

SOMEONE AT HOME?

an integrated housing system that utilises vacancy in London for temporary housing to ensure homes for low-income families

P5 Presentation

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Fig. 1: Protest for homes (Photo: by Jess Hurd, n.d.)

“Temporary housing has sort of become the new social housing!”

- Alex Firth

CONTENT

- Problem statement
- Research aim
- Research question
- Conceptual framework
- Informal practices
- Low-income families
- Vacancies in London
- Suitability of spatial conditions
- The integrated housing system
- Guide on spatial interventions
- Conclusion
- Reflection

PROBLEM STATEMENT

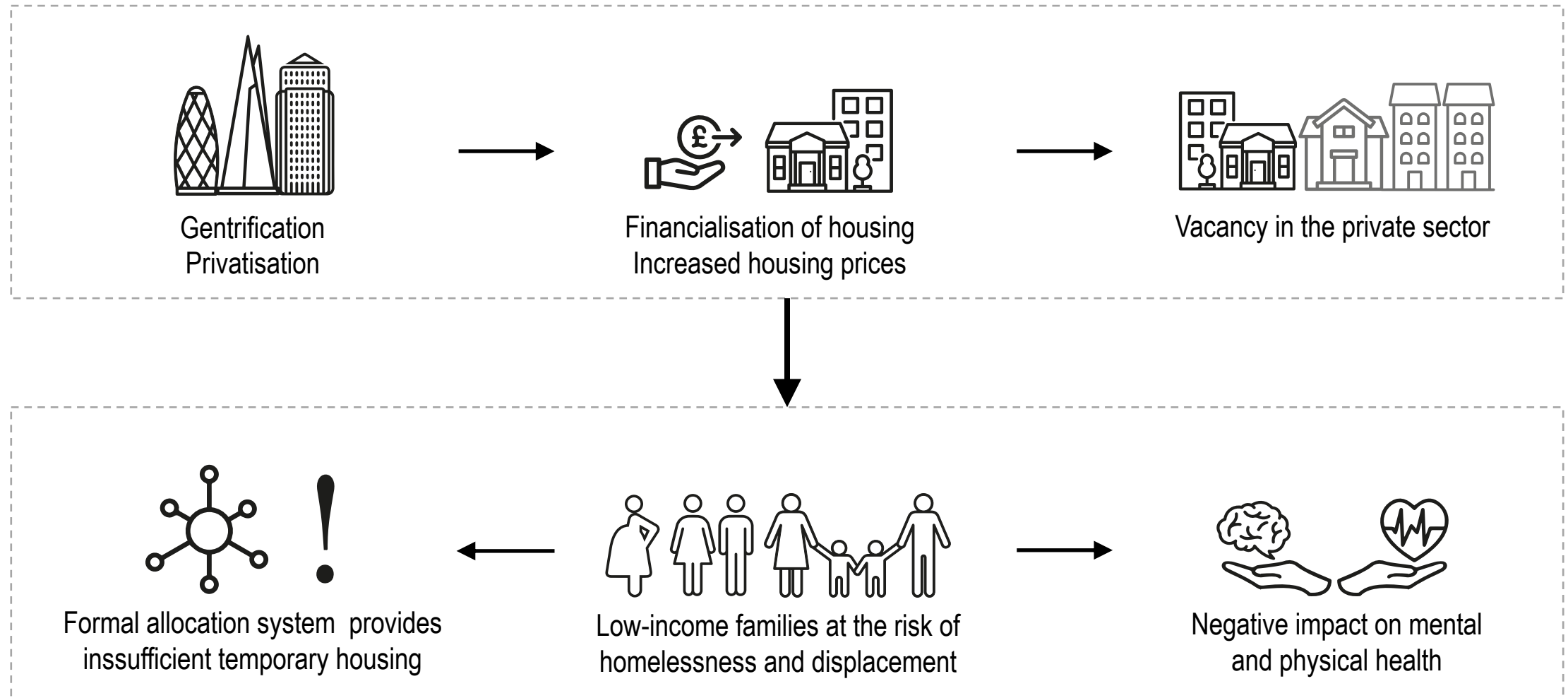


Fig. 2: Diagram – Problem statement (Image: by author)

OBJECTIVE

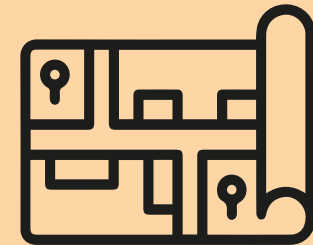
RESEARCH AIM

The aim of this graduation project is to develop a **systematic solution for the allocation of temporary accommodation** based on informal housing practices that **improves the living conditions of low-income families** while also **utilising vacancies**.

INTENDED OUTCOMES



Regulation and policies



Spatial design exploration

RESEARCH QUESTION

How can an **integrated housing system** support **temporary housing** to reduce the number of **low-income families** at the **risk of homelessness and displacement** while also reducing **vacancy in the private sector**?

RESEARCH QUESTION

SQ 1:

What are existing informal housing practices and what are their advantages and disadvantages?

SQ 2:

What are the needs and requirements of low-income families and how can they benefit from temporary housing solutions?

SQ 3:

What types of vacancies are there, and which types are suitable for temporary housing?

SQ 4:

Which spatial change of the vacant buildings can support temporary housing?

CONCEPTUAL FRAMEWORK

Conceptual diagram – Housing practices

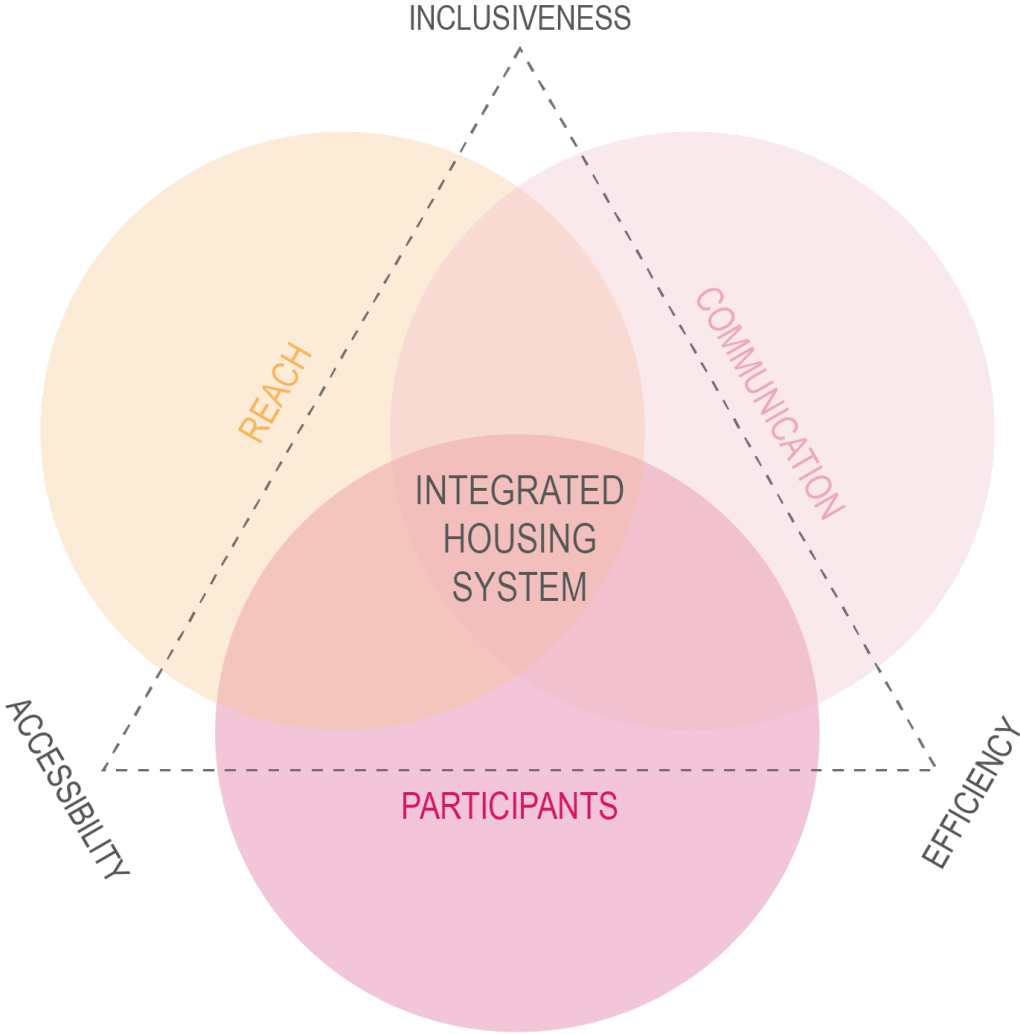


Fig. 3: Conceptual diagram (Image: by author)

CONCEPTUAL FRAMEWORK

Concepts - needs and requirements of low-income families



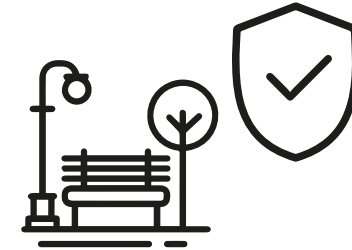
Livability

- Safe and healthy living environments
- Proximity to facilities and infrastructures
- Sufficient housing units with proper interior fixtures



Feeling at home

- Appropriation and personalisation
- Space for activity, exploration, relaxation and solitude
- Stability and routine



Social safety

- Well-being of people in outdoor and public spaces including sidewalks, squares and parks
- Perceived safety is influenced by spatial conditions of the environment

INFORMAL PRACTICES

INFORMAL PRACTICES

Systematic comparison of informal housing practices

Definition

Develop as response to failure of state policies & neoliberal economic structures

Lower level of legal protection, practices are not illegitimate or illegal

Selection criteria

Duration

short-term

long-term

Typology

non-vacant

vacant

Focus Group

other

low-income family

Types of initiatives

Letting services

Shared housing agencies

Property guardian agencies

Housing co-operatives

INFORMAL PRACTICES

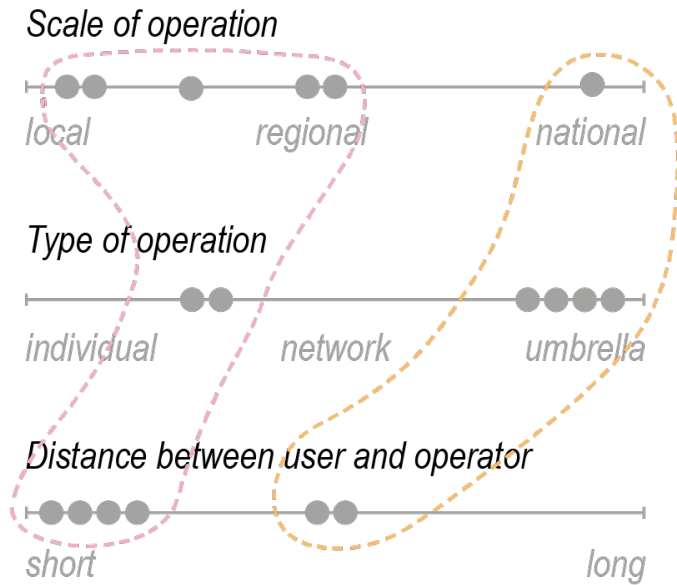
Two types of practices



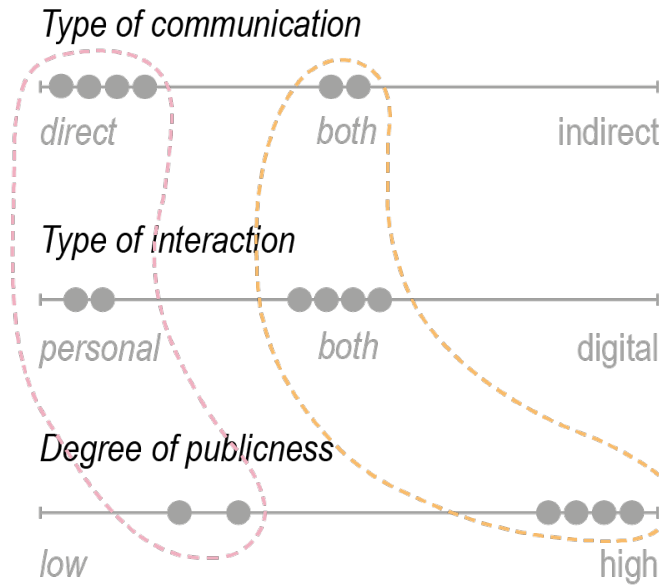
Network



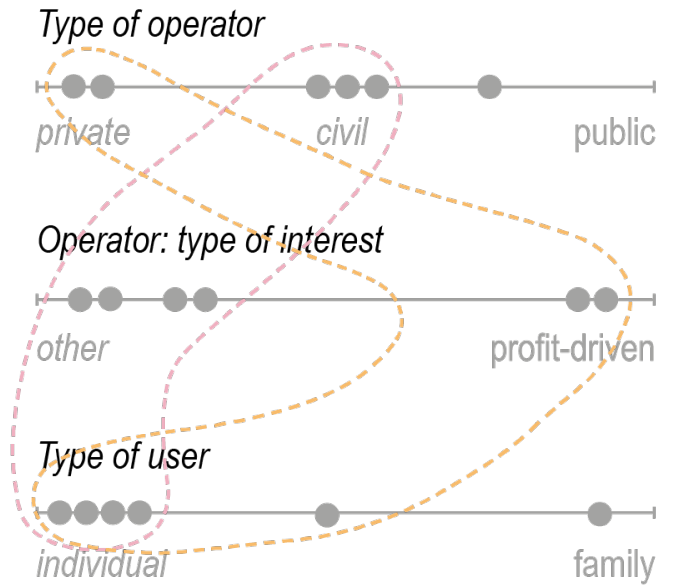
Umbrella



Reach



Communication



Participants

INFORMAL PRACTICES

Strengths and weaknesses

	+	-
Formal allocation system	<ul style="list-style-type: none"> • Housing duty of local authorities • Potential to move into social housing • Legislation and regulation backdrop 	<ul style="list-style-type: none"> • Outdated and unclear standards and regulations • No choice of different options • Shortage of housing officers • Cross and out-of-area placements
Informal housing practices	<ul style="list-style-type: none"> • Local knowledge and solutions • Choice between different options • Co-ordination and co-operation 	<ul style="list-style-type: none"> • Focus on specific user groups • No housing duty • No access to social housing • Less regulations

How can weaknesses of the formal system be compensated by informal practices?

- Co-operation and knowledge exchange for local solutions
- Co-ordination of local authorities to reduce cross and out-of-area placements

LOW-INCOME FAMILIES

LOW-INCOME FAMILIES

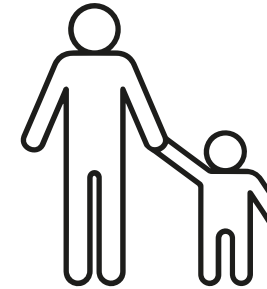
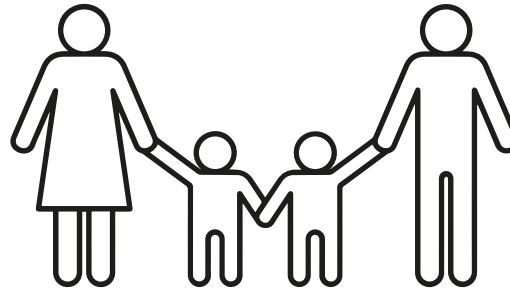
Definition

Low-income households

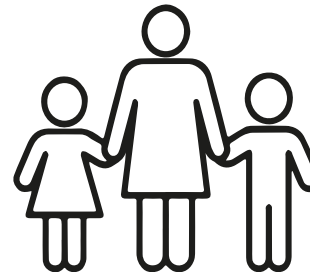
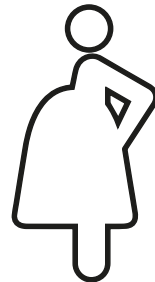
- income is below 60% of the median income of all households

Family or benefit unit

- a single adult or a couple living with any dependent children



LOW-INCOME FAMILIES



Priority need

- local authority has the duty to provide housing in the case of homeless application

Dependent children

- under the age of 16 and living with at least one parent
- aged between 16 and 18 and are in full-time education

LOW-INCOME FAMILIES

Low-income families in London

'Cost of living crisis'

- 54% of net income for housing costs
- Around 50% of single parents and around 30% of couples with children in poverty

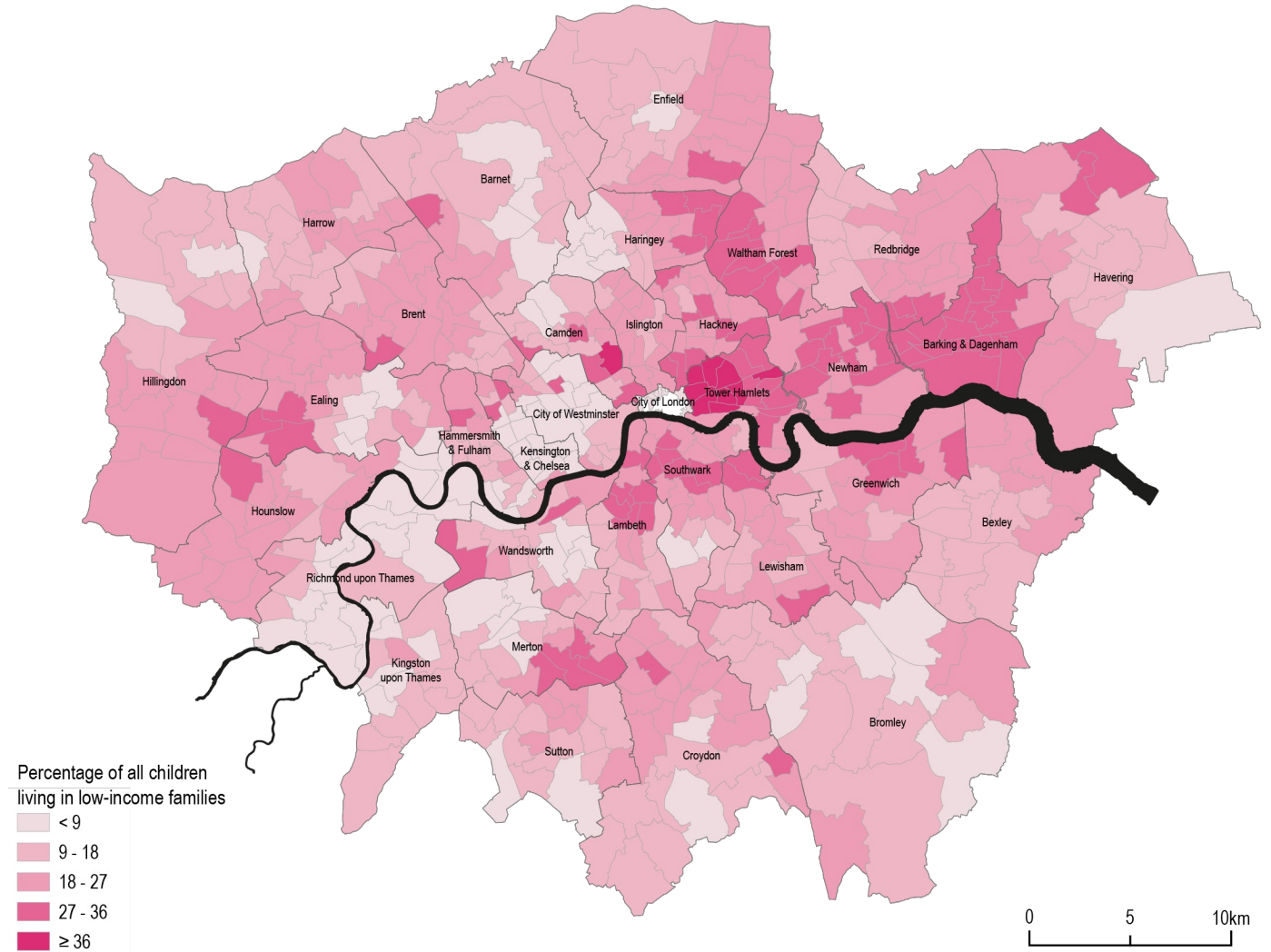


Fig. 4: Percentage of all children aged 0 -17 living in low-income families
(Data source: Greater London Authority, 2021)

LOW-INCOME FAMILIES

Temporary accommodation in London

- More than 60% of all households living in temporary accommodation are in London
- Around 300.000 households waiting for social housing
- Highest numbers in the North-east

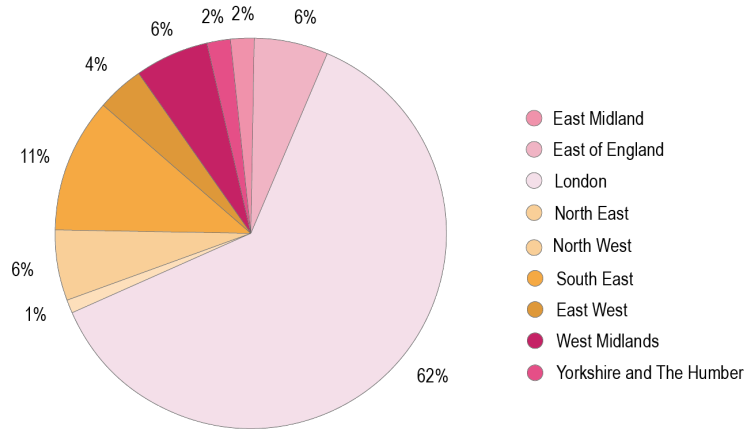


Fig. 5: Households living in temporary accommodation, percentage of national total, by region - Q4 2021 (Image: redrawn from Bosetti, N. et al., 2022)

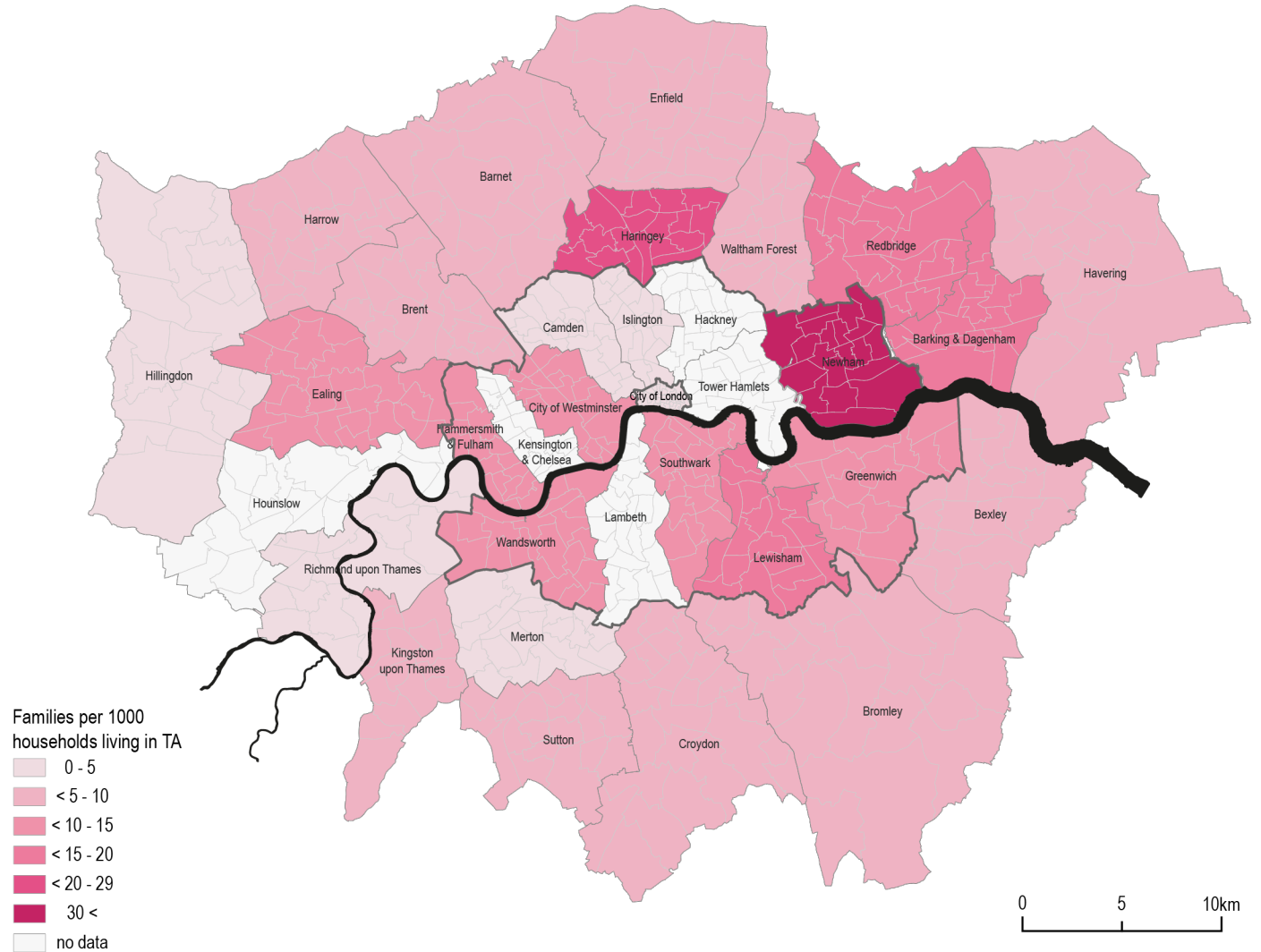


Fig. 6: Households including children (families) living in TA per 1000 households (Data source: Trust for London, 2022)

LOW-INCOME FAMILIES

Detecting needs and requirements

Guiding questions:

What are the requirements for housing units to make them liveable and feel like 'home' for a low-income family, considering their temporary use?

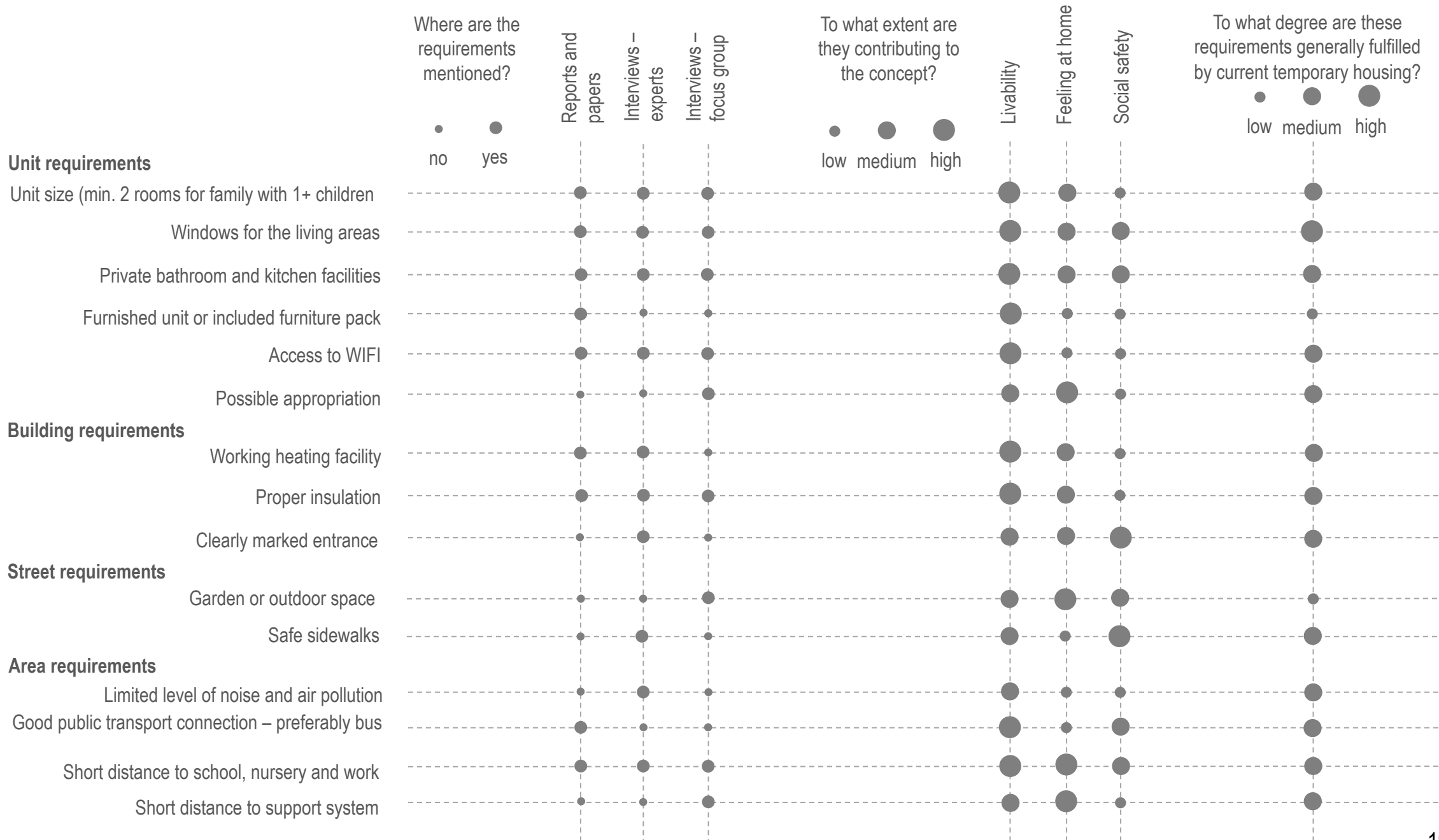
What are the requirements for buildings to ensure that they can provide liveable and safe temporary housing for a low-income family?

What are the requirements for an area to provide a safe and liveable environment for the temporary home of a low-income family?

➡ Analysis of literature and interviews



Fig. 7: A family sharing a one-bedroom unit (Photo: by Shelter, n.d.)



VACANCIES IN LONDON

VACANCIES IN LONDON

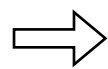
Vacancy in London

Guiding questions:

What are characteristics of areas with high numbers of vacancies?

What characteristics does an area need to be suitable for temporary housing? (in relation to social safety, livability and accessibility)

What would potential areas need to be made suitable for temporary housing?



Analysis of literature + statistical and spatial data

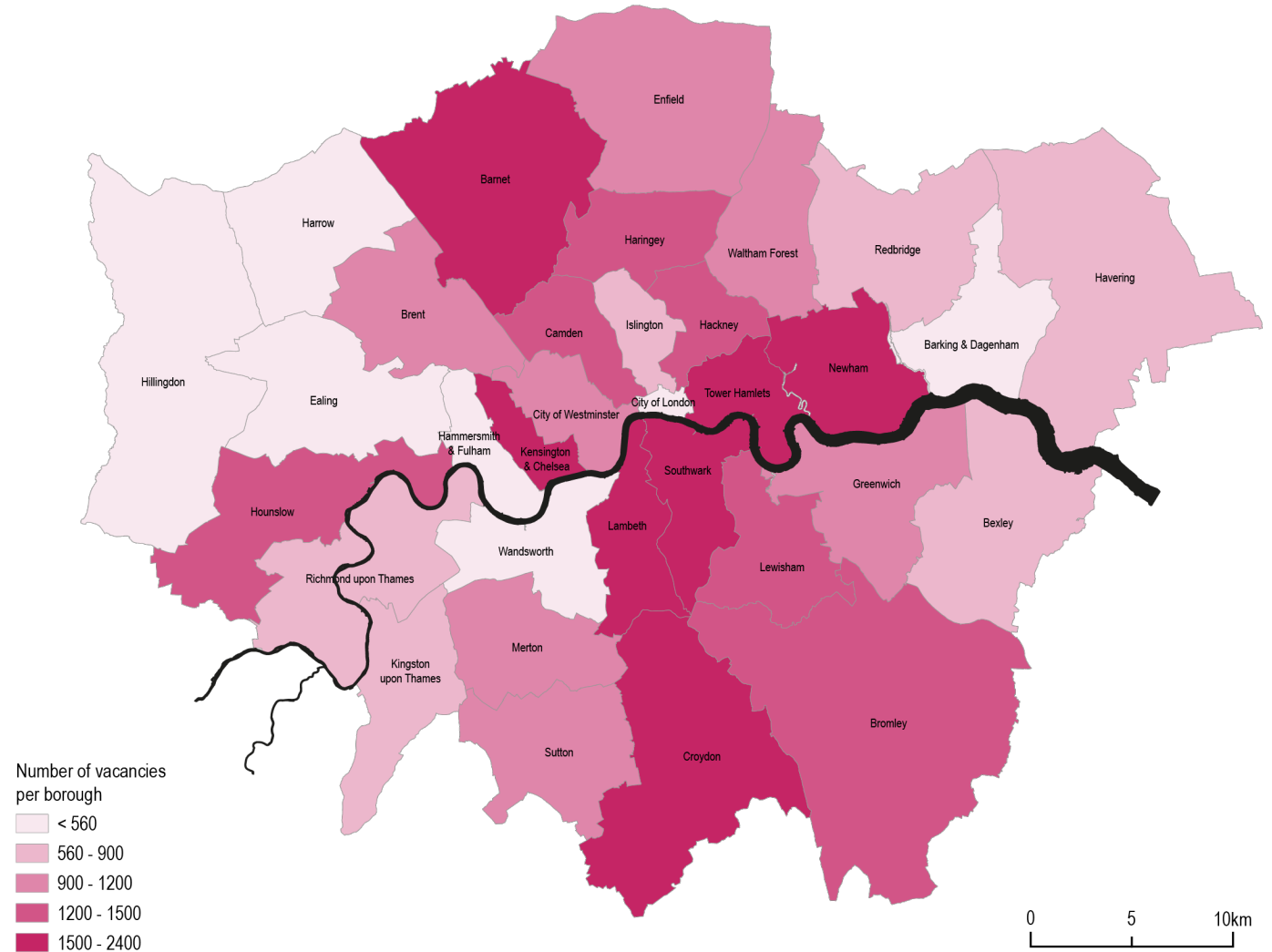


Fig. 8: Number of vacancies per borough (Data source: Department for Levelling Up, Housing and Communities & Ministry of Housing, Communities & Local Government, 2023)

VACANCIES IN LONDON

Indicators for vacancy

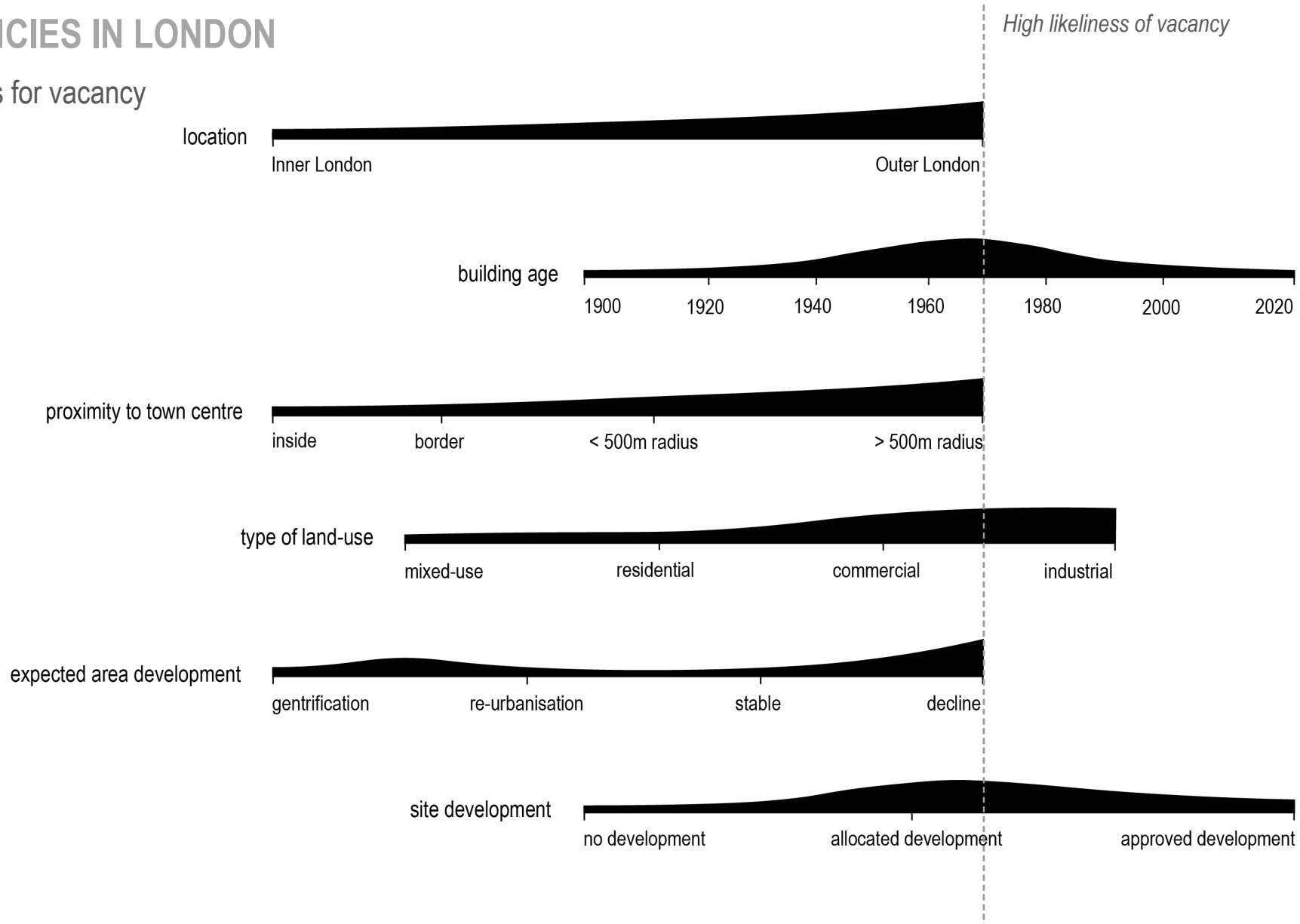


Fig. 9: Likelihood of vacancies depending on various factors (Image: by author)

VACANCIES IN LONDON

Types of vacancy

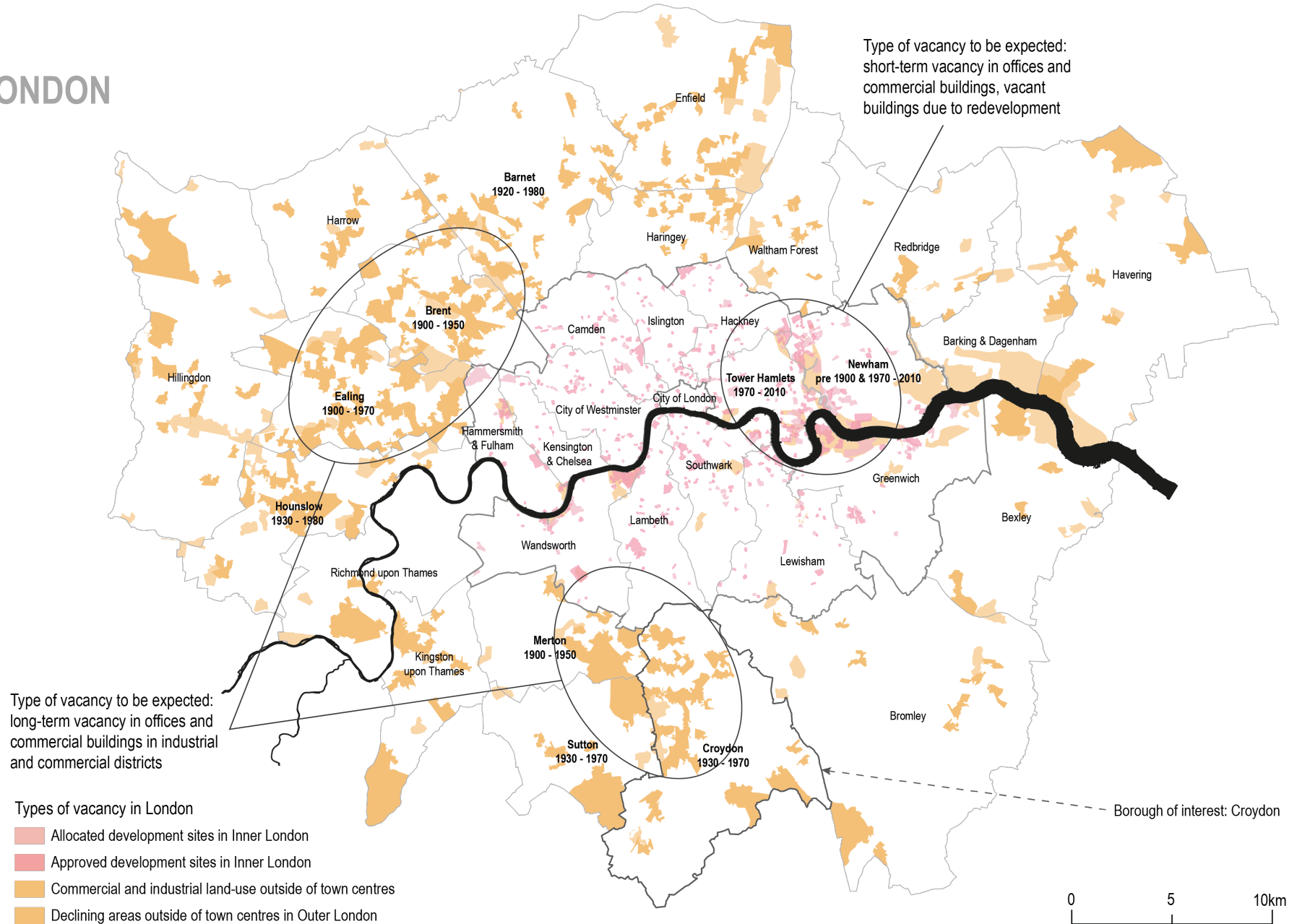


Fig. 10: Conclusion map - Types of vacancy (Data source: Geofabrik, 2018; Greater London Authority, 2016 & Urban Displacement Project, 2021)

VACANCIES IN LONDON

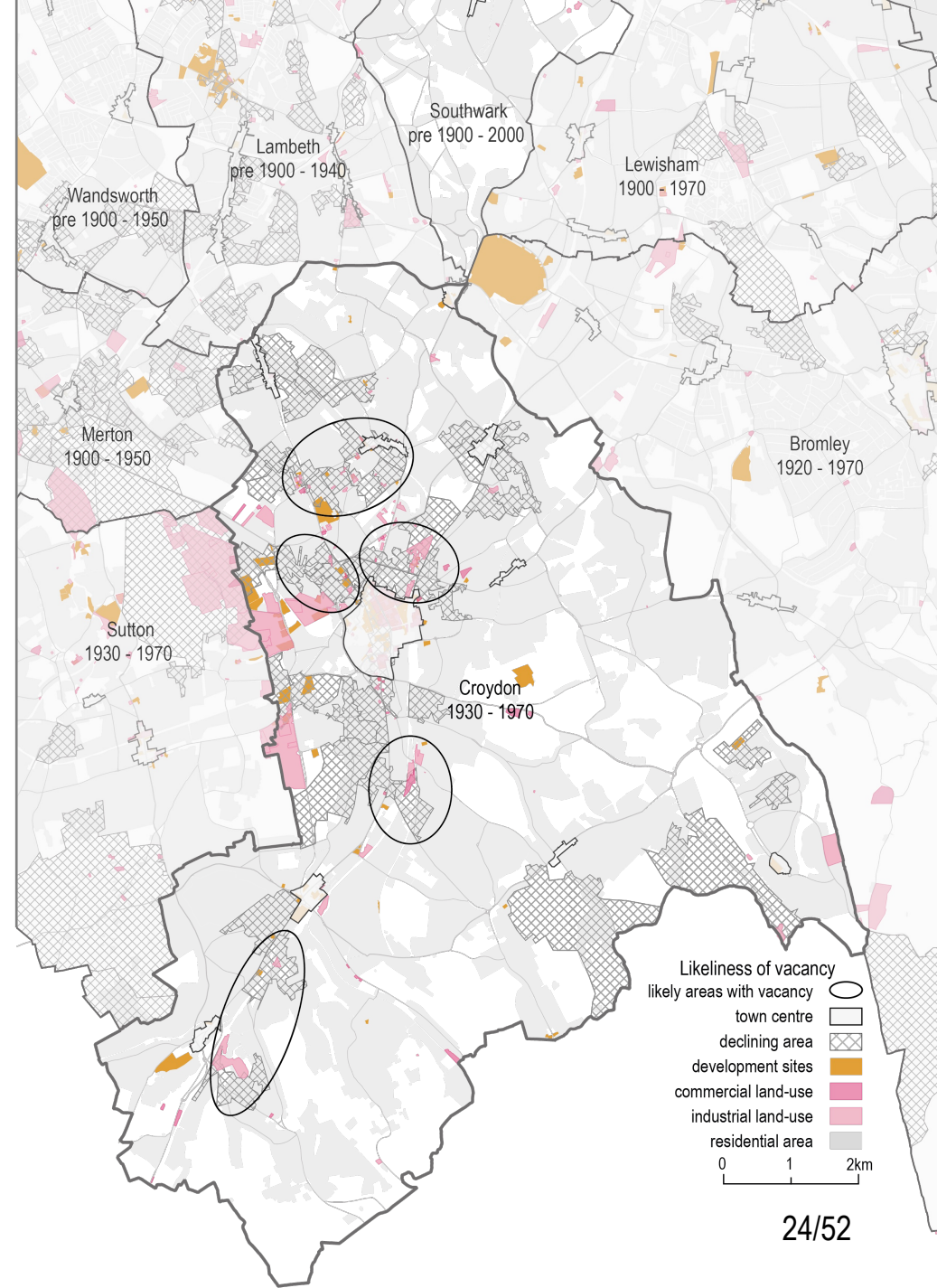


Fig. 11: Likelihood of vacancy: Croydon (Data source: Geofabrik, 2018; Greater London Authority, 2016 & Urban Displacement Project, 2021)

SUITABILITY OF SPATIAL CONDITIONS

SUITABILITY OF SPATIAL CONDITIONS

Suitability for temporary housing

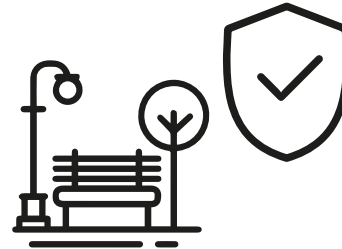
Suitability is defined by:



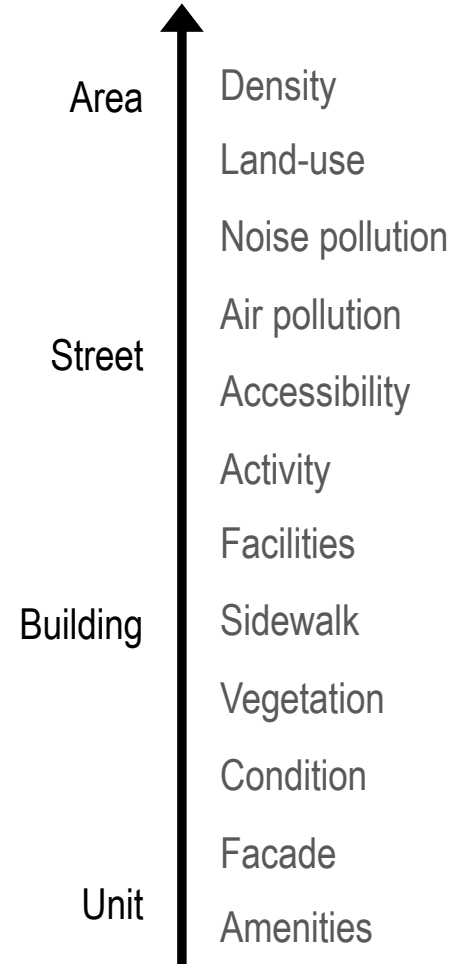
Livability



Feeling at home



Social safety



SUITABILITY OF SPATIAL CONDITIONS

Area characteristics for suitability

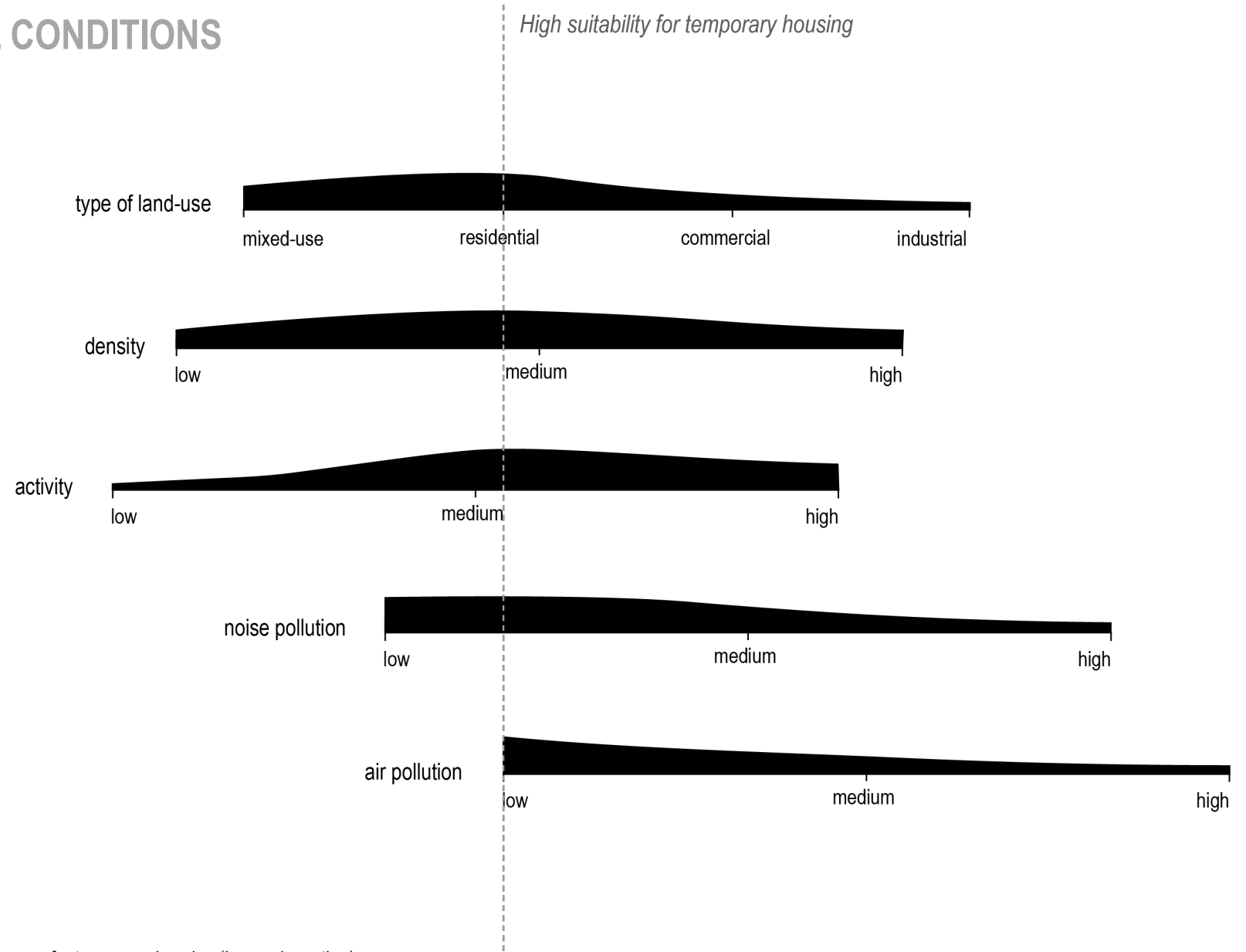


Fig. 12: Characteristics that indicate the suitability of an area for temporary housing (Image: by author)

SUITABILITY OF SPATIAL CONDITIONS

Area characteristics in Croydon

- Medium or high density
 - Close distance to main town centre
 - Mix of residential, commercial and industrial land-use
 - High degree of activity
 - Pollution due to road network and industrial land-use
-
- Low density
 - Far distance to main town centre
 - Mix of mostly residential and little industrial land-use
 - Low degree of activity
 - Pollution due to road network and industrial land-use

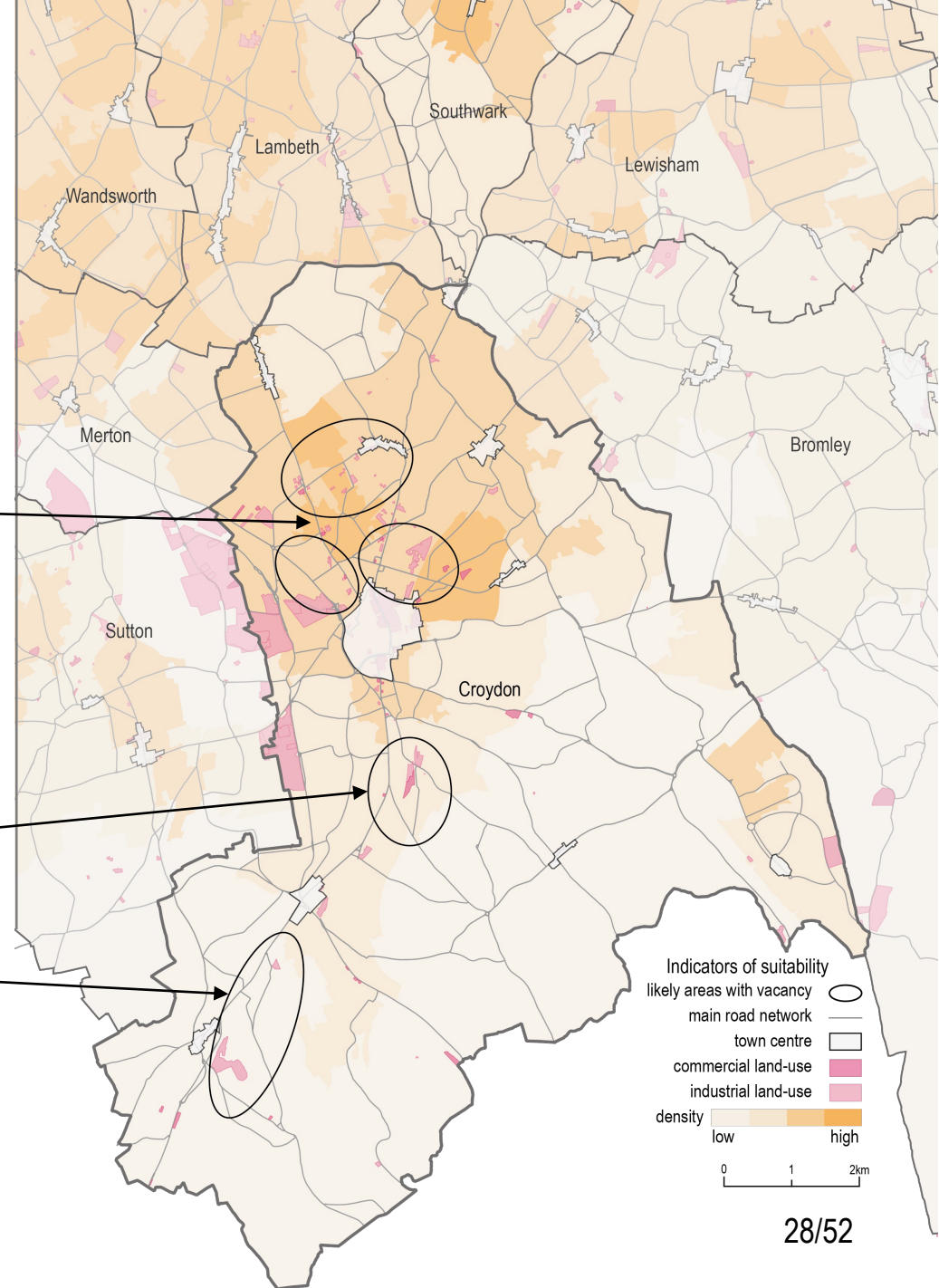


Fig. 13: Croydon – area characteristics (Data source: Geofabrik, 2018; Greater London Authority, 2018 & Greater London Authority, 2018)

SUITABILITY OF SPATIAL CONDITIONS

Accessibility

Access to facilities and services



Access to infrastructure and public transport



Access to recreational and green spaces

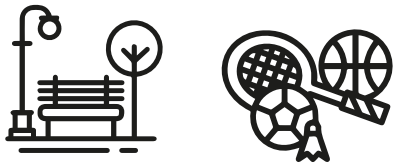


Fig. 14: Bus stop in Tower Hamlets (by author)

SUITABILITY OF SPATIAL CONDITIONS

Accessibility in Croydon

Facilities and services in town centre
 Good public transport connection in area
 Green spaces in the area

Facilities and services in near town centre
 Good public transport connection near area
 No green spaces in the area

No facilities and services in the area
 Public transport connection through bus
 No green spaces in the area

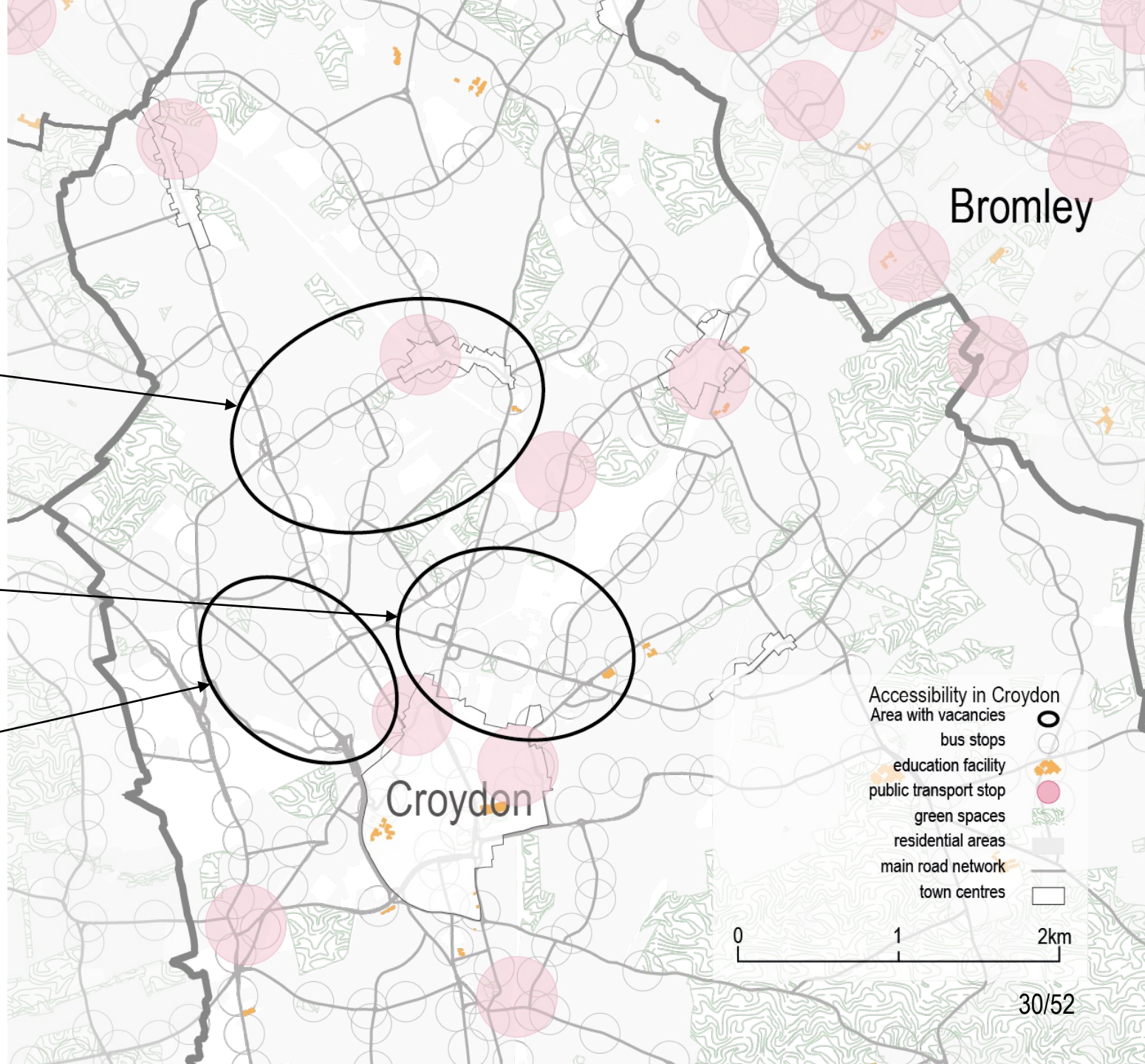
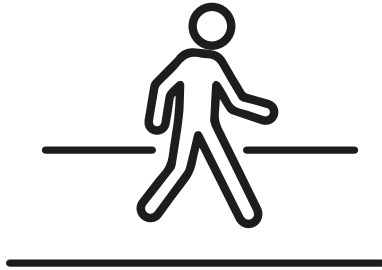


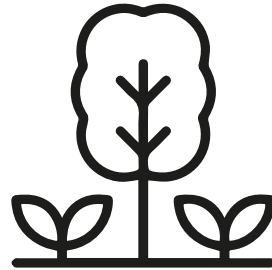
Fig.15: Croydon - Accessibility (Data source: Geofabrik, 2018; Greater London Authority, 2016)

SUITABILITY OF SPATIAL CONDITIONS

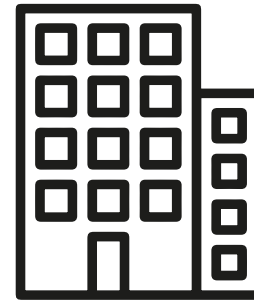
Street characteristics



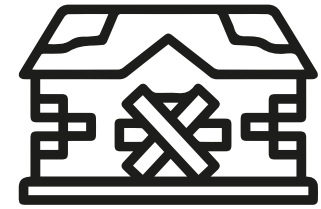
Sidewalk



Vegetation



Facade



Condition

SIDEWALK



No sidewalk



Unclear traffic situation



Car dominance



Lanes for different transport modes



Pedestrian zone

VEGETATION



No public or private green



Semi-private green space



Tree-lined street



Dedicated green space



Local park

FACADE



Closed-off facade



Closed-off plinth and uniform facade



Large-scale facade



Varying and open facade



Active plinth and varying facade

CONDITION



Derelict and broken fences



Unwelcoming and derelict entrance



Street corner in a declining area



Welcoming apartment units



Well-maintained public space

THE INTEGRATED HOUSING SYSTEM

THE INTEGRATED HOUSING SYSTEM

On the integrated system

Public Sector

1. National government (Parliament; Department for Levelling Up, Housing and Communities)
2. Greater London Authority & Mayor of London
3. Local authority: London Boroughs

Civil Society

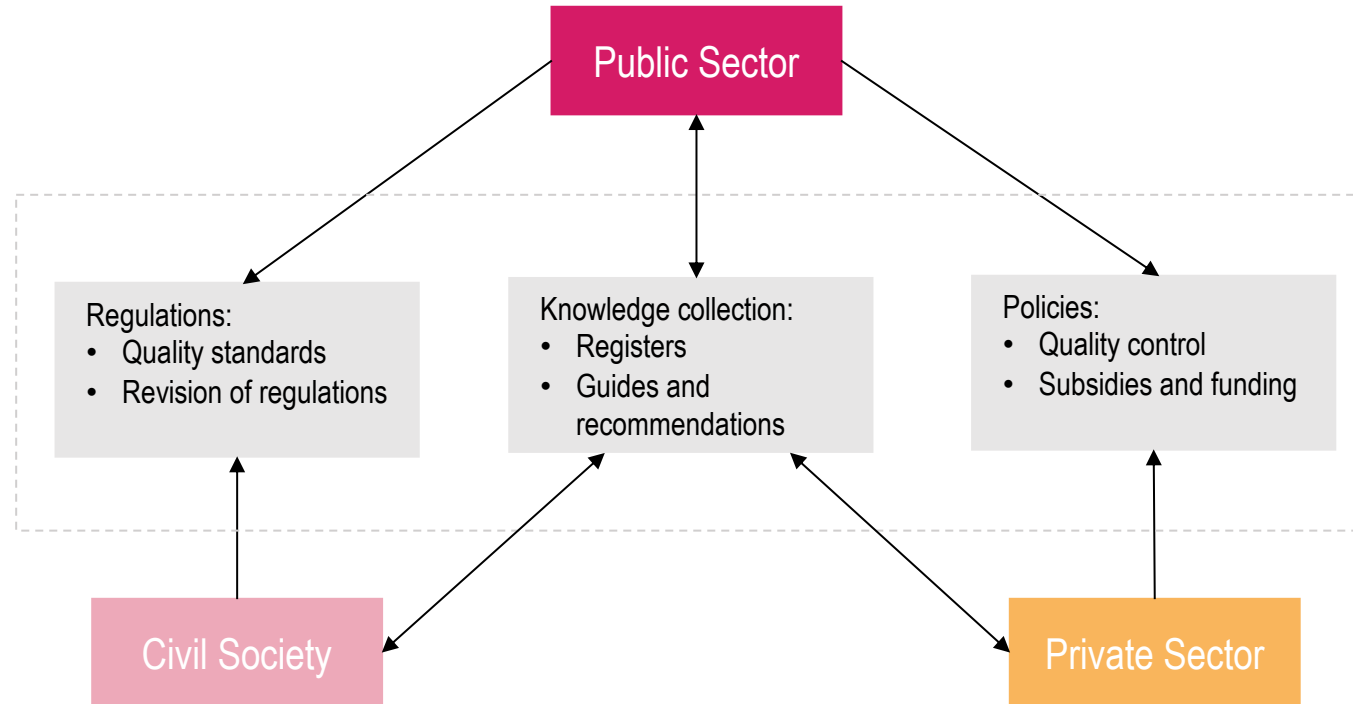
1. Low-income families (depend on their local authority to assign housing)
2. Initiatives, organisations & foundations concerned with homelessness
3. Local communities

Private Sector

1. Private landlords providing temporary accommodation
2. Owners of vacant commercial buildings
3. Foreign investors (properties as assets)

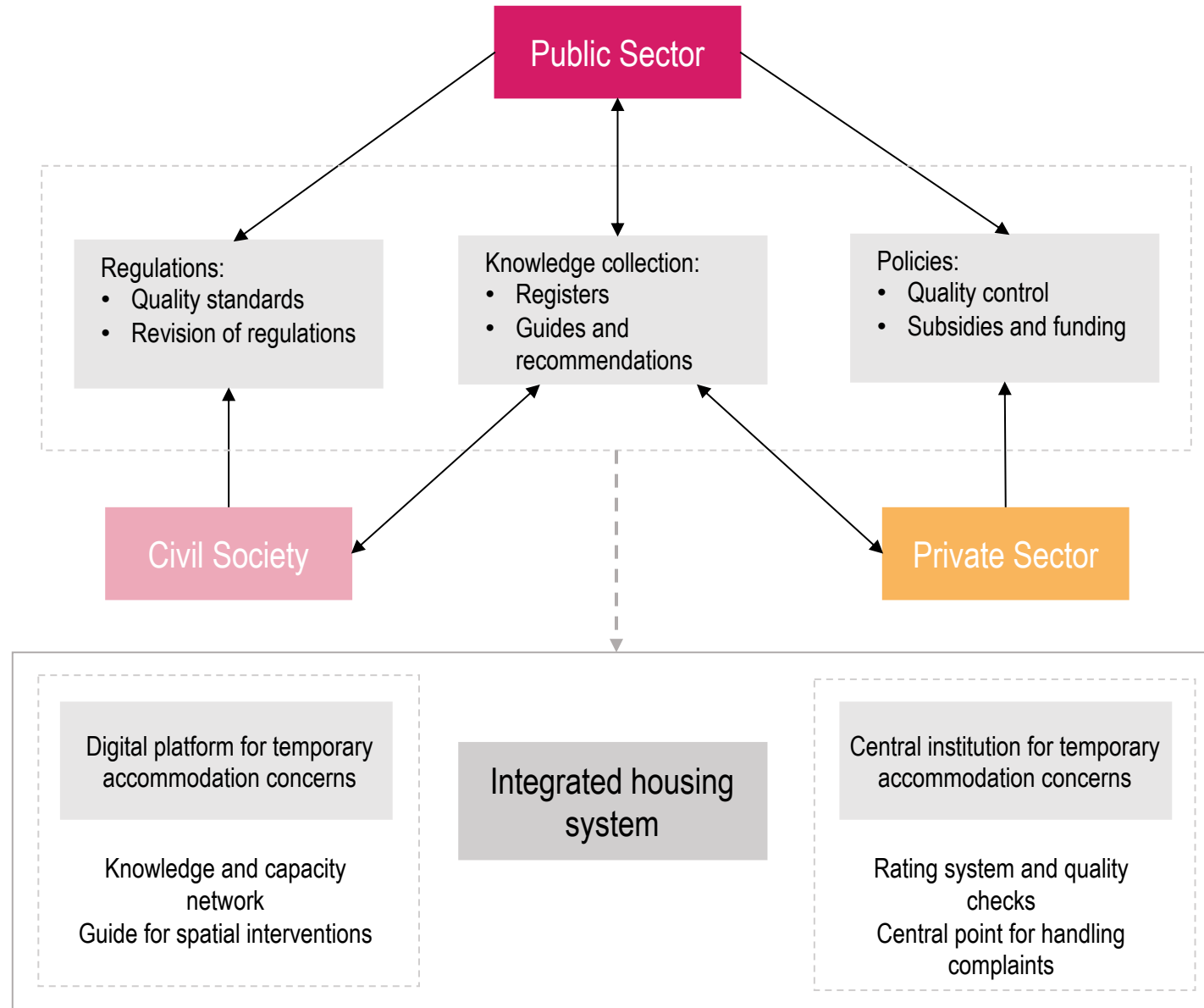
THE INTEGRATED HOUSING SYSTEM

On the integrated system



THE INTEGRATED HOUSING SYSTEM

On the integrated system



THE INTEGRATED HOUSING SYSTEM

On implementing the system

➔ Type of operation

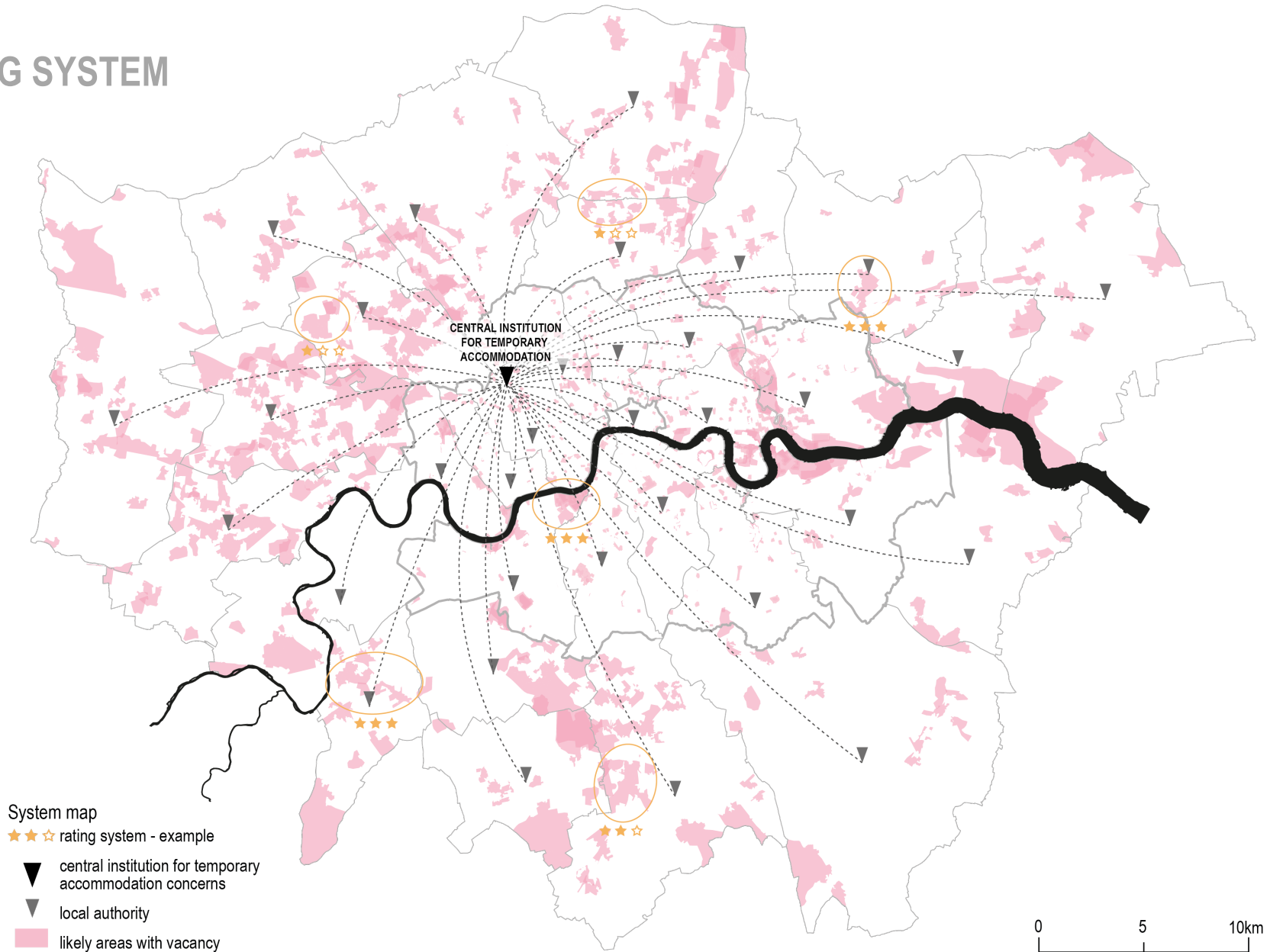


Fig. 16: System map - Greater London area (Data source: Geofabrik, 2018 & Greater London Authority, 2016, Urban Displacement Project, 2021)

THE INTEGRATED HOUSING SYSTEM

On implementing the system

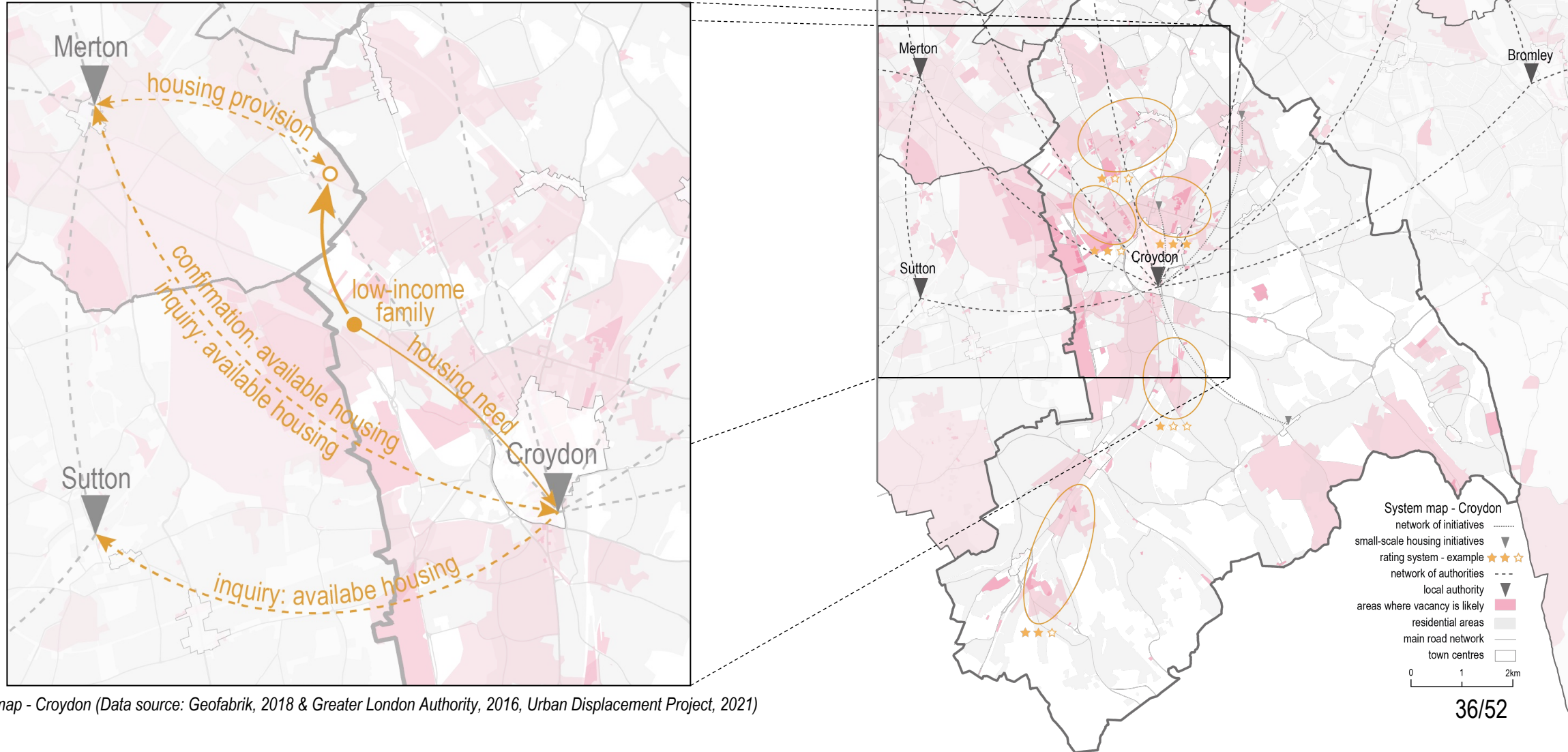


Fig. 17: System map - Croydon (Data source: Geofabrik, 2018 & Greater London Authority, 2016, Urban Displacement Project, 2021)

THE INTEGRATED HOUSING SYSTEM

On implementing the system

➔ Type of operation

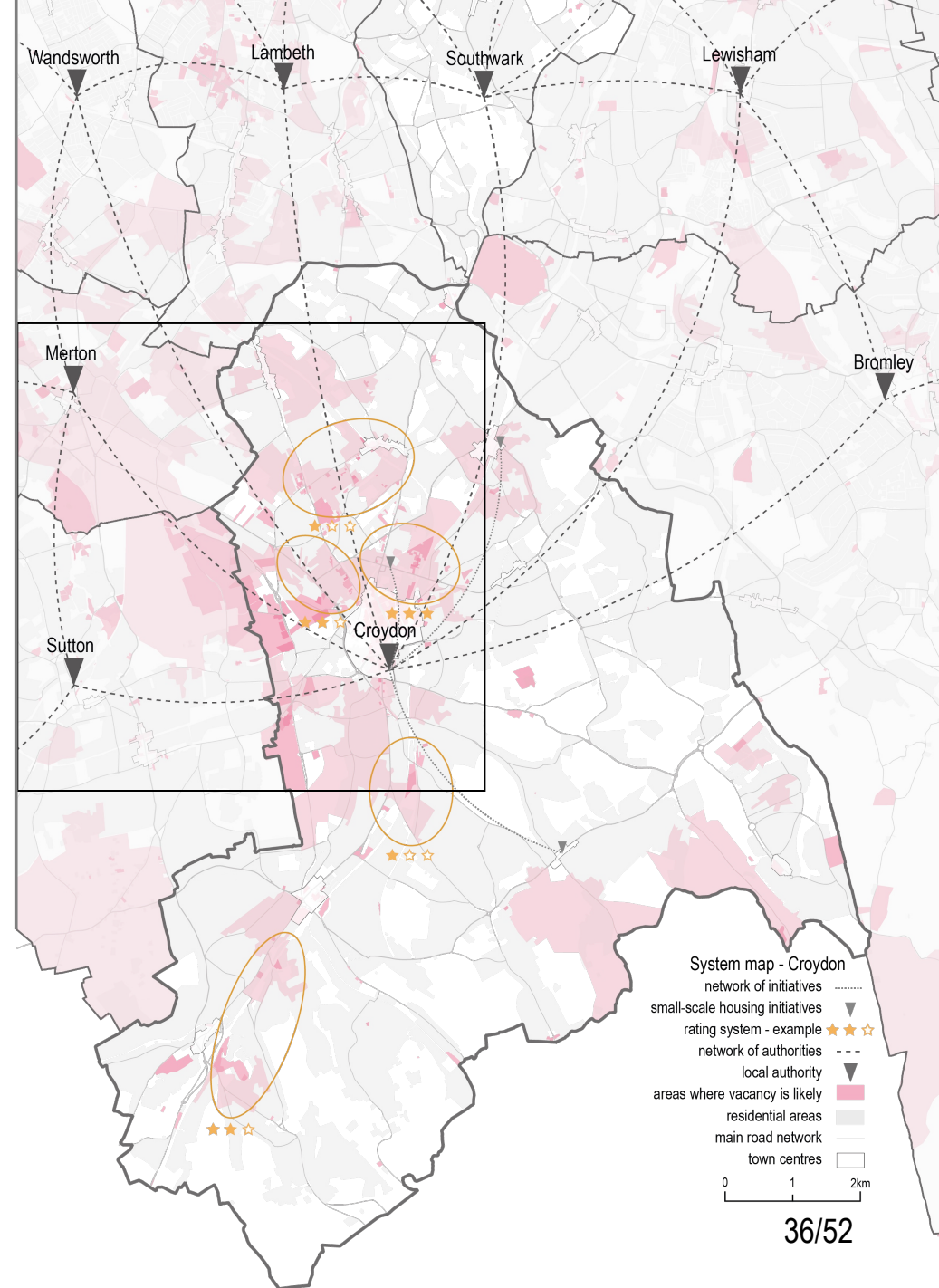
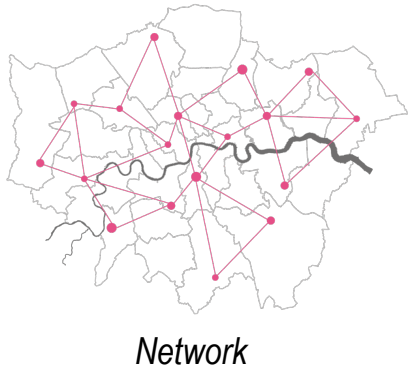
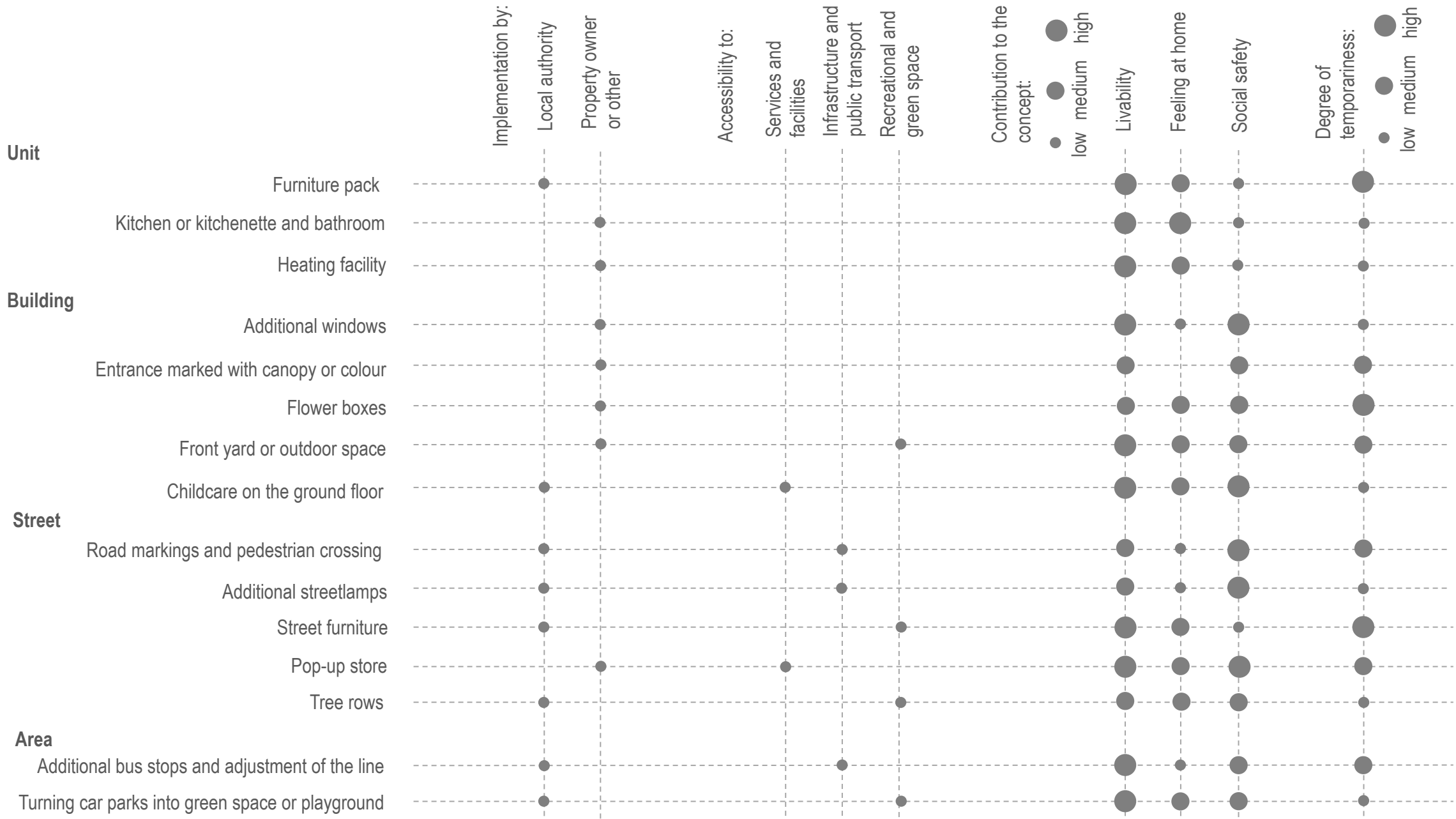


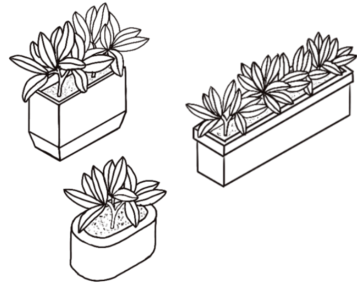
Fig. 17: System map - Croydon (Data source: Geofabrik, 2018 & Greater London Authority, 2016, Urban Displacement Project, 2021)

GUIDE OF SPATIAL INTERVENTIONS

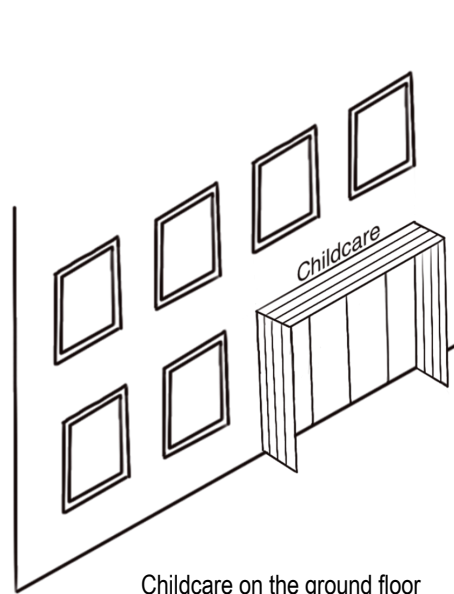


GUIDE OF SPATIAL INTERVENTIONS

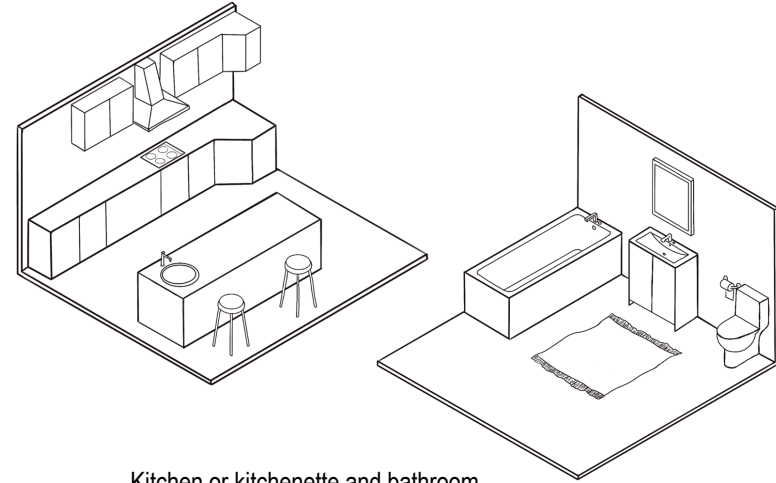
Feeling at home



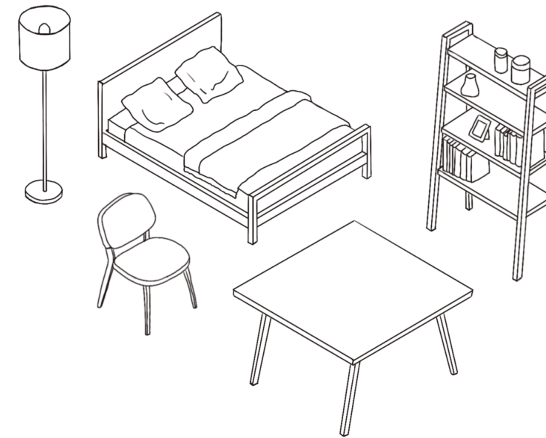
Plant and flower boxes



Childcare on the ground floor



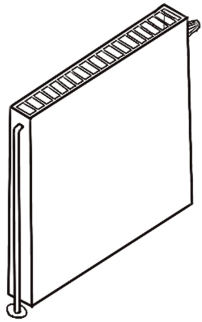
Kitchen or kitchenette and bathroom



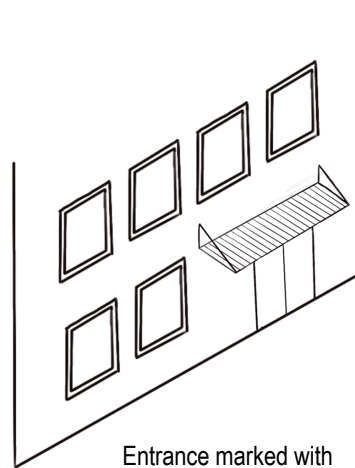
Furniture pack

GUIDE OF SPATIAL INTERVENTIONS

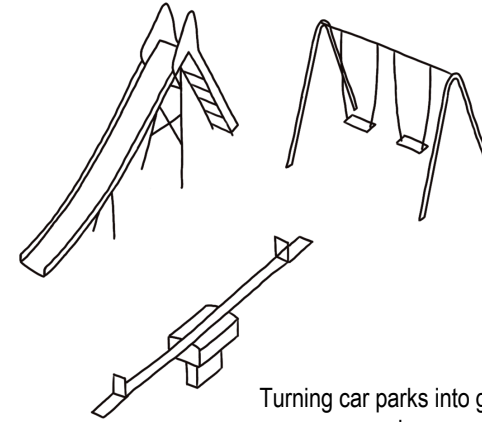
Livability



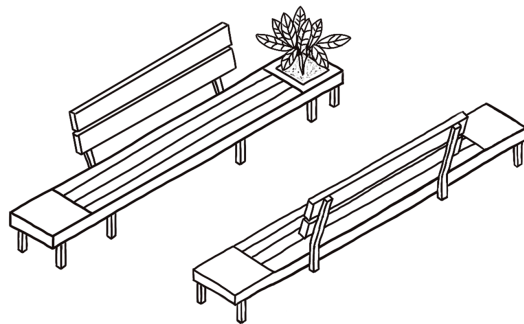
Heating facility



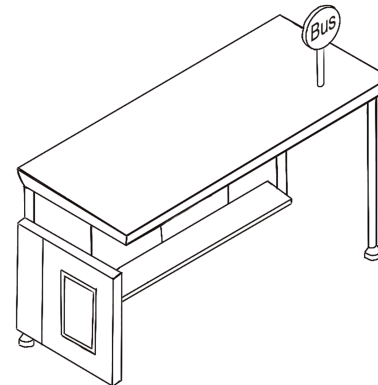
Entrance marked with canopy or colour



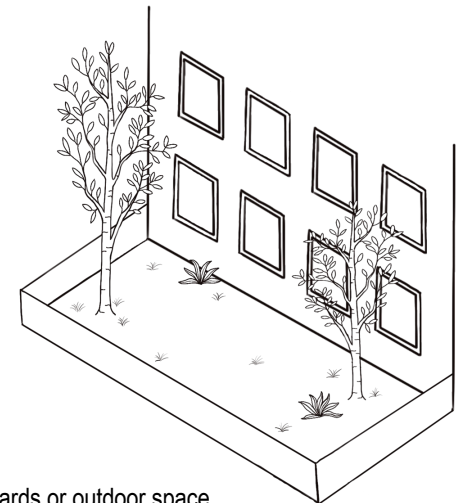
Turning car parks into green space or playground



Street furniture



Additional bus stops and adjustment of the line



Front yards or outdoor space

GUIDE OF SPATIAL INTERVENTIONS

Social safety

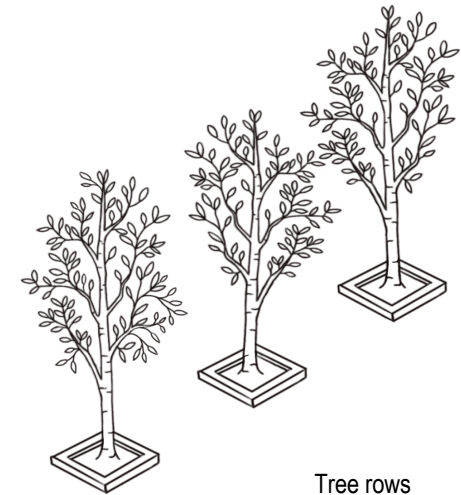
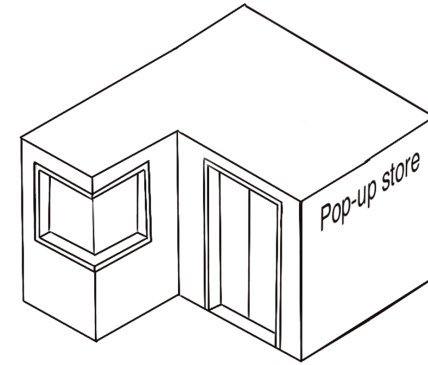
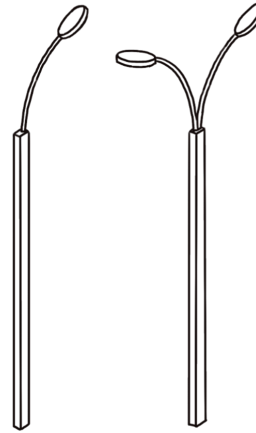
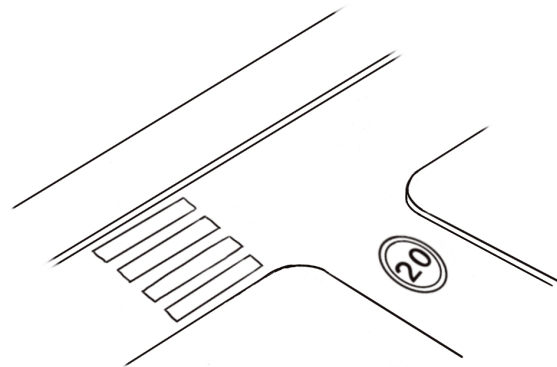
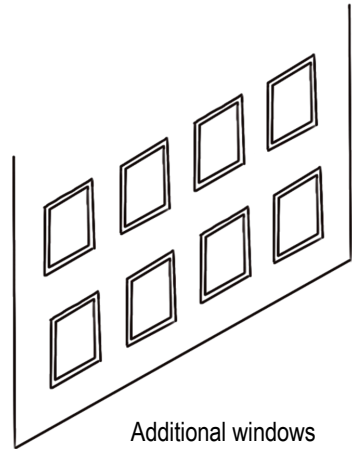


Fig. 20: Spatial interventions – social safety (Image: by author)

GUIDE OF SPATIAL INTERVENTIONS

Exemplary implementation

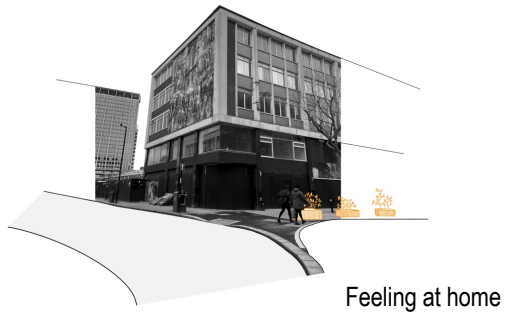
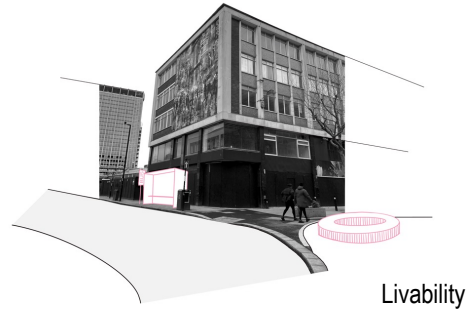
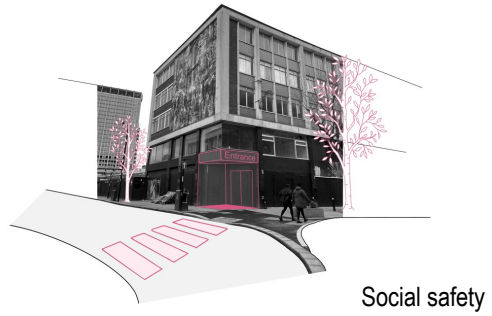


Fig. 21: Street impression (Image: by author)

GUIDE OF SPATIAL INTERVENTIONS

Exemplary implementation

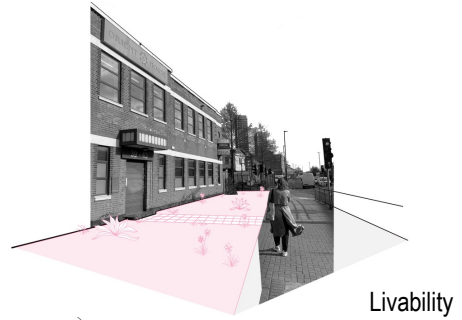


Fig. 22: Street impression (Image: by author)

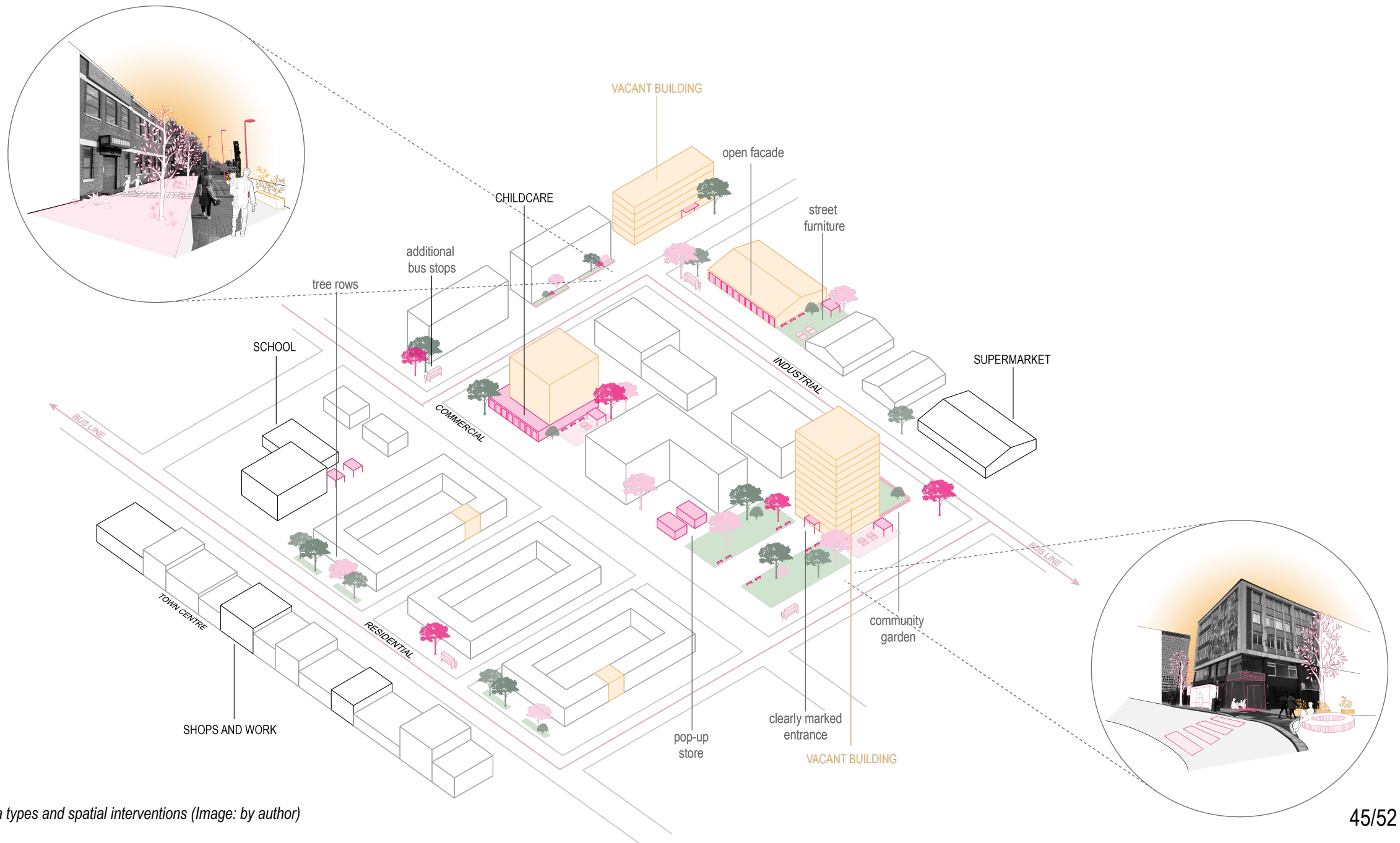


Fig. 23: Area types and spatial interventions (Image: by author)

CONCLUSION

Are the research questions answered?

Question 1

- Formal system as only reliable option for focus group
- Informal practices as complementary addition
- Two types of operation: umbrella and network
- Access to local knowledge and co-operation for local solutions

Question 2

- Need for establishing housing standards for TA as part of the systematic solution
- Collection of spatial needs and requirements as base for catalogue of spatial design interventions

Question 3

- Use of indicators for the likeliness of vacancy to detect their location in the city
- Multi-scalar analysis to determine suitability (includes area, street, building and unit scale)
- Accessibility as important factor

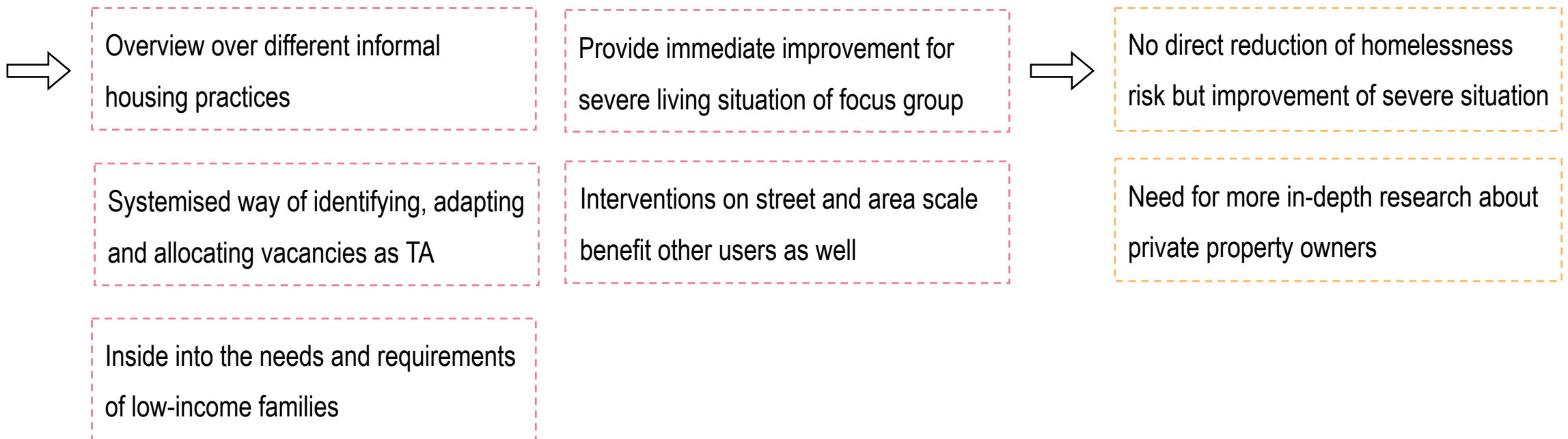
Question 4

- Catalogue of spatial interventions based on requirements and indicators for suitability
- Focus of spatial interventions mostly on area and street scale instead of buildings
- Temporariness limits the choice of spatial interventions

CONCLUSION

Are the research questions answered?

How can an **integrated housing system** support **temporary housing** to reduce the number of **low-income families** at the **risk of homelessness and displacement** while also reducing **vacancy in the private sector**?



REFLECTION

Recommendations

Recommendations for London:

1. Public vacancy register
2. Housing standards for temporary accommodation
3. Communication and co-operation between boroughs

Recommendations transferable to other urban settings:

1. Potential of informality in the transformation of urban space
2. Multi-scalar analysis approach to determine the suitability of vacancy for different purposes

REFLECTION

Personal reflection

Topic

- Potentials and limitations of temporariness
- Relation of practices to spatiality
- Focus more on research & less on design

Process and methods

- Data limitations
- Dependency on interview partners
- Time planning

Personal impact

- Humbling and eye-opening experience
- Challenging but great leaning process



Fig. 24: Overground station in Harlesdem (by author)

THANK YOU FOR YOUR ATTENTION!



Fig. 25: Aerial view over London (Photo: by Wirestock, n.d.)

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