British universities in social transformation at regional level.

This 'more than economic' approach makes it possible to consider the how universities, whether in response to strategic priorities or simply as more or less unintended consequences of other activities, influence local and regional social relations. It also makes it possible to critically assess their impact, instead of being trapped in a dominant narrative which simply assumes that the economic (and therefore the social) impact of higher education must be positive. This paper draws on preliminary work undertaken as part of a recently funded ESRC funded project.

Key Words: universities, social transformation, regions

Is There 'City Flight' in Middle England?

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ABSTRACT

This paper examines the 'city flight' concept that is increasingly to be heard in policy debate. Much varied literature is reviewed in order to clarify the key features and drivers related to those trends which the concept is intended to highlight. The paper takes the three largest cities of the English East Midlands as an empirical proving ground of the relevance of the concept to the processes current shaping 'Middle England' (i.e. the medium-sized cities, and their city regions, which are home to a large proportion of the British population but which attract far less research attention than either the largest cities or the most rural areas of the country).

Both the conceptual discussion and the empirical work following it focus on migration patterns. To highlight the key issues raised in debates on city flight it is essential to be aware that:

- migration tends to be a highly selective process, so that even if a city is close to balance between its overall inflows and outflows, this may disguise major net shifts in different groups' movements (egg. the affluent moving out while poorer people move in); and also
- it is essential to separate moves within the city region boundary (mainly for housing and 'neighbourhood quality' reasons) from longer-distance flows (mainly for labour market, higher education or family reasons).

The policy concerns raised by cities' population loss through migration include urban housing market failure and lower economic growth due to skill shortages; in addition, the quality of life which is part of the 'pull' of rural areas may be degraded due to rapid growth (where the existing residents may not welcome it). If there is a rise in long-distance commuting then increased pollution and congestion may be shared by urban and rural areas alike.

The paper finally reviews potential policy responses to migration flows from cities:

- improved city educational services, and better secondary schools in particular;
- tackling city problems of crime and anti-social behaviour;
- improving public transport on high density corridors;
- facilitating new employment growth sectors which favour clustering in cities;
- upgrading and extending urban and suburban retail and leisure facilities;
- providing a more diverse housing 'offer' in the main urban areas;
- putting further emphasis on development on brownfield sites; and

- improving access to open space and enhancing the quality of the local environment including the public realm.

Key Words: population migration, city flight policy, England – Midland

Vitalising Cities through Integrated Spatial Planning: an Example

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ABSTRACT

This paper argues that town centres may also be considered as viable and vital neighbourhoods. We examine an EU Interreg project whose aim was explicitly to achieve vital neighbourhoods through integrated spatial planning, showing how the partner small-cities adopted particular strategies for revitalisation, both in their city centres and in residential neighbourhoods. The five partners to the project, all small cities in the North Sea Region, combined social and spatial programmes of physical urban regeneration alongside citizen- participation programmes and combined learning centres, to integrate their approaches to revitalisation. In doing so, they have experimented with different approaches to development, planning and welfare, and developed a set of principles related to integration in spatial planning. The paper will consider the role of the vitalisation project in shaping visions of vital urban life, and the effectiveness of Interreg as a space for policy experimentation.

Key Words: revitalisation, spatial integration

Urban Strategies Contributing to Regional Economic Development: the Hungarian Case Study

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ABSTRACT

It is already a widely accepted notion that cities are key actors in economic development. I will examine in my essay what are the prerequisites of cities being the engines of the development of knowledge based society of their regions on the Hungarian case study.

Hungary decided as a central level policy to promote cities as catalysators of regional development in several ways: The National Concept for regional development designates seven regional growth poles, out of which Budapest is a growth pole of international importance. The other growth poles are Hungarian cities of high economic performance in different regions (NUTSII) with universities. The concept is that the growth poles contribute to the development of the knowledge based economy within their regions through concentrated development of highly innovative industries thus contributing to the development of the regional economies. The concept is also included in the Hungarian National Strategic Reference Framework, thus ensuring the necessary instruments for the implementation. Similarly, the central level also decides on a conscious urban planning system, which means cities are driven to base its urban structure on an integrated urban strategy. The integrated urban strategy is based on a participative stakeholder planning system and on a territorial approach.

The essay examines how the different policy concepts can be implemented
The growth pole concept is based on the cooperation of universities and highly innovative SMEs, how this relationship can prove to be a catalyst for the regional economy, what are the conditions for the regional spread of effects. What is the role of universities, what is the role of the cities in this process? How the different initiatives that referred the universities (like regional university centre programmes) before can be channelled into the present growth pole programme? How the regional business infrastructure, like innovation parks, incubation facilities can be linked with the universities in activities?

The seven Hungarian cities designated as growth poles are very different in history, in their economic structure – the regions of theirs are also very different in economic performance. Cities with long history traditions in disadvantaged regional economy, or cities with higher economic performance but weaker university structure needs different approach. Hungarian growth pole cities are also unique as they are along the state border: how far do they act as catalyst within their statistical region, and how far can they establish cooperation across the border as a natural spread of effects.

Key Words: regional development, economic dynamism, innovation

The Changing Rationale for the Governance of Urban Regeneration

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ABSTRACTS

The rationale for the governance of urban regeneration is changing. Urban regeneration has often been addressed through specific economic, social and environmental interventions targeted at small areas, such as neighbourhoods, often out of context to the situation of the surrounding economy. However, if the potential of 'places' and their communities are to be realised, it is important that localised interventions are planned within the context of the wider economy in which they are located.

However, to do this requires agencies at different levels of governance to have an improved understanding of physical, community and economic 'place'. This implies developing a shared analysis of how people, firms and investment assets interact across 'place', which takes into account the different spatial levels in which we live our lives and in which the spatial economy works:

- 'Where we live' – a neighbourhood
- 'How we are governed' – the municipal town or city
- 'How we live' and how the functional economy works - 'city-region', 'urban region' or 'sub-region'

Once sorting mechanisms between assets are taken into account (for example, between people and 'place', people and housing, and firms and economic structure) the consequence is a dynamic 'place-shaping' process with different outcomes likely in different places.

The policy implications explored from this approach are that:

- There should be greater recognition of significant structural differences both within and between economies of different towns, cities and regions
- A one size fit all approach towards the regeneration of local economies is inappropriate, since 'places' are different and may have different routes to realising their potential
- Developing a shared evidence base across different levels of governance with responsibilities for local, city and regional economies is important
- There is a need to improve the vertical and horizontal integration of policy across levels of governance and sectors around a shared understanding of the key challenges facing local, city and regional economies and the key policy outcome objectives

Creative Cities – Innovative Sites and Attractive Places

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ABSTRACT

Modern economies are denoted as knowledge-based and innovation driven economies in which cities are assumed to play a central role in enhancing innovation performance and regional competitiveness. A striking aspect of the knowledge economy is that economic activity and growth seem to become more spatially concentrated and increasingly city-based. Knowledge-intensive and creative industries are typically clustered in cities, and particularly larger cities seem to have specific innovation advantages based on a combination of localisation and urbanisation advantages, and a favourable business and people climate.

Cities are looked upon as information entities with high knowledge spill-over intensity in which interactive learning processes are facilitated by proximity and face-to-face contact, and where economic and social diversity are assumed to promote the production of new and innovative ideas and products. The paper discusses theoretical approaches and concepts related to knowledge economy, creative cities, innovation and attractiveness of urban areas with a special focus on localisation of knowledge-intensive and creative industries and the significance of quality of local places for new economic city-based activities.

The paper will draw on economic geography and sociology as well as urban and city planning theories, where the emphasis will be on the urban structures' ability to facilitate proximity and face-to-face contacts.

The paper will follow a two-level approach and focus on both the city-level and inner-city level. It will use register data to give an overview of industrial localisation, and draw on empirical evidence from present studies as well as relevant documents such as the Master Plan and the Regional Development Plan for Oslo in order to substantiate the questions of:

- why cities are regarded as centres of idea creation and transmission of knowledge;
- why cities seem to grow and contribute to economic performance particularly when producing new ideas;
- why some cities and places within cities attract, retain and develop human capital and creative capabilities better than others.

Key Words: creative cities, innovation, attractiveness

The Consumer Economy in UK Cities: an Economically Sustainable Strategy?

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ABSTRACT

The 'consumer economy' of retail, leisure and tourism is big and growing. Retail alone is the UK's 3rd largest industry, and tourism is the 5th largest (Accessible Retail 2006, DCMS 2006). The reasons for its growth are complex, spanning demographic, economic, social and cultural drivers. Cities are key sites of the consumer economy. In London and the English Core Cities, consumer sectors make up at least 25% of employment. Again, a number of factors are driving this. Industrial change has emphasised the importance of the urban service sector, and opened up land for new uses. Cities offer advantages for consumer – easy access to big markets and a range of goods, services and amenities. And there's a renewed interest in urban lifestyles, particularly among younger people.

The consumer economy is increasingly important for UK cities. But is it an economically sustainable strategy? What are the economic impacts and possible risks for cities increasingly relying on the consumer economy? This paper addresses these questions – drawing on secondary data, synthesis and pen portraits of two UK cities.

Among the most obvious economic impacts are the number of jobs supported by the sector, especially entry-level jobs linked to local people and their related income effects. More indirect impacts include opportunities for urban regeneration. In some cases this could contribute to cities' re-branding – potentially making them more attractive to visitors and mobile capital. Risks include the social and spatial distribution of gains: consumption-orientated strategies, as any economic strategy, generate winners and losers. In addition, broader trends in the economy, such as the state of the macro-economic context and the likelihood of a credit crunch or global developments, such as outsourcing and e-shopping, also need to be factored in. Finally, there may be a temptation for cities to envision growth strategies based on the consumer economy as the substitute for a lost industrial base. However, the consumer economy may only work for particular cities with specific characteristics and sizes.

The paper is structured as follows. The first section introduces the concept of the consumer economy, and its significance for UK cities. The second section develops an 'impact typology' for consumption-orientated urban economic strategies. The final section discusses the risks associated with this type of approach, including its distributive impact and the likely effects of economic, technological, social and policy change. It concludes by emphasising the risks of consumption-orientated strategies becoming a one-size fits all strategy.

Vitality – Not Dependency. Social Relations in Scottish Urban Policy

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ABSTRACT

Economic policy in Scotland is strongly focused on the nation's cities – with key policy documents such as the City Review, Community Regeneration Statement and the recent Regeneration Policy Statement firmly centred on urban growth and vitality. Vitality as economic growth and prosperity is thus the key national project of Government and business elites. *Vitality* is here a fitting term to distinguish projected successful urban futures, as exemplified by Edinburgh and Aberdeen, from the diagnosed ailment from which Scotland has suffered for too long: dependency, and most notably *welfare* dependency of the many people living in particular in its former industrial cities of Glasgow and Dundee.

In such policy discourse cities are equipped with biological characteristics of living organisms (to which other dependents ones should aspire); all the while eclipsing the social conditions and relations on which not only urban fortunes are built. In the specific context of urban Scotland, the importance of an active social policy is key to combat welfare dependency and to promote vitality. Cast as social inclusion – not only in relation to housing but most notably to urban labour markets – such social policy should provide cities and residents fit for economic competition.

This presentation will interrogate the means by which such 'social neo-liberalism' is being produced across national and city scales. It will do so specifically by two related sets of arguments: Firstly, it examines the extent to which organist notions of vitality underline contemporary urban policy with specific reference to Scottish cities; and secondly to explore the extent to which such vitality can at all be an academic tool for understanding 'the urban', harking back to earlier critiques of the specific constructions of the city and its social relations within a biological (functionalist) frame.

Key Words: Scottish cities; policy discourse; social relations

Students in the Post-Industrial City

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ABSTRACT

This paper will explore evidence of the dramatic growth in student populations in post-industrial cities in the UK and consider the potential implications of this growth. There has been relatively little attention paid to this growing population – the assumption perhaps being that their (typical) transience means that they do not have lasting impacts at the local or regional level. On the contrary, though, this paper argues that it is this very transience that is of interest – it perpetuates the presence of a large group of people who share similar characteristics, that are distinct from the local population (younger, no dependants, disproportionately middle class and better qualified) that is constantly refreshed as each cohort is replaced by a successor. This paper develops a framework in which the impacts of student populations on local and regional economies can be systematically addressed: as workers (well qualified and flexible); as residents (spatially concentrated) and as consumers (with high disposable income and particular cultural and creative demands and impacts on the night time economy). It is argued that these effects might be of particular (and potential) significance for the economies of post-industrial cities, with their need to reverse population and economic decline, while also suggesting that there may be a range of negative effects on disadvantaged local communities and neighbourhoods.

Key Words: student population, cities, implications of growth

Neo-Liberal Adjustment? The Restructuring of Old Industrial Cities and Regions in the Largest Countries of Western and Eastern Europe

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ABSTRACT

In claims about the rise of the knowledge economy (OECD 1996; DTI 1998), learning regions (Morgan 1997) and the more recent 'creative' cities (Florida 2002), there is a concern with how developed economies are restructuring in order to position themselves at a competitive advantage when labour costs are significantly lower in developing countries. This restructuring is illustrated in the declining proportion of industrial employment in developed economies and the growth of the service sector, which has been an ongoing trend for a number of years, if not decades. For example, the latest data on the UK shows that since 1997 the number of people employed in manufacturing jobs has fallen by over 1 million or 25% (Office of National Statistics).

However, this restructuring is not evenly spread but rather impacts on those cities and regions that were most dependent on industrial employment. These so-called old industrial regions (OIRs) and their cities encounter a number of difficulties associated with their path dependence and lock-in to certain forms of employment and industrial activity that precludes, or at least inhibits, their adjustment to this new knowledge economy. In Europe there are a number of such cities and regions spread across the continent, which face different processes of transition constituted by neo-liberal expectations that align transition with globalisation. Such expectations differ not only between cities and regions within these countries, but also between and within Western and Eastern Europe, where the former is driven more by a 'knowledge-based' service sector focus (Lisbon Agenda 2000) and the latter by concerns with 'over-industrialisation' (De Melo et al 1997; World Bank 2000). In this paper we will explore these processes through an analysis of employment and GDP trends in OIRs from the largest Western and Eastern European countries and the relationship these trends have with population change in old industrial cities in these regions.

We will focus on labour restructuring in the last 10 years and in particular focus on the changing levels of hi-tech and low-tech manufacturing and service employment, as well as processes of deskilling that these changes might reveal. We will finish by analysing the various policy responses to these changes by supranational (i.e. EC) and international (i.e. World Bank) actors.

Key Words: neo-liberalism, industrial restructuring, knowledge economy

Museums as Economic Re-activators: Challenges and Conditions for their Effectiveness

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ABSTRACT

When a decaying industrial city in the Basque country decided in the 1990s to spend the equivalent of about €166 million on a modern art museum, critics objected to so much public money being squandered on something so irrelevant and exclusive. This year, 2007, is the tenth anniversary of the Guggenheim Museum Bilbao, sufficient time since its opening to make a robust economic evaluation of the museum's effectiveness in re-activating the economy of the city.

Certainly, investments in heritage sites generate speculation on land prices, increase the price of services and, as a result, hinder economic development when these prices affect the local firms' cost schemes. As a consequence, negative dynamics would surpass the positive multiplier process. The efficacy of a large heritage investment in developing a city depends on three variables. Firstly, the greater the diversification of the city's economy, the greater the absorption of price tensions – in other words, the impact of investments in cultural heritage could be negative to the extent heritage industry is large relative to the whole economy. Secondly, the more the redevelopment zone's markets are integrated, the easier the absorption of price tensions. Due to the significance of the non-heritage sector, they will have adequate resources in terms of labour, goods and services for productive purposes. Thirdly, the greater the productivity of the city's economy, the greater the absorption of price tensions. The aim of this paper is to quantify the museum's impact on employment and to analyze its effectiveness.

Key Words: employment contribution of the Guggenheim Museum Bilbao, conditions for its effectiveness

The Recovery of European "Weak Market Cities"

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ABSTRACT

Following overarching transformation processes since the 1970s, many industrial cities have experienced a dramatic decline of their economic base. During the subsequent crisis, these cities were confronted with a wide range of problems that severely affected their functioning (e.g. population decline, increased social problems and welfare dependency, pressures on municipal budgets). Most cities have since made considerable efforts to adjust to the new requirements, their strategies and approaches have been widely studied. The level of success has varied considerably as we know from many examples around the world.

With a research project on "Weak Market Cities" we are currently investigating the recovery processes in seven European cities (Belfast, Bilbao, Bremen, Leipzig, Sheffield, St. Etienne, and Torino). Evidence gathered from data as well as key experts and stakeholders suggests that the situation in these cities seems to have improved since the crisis. Although one might argue that the larger regional, national and global context builds the general operational framework, cities still seem to have a certain degree of flexibility to influence their development. The research was driven by a number of questions:

- How was the turning-point reached? How do we evaluate what has been achieved so far?
- Which were the main factors for progress?
- Is there a more general lesson to learn about urban recovery?

One of our observations is that the cities demonstrate both striking similarities and differences in their urban recovery process. The presentation will draw upon our learning from the seven cities and present the major outcomes that we were able to distil from the research.

Key Words: urban recovery, urban transformation, resurgent cities

Disrupting the Dominant Representations of Studentification as a Negative Process of Contemporary Urban Change

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ABSTRACT

This presentation will focus on the effects of studentification within a range of diverse enclaves within Brighton. The discussion will emphasise the micro-level differentials of studentification.

Drawing upon qualitative research with local community groups and residents associations some preliminary findings will be presented.

This will disrupt conventional representations of studentification and point to relatively harmonious relations between students and established resident groupings. It will suggest that a more nuanced interpretation of studentification is required.

Key Words: studentification, urban renaissance, gated communities

Regeneration, Business Strategies and Urban Competitiveness

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ABSTRACT

Certain cities have competitive advantage and capture the opportunities for growth and development while others continue to negotiate their position in an increasingly competitive global economy. The less competitive cities are struggling to employ effective urban regeneration strategies and property linked business strategies. In context this paper evaluates the importance of various 'factors' of urban regeneration and the property-linked business strategies that are considered to be essential in promoting urban competitiveness. The methodology employed for research consists of examining various regeneration and property linked business strategies being adopted by urban centres, developing a framework of key factors from regeneration and business perspective that contribute for urban competitiveness, and testing the framework through expert opinion as a prelude to the application of Delphi approach. The paper presents key findings from research based on the review of literature and expert opinion and provides an overview of the approach to be employed by obtaining stakeholder consensus for regeneration and business strategies linked to urban competitiveness.

Key Words: urban competitiveness, regeneration, property

The New Wave of Studentification?

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ABSTRACT

This paper focuses on the effects of a second-wave of studentification, and considers the implications for wider policies of urban renaissance. Drawing upon empirical evidence from the UK, USA, Australia, Canada and Ireland, it is shown that the manufacture and supply of purpose-built student accommodation is being redefined. Pointing to the growing prominence of 'student gated-communities', it is argued that this trend may place student populations in more vulnerable socio-spatial contexts. It is therefore contended that the unfolding global geographies of studentification are tied to an increasing 'ghettoisation' of student populations, and higher levels of social segregation. This will have important implications for policies which seek to foster balanced and sustainable communities, and will have serious impacts on the 'student experience' and well-being.

Key Words: studentification, urban renaissance, gated communities

Metropolitan Cities in Implementation of EU Cohesion Policies in 2007–2013 Convergence Regions: the Role of City Actors in Regional Policy-Making Networks

- Germany – Hannover in Lower Saxony and Dresden in Saxony (by Hubert Heinelt and Achim Lang, Darmstadt Technical University)
- Hungary – Pecs in South-Danubian region (by Andrew Cartwright, Central European University, Budapest)
- Poland – Wrocław in Lower Silesia (Dolnośląski) and Kraków in Małopolski regions (by Pawel Swianiewicz and Marta Lackowska, Warsaw University)

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Panel presentation includes three papers focused on the same topic but presenting different cases.

ABSTRACT

Structural Funds which support development of Objective 1 and 2 regions (in 2000–2006 perspective) or 'convergence' and 'competitiveness and employment' regions (in 2007–2013 perspective) are allocated on NUTS–2 level. The allocation for individual projects (and consequently among individual sub-regions) is made by member states or regional governments. In many countries it is a hot issue to maintain the balance between support for more rural periphery and metropolitan core of respective territories. The process of metropolitization of global economic growth suggests treating core urban regions as potential engines of regional development, and concentrating considerable of development policies there. On the other hand, cohesion character of EU regional policies suggests a special attention for rural areas, which are usually lagging behind. This dilemma is often reflected in regional debates (or even conflicts) between actors involved in regional policy making.

Papers in the panel will have two parts which will include:

- general information on the national debate on the role of metropolitan areas in absorbing structural funds. This will be illustrated by data showing flows of funds to metropolitan and non-metropolitan areas;
- results of empirical study performed with the usage of SNA (Social Network Analysis), analyzing the role of the core-city actors in the regional network of actors involved in relevant areas of policy making. Is central city central in the regional network? Is it marginalized by more numerous representatives of the "countryside"? What are sources of specific role (if any) played by actors from the central city?

All three papers will be using the same methodology (arising from the FP6 Research Project "SOCCOH") of empirical study and presentation of the results, so it will allow full comparability of the conclusions. Applied methods are both quantitative (mainly SNA related) and qualitative (based on in-depth interviews with regional stakeholders).

Key Words: metropolitan governance, European funds, regional policy making, social network

The Value of 'Hypes': Path Dependency and Factors of Change in the Post-Industrial Urban Economy

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ABSTRACT

The paper aims to explore the relation between the long-term development of urban economies and the effects of short-term developments, such as the intangible image effects connected to the high-speed train, or the present creative economy debate. Once introduced, processes such as these may easily be exaggerated and too much considered in isolation, and even become considered somewhat of a 'fashion' or 'hype'. However, mostly they are more than just that. Considering this, the paper explores the presumptions that most factors of urban competitiveness and vitality are rather constant and to a large extent subject to path dependency, and that the value of an economic 'hype' for a city often lies in the opportunity to interrupt an unfavourable path dependency in the urban economy.

The paper focuses in particular on the relation between the current creative economy debate and the long-term processes involved in the urban-economic transformation that takes place in many former industrial cities. While it is very influential at the moment, the concept of the creative economy (as well as related concepts such as the cultural economy and quality of place) is also widely criticised for being too much of a 'hype'. Still, it is a hype, but it is more than just that. Based on an analysis of the role of the high-speed train, the creative class and quality of place in the development of, in particular, Lille, Rotterdam and Amsterdam, the paper addresses the questions of how these short-term developments could disrupt a long-term, path-dependent process, in which circumstances this may occur, and which kinds of processes are affected. These issues will be analysed by means of a concise study of the development of Lille and Rotterdam, although comparisons to other cases will be made where appropriate.

Key Words: urban economy, path dependency, creative economy

The Trajectories of European Cities, 1960–2005

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ABSTRACT

Cities have been viewed for several decades as the places within Europe typically facing the greatest problems associated with economic and population decline. A contrasting view has emerged recently that identifies cities as sites of economic dynamism and social vitality. The paper offers evidence on population change for 310 cities across the whole of Europe to assess how their fortunes have changed over the period from the 1960s through to 2005. It reveals considerable diversity of experience, with one in seven cities described as resurgent on a strict definition of decline followed by growth. They are outnumbered by cities that have experienced continuous growth and those that have had a recent downturn. Taking a long-term overview, the growth of European cities has generally slowed over the last few decades. A short-term perspective suggests something of a recovery within the last five years. Growth and revival are more common in Western Europe and decline is more widespread in the East. The position of larger cities also appears to have improved slightly relative to smaller cities.

Key Words: city trajectories, population chang, resurgent cities

City's Foreign Policy – Competitiveness through Citizens Exclusion?

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ABSTRACT

According to the rescaling literature, the increasing global economic competition between metropolitan areas leads to new necessities for a political response to these developments. City partnerships and international networking are one of the instruments of such a response where cities try to increase their room for manoeuvre in the multi-level governance setting. It is theoretically unclear whether cities do this to stay competitive and therefore follow a neoliberal way of policy-making within these activities or if they try to regain political steering capacities to foster social cohesion through international networking. In general, there is a tendency of exclusion of the public in these international activities as they are mostly carried out in a top-down way of government and do not involve citizens or parliamentary inclusion. The increased engagement of cities in international activities raises though questions of democratic legitimacy. Our empirical analysis of the international activities of five Swiss and two European cities shows that not all cities are increasingly engaged in international activities. But those which are, they clearly target an increase of their global economic position with these activities. Additionally, the role of the European Union in city networking is crucial in a twofold way: It is firstly fostering city networking with financial initiatives and secondly, it is at the same time the addressee of such networking as these networks are lobbying the European scale for money and an increasing influence of the city scale.

KeyWords: urban foreign policy, democratic legitimacy, competitiveness

Fashion and the City – Social Interaction and Creativity in London and Milan

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ABSTRACT

Creative industries (design, fashion, art, entertainment) are key to the economic growth and renaissance of contemporary cities. Characterized by a constantly changing environment, high levels of uncertainty, and tacit knowledge (Scott 2000), these industries show patterns of concentration in urban quarters; the relevant literature suggests that such concentrations reflect the critical role played by frequent face-to-face interaction and exchange among individuals, organizations and institutions in fostering innovation and creativity.

On the basis of previous work (d'Ovidio 2005) and current research, in this paper we focus on the interactions among fashion designers in Milan and London, two international fashion capitals. To begin with, we show that firms in these cities are tightly clustered in specific quarters and that designers engage frequently in face-to-face interaction, which they consider to be very important. We then discuss the different functions of interaction in relation to the construction of trust, the building of in-group reputation (Storper and Venables 2003) and the nourishment of creativity (Molotch 2003). In a third section we present the diverging patterns of interaction in the two cities; despite the strong economic performance of this industry in both cities, the "creative field" is perceived to be much more vibrant in London than in Milan. We discuss these different patterns with respect to complaints regarding a perceived decrease in the creativity of the Milanese designer community and clear signs of crisis in the local fashion industry. Finally, we advance a tentative explanation for the relative weakness of the Milanese creative community based on the absence of links with other fields of creative production in the city; we argue that this absence is in turn due to the lack of effective institutional actors.

Key Words: face-to-face interaction; creativity; fashion

Workshop Theme 2: Diversity, Cohesion and the Richness of Cities

The Concept of "Culture" in Multi-Ethnic Areas Regeneration Policies: Common Views, Weaknesses, Experiences, Perspectives

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ABSTRACT

In recent years, cultural policies for urban regeneration have explored ways of looking at the culture of immigrant groups as a resource for the vitality of urban life and economy. In this perspective, the paper examines how the concept of "culture" can be constructed, in order to analyse the dynamics of urban multi-ethnic settlements, and to show how it can be used in urban regeneration policies that aim to face problems of diversity, local development, and social exclusion.

Two main research frameworks will be considered:

- based on the current debate on multi-ethnic societies, the paper will provide an overview of the most recognized weaknesses of the more traditional "models of inclusion" – assimilation, integration, multiculturalism – in order to point out the most interesting aspects of the emerging pluralist mode of integration. In particular, this model is interesting because it recognizes that integration is a two-way process including both immigrants and the host society;
- the pluralist mode of integration helps also to render problematic the most commonly held views of immigrants as all potentially excluded people, and of their culture as only linked to national, ethnic or religious origins. Culture is also a matter of gender, age, education, permanence within the host society, and socio-economic condition.

Recognizing these differences implies assuming that not all immigrants have the same needs and that not all immigrants are poor or potentially socially excluded. Policies that aim to deal with diversity without creating problems of social justice between immigrants and natives should be able to recognize these differences.

The paper examines how the concept of immigrants' culture has been used in the last seven years' experience of the SRB urban regeneration programmes of the Spitalfields area in East London, a case that, in recent literature, is often quoted as a best practice of cultural policy for urban regeneration in a multi-ethnic area.

Key Words: diversity, culture, regeneration policies

Socio-Residential Characteristics of Immigration Areas in Spain: a Comparative Metropolitan Approach

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ABSTRACT

Foreign immigration is a very recent phenomenon in Spain. Over the last few years, and especially since 2001, there has been strong growth in the number of non-EU immigrants changing the historical characterisation of Spain as a country of emigration, above all in the 1960s and 1970s. As in other countries with a high degree of foreign population, one of the principal consequences has been the transformation of the social structure, with a special focus on the larger cities. In this way, the main metropolises (Madrid, Barcelona, Valencia, Sevilla, Malaga, Bilbao and Zaragoza) have been the principal areas for the settlement of those migration waves. Between 1999 and 2005, these metropolises have absorbed some 45% of the 3,000,000 immigrants who have arrived in Spain.

This phenomenon has led to these metropolises becoming more diverse over a short time, generating different kinds of problems relating to housing and the residential segregation of such immigrants. This paper seeks to analyse from a metropolitan comparative approach, what the socio-residential characteristics of immigrants' concentration areas in those metropolises are and the differences with the Spanish population. In order to do this, the paper will focus on socio-residential clusters and their ethnic composition of each metropolis, comparing the clusters with immigrant overrepresentation and without it. The analysis for each metropolis will be carried by at the small scale of Census sections (or enumeration districts) for 2001 and 2005, in order to show the recent evolution.

Key Words: immigration, socio-residential cluster, metropolises

Enterprise and Diversity: Competitiveness and Cohesion in the Global City

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ABSTRACT

Diversity is increasingly recognised as a defining feature of global cities. Such cities which bring together and mix migrants from across the world are seen as archetypes of the cultural and economic diversity widely believed to be a fundamental attribute of thriving cities in an era of increasing globalisation. Migrants, refugees and new comers constitute the actors and developing architectures of such diversity and are viewed as an economic asset promoting urban economic competitiveness. Through the distinctive skills, entrepreneurial potential, and connections to international trade networks brought by such groups, as well as their impacts upon creativity, innovation and the urban landscape, policy-makers increasingly identify a 'diversity dividend' to be realised by economically successful cities. Yet beyond the rhetoric, there is only limited understanding of how in practice diversity feeds into economic competitiveness whilst simultaneously recognising the considerable challenges to social inclusion and community cohesion brought by an increasingly diverse city population.

This paper seeks to develop a more fully developed understanding of the relationship between urban economic competitiveness and diversity through a focus on one aspect; enterprise activity among new arrivals and refugees. Despite the considerable policy interest in entrepreneurship and ethnic minority businesses, little is known about the impacts of self-employment and enterprise owned-managed by new arrivals, and the roles that such activities play in the process of socio-economic integration of these often disadvantaged ethnic populations. Drawing upon original primary research, findings are presented with regard to the nature of formal and informal enterprise activity among different groups of new arrivals within deprived areas of London. These findings demonstrate both the constrained economic impacts that such enterprises have in promoting competitiveness and their important role in the process of socio-economic integration of new arrival groups. The paper concludes with consideration of the implications of these findings to the development and delivery of enterprise and social policy within diverse urban environments.

Key Words: urban competitiveness, diversity, enterprise

Workshop Theme 3: Branding the Distinctive City

Urban Festivities and Culture"s Events as Instruments of Urban Revitalization and Development

Instrumentation of urban animations and events by the urban policy makers and their domestication for projects of urban revitalization of city public spaces

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ABSTRACT

The paper summarizes research performed as a part of a postgraduate international research programme at the Institute of Theory of Town Planning Brno, University of Technology – Faculty of Architecture, Czech Republic, and Laboratory for Theories on Urban Mutations, French Planning Institute; Paris VIII University, France.

For some time, urban policy makers, planners and architects have realized the importance of urban festivities and events. They pay attention to their direct or indirect impact on the revitalization and development of urban spaces. The have also started incorporating them in large-scale architectural and urban projects and employ them as political tools. Urban festivities and events are investments contributing to community integration and representation of the entire region. They give places a new meaning and symbolical value.

Our research is investigating potential effects of urban festivities and events on the transformations and the new perceptions of spaces. It focuses on organized open-air activities in the public domain of cities, including their centers, neighborhoods and peripheries.

Possible physical impact areas of the above may include:
- incorporation of promotional areas in new urban regeneration,
- new transportation connections – new accessibility;
- mobile or fixed urban decorations;
- new or newly equipped buildings for accommodations or services; and infrastructure.

Indirect impacts for urban spaces may include:
- revalorization of city or site image;
- foundation or recuperation of cultural, patrimonial or social identity;
- improved perception;
- treatment of social problems (e.g., social segregation or ethnical exclusion);

- development of urban tourism; and
- global promotion of the city image.

The Study Cases

Our research investigates new types of urban media promotion both in the Czech and French environs focusing on region centers and their satellites, such as, City of Nantes in France, and city of Hradec Králové in the Czech Republic.

Key Words: urban festivities;urban development, cultures events

What Makes a City Distinctive?

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ABSTRACT

Financial pressures apparently require that revitalization of cities and towns must occur according to a kind of logic at cross-purposes with sustaining a strong degree of place identification in the built environment. The mechanisms of real estate investment, development and speculation, which are seen as positive agents of urban regeneration, filter out memory and attachment to places out of supposed economic necessity. In contrast, over the long duration, legibility, deriving from a continuing elaboration of place identity, stands a far better chance of assuring continuing economic survival (and social thriving) of cities and towns than re-branding ever could. Even if marketing, in the form of city (re) branding, promises a quick fix to problems of economic viability for cities and towns, solving the problem of how to give a dying city or town a renewed sense of purpose lies elsewhere—it is rather identification and comprehensibility that nurtures attachment.

In view of the above, this paper argues that commercial and tourist viability cannot be the key criteria for making improvement decisions in the built environment. No matter that the default position for regeneration schemes nearly always encompasses entertainment, whether in the form of passive consumption of spectacles or active consumption of themed experiences (including shopping, sports, gambling or culture), spectacle alone is incapable of establishing enduring legibility or place identification. Entertainment turns on stimulation and satisfaction; identification with a place entails a level of emotional attachment far subtler than technology, consumption or media can offer alone.

As an alternative to the standard operating procedures of regeneration, this paper advances the proposition that individuals and groups will develop durable attachments to places only when their emotions are touched. Moreover, affection for a setting is a good indicator of its long-term survival. Developing on this, elaboration on how place legibility could be established will be outlined. Key to this argument is to show why an alternative perspective on regeneration and re-branding will require government officials (including local authorities and planners), developers, architects and urban designers to learn to deal with problems of how individuals and groups respond to the world of artefacts and how communities appropriate space.

Key Words: distinctiveness, place, regeneration

Panacea or Urban Problem?: Understanding the Impact of Flagship Regeneration

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ABSTRACT

Large scale Flagship urban regeneration projects have been a favoured tool for economic growth by civic leaders, city boosters and investors for more than two decades. Such projects aim at becoming a catalyst for further urban regeneration. Flagships entail the creation of high-profile and high-end retail, residential, entertainment and tourist spaces in what were once derelict or underused urban spaces. They are often tied into aggressive city re-branding or marketing campaigns which seek to launch a new urban vision (away from an industrial city to a creative, dynamic, profitable environment to visit and invest in). They become the new symbols of a resurgent, modern city, and are used to sell the city to tourists, investors, and elites. They are often seen by planners, developers and local politicians as a panacea for the problems of deindustrialisation and regional economic stagnation. However, this support for flagships from civic leaders and developers is in stark contrast to much of the scholarly literature, which states that rather than contributing to overall economic growth, this form of regeneration diverts scarce resources from areas such as housing and education. In addition, rather than mitigating socioeconomic polarisation, it is argued by many that flagship regeneration actually contributes to it. Flagships tend to be built in the locales with the highest potential for profit, rather than the neighbourhoods with the greatest needs. Yet, despite these vocal criticisms from the academic community, this type of development, born out of the property-led regeneration in the 1980s, continues into the Twenty-first Century.

This paper will outline and critically analyse these contrasting viewpoints which exist between many academics and city boosters. It will also outline a major dilemma with flagships: if they exist to attract more outside investment and tourists, what is their implication and impact on local residents?

Key Words: city rebranding, flagship projects, urban regeneration

Branding as Coproduction in Public Management

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ABSTRACT

In city management location branding has become an important subject, especially with regard to urban renewal. Renewed city zones need to attract new investors and inhabitants. Location branding plays a role in creating not only a positive image of the location but also of the process of urban renewal.

The role of public managers is no longer limited to regulating development, but widened to also stimulating and promoting it. Public managers have taken up an entrepreneurial role as 'urban sales agents' using business methods such as branding. However, location branding in networks like urban renewal networks differs from branding traditional products, due to the public character of these processes, the strong influence of government institutions and permeable boundaries between the public and the private sphere. Branding in urban renewal processes is a matter of co-production between stakeholders, and the role of process managers seems an important one.

Marketing sciences have seen important theoretical developments regarding brands. Where brands used to be seen as a public image perceived by consumers, scholars have recently conceptualised brands as relationships. Brands have a personality and form relationships with consumers. Value is created through relationships with multiple stakeholders such as employees and government agencies. Theoretically the idea of branding can also be connected to the wide range of literature on frames and framing in public administration. In this paper we connect these two streams of literature to improve our understanding of branding as a phenomenon.

We apply our theoretical framework in a qualitative case-study to analyze concrete branding processes and refine our theoretical ideas. We have studied two cases of city renewal in Rotterdam, the Netherlands. The study is mainly based on in-depth interviews, but also on observations and documents. The cases show how branding is a matter of co-production unfolding in networks of public and private managers, as well as citizens. Branding in practice differs from theoretical models of brand-management. Firstly, branding theory tends to present branding as a consciously arranged process, while branding in practice happens largely unconsciously. Secondly, storytelling (about micro-scale events) plays an important role in the mix of branding-practices. This finding adds to branding theory which tends to stress the importance of architecture and large festivals.

Key Words: location branding, coproduction, governance

On Streets and Screens – Challenging the European Creative City

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ABSTRACT

Urban culture has changed insidiously. The change applies to urban planning and policy, urban infrastructures, talk about culture and finally urban cultural content itself. This paper examines this change and the socially produced urban cultural space it entails. The main concerns are: 1) How are culture and the city intertwined in the contemporary "urban" and where can gaps in that "cultural urban" be identified?; 2) What role does the interaction between growing event cultures, the use of public space and the emergence of new technologies play in this cultural urban?; and finally 3) What challenging typologies of European "cultural cities" do these developments imply and what kind of spatial scales do the operate on?

To this end, the paper examines the production of urban cultural space from the viewpoint of media. From artistic practices of "locative media" to site-specific penetration into public space, media in its various forms is seen as developing new ways of re-imagining and creating urban space. Here the focus is on street television as a locative process of such re-imagining. Italian "micro-televisions" will be analysed as a case. Since 2002, numerous Italian neighbourhood channels have been grouped under the spontaneous Telestreet movement.

The created locally rooted, globally networked, mobile and always contested channels formulate an audio-visual array of urban neighbourhood questions. In some cases, what has been produced manifests in changes in the built environment; in some cases what is under negotiation is the very idea of public space.

The paper argues that the urban media interventionists of street television engage in important forms of urban change, comparable to those of the so-called urban avant-garde. Their actions provide for tactical moves against or "interruptions" to the prevailing creativity city rhetoric that is shaping Italian and other cities. They may even be calling, as some researchers have argued, for the "real creative city to stand up" next to the "creative city" they are performing their tactics on.

Thus, the practice of street TV engages with the production of challenging typologies of European cultural and creative cities.

Key Words: creative city, public space, urban media

Branding City by Night in the World Heritage Cities: the Case of Lyon, France

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ABSTRACT

The benefits that a city can obtain thanks to the label of World Heritage City, they are numerous. Nevertheless, the success of a good management gets to combine the policy of heritage cultural conservation and their promotion. It is intimately related to the innovation and the implantation of new consensus mechanisms for the branding city.

Until last few years the heritage cities was seen like attractive tourist over all in day (diurnal), at this time we attend to the promotion opening of the heritage cities in nocturnal schedules. This is translated in an increase of the cultural offering, v., gr.: the prolongation of the museums schedules towards the nocturnal ones, historical monument's illumination, tourist routes, and cultural activities during the night, among others. All of this, with the objective to seduce the user (tourist, inhabitant) to practice and to appreciate the heritage city from another perspective. These activities are indicators of the new dynamics of branding city that it is developed in a great number of cities, at different speeds and with different impacts.

This paper aims to analyze the state of the art in the promotion of the heritage city in a nocturnal schedule, according to branding the distinctive city such as Lyon in France.

Key Words: design light, heritage city, branding city

From Identity Building to Branding: the Case of the City of Helsinki

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ABSTRACT

Selling, and branding, a place is not a new phenomenon either for cities (Rome, the eternal city; Paris, the City of Lights) or for tourist destinations. However, during the end of the 19th century the promotion of cities has increased. Special offices have been established to attract the potential tourist by enticing on what is laying ahead of them, just waiting to be explored. Today this promotion of the city is entering a new phase. No longer is it just the tourist who has to be informed and no longer is it just about telling a wider world what is on offer. City-marketing and city branding are the new catch words. Branding has become a powerful tool of place-marketing.

A much wider circle of potential targets is involved; from the potential tourists to residents, new companies and even the inhabitants of cities themselves. Involved are also difficult and complex questions about what a city wants to be. Cities are no longer "natural or authentic"; they have become an object of a conscious cultural positioning strategy, aimed at selected markets.

The aim of this paper is to discuss the image and brand construction of the City of Helsinki and of the larger region including cities of Espoo and Vantaa. How is Helsinki marketed for different, especially international audiences? How has Helsinki been imagined by marketing strategists and how does it relate to the local residents understanding?
  What kind of a city does Helsinki want to be? Can forms of city-branding not only sell the city but, in addition, deliver a positive contribution to the social and cultural fabric of cities? The project is part of a Nordic study "The Image of the City: Urban Branding as Constructed Capabilities in Nordic City Regions", funded by Nordic innovation Centre.

Key Words: city competition, branding, cultural positioning

Re-Branding 'Cultural Quarters': Evidence-Based Policy?

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ABSTRACT

So-called 'cultural quarters' have been created in many cities as a means of bringing about economic diversification, job creation and income generation, as well as image enhancement. In Scotland, for instance, this approach has been followed to some extent by all cities. Spatial planning is often used as a policy mechanism in this context by means of the formal designation of 'cultural quarters' in statutory land use plans, with supporting policies aimed at encouraging further clustering of culture-related uses. Cultural quarters are therefore areas that contain a relatively high concentration of cultural uses and that are considered appropriate for further concentration of such uses. They may be aligned to cultural production (for instance in terms of art and design, digital media, music or film production), or cultural consumption (for instance in terms of arts and entertainment facilities) or both – indeed, in may be suggested that successful cultural quarters will of necessity contain a cross-fertilisation between production and consumption uses. In all cases, concentration is commonly accepted to lead to synergy, agglomeration economies, complementarity of uses and minimisation of amenity loss. However, it may be argued that such approaches primarily represent a 're-branding' of areas in order to align them to city marketing and tourism strategies. Evidence of this may be provided by cities where 'quartering' (often involving cultural quarters) has been more comprehensive, with evident links to tourism and city marketing. Moreover, there is frequently resistance to such 're-branding' activities on the part of residents and workers actively involved in cultural production in such areas, since such branding activity is seen to lead to cultural commodification and gentrification rather than regeneration, with the potential erosion of the very distinctiveness that prompted designation in the first case. Furthermore, the evidence of broadly-based regeneration outcomes arising from designation of such quarters is sparse, with much evidence and argument suggesting that such designation may be counter-productive.

This paper discusses such issues with reference to case studies in the UK, and presents conclusions of relevance for cities in other contexts.

Key Words: branding, cultural, quarters

The Social and Culture Life in the City Centre of Nairobi

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ABSTRACT

We live in a world of advanced technology, stiff global competition, rapid transformation of all facets of life and architecture has not been spared. The transformations are witnessed in facets of life that affect the social relations, cultural consumption and political economy that have affected the manner in which people perform in and out of space in the city centres. Cities are marketing themselves ecstatically beyond the baroque with a more visible presence of the contending parties through trade marks, public relations invasively advertised in streets, monuments (signature buildings or projects), and language.

Baudrillard (2003; vi) contends that architecture is today represented in huge screens of atoms and particles, with the public stage set of the baroque usurped by gigantic circulations, ventilations and ephemeral connection spaces. How are these notions reflected in the city centre life of a city such as Nairobi? What is its hope in the competition to market itself as the city in the sun and the gateway to Africa yet has limited resources? What are the impacts on the quality of life of the city centre users? Is there a transformation on who the audience and actors of the new public sphere? These are some of the questions that this paper explores with reference to city centre of Nairobi.

Key Words: seduction, culture, transformation

The Contribution of Industrial Heritage Revitalisation to Urban Regeneration: the Experience of the Warsaw Region

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ABSTRACT

In Poland since the 1989, the process of deindustrialization has been commenced. [Misztal, 1998; Niezabitowska, 2005]. The first urban regeneration projects, implementing new values to the post-industrial compounds, have been already completed in many cities of strong, dominating industrial function in the past (Silesia Region, Łódz). Interestingly, these projects were mostly aimed to meet the growing needs of local community such as culture, education, leisure and rarely became an arena of purely commercial investments activities [Nappi-Choulet, 2006].

Using the example of Warsaw's industrial heritage revitalization projects, we examined already modernized historic buildings, which were aimed to respond the tourist and leisure needs (museums, art galleries, cultural centers). We were interested in their new functions and meanings for urban space quality. We wanted to consider how much revitalized architecture help to change (socially, culturally, economically) declining areas and their painful image of "inner city". [Thorns, 2001]. Our research (carried in 2005-2006) covered nine historic industrial compounds, already converted and having new functions.

Results of our inquiry polls (taken in 2005-2006) confirmed the thesis, that revitalized historic industrial architecture might enrich urban space with values visible in many dimensions: social, historical, aesthetical and economic. [Evans, 2005]. Although selected and studied cases in Warsaw were not completed equally successfully, due to the objective barriers or carelessness at the planning process, all show good results in space quality and cultural services improvement, appreciated by the local community members and visitors relevantly.

Once neglected run-down Warsaw's districts (Wola, Praga) now take benefits of new identity meanings, attracting tourists and enhancing local community sense of belonging and well-being. Similar cases were described by scholars after studies in other European cities [Jones, 2006].

Unfortunately recent debates over Warsaw Master Spatial Plan (2006) revealed that the further governance of the subsequent projects might be difficult. Although formally are recommended mainly cultural/education functions for the revitalized historic industrial compounds, due to the rapid rise of real estate prices in Warsaw and developers strong pressure, many investors are interested in the purely commercial projects, neglecting the social-cultural functions these historic buildings might have. Significant is the case of the 19th century industrial compound in Warsaw ("Koneser Factory"), which is an example of purely commercial approach to the urban regeneration performance. There are doubts, if so mono-functional and only free-market determined urban development might have been a good contribution to the sustainable, competitive city shaping. [Evans, 2006; Turok, 1992].

Key Words: industrial heritage, urban space quality, tourism

Branding the Breeze – Delivering a Strap-Line

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ABSTRACT

The city of Dundee in Scotland is engaged in a process of re-discovering its economic potential and identity. As part of this process, it has deployed the use of a strategic marketing campaign to re-brand the city as 'the city of discovery'. This theme was further developed in its city-vision statement and extended to incorporate the city's intention to assert its knowledge economy. In parallel, an international concern with climate change prompted a commitment from governments to encourage the greater use of renewable energies. This policy ambition is translated in different ways at the local level. In Dundee, for example, the greening of the city is an integral part of its overall economic development strategy and identity.

This paper considers the implementation of renewable energy policy on a specific brownfield site in Dundee. It presents empirical research evidence which suggests that the land use planning system offers a positive space for tapping the symbiotic energies of the different protagonists involved in the local economy and in asserting a green city culture. More importantly, the study illustrates how the land use planning system served to mediate the corporate, city and community interests involved. In physical terms, Dundee's city image is evolving. The traditional economy is reflected in public art; the 'new' economy around tourism is captured by the ship 'The Discovery' which is moored on the River Tay. This iconography has recently been supplemented by two wind turbines which have been described as graceful and majestic structures with a modern and clean image.

The paper discusses the different ways in which a strap-line may be deployed for more strategic place branding purposes and how it leads to implementation in practice.

Key Words: renewable energy, greening, implementation

"The Inhabitant of the Entrepreneurial City must be Entrepreneurial" – Branding the Shrinking City as a Creative One Through Local Population Participation

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ABSTRACT

Place promotion has long been studied through the lens of the "entrepreneurial turn" of the European cities. Research has now established that place promotion is linked to the rise of neoliberalism and interurban competition; different strategies of place marketing have been highlighted; and the efficiency of these strategies – and the social mobilisations against them – have already been deeply discussed.

However, some questions remain to be asked. In some former heavy industrialized cities that now face economic difficulties, new strategies of urban marketing have recently been promoted. They consist of making the inhabitants of these cities participate themselves in the promotional events. For example, the municipality of Saint-Etienne – a declining industrial city in South-East France – organised an event named the "Yellow day". In the French collective imagination, Saint-Etienne's inhabitants are linked to the colour green since the European successes of its famous football team in the late 1970's. By publicly asking the inhabitants of the city to go in the streets wearing yellow clothes during a strongly media covered festival organized in 2005, the mayor wanted to show that "green is the colour of the past, yellow the one of the future since Saint-Etienne wants to be a creative city". Two other examples of urban marketing events requiring the participation of the local population, in two other French declining cities, will also be examined.

Our objective will be to study the causes, the degree of acceptation among local population, and then the purposes of such events. Concerning the former, the diffusion of a new conception of urban economic growth based upon the notion of creativity among urban elites seems to be a key explanation of the adoption of these new urban marketing strategies; the point will therefore be to understand how this concept of a "creative city" has emerged on the urban agenda of the cities we observe, and what impact it then has had on the urban policies.

Concerning the latter, three possible goals of these new strategies adopted by the urban elites will be debated. One of them is to try to bring an entrepreneurial spirit into the city: urban marketing would therefore play a performative role, because the inhabitants would become creative... just because the communication service says it is so. The second potential goal can be both to reinforce the urban inclusion and the loyalty to the local elites by making the inhabitants be part of the new image of the city. The last possible goal of these events is linked to a wish of the elites to convince the upper-middle-class outside the city to come and live inside it – and thus, to gentrify it.

Key Words: shrinking cities, creative cities, urban marketing

Cultural Heritage and Urban Transformation

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ABSTRACT

Transformation from traditional manufacturing industry to other activities has from the 1980s taken place in several European cities, including Norwegian cities, and will probably continue in the years to come.

The paper discusses why culture, and in particular cultural heritage, are applied as strategies in urban transformation processes/place making processes. The paper also discusses local involvement, participation and forms of partnerships which are, or may, be applied in such processes.

It also discusses pitfalls and benefits of cultural strategies, and if such strategies may strengthen local identity and place attachment. The paper is based on Norwegian examples but will also relate to similar processes in other European countries as well as to literature on cultural planning and place making processes.

Key Words: culture, urban transformation

The Hyper-Real Urban Landscape: Rrepresentations of Turin in the Eyes of Foreign Investors

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ABSTRACT

According to Jean Baudrillard, hyper-reality is the situation where reality has lost its referent, and representations become "more real than the real". The aim of this paper is to investigate on the process of investment by enterprises who had decided in recent years to move to Turin, Italy, discussing which kind of "reality" has led to such a decision. This investigation is directed not only to detect and classify sensible external economies and location factors of the city, but also to analyze to what degree economic decisions are bound to necessarily simplified, or even stereotyped, mental geographies.

The study is realized on the basis of in-deep interviews with managers of transnational enterprises, and it proposes an attempt of reconstruction of their perception of the city (questioning for example the relevance of hallmarks events and landmark buildings), the importance of these landscapes in the decision process, and the links between such images and "hard facts" concerning Turin. The focus of this analytical exercise will be posed on the investment process, taking a closer look on the building up of an investment idea, from its first glimpse to its tangible realization. Finally, some reflections of political nature link the issue of urban images to urban strategies, particularly in the field of city marketing and urban branding.

Key Words: urban image, Turin, investments

Global Museums and Local Development Strategies

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ABSTRACT

Several changes are occurring throughout the museum world, such as the increasing involvement of the private sector in the fundraising and the management of museums and the dramatic physical extension of leader museums. These are driving museums toward a more entrepreneurial management approach. For instance, museums promote themselves as brand in order to catch audience and to attract public in an international tourist competition. Nowadays, the globalisation of museum is leading to the creation of branches or franchises of the main international museums throughout the world. But who is really driving this trend? Do museums spread branches worldwide as a development strategy? Are museums the only responsible of these schemes? Or do they respond to local request?

Based on a comparison of several branched museums (such as Louvre, Tate, Guggenheim), this paper aims to reveal the role of local authorities in museums branches' development. Indeed, to create cultural flagship is a very common tool in urban regeneration project. As a result, the race toward distinctiveness is becoming hardly competitive. Some cities are requesting to host leader museums' branch or franchise. Museum's brand is considered as a more meaningful than local cultural institution. Is the creation of a famous museum's branch a wining strategy for cities? To what extend branching museums is a tool for branding cities?

Key Words: museum, franchise, brand

Workshop Theme 4: The Urban Environment and 'Quality of Place'

Development, Territories, Institutions Through Immediacy and Mediation: Rethinking Middle Cities in Italy

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ABSTRACT

The connection between territorial development and middle cities constitutes an unexplored context, although the crucial role of the cities and the city systems for politics of regional development has been recognized, in Italy, in the National Strategic Framework 2007–2013, in the field of the European Structural Funds. But what does the category middle city imply for territorial development policies in Italy (and in Europe)? The paper is focused on this question.

The contribution faces three topics. The first is the notion of "middle", employed like a tool to interpret and to rethink the specific characteristics of the middle city. The potentialities of "middle" as institutional metaphor and the development policies, like public actions, for the middle cities constitute the others two topics. Just for simplicity, I shall use the notion of city like collective actor. As numerous studies confirm, the issue of the collective actor, and the tendency to reify the concept of the city, are old problems of the social sciences.

Is actually the notion of middle in "koiné dialectos" of the planners so unequivocal or is it a theoretical construct? By stressing the meanings and the interpretations of this key concept, the paper clarifies crucial aspects for the nexus cities/institutions/development. The middle, is an attribute of a relational nature, thus through an exploration of different literatures, I argue that distinctive dimensions (slowness, exclusion, proximity) of the middle city depend on different kinds of categories (time, space, growth, power).

I argue that, in the interpretations of most urban sociologists, it is not definitively deciphered the spatial construction and the territoriality (the justifications of the selection of the boundaries) of the concept of European middle city. Thus, the Western cities are experiencing the challenge coming from new complexities that are not explainable within metropolitan space models. It is possible to redesign the previous models of government, going beyond the axis along which the traditional models of government organized the societies, not only in the interpretation of governance but also, I suggest, in the direction of community of practice, of assemblages of territories.

At the end of the paper, with some examples, I suggest that "middle" like institutional metaphor, the reference to the societies of "immediacy" and the evolution of the "intermediate" institutions (in Italy they are the Provinces), constitutes useful devices to operate a vital conceptual turn in the field of development, in particular beyond regional and urban competitiveness.

Key Words: regions, development, middle city

Back to Basics: the Cost of Clean Streets in Different Physical and Social Circumstances

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ABSTRACT

Street cleansing is one of the most basic municipal services, little analysed although often of prime concern to residents when asked about their neighbourhood. It is commonly observed that the state of the local environment, including the incidence of litter, rubbish and graffiti, is worse in deprived urban neighbourhoods. This can affect the vitality of those neighbourhoods suffering from environmental degradation and may have other impacts on the dynamics of residential choice, socio-spatial segregation and urban vitality more generally. It may be surmised that the environmental problems of such areas provide more of a challenge to the local environmental services, but there have been few if any attempts to measure how much more of a challenge. This paper will report on early results from the analysis of data from large-scale surveys and of routine inspection data linked to neighbourhood data on socio-economic and demographic factors and on the physical urban form of neighbourhoods. Initial findings confirm the worse outcomes experienced by deprived areas, while also highlighting the role of housing types and other physical factors. Analyses linked to local expenditure and resources data suggest that the extent of extra service resources required to bring about more equitable outcomes in the worst areas may be very substantial. This may suggest a need for more innovation in service delivery, or broader approaches which focus on the behaviour and involvement of residents.

Key Words: neighbourhood, environment, clean

"To know the Path is to Rule the System": Frame – Pattern – Circuit Analysis

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ABSTRACT

(New) Town development and the significance of "Urban Frame"
Understanding in what way the Urban Frame – the complete system of streets, squares and parks, the "hardware" of the city – nurtures the development and extent of the individual's cognitive map is of the utmost importance. This knowledge will help urban designers, planners and politicians getting a better grasp of the town's socio-economic functioning as it provides a clear and effective image of the dynamic aspects of urban life. The cognitive map, and for example its modern equivalent GPS tracking, gives clues as to how the urban fabric is actually used. It plots the routes taken and the stops made, in other words, it provides insight into its operation, and how it facilitates the "software": Circuit – the functional system of projected routes and nodes – and Pattern – all possible destinations, anchor points, landmarks etc.

The complex whole of individual spatial ritual revolves around two basic notions: (1) the need for insight in the construction of the city as a whole, the "context"; and (2) the need for insight in the parts of that city, the position of destinations, programme and "details".

Through these two notions individual meets collective consciousness: without context no idea where, without detail no reason as to why. They essentially provide the basis for mobility and the allied need for orientation, navigation, "wayfinding".

Cities have not all developed along the same paths. Furthermore, a great many New Towns and large urban expansion areas have been laid out based primarily on singularly temporal notions. Understanding the manner in which public domain functions in those respective contexts is vital in the light of today's rapid urban developments. It can be expected that in areas where the Urban Frame does not facilitate use and routing to an optimum extent, the development of a person's individual cognitive map and his/her insight in the construction of the city in its broadest sense will be hampered. Implementation of individual and collective Circuit will then not be self-evident and the actual functioning of the public domain in terms of socio-economic spin-off, Pattern, will be compromised.

The public domain is subject to this frail and uncertain balance between private and public demands. Various collectively used spaces (e.g. shopping centres, station areas, etc.) are only partly embedded in the public domain but, instead, belong to a private domain. However, what binds these private and public areas, places, streets, is a common need for a relevant and recognisable position with in the context of the city, the Urban Frame. The significance of a place, its "genius loci", but also its economical viability, comes with the fit between its function and

content and to what extent its users are accordingly provided. Within the changing scopes of governance, the question of public domain concerns first of all the Frame, whereas this is precondition for effective implementation of both Circuit and Pattern.

Key Words: structure, analysis, wayfinding

Are High Quality Neighbourhoods Socially Cohesive? Methodological Challenges of Unpacking Multidimensional Concepts

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ABSTRACT

There are widespread claims in academia, UK government policy and practice that good quality neighbourhoods are an important component of liveable "places for people". The assertions made point to a direct and positive association between high quality neighbourhoods (e.g. those which are clean, green and safe) and socially cohesive behaviour and attitudes. This claimed association is, however, not supported by an evidence base. Furthermore, and fundamentally, neither is there consensus on how high quality, or social cohesion, is defined.

Both concepts are open to interpretation, and their definitions may differ greatly according to the perspectives of different stakeholders and the different scales at which they are examined. This paper aims to provide a theoretical discussion of the concepts of high quality and social cohesion, and following on from this, attempts to operationalize them as indicators at the scale of the neighbourhood.

The implications of the subjectivity of quality, as well as other inherent methodological difficulties in the empirical examination of both concepts at this scale, will be examined. Primary data will be called on throughout the paper, which were collected using site surveys, household questionnaires and semi-structured interviews in six English neighbourhoods, in research carried out for the CityForm.

Sustainable Urban Form Consortium
This research project is examining the nature and extent of the association between the quality of the built environment and sustainability. The findings from this part of the project suggest that there is some real variation in the extent to which the empirical data supports claims that features of high quality in neighbourhoods contribute to social cohesion. However, methodological constraints and the methods of analysis employed must be borne firmly in mind for a meaningful interpretation of findings involving such multi-dimensional and complex concepts to be achieved.

Key Words: quality, cohesion, neighbourhood

Quality of Place Through Quality of Life: Exploring Spatial and Non-Spatial Attributes of Places Using GIS

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ABSTRACT

This paper presents the outcomes of the recently finished research 'Behavioural Maps for a Vital City: Innovative Use of GIS for Monitoring and Presentation of Spatial as well as Non-spatial Elements of Revitalisation of a City Centre', commissioned by the City Municipality of Ljubljana. It developed a comprehensive method for recognition of development potentials of neighbourhoods, exemplified with a case study of a city centre. The approach focuses on four main aspects: accessibility and connectivity, usage of built and non-built environment and cognition of space by both, locals and accidental users. Accordingly, this paper pays attention particularly on results resulted from application of two mapping techniques: behavioural mapping and cognitive mapping.

Firstly, it refers to quality of places from cognition of places (cognitive mapping) and, secondly, from usage of places (behavioural mapping). Both techniques were applied for Kongresni trg, a historical square in the city centre of Ljubljana. Such data were analysed in GIS environment and finally confronted by other facts of the studied area: land use, property, dynamic in mixing uses, etc. All such GIS supported data enable a representation of both spatial and non-spatial attributes of places on a map, and by this assure a visualisation of problems and potential of the area. Moreover, they are also upgraded into an *interactive matrix*, which enables the decision-makers to foresee the possible and likely developments of space if certain interventions and actions are implemented. Therefore, this paper stresses also the role of such matrix for evaluation of influence and effect of any small or grand scale intervention for the quality of life in a neighbourhood, where different interests of involved bodies often come into collision. The outcome of the *matrix* depends on the early stage recognition of all relevant imputes (users, stake-holders, etc.) and setting up of the priorities as well as how appropriately they are adapted through the process (according to the outcomes of the concrete decisions taken in earlier stages). Finally, the paper comments on usability of such matrix and the role of comprehensive monitoring for successful revitalisation of neighbourhoods, and addresses the 'Quality of Place' through the 'Quality of *Life*' applied to and checked to different development scenarios.

Key Words: public space, behavioural mapping, cognitive mapping

Social Media and the New Urban Landscape

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ABSTRACT

Social media have in recent years changed the ways by which city dwellers connect with their environment. On the Internet and on mobile phones, blogs, wikis, text messages, downloadable media, and sites such as facebook and You Tube provide new forms of access to communication, information and entertainment. This is especially true for the ubiquitously wired Millennial generation. This paper examines some recent trends in these new social spaces and their relationship to changing patterns of urban communication. It focuses, in particular, on how young people use these new media to shape and control the urban landscape. It also suggests ways to think about these developments in terms of urban communication and the design of the wireless infrastructure.

Key Words: social media, urban studies, media studies

24/7 Environments: a Theoretical and Empirical Exploration from an Urban Planners Perspective

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Abstract

24/7 environments appear to be urban phenomena created by the fortuitous combination of various socio-cultural, economic, political and environmental trends, namely that of globalization and the increased demand on the time budget. A 24/7 environment can be viewed as an extremity of urban vitality or an expression of the city image and identity as a cultural, economic powerhouse.

Current trends of 24-hour societies in the United States and Japan are a translation of a 24-hour environment as a premium condition for time management of those diverging from the conventional social-temporal rhythms. Such an environment is built upon the daily struggles of increased time constraint and multiple demands on the urban user leading to a demand for multifunctional spaces and increased mobility, according to Ascher (1997:119).

To understand the phenomenon in its entirety, a decision was made to answer initial curiosity for 24/7 environments (which seemed to be lacking at present within the Netherlands) with a dual approach of both a theoretical literature study as well as an analytical empirical one. As important as societal conditions are, when aiming for a 24/7 city, it was – rightly - expected that spatial conditions, on different levels of scale, would nevertheless play a role as well. The built environment, after all, is the fabric that is needed to accommodate societal processes. The findings of this exploratory research are presented in this paper, which has as aim to lay a foundation for questions regarding 24/7environnments in terms of its conditions, effects and relation to the field of urban planning.

Key Words: 24/7 environment, spatial patterns, spatial conditions, urban systems, urban planning, urban vitality

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Promoting a Sense of P.L.A.C.E.

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ABSTRACT

In August 2004, P.L.A.C.E., Northern Ireland's first built environment centre, was opened in Belfast's city centre. PL.A.C.E. represents a link in a burgeoning international chain of this type of urban organization, identified as a "movement" by Wiley Academy's 2003 book, International Architecture Centres edited by Hannah Ford and Bridget Sawyers.

A standard definition of a "built environment centre" is difficult to find in the book or indeed elsewhere. Built environment centres differ in size, funding structures, evaluation methods and personnel. A survey of over 50 centres worldwide from 2005–2007 reveals that many centres have libraries, galleries, classrooms and bookstores; these spaces are used for a variety of purposes ranging from debates to lectures, from workshops to major multi-media exhibitions. However, it does seem that most centres share a common goal: to increase debate and understanding of built environment issues.

This new typology of organization is one which increasingly appears to be a key component in the cultural arsenal of every European city; as the ancient Greek polis was not considered a city until it had an agora, amphitheatre, stadium and temple, so too do contemporary European cities seem to require a built environment centre. With this growing dispersal of centres has coincided the emergence of official government policies on architecture and the quality of the built environment.

This paper will make use of data collected in a three-year study at the University of Ulster involving the surveys described above and five in-depth case studies at organizations based in the Europe and the US – P.L.A.C.E., Belfast, the Kent Architecture Centre, the Chicago Architecture Foundation, the Museum of Finnish Architecture, Helsinki and the National Architecture Institute, Rotterdam. It will examine the links between built environment centres and cultural policies. The paper will also investigate how built environment centres are used to contribute to distinctiveness of local place, to connect a city's "image" to its architecture, and to display the creativity of professionals involved in the built environment, including architects, planners, artists and landscape architects.

Key Words: built environment centre, architecture and cultural policy, new typology

Constructing City Identity: The Role of the Built Environment in Supporting Urban Place Identity

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ABSTRACT

As Europe continues to urbanize, urban environments have increasingly become the settings for everyday life. There are countless aspects of urban living that influence our interpretations of our cities; physical features, social aspects and other factors all influence how we feel about the cities we call home. This paper examines connections between the urban built environment and residents' conceptions of urban place identity. Combining multidisciplinary theories on place and identity, this paper presents a model for understanding place identity, as broadly supported by distinctiveness, continuity, and place-esteem. Via case studies of two very different cities, Joensuu, Finland and Petrozavodsk, Russia, attention is given to better understanding which buildings are perceived as supporting or diminishing residents' feelings of place-esteem. This research suggests that there are, in fact, buildings that serve to support or diminish place-esteem in both cities, and offers both place-specific and more overarching explanations for these varied effects. Perhaps the most troubling observation of this study is the overall failure of recent commercial contributions to these cityscapes to positively support the identities of these cities. In light of this, this paper explores how to balance the need for urban development with our longing for a fulfilling built environment that can likewise support positive conceptions of the identities of urban places.

Key Words: built environment, place identity, place-esteem

Defining and Delivering Quality in Urban Environments

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ABSTRACTS

This paper reports on research undertaken for the UK Department of Communities and Local Government on the viability and usefulness of establishing national standards for local environmental quality. The UK government has been trying to grapple with policy initiatives to address how people feel about the places they live. In our centralised system of urban governance, this has meant efforts to put in place national instruments that can shape local environments across the country, either directly or by influencing the actions of those with the power to do so at local level. However, several issues have emerged:

- What are the determinants of local environmental quality?
- What are acceptable standards of local environmental quality?
- Is it reasonable to expect those to be the same in any context?
- How can the qualities that define people's perception of their local environment be articulated in a way that they can be addressed by policy?
- How do those qualities relate to public services and other policy delivery systems?

The paper explores potential definitions of local environmental quality, the different dimensions that make it up, how these relate to one another and how they have been perceived by different groups of individuals. It reviews and discusses the different methodologies utilised in the UK and elsewhere to assess 'qualities' of the local environment and looks at how they have dealt with issues of measurability, intangible variables, objectivity and subjectivity, context-specificity, the notion of 'acceptability', the use of policy targets and indicators. The paper also deals with issues of delivery. Even if the qualities making up the local environmental can be measured, and levels of acceptability for those qualities clearly established, their delivery still depends on how well these qualities fit the machinery of local governance. The paper bases its discussions on the results of a number of workshops with residents of a variety of urban settings across England and public services managers at local authority level. They provide a picture of how the local environment and its qualities are perceived, what defines what are and what are not acceptable standards, how people perceive their ability to shape their local environment in their engagement with the delivery of the relevant public services. **The paper concludes** with a proposal for a conceptual framework for understanding the connections between the national and the local level in the formulation and delivery of policies aiming at improving the quality of local environments.

The Mountain in the City – New Urban Landscape?

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ABSTRACT

Recent transformations of cities, associated with economic and social changing, characterise themselves by the coexistence of the so called traditional or historical spaces together with new urban and architectural types related to consumption values. These complex urban landscapes – sometimes compared to palimpsests or hypertexts – reveal a tendency to the weakening of the identity of places but also sometimes stand up as showplaces for selling fabricated and forced identities.

Knowing that European mountain cities, along with particular geographic, economic and social qualities, enhance a strong connection to mountain landscape imaginary as a promotion strategy, is there distinctiveness in the forms of expression of urban contemporary landscape in those places? Considering the Alps are still seen as a symbolic prototype for the European mountain, Chambéry, historical city of the French Alps, is analysed under that problematic. This city welcomes urban phenomenon related with consumption and hypermodern society, such as buildings by emblematic architects, significant cultural equipments, integration in high speed transportation networks, along with marketing based on the idea of "the mountain" in its multiple aspects (related to identity, landscape aesthetics, myths, leisure, nature…) as place promotion for tourism, investments and civic conscience.

The understanding of the evolution of urban form and landscape, together with the study of adopted development strategies, will help to the interpretation of new city places and their eventual link to the imaginary of the mountain as real local identity element or, on the contrary, as artificial scenario.

Other cases of mountain cities are also considered from this point of view.

Key Words: urban landscape, mountain, identity

Cities, Risk and Safety

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ABSTRACT

All over Europe, cities are undergoing processes of restructuring. Urban spaces are being revitalised and as a result cities have become attractive places to visit and live. The revitalisation of urban spaces is typically characterised by creating clean and safe environments. The city is also characterised by the growth of enclosed spaces such as shopping centres and malls. These semi-public spaces are posted by security guards and excluding particular users such as the homeless, alcoholics etc. Furthermore, public spaces such as streets, parks and squares are being closed off by gates and fences in an attempt to keep out dangers of various kinds.

Neighbourhoods are also characterised by the fencing off and exclusion of strangers. Gated communities are clear examples and reflect a desire or need to seek safety and security in the private sphere of ones home and neighbourhood. Safety and security is also sought by living in neighbourhoods without people who are socially and culturally different from oneself.

Whereas segregation is typically viewed from an angle of physical separation of people of different classes, ethnicity and culture the aspect of risk and safety is rarely addressed. Clearly, processes of segregation are not merely a matter of avoiding risk. However, visible signs such as the fencing off of public spaces, the security guards in private and semi-public spaces, the increase of video surveillance and growth of gated communities all reflect attempts to protect and safeguard which can be recognised at different spatial levels.

Risk has become an important aspect of life: from the global level to the level of the individual. Risk relates to external threats of terror, war and global warming but has also entered the private sphere and daily life. A core element in this respect is the fear and sense of insecurity in relation to unfamiliar or "strange" people and places. This paper discusses how risk and fear have become important aspects in relation to cities, urban space and private homes and as a factor in everyday life.

Key Words: cities, segregation and risk society

An Assessment of Quality of Life in Residential Environments: Case of Selimiye Quarter in Walled City of Nicosia, North Cyprus

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ABSTRACT

The aim of this study is to quest the quality of life of people in a residential environment in order to determine their level of health and well-being. Quality of life is normally taken to mean the general well being of people and the quality of the environment in which they live.

Quality of life is defined as an interaction of social, health, economic and environmental conditions that have an impact on the development of the individual and society where this is more related to objective values. On the other hand, when it is defined as the sense of well-being of the individual, satisfaction of the individual from his or her life; and the quality of life is emphasized as being related to individual perceptions and senses, this is related to the subjective values.

Quality of life in a residential environment is more related to a group of people who are sharing the common physical, social and environmental conditions where objective values determine the quality of life.

In this study, it has been observed that the physical, social, environmental and economic conditions of people living in the Selimiye Quarter in the Walled City of Nicosia are very low. Therefore, various analyses have been carried out to determine their level of quality of life. Accordingly, physical analysis has been conveyed to assess the physical and environmental conditions where questionnaires and interviews have been conveyed to assess the economic and social conditions.

As a result of the analysis, physical and environmental conditions have been determined that there is high level of obsolescence and physical deterioration in the Selimiye Quarter. Besides, there is very low level of economic conditions and poor social life. The detailed analysis results will be mentioned in the paper together with the strategies for enhancing the quality of life in this area. And finally the implementation stage will be discussed to improve health and well-being of people living in this residential environment.

Key Words: quality of life, residential environment, and social, economic and physical conditions

Rethinking Red Square

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ABSTRACT

The architectural character of any space is defined by its edge, i.e. its enclosing surfaces. In the public realm, the character of urban spaces is defined by the quality of the buildings which make up its perimeter. Many city authorities use images of Barcelona, Madrid or Paris when illustrating their ambition to turn a post-industrial city (like Glasgow) into a 'proper' European city. But is it as easy as populating the streets with cafés? How can dysfunctional urban spaces regain that civic and social sense?

A recent architectural competition launched in 2005 by Glasgow City Council to design a café in George Square was used by my practice studio KAP to interrogate the assumptions stated in a rather narrow (and contradictory) brief. Our proposals provided an in-depth analysis of George Square, stepping well outside the brief to radically reconsider the Square from a number of different perspectives. In doing so, we established a criteria for making public spaces. Our view was that it was untenable to suggest that simply by the introduction of a new café, however beautiful this might be as an object in itself; the city could elevate George Square to the stature of a civic space of international quality. Almost without exception, the cafés of Europe's civic spaces exist around the perimeter. We thought it at best questionable whether such a café simply placed within the existing context, could be successful either architecturally, socially, functionally or commercially.

We showed that the perimeter of George Square is currently defined by a sea of traffic, the backdrop to this a mélange of largely non-public buildings of varying quality and scale. We argued that, for a successful and sustainable future as a civic square of international quality, the nature of George Square's perimeter be re-addressed. George Square is cluttered like a Victorian mantelpiece by individual pieces of statuary and landscape and symptomatic of its shortcomings, has no natural place for a café. Our approach to the competition was to address those interwoven problems at their root. Our submission was the only proposal to unpick the assumptions inherent in the brief and offer a serious analysis of the issues at stake. Whilst no outright winner was announced, our design received critical support and has helped Glasgow City to rethink its public space policy. This paper examines the problems of Glasgow's premier civic space and describes our architectural proposal for a radical redesign based on an analysis of its perimeter.

Key Words: Inhabited Perimeter, Interrogation, Transformation

Green Spaces – Liveable Places by Collaborative Planning?

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ABSTRACT

To promote the developing of liveable and healthy environments by urban planning, information is needed on values and meanings people relate to places in their living world. In the Helsinki Metropolitan Area, collaborative practices are commonly used in order to integrate this social information in urban land use planning and green space planning. It is, however, unclear how the social information can and should be integrated into planning on these different levels. What, in fact, is the role of social information in planning processes? How is the social information linked with other information on places, such as ecological information? What is the role of collaboration in planning from the perspective of urban people's quality of life, as a means for influencing the environment on the other hand, and as a social process in itself on the other?

In a sub-study of the research project 'GREENDECISION – Integrating Ecological and Social Information in Urban Planning' (Academy of Finland 2006–2008), we are studying these questions in two case areas in the Helsinki Metropolitan Area. By combining e.g. planning document analysis, interviews and focus groups with different stakeholders, planners and decision makers, we aim to produce theoretical understanding and practical interpretations of the quality of the collaborative urban planning system. In the study, we also develop methods for evaluating the use of social information in planning. Preliminary results will be presented on grounds of semi-structured interviews carried out with approximately 30 planners, decision makers, residents and landowners in spring 2007.

Key Words: green spaces, collaborative planning, social information

Landscape as Public Domain

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ABSTRACT

Future cities will be characterized by a loss of public space, according to Rem Koolhaas (1995) and Lieven de Cauter (2004). If there is public life, it will be interiorized. In addition to the loss of public space, there may also be a loss of countryside, which might be due to the need of infrastructure, urban settlements and industrial zones. However, the landscape seems to be increasingly valued by the citizens and as a result, public functions are established on the countryside. An answer to both developments can be found in the notion of the public domain.

The essence of this notion of Public Domain is the political space for differences, the space to be confronted with the other and his dispositions, behavior and beliefs. Hannah Arendt proposed that the public domain have to include at least two important elements. First there should be space enough to express your own identity. Second, there should be a podium for this pluralism, that is, a space where people can be seen and be heard (Arendt; 1994). The debate on public domain has clear spatial aspects. Public space is important for the 'public appearance' of the individual, as stated by Jurgen Habermas and Richard Sennett. But what happens with the public domain, of our future cities are characterized by a loss of public space?

The main question of our research is: can the landscape offer a new view in this discussion? There is hardly any landscape without traces of the human presence. These traces are the different stories of the struggle for life of the human mankind. With these stories, landscape can be seen as a layered phenomenon. (Lemaire, 1970/1996 and 2002). This layering is not limited to the historical elements. Also the experience of the landscape is layered. Different perspectives on the world can be simultaneously recognized in the landscape. With this layered experience and collectivity, the existing landscape has more opportunities for the emergence of a public domain than every new planned city park of living enclave ever can provide.

A public domain can not be designed. At best, the prior conditions can be optimized by simple design intervenes. Rethinking the landscape as new public domain is not only the task of designers but also of the government on several political scales, of farmers associations, nature defenders and developers. The specific question for politicians and designers is to recognize the potential places in the landscape and connect them in a bigger and meaningful relationship by using landscape architectural interventions, trying to accommodate differences and simultaneously brings them together in one, maybe ambiguous, spatial structure.

Key Words: public domain, landscape

Towards an Urban Renaissance?

Public Policy, Urban Design and Central Glasgow

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ABSTRACT

In common with most other British cities, Glasgow has seen significant urban development and change in its central area over the past fifteen years or so. The same period has also witnessed the initiation and development of an express urban design policy agenda, which overlaps with and complements the urban renaissance policy agenda. Based on the author's previously developed categorisation of the principal ways in which public sector agencies can influence, or attempt to influence, the quality of (mainly) private sector property development (i.e. a tools approach), this paper attempts a detailed exploration and evaluation of urban development and design policy actions and their outcomes in central Glasgow over this period,

Following a review of the development of the urban design agenda and the urban renaissance agenda as they relate to Scotland and Glasgow and a brief overview of the city's development, the paper's substantive content is organised in two main parts:

- first, based on the categorisation of policy tools, it seeks to audit the ways in which public sector agencies have sought to influence the quality of development in central Glasgow (i.e. it identifies which tools have been used). Note that a conceptual distinction must necessarily be drawn between those policy tools encouraging development and those with more specific urban design intentions;
- second, by evaluating outcomes against both the city council's public policy objectives and more generic and normative criteria of "good" urban design, it seeks to determine which policy tools have been most influential and effective.

For the purpose of this paper, central Glasgow is defined as and considered in terms of five main character areas – (i) Commercial Core (including the International Financial Services District); (ii) Merchant City; (iii) Saltmarket & St Enoch; (iv) Garnethill & Cowcaddens; and (v) Townhead. The paper concentrates on the first two areas and is based on a review of key documents, interviews with key actors and commentators, and first hand observation.

Key Words: urban design, place-making, policy tools

Neighbourhood Outdoor Spaces: What do they Represent as Part of a Vital Urban Environment for Older People?

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ABSTRACT

Good design of outdoor environments can play a key role in creating vital neighbourhoods. OPENspace Research Centre is undertaking a series of studies to examine the role of the neighbourhood environment in older people's well-being and quality of life. This paper presents a summary of the results of these studies to date. The main objectives were: (1) To understand the underlying mechanisms through which neighbourhood environments enhance well-being; (2) To examine the extent to which the perceived quality and accessibility of neighbourhood open spaces affect older people's outdoor activity patterns; (3) To identify design features of outdoor environments which facilitate/hinder physical activity. Based on surveys of people aged 65+ residing in the U.K., including a choice-based conjoint questionnaire, the results indicated that: 1) the quality of outdoor spaces around the home, in parks and local spaces as well as in the larger neighbourhood areas significantly contribute to older people's well-being (we have conceptualized this as environmental support for outdoor activities); 2) Good quality paths represent one of the most important factors influencing older people's physical activities, including the amount of time people spend walking; and 3) Lack of nuisance, presence of facilities, and abundance of trees and plants are the most important attributes for a local open space. These results are further discussed in the light of providing guidance for the design of outdoor environments.

Key Words: neighbourhood open space, older people, well-being

Workshop Theme 5: Labour Markets in the New Europe – Cancelled

Workshop Theme 6: Neighbourhood Dynamics and Urban Vitality

Neighbourhood Life and its Disappearance in Finnish Suburban Communities

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ABSTRACT

The paper discusses long-term changes that have occurred in the neighbourhood life of the old working-class suburbs of Helsinki. The subjects of the paper are several suburban communities that were born in the first decades of the 20th century. Although these communities have maintained their character as small-house areas till present day, they have changed dramatically in many other respects.

Compared to suburbs of today, working-class suburbs of the early 1900s were remarkably self-sufficient communities. Living in the suburbs involved a lot of work both at home and at the vicinity of home, and it also involved local exchange relations and cooperation between neighbours. Moreover, local associations had a central role in providing important services (e.g. road maintenance), and they were also very active in organizing festivities and other leisure activities. All this resulted in strong neighbourhood ties and a strong sense of community. However, these communities were not inward-looking or parochial in their nature. On the contrary, local social networks functioned as intermediaries between local individuals and the wider world.

In the second half of the century this local way of life began to wither rapidly. Due to the growing affluence of the Finnish working-class, local exchange relations and other local arrangements were rendered economically insignificant. At the same time, locally organized cooperation lost its importance as municipal institutions took over functions such as road maintenance and fire prevention. The cultural significance of local associations was diminished when mass media and commercial entertainment replaced locally organized leisure activities.

Because of these and other related societal changes, the scale of social life grew much larger than it had been in the early 1900s. The residents of the old working-class suburbs no longer needed local networks in order to survive or to connect them to the wider world.
  Thanks to the new public services, communications technologies, motorways etc, they were now directly connected to the larger networks of the whole metropolitan area. At the same time, the functions that these suburban communities served were reduced to residential functions such as private living, raising children and relaxation. In this way these formerly lively neighbourhoods became islands of tranquillity within a teeming metropolitan area.

Key Words: neighbourhood life, suburbs, Finland

Migration Flows in Deprived Neighbourhoods: Stability, Connection and Area Change

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ABSTRACT

Within neighbourhood policy in Britain, the migration flows for deprived neighbourhoods tend to be described in ways which emphasise the difference or distinctiveness of these areas. Deprived neighbourhoods are portrayed as unstable, as disconnected from the wider housing system, and as suffering from a net loss of human capital through migration exchanges – the idea that "those who get on, get out" (SEU, 2001; PMSU/ODPM, 2005; SEU, 2006). This paper is based on an analysis of 2001 Census data on migration for England and Scotland. It examines stability (gross turnover or residential mobility), connection (the geography of flows) and area change (the social composition of net migrations flows). The findings challenge several common perceptions. First, deprived areas are not markedly less stable than non-deprived. Residential mobility for all neighbourhoods is driven by social composition, rather than contextual effects – by demographics, not deprivation. Second, deprived areas do not appear disconnected from their wider housing markets; they are not isolated in this sense. Third, deprived areas suffer only modest losses of human capital through net migration flows. In- and out-flows for deprived areas are very similar in composition. While they do act to increase the concentration of less qualified individuals into more deprived neighbourhoods, the scale of these effects is modest. In conclusion, the paper challenges the portrayal of deprived neighbourhoods in terms which over-emphasise their differences. At the same time, the paper provides support for some current policy prescriptions including the use of area-based initiatives.

Key Words: neighbourhoods, area deprivation, migration

Perceptions of 'Place' and Patterns of Residential Mobility: the New Deal for Communities Programme in England

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ABSTRACT

This paper seeks to make a contribution to policy debates and research evidence about the relationships between perceptions of place, patterns of mobility and neighbourhood instability in deprived areas. It is based on the large-scale national evaluation of the New Deal for Communities (NDC) programme. Launched in 1998, NDC is an ambitious area-based initiative designed to 'narrow the gap' between 39 deprived localities and the rest of England in relation to six key outcome areas: housing and the physical environment, liveability, crime, work and finance, education and training, and health. Each NDC receives approximately £50 million of additional resources during the course of the ten year programme.

A degree of household mobility is an essential and healthy aspect of any housing market and different rates of mobility are to be expected in different markets. However, high rates of mobility can result in poor social cohesion, undermine resident commitment to the neighbourhood and cause many to leave before they can reap any benefits ensuing from programmes such as NDC.

As in other area-based initiatives, a central aim of NDC is that regeneration should make the beneficiary neighbourhood more attractive to both existing and potential residents. Consequently, it is assumed, fewer existing residents will leave the area, while those who do leave will be replaced more rapidly. Therefore, population turnover will be lower; leaving more stable and cohesive communities. It is estimated that between 2001 and 2006, around £1 billion has been spent on place-based initiatives in the NDC programme as a whole. But what impact has this had on perceptions of place and mobility?

The relationship between place-based expenditure and mobility is often uncertain, complex and perverse. An improvement in household circumstances, or a relative increase in property values, may result in 'lifting the lid' in activating a long-standing desire to move. Furthermore, those who leave may be replaced by less affluent households, affecting outcome measures of change and impact over time. Alternatively any improvement in the image of neighbourhood undergoing regeneration may attract in higher income groups than before - an assumption common to many 'mixed communities' programmes.

It is often difficult to track these kinds of effects due to the lack of robust longitudinal data. However, this paper draws on the household survey findings from Ipsos MORI in 2002, 2004 and 2006 undertaken as part of the NDC evaluation. It examines whether respondent perceptions about

place-based factors are significant predictors of moving intentions and behaviours. The paper then explores whether changes in respondent perceptions of place are associated with changes in moving intentions. The discussion centres on the potential for attaining neighbourhood stability through developing place-based interventions in regeneration programmes.

Key Words: neighbourhood, regeneration, mobility

Reflections on Poverty and the Dynamics of Place

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ABSTRACT

There is a long standing debate about the relative effects of 'person-based' and 'place-based' programmes to tackling social and economic disadvantage in Britain. This has often resulted in developing parallel strands of research and policy, rather than bringing them together. This paper attempts to provide a more integrated assessment, by exploring how the experience of living with dimensions of poverty varies according to space and time and how the salience of 'place' varies in the attitudes and actions of households living in socially and economically disadvantaged areas. It will also consider the extent to which the experience of poverty in more socially and economically mixed areas acts as a stimulus, or as a brake, on households' ability to 'move on' and 'move out'

The first part of the paper examines the findings from elements of the large scale longitudinal household survey undertaken in 2002, 2004 and 2006 as part of the national evaluation of the New Deal for Communities (NDC) programme. This examines how attitudes to 'community' and 'neighbourhood' have changed over the four year period, and how different types of households in NDC areas have responded. It will also compare these findings with the responses of households in comparator neighbourhoods elsewhere in order to gauge whether or not there is an 'NDC effect'.

The voices and experiences of those at the sharp end of social and economic disadvantage can often be neglected in the development of both place-based and person-based initiatives. There is a tendency to grasp at ready explanations (whether behavioural or structural in emphasis) for the persistence of poverty and to develop universalised solutions in response. The second part of the paper will therefore outline the analytical framework for undertaking a major longitudinal study on the 'dynamics of poverty and place' funded by the Joseph Rowntree Foundation, which commenced in Spring 2007. This research programme will explore in more depth how households in different neighbourhood contexts experience poverty over time, how and why this changes, and how they act in response.

In conclusion, the paper will reflect on the prospects for the development of policies that are more sensitive to nuances of 'place' and 'community', so that they might be better placed to respond to the increasingly fragmented and diverse geographical, demographic, social, cultural and economic picture of poverty in contemporary Britain.

Key Words: poverty, neighbourhood, regeneration

Creating a Liveability Indicator: The Neighbourhood Liveability Assessment Survey (NLAS)

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ABSTRACT

This paper addresses the methodological problem of how to operationalise and measure 'liveability'. Liveability is prominent in New Labour policy discourse and is a theme which overlaps several policy areas concerning neighbourhoods and communities in urban areas. The paper proposes that liveability is a prime cause of neighbourhood-level change in England, especially demand for housing. Whilst liveability is often discussed in this context, objective and reliable measures for it are not. The development and application of a new method, the Neighbourhood Liveability Assessment Survey (NLAS), is explained as a means of deriving a composite index of liveability that takes into account residents' priorities. The NLAS should improve the breadth and quality of research into the effects of neighbourhood level intervention. Such a tool is essential if practitioners and policy makers want to observe and evaluate the impact of their programmes over time.

Since the late 1990s low housing demand and neighbourhood decline have been regarded as particular issues in parts of the Midlands and the North of England. The role of micro-social processes at the neighbourhood level have received particular attention recently because they are the most tangible evidence of change. Agencies delivering Housing Market Renewal programmes are collecting a growing body of small-area data on demographic and socioeconomic neighbourhood attributes but are drawing on secondary data, often from administrative sources.

This contrasts with the lack of measures of the direct experience of the environment and condition of a neighbourhood, which can be summed up as 'liveability'. The NLAS aims to fill this gap in the context of a Housing Market Renewal Partnership in the North East of England, 'Tees Valley Living'.

Observable signs of disorder and the design of the built environment influence well-being and neighbourhood satisfaction. This links to how people, with economic means, choose where to live. Indeed, residents' views about improvements needed in their neighbourhood are dominated by liveability issues such as low level crime and the quality of local green spaces and parks. It is what the neighbourhood looks like, in terms of design and how well it is cared for, that appears to be behind these perceptions and therefore the NLAS is a visual inspection of a neighbourhood, performed on foot. A literature review guided the selection of survey items and a consultation exercise allowed resident priorities to be incorporated into the NLAS score with the use of weightings.

Key Words: neighbourhood, liveability, site-survey

The Spatial Distribution of Amenities and Facilities in Relation to Degree of Deprivation across Glasgow City

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ABSTRACT

Background
There has been considerable interest recently in the relative importance of individual and environmental characteristics in influencing health and health related behaviours. An extensive literature on area variations in health has reviewed the traditional distinction between compositional and contextual explanations (the former referring to the nature of the residents of an area, the latter to the social and physical characteristics of the local area). Most empirical studies have concluded that who you are (e.g. age, gender, race and social class) is the main predictor of health and health related behaviour, but that where you live also matters. One potential contributory factor is the extent to which amenities and facilities for everyday living are distributed equitably across different neighbourhoods, or whether they tend to be concentrated in more affluent or deprived neighbourhoods. Furthering our understanding of this is an important issue for urban planning, and for studying within-city differences in health and health related behaviours. In our work on two socially contrasting study areas within Glasgow, we have previously observed that the more deprived locality was less well served for transport, shops, primary health care compared to the more affluent locality. However, is a similar pattern found across the whole city of Glasgow?

Aim
To examine the distribution in relation to area deprivation across Glasgow of a range of resources and facilities that might influence health or the ability to lead a healthy life.

Methods
Data on the location of a range of facilities and resources e.g. health services, leisure facilities, education, shops, post offices and banks, transport, parks and green space across the city of Glasgow have been collected and mapped in relation to the Scottish Index of Multiple Deprivation. Measures included number of resources per thousand population, network distance to nearest resource, and percentage of data zones containing at least one of each type of resource.

Results
Our analyses show no clear pattern of distribution in relation to degree of deprivation, some resources are equally accessible to residents across a range of deprivation, some are more prevalent in and nearer to more affluent areas and some are more prevalent in and nearer to more deprived areas. However, the quality and experience of facilities may merit further investigation.

Key Words: health, spatial distribution, amenities

'It's got a bad name and it sticks…' – Approaching Stigma as a Distinct Focus of Neighbourhood Regeneration Initiatives

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ABSTRACT

As a consequence of economic change and urban decline, stigma has become a feature of many neighbourhoods in western post-industrial cities. In many cases, the negative labelling and resulting stigmatisation of a neighbourhood exerts a powerful influence on the material and psychological well being of residents, which contributes towards their experience of exclusion from important aspects of economic, social and cultural life. In the UK, recent neighbourhood regeneration strategies have been characterised by a strong focus on physical and economic aspects of renewal. This approach has been beneficial in terms of producing improvements in the general quality of residential life; however, there remains a lack of focus on addressing stigma as a distinct neighbourhood problem.

Based upon case studies of the experiences of two Scottish housing estates and an extensive literature review, this paper suggests that although stigma has been tackled indirectly in recent urban regeneration programmes these may underestimate the enduring nature of stigma. This is based upon the finding that stigmatised labels can be tenacious and when a negative reputation is established in the wider city and often beyond, this becomes ingrained in external perceptions that further perpetuate the notion of a neighbourhood and its residents as problematic, reinforcing the experience of disadvantage and exclusion. Perhaps more problematically, the negative reputation of a neighbourhood and its residents can become a defining feature, over and above any positive attributes and in some cases a poor reputation can remain years after improvements have been carried out in a neighbourhood.

The paper highlights the ways in which gaining a fuller understanding of the process of neighbourhood labelling and stigma, including its origins and dynamics might better inform practitioners involved in neighbourhood renewal. It is proposed that stigma should be approached as a distinct entity rather than as one of many neighbourhood problems and that placing stigma as a central focus of regeneration activity is beneficial for the long-term vitality of stigmatised urban neighbourhoods.

Key Words: stigma, exclusion, neighbourhood regeneration

East Central European Inner Cities Facing Demographic Change: Comparative Analyses in Polish and Czech cities for the Transition Period

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ABSTRACT

Cities in East Central Europe (ECE) have been facing profound quantitative and qualitative demographic changes since the 1990s. Declining birth rates, ageing, changing household compositions and consequences of inter- and intraregional mobility impact on the development of urban agglomerations bringing about far-reaching impact on the cities and their functional, socio-spatial and housing market structures.

Set against this background, our paper focuses on the nexus of demographic change and housing in inner-city residential areas in ECE cities. Using the example of Polish and Czech cities, it analyses whether demographic shifts are already mirrored in the social composition of the areas. A special focus are non-traditional household types (singles, cohabiting couples or unrelated adults sharing a flat) since it is well-known from "Western" research that inner-city areas are in particular appropriate for these households because of their built fabric, central location and the variety of urban amenities. Accordingly, many neighbourhoods in West European core cities experienced profound physical, symbolic and social changes in the past decades. By contrast, many inner-city areas in Poland and the Czech Republic have been in a process of long-term decay for several decades. After 1990, small-scale regeneration is intertwined with further neglect, decline and insular luxury renovation. Housing markets are characterised by strong internal barriers, low mobility as well as complicated restitution and property changes. Research has to prove whether current demographic and social change already leads to structural shifts in the urban space brought about by "residential" impact, i.e. to "neighbourhood careers" of segregation, up-grading or decline, or if it is likely to do so in the near future.

Empirical evidence from different cities – Gdańsk, Łódź, Brno und Ostrava – will be presented, drawing on census and municipal data. The theoretical body of knowledge of postsocialist transition research is amplified by considering the hitherto under-researched field of housing demography. As a result, the complex shape and path dependencies of demographic and household development in ECE inner cities are to be identified and set into relation with experiences from Western Europe.

Guidelines for the Perfect Inner City? Empirical Evidence of a New Wave of Reurbanisation in East German Cities Using an Interdisciplinary Indicator Set

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ABSTRACT

In this paper, we analyse the appropriateness of an indicator set for the observation of inner-city reurbanisation processes which gain more importance throughout Europe. Reurbanisation is conceptualised here as a process of long-term stabilisation of inner-city areas by both a readiness of present residents to stay and an influx of new residents. Recent research evidence across Europe underscores that reurbanisation depends much on local settings of institutional, socio-economic, infrastructural and environmental factors. To get a broader picture of its evidence, progress and local specifics and to provide practitioners with knowledge how to stabilise the inner city, reurbanisation needs to be observed in a long-term way. The complex character of reurbanisation sets new challenges for monitoring approaches and indicator-based tools.

Therefore, we have analysed the demands and prerequisites for monitoring inner-urban reurbanisation processes with particular respect to the complex reality of current household-related inner-urban changes in Eastern German cities. Starting from a number of new requirements that reurbanisation sets up for a long-term observation of inner-city reurbanisation we introduce a set of 20 indicators with demographic and household focus. For the city of Leipzig, Eastern Germany, the evidence of the indicators was tested by means of small-scale municipal data for all urban districts and time series from 1992–2005.

Cross-referencing our findings, the following conclusions could be made:

- First, it became clear through evidence that previous monitoring approaches did not fully apply for reurbanisation as a complex development. This complexity is especially evident because of the close interplay of reurbanisation with demographic and household shifts and the related altering housing preferences that need to be considered.

- Second, according to these aforementioned specifics, the indicator set is based on demographic indicators. It further incorporates additional ones to monitor a more complete picture of what is reurbanisation. In particular, the approach presented here meets the specifics of reurbanisation in a primarily qualitative understanding.

- Third, for the chosen example of Leipzig, the baseline indicators and the whole set passed the statistical test and confirmed the assumptions made before for reurbanisation-sensitiveness of inner-city districts in Leipzig. The indicator set seems to be appropriate to monitor reverse disurbanization, too.

- Fourth, hitherto results demand for the application for other local contexts, a feedback expert discussion of the indicator set by results from statistical tests and, in addition, a clustering, ranking and cross-comparison of dependent indicators.

Key Words: reurbanisation, indicators, neighbourhoods

Neighbourhood Environmental Service Provision and Neighbourhood 'Effects': Exploring the Role of Urban Services in Intensifying Neighbourhood Problems

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ABSTRACT

This paper examines the consequences of a system of neighbourhood environmental service provision which fails to pay sufficient attention to territorial differences in 'need' for such services. It explores the impacts of a 'territorial injustice' of service provision for poor neighbourhoods, arguing that insufficient service provision operates as a 'neighbourhood effect' compounding the problems of being poor and living in a poor area. The paper analyses the processes by which services such as street cleansing and refuse collection can operate as neighbourhood effects. It shows how high levels of social need and a failure within environmental service provision to compensate for these levels of need, combine and interact to deepen the environmental problems encountered in many deprived neighbourhoods. In particular the paper shows how these interactions reduce the capacity of both front line service providers and neighbourhood residents to cope with environmental challenges and thus entrench neighbourhood disadvantage. The focus of the paper on the 'neighbourhood effects' of urban services complements much of the existing literature on the impacts of concentrated deprivation which has tended to analyse 'effects' on residents' life course and life chances, rather than on the quality of life within neighbourhoods. The paper also offers insight into how a territorial injustice of service provision both drives and is reinforced by socio-spatial segregation, as well as understanding of how neighbourhood environmental quality impacts on the structure and vitality of the city.

Key Words: neighbourhood effects, territorial justice, environmental services

Territorial Behaviour Among Young People in Disadvantaged Areas

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ABSTRACT

This paper focuses on territorial behaviour among young people in disadvantaged residential areas in UK cities. For the purposes of investigation we defined territoriality as: 'a social system through which control is claimed by one group over a defined geographical area and defended against others.'

The main approach is underlain by an assumption that territoriality is problematic for the life chances of the young people caught up in it and for the neighbourhoods that play host to it. However we also recognised the potentially positive nature of territoriality as an expression of mutual support and positive attachment.

The paper addresses six questions:
1. What is the nature and role of territoriality in deprived neighbourhoods?
2. What are the origins of territoriality?
3. W hat is the geography of territoriality
4. Who is affected by territoriality?
5. What are its impacts on young people and on their communities?
6. To what extent are the current policy responses to territoriality appropriate?

The paper is based on research in youth projects in six UK cities, where interviews and focus groups were held with project staff and volunteers and with young people.

Key Words: young people; territoriality; disadvantage

Place Attachment, Population Turnover and Social Mix

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ABSTRACT

This paper explores the factors that create place attachment in deprived neighbourhoods and, in particular, the impacts that high turnover and social mix have on an individual's attachment. Place attachment is generally seen as having positive impacts for individuals and for neighbourhoods. For individuals, it may provide security or predictability; access to social networks; and/or a sense of identity. For neighbourhoods, it has been associated with increased stability, social cohesion, and more committed or active residents. The concept clearly sits well with current policy concerns with the promotion of "sustainable communities", particularly in more deprived neighbourhoods. On the surface at least, both turnover and social mix would appear to threaten place attachment by inhibiting the formation of social networks and by reducing familiarity or predictability. In this sense, the policy objective of promoting "mixed communities" may be at odds with the ambition for "sustainable communities".

This paper reports on the qualitative stage of a study to explore the relationships between attachment, turnover and mix. It follows on from a quantitative analysis of data from a major UK Government survey (the Citizenship Survey). Data from 39 semi-structured interviews from 4 case-study neighbourhoods are used to explore the factors which lead to or inhibit place attachment. Four areas with contrasting combinations of turnover and social mix were chosen from one city region. The findings from the qualitative phase support and give greater depth to the quantitative phase but they also provide new insights. The results have a number of implications for neighbourhood policy.

Key Words: place attachment, social mix, population turnover

Residential Churn and Deprivation: a Typology of Deprived Neighbourhoods

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ABSTRACT

Residential mobility is widely seen both as a cure and a symptom of area deprivation. We argue that the 'success' of government interventions to reverse patterns of decline in deprived neighbourhoods ought to be assessed against the fortunes of the households who live or lived in them, as well as against conditions in the area as a whole. If the focus of policy is on area change, but the more affluent and successful leave and are replaced by more deprived households, deprived areas will stay deprived in spite of policy initiatives. Local policy priorities therefore need to take account of the roles that different areas play in the wider system of residential mobility. The different roles of areas may best be understood by exploring the mobility patterns of movers: where they come from/go to and their socio-economic characteristics. By distinguishing moves from/to areas that are similarly deprived, less deprived and more deprived we can derive four 'ideal' area types: Escalators, Gentrifiers, Isolates and Transits. The classification suggests that neighbourhoods perform different functions within the context of the wider housing and labour markets and that their differing characteristics may have implications for the nature of policy interventions.

Key Words: deprivation, migration, turnover

Micro Cosmos: Dynamics of Long-Term Change in Inner London

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ABSTRACT

What causes long-term urban and neighbourhood change? The current government is concerned with growing inequality and segregation across British cities; yet inner London, for instance, is a place where affluence and deprivation has long a long history of geographic concentration, but also close proximity. When Booth mapped the area north of Holborn in 1898/99 middle class Hatton Garden was bordered by chronic want to the west and north, and the poor areas of Saffron Hill to the east. Yet Hatton Garden itself had been the place of destination for poorer artisans 1830s and subsequently cheap Jewish labour in the diamond and jewellery industry. While Hatton Garden prospered, Saffron Hill to the east was redeveloped repeatedly as a result of road improvements, rail network expansions, slum clearance and the Blitz. Hatton Garden is the historic centre for the diamond and jewellery industry in London, but at the beginning of the 21st century the area is facing redevelopment as historic buildings are being redeveloped into offices and residential flats for 'new economy' businesses and workers.

In this paper we analyse the long-term development of the modern day Super Output Area containing Hatton Garden and Saffron Hill. The analysis is centred on a panel data of residents (1861-1901) and a panel data of economic activity (1871-1971). We hypothesise that urban areas, generally, exhibit long periods of little or no change, and that change often occurs in discrete shocks. Agglomeration economies are recognised as an important factor in the clustering of economic activity, but, more recently, similar theories have been extended to neighbourhood effects and residential clustering as well. Externalities based models on urban change typically exhibit nonlinearities, tipping points or thresholds beyond which neighbourhood change might occur rapidly. We empirically explore the role of residential self-organisation, clustering and four types of shocks, potentially, triggering discrete shocks (exogenous, endogenous, policy intervention and technological innovation) in a London micro cosmos.

Key Words: urban change, self-organisation, neighbourhood externalities

Innovative Combination of Approaches for Vital Monitoring and Provision of Viable Revitalisation

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ABSTRACT

The paper focuses on complex issues concerning neighbourhoods' revitalisation. It is based on the research Behavioural Maps for a Vital City: Innovative Use of GIS for Monitoring and Presentation of Spatial as well as Non-spatial Elements of Revitalisation of a City Centre, commissioned by the Municipality of Ljubljana. For any neighbourhood to address, observe and react to revitalisation processes requires a well developed and sustainable monitoring concept. The main issue of this research is to set up a methodology for a comprehensive revitalisation of a neighbourhood, illustrated on a case study of a part of a city centre. In order to achieve a comprehensive and viable revitalisation the project created a core set of indicators covering aspects of design, urban planning, usage and programme of public spaces, usage and program of the buildings (residential use versus offices, commercial etc.), property, public-private cooperation. Beside usually analysed data, such as number of households, diversity of uses in a building, quality of façades, etc., stressing the role of usage of open spaces as an indicator of a dynamic and vitality of the city, it aims for equal concerns of built and non-built environments in cities in the processes of regeneration and revitalisation. This is reflected in the evaluation of a case study area from 4 essential viewpoints: accessibility and connectivity of the area, land use and diversity of uses in buildings, comfort and image, and sociability. Thus, it stress the importance in revitalisation processes of an equal consideration of programme, amenities and dynamic of changes in open spaces as well as of their edges, buildings enclosing them.

Firstly, the paper is focused on some background information about the site and a brief overview on situation concerning regeneration and revitalisation for the city of Ljubljana. Secondly, it pays attention to each approach, data collected by it and preliminary results of each. The analysis of accessibility and connectivity focuses on physical and functional accessibility, cognitive accessibility, and connectivity from functional point of view as well as from morphological viewpoints. The analysis concerning dynamic of changes in the built frame of open spaces is based on analysis of mixed uses (horizontal and vertical mixing) and detailed inquiry of users. Image of places is studied by structured interview of users, those who live in the area as well as accidental users in the area. Sociability and usage of open places are addressed by using observation and behavioural mapping method. Finally, the paper elucidates usability of combined method based on application of all 4 above mentioned approaches.

Key Words: revitalisation, mixed use, neighbourhood dynamics

Neighbourhood Retail Development in the Context of Changing Social Structure of the Post-Socialist City of Brno

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ABSTRACT

The post-socialist cities are the spaces of substantial socio-economic and functional changes inducing different impacts to the particular neighbourhoods. Depiction of changes of the retail network in the city of Brno and their linkages to the spatially differentiated social development are the main goals of the paper.

Using the Census data from the years 1991 and 2001 the socio-economic structure of the city of Brno as well as its dynamism/inertia will be outlined. The characteristics and developmental trajectories of particular neighbourhoods will be then interlinked with the analysis of re-structuring retail network based on the empirical survey data from the years 1997, 2000, 2003 and 2006.

Several research questions can be propounded. Are there any relations between the dynamism of the socio-economic measures and the character of neighbourhood retail development? If they are, what kind of mechanisms and spatial logics can be disclosed? What are the impacts to the functional integrity of the neighbourhoods?

Key Words: retail development, social structure, post-socialist city

Successful Places – for 'Successful' People? The Challenge of Retaining Long-Term Residents Whilst Regenerating Urban Neighbourhoods

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ABSTRACT

Efforts to regenerate low-income or declining urban neighbourhoods are increasingly oriented towards creating 'mixed communities' – neighbourhoods of mixed tenure, income, ethnicities. This government-sponsored aspiration has a financial logic, with the receipts from new private housing providing partial subsidy for the costs of regenerating or redeveloping social housing or paying towards improved local infrastructure and community facilities. It also has a social logic, based on the expectation that proximity of diverse ethnicities, tenure and income-groups will foster social cohesion. In addition to these two objectives which are driving the creation of mixed communities, the diversification of extant urban neighbourhoods also follows from the sheer demand for new housing and the prioritisation of brownfield land to supply it. Thus the regeneration of low-income areas is now about more than improving the prospects of local people; it is also about attracting new residents and meeting the growing demand for housing.

Seeking to attract new occupants, however, may bring the regeneration into tension with the interests of long-term residents. Studies have considered how regeneration schemes impact on residents whilst they are in progress, through for example the disruption caused by demolition and years of re-building. This paper differs in considering how regeneration schemes reshape the local demography. The paper draws on a longitudinal study of 12 low-income areas* (11 in England, one in Wales) to consider the nature and impacts of regeneration initiatives which specifically aim to attract higher-income residents. The clarity with which local authorities set out this objective was a striking feature of the research, as was the relative lack of reflection on how this would affect the long-term residents. This paper offers such a consideration of how the drive to alter the socio-economic character of low-income areas interacts with the interests of long-term residents. It draws on evidence from these 12 areas to suggest how the challenge of retaining the original population alongside the incomers has best been met.

*The ESRC Dynamics of Low-Income Areas Study which started in 1998

Key Words: regeneration; residents; low-income

Social Cohesion in Suburban Neighbourhoods: the Case of Prague

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ABSTRACT

In the past, there was a large debate on the social cohesion and the importance of neighbourhoods in metropolitan areas. A great contribution to this discussion was the formulation of the "Community Question" by Barry Wellman. He introduced three distinctive concepts of community: the community saved, the community lost and the community transformed.

In recent years, sociologists focused their studies mainly on the character of the community transformed and the non-local ties (especially in connection with the development of the internet community). However, I assume that neighbourhood is still important in people's lives and that consequently the evaluation of the local level is still very important.

This paper focuses on the social cohesion and the nature of social ties in suburban neighbourhoods. Many scholars speak about the crisis of community in modern society and blame suburbanisation as one of the main processes deepening this crisis. Though it is clear that with the development of modern technologies the ties within neighbourhoods have weakened, it could be said that significantly important social ties could be still seen even in such newly built localities.

In the Czech Republic suburbanisation is a dynamic process that is a considerable influence not only on the socio-spatial structure of Prague metropolitan region but also on the social environment of affected neighbourhoods. The empirical study is based on unique data from an extensive field research, which was realized in May 2006 in 9 localities.

Czech suburban development usually takes place within an existing settlement; newcomers have a significantly distinct character compared to the native inhabitants (higher social status, different lifestyle etc.) and consequently they bring new resources and qualities to the neighbourhood. In this study I evaluate changes in these neighbourhoods: how newcomers create local ties and integrate into existing social structures. In reality, it is seen that suburbanites tend to integrate to the local communities; they develop new ties with their neighbours and also show a significant level of civic engagement and political participation. From my research it would seem that Prague suburban neighbourhoods show traits of the community saved.

Key Words: community development, social cohesion

Grounding the City in Neighbourhoods: Assessing the Sustainability of the Built Environment of Neighbourhoods

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ABSTRACT

This paper describes the development of a Neighbourhood Sustainability Framework and its supporting assessment tools. The Neighbourhood Sustainability Framework is designed to assist local authorities, planners, developers and communities to improve the sustainability of the residential built environment in the context of both planning and developing new neighbourhoods and in renewing and retrofitting existing neighbourhoods.

The Neighbourhood Sustainability Framework reflects international research around the characteristics of resilient and adaptable neighbourhoods. Two of its main strengths are that it:

- It is designed to be used by practitioners confronted with real decisions about the positioning, design, building and renewing of neighbourhoods.
- It goes beyond amorphous definitions of sustainability and articulates specific qualities and dimensions of sustainability in relation to neighbourhoods.

Neighbourhood Sustainability Framework includes fuzzy notions of cohesion, resilience and adaptability, but does so in away that can be measured empirically through two assessment tools: an observational assessment tool and a resident self-report tool.

The tools are in the process of refinement and have been tested on a series of nine case study New Zealand neighbourhoods. The application of the tools have shown how critical the location and connectivity of neighbourhoods to the wider city system are. The tools also provide a method by which the relative priorities for social and community development compared to reshaping the built environment can be identified and balanced.

Key Words: neighbourhoods sustainability measurement

Mixed Communities: the Fourth Dimension

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ABSTRACT

The concept of 'mixed communities' has become an overarching goal of housing and regeneration policy in the UK and in several other European countries. This is in response to concerns about social segregation in itself, and to the desire to reduce the social and individual costs of segregation – in spatial location, in ways of life and in attitudes. Research and policy effort on mixed communities has focussed on the first three dimensions – space. In particular, it has concentrated on how to create or maintain 'spatial' social mix within residential areas of cities. Space is seen to structure the potential for interactions between different sorts of people, and neighbourhood planning and careful design is thought to have the potential to encourage more interaction between them. Several countries have seen policies to influence neighbourhood social composition and housing mix, layout and design.

However, the studies which have looked into social processes and social and economic outcomes in existing and carefully-created 'mixed' residential areas have often found limited or disappointing results, at least against the most ambitious aims, and in particular on the extent of interaction between different sorts of residents. Some have suggested that the different lifestyles of different residents might be creating practical or social barriers to sustained or even casual interaction. Different daily schedules may mean that even literal next door neighbours rarely set eyes on each other, with little potential for spatial social mix to lead to social mixing.

This paper asks how much mixed communities encourage people of different kinds to: 1) observe each other; short of actual social mixing and 2) interact in a casual or a more meaningful way. It does this by exploring in more depth the fourth dimension of social life – time – which has been neglected in urban studies. Bringing together disparate evidence sources, from a wide range of literatures, it examines how time structures the potential for observation and interaction between similar and different sorts of people living in close proximity. It also introduces an experimental method for investigating the real experience of social mix across space and time in daily life.

Once time is taken into account, it appears that residential areas are being asked to do too much to create social mix and social mixing – perhaps schools, workplaces and public facilities offer neglected potential. In addition, concern about physically gated communities may be misplaced, given the significance of the barriers of time.

Key Words: Mixed communities; social cohesion; time

Workshop Theme 7: Strategies for Viable and Vital Neighbourhoods

The Ups and Downs of Neighbourhood Renewal: an NDC Case Study

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ABSTRACT

This paper will investigate the potential offered for reviving run down urban neighbourhoods through the use of area based policies, in particular the New Deal for Communities (NDC) programme in England. It will focus on the experience of one NDC over a period of five years seeking to identify and analyse the 'successes' and 'failures' of this NDC which will then be used as a basis to make a more general assessment of the possibilities that Area based Initiatives (ABIs), as part of a 'joined-up approach', offer for an urban renaissance that benefits the residents of run-down urban areas. The paper will also draw on other ABIs from around Europe to assess the limits and possibilities of place based approaches that emphasise community engagement.

Key Words: NDC, Community, ABIs

Housing-Led Responses to Tackling Anti-Social Behaviour in Neighbourhoods: a Study of Glasgow Housing Association

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ABSTRACT

Registered social landlords in Scotland have statutory duties to develop and implement strategies aimed at tackling anti-social behaviour in local neighbourhoods, and an increasing range of legal and non- legal measures available to them to do so. The first part of this paper presents the findings from an evaluation of the Glasgow Housing Association's (GHA's) anti-social behaviour policies and practice. The paper describes the extent and nature of anti-social behaviour in Glasgow. It continues by assessing how the GHA attempts to tackle anti-social behaviour in neighbourhoods through its network of Local Housing Organisations, the services provided by its specialist Neighbour Relations Team and its contribution to Glasgow-wide anti-social behaviour reduction partnerships. The second part of the paper discusses how the GHA has responded to the findings of the evaluation and describes its progress towards developing a Neighbour Relations Strategy and action plan and the challenges it faces in doing so.

Key Words: anti-social behaviour, housing, Glasgow Housing Association

Targeting Investments for Neighborhood Revitalization

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ABSTRACT

How should scarce public resources for revitalizing low-income urban neighborhoods be spatially allocated? Are there minimum threshold concentrations past which substantial private resources are leveraged? To address these vital issues we examine a coordinated, sustained, targeted revitalization strategy begun in 1998 in Richmond, VA. The strategy was developed through a data-driven, participatory planning process that garnered widespread support. Our econometric analyses reveal that the program produced impressive appreciation in the market values of single-family homes in the targeted areas relative to comparable homes in similarly distressed neighborhoods. Even greater impacts were evinced when site-specific investments over five years exceeded a threshold amount per block, estimated as $21 thousand, on average. The strategy appears to be self-financing over a 20-year horizon, with City contributions offset by future increments in property tax revenues from target areas. The case provides several valuable lessons for planners and policymakers about how vital neighborhoods may be regenerated.

Key Words: targeting, neighborhood, revitalization

Gender and Neighbourhood Renewal in England

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ABSTRACT

This paper is a 'work in progress' based on research carried out in preparation of a doctoral thesis. Neighbourhood renewal and regeneration has often been said to be a gender-neutral policy area in the UK and despite attempts to highlight the need for a gendered analysis of deprivation there is little evidence of this in practice (Alsop et al, 2001; Brownill and Darke 1998; May 1997; Riseborough, 1998; Shah, 2005).

This paper will begin with a gendered analysis of policies in England that aim to tackle social exclusion within neighbourhoods and highlight issues connected to governance, partnership working and community involvement. Brownill and Darke (1998) were amongst the first to highlight the contradictions in UK regeneration partnerships. Their research demonstrated that partnerships present barriers to inclusion along the lines of race *and* gender but can also offer opportunities for the inclusion and incorporation of different interests which might otherwise be excluded from regeneration processes.

This doctoral research aims to build on previous research and examine the role of women in regeneration. There are contradictory messages in the academic literature regarding the role of women in neighbourhood regeneration. It is often said that it is women who are shouldering the responsibility of poverty and community participation in regeneration schemes rather than men (Bruegel, 2000; May, 1997; Brownill and Darke, 1998) and yet it is also said that whilst women's domestic role often brings them into community activities it also restricts their involvement since women are often time poor as a result of their commitments to their families and work (Alsop et al, 2001; Appleton, 1999). Women are said to get involved in informal, community activities whilst men take formal roles in decision making bodies (Lowndes, 2004). Furthermore research has identified a trend for men to take up paid work whilst women continue in unpaid community roles (McCulloch, 1997; Geddes, 2000; Harris 1999).

This paper is focused on empirical material gathered in two case study neighbourhood regeneration partnerships in England – Sure Start and New Deal for Communities. It will explore the views of women working in regeneration and focus on some of the opportunities for and barriers to their involvement in both paid and unpaid work and their experiences of participation in decision-making processes. The argument presented is that consideration of gender at all levels from policy development, to local partnership creation and implementation, is necessary to achieve effective neighbourhood renewal. The paper will conclude with some thoughts on some of the key challenges to incorporating gender equality into neighbourhood renewal.

Keywords: gender, neighbourhood partnerships and community involvement

New Strategies for Private Sector Involvement in Area Development: Neighbourhood and Housing Improvement Districts

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ABSTRACT

The Free and Hanseatic City of Hamburg, Germany's second largest city with approx. 1.8 million inhabitants, is planning to introduce a new legal instrument for a stronger private sector involvement and investment in area development: Neighbourhood and Housing Improvement Districts (NID/HID). The Ministry of Urban Development entrusted the Hafen-City University / Department of town planning with a research in fundamental questions about this strategy and international experience of comparable instruments and strategies. The political and public debate about this new instrument will take place in summer 2007. It is envisaged to pass the requisite legal framework in autumn 2007.

Since 2005 Hamburg already offers a statutory basis for Business Improvement Districts (BID) in commercial areas. Two BIDs are already working under this scheme, some more are in preparation. The City Council is planning to transfer the BID idea, now - e.g. to housing areas or mixed function areas.

In addition to the public sector driven area-development instruments and strategies on the Federal and the Laender-Level (e.g. urban regeneration), NID/HID could offer the opportunity to involve private proprietors in the development of private and public spaces in neighbourhoods. One central characteristic of both the BID and the NID/HID instrument is, that "free riders" will be included in the process and forced to pay for the envisaged measures.

In BID and NID/HID public and private sector in urban development will have to take new functions as e.g. discussed in the debate about "urban governance". The future role of the public sector will evolve to a more enabling and controlling function. The private sector will have to be more active and responsible. One important issue in this context will be to guarantee a proper participation of the local community in the process and the legitimacy of the measures.

The discussion about BID and NID/HID is a fairly new issue in Germany. It is also about a paradigm-change from the strong public sector (Etatism) to a more managing and enabling public sector. A stronger private sector involvement is seen as a risk by many, e.g. because of a feared dominance of economical criteria in urban development and a lack of participation. At the same time BID and NID/HID offer the chance for a new instrument in the "tool-kit" of urban regeneration.

Key Words: Housing Improvement District, public-private-partnership, Urban Governance

New Deal for Communities in England: Is Area Based Urban Regeneration Possible?

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ABSTRACT

The New Deal for Communities (NDC) Programme, announced in 1998, is one of the most intensive area based initiatives (ABIs) ever to be launched anywhere. This is a 10 year Programme designed to narrow the gaps between these 39 deprived English neighbourhoods and national benchmarks in relation to education, crime, health, jobs, and housing and the physical environment. Each of the 39 schemes is overseen by an NDC Partnership Board normally with a majority of resident members. Each of the 39 local schemes is funded by £50m over 10 years. This is a significant sum but Partnerships have been given a very clear steer that in order to achieve their outcome targets they should work in conjunction with other delivery agencies such as the police, local authorities, health agencies, schools and so on.

Since 2001 the Centre for Regional Economic and Social Research at Sheffield Hallam University has been carrying out the national evaluation of the Programme. This has primarily involved 3 household surveys carried out by Ipsos MORI in 2002, 2004 and 2006; collation and analysis of government administrative data by the Social Disadvantage Research Centre at Oxford University; and locality and case study based qualitative work.

A late 2006 review of available change data indicated that although progress had been made in all 39 areas, change in ultimate outcomes (more jobs, better health, better educational attainment rates, and so on) was relatively limited. Other deprived areas not in receipt of ND funding were often showing similar signs of positive change.

NDC is one of the most intensive and well funded of ABIs. Why are there not more obvious signs of improvement?

- It may be that analysis to be undertaken in 2007 of longitudinal data sources -i.e. of those who have stayed in NDC areas-will show more obvious signs of positive change.
- Positive change is more obviously evident in relation to place based indicators of change (crime, satisfaction with the area, etc), rather than people based indicators (health, education, jobs); maybe ABIs are better at helping to create positive place based outcomes than to attain much in the way of change for people.
- Some changes-say in health-will simply take many years to become fully evident; these are very deprived areas and will take decades to 'turn around'.
- There is the inherent problem to all ABIs: people based interventions and any positive associated outcomes may well seep away as individuals leave these localities.

- Although relatively well funded, total resources are small compared with the needs of these areas.
- Area based regeneration is very complex requiring NDC Partnerships to eke out 10 year plausible strategies to improve the lot of constantly evolving populations, in an era of considerable market and institutional flux.

Key Words: neighbourhoods, regeneration, community

Understanding the Vitality of Neighbourhood Governance in Terms of Sites, Spaces and Spheres

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ABSTRACT

Targeted neighbourhood action is a long-standing feature of urban policy and a neighbourhood focus has been part of New Labour policy initiatives concerned with tackling disadvantage, improving service delivery, renewing democracy and reinvigorating civil society. The aim of this paper is to consider insights into the practice of neighbourhood governance as applied in English neighbourhood renewal relative to a conceptual framework proposed by Lepine, Smith, Sullivan and Taylor (2007). It is suggested that neighbourhood governance can be understood in terms of sites, spaces or spheres.

It is argued that the neighbourhood has most often been a site for actions determined beyond it - a defined spatial territory within which policies are enacted and services delivered. Smith et al's (2007) examination of the theory and practice of neighbourhood governance since 1997 suggests that opportunities have been created for involvement in new governance spaces ,but that it is far from clear that a new sphere of governance (which would be characterised by devolved power and effective connections to other governance levels) has been – or will be – created.

Although rhetorical appeals to neighbourhood sometimes suggest that simple solutions are to be found in the neighbourhood, persistent tensions and dilemmas characterise attempts to establish a new approach to governance at this level. Also explored by contributors to Smith et al, these include issues of citizenship and democracy; targeting, efficiency and equity; and cohesion and diversity (in the foreground of recent debate). Further developments in neighbourhood governance can be expected as the Local Government White Paper published in October 2006 (CLG) is implemented. The neighbourhood may have a place in mechanisms for scrutiny and challenge, alongside the promised reduction in central performance management, but there is more to the creation of an effective sphere of neighbourhood governance than this. The paper will review some of these developments and will argue that addressing the tensions inherent in neighbourhood governance requires dialogue, openness to learning, a willingness to take risks and "a capacity on the part of government to exercise its meta governance role in a way which allows the development of other effective spheres of power and action" (Lepine, Smith and Taylor, 2007).

Key Words: neighbourhood, governance, renewal

The Ethopolitics of Housing Habitus: Exploring the Power Dynamic of Mixed Communities and Urban Renewal Projects

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ABSTRACT

This paper uses Rose's concept of 'ethopolitics' to explore the use of various technologies of governance involved in neighbourhood regeneration and housing policies. Specifically, it explores the emerging power dynamics underpinning two distinct but inter-related housing issues of mixed community development and gentrification.

Gentrification represents both a process and strategy which involves the re-construction of space for progressively more affluent users; mixed communities represent an idealised policy outcome which seeks to ameliorate problems of social, economic and spatial segregation through the intentional diversification of house and tenure types by means of planned communities.

Crucially what both these processes represent is not just physical renewal, but a more subtle but nonetheless pervasive power dynamic that seeks to realign citizen's aspirations towards individualisation and responsibilisation (Gough 2002; Keil 2002).

Using ethopolitics as a lens, it will examine how habitus has influenced and in turn been influenced by local housing policies and discourses which have been used to problemitise social housing tenures and legitimise certain consumption practices, especially in the form of gentrified owner-occupation and mixed communities. This paper argues that in many cases, these forms of renewal act to reinforce market-driven consumerist hegemony while simultaneously pathologising those who are unwilling or unable to participate fully within the system. Ultimately, there is a danger that these processes may serve to depoliticise social reproduction and disguise the structural causes of poverty and deprivation.

Key Words: mixed communities, regeneration

What Rationales are Driving Neighbourhood Governance Initiatives? An Investigation in the UK and US

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ABSTRACT

In the UK and US, policy and academic communities regard the neighbourhood as an important unit of identity and action. "Neighbourhood governance" is used here to refer to formally established neighbourhood-based structures that guide participation, decision-making, co-ordination, and implementation of activities in the neighbourhood.

The policy case stated for neighbourhood governance tends to be based on a twin rationale of democracy ("local rights") to increase the level of decision-making vested in the neighbourhood; and competence ("local knowledge") to improve and tailor service provision to neighbourhood needs and priorities. In the academic literature, different political motivations are attributed to such initiatives. Do they reflect a devolutionary, empowerment strategy on the part of government, providing a means for government to be responsive to communities (of place) and encourage development of their own capacities? Or do they reflect a new form of centralisation, with government controlling what powers are devolved and seeking to realise its political priorities by "steering" the actions of governance entities? Or are such initiatives a palliative measure that pass responsibility from government to communities while distracting from the structural causes of deprivation?

The aim of this ESRC-funded PhD research is to consider the rationale for neighbourhood governance initiatives according to the form they take and the functions they perform, rather than taking any stated rationale at face value. This paper sets out the findings of a literature review about why neighbourhood governance has come to prominence and the different drivers for this in different contexts. It then sets out a proposed international case study methodology for the next stage of the research, providing a set of propositions to be methodically tested in the field.

Key Words: neighbourhood, governance, rationale, comparative

Fixed Boundaries, Dynamic Housing Policy: a Necessary Tension?

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ABSTRACT

Despite the significant academic attention focused on the merits of particular area based initiatives (ABI) and the ABI approach in general, there has been rather less attention to the process of defining the actual geographical boundaries which delimit the areas where these programmes operate. Determination has traditionally been an expedient, pragmatic activity, yet is arguably as much an important starting point as clarifying policy aims, objectives, terms of reference and responsibilities within wider policy development.

As with the need to 'fix' concepts and thought when moving from policy to practice (Harvey, 2000), by definition, ABIs have required a fixing of space, identifying the scope of interest and legitimacy for governance, decision-making and the exercise of power. How does such fixing accommodate the ever-increased connectivity and complexity that shapes our cities, and recent policies that seek to be dynamic and iterative, responding to changes in context over time? Against this fluidity, the act of delimitation would appear a rather perverse enterprise: seeking to fix places which are constantly renegotiated by factors and drivers operating at scales not coterminous with those boundaries drawn. Or indeed, disrupting existing flows and negotiating new ones.

This paper explores the process of boundary definition for fluid, dynamic policy, drawing on a range of recent UK and US housing market and neighbourhood renewal initiatives. In particular, early negotiation of the nine 'pathfinder area' boundaries for the UK Housing Market Renewal programme is considered: an initiative defined by the tensions between citywide and sub-regional drivers and actions necessarily focused at the neighbourhood level. While the geographies established were sub-regional, and the programme intended to respond as markets changed, 'spatial fixing' was a core to policy development. The back door was always left open for boundaries to shift as the programme evolved, and the 2006 Report of Pathfinder Chairs moots that the next scheme update round (2008) may be an appropriate time to do so. The implications of shifting boundaries within the context of the future trajectory of HMR policy will be discussed, with considerations put forward for the 'matter of geography' in future spatially defined policy.

Key Words: boundaries, market dynamics, neighbourhood renewal

Strategies for Viable and Vital Neighbourhoods

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ABSTRACT

This paper is based on the longitudinal study of 200 families in 4 low income areas, tracked over eight years. It offers an insider perspective on what makes neighbourhoods viable and alive for families with children.

The bulk of the population is based in urban areas. Families need to survive in cities because the provision of low-cost services creates the need for a low-cost workforce to carry out these tasks. Children, meanwhile, anchor parents, particularly mothers, within neighbourhoods, and therefore neighbourhoods matter a great deal to families. But low-income families, although they provide many vital urban services, have little choice and often have to cope with many problems of poor neighbourhood conditions, services and low-income populations. Families develop survival strategies within their neighbourhoods, based on parenting, the acceptance of incomers, and reliance on community activities. The study shows a major need for wider public support and intervention to equalise conditions but it also shows the need for fine-tuning interventions to local social conditions, and particularly to local networks of mutual support which should be enhanced, rather than damaged by improvements.

The families make many proposals for improving neighbourhood conditions, principally asking for more family-friendly facilities, with more mixed income services, as well as more affordable housing, more local supervision and a more pro-children, pro-youth environment. This would require more hands-on local services. Our overall conclusion is that cities need to hold onto families but that families with choice will only stay if city-neighbourhoods become more viable for children and young children through more local control of conditions.

Key Words: families, city neighbourhoods, local control

Rethinking Urban Neighbourhoods: Territorial Outputs/Impacts and EU Lessons

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ABSTRACT

In recent years, a lot has been made and a lot has changed in urban neighbourhoods. This process is clearly testified by the broad and diversified international literature on "difficult neighbourhoods", on the different meanings of outskirts (such as an area far from the city centre, a place without history, a multiethnic area, a space of high decay, a place of innovation, etc.), on the policies and instruments of implementation, but also on the study of the many practices carried out in the latest ten years (from EU to local experiences).
Undoubtedly, the renewed attention to cities and its difficult neighbourhoods carried out through pilot projects, community initiatives and European networks, has helped to leave aside the "old" idea of neighbourhood, considered fringe and decay area and has drawn attention to a more positive vision which is able to recognize potentialities and territorial resources, a planning laboratory par excellence. Nevertheless, despite the strong attention to the issue, phenomena of distress (we cannot forget the recent episodes of uprising in the French "banlieu") and of economic, physical and social decay and exclusion are unchanged in some European neighbourhoods.
The aim of this paper is not to enter into the complex and multifaceted issue of neighbourhoods but to think and re-think about the experiences carried out, trying to outline a "territorial outcome" of praxis of intervention and neighbourhood renewal. It is not our aim to draw a frame of the current situation, neither to establish a list of the "best practices". Our goal is to re-read the neighbourhood initiatives through the assessment practices, using it as an interpretation to re-consider cities, policy and practice interventions for cities.
What does "assess the practice of urban renewal mean today"? Can we speak of EU lesson also in this field? First of all, assessment is not only a research of coherence between objectives and results; it implies thinking the territory with a new viewpoint, through an assessment process that is focused on efficiency, efficaciousness, territorial outputs and impacts. Moreover, we should acknowledge that the experiences of evaluation proposed at European level for Structural Funds, but above all for the Community Initiative Urban (ex ante, on going, ex post) have originated and sparked off other "good practices" at national and local level. Without entering into specific experiences, this paper aims at pointing out some, seemingly, more original processes and think about their implementation, both in the whole city and in other European urban areas.

Key Words: neighbourhoods, evaluation and good practices, territorial outputs and impacts, EU lessons

Explaining the Democratic Performance of Governance Networks for Neighbourhood Renewal in Denmark, England and The Netherlands

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ABSTRACTS

This paper is concerned with questions of whether and how democratic imperatives are incorporated in the design and operation of neighbourhood governance institutions. The paper develops a line of research that is investigating 'democratic performance' in new governance settings – in other words, how questions of legitimacy, consent and accountability are negotiated and evolve in public policy institutions that operate beyond representative government (Skelcher 2007).

The paper's focus on neighbourhood institutions reflects a policy agenda now common across many European countries. This policy agenda is of relatively long standing in some countries and a more recent priority in others but in either case it identifies the 'neighbourhood' as an important site, space or sphere for urban revitalisation and/or democratic renewal (Lepine et al, 2008).

Neighbourhood institutions offer an important opportunity for researchers interested in explaining the design and democratic performance of governance institutions as they operate across the boundary between representative and participative democracy, combining a concern for democratic discourses with those of managerialism, and identifying new and important roles for neighbourhood residents as co-governors and co-producers of policies and services (Sullivan, 2001).

This paper reports research on the design and evolution of neighbourhood governance networks in three contrasting European cities – Birmingham, Copenhagen and Rotterdam. Each is home to neighbourhood governance networks, but with different designs and forms of democratic performance.

The paper explores various explanations for the way in which legitimacy, consent and accountability are resolved in these neighbourhood institutions. We begin by drawing on Dryzek's work (1996). He argues that institutional designs are largely pre-determined by the prevailing discourse. We refine this to focus on the policy discourse in relation to each city, responding to Kriesi, Adam and Jochum's (2006) conclusions about the lack of consideration of the relationship between policy field and governance design. We then elaborate this analysis by reference to the work of Lowndes and Sullivan (2008) who identify four 'ideal types' of neighbourhood governance, each with its own institutional shape and form. Finally, we draw on the work of Barnes et al (2007) who suggest that state and non-state actors may draw on/give preference to different discourses and institutional forms and that these differences are played out in the

processes of deliberation and contestation that occur between these actors as neighbourhood institutions are developed.

The paper draws on in-depth qualitative research combined with criteria-based assessments of governance institutions using the 'governance assessment' methodology (Mathur and Skelcher 2007). It may also include Q methodology analysis, subject to data availability.

Key Words: democratic performance, neighbourhoods, governance networks

Spreading EU Innovation into Mainstream Urban Regeneration Policy: a Neighbourhood Initiative in Southern Italy

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ABSTRACT

This paper aims at highlighting changes in practice of neighbourhood regeneration initiatives in the Italian Mezzogiorno. It focuses on a specific neighbourhood regeneration policy initiative (Programma Integrato di Riqualificazione delle Periferie – Peripheral Neighbourhood Regeneration Integrated Programme – PIRP), targeting social housing neighbourhoods, promoted and funded by the Apulia region in 2006. The PIRP can be considered as an attempt to 'translate' the 'innovation'
introduced (mainly) by EU within the urban policy instruments in Italy during the 1990s in the local neighbourhood initiatives 'language'.

Area-based urban policy initiatives promoted and/or funded by EU Structural Funds have been acknowledged to have played an important role within the evolution of urban policy initiatives in Italy, which has been going on since the early 1990s. The latter involved a shift from a top-down and sector approach mainly based on physical interventions towards bottom-up and integrated initiatives based on the involvement of public, private and voluntary sectors. However, assuming a bottom-up and local perspective it is possible to highlight that beyond the 'formal' changes in policy instruments, it is not clear what kind of changes have been going on within local level practice. In other words, it is not clear if the 'formal' changes in the urban policy instruments imply concrete changes in the modes of tackling the complex problems of deprived neighbourhoods. Moreover, many doubts can be raised concerning the durability of these 'new' initiatives and their ability to influence local development paths.

In particular, in the Apulia region some experiences of neighbourhood initiative promoted and funded by EU were successfull for some aspects. But this 'success' was limited to specific experiences (and the people involved in them), while the urban policy arenas were not opened to the 'new' bottom-up and integrated approach: many experiences of 'mainstreaming' often failed both within programmes included in the mainstream of EU Structural Funds and within national programmes.

In the Apulia region, these processes of 'innovation' have become particularly interesting to observe since 2005 when a new left regional government, willing to break strongly with the past government policy approach, was elected. This coincided with a 'season' of deep innovations introduced also by the regional level in the neighbourhood initiatives. The latter aimed at grasping the specific problems of urban deprived areas in this region of the Italian Mezzogiorno, where neighbourhood regeneration is deeply linked to interventions in the social housing stock.

Key Words: EU, innovation, neighbourhood regeneration

Whose Public Spaces? Neighbourhood Renewal, Conviviality and Place Making in the Milan Urban Fringe

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ABSTRACT

This paper will evaluate the *Urban Italia* regeneration programme in Cinisello Balsamo, a former industrial town in the Milan urban fringe. The programme, financed for the period 2003-2006 by the Italian government, was aimed at tackling social exclusion (especially of the Youth) and urban decay, by transforming three unused areas (a former industrial building, an ancient bourgeois villa under decay and an egg factory) in collective spaces for a convivial city. The term "collective space" refers to the programme's goal of creating places, building and infrastructures for culture, education and recreation particularly targeted to non-individual use: spaces for sport teams, cultural associations, informal groups and other collective uses. The term "convivial city" – that was actually used as a slogan – refers especially to the purpose of creating opportunities for social encounters, recreations and creativity, as complementary activities of a vital and viable city.

The case-study analysis, drawing from a vast empirical material collected over ten months of full-time participatory observation, has shed light on several key issues both on the policy building and implementation phases:

- conviviality and conflicts among populations within the neighbourhood: what sort of collective places have been asked by the population participating to the planning phase, who have been involved and who excluded in the consultation, whose needs have been recognised
- neighbourhood spaces as city-wide resources? the issue of scale and the degree of exclusiveness in accessing and targeting collective spaces
- technical/practical knowledge, political opportunities, intersectoral collaboration: the constraints of the implementation phase.

Framing the discussion of these three issues within the structure-agency debate (Bourdieu, Giddens, Jessop-Moulaert), this paper will contribute to build a methodology for the policy transfer, decompounding the empirical material in its structural and conjunctural elements and identifying a number of strengths and constraints to human agency that should be taken into account and evaluated in any given contextual frame.

Key Words: neighbourhood renewal programme, convivial city, participation

The Sustainable Communities Agenda for Europe – how viable is it?

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ABSTRACT

This paper will seek to assess the potential of the Sustainable Communities Agenda, the Bristol Accord, to integrate and refine the nebulous concepts
 of cohesion, competitiveness and sustainability. The Accord, which was initiated by the British presidency of the EU December 2005, set out eight key characteristics that should inform future European governmental endeavours to deliver sustainable communities. Such neighbourhoods are characterised as: active, inclusive and safe; well run; environmentally sensitive; well designed and built; well connected; thriving; well served and fair for everyone. The approach is thus a holistic one, encompassing social, economic and environmental objectives. With a focus on integration it has a consciously place-making orientation.

However, do such virtuous objectives and definitions really provide a realistic means of firming up previously ambiguous concepts? At its inception the Accord was ambitiously depicted as the 'first step towards a European Charter for Sustainable Development'. If such a potential exists, what specific measures need to be taken to monitor and independently assess the progress of cities and neighbourhoods within them? Finally, does the Agenda, conceived in the British context, have any value or applicability which is transferable to the rest of the EU-27?

The paper will draw on research recently completed by CUDEM and ERBEDU at Leeds Metropolitan University for the European Parliament (Policy Department Structural and Cohesion Policies) into the potential and progress of the Sustainable Communities Approach.

Key Words: sustainable communities, Europe

Workshop Theme 8: Urban Governance

Examination of effects of Direct Election of Mayors in Improving Iran's Urban Governance Indicators

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ABSTRACT

In Iran's urban management, the mayor or city manager is appointed by members of city council. Although it is not specified anywhere; this model is very similar to the general Council-City manager model. Due to problems in application of this model in Iran, the Iran urban management system faces problems such as instability of city-manager position, inseparability of political leadership from expertise-based and executive management, weak political leadership, and insufficient attention to sectoral check and balance in council/manager relations which in turn gives rise to consequences such as lack of efficiency, transparency, responsibility and accountability. The present paper seeks to explore and review deficiencies and problems in the dominant urban management model (council/manager form) and tries to find out whether it is possible to improve it through direct election of mayors. To enhance mayors' authority, reinforce political leadership, increase responsibility and accountability of city managers, and boost public participation, an increasing number of countries are substituting indirect selection of mayors with direct elections. The evaluation in the research, which forms the basis of the present paper, suggests that direct election of mayors in Iran improves urban governance indicators.

Key Words: mayor, council, direct election

From "Local Environment" to "Sustainable Urban Development": the Entrepreneurial Turn of the Management of a Public Issue

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ABSTRACT

Over the last two decades, numerous authors have attempted to interpret the issue of sustainable urban development (SUD). During the nineties these works were mainly focused on the technical aspect of the problem. Current approaches are dramatically different. These approaches, which are not unified, have offered some particularly important insights into the complex issue of SUD. For these urban geographers, SUD cannot be analysed without an understanding of the wider economical, social and political context (Gibbs, 2002, While et al., 2004, Keil and Desford, 2003, Whitehead, 2003). Influenced by the work of David Harvey and the Regulation approach, these scholars tend to consider SUD as a "space of conflicts" which have to be regulated.

Drawing upon the work of these authors we will argue in this paper that the shift from "local environment" to "SUD" is not only a rhetorical one. While "local environment" policies have tried to tackle some ecological problems, "SUD" policies seem to be rather focused on the management of risks which frighten the accumulation of capital. The paper will focus on the examples of two cities – Saint-Etienne (France) and Manchester (UK) – which are not renowned for their SUD policies. Yet, these cities both used SUD as a way to communicate, to improve their image and their competitiveness. However, we think that SUD should not be interpreted as an "avoiding blame policy" only (Weaver, 1986).

The paper will discuss the SUD policies in relation to the evolution of local government in Europe (Le Galès, 2003), i.e. the increase of public/private partnership, the rise of a private ethos in the way of governing cities and the necessity to build a capacity to govern (Stone, 1993). We will particularly focus on the evolution of government/governance logics in the pursuit of SUD. One of the hypothesis which will be tested is that by trying to conciliate environment and economy, SUD should be interpreted as a way to control and to limit the strength of the environmental policies and the protest which are likely to occur in the urban society.

Key Words: environment, governance, sustainability

Fit for Purpose? Multi-Level Governance in the Thames Gateway

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ABSTRACT

There is increasing debate about the role of governance within sustainable communities. Policy and academic literature present a number of different narratives around whether networked governance is 'fit for purpose' in their realisation. Drawing on a review of governance in the Thames Gateway and research into governance of brownfield sites from the developers' perspective, this article reveals the gap that exists between this policy rhetoric and the reality on the ground. The analysis points to the tensions and contradictions in facilitating sustainable communities including those between the conflicting goals of economic competitiveness and social and environmental sustainability which lie behind the sustainable communities agenda; between overall strategies and local conditions; and those that arise in attempts to 'join-up' agencies and strategies. We conclude that these tensions and contradictions and the resulting hybridity and complexity in governance forms and processes need to be the focus of enquiry as opposed to simple contrasts between networks and top-down governance.

Key Words: sustainable communities, brownfield, Thames Gateway

Globalization from below Through Entrepreneurial Governance

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ABSTRACT

The territorial dimensions of the state are undergoing changes, due to the processes associated with globalization. In processes of governance, cities are (re)constructed as key sites were "the work of globalization gets done". Are city governments the entrepreneurial architects of globalization in this "new territorial politics of Europe"? Entrepreneurial governance includes a reinforced emphasis on both the content and the organization of local politics, highlighting how public officials adopt growth oriented policies and form partnerships with private (business) actors to implement them. With the shift towards entrepreneurial governance, we might be witnessing a fundamental challenge to the traditional conceptualization of local politics as well as to globalization as a top-down process disconnected from the political realm.

The aim of my paper is to argue that applying the perspective of entrepreneurial governance – occupying a rather marginal position within political science – is necessary if we are to understand certain contemporary trends in the politics of Western cities. This theoretical ambition will be illuminated through an analysis of the political strategies used in a specific city – the city of Malmö in south Sweden. The question guiding the analysis is whether entrepreneurial governance challenges the traditional notion of the local welfare state and the idea of a municipality as a political unit with clear demarcations in space. Towards the end of the paper I will open up for a critical discussion on the implications of entrepreneurial governance. Central for my discussion is that this kind of governance must be conceptualized not as something apolitical, but as policy prioritizing specific ideas about the political regulation of the economy.

Key Words: globalization, entrepreneurial governance, the local welfare state

Against 'Partnership': Toward a Local Challenge to Global Neoliberalism

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ABSTRACT

This paper presents a critique of the global fashion for partnership. Drawing on research undertaken in the Scottish city of Dundee and the English City of Hull, it is argued that collaborative structures are becoming increasingly exclusionary and managerialist in orientation.

Drawing on Pierre Bourdieu's critical sociology, it is also argued that even in more favourable deliberative environments than those in Dundee and Hull subtle manifestations of power in culture discourse and bearing would undermine the potential for a Habermasian consensus between radically unequal actors. In a radical departure from the network governance paradigm, it is argued that empowerment may depend less on enhanced network democracy than on strong independent community organisation capable of acting separately and coercively against governing institutions and elites "an exit-action strategy".

Key Words: partnership, neo-liberalism, exit

"To know the Path is to Rule the System": Case Study – New Town Almere (NL)

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ABSTRACT

The discrepancy between serial planning and vital city
The Dutch New Town of Almere does not exist in the capacity of "city". It is a collection of mono-functional, introverted elements with little interaction or coherence and few distinguishing qualities as to their internal organisation. Almere is the result of a singularly efficient house-construction engine. However, the existing structure, the urban "frame", lacks an integrating "intranet" of paths and places that facilitates an optimum implementation of both public and private investments.

Throughout different levels of scale little exchange occurs, there is no overlap and flows of people and goods rarely coincide which prevents socio-economical spin-off from taking its natural and self-evident course.

Even though sometimes – and in case of New Town Almere, literally been built on New Land, inevitably – the situation underlying large scale urban developments appears "tabula rasa", there never truly is a question of a contextual vacuum. Plans and designs are always, irrevocably, the result of (con)temporary social considerations, ideology, on the one hand and economical production motives on the other.

New Towns are a special category in the field of spatial planning and design. They are bound by a number of very specific characteristics that are determining for their genesis, design and functioning, both short and long term. Planners and designers naturally gravitate towards a spatial concept that aims at facilitating similarities, consensus and the social average instead of distinction and potential conflict.

In the case of Almere, the notions of that time concerning green, space, social coherence and traffic safety were vital to the town's lay-out. Predominating motivation for choices made sprang from an enforced to extremes spatial-programmatic compartmentalisation, a progressive division of territory into ever smaller units, from the highest to the lowest level of scale. Infill of these "bite-size chunks" consisted of primarily architectonical quirks.

The lack of really distinguishing factors causes both public and private investments to scatter incoherently if they even occur at all. For, where do opportunities lie when every district, neighbourhood, street in essence is the same, clear and without conflict? But therefore also static, singular and confined within the original design parameters? Where can be found the exception,

coincidence, encounter that distinguishes places, charges them with potential? In this respect, the town is not legible for its inhabitants, users and potential investors. The assignment that follows upon realisation of the original plans therefore concerns the following questions: how does the existing "Frame" of the city (the system of public spaces such as streets, squares, parks etc.) facilitate the necessary socio-economic dynamics of its use and users? And what interventions should be implemented in order to initiate corresponding self-generating processes that are so specific to the notion of "urbanity", vital city?

Key Words: planning, transformation, intranet

The Spatial Governance of the Lisbon's Metropolitan Region

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ABSTRACT

The present discussion about the models of spatial governance in metropolitan areas, taken place in different cities all over Europe, is also a matter that concerns the Lisbon region.

The presentation aims to focus on the different elements of spatial governance in the Lisbon case study: fragmentation of sectors and policies

- fragmentation of sectors and policies;
- resources;
- democratic leadership;
- citizens participation;
- institutional relations; and
- private-public cooperation in strategic projects.

In the conclusions, the paper pretends to show the possible innovation of the spatial governance in Lisbon region, in a comparative analysis with the cases of Madrid and Barcelona.

Key Words: spatial governance, Lisbon region, comparative analysis

The Coordination Game Mechanism in Urban Governance

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ABSTRACT

This paper reviews current research focusing on the coordination on governance involving public-private partnerships and other kinds of strategies alliances. Focusing on the five key factors driving productivity growth in UK regions and localities — Skills, Enterprise, Innovation, Competition and Investment—the paper highlights that the urban and regional governance structure should be consisted of their representatives who are the citizens, entrepreneurs, central government, local government and investors. The relationships among them are discussed in terms of a coordination game in order to analyse the coordination mechanism in the process of urban governance. The results show that there is loop chain reaction among these actors which indicates that positive strategy of each actor could be multiplied assuming that the other actors also enact positive strategies. This result demonstrates the importance of negotiations among the five key participants in local development in order to create inter-subjective meanings as a basis
 for policy development and action.

Key Words: urban governance structure, coordination game, negotiations in Multiway

The New City Management

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ABSTRACT

This cross-national comparative paper examines recent thinking relating to city leadership and urban management. By drawing on evidence presented in a new book – 'Governing Cities in a Global Era' edited by Robin Hambleton and Jill Gross (Palgrave, 2007) – the paper will suggest that new challenges now arise for urban leaders. As well as developing innovative and more inclusive styles of leadership it will be suggested that city governments – and specifically the officials working in city governments - should question the value of 'new public management' approaches that attempt to redefine the 'citizen' as a 'customer'. An alternative approach – 'new city management' – will be presented.

In this model, which is gaining credibility in US city government, officials strive to enhance the quality of government as well as the quality of public services. As part of this new strategy it will be suggested that city leaders and managers need to develop far more sophisticated approaches to public involvement if decisions are to respond sensitively to the 'dynamic diversity' of the modern, multi-cultural city.

Key Words: leadership, governance, participation

Political Action in Urban Space: Public Spaces in the City as Frame and Stage for Political Action

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ABSTRACT

Ever since the times of the Greek agora, the imagination of cities has been closely linked to the idea of political self-determination, public deliberation and decision-making of responsible (male) citizens. In the course of centuries, the actual political use of urban spaces changed considerably. In France of the absolutist era, for example, public spaces were used for royal representation, and the people were mainly addressed as audience for royal spectacles and ceremonies. During the French revolution, people re-conquered public spaces and used concerted mass action for expressing their will. While Bourgeois politics were based on discussion and deliberation in place, the workers' movements grounded on common mass action in streets and city squares.

In Germany, the workers' tradition was finally taken up and abused by the Nazi regime in the 20th century. As various as the political use of public spaces in cities have been the approaches of urban planning to take into account (or not) the usability of public spaces for political action throughout the centuries and in different political systems (compare e.g. FRG and GDR during the cold war). Especially in the West German modern city of the post-war period, the meaning attributed to political action of citizens in public spaces for city planning decreased. It were consumer and not political functions which were able to assemble people in public spaces.

Today, we can observe that the global justice movement – represented by, e.g., attac and other associations and institutions from all over the world – reintroduces elements of the agora into its strategy to protest against current globalisation politics and to fight for justice and sustainability. Even though the political had never totally left public spaces (think of the peace movement and its Easter marches), and in a way played a considerable role in many countries to replace dictatorship by a democratic system (e.g. in South America), this new type of movement has contributed in many countries to the re-appropriation of public spaces in cities for political purposes in its original sense: not only as symbolic mass action for one clearly defined goal but as a deliberative, open process. One could even argue that the "modern" type of mass demonstrations is partly replaced, or at least complemented by new "post-modern" forms of political self-expression.

My paper, based on my PhD thesis "Political Action in Urban Public Spaces", aims to capture different qualities of urban public spaces for citizen's political action, namely as places for communication, representation and perception, competition of opinions, and tradition and continuity. These qualities are illustrated by the G8 counter summit of the global justice movement in Genoa in July 2001, where they were taken up in order to combine discursive and representative elements of political action. I argue that the rise of this type of action is closely linked to a general "rediscovery" and re-appreciation of public spaces since the 1980s, and that its contribution to the vitality of cities can be significant, if its potential is used.

Key Words: public space, political action, quality of place

Successfulness of Urban Development and Management: Applicability of Governance Indicators

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ABSTRACT

Planning urban development can be viewed as a cycle including phases of identification of a current situation, formulation of a future (vision), elaboration of financial framework for development projects, implementation phase, monitoring phase and evaluation of successful implementation. How successful the implementation is, will be the main focus of this paper and this question will be answered using governance indicators as a tool for measuring successful urban development and management in the local self-government units. Attempts to develop governance indicators to improve decision-making are long-standing in areas such as economic development, social progress, quality of life, environment and natural resources, healthy communities and sustainability (Hodge, 1997 and Seasons, 2003).

In the last 10 years, elaboration of strategic documents at the local and regional level has taken place in Croatia, introducing participative approach in planning development practice. Evaluation of implementation of such programmes is still lacking and the system of governance indicators should be introduced. Given the data availability, it is necessary to define governance indicators at the local and county level that will measure successfulness of implementation of strategic documents.

For the purpose of this research, three different towns (Samobor, Benkovac, Virovitica) and belonging counties (Zagreb County, Zadar County and Virovitica-Podravina County) will be a subject of analysis and afterwards compared. As cities are vital to the future of our societies and engines of local, regional and national development, duly evaluated development policy helps to secure urban vitality in a long-term and improve future urban development and management of the local self-government units. Therefore, it is necessary to assess implementation of local programmes within county ones and their correlation in reality.

As a result of a research, the paper gives policy recommendations for decision-makers and enhances their capacities in urban development and management in the local self-government units.

Key Words: governance indicators, urban development and management, Croatia

Urban Governance for Innovative Practices: the Theoretical Case of Amsterdam and Antwerp

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ABSTRACT

Florida's *Rise of the Creative Class* (2002) seemingly offers city officials a formula to assure their city's economic prosperity. Some strong correlations between several, at first sight, unrelated phenomena – technology, talent and tolerance – have inspired him to declare that we are witnesses to the dawn of the creative society. The *Creative Class* is apparently particularly demanding of 'over-all urban quality of life' when choosing a place to live and work. His suggestion that a city is a social engineering problem requiring some fine-tuning by enlightened spirits wholly disregards its path dependent nature.

We start from extelligence, which is both the sum of all the forms of human capital – present and past – and the capability to presently or in the future add to it or change it. We define emergence as the phenomenon whereby a system apparently transcends anything that can be offered by its components. A city is a system wherefrom recombinations of meta-capitals (specifically relational, intelligence and identity capitals which are mostly of a tacit nature) and productive capitals (e.g. natural resources, finance, labour, and knowledge capital) emerge. We envisage these recombinations as either tangible (saleable) outcomes or intangible (untraded) interdependencies – i.e. potentially advantageous outcomes from tacit meta-capitals and face-to-face contacts. In his seminal work, *Cities in Civilization*, Sir P Hall illustrates how certain cities through specific socio-cultural structures –resulting mostly from untraded interdependencies– were apt at reaping the benefits of an era.

Urban governance needs to manage demands for sustainable development, social equity and economic prosperity and is a balancing act between homo- and heterogenization. All of this under the limiting condition that innovative practices – resulting in saleable goods and services or in untraded interdependencies – should not be constrained but rather enabled. This paper aims to offer a theoretical framework from which urban governance can be studied.

Between 1480 and 1585 Antwerp was Europe's premier merchant city. Its economy went into decline throughout the war between the Dutch Republic and the Kingdom of Spain. Amsterdam recuperated this role for Northern Europe – and along the way a large part of Antwerp's merchant class – until London became predominant in the 1660's. The methodology aims to research recent history and collect secondary and primary data (planned for April-august 2007) on questions of governance and innovation. This should contribute to a better understanding of the relationship between historically inherited social structures, innovative agential practices and demands on urban governance.

Key Words: governance, creative society, untraded interdependencies

Urban Governance in Dublin: New 'Departures' in Housing Provision

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ABSTRACT

This paper examines recent reorientations by Dublin City Council in its development and implementation of housing and planning policies. The local state has played a major role in the recent transformation of inner Dublin whereby, building on central-government-initiated urban renewal programmes of the mid-1980s, it has introduced its own brand of entrepreneurial structures and approaches to reshape the city. The transformation of the inner city has been marked by the large-scale construction of private apartments and gated enclaves for middle/upper income groups, a population influx of about 30,000, a deepening affordability crisis for indigenous populations and a local state that is increasingly involved in preparing and 'selling' the city for capital. Dublin City Council has increasingly infused its housing policies with an entrepreneurial ethos, in for example, extending the 'right to buy' policy to its flats complexes, in its active role in repackaging social-housing estates for real estate development through the use of public-private partnerships and in its general commitment to increasing social mix in inner-city areas. This paper draws on the experiences of particular inner-city locales with a long industrial tradition that are now acting as 'test sites' for these new housing policies and highlights some grassroots resistances that have emerged in response. Finally, this paper concludes with a brief discussion of how the local state, once confronted with criticism or resistance has been able to innovate and adopt new administrative and governance structures.

Key Words: entrepreneurial governance, housing policy, gentrification

The Europeanization of Cities in the EU Multi-level System

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ABSTRACT

This paper focuses on the relationship between cities and the European Union. Three dimensions of the Europeanization of local authorities can be distinguished here: First, top-down (vertical) Europeanization which is the most obvious form. Cities are increasingly affected by European integration because most EU legislation is implemented at the local level. The analysis of this form of Europeanization has started only recently although local politics is increasingly shaped by EU decisions. Second, bottom-up (vertical) Europeanization has developed in response to this. European cities have developed from policy-takers to active players in the EU's multi-level system.

They have started to by-pass nation-states and influence EU institutions directly. Recent research shows that hierarchical structures wherein local authorities which are located in specific nation-states interact directly only with these, are supplemented by direct relations between local authorities and European institutions, especially the Commission.

Traditional forms of representation through national associations and formal channels (such as the Committee of the Regions) have been complemented by new transnational forms of representation. Cities have opened own offices in Brussels and have established transnational municipal networks, which represent their member cities in Brussels.

Third, horizontal Europeanization has become a common feature of local authorities' interaction in the European multi-level system. EU funding of cooperative projects involving cities from different countries have created transnational spaces independent from nation-states.

Cities learn from one another; this learning can take different forms, including both the transfer of best practice and the joint development of solutions for shared problems. This paper will focus on all three dimensions of Europeanization and how they are related to one another.

Key Words: Europeanization, multi-level governance, transnational municipal networks

Aggregative or Deliberative Urban Democracy?

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ABSTRACT

A basic task of democratic institutions is to achieve collective action in the face of disagreement. Democratic theory offers two general solutions to this problem. One solution is to establish fair procedures to arbitrate between conflicting interests through voting or negotiations. The other solution is to pursue consensus by the use of public reason.

These alternatives are at the heart of the distinction between liberal/aggregative and deliberative conceptions of democracy. Cohen and Sabel have explicated these conceptions as distinct approaches to the principle of democratic equality (Cohen and Sabel 1997). Whereas procedures for aggregative decision-making are set up to ensure that all interests are given equal weight, for instance through voting arrangements, deliberative equality implies that decisions proceed "on the basis of free public reason among equals" (*Ibid*, 320). Aggregative institutions are set up to arbitrate between basically irreconcilable opinions and interests, deliberative institutions on the other hand are designed to accommodate the search for the common good.

The aim of this paper is to analyse developments in political participation in Norwegian urban politics as well as institutional changes introduced or debated in later years, with reference to this duality. Is the "deliberative turn" in democratic theory (Dryzek 2000) reflected in local politics, or is it really the other way around? My basic assumption is that recent developments seem to indicate a trend towards an increasing interest in liberal and adversarial institutions. This trend is especially noteworthy in urban politics – several indicators seem to suggest that increasing use of adversarial institutions in cities is increasing the difference between democratic politics in cities and in rural communes. I will try to substantiate these claims by examining a number of changes observable in the Norwegian local government – institutional change as well as changes in democratic practice. I am furthermore concerned with the implications of these developments. In the concluding discussion I will return to the basic points of divergence between the liberal and deliberative perspectives, and develop a few arguments concerning the effects of institutional change on the workings of local democratic self-rule.

Key Words: democracy, participation, local government

Trial and Error in Urban Restructuring: Successes and Failures in Organisation, the Netherlands

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ABSTRACT

Nowadays, in The Netherlands various partners are involved in the process of urban renewal. These partners have to cooperate in order to deal with particular issues in particular urban neighbourhoods, such as post WII estates. However, in practice cooperation between partners not always works the way it is expected. Sectors of local government, housing associations, private parties and residents' organisations can have very different visions about what has to be done in these areas. Besides, differences in work-culture and time-horizons between the partners involved can complicate the process of cooperation. Although processes of urban restructuring can be very dynamic, it is extremely important that partners agree what must be done, when and by whom. In order to create long-term commitment and added value for all partners involved, many specific management competences are needed. Only then, differences in perceptions, cultures and power positions can be overcome. In this paper we investigate which factors contribute to the success or failure of urban restructuring processes and what lessons can be learned. Local stakeholders were asked for their perception about the process of urban restructuring in five estates in The Netherlands. In the interviews, focus was on the organisation of the process and the underlying policy, including the cooperation between the partners involved and the participation of residents. The findings indicate that each process of urban restructuring has its own dynamic, due to differences in relational capacity in place and time. But, cooperation is always featured by a process of trial and error, embedded in his own dynamic context of relations and urban management. Consequently, policies for these estates are affected.

Keywords: urban governance, urban restructuring, The Netherlands

Urban Planning as Architecturing Urban Diversity

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ABSTRACT

It is widely accepted that planning in order to make cities competitive and cohesive in the global economy has to capture the multiplicity and diversity of all urban vital forces and fix them in a strategy able to steer the urban future development. In the dominant governance way of producing competitive cities, community participation, partnerships, negotiations are widely considered efficient tools for capturing such vital forces.

It is our conviction that this approach utilizes vital forces eventually made available by not large diversities, thus enhancing the risk that diversity merely represents segregation and marginalization of other relevant sources of urban life. In fact, it mainly privileges knowledge bases which are "shared" thus excluding emergent, latent knowledge bases, knowledge bases of not-large diversities, which can rather represent the germ for innovation eventually overcoming the monologic competitive urban model.

Some questions arise: what are the vital forces shaping our cities in individualised societies? Do we have different modes to recognize them? Are such vital forces traceable back to the so called urban stakeholders?

In this paper we challenge the conception of planning as tool for breeching knowledges, specifically knolwedges of few individuals, and explore how to rethink planning in order to capture latent, or emergent, forces which are hardly included in structured planning processes. We think to such forces as distributed, dispersed knowledges. We look for a new conception of planning starting discussing what should be considered knowledge in planning, what "knowledge for planning" to look for and what chance we have to manage it.

Finally, the contribution introduces the concept of urban planning as architecturing the urban social diversity which does not pretend to steer the future through a static although flexible representation and reflects on the crucial relevance of such conception as a phenomena able to empower the interaction of individual energies which would differently stay latent. Architecturing means discovering and giving a chance to orchestrate virtual spaces where the connection of individuals and communities, singular and collective cognitive energies can give rise to the immaterial infrastructure for urban cohesion.

Key Words: urban planning, architecturing urban diversity

From Participation as a Plus Factor in Government to Participation as a Strategy in Governance – Empowering or Weakening Civil Society Actors in Urban Development?

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ABSTRACT

The conditions for participation in Norwegian urban planning processes are changing due to the more prominent role of market actors in urban development. New forms of network governance are emerging. The major focus of this paper is the consequences for civil society arising from new forms of governance in urban planning. Although formal procedures of representative government certainly structure such processes, important decisions are in many ways made in the informal stage of the planning process, in negotiations between planning authorities and developers before the planning turns into the stages with formal procedures for participation and political decision-making. Both the outcomes as well as the procedures are increasingly met with local opposition. The discussions of legitimate planning decision-making procedures and the role of participation in planning have been conducted within normative planning theories, but not within a more general discussion on democracy.

The aim of this paper is to bring these traditions together in a discussion on the changing conditions for participation in urban planning. First, we will present a theoretical discussion about the tentative implications of the new forms of network governance for the legitimacy of urban planning. A second question is how public planning processes can be designed to secure essential democratic norms related to participation rights based on deliberative democratic norms.

Key Words: network governance, participation, democratic legitimacy

The Urban Dimension in Territorial Governance Processes

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ABSTRACT

In the framework of the ESPON 2.3.2 project ("Governance of territorial and urban policies from EU to local level") a model of territorial governance has been proposed, seen as a process of actors' organization and co-ordination aiming at developing territorial capital in a non destructive way in order to improve territorial cohesion at different levels.

In this paper, taking into account the results of the ESPON 2.3.2 experience, there will be a specific focus on five interrelated issues – vertical coordination, horizontal coordination, involvement, participation, and place-specific actions – paying attention to the city-wide and metropolitan level. The first issue, vertical coordination, directly regards the process of multi-level governance and the involvement of public actors in the interaction with the current devolution processes in most European countries, the changing role of the State and the proper application of the vertical subsidiarity as promoted by the EU. The second issue regards horizontal subsidiarity processes that help to coordinate policies and strategies at the same territorial level.

City-wide and metropolitan dimension though need also to refer to non-strictly organizational dynamics that deeply influence territorial governance processes. This is the case of the other three issues analyzed:

- the involvement of public and private actors representing organised interests (stakeholders or actors that can make their voices heard);
- the widespread participation of "common" citizens, whatever their role and typology; the processes;
- and the definition of place-specific actions as results of governance processes.

Different case studies analyzed during the ESPON 2.3.2 experience will be reconsidered according to the above mentioned issues to highlight methods, models and practices of territorial governance in some European cities.

Key Words: place/territory, governance, multi-level

The Impact of the Partnership Principle on the Mobilization Among Local Actors: a Comparative Analysis of Glasgow and Krakow

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ABSTRACT

The literature on local politics points out to various patterns of governance and decision making processes in cities. With the introduction of the EU Structural Funds regulations and their emphasis on the partnership principle, one would assume that the decision making process in European cities would become more harmonized resembling the governing of the Europeanized elite. However, the Structural Funds regulations tend to be interpreted differently in each national setting and thus local authorities get involved in different horizontal and vertical interactions with local actors. This paper aims to analyse how, as a result of the European Structural Funds regulations, local actors mobilize themselves and interact on the horizontal and vertical levels by cooperating and competing in order to benefit from the opportunities emerging from the European integration. The main question of the paper is the following: how do Structural Funds regulations influence the power structure in European cities?

The paper emphasises the role of local authorities in the horizontal and vertical interactions (cooperation and competition) with various actors. Special attention is dedicated to the partnership principle that encourages participation from various groups in management of the Structural Funds. Specifically, this paper will consider the aforementioned question by contrasting two EU cities: Krakow (from a new member state) and Glasgow (from an old member state) with a focus on European Structural Funds regulations.

Key Words: partnership, Glasgow, Krakow

Community Leadership in the New Governance

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ABSTRACT

In many democratic countries local government leadership is subject to challenge from the 'new governance'. The impact of globalisation, Europeanisation and urbanisation, combined with the emergence of a diverse and sophisticated citizenry poses important questions about local government's role, purpose and capacity.

Classically leadership is about 'leaders' asking, persuading and influencing 'followers'. However, in the current environment this leader/follower dynamic is reversed. Now there is a need to begin with the identification of community needs and wants, to broker agreement where there is conflict and to facilitate collaboration with partners in achieving goals (Hambleton and Sweeting, 2004). Typically, the development of new forms of local leadership is associated with the introduction or refinement of a strengthened political executive leadership, most notably the directly elected mayor. However, in England 'community leadership' is much more than a motivation to streamline political decision making, though it does incorporate that.

 'Community leadership' has been a feature of English local government since the mid 19th century, though its significance has varied in parallel to changes in central-local government relations. With the election of 'New Labour' in 1997 community leadership was rediscovered and became a key element of the 'local government modernisation agenda' (LGMA), symbolising the change from 'old' to 'new' local government and prescribing a new role for it (Sullivan, 2007).

This paper traces the evolution of New Labour's policy for community leadership and examines the policy's impact on local government, its key partners and communities. Drawing on empirical data collected as part of the LGMA meta-evaluation commissioned by the Department for Communities and Local Government (DCLG), the paper explores: the extent to which there is shared understanding of the term community leadership; stakeholders' perceptions of local government's legitimacy and capacity to act as community leader; local government strategies for exercising community leadership; and evidence of the impact of community leadership.

The paper focuses on the ways in which community leadership is interpreted and enacted in different localities, paying particular attention to who performs (and is perceived to perform) the role of community leader within local government. The paper will argue that the emergence of the 'new governance' has offered public managers greater discretion to act as community leaders and that this has important implications for how we understand the role of local government and in particular the role of elected members in the new governance environment.

Key Words: community leadership, public managers/politicians, collaboration

Governing Polish Cities: Changes in Local Leaders Attitudes

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ABSTRACT

Recent years has brought many changes in governance styles of several European cities in many countries. Depending on which dimension of changes is considered these process is identified as shift from local government to local governance, as developing new management techniques identified with the New Public Management or focus on new economic development policies focusing on quality, environment and amenities instead of costs and physical infrastructure.

To what extent these trends are noticeable also in Central-East European countries, and especially in Poland? Do Polish mayors' attitudes towards management of their municipalities absorb tendencies observed in Western part of the continent? There are reasons to expect high level of convergence. The conduct of council business in 1990s was highly influenced by Western consultants working within the frame of EU, USAID, World Bank of British KHF donor programmes and their advices filled the vacuum of own experience in management of local issues in market economy environment. The increasing number of direct contacts with local governments in other countries (related to the process of EU integration) also supports the trends toward convergence. But at the same time there are several factors which may slow down this process. The low level of social trust and weakness of civic society is a barrier for voluntary, horizontal governance coalitions. The same applies to the weakness of local private sector, which has often insufficient resources to become a strong member of local urban regimes.

The paper tries to draw conclusions on the outcome of these contradictory factors, basing on empirical results of the survey of over 120 mayors of Polish municipalities. However, the picture is far from being clear. On the one hand several NPM and other ideas are widely present in the consciousness of local leaders. But on the other hand their verbal declarations are much more rarely supported with actual implementation of these ideas. There is also a strong variation among local governments (with a relatively small group of "innovators" and a larger group of traditional local governments) and the paper tries to investigate factors explaining this variation.

Key Words: new public management, location factors, convergence, Polish mayors

Workshop Theme 9: Community Activism and Civic Innovation

Marginalised or Enabled Voices? 'User Participation' in Policy and Practice

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ABSTRACT

Recent years have seen widespread debate around issues of participation. This has been the case at all tiers of government, within a wide range of user communities and organisations and within the academic world. Yet there remains a lack of clarity about many aspects of participation, including the ways in which it is conceptualised and operationalised. This includes key questions such as the purposes of participation – is it to improve governance, to improve service delivery or to improve social and human capital (National Community Forum, 2006) – as well as who is participation for, who participates, and what are the limits of participation?

This paper will explore these debates through a discussion of the theoretical literature and by examining several distinct examples of participation across social policy. It will thus set the current concern with user participation in the context of wider debates around democracy, governance and representation, as well as participation *per se*.

Reference
National Community Forum (2006) 'Removing the Barriers to Community Participation', NCF

Key Words: governance, participation, representation

Exit, Voice and Loyalty: Residents' Response to Neighbourhood Decline

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ABSTRACT

Within urban studies there are many articles on participation, and many articles on residential mobility. However, both options have not been combined, whereas policies clearly aim to influence both residential mobility and participation, especially in deprived neighbourhoods.

The governments pursue both a social mixing policy and a participation policy. This article uses Hirschman's construct of 'exit, voice and loyalty' to explain the reaction of residents to neighbourhood decline.

Will they leave, take action, or wait and do nothing? The primary aim is to generate insight into the conditions for voice (both individual and collective participation), as opposed to exit, as a response to perceived declining neighbourhood quality. Second, we want to gain insight into the impact of neighbourhood characteristics on the expressed behaviour. The answers to our questions are based on data from the Dutch city of Utrecht sample Nieuw Utrechts Peil 2004 [Utrecht Residents Monitor], with N=8,770 among over 270,000 residents. These data enable us to analyse the opinion of residents within different types of neighbourhoods.

Key Words: participation, residential mobility, 'Exit, voice and loyalty'

Participation in Community Development – a Challenge for Both Politicians and Inhabitants

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ABSTRACT

Introduction
A Healthy City focusing sustainable welfare development including social inclusion and urban governance has a potential for urban planning and public health work as well as for multidisciplinary research. Prerequisites for citizens to lead a healthy life in a healthy city are a multiple challenge that has to be tackled with a broad set of policy measures. The local government is an important agent for implementing healthy cities. Alliances with both private and voluntary actors are necessary. The civil society plays a key role for the community participation.

In the Partnership for Sustainable Welfare development four Swedish cities aims to increase the level of community participation in four selected neighbourhoods. Thus the local government ambition is in one way clear it is of great interest to investigate the prerequisites for local community participation.

The aim is to analyse different aspects of citizen participation such as possibilities and limitations, political responsiveness to citizen initiative and strategies used in the local arena to strengthen participation.

Methods
A qualitative study of policies and perspectives in local government and neighbourhoods in the four partnership cities has been undertaken. During 2005 twenty nine semi-structured interviews with politicians, civil-servants and local key persons were conducted.

Results
Increased participation in political issues is most likely to occur when it concerns the daily life of the individuals. Participation is also dependent on an improved dialogue between politicians and citizens during the pre-decision planning. It is of great importance to discuss democracy and rights and obligations for both politicians and inhabitants. Even tough the need for participation is evident the results shows a clear distinction between direct and representative democracy. A limitation for participation is the long distance between initiative and implementation.

Conclusions
An increased level of participation is a great methodological challenge where it might take some time for politicians and inhabitants to meet in a creative dialogue.

Key Words: community participation, local government, sustainable welfare development

Soft-Selling Gentrification?

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ABSTRACT

This paper examines what happens when many of the fine-sounding concepts and phrases used to promote regeneration are applied on the ground. Through the example of housing regeneration in Dundee, it looks at what concepts such as 'low demand' and 'mixed tenure' can really mean for those living in the target areas, and especially at the reality of 'community consultation'.

The empirical core of the paper will be based on participant-action-research carried out with tenants in two areas of Dundee where multi-storey housing is scheduled for demolition. As part of the demolition process the city council carried out rapid consultative ballots in the buildings concerned. Subsequently, housing activists and tenants carried out their own much more detailed survey, which demonstrated fundamental flaws in the official consultation - and has been almost totally ignored. This empirical work is combined with a critical analysis of council processes and documents (including a crucial housing finance report that was only released to us after appeal under the Freedom of Information legislation), and reports in the local media.

The paper will attempt to look not only at who really benefits from this type of development, but also at the reasons for and impact of the rhetoric that surrounds it. How has this affected public debate, including within the academy, and what are the implications for the democratic process?

This ongoing research is part of a wider comparative study of housing and neo-liberalism that grew out of the sessions on Housing in Crisis that I co-convened at last year's Institute of British Geographers' Conference.

Key Words: regeneration, housing, community consultation

Communities and Regeneration

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ABSTRACT

Many current Scottish Executive regeneration structures are not effective for social regeneration. SIMD 2006 shows continuing problems. A combination of local communities and different structures such as housing associations are more effective for social regeneration delivery. There is a need for a wider variety of regeneration delivery structures, including housing associations and local community development trusts.

2006 SIMD shows domains of Social Exclusion, Poor Health and Inequality hardly changing, especially in regeneration areas – evidence that current regeneration structures are not delivering improvements. Many indicators are the worst in UK and Europe.

The Executive has focused on Urban Regeneration Companies, many of whose Business Plan outputs are not very relevant for social deprivation. Reductions in EU, Big Lottery and other funding mean that levels of Pathfinder URC funding are not sustainable.

URC areas face some of worst deprivation problems in Scotland. URCs are costly and not good at involving communities. Many Executive initiatives, including "People and Place", do not take adequate account of growing community pressures. A new Communities Alliance - Local People Leading - seeks to extend community ownership of assets, giving communities more control and responsibility. Housing associations and community development trusts form part of a wider range of organisations as alternative delivery platforms for regeneration programmes.

Examples of current capacity of housing associations and of the scale of current URC programmes show that housing associations and similar organisations are as well placed to become URC or regeneration structures which the Executive might support.

Scotland is developing localised structures for greater community involvement. The Land Reform movement is creating Community Interest Companies and Development Trusts.

Housing associations have a better track record in involving local communities, ethnic minorities, funding with better gearing, using their own money and delivery of wider range of more relevant social outputs including the "ladder" to owner occupation. There is also doubt whether URC structures have a capacity to meet affordable housing needs. Housing associations' have a potential to meet full range of housing needs and aspirations and to provide ladder from social rent through shared equity to ownership.

Councils like Falkirk have a precedent with SIRRS (Special Initiatives for Residential Led Regeneration) for some villages, enabling genuine Community Led Regeneration.

Key Words: communities, regeneration, development

Public Deliberation, Community Capacity and Neighbourhood Dynamics

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ABSTRACT

The objective of this paper is to explore how formal institutional settings for public deliberation affect the character and the quality of participation and the type of participants that actually join up. The central question examined in this paper is how the local community and its balance of power is affected when citizens are involved in public urban policy programmes, particularly area-based initiatives such as the New Deal for Communities in the UK, the German Soziale Stadt, and the Danish Kvarterloeft. The efficacy of area-based programmes addressing poverty alleviation, employment generation and social inclusion has been subject to some debate, but it is inevitable that there will be consequences with respect to participation, democracy and community politics, be it intended or unintended consequences.

The paper examines different models of formal institutional settings for public deliberations that were used in an area-based programme, which builds on the active participation of local actors. And it explores what types of citizens that actively join the work. What interests do they represent? What are the consequences of increased community participation? What becomes the role of the externally induced programme with respect to involvement, community networks and influence?

The analysis is based on data concerning the Danish area-based programme Kvarterloeft collected through qualitative interviews over a period of three years. Interviewees include residents, community-based activists, neighbourhood politicians, project managers and representatives of local government. A number of respondents were interviewed more than once in order to uncover shifts in their views as the programme progressed.

Results of the research show that the insertion of an area-based project affects the power balance of the local community in a variety of ways.
  Some of these appear to be highly intentional on the part of the local government administration, for example deliberately to weaken the power of strong, local opposition groups and alliances. Not surprisingly the socially excluded participate less than other groups, but other effects are much more difficult to predict. What works well in one context seems to trigger conflict and strife in other neighbourhoods. The attitude of the local public policy makers and the size of the financial support seem to be decisive in this respect.

Key Words: public deliberation, community capacity; urban politics

We Never said it was Easy….Lessons Learnt from Collaborative Research

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ABSTRACT

This paper describes an on-going research project in the South of England that seeks to explore the nature of community involvement from the perspective of local residents. The research is the product of a partnership between local residents, a capacity building charity, a regeneration programme and two universities and the paper has been co-written by two of the partners, one from a university, the other a manager within the regeneration programme. It provides an innovative approach to the analysis of findings from a defined 'deprived' neighbourhood, located on the fringe of the "chic, cool city" of Brighton and Hove. Local people form the majority of the steering group which guides the research.

The aims of the work are:
- to provide a voice for residents involved in participating in different ways in their local community;
- to give students (UK and international) the opportunity for practical experience in their course; and
- to draw some lessons of relevance to future policy making.

We will argue that the issues faced in developing and implementing this research mirror, to a great extent, many of the challenges and opportunities related to community participation in local governance. We will use the story of this project, thus far, to reflect on this experience, the related theoretical frameworks and potential practical lessons for both local and national policy.

Themes emerging include: the recognised and sub-conscious influence of neighbourhood and organisational cultures; the conflict of externally set time-frames and financial accountability with citizens' capacity to participate at a pace suitable to them; the strengths and weaknesses inherent in personal relationships as they develop in partnerships; what can realistically be achieved, and what can potentially be challenged – and by whom? Cutting across all these themes are profound questions around diversity, inclusiveness and equality which call into question who participates, and how 'representative' individuals can be of their wider community – and indeed whether there is a responsibility to be 'representative' at all.

Coupled with the emerging evidence from the research itself, we will explore the above themes and unpick how such evidence and experience can be meaningfully used to engage with local policy makers and inform future ways of working, especially in the light of the recent Local Government White Paper. It will be argued that the project highlights opportunities to make better

use of existing structures (in organisations and communities) and to challenge assumptions, bureaucracy and traditional approaches.

Key Words: citizen involvement, participation, governance

Re-Territorializing Housing Governance: Transforming Scotland's Public Sector Housing Through 'Community Ownership'

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ABSTRACT

In recent decades, UK public sector housing has increasingly been problematised, culminating in its perception as the 'tenure-of-last-resort' (Marsh 2004). To date, government solutions across the UK have centred on modernisation by transferring ownership of the housing from the public to the 'private' sector through housing stock transfer (DETR 2000; Scottish Office 1999). This not only enables the levering in of private investment to address a legacy of chronic under-investment, but more fundamentally has the potential to devolve ownership and management of the housing from local government to housing organisations located within, and governed by, the communities in which they are based. The Scottish Executive's national housing policy of 'community ownership' is the epitome of this governmental rationale par excellence (Scottish Office 1999; Audit Scotland 2006). Somewhat of a nebulous term, community ownership emphasises the 'people' dimensions of stock transfer by drawing attention to how housing governance is to be transformed through enhancing local autonomy and control, thereby allowing residents to have a real say in issues relating to their housing (Kintrea 2006).

Drawing upon doctoral research on the 2003 housing stock transfer in Glasgow, evidence suggests that whilst 'community ownership' is underpinned by discourses of tenant empowerment which seek to mobilise residents' local knowledge and latent citizenship and thereby establish community as the new territory of social housing governance, the realisation of these governmental ambitions have nonetheless been undermined by tensions and conflict. This manifests itself primarily in the disjuncture between aspirations for community empowerment and the reality on the ground, for somewhat paradoxically the fragmentation of social housing- through the break-up of large-scale municipal provision co-exists with continued political centralisation, both at the citywide and national level. As such, community ownership may enhance as opposed to reduce government control.

Key Words: social housing, governance, community empowerment

Changing Attitudes of Community Through the Design Charrette Process

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ABSTRACT

The traditional planning process in the UK and elsewhere takes too long to develop, are demanding on resources that are scarce and most times tend to be unrelated to the needs and demands of society. It segregates the plan making from the decision making process with the consultants planning, the politicians deciding and the community receiving without being integrated into the planning and decision making process.

The Scottish Planning system is undergoing radical changes as evidenced by the publication of the Planning Advice Note, PAN by the Scottish Executive in July 2006 with the aim of enabling Community Engagement that allow for openness and accountability in the decision making process. The Public Engagement is a process that is driven by the physical, social and economic systems research aimed at improving the process at the level of community through problem solving and of the city region through strategic planning.

There are several methods available to engage the community in large scale projects. The two well known ones are the Enquiry be Design and the Charrette approaches used in the UK and US respectively. This paper is an independent and rigorous analysis of the Charrette process as observed in the proposed Tornagrain Settlement in the Highlands area of Scotland. It attempts to gauge and analyse the attitudes, perceptions of the participants the Charrette as well as the mechanics and structure of the Charrette. The study analyzes the Charrette approach as a method future public engagement in and its effectiveness within the Scottish Planning System in view of PAN 2005. The analysis revealed that the Charrette as a method of engagement could be effective in changing attitudes of the community to the design process under certain conditions as discussed in the paper.

Key Words: inclusiveness, process, sustainability, community

Local Groups: Voice, Conflict, Knowledge Forms

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ABSTRACT

European cities are traditionally characterised by multi-faceted forms of community activism; among those, one widely diffused example are local groups and other organisations voicing their points of view about a number of urban issues, like the quality of local services, the quality of public spaces and the environment, urban safety or protesting against urban renewal and transformation projects. Of course the situation is highly differentiated across Europe, due to the different local democracy traditions, to the features of urban governance and the system of relationships between local institutions and civil society *vis à vis* planning issues. Nevertheless, such protests, as a rule, are considered an obstacle by policy makers and planners, because they tend to make local decision making processes more complex, and to extend them in terms of time, while literature in general tends to underline the positive effects of community activism in terms of the possibility to enhance local democracy and public debate and, accordingly, the overall quality of the decisions that are taken. While certainly being an important dimension of local public debate, local groups are normally poorly organised, they tend to be created ad hoc for single issues and to disperse again when the local struggle is ended. Their internal weakness is frequently an obstacle in making their voice heard and taken into account.

The paper aims at identifying possible ways in which such voices can become a resource for policy making and planning. There are a number of aspects that seem to play an important role in ensuring the possibility to use community activism as a resource for planning: the type of knowledge used by local groups, their capacity to go beyond Nimby approaches, their capacity of a strategic vision for the future of the city, even starting from very local issues. In particular, the combination of different knowledge forms in the strategies of local groups is a crucial resource, because it enables these actors to actively question the quality of existing projects in favour of more comprehensive approaches. At the same time, knowledge can legitimise the position and role of such groups in the face of the larger urban arena (local administration, private developers, etc.). The paper will thus examine different aspects impinging on empirical analysis in the Milan urban region in Northern Italy.

Key Words: community activism, urban governance, local conflicts

Misnomer or MacGuffin – Does Community Development Develop Community?

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ABSTRACT

Community development is a label that can be applied to an eclectic range of projects. Often it is described as uncritically positive, due in part to a romanticisation of the term. This is highlighted by the associated key terms such as capacity building and empowerment that are frequently used. Not all outcomes of community development are positive, however. In addition, some people get involved in projects simply to accumulate social capital rather than achieve a specific outcome.

By its nature community development is a process that involves a variety of stakeholders who may participate for a variety of reasons and, therefore, it could be argued that the term is on occasion actually a misnomer. Community development is not necessarily facilitated by an altruistic belief in the common good; it can also be shaped by self-interest, insularity or prejudice. Consequently, community development can sometimes in practice contribute to the fragmentation of communities. Conversely, a somewhat bittersweet alternative effect is that the specific purpose of projects can in reality become secondary to participation itself.

This paper examines the positive and negative impacts of the community development process and considers whether or not purpose can become secondary to participation, with reference to case studies.

Key Words: community development, social capital, participation

Community Activism or Policy Implementation? Resident to Resident Learning in Neighbourhood Governance

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ABSTRACT

Community activists accumulate a lot of knowledge of regeneration programmes and governance structures. While some have found a career path as paid workers in community or voluntary organizations, consultancy offers an innovative way of converting their cultural capital into wages by providing services rather than importing professional skills from outside of the neighbourhood.

This paper is based the evaluation of the Home Office / DCLG Guide Neighbourhood (GN) Programme, through which neighbourhood organizations in cities as diverse as London, Birmingham, Liverpool, Leicester, Hull and Plymouth, that have been successful in engaging with regeneration were encouraged to become consultants on the basis of their experiential knowledge of how regeneration works in deprived neighbourhoods and to mentor residents in other neighbourhoods, which were less established in neighbourhood governance. This process was called 'resident to resident learning'.

The Guide Neighbourhood Programme was developed in a policy context in which various government departments have recognized the importance and efficacy of action taken by local residents in regenerating their own neighbourhoods. In particular, the GN Programme built on the Office of the Deputy Prime Minister's Residents' Consultancy Pilots Initiative, which explored the extent to which residents' knowledge of their locality can be valuable and marketable to regeneration organizations, and their knowledge of regeneration valuable to residents in other neighbourhoods. The Treasury's Cross Cutting Review argued for an increased role for the Voluntary and Community Sector in delivering services, using their specialist knowledge of local clients to deliver holistic services, with a shift from grant funding towards service contracts. The Home Office also aimed to make sure that in each deprived neighbourhood there was a 'community anchor organization' to support and facilitate a wide range of (unfunded) community groups, which promote community cohesion and renewal of civil society.

In the paper, ideas drawn from policy implementation studies are used in the evaluation of the Guide Neighbourhood Programme and the role and sustainability of the resident to resident learning model. The evaluation, undertaken by a consortium of Birmingham University, the University of the West of England and a consultancy, COGS, followed an action research model, which means that the evaluation team plays a developmental role as well as a research role, including running workshops at networking meetings as well as assessing the impact of the Guide Neighbourhoods on their clients through a survey and interviews. This type of co-production of knowledge and skills requires a delicate balance of capacity building and analysis.

Key Words: implementation, learning, neighbourhood

New Participative Trends in Spanish Cities: Reality and Fashion

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ABSTRACT

Spanish Cities have implemented new participative tools during the last years, or strengthened the existing ones. The starting point of this process has been the important Law 57/2003, which has introduced new compulsory mechanisms in the main cities (social councils, neighbourhoods administrations, complaints and suggestions commissions), as well as general duties in this arena for all municipalities (duty of passing new regulation establishing mechanisms and procedures favouring citizens' participation, use of ICT to stimulate participation).

As a result of that, the citizens' participation has become a crucial part of the local policies and of the political marketing at the local level in Spain, independently of the political trend of every Local Government. Even in some important cities, the Citizens' Participation Department is directly depending of the Mayor's Cabinet and is a key part of the Mayor's policy.

Even the pluralist Spanish Federation of Municipalities and Provinces (FEMP) has designed a strategy in order to strength the citizens' participation, implemented by more than 250 municipalities, and included the more important cities of the country. There is also an important effect of some mechanisms born in the context of the Portoalegre Forum, such as the participative budgeting at the neighbourhood level.

Citizens' participation has reached and important place in the local political discourse and in most of cases is a reality, but also there are cases of mere fashion and cleavages between words and reality.

This paper will expose the main aspects and real results of this Policy in the Spanish cities.

Key Words: citizens' participation, local democracy, governance

Engaged Communities: Creating Social Capital at Neighbourhood Level

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ABSTRACT

Active citizenship is seen as an antidote to the decline of community, an indication that despite some evidence to the contrary, people still engage with others in their neighbourhoods, providing friendship and social support, and when necessary acting collectively on behalf of the neighbourhood as a whole. The research which is documented in this paper, explores the nature of residents' and community associations as examples of the way in which groups of individuals organize at a local level, interact collectively with the State on environmental and planning issues, while also providing a forum for community development and neighbourhood identification. This research has been carried out on a sample of residents' associations and community groups in the Greater Dublin area. The paper situates this research within the wider academic debate regarding social capital in neighbourhoods, by exploring the nature of the social capital that residents' associations help to create in their neighbourhoods, both positive and negative.

The research documented in the paper demonstrates that residents' groups can often utilize social capital in exclusionary ways. In order to understand the manner in which these more negative elements of social capital are utilised, the paper argues that it is not enough to focus on residents' associations and their actions alone. What is required is an exploration of the manner in which social capital is shaped by the socio-economic context of the neighbourhood and by the wider political context. This wider context includes Government policy which espouses the development of greater active citizenship and the development of civil society, yet stymies this in other ways.

The paper highlights the lack of congruence between attempts at national level to foster active citizenship and the reality at neighbourhood level, where the most active citizens often feel that much of their activity is prompted by failures in the actions of State institutions and local authorities.

Key Words: social capital, active citizenship

Real-Life Expressions of Vital Citizenship: a Typology Informed by Present-Day Community Participation in Dutch City Neighbourhoods

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ABSTRACT

Recently, in the public debate city neighbourhoods are often referred to as highly 'uncivic' places; places that lack a fundament of social capital (Putnam, 2000) and are trapped in 'vicious circles' leading to neighbours not knowing each other, people feeling unsafe and uncomfortable in their homes, and expecting a quick fix from local government to solve their neighbourhood problems. In our paper we try to look past this somewhat gloomy image of city neighbourhoods and their residents. We focus on, and try to understand, new initiatives of (apparently) vital citizenship and community participation that emerge in Dutch city neighbourhoods. Initiatives that – in various ways – try to tackle neighbourhood problems; carried by active citizens who are able to balance between self-organisation and coproduction with other local (municipality) actors.

Vital citizenship is often considered a key element for a strong (local) democracy and for quality of life in urban societies (see Putnam, 1993; Van Gunsteren, 1998; Van den Brink, 2002; Hendriks & Musso, 2004). But still little is known about the expressions and drivers of vital citizenship in practice (Van Gunsteren, 1998; Denters & Van Heffen-Oude Vrielink, 2004). This calls for bottom-up empirical research, taking as its starting-point cases where vital citizenship appears to be developing, connecting them to case studies that have already been done. On the basis of more than one and a half year of empirical research in Dutch city neighbourhoods, we try to present a typology of present-day community participation in Dutch city neighbourhoods: "What forms of community participation can be distinguished?". We will go into essential characteristics of different expressions of vital citizenship, and their strengths and weaknesses in relation to local governance/democracy on the one hand and urban renewal on the other. In line with the notion of grounded-theory building, the line of reasoning in the paper will be case-driven, empirically-inductive and naturalistic: as close as possible to lived experience (Hendriks, 2003).

Research on citizenship is often quite abstract in a political-theory type of way – one would almost forget that citizenship is connected to people of flesh and blood. A notable exception is case-study research done in Denmark, by Bang and Sørensen (1998; 2001). They present the 'Everyday Maker' as a particular expression of active citizenship: an expression distilled from Danish practices; but relevant to other contexts as well, the authors suggest (Bang and Sørensen, 2001). In this paper, we will mirror the Everyday Maker as typified by Bang and Sørensen to observations of vital citizenship in a Dutch context. Is the notion of Everyday Makership adequate and precise enough to describe and understand cases of (apparently) vital citizenship in the Dutch cities? What does this all mean for the conceptualisation of 'vital citizenship'? The 'Everyday Maker Danish-

Style' is used as a sensitizing concept (Glaser and Strauss, 1967), a conceptual stepping-stone, for the exploration of concepts of vital citizenship 'Dutch style'.

Workshop Theme 10: Health and Public Policy

Health and/as Quality of Life in Cities: the Urb-Health Project

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ABSTRACT

In this paper the authors will address the issue of health and/as quality of life in European cities basing their assumptions on the Urb-Health project experience. Urb-Health is a thematic network, co-designed and co-managed by Quartiers en Crise – ERAN and the City of Torino, established in the framework of the URBACT Programme that, as part of the URBAN Community Initiative, aims to develop trans-national exchange of experience between actors, whether cities or other partners, URBAN programmes or Urban Pilot Projects, and to capitalise on these projects, drawing lessons from the results, successes and weaknesses noted.

The Urb-Health project has established a thematic network of 10 partners cities across Europe, with the purpose to capitalise knowledge and practice on urban factors influencing health. It is addressing intersectoral efforts to tackle urban poverty and health inequalities, the needs of vulnerable groups, as well as the social, economic and environmental aspects of physical and mental health. The aim of the thematic network is to establish a cross-national exchange of effective strategies illustrating how urban regeneration practice in Europe can contribute to reducing health inequalities. To achieve such result the Urb-Health network has promoted the peer review exchange programme that consists of four workshops (PREW), attended by relevant delegates from partner organisations, invited delegates from non-partner EU networks and international organisations and experts related to the sub-themes.

The PREW are focusing on four interrelated themes:

- Vulnerable Groups (Elderly, Children, Disabled) and Health;
- Ethnic Diversity and Health;
- Gender and Health;
- Housing and Health.

The network is therefore contributing to disseminate knowledge on healthy urban environment across Europe by addressing a multitude of interrelated issues concerning housing conditions, health, well-being and social welfare. In this paper, the authors will focus on the Urb-Health experience to highlight its positive results in terms of methodology applied and obtained results and to stress the important link between health issues in a broader sense and the quality of life in European cities.

Key Words: quality of life, exchange of experiences, methodology

Incapacity Benefit in Glasgow and Scotland: Current Issues and Trends

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ABSTRACT

Background
Incapacity Benefit (IB) is the key contributory benefit in the UK for people who are incapable of work because of illness or disability. The number of IB claimants more than trebled between the late 1970s and the mid-1990s as employment in many traditional industries collapsed. It has since stabilised at around 2.7 million, with a slight reduction in the last two years or so. The proportion of the working age population (WAP) claiming IB varies greatly between different parts of the country, partly reflecting the state of the local labour market and the area's economic history. It is particularly high in former industrial cities, such as Glasgow, although it is now beginning to come down. Many claimants moved onto IB with no expectation of getting back to work, although about a third now say they want to work. Some observers have argued that the large IB population in Britain partly reflects disguised unemployment. In practice, most people on IB never get back to work. Indeed after two years on IB a person is more likely to die or retire than find a new job. Three-quarters of people claiming IB have been claiming it for two years or more. In 2006 the government set an ambitious target of getting a million people off IB within the next 10 years, as part of the next phase of welfare to work. It has introduced 'city strategies' specifically to target areas with the highest levels of IB and other 'inactive' benefits. But the extent to which the movement of people onto IB is reversible is far from clear.

Objectives
The aim of the study on which this paper is based was to build up a detailed picture of the IB population in Glasgow and to compare it with the rest of Scotland. Another objective was to analyse the 'on' and 'off' flow populations in order to gain a better understanding of the dynamics of the situation. Both issues are vital to the achievement of the government's objective.

Methods
This study was original in being based on unique access to 100% sample data from DWP Information Directorate Work and Pensions Longitudinal Study from 2000 to 2005.

Results
Glasgow is distinctive from the rest of Scotland in various respects. It has a challenge in terms of the absolute size of its IB claimant population (61,850 in 2005). Yet, there has been a sizeable reduction in IB stock claimants from 2000 to 2005, mainly due to a decrease in on flow. 16% of the Glasgow WAP was claiming IB in 2005 compared with 10% in Scotland. The number of IB claimants with a poor work history (credits only claimants) in Glasgow is greater than the rest of Scotland, presumably reflecting the worse labour market situation. Mental health accounts for 50% of those claiming IB in Glasgow and has increased from 39% in 2000. In 2005, 3.8% of the WAP

in Glasgow moved on to IB compared with 2.5% of the WAP in Scotland. In 2005, off flow was 24% of the total stock in Glasgow and 25% of the total stock in Scotland. More of the on and off IB come from younger age categories and shorter duration of claim categories. Some indicators suggest that Glasgow faces a much greater challenge in reducing IB than other areas, although other indicators suggest it is making significant progress despite these problems. This may be attributable to (i) Glasgow's greatly improved labour market context, (ii) the effectiveness of local employment and training initiatives at reconnecting people to work, or (iii) administrative procedures associated with 'managing' people claiming or seeking to claim IB.

Conclusion
Although the IB population is decreasing for the first time in more than two decades, the situation in Glasgow does differ from the rest of Scotland. The paper explores some of the reasons for this, as far as the data permits. This is the first stage of a study that will further investigate the interaction between the health status, the labour market and policy interventions as they affect this vulnerable population. The paper develops various propositions for 'testing' in the next stage of the work.

Key Words: incapacity benefit, on flow, off flow

Urban Local Environments and the Promotion of Health and Wellbeing Among Older People: Dimensions from a Qualitative Study in Scotland

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ABSTRACT

Demographic and social change in most European countries has meant that we have an increasing number of older people who are more likely to be living, and to want to live, independently in the community. However, older people have often been neglected in the planning process and in regeneration initiatives which have tended to focus on the needs of younger cohorts, particularly those in their economically more productive years. Whilst useful work has highlighted that older people's ability to function independently is a dynamic between their capabilities and the characteristics of their environment, these insights have mostly been applied to housing and the design of the immediate living space; little attention has been paid to the outdoor neighbourhood environment and how it accommodates older people. Further, a tendency to construct older people as passive and dependent has meant that the voices of older people themselves are seldom heard in research in this area.

This paper reports on a qualitative study that was carried out in the Glasgow region of Scotland. Older people in three different urban neighbourhoods were interviewed in depth regarding their experiences of their local environment, how they used it and how it affected their well-being. Interview data was combined with further data from observation. Analysis reveals the understanding of older people themselves of routes by which their health and wellbeing are affected by characteristics of the local outdoor environment. Several dimensions emerge including the extent to which physical activity and exercise are promoted, and the extent to which older people are able to socialise informally out of doors. Health impacts are potentially physical, emotional and mental. The paper will reflect on the implications of these findings for urban planning and design that aims to support older and mixed communities.

Key Words: older people, health, neighbourhood

Economic Evaluation: Can it GoWell with Public Policy?

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ABSTRACT

In a resource limited environment, it is important to determine whether a proposed programme constitutes a good use of scarce resources. Economic evaluation provides a framework to approach and inform difficult decisions about the best use of limited resources, through an assessment of both the costs and outcomes associated with a proposed programme.

However, complex public health interventions, including housing regeneration projects such as GoWell, do not readily lend themselves to the application of established economic evaluation techniques because their outcomes are complex and varied. This paper examines the issues associated with conducting economic evaluations of complex public health interventions and suggests some potential solutions. The issues explored include the diverse nature of outcomes, use of randomisation, collection of cost data, use of comparators, identifying and defining interventions and the timescale of data collection. Within the paper, the issues and potential solutions are explored through the use of case studies of economic evaluations of public health interventions currently being undertaken in the fields of housing, urban regeneration and physical activity.

Key Words: economic evalaution, public health

How Capable are we at Evaluating Public Health Interventions?

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ABSTRACT

Complex public health interventions, including housing regeneration projects such as GoWell, often have such diverse outcomes that evaluation needs to overcome methodological challenges. Sen's 'capability approach' may provide the breadth of coverage required to evaluate public health interventions. According to Sen, wellbeing should be measured not according to what individuals actually do (functionings) but what they can do (capabilities). However, as some researchers have found, the entire capability set is not easily or directly observable (1). Anand et al (2) sought to measure capability by exploiting data from the British Household Panel Survey and other social surveys and arrived at a set of 65 indicators, which they tested via an online survey. While Anand's is not the only approach to measuring capabilities (see (3)), the survey design is practical and is also a generic approach and, much like SF-36, is a generic measure of health.

We sought to reduce and refine Anand et al's survey so as to be able to provide a summary measure of wellbeing and capability, negating the need to develop specific instruments for every evaluation of complex public health interventions. This paper offers commentary on the application of the capability approach and also details the approach used to reduce and refine a questionnaire for use in public health interventions. The results from the first stage of the project will be reported.

Key Words: evaluation, public health, capability approach

Using Public Health Policy to Move Practitioners Towards a Community Level Approach to Tackling Health Needs

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ABSTRACT

The nature of public health policy and practice is, and has historically been, contested. For some it constitutes the provision of life-style advice delivered to individuals. For others it requires a community level and structural response to broader problems. As part of a large multi-method evaluation of 'Starting Well' (Scotland's National Health Demonstration Project for child health), the study reported in this paper aimed to determine whether an intervention based on broad public health principles could contribute to expanding the role of project health visitors from the individual to the community.

Study Design

A process evaluation was conducted over two time points with a purposively selected sample of management and health visiting staff (N=44) responsible for developing and implementing the 'Starting Well' programme. The study used semi-structured interviews that covered a range of issues including: the public health role of health visitors; definitions of public health practice; and, the influence of Starting Well on practice.

Results

Whilst greater contact with families allowed health visitors to gain a greater understanding of the problems and life circumstances of their case-load families, the evaluation of Starting Well raised a range of issues about the feasibility of systematically changing practice within a short timescale and demonstrated the difficulties of implementing an approach that relied on individual values and organisational context as much as guidelines and assessment tools. The degree to which the systems and structures within which practitioners were operating facilitated a broad public health approach was limited.

Conclusions

As part of the wider Health Improvement agenda within health policy Public Health as a profession in the UK has seen drastic changes in the last few years with increasing numbers of workers expected to have a familiarity with its principles and modus operandi. It remains however a contested area of work and implementing its wider practice requires change at organisational, professional and individual levels. This has implications for current policy assumptions about how to improve the population's health.

Key Words: public health policy, health visiting, community approaches

Excess Mortality in the Glasgow Conurbation: Exploring the Existence of a 'Glasgow Effect'

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ABSTRACT

There exists a 'Scottish effect', a residue of excess mortality that remains for Scotland relative to England and Wales after standardising for age, sex and local area deprivation status. This residue is largest for the most deprived segments of the Scottish population. Most Scottish areas that can be classified as deprived are located in West Central Scotland and, in particular, the City of Glasgow.

A method to compare the deprivation status of several UK cities was devised using the deprivation score first calculated by Carstairs and Morris. The population of mainland UK was broken into deciles according to the Carstairs score of Scottish postcode sectors and English wards. Deprivation profiles for a particular cities were drawn according to the percentage of the local population that lived in each Carstairs decile. Using data from the three censuses since 1981, longitudinal trends in relative deprivation status for each city could be observed.

Age and sex adjusted standardised mortality ratios (SMR) were calculated for cities based on demographic and mortality data at postcode sector and ward level. These were calculated for each census time point. Where appropriate, SMRs were also calculated for conurbations. A second set of SMRs was calculated with adjustment for Carstairs decile.

Regression analysis of death rates in small areas was also undertaken. Poisson models were dismissed because of overdispersion of death counts and negative binomial models were used instead. Covariates in the models were age-group, sex, city of residence and Carstairs z-score. Further models were generated that examined other standardised census variables associated with deprivation. These variables included adults with no qualifications, lone parent households, persons rating their health as "not good" and unemployed individuals who had never worked. The deprivation profiles confirmed that all UK cities have a high proportion of deprived residents, although some cities have far higher proportions than others. Some cities appeared to show relative improvement in deprivation status over time whilst others seem resistant to change.

Results from both standardisation and regression analysis were surprising. Age and sex adjusted death rates for many cities increased significantly between 1981 and 2001. After allowing for deprivation status, mortality rates in UK provincial cities were found to vary greatly. Some cities had death rates that were not significantly different from UK average and there appeared to be a protective effect conferred by residence in certain cities. More obviously, results from regression

models showed that census deprivation variables were unable to fully explain the excess mortality that exists in certain cities; most notably, Glasgow, Liverpool and Manchester.

This study is rare in that it controls for deprivation status when calculating standardised death rates. It can be concluded that the relationship between area deprivation and local mortality rates is more complex than can be captured by routine sources of data such as the census. Two main possibilities are being considered. First, deprivation does explain the excess mortality but our measures of deprivation fail to capture its full effect in the 21st century therefore we need to refine our measurement of deprivation. Second, it may be that there exists in certain cities a cultural phenomenon that confounds the relationship between deprivation and health.

Key Words: mortality, cities, deprivation

Workshop Theme 11: Real Estate Development and City Planning

Brownfield Development: a Comparison of North American and British Approaches

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ABSTRACT

This paper will aim to explore and evaluate commonalities and differences between the brownfield agendas in North America and Britain. Specifically, it will compare policies and practices in the United States, Canada, Scotland and England in order to understand how distinctive features have arisen in the brownfield debate in each country.

The authors will first explore how and why the term brownfield is defined in each country. The paper will then draw on recent research and publicly available statistics to examine the significance of brownfield land in each country, with attention given to the most prominent former uses of such land.

The paper will then move on to evaluate and explain the importance attached by respective governments to brownfield redevelopment. Relevant public policies and initiatives will be reviewed and compared. Alongside this, consideration will also be given to the keenness of the private sector to promote on brownfield redevelopment, and to the main constraints to brownfield redevelopment in each country.

In summary, the paper will seek to discover whether the main differences in understanding and tackling brownfield land between North America and Britain are due primarily to physical, cultural or institutional factors.

Key Words: Brownfields, urban redevelopment, policy analysis

Processes for Territorial Cohesion in Terms of Relational Links: Issues Providing an Infrastructure for Regional Spatial Planning

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ABSTRACT

The ways spatial planning fosters the context of the risk society in border areas have been subject to this research. This paper outlines the state of ongoing territorial cooperation between Gorizia (Italy) and Nova Gorica (Slovenia) and in the Irish Northwest region in relation to the formal initiatives coming from the EU and in relation to grassroots demands. Through case study comparison this paper compares the way in which spatial practices have worked in the two areas and the fields in which territorial cooperation works better.

The central point is to verify how territorial cooperation has facilitated the access to economic and social opportunities, to mutual learning and shared knowledge. As with spontaneous territorial cooperation development, the working of cooperation varies according to context. Two levels of analysis are used here: the attitude towards cooperation at a local community level is considered, as well as the drive to cooperate from the governmental level. This analysis is applied here within a planning framework in order to assess the effects of territorial cooperation on the idea of a reconceptualization of border territories in a shared view of spatial planning.

The risks involved in EU funded cooperation work, i.e. formal cross border cooperation initiatives, are heightened by the fact that the need for change and a spontaneous and natural attitude towards territorial relations is overcome by the chance of getting EU money.

This paper suggests that a full understanding of this context is required if interactions are the bases for spatial planning. Indeed, the hypothesis emphasising that people live intersubjectively, embedded in a relational world, was demonstrated as truthful through the case studies even if, paradoxically, social relations are still quite weak compared to other kind of relations (business, institutions, etc). This paper points out that the relational links, as activity of cooperation created shared visions which now need to be acted upon and implemented.

Key Words: cooperation, shared knowledge

Planning Constraints and the British Economy

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ABSTRACT

The United Kingdom has one of the most restrictive systems of planning control in the world, and one which has become more restrictive over the sixty years it has been in existence. The most obvious effect of this long lasting constraint on the availability of land for urban use is that the price of land with planning permission for urban development may be a thousand times higher than the price of an adjacent piece of agricultural land for which permission for urban development would be unobtainable.

This paper explores the economic consequences of the constraint and of the high price of urban land. The most obvious is its effect on the housing market where too few homes are built, housing is expensive, and the homes which are built are by some way the smallest in Western Europe. Moreover they are getting smaller and the majority of homes now being built are flats, a type of property which very few actually want to live in but which is forced on them because they cannot afford anything else.

The constraint also affects commerce and industry. So London is the most expensive city in the world, but though wages are also high, those not owning their homes are poor relative to other countries because of the high cost of living. Other UK cities are also expensive, as evidenced by the fact that the cost of office space or of industrial floor space in these cities is amongst the most expensive in the world. The high cost of space discourages uses which use a lot of space. As a result manufacturing is discouraged and the UK economy is far more service oriented than other comparable economies. Moreover industrial production is falling in the UK while in the rest of the European Union it is increasing. This trend is exacerbated by recent planning policies which encourage the demolition of factories and offices and their replacement by houses and flats.

The paper looks at the reasons for the continuing popularity of this policy of constraint. One reason is that the majority of the population are owner occupiers and therefore regard rising prices as a good thing, something which they would not do if they rented. Another is that most of the population believes that the UK is far more urbanised than it is, indeed four or five times more urbanised, and that the remaining rural area is half what it actually is. A third is that for almost the whole of the last sixty years planners and population have not seen economics having any relevance to land use – 'it is up to the planners to plan and the market to follow'. Only in the past two or three years has the position changed and the Treasury started to take an interest – but whether policies will change is another matter.

Key Words: planning, economics, growth

Phronetic Planning Research: So What?

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ABSTRACT

Some years ago, in 2001, Bent Flyvbjerg published *Making Social Science Matter: Why social inquiry fails and how it can succeed again.* As the title suggested, this text advocated a new approach to social science, which was based on an analysis of what can reasonably be expected of social and natural science. 'Just as social science has not been able to contribute with Kuhnian normal science and predictive theory to scientific development, so natural science has little to offer to the reflexive analysis of goals, values and interests that is a precondition for an enlightened development in any society. However, where natural science is weak, social science is strong, and vice versa.' (p 53). Quoting Aristotle, he argued that it was an increasingly important task to balance value-rationality with its scientific and technical rationality. Phronetic social science was his answer to this challenge. Surprisingly, because he is a planning academic and his empirical work has been about urban planning issues, there has been very little reaction within the academic community of scholars concerned with cities, urban development and planning to this proposal. By contrast, there has been much more attention to it in the field of political science. A number of possible explanations for this neglect might suggest themselves. It may be that urban scholars are not aware of the book. It may be that they are aware of it, but feel that they are already conducting 'phronetic' social science so no more need be said. Finally, they may feel that it does not offer a convincing alternative to conventional approaches. This paper explores these issues and presents a critical evaluation of the potential contribution of phronetic social science to urban research. In particular it asks 'how far has it revolutionized the debate about values in social and political inquiry'?

Key Words: research, planning, phronesis

Multi-Criteria Assessment of Socio-Environmental Aspects in Shrinking Cities

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ABSTRACT

Demographic change and economic decline produce modified pattern, densities and dynamics of urban land use. Compared to the beginning of the 90ies after the reunification, nowadays massive vacancies in the housing and commercial sector followed by demolition and perforation come to pass in Eastern Germany. In consequence, a considerable surplus of urban brownfields has been created. Further, the decline of the urban fabric affects local livelihoods, social infrastructures and urban green systems. In case of both, urban planning enters "undiscovered terrain" since it is in need to assess the socio-environmental impacts of shrinkage.

In order to carry out such an assessment quantitatively, a respective multi-criteria assessment scheme was developed and applied. Firstly, infrastructure and land use changes related to vacancy and demolition were identified. Secondly, demolition scenarios for the coming 20 years were applied. The multi-criteria indicator matrix quantifies the socio-environmental impacts on both land use and urban residents.

Scenarios of urban shrinkage are set against urban "quality of life" targets. Empirical evidence comes from Leipzig, Eastern Germany, a representative case study for urban land use change induced by shrinkage.

The results show that shrinkage implies socio-environmental changes of residential livelihoods but, however, does not simply improve or decline the overall urban quality of life. The integrated assessment of all indicators identifies environmental and social opportunities (gains) as well as challenges (losses) a shrinking city is faced with.

Key Words: urban environment, green spaces, shrinkage

Urban Fallows: Developing Creative Structures in the Tampere Region

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ABSTRACT

Urban structures are dynamic due to endlessly moving functions. This might result in underutilized areas and buildings, which are waiting for new functions and users, in other words, new cultivating – they are urban fallows. The most familiar reserve of urban fallows consists of former industrial sites. In addition to these brownfields, also abandoned schools, institutes, offices, infrastructures, docks, ships, depots and fields are included. In contemporary parlance the concept of fallow has a negative undertone. However, in its original usage in agriculture it has clearly positive meaning. Fallowing is a method to fertilize soil. Similarly, urban fallows could be considered positive with their diverse potentials to fertilize urban qualities. Due to their long-standing materiality, there is usually a lot of meanings and history embedded in urban fallows. In the process of urban development, the fallows are typically used as arenas for provisional uses prior to further development. There is also a strong dependence between these uses and the increase of value of the property in question.

In our project, we aim to develop urban fallowing as an explicit method consisting of two parts. Firstly, a GIS-based method has been developed for identifying and classifying different fallows. By using GIS, the qualities and quantities of fallows can be analyzed, as well as their relative locations in urban region. The collected information will be deposited in a fallow bank, which can be published in the internet. Secondly, a specific process model for developing spaces has been created. The model is sensitive to different phases of fallowing and to intermediate uses.

Specific qualities of the fallowing method:
- a simple GIS approach can utilize basic GIS data sets available in majority of EU countries;
- analysis of potentials facilitates communication between land-owners, developers and end-users, stakeholders and between long-term and short-term development;
- multiple development paths, from minor to extensive investments, can exist simultaneously;
- sites can be brought into development discussions independently of the initial intentions of land owners.

Benefits of the fallowing method:
- speeds up the development of underutilized urban spaces;
- improves the integrity of urban structure;
- enriches the quality of urban environment;
- brings out unconventional ways of using urban spaces;
- opens up possibilities for new business highlights places in areas with no obvious business interest

Key Words: urban planning, property development, creative economy

Planning and Real Estate Development in the Public Realm – New Forms of Sub-Municipal Governance

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ABSTRACT

In the UK, globalisation, neo-liberalism and individualism are combining to create different institutional constructs. These are reflected in the prevailing Third Way political economy and congested state apparatus. This has clear implications for the emergent balance of state-market-civil relations at large. The importance of the Treasury which is currently driving a relatively more hard line interpretation of public policy implementation cannot be under-estimated. The pre-Budget reports for 2006 demonstrated a particular interest in defining an economic assertion of land use planning practice. This stressed an economic development and business model imperative.

This is leading to the design of new legal, institutional and policy arrangements for the governance of public spaces, such as town centres, including the introduction of Business Improvement Districts. This paper will consider the spirit and purpose of Business Improvement Districts in terms of the associated reconfiguration of private, public, and common property rights. In town centres where Business Improvement Districts operate, or are in the process of being established, their morphologies of governance frame competing individual and collective experiences and behaviours. Drawing on evidence from England and Scotland, the paper will consider the implications of Business Improvement Districts with respect to the reconfiguration of new business-led sub-municipal governance of the associated public realm.

Key Words: sub-municipal governance, public realm, Business Improvement Districts

An Evolutionary Perspective on the 'Vital' City: the Case of Glasgow

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ABSTRACT

The 'organic' nature of urban change is well enough known, and pervades urban planning literature from writers as diverse as Soria y Mata, Howard, Geddes, Le Corbusier, Mumford, Jacobs and Alexander.

However, there are many quite different interpretations of this 'organic' sense – the city as an organism, or a more general sense of a living thing or organic entity, or as an evolving entity. Moreover, these interpretations are based on different degrees of abstraction from actual biology. However theoretical, these interpretations have practical consequences, as they affect our urban interventions: including the kinds of drastic urban 'surgery' that cities were subjected to in the 1960s and 1970s; the idea that cities should stop 'growing' but should have 'offspring' (new towns); and the way planned towns or cities should be designed as 'organic wholes' with internally 'harmonious' parts.

Drawing from contemporary scientific understanding such as complexity science, emergence, and popular interpretations of evolution, as well as urban theory, this paper aims to update our understanding of urban change through an evolutionary perspective.

The paper argues that there is a fundamental difference between seeing the city as an 'organism' – that is, a composite object that develops over time – and as something evolutionary that evolves over time. This paper investigates the difference between the 'developmental paradigm that sees urban settlements grow as if according to an maturing programme, with an optimal finite size and 'balance' between parts, and an evolutionary paradigm in which there is no long term programme, no optimal size, no endpoint knowable. It is suggested that designing the city 'as if' an organism is little different from designing it as if it were a machine. Instead, it is argued that the evolution of cities is not merely another figure of speech, but is a definite process that is no more or less real than urban 'growth', 'vitality' or 'regeneration'. Moreover, evolutionary urbanism is not merely a historical phase that was supplanted by modern planning, but is a continuous process, understanding of which can help us promote 'vital' cities today.

The paper uses examples from Glasgow to demonstrate the evolutionary nature of urban change: the original settlement, the 'New Town' extensions (Merchant City and Blythswood); the subsequent Modernist surgery in pursuit of a 'coherent whole' and the dysfunctional consequences; and subsequent successful adaptations. Suggestions for an alternative 'evolutionist' approach to urbanism are then made.

Key Words: evolution, urbanism, Glasgow

Planners, Developers and Power: a Critical Discourse Analysis of the Redevelopment of Leith Docks, Scotland

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ABSTRACT

This paper applies critical discourse analysis techniques to two pieces of discourse produced during the early stages of the redevelopment of Leith Docks. This was a major policy document that had status as supplementary planning guidance and a sample of marketing discourses produced by the landowner and developer. The paper explores the utility and criticisms of critical discourse analysis as a methodology to show that it has inherent use in opening up areas of research in built environment policy, particularly regarding power. It then goes onto analyse discursive data from policy documents and semi-structured interviews with key actors in the development process to place the discourses in a social context. In doing so it shows how the planning authority used its political and professional power, through discourse to have power over development. Further, it shows how the landowner's and developer's power over the marketing discourse gave them power over the community's perceptions of what development was actually going to take place. The research evidence thus poses challenges for future planning policy, particularly where a developer is tasked to carry out consultation with due regard to the power of marketing discourses. Planning professionals and academics could usefully employ critical discourse analysis itself to further enlighten and strengthen the process of producing planning policy documents and develop reflexive practice.

Key Words: discourse analysis, planning; and governance

Institutional Funding across a Three Phase Regeneration Model

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ABSTRACT

This paper is concerned with how to further engage the major investing institutions in the financing of regeneration and the conditions necessary to attract institutional finance into regeneration schemes. The paper reports upon research funded through the Investment Property Forum and took a cross-asset perspective involving other investment classes namely equities, bonds, private equity, securitised vehicles and others.

The research sought to move beyond the question of involving institutions in property investment to potentially more strategic issues related to infrastructure and other opportunities within regeneration. Central to the research is an understanding of institutional requirements, the expectations of asset returns, the understanding of risk tolerances, the nature of the security required and whether this can be offered through regeneration.

In conceptualising regeneration and funding opportunities the analysis is based on a model consisting of three distinct phases: remediation/infrastructure, development and investment. The study through the use of interviews with fund managers on a cross-asset class perspective examined the characteristics and potential for designing a regeneration investment vehicle that would prove attractive to the institutions and which would operate across the three phases of the regeneration model. A tiered vehicle structure is proposed with a bond providing the first layer of regeneration finance complemented by a second layer of private equity and long-term funding.

Key Words: regeneration, institutions, investment

Urban Integrated Regeneration: Lessons from Two European Cities

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ABSTRACT

Regeneration has the main aim to give a new usability to urban areas that are not more able to provide a proper quality of life to citizens' life, or proper context to the productive and industrial system. The reasons requiring regeneration can be of economic, social and environmental nature and from the point of view of this research these three aspects have been investigated in a choice of regeneration processes. The request of a balance, between the expectations of economic activities, society desires and environmental protection, is the same at the very base of sustainability concept.

The purpose of this paper is to verify how two European cities – Copenhagen and Barcelona – have developed and recently applied urban regeneration policies in a perspective of sustainability. A survey of urban regeneration polices activated in these cities put in evidence that beside the planning tools usually provided by local legislations, a range of new programs has been introduced, both of urban planning character and more oriented to management and processes that the national governments have decided to support. In fact, both cities are implementing two different programs to support integrated urban regeneration: *Kvarteløeft* in Copenhagen and the more recent *Llei de Barris* in Barcelona. These *integrated programs* are basically *complex instruments* contributing to enhance a sustainable perspective in urban planning practice. The emerging scenario is plenty of success but also of contrasting results that put at the forefront the necessity of an integrated approach in local policies for urban sustainable development.

Key Words: urban regeneration, integrated policies, strong sustainability approach, local governance, participation

South Yorkshire's City Builders: Local Commercial Property Development

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ABSTRACT

The property and planning literature is sadly lacking a sound understanding of the perspectives, actions and strategies of property development actors. Developers are largely treated as a homogenous group after mainstream stereotypes. This hiatus is particularly concerning especially when one considers that planners do not build cities, and in order to shape urban development planners and other policy makers must influence the actions of these individuals and organisations that do. This research project has interrogated statistically the geography and scale of development actors active in South Yorkshire's urban commercial property market. The second interview stage of research focuses upon a specific brownfield regeneration development in order to explore the *actor worlds* the developer operates within, and how these relationships have affected their perspectives, actions, strategies and the scheme itself. This research builds upon an emerging, but as yet discrete literature, which has begun to address the diversity of property development actors. With the majority of urban regeneration programs being property led, a solid understanding of property developers is fundamental to the success of such strategies. This paper offers a framework for researching the complex network of actors involved in brownfield development. Furthermore, it provides an insight into the current attitudes toward an active regeneration program.

Key Words: regeneration, real estate development

Private Property in Shrinking Cities – a Challenge for Planning Tools

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ABSTRACT

Urban restructuring (Stadtumbau) has become the new planning paradigm for shrinking cities in Germany. Especially in formerly heavily industrialised but also in remote rural regions demographics point at a long period of population decline and ageing, which is reflected in high rates of vacancy, abandonment, and demolition. While the public housing stock is being downsized with the help of federal subsidies, it remains unclear how the private sector copes with the demographic as well as the urbanistic challenge.

A case study in a rapidly shrinking East German town of 28,000 inhabitants aims at better understanding the structure and processes within the real property ownership facing a constantly lesser demand. The qualitative research generated a typology of owners showing three main strategies. The first is to stay invested with a long term perspective. The second strategy consists of maximising cash flow for a limited investment period. The third path implies an exit of the market at substantial losses.

The analysis of the owners' motivations reveals important issues for planning: as negative equity prevails the gap widens between place based amateur landlords and out of town professionals with broad portfolios. The decision-making power is often transferred to mortgage lenders, estate agents and asset managers, pursuing predominantly financial interests with little regard to urban form, function and social structure. This results in a disparate pattern of uses and building conditions.

In this wicked situation, planning has to distribute losses, remediate dysfunctional urban structures and prevent living conditions from deteriorating. The current planning tools such as comprehensive plans and gap funding for urban renewal projects have not proven effective. Given the financial distress and the inability to generate growth, the cities need to focus their efforts and seek allies among the remaining, but also absentee stakeholders.

This paper discusses the options available to private and public actors for the urban restructuring of shrinking cities. Planning tools seeking the compliance of landlords and their middlemen have to take into account their differing interests and capacities. Today, cooperation and capacity building are favoured over regulatory measures and financial incentives. However, in many cases property owners are not accessible or in foreclosure. Thus stronger instruments and new practices are needed.

Key Words: shrinking cities, property owners, planning tools

Discursive Place Making: Expressions of "Urban Renaissance" in Sweden

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ABSTRACT

In the international as well as Swedish discussion on urban development it is sometimes claimed that ordinary categories such as public-private and urban-rural no longer apply, or are insufficient, for describing contemporary urban space. The contemporary urban discussion has at the same time been characterized as a "literature of loss" – loss of real public spaces, real urbanity, rurality, community or identity. Blurred borders between public and private spaces, urban sprawl or commercialized edge cities are mainly constructed as problems and threats of urban development. Urban categories and categorizations matter, consequently, but for several and sometimes contradictory reasons.

I will focus on two strong tendencies related to categories and categorizations that can be observed in the Swedish urban planning context. Firstly, (certain) historical categories have an almost undisputed status in the construction of the urban ideals. Secondly, the inner city is the norm that a majority of new construction relates to in some way – as a continuation of it, an opposition to it, a failed interpretation of it etc. This is, of course, both constructed by and illustrated in tangible architectural and structural planning elements but, in addition, it is clear from my analysis that the wider discursive construction of the urban is a central aspect of what could be designated as a Swedish variant of "urban renaissance" or "new urbanism".

But what are the implications of the ideal of the traditional city at this time and place?

I will present findings and analysis from an ongoing PhD project analysing contemporary Swedish urban ideals. I use methods of discourse analysis and material such as planning texts from the National Board of Housing, Building and Planning and articles from the Swedish journal of planning.

I pose questions such as:
- how is the city and the urban life constructed conceptually?
- how are categorizations – such as urban-rural, urban-suburban, public-private – used? and
- what norms regarding the city and the urban dwellers are thereby constructed?

Key Words: urban planning, urbanism, discourse

City Living

Mixed use developments in Leeds have been growing in scale and complexity. How well is the planning system coping, how robust is the market and how well are such developments contributing to urban sustainability?

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ABSTRACT

Medium to high density, mixed use property development on brownfield, central sites was encouraged by government policy from the late 1990s. The 'city living' apartments produced in response have proved popular with young professionals employed in the burgeoning financial and business services sector. These dwellings have helped to meet housing need for a segment of the market. They have reduced the need for some city centre employees to commute and have contributed to the greater vitality and viability of the city centre.

But in Leeds the planners were not prepared for the flood of applications, driven especially by the demand from buy-to-let investors. Although many tenants and buyers have come forward, only those with relatively high salaries can afford to occupy city centre flats. There is a higher rate of vacancy in the city centre than there is elsewhere in the city and there could be substantial oversupply if all proposed schemes are built, even if the local and city regional economy continues to thrive. The environmental performance of the buildings has been less than exemplary and the life style of inhabitants is not as low-impact as it could theoretically be.

What is the prognosis for this sub-market? What does research on supply and demand indicate about the robustness of the market? As city living tends to appeal mainly to young adults, what will happen as the early residents mature? Is there any sign that city living will become 'greener' – both in terms of the buildings themselves and the way of life of the inhabitants?

Key Words: city living, urban sustainability

Value Capturing from Real Estate Development to Finance Infrastructure: Choosing the Right Policy Instruments

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ABSTRACT

In order to find solutions for the financial gaps in the funding of infrastructure development, Dutch city planners are increasingly looking for opportunities for value capturing from related real estate development. The argument goes as follows: as a consequence of the investment in new infrastructure, the accessibility of the locations that are linked to this infrastructure improves and the likely result is that, to some extent, property values in this area will increase. For that reason, municipalities negotiate with property developers to finance part of the infrastructure costs.

Since in station area redevelopment projects infrastructure developments are often very strongly related to real estate developments and because in many Dutch towns station areas are currently subject to redevelopment, the issue of value capturing particularly occurs with respect to this type of projects. We have found in recent research that in some of these station area redevelopment projects value capturing has taken place on a voluntary basis (Van der Krabben and Van Bendegem, 2007). At the moment, however, in the Dutch planning system a legal basis for value capturing is absent.

This paper first explores in more detail – based on evidence of various international empirical studies and on some information of recent research in Dutch cities – the relation between infrastructure development and real estate values, answering the question 'how much value, in principle, can be captured?' Secondly, the paper investigates possible policy instruments for value capturing. It will be argued that the legal instruments for value capturing that are used in other countries (particularly in the USA) are of limited use in the Dutch context. Instead, the instrument of *urban readjustment* (Hong and Needham, 2007) will be introduced as an alternative policy instrument for value capturing. The line of argument in this paper will be based on *property rights theory*: optimal solutions for value capturing should be based on the reassignment and / or redelineation of existing property rights, in such a way that the positive external effects of infrastructure development (increasing property values) should somehow or other be internalized. The paper shows that the instrument of urban readjustment may offer good opportunities to redefine property rights over land and property in those station area redevelopment projects in an acceptable way.

Key words: real estate development, value capturing, urban readjustment

Sources
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The Spreading of Strategic Planning in Italy

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ABSTRACT

Traditionally, as mentioned by Newman and Thornley in their comparative study (1996), the Italian system of planning has been strongly characterized by a regulatory approach. Between 1942, the year of the most important planning law of the twentieth century and the 1990s, the question of cities' development had been taken into account within general land use plans.

Toward the end of the 1990s, this approach revealed its inadequacy. Particularly at the local level, this has been considered a strong constraint on the regeneration of cities and the revitalization of their economic potential. The improvement of flexibility and participation (both for private and third sectors) within planning processes were considered primary objectives for a ten year innovation wave, whose effects are not already completely clear.

On the one hand regions, as a consequence of the devolution of planning competences during the past two decades, started to draw their own legal frameworks. The most relevant result of this was the separation of the "structural plan" (long term and legally binding) from an "operational plan", whose objective is to carry out urban projects within a short term perspective with the contribution of the private sector.

On the other hand, the local authorities of large and medium sized cities became increasingly interested in developing strategic plans following the model of some European "success stories" of urban regeneration (Barcelona, Lyon, Glasgow). At a first stage, strategic plans were carried out by public-private partnerships, whose aim was to reshape the local model of development. These first experiments were characterized by a strong voluntaristic approach. More recently, several programmes from the national level has been launched to support the local authorities in the implementation of strategic plans and improve their institutional capacity. In these latest cases, the construction of local partnerships and the overall process of planning are, to all appearance, much less voluntaristic.

In the framework of this long term process of innovation, the paper aims to discuss the influence of the strategic approach within the Italian system of planning, with particular reference to the southern regions, where strategic plans and programmes are generally addressed to gain financial support from European cohesion policy. The paper will evaluate those conditions that seem to be the most relevant issues for the effectiveness of strategic plans, particularly institutional capacity and the extent of cooperation between the public and private sectors.

Key Words: strategical planning, public-private partnerships, southern italian regions and EU cohesion policy

Enclosure of the Urban Commons

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ABSTRACT

This paper develops the argument that the shared public realms that became regarded as normal in cities of the 20th century are inherently unstable. Like the rural commons of pre 17th century Britain they are subject to inexorable processes of subdivision and enclosure. The subdivision is one of territory, function and ownership and is closely associated with the division of labour and economic advancement. Like the division (enclosure) of labour, the division of land is a manifestation of the dispersal of knowledge in society. Both types of enclosure are facilitated by the price system, which permits transactions between individuals with increasingly specialised knowledge. However, the inability of the price system to govern the transaction of resources with ill-defined property rights leaves certain resources in the public domain. But only for a while. As the costs of transacting become lower relative to the value of a transaction, subdivision continues its relentless course. Using ideas from Hayek, Coase, Schumpeter, Demsetz and others, this positive theory of urbanisation is explored, applying it to the evolution of 21st century cities. Along the way, the normative question 'who should co-ordinate the consumption of shared urban resources?' is addressed, with the suggestion that the answer changes over time – according to the transaction cost/value ratio.

Key Words: public realm, property rights, Hayek

The Supply of Commercial Space

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ABSTRACT

This paper examines office markets at a city level in Britain. Specifically it examines the supply of office space. The provision of office space is a key requirement as economic change has meant that cities are increasingly dominated by service sector employment. Cities have to compete at a national and international level to attract businesses that are not locationally constrained. To do this, the role of office development cannot be ignored. Provision of prime space to the market is a key concern as occupiers will want to locate high value employees in good quality environments. While this creates a role for environmental regeneration, it also has clear implications for property development.

This paper will examine availability and supply of office property. It will examine some of the issues that affect the competitiveness of cities and how property markets relate to these objectives of local city governments. The paper shows how changing economic structure (specifically growth of the service sector) affects and may be affected by local property markets.

Key Words: office supply, development, competitiveness

Workshop Theme 12: Housing Organisation and Finance

Vitality in Neighbourhood Housing Markets: Measures, Drivers and Processes of Change

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ABSTRACT

Housing markets play a key role in the evolution and functioning of neighbourhoods, and hence are necessarily a key concern for national and local policymakers. Data on housing markets at this scale have become more prolific, but understanding of their functioning is still developing. This paper draws on evidence and analysis from recent projects to examine questions about neighbourhood housing market vitality in England. Firstly, what are good measures of market vitality, and do these tell a consistent story? Secondly, what are the main drivers of market vitality, based on modelling of the determinants of levels and change in these indicators? Thirdly, what can we learn from these data and models about the process of change in neighbourhood market vitality?

Key Words: neighbourhood, housing markets

Social Housing in Italy: the Strategic Areas of Intervention

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ABSTRACT

Nowadays, in the maximum peak stage for the current cycle of property market expansion, we have been facing a remarkable increase in housing purchase prices compared to salaries and wages. In the last 6 years, usually as a national average, they have risen of 51%, and up to 65% in big cities, with values of 139% in Florence, 97% in Rome, 77% in Turin. Briefly, the analysis of the property market highlights a few elements that seem to enlarge the area of social housing, above all in economy and income terms:

- the level of the prices reached has had no equal in the history of the last 25 years and the affordability capacity of many families has palpably shrunk;
- from 2000 to 2004 the intersection of the variables of average income and dwelling prices showed a noteworthy growth on housing affordability;
- the level of borrowing of the families has appreciably increased, resulting in a greater vulnerability for the subjects with a low or medium-low income, as well as for those people entering the process of job insecurity (flexibility).

The sector that has certainly been more damaged – becoming weaker and poorer – by the long growth in the property market is the tenants':
  the Cresme research centre has measured that over 1.3 million renting families at the end of 2005 were suffering from a state of economic strain caused, or worsened, by the rise in rents. In 2007, because of the rent rise, the contract extensions and the new contracts, almost 1.8 million households (over half of the families that pay a rent to private owners) are expected to suffer from the strongly negative consequences of the price rise that has occurred in these last years.

Staying on the topic of rents, the increase in the market value of dwellings has driven the anticipation of profitability from the owners of houses to rent. Or rather, this very stage seems to be characterized by a speculative nature, considering that the rate of rental yields (in particular in those cities where it is more consolidated) has risen compared to some years ago: the new rents are reported to have increased of 49% in the national average and of even 85% in big cities, with peaks of 140% in Venice, 105% in Naples, over 90% in Milan and Rome. In short, rates of growth higher than the ones recorded by real estate prices.

The strategy to cope with this issue in a structured way is the rise in the offer of properties for rent, especially those having moderate prices. In order to find a solution to the problem of social housing, the time has come for the public subject to play less and less the role of sole financer, supplier of non-refundable contributes or manager of the public residential housing, but – as in the majority of European Countries in which the figure of Limited or Non-Profit Housing Companies is present – to act as promoter of property initiatives with partial contribution of public capital, to be used as financial lever able to attract funding and management capabilities of private subjects to

remunerate responsibly, with limited or absent profits, in view of the realization of controlled rent social housing dwellings.

This research aims at illustrating a possible action line that starts from the assumption that the experience of real estate public management has not always achieved the hoped-for results, and that requires normative and managerial solutions capable of conjugating the houses economic-financial management to a higher quality of life within those quarters with a significant presence of public residential housing.

Key Words: property market, housing affordability, houses economic-financial management

The Glasgow Housing Transfer: a Mid-Term Evaluation

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ABSTRACT

In April, 2002, a majority of voting tenants in Glasgow's more than 80,000 housing units approved their transfer to a newly-formed Glasgow Housing Association (GHA). The transfer of council housing to private housing associations was part of a UK and Scottish Executive policy trend. The Glasgow council housing tenants were promised improved existing units, stable rents, tenant participation, and some new housing to replace much of the obsolete and substandard units to be demolished in the face of falling demand. Key features of the transfer included the assumption of the city of Glasgow's council housing debt by the UK treasury, secondary transfers within a 10-year period to both existing and also new local housing organizations (LHOs), and substantial financial support from the Scottish Executive and private lenders for improved existing housing, demolitions, new housing, and secondary transfers. The Glasgow transfer of council housing to the GHA is the largest of its kind in Western Europe. In contrast to the outcome of the Glasgow vote, subsequently, council housing tenants in Birmingham and Edinburgh, among others, rejected similar transfer proposals.

The actual transfer to the GHA occurred in March, 2003. This paper will review what has occurred over the more than four years that have passed and evaluate the extent to which the GHA has achieved its stated goals. The GHA has had to overcome numerous obstacles during these years. In addition to internal re-organization and leadership issues, there has been resistance to some of its demolition and redevelopment plans, delays in certifying local housing organizations as social landlords eligible to take over GHA projects, costs exceeding estimates, and so on. The most important problem was revealed within the past year: the lack of financing sufficient to proceed with the promised second stage transfer to the LHOs. This triggered the formation by Communities Scotland of an oversight committee to investigate this major issue, threatening to forestall this key element of the transfer plan.

The experience of Glasgow about midway through its initial transfer phase offers lessons for other proposed transformations of council housing.

Key Words: council housing, Housing Associations, secondary transfer

Hedonic Methods and the Housing Market as a Multi-Level Spatial System

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ABSTRACT

The idea that housing submarkets are likely to exist within the urban housing system is now a working hypothesis for many mainstream housing economists. Since the early 1990s the literature has seen the publication of numerous studies and the subject has proven one of the most fertile for the development of econometric and other empirical techniques during the past decade. Despite this volume of work, there is as yet a general lack of consensus regarding the appropriate methods for identifying submarkets. There is also considerable friction between commonly employed cross-sectional methods of submarket identification and definition and the fact that submarket boundaries are unlikely to be static over time. In previous work by this author and others, the stability of a spatial submarket system in the Glasgow housing market is tested using time series methods. However, the approach suffers from the necessary limitation that the spatial areas used to form time series data are fixed.

This paper builds on a series of previous papers by the author and others and, in keeping with these previous studies, focuses on the economics of the Glasgow housing market. The paper reconsiders the issue of submarket boundary stability and explores boundary changes using hedonic OLS and multilevel (random coefficients) approaches. Temporal change in submarket boundaries is explored using a combination of GIS methods and parametric tests. A multilevel model is proposed in which sufficient flexibility exists to deal with both coefficient heterogeneity within the urban housing market and the possibility of submarket boundary change over time. The paper concludes that multilevel methods are likely to be of value in seeking to capture and model the changing spatial dynamics of intra-urban housing prices.

Key Words: housing economics, submarkets, multi-level modellings, spatial temporal change

The Wealth Inequality Illusion: Have House Prices in More Expensive Areas Really been Rising at a Faster Rate?

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ABSTRACT

Previous work on UK house price appreciation (Thomas and Dorling 2004) has suggested growing inequalities among homeowners. Houses in high house price areas have increased at a significantly faster rate than houses in low price areas. But is this really true? Or are the results, in fact, the product of a methodological error? We use simulated data to compare the results from inequality measures that use final-period house prices with measures based on first-period house prices. We show that even random house price inflation drawn from a uniform distribution will produce apparent growth in inequality when final-period (rather than first-period) house prices are used as the explanatory variable. Using first-period house prices reveals the true distribution of price increases (i.e. entirely random across areas: on average, housing in more expensive areas in the first-period does not increase in value at any greater or lesser rate than in other areas). We then apply the same comparison using actual UK house price transactions data and discuss the implications of our findings for housing policy.

Key Words: housing, wealth, inequality

Identifying the Boundaries of Housing Submarkets: An Inflation Surface Approach

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ABSTRACT

One imperative that emerged from the Barker Review was the need to improve the measurement and understanding of sub-regional housing markets – no mean feat given the sheer complexity of local house prices in terms of their variation over both time and space. The theory of submarkets offers a conceptual framework within which we can potentially make sense of this complexity. This paper presents an attempt to develop a method of submarket delineation that is both theoretically sound and easy to apply in routine investigation. We develop an "Inflation Surface" approach as a means of identifying submarket areas. On the basis that houses in the same submarket will appreciate at similar rates, we clustered dwellings according to their proximity to each other and their estimated rate of constant quality inflation.

Key Words: housing, submarkets, inflation

New Residential Differentiation in Post-Socialist City: the Case of Prague Inner City

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ABSTRACT

In the Czech Republic after Velvet Revolution housing as a basic need of society underwent considerable changes. Among them restitution of properties to the former owners, privatization of socialist housing stock and slow liberalization of rents and prices are the most important processes, which substantially change the situation in real estate market.

The paper focuses on new housing development in Prague metropolitan region and its impact on socio-spatial structure within the inner city. Four main questions are discussed: the character, intensity, allocation of new housing in Prague metropolitan region and consequences for particular social environment of selected neighbourhoods. I suppose that depending on changes in housing sphere (new policy, instruments, actors etc.) the intensity increases and variety of housing forms extends. According to prices of new housing construction new residents of high social economic status change the socio-spatial structure and influence the whole development of neighbourhoods.

The empirical study of new housing construction is based on statistical data from 1990-2004 from both the Czech statistical office and the real estate market research. The consequences were evaluated in two case study localities Libeň and Troja, which has been dramatically changed during the post-socialist transformation. Paper shows that the intensity of housing construction has been slowly increased; new housing is very expensing and accessible for less than 20 % of population in Prague. Inflow of new habitants with high socio-economic status changes the image of locality. Significant impact can be observed both in physical and social environment. As a consequence, upgrading of social environment or polarization of social structure could be scenarios of the future development of inner city localities.

Key Words: new housing development, residential differentiation

Workshop Theme 13: Urban Form, Transport and Sustainability

Neighbourhood Design Perception and Travel Behaviour in Tyne and Wear, North East England, United Kingdom

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ABSTRACT

This paper will present empirically based evidence from the UK in respect of the impact of neighbourhood design on travel behaviour using a case-study approach. The case-study is based on the metropolitan area of Tyne and Wear, North East of England. Ten different neighbourhoods have been carefully selected to characterise two different types of traditional and suburban neighbourhood street layouts. The selection of neighbourhoods was obtained through semi-structured interviews with five districts local authorities and the use of Neighbourhood Statistics resources of British Census (2001) to control socio-economic variants within the case-study area.

A pilot study has been completed based on two neighbourhoods within one of the Districts of Tyne and Wear and includes 200 households in two different types of neighbourhoods. The traditional neighbourhood, represented by the Cullercoats area, were generally older settlement than the suburban neighbourhood, represented by the Battle Hill area.

A frequency analysis between perceived and preferred neighbourhood design characteristics indicated that the accessibility factor, among other factors (which includes other amenities, safety, social issues, outdoor spaciousness and attractiveness) shows a significant difference between the pilot study areas. The residents of Cullercoats perceived better accessibility than the residents in Battle Hill although the reported private weekly mileage travel of Cullercoats' residents was 30% lower than in Battle Hill.

Through factor analysis, perceived and preferred neighbourhood design was extracted into 6 factors: safety and attractiveness, public transport service, outdoor spaciousness, social issues, shopping accessibility and space accessibility. The attitudes/travel preferences were reduced to 6 factors: pro public transport use, travel minimising – time wise, safety of car, pro walking, car dependent and environmental – technological awareness. An ANOVA analysis showed respondents from traditional neighbourhood, scored significantly higher than those from suburban neighbourhood on factors for perceived shopping accessibility and public transport service. In the attitudes/travel preferences analysis, the traditional neighbourhood also scored significantly higher on factors for pro-public transport use and interestingly car dependent attitudes.

The pilot analysis shows, therefore, some significant differences arising from neighbourhood design and the way that this can contribute to differences in travel patterns. This confirms results identified by previous studies, primarily in the US, that residents of traditional neighbourhoods perceive better accessibility as compared to suburban residents, although the distance travelled by

traditional neighbourhood residents were lower. The proposed paper for this conference will provide the evidence from the much larger scale, full survey of 2000 households across Tyne and Wear.

Key Words: neighbourhood design, travel behaviour, factor analysis

Urban Form and Social Sustainability: Planning for Happy, Cohesive and 'Vital' Communities?

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ABSTRACT

This paper focuses on the relationship between urban form and the *social* sustainability of communities. After defining and justifying our interpretation of 'social sustainability', we report on operational performance measures for the different aspects, based on household questionnaire surveys. By linking these data to measures of urban form and of neighbourhood socio-demographics, we show the general patterns characteristic of existing British cities. The broad story suggests that there is a trade-off between the greater accessibility of more compact forms and the apparently more socially stable and cohesive suburbs. However, it is clear that both demographics and the socio-economic dimension of poverty-affluence cut across this and may account for much of the latter pattern. Interesting differences between different criteria of social sustainability also emerge, with social interaction being greatest in medium density forms for example. The implications for planning future new or remodelled 'sustainable' neighbourhoods are then discussed.

Key Words: sustainability, urban form

The Outward Expansion of the Built-Up Areas of Madrid and Barcelona into their Surrounding Metropolitan Regions (1986-2004)

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ABSTRACT

The modern process of urbanisation was experienced in Spain later than that compared with other European countries. It was after 1959 when urbanisation began to advance in an accelerated manner, owing to increasing industrialisation, the crisis of traditional agriculture, general increases in the population and large-scale interregional migrations. Nel·lo (2004) identifies the formation of a series of large metropolitan areas, which dominate the whole Spanish urban system; the consolidation of territorial axis which tended to concentrate population and activities; and the maintenance of the bicephalous nature of the urban network around this time, as the three basic elements of the Spanish urban system in the second part of the 20th Century. As a consequence, Spain's seven principal cities were converted into modern metropolises of a regional, national and in the case of Madrid and Barcelona, European standing, experiencing their major growth in the period 1960–70 in the case of Madrid, Barcelona, Valencia, Bilbao and Zaragoza, and in the period 1970–1980 in Málaga and Sevilla. While traditionally Southern European or Mediterranean cities have been characterised for their more compact urban form, compared to Northern European cities, currently there is considerable concern in Spain over the question of land consumption and the outward expansion of urban areas into surrounding rural areas. This concern can be witnessed within the context of seeking to achieve more sustainable patterns of urban growth, and social and economic, as well as territorial, cohesion, reflecting the contemporary spatial planning policy objectives of the European Commission.

Research carried out between 2003–2006 with funding from the Spanish Central Government, together with complementary funding from the European Commission under the INTERREG IIIB Programme, enabled a comparative assessment to be made of the physical growth experienced by Madrid and Barcelona over the period 1986–2004. Functional approaches to the territorial analysis of the two metropolises have previously contrasted the mononuclear urban form of Madrid, with the more polynuclear form of Barcelona. However this recent research, based upon the interpretation of satellite imagery, has highlighted clear differences in their morphological form. As outlined in this paper, Barcelona's metropolitan urban region has a more compact central area with an important distribution of economic activity in its peripheral area, whereas the central area of Madrid's metropolitan urban region is much greater in spatial and demographic terms, containing a more significant proportion of the urban region's economic activity than the periphery.

Key Words: morphology, urban form, teledetection

'Motionscape' as an Indicator of Urban Vitality: Rethinking on the Late-Modernist Urbanism in a Need for Speed

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ABSTRACT

The essence of modernity as a state of mind has evolved in "the agitation, turbulence, psychic dizziness, expansion of experiential possibilities, destruction of personal bonds and phantoms in the street and the soul" (Berman, 1994: 31). This basically coincidences with the psychological condition of modernist behavior, based on an endless desire for transformation, construction and reconstruction of the conventional one to achieve the new progressist one. Such an unsatisfied effort essentially resulted with an amazing movement in both space and time, as it has been. If we simply conceptualized this state of motion, we would necessarily employ one term for it: *speed*.

The speed itself has always been a desired condition for modern urbanism in order to organize urban societies within a highly efficient mobility pattern in space. Even though the early modernized cities had experienced such a development process and entered a new phase of so-called post-modern transformation, which is highly defined by space-free virtual communication infrastructure; the developing countries are currently in a reconstruction process to adapt existing urban setting into a 'new' condition: *automobile dependant urban mobility*.

As a prototype of the semi-peripheral developing country, Turkey has being experienced extremely increasing private automobile ownership and usage since the neo-liberal policies, introduced in the mid-eighties. Since then, Turkish metropolitan cities have been in an endeavour of organizing their own urban infrastructure to be compatible with this emerging mobility pattern, which is highly based on the notion of speed. Only in the last five years, thirty new underpasses and multi-storey crossroads were constructed and frothy new ones are in the agenda of the local government in addition to new accelerated arteries and inner-city highways. The scale of such a (re)formation / surgery process within an existing urban body -including the heart of the city-compels planners and policy makers to rethink about the contrary relationship between the speed and the vitality of the city.

Although there have been so many studies to understand early phase of the auto-dependant urbanization in western urban geographies historically, the number of studies evaluating the 'peripheric' condition of late-modernization remained limited. In the case of Ankara, the capital metropolitan city of Turkey; the main aim of the paper is to discuss the influence of the late-modernist urbanism within a 'need for speed' – on the changing perception of 'motionscape', which is a prominent indicator of the quality of place in the contemporary cities.

Key Words: motionscape, speed, urban mobility, late-modernity

All About the Money? Social Inclusion and the Car

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ABSTRACT

Current urban policy in the UK rests on the triumvirate of regeneration, sustainability and social inclusion. However, an analysis of the social impacts of car-use exposes a policy dilemma, rooted in the tensions between environmental, economic and social objectives. Intuitively, the primary function of the car can be considered as one of serving social inclusion. The mobility that comes with private transport increases personal freedom and expands opportunities, securing greater access to economic participation, social networks, leisure activities, education and medical services. Nonetheless, the dominance of the car and the wider impacts of car ownership also give rise to a range of environmental externalities, which can be seen as exclusionary by virtue of impacting most significantly on already disadvantaged members of society. However, additional to environmental concerns, the influence of the car on social dynamics operates at a more pernicious level; traditionally, diversity has been seen as one of the virtues of the city but the separation of urban functions since the advent of private transport has also meant the increasing separation and segregation of different social groups. Similarly, the nature of the car is such that, as "private" transport, by definition it reduces opportunities for the kinds of casual social contact that have been theorised as central to neighbourhood and social cohesion.

Within the wider policy framework, contemporary holistic approaches to regeneration policy aim to improve the economic wellbeing as well as the physical fabric of participant communities. However, increased economic affluence is correlated with increased levels of car ownership and use. This in turn, produces further externalities - both environmental and social – which threaten levels of social interaction and cohesion. One approach to resolving this dilemma could lie in a better understanding of how spatial scale interacts with other socio-economic determinants of car ownership. This paper presents empirical research exploring the determinants of car ownership and examining changes in the relative strength a range of social inclusion indictors using the British Household Panel Survey.

Key Words: social inclusion, car, transport, logistic regression, BHPS

Applying Transit Orientated Development for Glasgow

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ABSTRACT

Introduction
The development of a public transit system for Glasgow has commenced in earnest with the development of *Clyde Fastlink* – a dedicated bus rapid transit (BRT) system. Phase 1 has been developed to support on-going regeneration initiatives to the west of the city, along the north bank of the River Clyde. Phase 2 seeks to develop further western links to regeneration initiatives such as Clydebank Rebuilt and attractions including Braehead Centre and Southern General Hospital.

Early opportunities to develop a public transit system (a third phase of *Clyde Fastlink)* providing eastward connectivity has been established in association with masterplanning for Scotland's top regeneration priority – *Clyde Gateway.* This presents the opportunity to develop a transit orientated development supported by appropriate urban form that delivers successful sustainability.

Clyde Fastlink
Clyde Fastlink provides a cost effective means of delivering a public transport system to meet Glasgow's needs. It is a state-of-the-art BRT system that provides reliable, comfortable and quick services. Regular halts along its route allow ease of access for users.

As phase 1 of *Clyde Fastlink* rolls out to connect Glasgow's regeneration developments along the north bank of the River Clyde it is clear that significant benefits will accrue including significant patronage and modal split.

Phase 2 currently in development proposes to extend the network westward along both banks of the River Clyde. This will provide BRT connections to Clydebank on the north bank and regeneration projects, Southern General Hospital and Braehead on the river's south bank.

Clyde Gateway
Scotland's first regeneration priority is Clyde Gateway. This has offered an opportunity to incorporate at the beginning of a regeneration process a public transport corridor (possibly Clyde Fastlink phase 3) as a necessary component of creating sustainable communities through masterplanned regeneration.

A scheme like Clyde Fastlink provides the spine on which masterplanning for the Clyde Gateway can be developed. A transport corridor has been identified and incorporated into the Gateway scheme through enhanced connectivity that bridges the Clyde. This allows excellent connections between population and business. Evidence suggests that housing density of around 25 hectares

per hectare can support Clyde *Fastlink*. This combined with a minimum population of 7,500 to support viable and vital centres suggests denser urban form outcomes that are appropriate for inner city locations.

Other public transport provision for the Clyde Gateway including heavy rail and conventional bus must also be harnessed to ensure a range of real modal choice that can ensure public transport's attractiveness given that the direct access from the M74 and East End Regeneration Route for the private car has been established.

Conclusion
Clyde Fastlink will emerge as a key component of Glasgow's 21st century public transport network. Through its considered integration into masterplanning for the Clyde Gateway a sustainable form of placemaking has been promoted that affords the opportunity for truly sustainable places. The trick will be in implementation that facilitates the introduction of *Clyde Fastlink* with new population and employment.

Key Words: Transit, Form, Sustainability

Vital City Form

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ABSTRACT

Vitality, if understood in its societal dimension, can be best grasped if understood as an urban condition generated by the mere presence of people – as simple its definition so complex its actual achievement. In this abstract we want to reflect briefly on a new understanding on the urban to frame new potentials for sustainable urban vitalities by analysing a city's retail landscapes.

Cities from time being were per se places of human exchange. Although the social exchange quickly was surmounted by the economical these two dimensions remained strongly interlocked and the major magnetic forces that drew people from the countryside to the urban centres.

Since industrialization and the spread of consumerism our cities have considerably changed: Alienation and individualism increasingly eroded the social substructures of society – the "Gemeinschaft", community, family – and with it their spatial expressions within the urban – city, district, block. Small-scale and thus more intimate contacts diminished over the last decades (Sennett), as a consequence nowadays social interaction mostly take place on the anonymous city level, by individuals following similar interests or even lifestyles. If we draw the impact of this alienation on urban vitality, a strong tendency of polarization manifests enhanced by other large-scale spatial changes like a continuous flight to the periphery. This additional lost of urban thickness (a thinning out towards a Zwischenstadt (Sieverts) reformulates a new perspective on feasibilities of urban vitality.

The urban function of shopping is undoubtedly the most promising and attractive one to generate vital urban areas but bear certain risks of commercialisation our cities. Due to its own success, shopping often inversed the relation to the urban environment and started to drain energy instead of generating synergic spin-offs. A broad understanding is needed to enable the best and avoid the worst. Surprisingly, although post-war shopping is a major research field, little is understood about the spatial implications of shops in a larger system.

We would base the envisioned long paper on ongoing research on Berlin and the Randstad that investigates the retail landscape on a city scale. Seeing shops in their totality and as a system generates new possibilities to analyse urban form. Furthermore, the fast mapping tool of shops allows investigations of urban centrality and vitality. Until now surprising new insights emerged, revealing a complex interplay of different urban conditions, starting from more obvious ones like accessibility (infrastructure) and human density (working + living) to less evident ones, as direct links to social composition and urban morphology. The large-scale perspective is their implementation into current and future urban planning.

Key Words: vitality, shopping, urban form

Political Determinants of Good Public Transport: Governance Structures and Effectiveness

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ABSTRACT

Public transport is one of the major challenges in metropolitan areas to sustainable development and the economic prosperity of urban areas.

Besides a good infrastructure, the performance of public transport is crucial when it comes to the question of how to alter the modal-split between private and public transport. Therefore, we compared data on the governance schemes as well as on the costs, the quality and the time effectiveness of public transport systems in 45 Swiss urban areas. We developed a typology of governance schemes which distinguishes between vertical and horizontal coordination as well as between private and public organization forms. We conclude that a governance scheme which includes both vertical and horizontal integration of public and private actors performs significantly better than any other mode of organisation of public transport in urban areas.

Key Words: public transport, metropolitan governance

The Functionality of Scotland's City-Regions

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ABSTRACT

The concept of the 'city-region' is one that has remained somewhat elusive despite efforts to theoretically underpin the term. This is especially true in the context of Scotland. A number of ways of defining and measuring the city-region have been suggested in the current literature, although no author has so far attempted to produce a single operational definition of 'functional rationality' with respect to city-regions.

After briefly reviewing the literature on measuring and defining the city-region, the author considers several different ways of conceptualising the city-region, firstly as a 'daily system', secondly as something wider and less tangible but with a defined threshold and thirdly as an even wider region that has territory assigned to it in order to exhaust the spatial scale of Scotland. Different ways of measuring these concepts of the city-region (some established in the literature, some not) are considered. It is concluded that commuting patterns should be deployed as the primary vehicle for considering the nature and extent of the city-region. A number of reasons exist as to why this should be so, the most important being that commuting manages to encompass many of the other measures in a highly meaningful manner.

Key Words: city-region, functional rationality, commuting

Capturing Financial Contributions from Private Developers towards Transport Infrastructure – The Edinburgh Tram Scheme

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ABSTRACT

Edinburgh has identified major investment in new public transport infrastructure as a pre-requisite for major city growth and redevelopment. Since 2004 an important element of the City's funding strategy has involved securing financial contributions to new infrastructure from private developers. This is done through the use of planning agreements linked with new planning permissions. The amount of financial contribution required is calculated using a formula-based policy.

The paper will review what has been achieved to date and the significance of this scheme in delivering the £550m Edinburgh Tram project. It will then go on to identify the general lessons that can be learned from the scheme especially given that it is being delivered within a currently constrained national policy framework. Consideration will also be given to possible future threats to this and similar schemes e.g. through introduction of the proposed Planning Gain Supplement.

Key Words: transport, development, funding

Commuting to Work and De-Concentration in Metropolitan Areas of Copenhagen, Paris and Prague

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ABSTRACT

The main purpose of this paper is to compare spatial de-concentration in metropolitan areas of selected European capital cities: Copenhagen, Paris and Prague. The analysis uses data on jobs, population and commuting to work for small-areas (NUTS5 maximum). This allows a rigorous treatment and a fairly direct comparison of patterns and trends between the cities. Key questions asked are what are the differences between the city regions and how these differences in the de-concentration may be explained. Commuting to work indicates the spatial-functional linkages in settlement systems, reflects centralisation and de-concentration of jobs and residences and reveals functional dependency in non-urban areas. The primary comparison between Copenhagen/ Denmark, Paris/France and Prague/The Czech Republic is assessed against the benchmark of Greater London, United Kingdom; and the two 'icons' of American urban form: Los Angeles and New York.

Key Words: commuting, urban structure, peri-urban

Public Transport Orientated Development: Lessons from North America and Asia

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ABSTRACT

Faced with the need to address issues like urban sprawl, traffic congestion, accessibility and climate change, a broad range of policy options must be considered in order to reach a sustainable future. One of these opportunities brings residences, shops, jobs and leisure closer together by locating them in close proximity to a network of rapid, reliable and high capacity public transport corridors.

Public transport oriented development (PTOD) and its associated policy tools are a way of generating a critical mass of traffic that can justify the large-scale investments that need to be made in rapid transit networks. By attracting an intense level of mixed-use activity within a five-minute walk of stations, it is possible to greatly reduce the need for car use, which is more attractive when daily activities are dispersed. As a larger number of stations generate PTOD, the network becomes highly interconnected, and a greater proportion of daily activities enter the catchment of a node on the network.

This paper discusses the policies that can be used to increase densities, provide public amenities, reduce parking and provide strong linkages between the station and surrounding areas. A partnership between the public and private sector is required. The public sector must be willing to invest in a system that is capable of reducing the need for new road infrastructure and reducing crime by presence. The private sector can benefit by providing a more desirable location for its workers and potential cost savings through the reduction of parking provision.

One of the keys to promoting PTOD is by connecting its local objectives to strategic regional and national objectives. By intensifying station precincts with mixed-uses, it can be demonstrated that congestion growth, carbon emission growth, social exclusion and crime can be reduced. Additionally, accessibility and community vitality can be increased.

Policy tools like "eminent domain" (compulsory purchase), "density bonusing", "public sector coordination", "tax increment financing" and "joint ventures" will be reviewed, as a means of overcoming the many barriers that restrict the widespread implementation of PTOD. These barriers include NIMBYism, a lack of public sector financial and policy commitment, complicated land acquisition and planning processes, financing and marketing with the perception of risk, and the accommodation of multiple transport modes in station areas.

A review of international best practices presents empirical evidence of the implementation of various policy tools for the successful development of specific PTOD projects in the developed and developing world. The creative adaptation of various planning tools to local circumstances

has been proven to succeed in places as diverse as Portland, USA and Hong Kong, China. In the current context of urbanisation and climate change, PTOD becomes increasingly important. By clearly articulating how its success has been achieved it will be possible to make PTOD a part of mainstream planning, rather than a selectively implemented idealistic alternative.

Key Words: public transport orientated development, transport and land use integration, sustainable transport

Retailing and the City: an Investigation into the Relationships between Urban Form and Retailing in Edinburgh

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ABSTRACT

Edinburgh is a relatively compact concentric city, and as such is regarded by the UK Government as the most sustainable urban form[1]. Yet, its radial transportation network is unable to handle the huge volume of commuters and shoppers it draws from across the Central Belt of Scotland[2]. Even with the addition of an outer ring road network the congestion problems persist, thereby suggesting that the compact city is not without its difficulties.

This paper is part of a larger project that seeks to investigate the sustainability of the compact city, and focuses on the characteristics of the urban retailing landscape within Edinburgh. More explicitly, it explores how urban form affects the accessibility and attractiveness of comparison shops and the behaviour of shoppers. The principal elements of urban form examined include population density, the diversity of land use within the immediate vicinity, accessibility in relation to road and foot movements, and the characteristics of the built retailing environment.

The analysis begins by mapping key urban form and property market features using GIS to give spatial representation of the Edinburgh retailing market. A theoretical gravity model develop to enable the impacts of changes in key elements of urban form on retail expenditure flows and the attractiveness of shopping centres to be simulated. The model is then calibrated and estimated.

Preliminary findings show that higher density forms support larger shopping centres and a more diverse retailing mix, by making retailers and units more viable. Density, travel times, the scale and type of retailing environment, the concentration of retailing within the area, and pedestrian accessibility impact on the trade flows generated by comparison retailers, which in turn will influence the viability of retailing developments, via property values, costs, risks or timing. Enclosed retailing space appears to be a significant determinant on shopping patterns.

Surprisingly, results suggest that the availability of free parking has little impact on comparison shopping but this may be because most enclosed retailing centres and malls have purpose built car parks, and the importance of this is captured by the variable measuring the type of retailing environment. Perhaps unsurprisingly, the provision of open, green space has little impact of shopping flows. It may improve the overall urban environment but the insignificance of this suggests that the scale and diversity of retailing units and associated services are substantially more important influences on shoppers' behaviour than the availability of green spaces.

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Key Words: urban form, retailing

Planning the Romanian Urban System: from City to City-Region

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ABSTRACT

Cities are increasingly being seen as critical to the economic success or failure of regions, states and nations. Despite increasing globalization, many experts see economic growth being driven by these 'global city regions', which have strong concentrations of emerging and traditional industries, supportive infrastructure and a highly educated population. Despite globalization the local clusters are even more critical to national competitiveness than ever before. As a result of their economic success, the scale and growth of some cities is unprecedented. It is creating challenges to urban planners and the urban infrastructure never seen before. In this rapidly urbanizing world, cities are not just important for achieving sustainable economic growth but also achieving sustainable development.

The last EU's enlargement of 1 January 2007 put Romania and its regions in the middle of these general problems presented. This paper will try to expose the general context of this problem in Romania, with comparative examples, but especially to point the effects of regional economic development on urban social issues, important point for the sustainability. Is Romania following an example in its regional policy or is creating its own model of sustainable region? In the same time, another critical problem is: how to avoid the creation of another "French desert" model, seeing that Bucharest, by creation its metropolitan area, seems to rewrite the story of Ile-de-France region.

There are two essential questions that I would like to highlight in my paper:
1. What city form is creating this Romanian regional urban development? Are the functions changing?

2. Did all the Romanian cities undergo a similar transformation as Bucharest, the capital?

This paper will contribute to the understanding of planning the urban system in a former soviet state.

Key Words: Romanian urban system, cities, urban development

Central Europe: Urban Typology Based on Airport Location and Accessibility

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ABSTRACT

Air transport in Central Europe has been undergoing a dynamic development after 1990. The main causes are the changing organisational framework in connection with deregulations as well as changing political, economic and social context of Central Europe.

Air transport is one of the pillars of the current globalised economy therefore it has important consequences both economic and regional (localisation of some economic activities is strongly connected with easy accessibility of air transport). This leads us to the assumption that the importance of airport location within a city (or an urban region) is growing. It presents one of the factors influencing the relative accessibility of a city (or and urban region) in the context of the European and global settlement system. Generally speaking, an airport location and its accessibility within a city (urban region) presents one of the most important geographical characteristics – a range of authors stresses the need to link airports to a quick and high capacity system of public transport.

The aim of the paper is to develop a typology of cities with comparable size and importance in the region of Central Europe based on the evaluation of airport location and accessibility in its spatial framework. The items analysed will be the airport location itself in connection with the centre of the city (distantial and temporal remoteness), accessibility using individual and public transport (the type of link to the system of public transport, travel time, relative importance of various means of transport, the way of connection to regional and national transport systems). In addition to the current state, the paper will pay attention to the development after 1990 considering the dynamic growth in air transport and the importance of certain Central European airports after the economic and political changes.

The analyses will look at cities in the Czech Republic, Slovakia, Germany, Hungary, Austria and Poland. Taking into account the varied historical and economic situations in the mentioned countries, it is expected that there will be certain differences in the overall importance of air transport and also in airport accessibility in individual cities.

Key Words: airport location, urban typology, Central Europe

Traffic Jam: the Politics and Practice of Congestion Mitigation

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ABSTRACT

Around the world, mobility and congestion relief has risen to the top of the urban agenda, rivalling concerns about other issues that challenge the vibrancy and vitality of cities such as public safety, affordable housing, health care and education. This paper traces the varied reasons why redressing road congestion has become a top priority, highlighting how constituencies concerned about environmental degradation as a result of car emissions and urban sprawl have found allies in groups such as health care professionals, labour unions, big business, social justice organizations and suburban commuters. Stemming from the coalition of interests concerned about congestion, it is shown that urban rail projects, particularly those that are off-road and do not interfere with the amount of road space allocated to cars and trucks, have become the congestion mitigation strategy of choice.

And yet, while widely popular, international evidence is presented to suggest that these interventions often fail to meet their expectations with respect to ridership, financial returns, environmental amelioration and the promotion of social inclusion. In this light, the paper concludes by examining the conditions under which urban rail projects are successful, and identifies complementary policies and investment strategies to mitigate congestion.

Key Words: traffic congestion, public transport

To Study the Effect Large Infrastructures Impose on Urban Development and to Generate a Model using the Example of the Canton of Geneva

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ABSTRACT

Procedure:
The periphery of Geneva, where a section of the city bypass opened in 1993, was studied on three different levels :

- firstly, an analysis of the region's dynamics as a whole;
- secondly, an analysis of the demographic evolution and employment market at a comunal level; and
- thirdly, an analysis of the evolution of the man-made environment at a district level.

The afore-mentioned studies permitted the computation of a model (multiple linear regression) that discribes the relationship between the changes in the man-made environment of a certain area and its accessibility.

Results:
The study showed that the relationship between the freeway and the urban development of the canton of Geneva was not obvious. The demographic redistribution from the city centre towards suburbea seems to have no apparent relationship with the new infrastructure. The influence of accessibility manifests on the employment location; this was observed by an increase in employment figures, higher than average, for the areas near the new bypass and city centre.
  These phenomena were not directly translated into building activity, as two neighbouring sectors can develop totally differently. The relationship with accessibility is not obvious.

The model confirmed the perceived trends and revealed the importance of vacant land for building activity to exist. In other words, urban development is hampered by the shortage of available land and the other location factors become insignificant.

Key Words: accessibility, location, building activity

City-Regions in Europe: the Potentials and the Realities

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ABSTRACT

The aim of the paper is to analyse the recently very fashionable 'city-region' (metropolitan area) issue. Two very different sources of information will be taken into account for the same group of cities. One of these is a very fresh ESPON analysis on urban functions for all EU metropolitan areas, which differentiates between morphological and functional urban areas. The other is a recent URBACT project, which focuses on exploring administrative set-ups and territorial policies within eight European metropolitan areas (Birmingham, Budapest, Cologne, Frankfurt, Glasgow, Lille, Malmö and Milan). The combination of these two empirical sources allows the comparison between geographic-economic 'realities' and administratively-politically dominated 'actions' for the eight case study urban areas.

On this empirical basis it is interesting to explore the large differences between EU countries and regions towards city-region cooperation. Dominated one the one hand by local conflicts between settlements of the same area and on the other hand by the challenge for international competition between metropolitan areas, there are substantially different cases observable, how metropolitan-wide policies are built up (top-down or bottom-up) in relation of planning, economic and regulatory functions. From the analysis it becomes clear that in the European context the boundaries of national states and administrative-political regions (and settlements) constitute very strong barriers against policies which would aim to optimize the position of the metropolitan areas.

Within the general topic the paper aims to have a special outlook on public transport solutions on city-region level.

Key Words: city-regions, metropolitan governance, European urban development

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