

Co-Lab Mapping project: Towards a Systematic Categorisation of Collaborative Housing in Europe.

**Collaborative Housing Day
International Social Housing Festival**

Helsinki, 15 June 2022

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Co-Lab researchers: Sara Brysch, Carla Huisman.



 **TU Delft**

**Co-Lab Research Group
Faculty of Architecture and the Built Environment
Delft University of Technology**

'Collaborative housing'

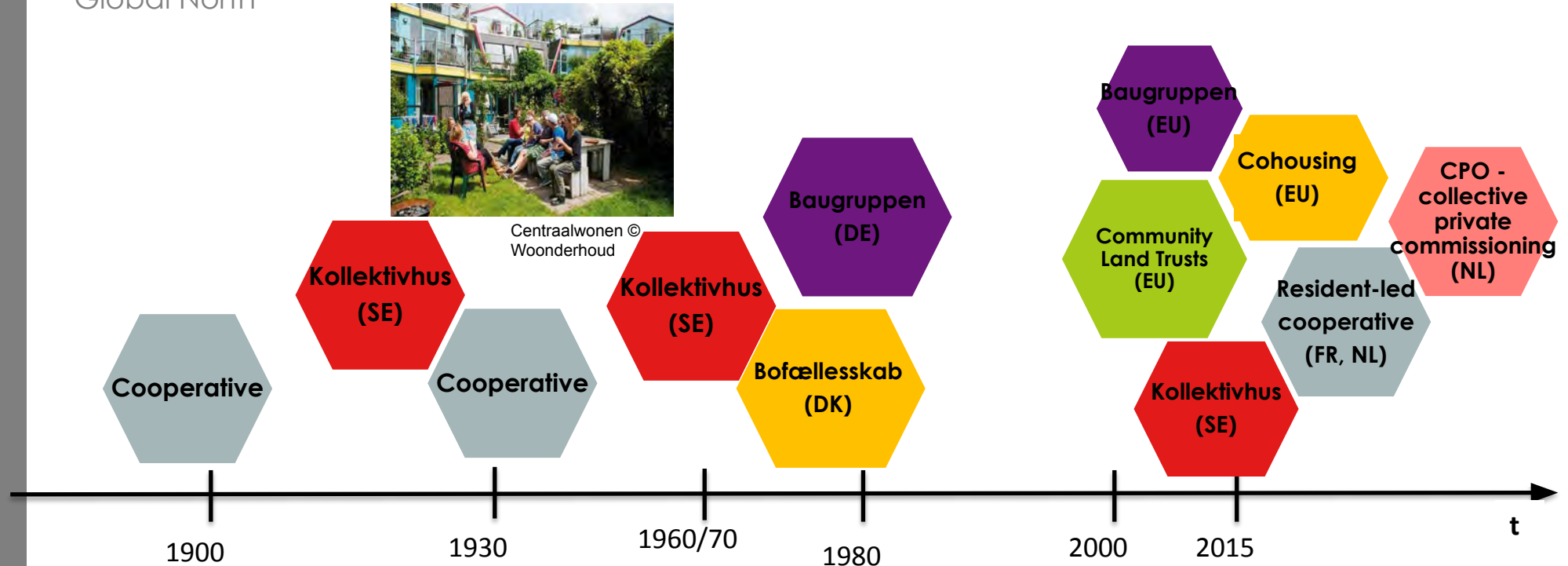
Umbrella term that encompasses a wide range of collectively self-organised and self-managed housing:

- Intentionality
- Common vision
- Collective decision-making
- Sharing and commoning practices
- High level of end-user involvement



Different forms of collaborative housing have existed for over a century across the world

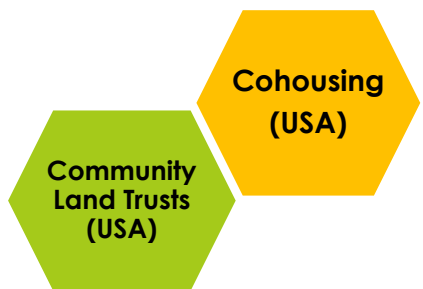
*Global North



Centraalwonen © Woonderhoud



AH! Siedlung Rosenhügel © The Guardian



Kalkbreite (2011) Zurich © Volker Schopp



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Source: Tower of Babel by Pieter Breughel de Elder:
[https://en.wikipedia.org/wiki/The_Tower_of_Babel_\(Breughel\)](https://en.wikipedia.org/wiki/The_Tower_of_Babel_(Breughel))



Why categorise collaborative housing?



The confusion of tongues

But what do you mean by cohousing exactly?

No, it's a cooperative!

In our country, we call it coliving

But it is too commercial to be a cooperative!



"Collaborative Housing in Europe: Conceptualizing the Field".

Czischke, D., Carriou, C., & Lang, R. (2020). *Housing, Theory and Society*, 37/1, 1-9

“...an umbrella term that encompasses a variety of housing forms with different degrees of **collective self-organization**. Central to this type of housing is the presence of a significant level of **collaboration amongst (future) residents**, and **between them and external actors and/or stakeholders**, with a view to realizing the housing project. In this sense, the term collaboration stands for coordinated action towards a common purpose. This collaboration can take place at **different stages of the project** – sometimes from the conception, design and development – and may extend to the daily maintenance and management of the housing. collaborative housing forms can vary in terms of **tenure, legal and organizational characteristics**. Common attributes include a **high degree of social contact** between the residents and the presence, to different extents, of **shared goals and motives** in relation to the housing project, such as ecological sustainability and social inclusion. In many cases, these values also extend to the project’s external environment.’ (pp. 6-7)



Project: Mapping social innovation and collaboration in housing – CO-LAB MAPPING

Problem:

Lack of reliable quantitative data on CH forms across Europe hinders data comparability, trends analysis and hinders policy formulation.

Goal:

Map collaborative housing in a scientifically-informed database and visualisation tool



Co-Lab Mapping project



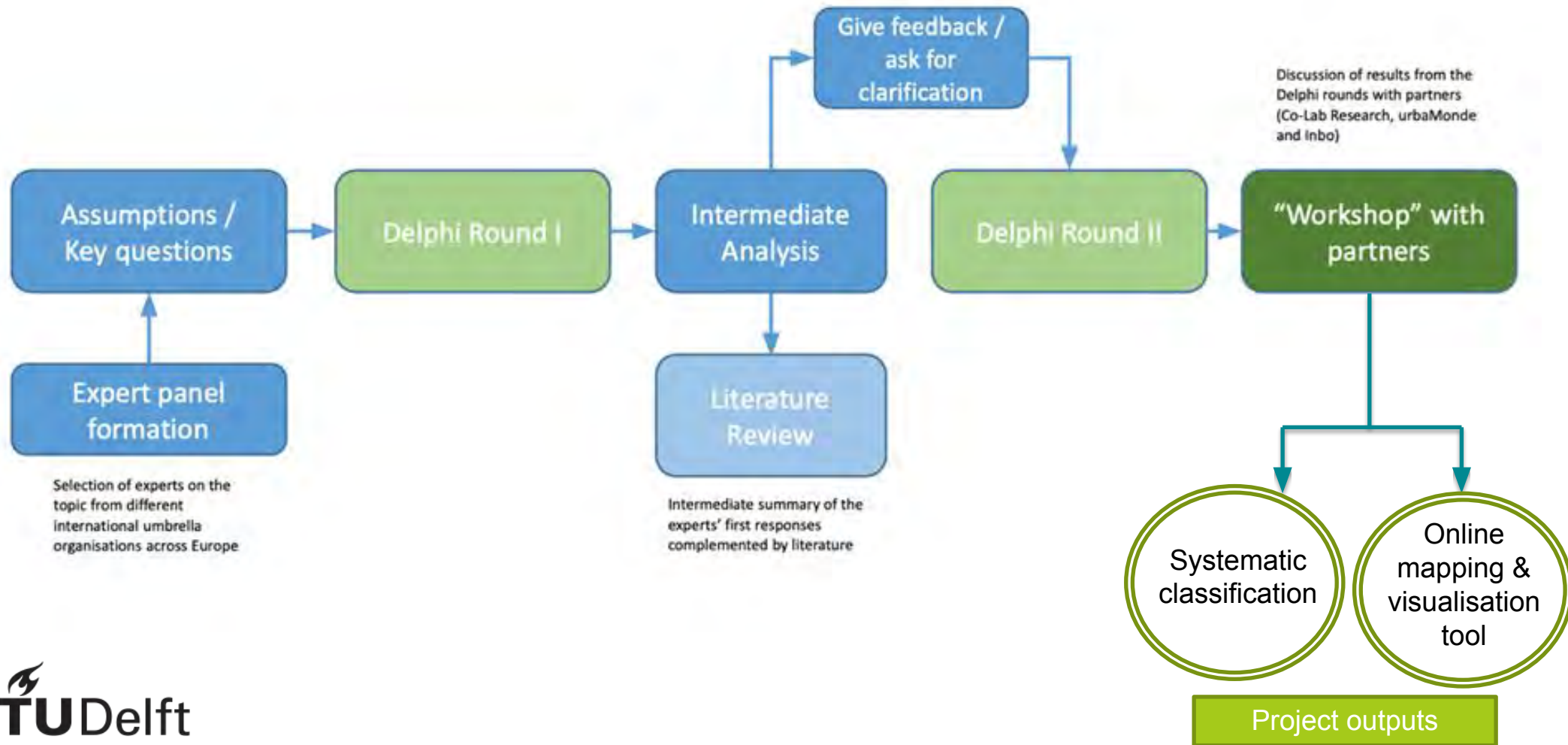
Dutch National Research Council (NWO)

26 national experts (50% practitioners, 50% researchers)

10 EU countries: Belgium, Denmark, England & Wales, France, Germany, the Netherlands, Spain, Sweden, Switzerland



Project structure



What's included in collaborative housing, and what not ?

Dimensions	Inclusion criteria	Reasons for exclusion
Community characteristics	<ul style="list-style-type: none"> - Intentionality - Social dimension 	<ul style="list-style-type: none"> - Community of residents lacking intentionality or social dimension - Community with no explicit housing (i.e. residential) dimension
Building characteristics	<ul style="list-style-type: none"> - Spectrum of housing types and tenures - Shared spaces (indoor and/or outdoor) 	<ul style="list-style-type: none"> - Housing projects where separate individual, private rooms do not exist.
Development process and tenures	<ul style="list-style-type: none"> - Initiation by residents and/or by external stakeholder - Spectrum of ownership and rental models 	<ul style="list-style-type: none"> - Residents do not participate in the development and/or on-going management - Mainstream, non-resident-led and cooperative housing - Individual housing self-provision is not embedded in a collaborative housing scheme

Table 1 - Defining collaborative housing: Inclusion and Exclusion criteria (based on Lang, Carriou & Czischke, 2020)



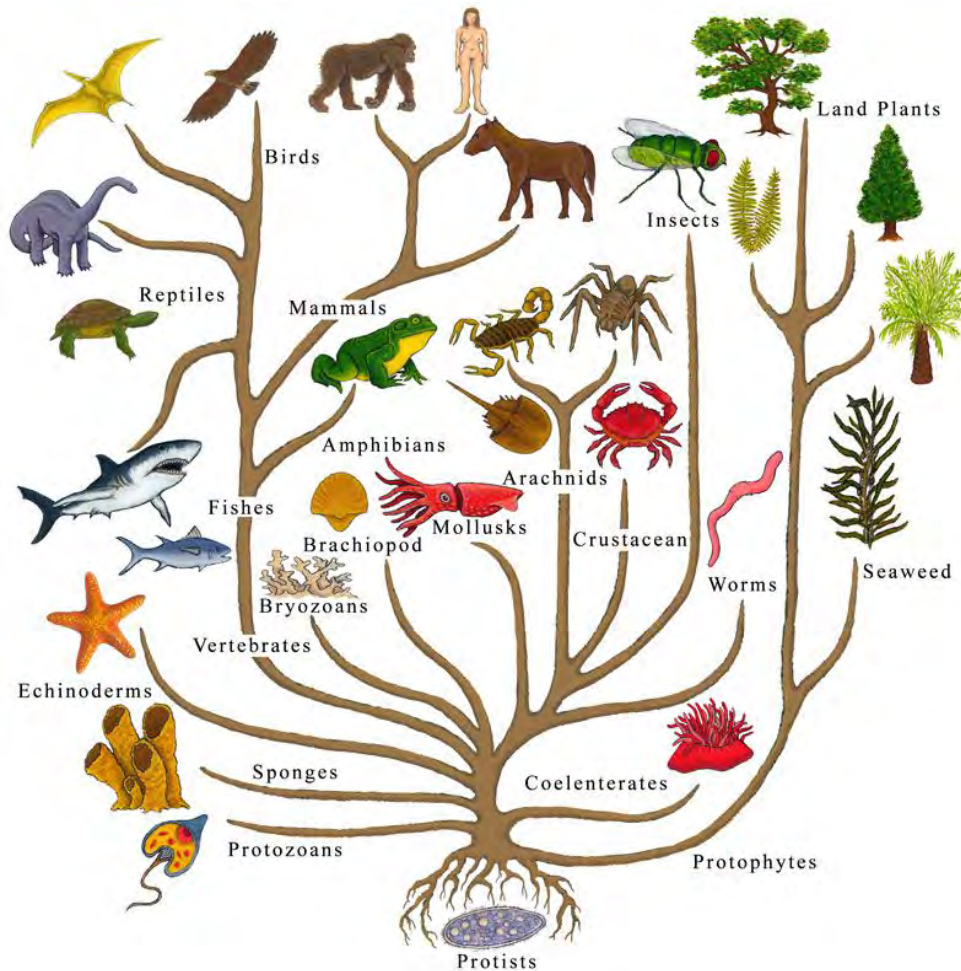
Distinguishing different 'forms' of collaborative housing

Characteristic	Definition
Drivers	Reasons why people get involved in collaborative housing
Spatial organisation	How private and common areas are organised under a housing layout
Social organisation	How households organise and manage the domestic tasks and social activities
Tenure	Financial arrangement under which someone has the right to live in a dwelling.
Legal form	How applicable law describes an individual, company, or organisation that has legal rights and obligations with regards to the house or apartment

Table 2 - Main distinguishing characteristics



Classifying collaborative housing: an exercise in taxonomy



Tree of life by rblee83
<https://www.deviantart.com/rblee83/art/Tree-of-Life-32439959>



A taxonomy of collaborative housing



Collaborative housing

Community housing
goal is to live together

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Collective self-provision
goal is to create user-defined
(affordable) housing together

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Shared definitions

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Shared definitions

Cohousing
living together
with independent units

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Collaborative housing

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graph LR; A[Collaborative housing] -.-> B[Community housing]; A -.-> C[Collective self-provision]; B -.-> D[Cohousing];
```

Shared definitions

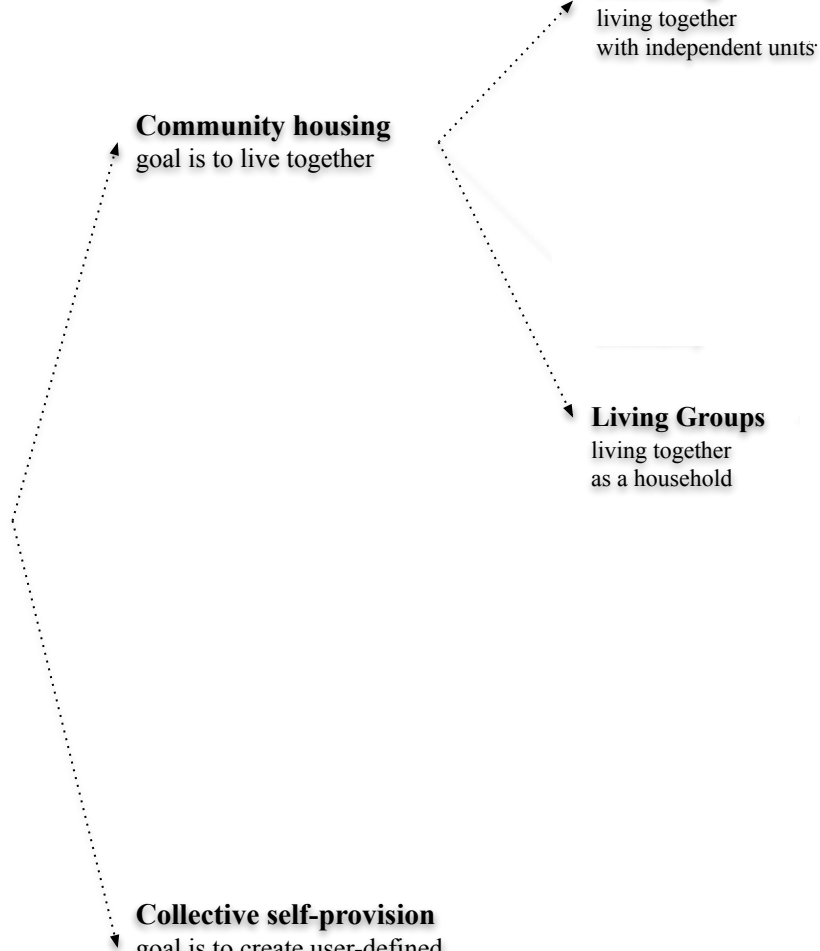
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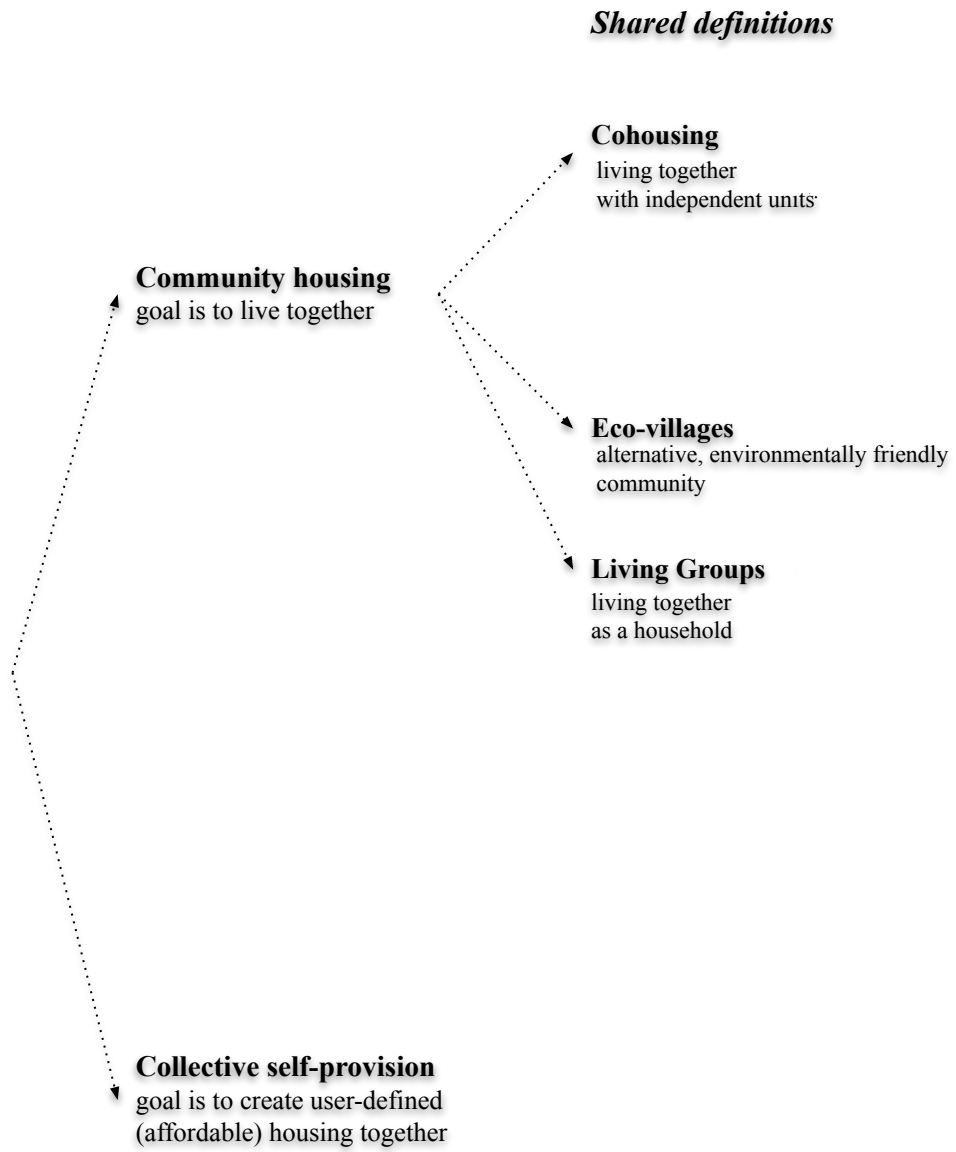
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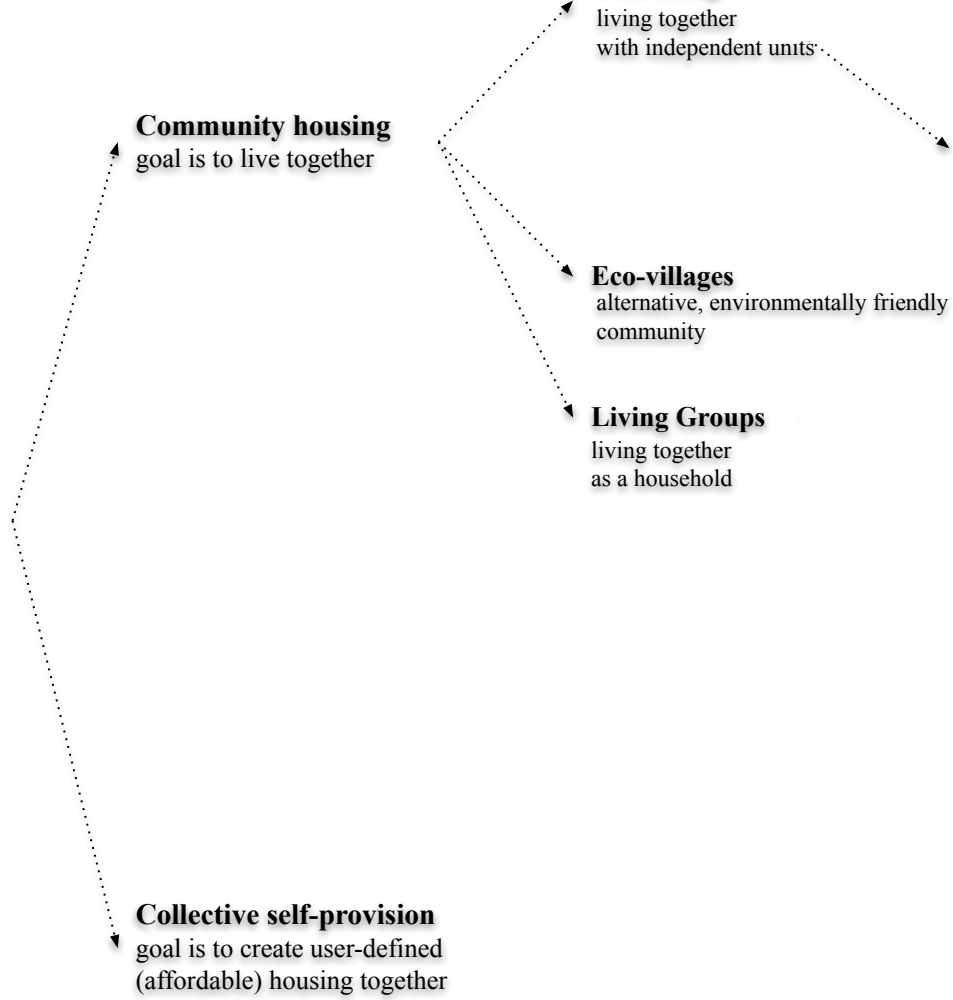
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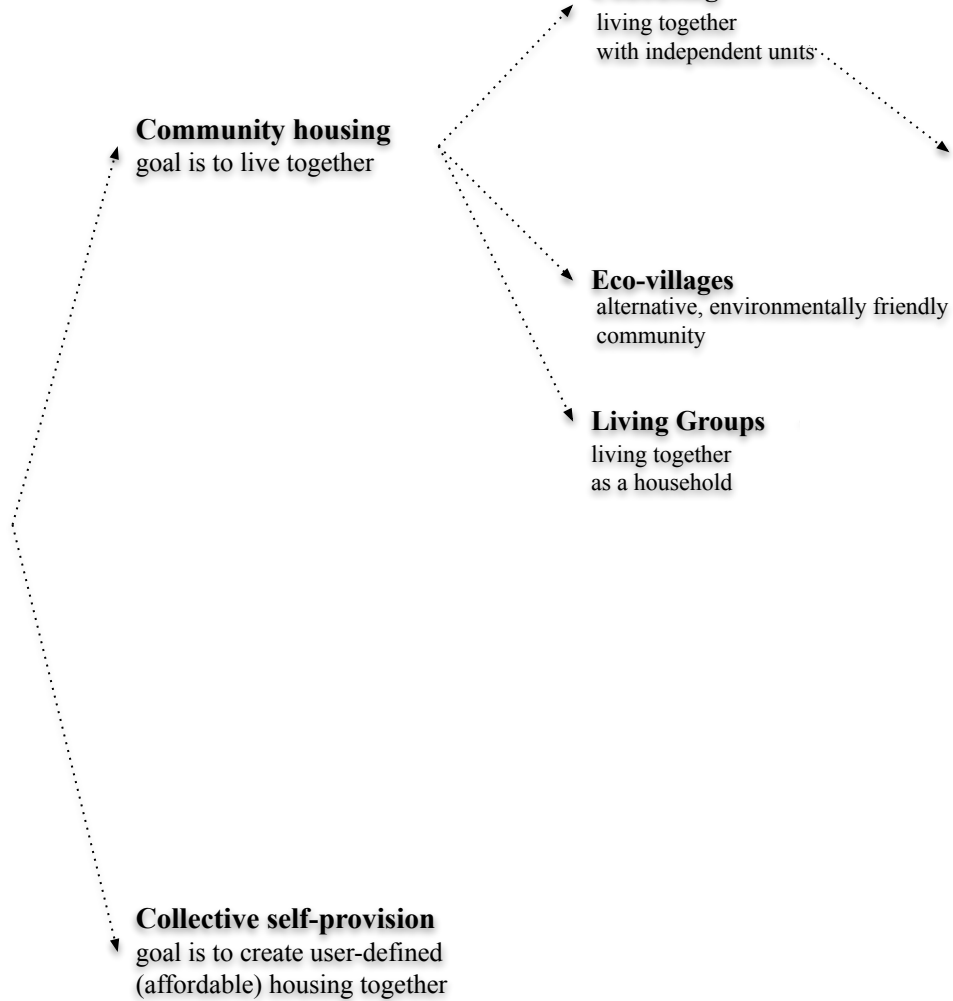
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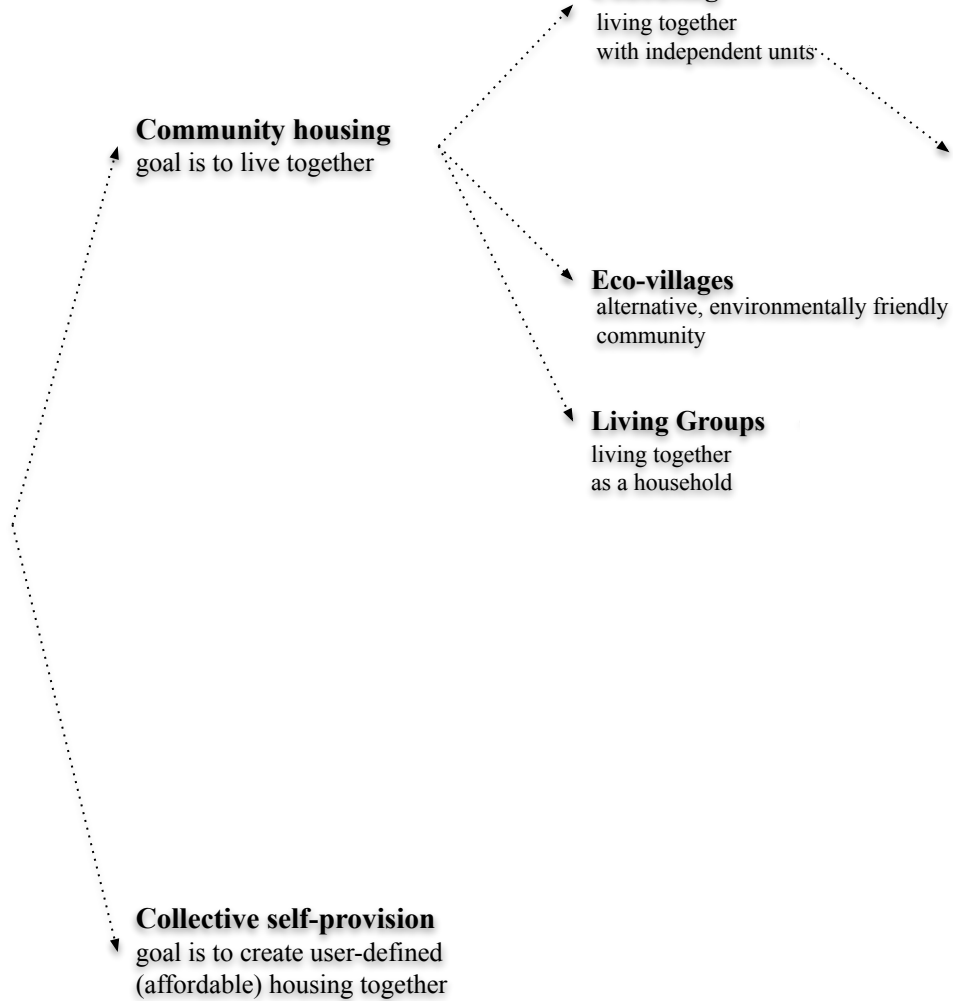
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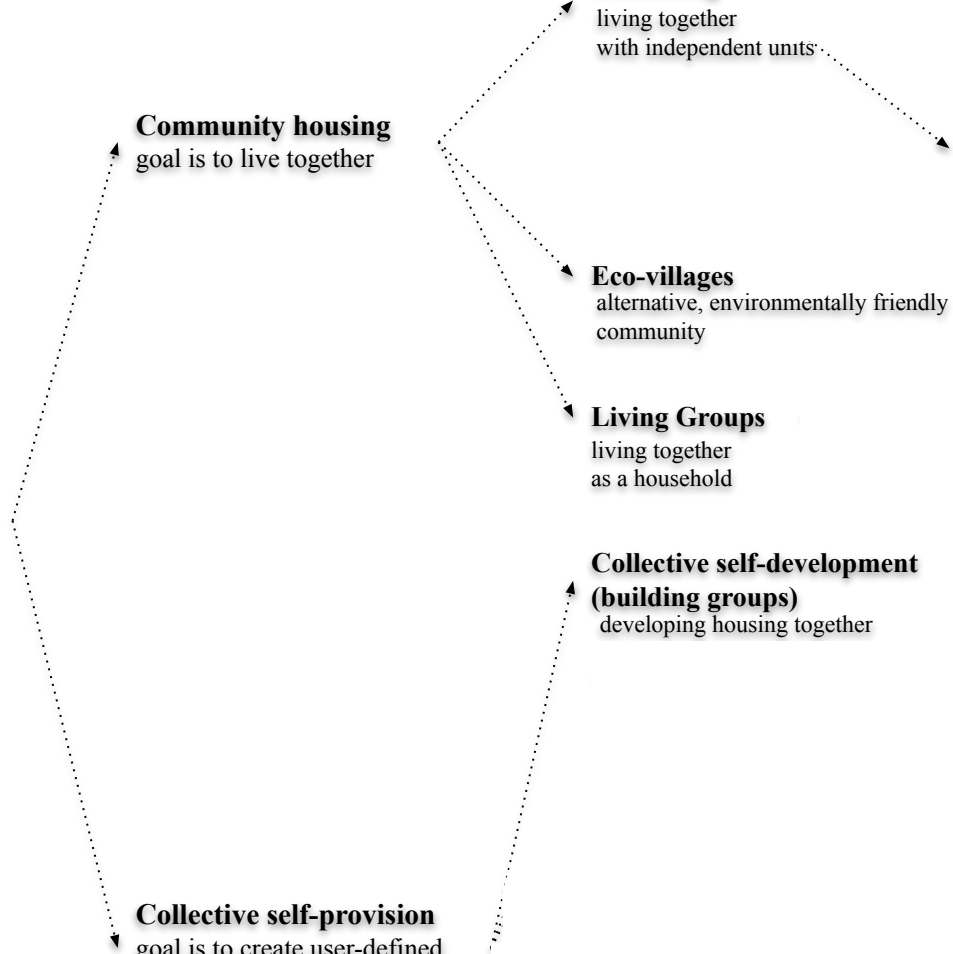
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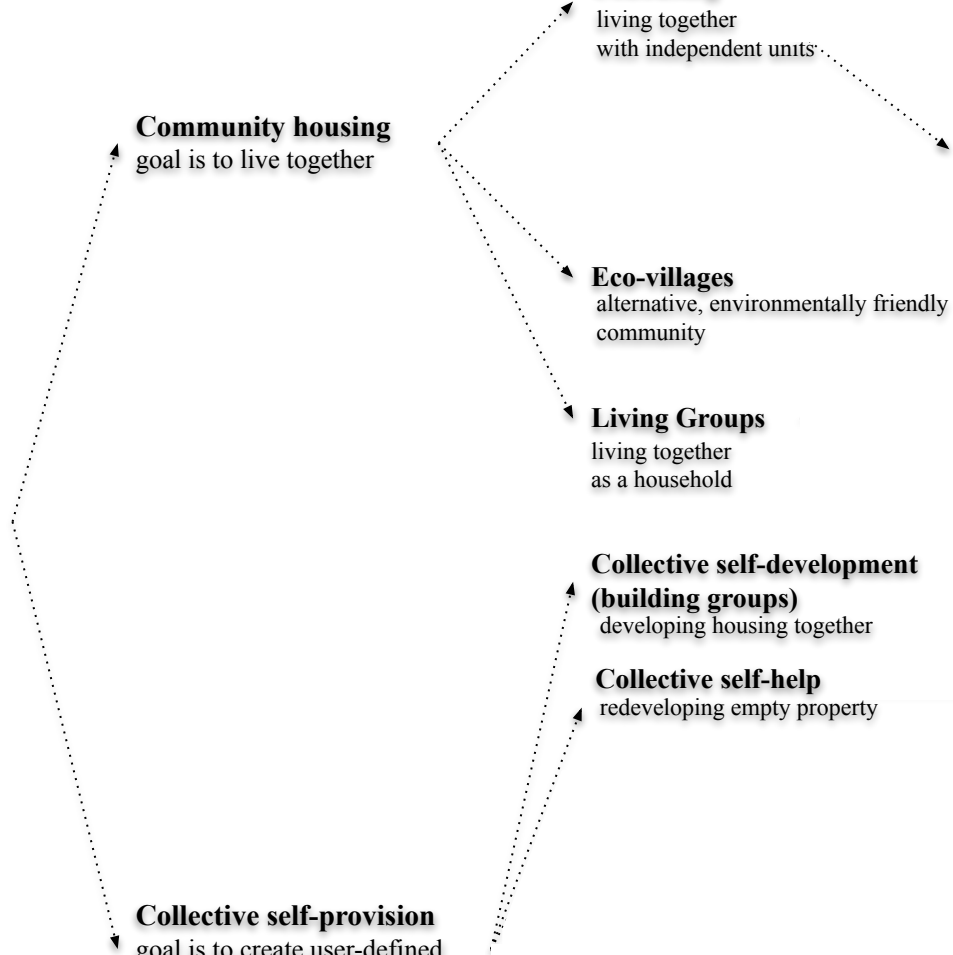
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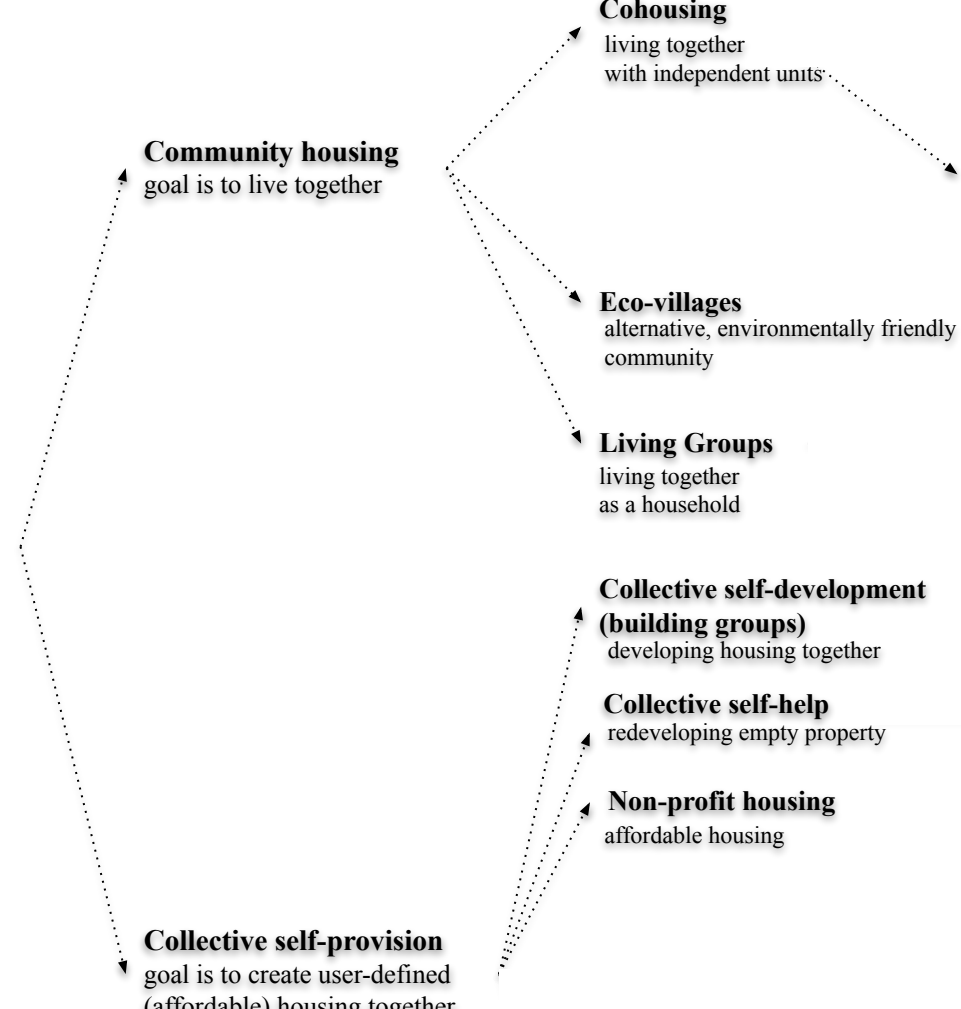
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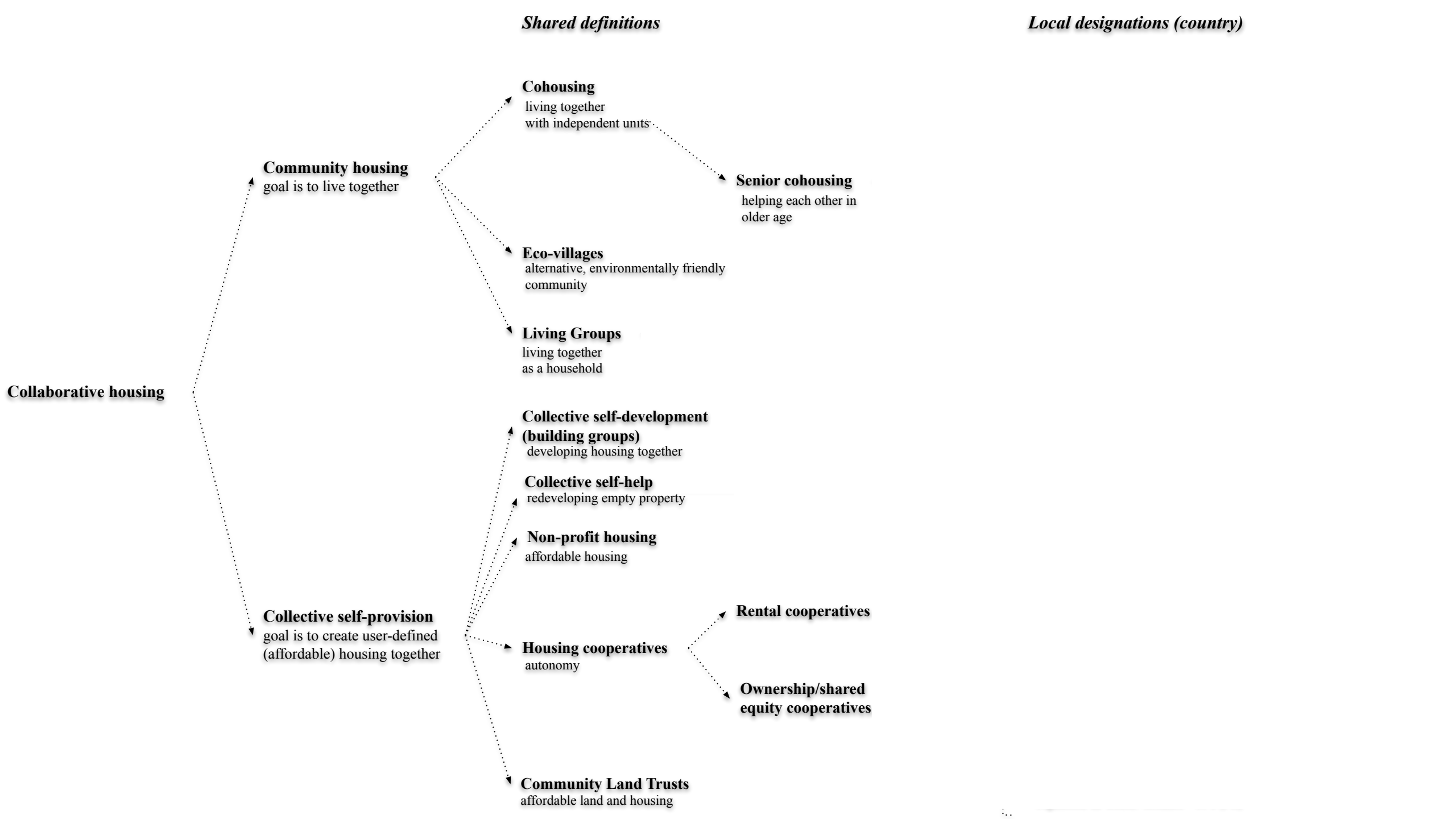
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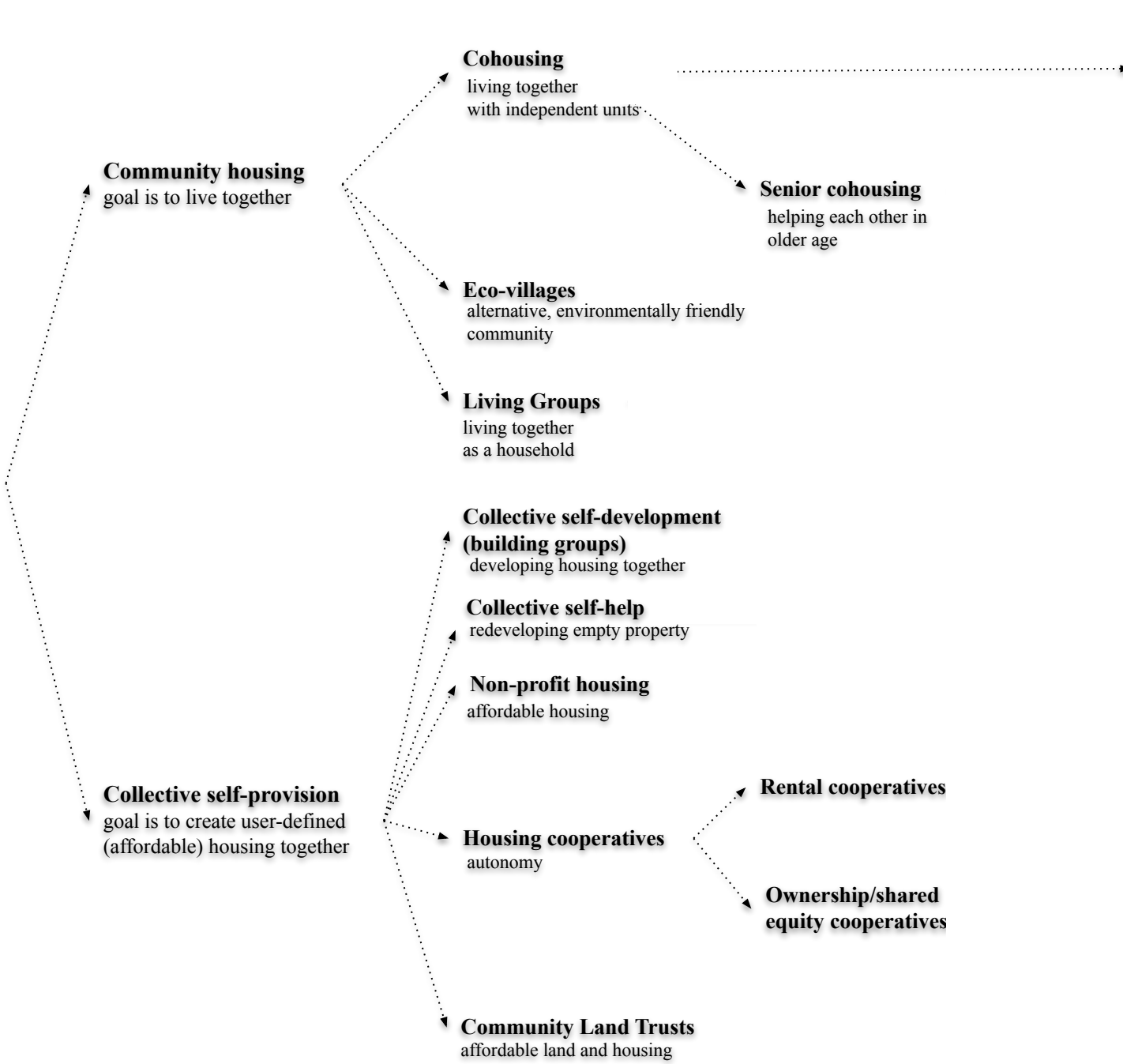
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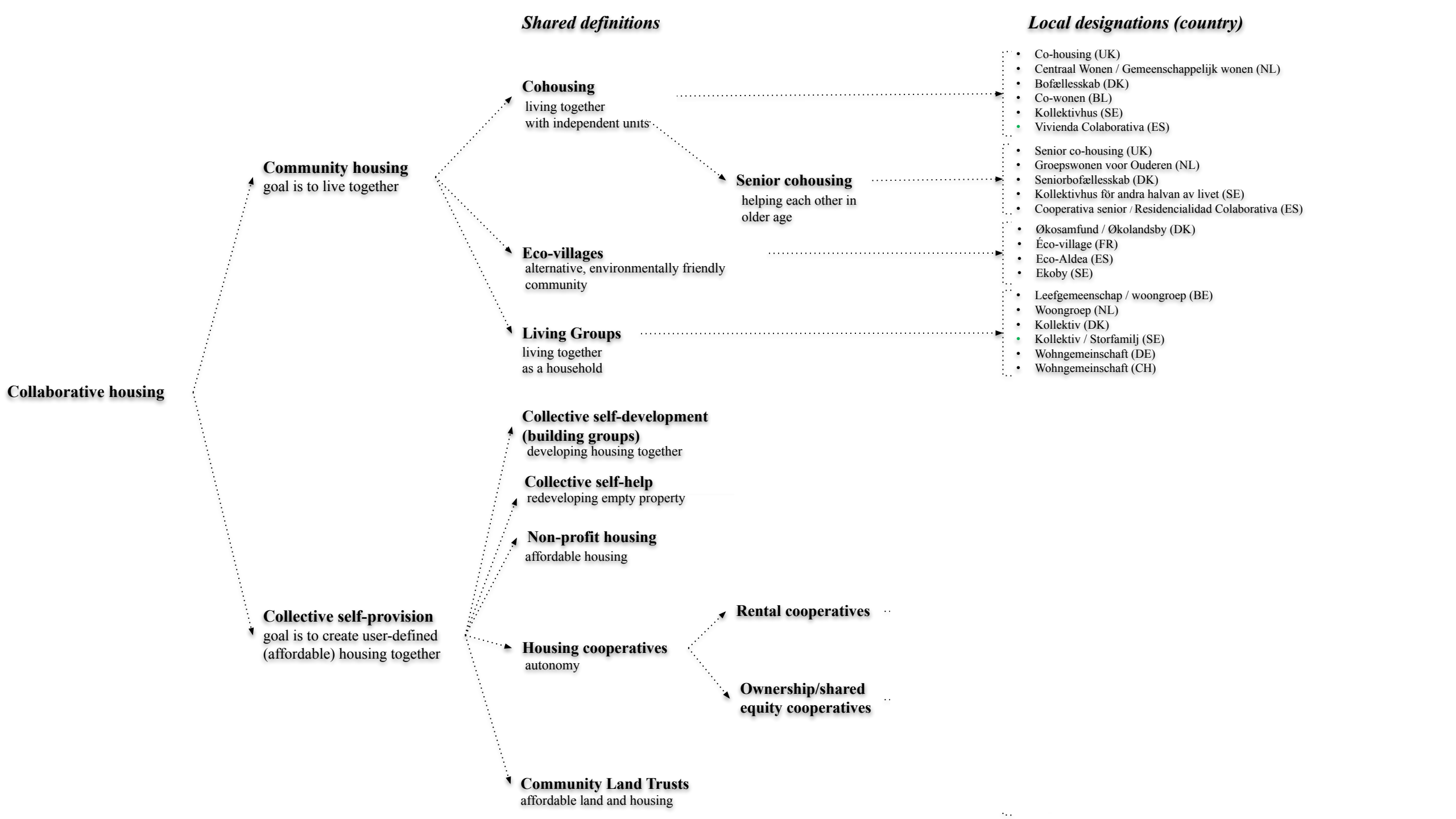
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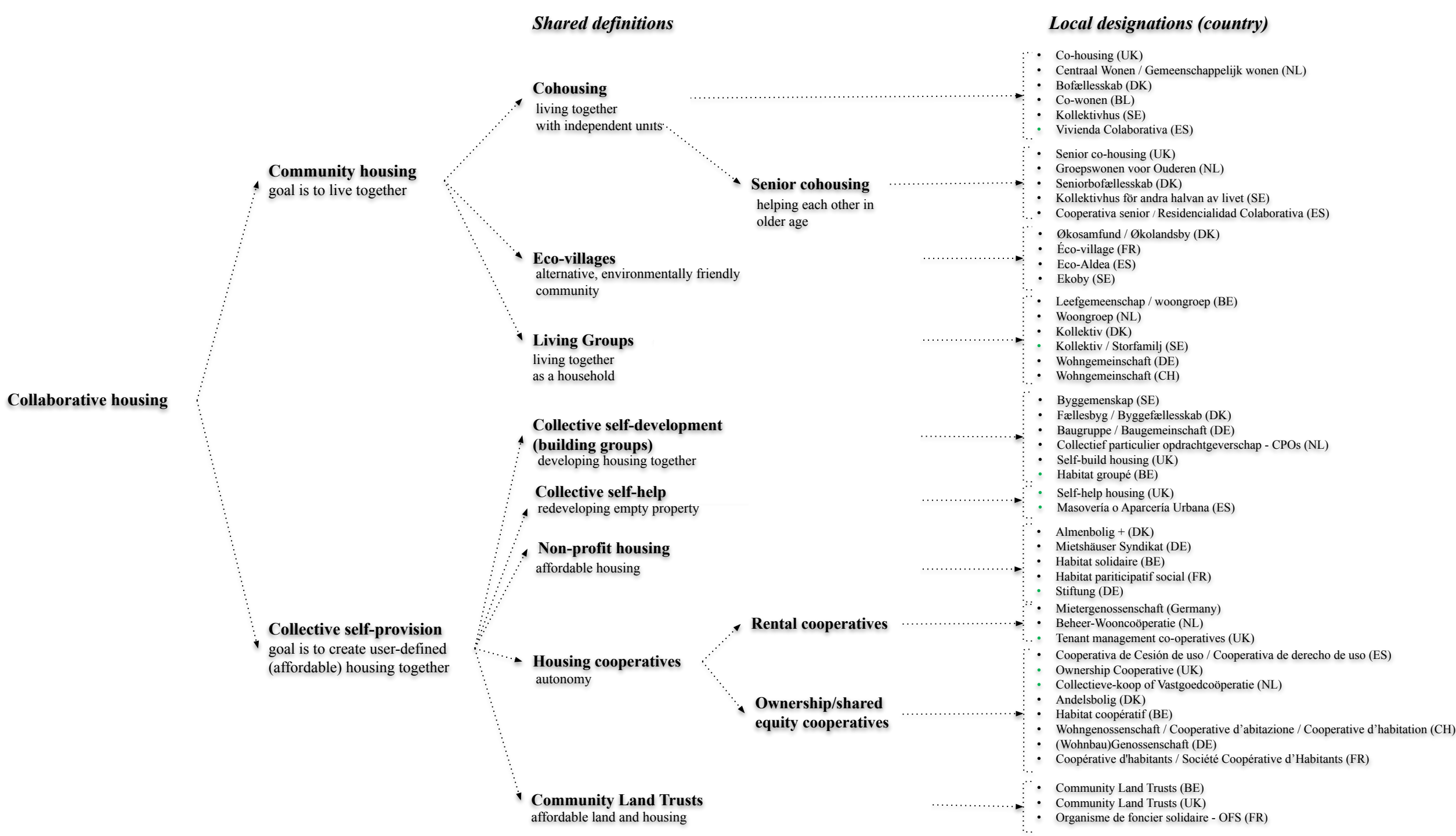
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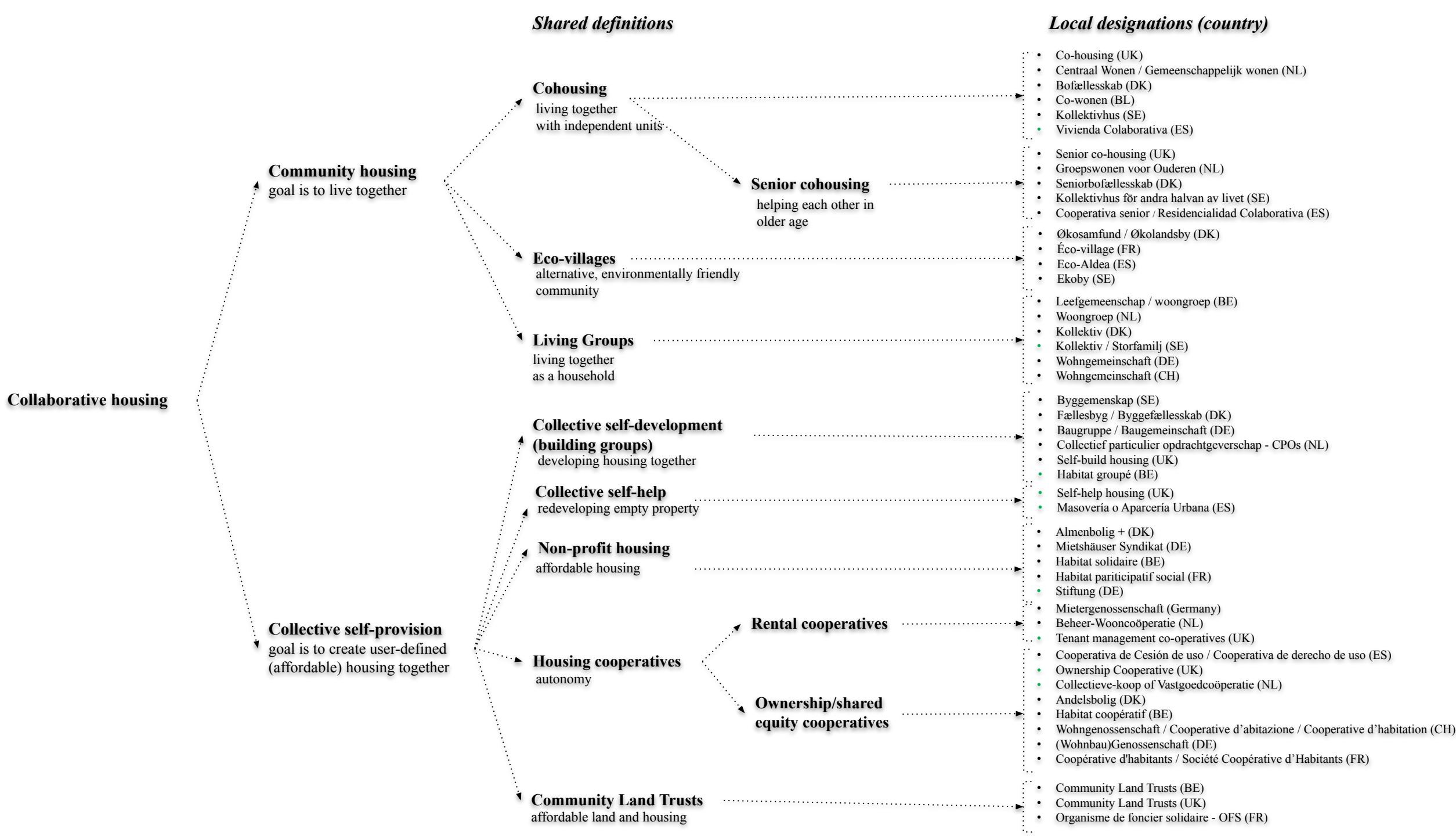
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- Co-wonen (BL)
- Kollektivhus (SE)
- Vivienda Colaborativa (ES)









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- Seniorbofællesskab (DK)
- Kollektivhus för andra halvan av livet (SE)
- Cooperativa senior / Residencialidad Colaborativa (ES)
- Økosamfund / Økolandsby (DK)
- Éco-village (FR)
- Eco-Aldea (ES)
- Ekoby (SE)
- Leefgemeenschap / woongroep (BE)
- Woongroep (NL)
- Kollektiv (DK)
- Kollektiv / Storfamilj (SE)
- Wohngemeinschaft (DE)
- Wohngemeinschaft (CH)
- Byggemenskap (SE)
- Fællesbyg / Byggefællesskab (DK)
- Baugruppe / Baugemeinschaft (DE)
- Collectief particulier opdrachtgeverschap - CPOs (NL)
- Self-build housing (UK)
- Habitat groupé (BE)
- Self-help housing (UK)
- Masoveria o Aparceria Urbana (ES)
- Almenbolig + (DK)
- Mietshäuser Syndikat (DE)
- Habitat solidaire (BE)
- Habitat participatif social (FR)
- Stiftung (DE)
- Mietergenossenschaft (Germany)
- Beheer-Wooncoöperatie (NL)
- Tenant management co-operatives (UK)
- Cooperativa de Cesión de uso / Cooperativa de derecho de uso (ES)
- Ownership Cooperative (UK)
- Collectieve-koop of Vastgoedcoöperatie (NL)
- Andelsbolig (DK)
- Habitat coopératif (BE)
- Wohngenossenschaft / Cooperative d'abitazione / Cooperative d'habitation (CH)
- (Wohnbau)Genossenschaft (DE)
- Coopérative d'habitants / Société Coopérative d'Habitants (FR)
- Community Land Trusts (BE)
- Community Land Trusts (UK)
- Organisme de foncier solidaire - OFS (FR)

A taxonomy of collaborative housing forms in Europe (source: developed by authors)

Concluding remarks

1. Primary distinction between:

- focus on *living* together
- focus on *developing* together

But **not** mutually exclusive categories!

2. Collaborative / iterative method

3. Dynamic taxonomy across time & space
=> *requires broader & regular data collection!*



Get in touch!

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Iterations

