UNIVERSITAT ROVIRA i VIRGILI
Fundació URV

European Housing Studies

Fitxa Tècnica

Adreçat a:
- Professionals involved in the housing field (e.g. real-estate conveyancers, notary public, land registrars, judges, condominiums managers, attorneys, policymakers, consumers/tenants associations, architects). - Administration officers and policymakers working in local, regional and national authorities, who will gain specific skills to address the recurring issues and the contentious problems that characterize the contemporary housing policies. These include policymakers and civil servants dealing with housing, urban or social matters. - Postgraduate students of different disciplines (law, sociology, social work, economy, finances, sociology, anthropology, architecture, urban design, engineering), that have only superficially and partially studied housing in their degrees will get specialized training in housing studies.

Codi:
CHOUSDA-A1-2O24-1

Títol al que dóna dret:
Certificat d'aprofitament

Objectius:
1. To get a complete overview of the housing phenomenon and its complexity in Europe 2. To understand what the right to housing entails and its limits, including what home and adequate home mean 3. To know how the process of housing development works: from Planning, urban design to social housing. 4. To understand the types, rights and obligations of each housing tenure, such as homeownership, tenancies, intermediate tenures, condominiums and collaborative housing. 5. To be aware of the implications of the consequences of forced loss of housing, squatting, homelessness and refugees¿s situation. 6. To understand housing markets, sales contracts and mortgages. 7. To learn more about the role of diferent types of housing professionals and their relationship with consumers, including a cross-border perspective. Also housing taxation and alternative methods of housing finance. 8. To comprehend the Integration of housing into the city and the territory, paying special attention to people with disabilities, health and new urban challenges. 9. To understand how housing is affected by new tecnologies (proptech) and how to do housing transactions through blockchain technology, digital tokens and smart contracts.ç 1O. To use alternative training techniques (such as simulations and gammifi

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Durada:
6O h

Impartició:
virtual

Dates:
del 01/07/2024 al 31/12/2026

Horari:
Asíncron

Ubicació:
Moodle

Preu:
500

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Programa

Mòdul: EUROPEAN HOUSING STUDIES (EHS)

ECTS: 6

Durada: 60 h.

Contingut:

EUROPEAN HOUSING STUDIES (EHS)

Part I: The theory of housing studies

Lesson 1. Evolution of housing studies

1.1 What are housing studies?

1.2 Relationship to teaching

1.3 Link to professionalisation of housing work

1.4 Research funding

1.5 The scope of housing studies

1.6 Interdisciplinarity

1.7 Comparative research

1.8 Links to policy-making

1.9 National focus. The United Kingdom

Lesson 2. Housing as an interdisciplinary academic study

2.1 Introduction

2.2 Behavioural and institutional economics

2.3 Social constructionism

2.4 Materialism

2.5 Social practices

Lesson 3. Housing studies in Europe

3.1 Main approaches in comparative housing research

3.2 Divergence in European housing systems

3.3 Towards an increasing relevance of regional or local housing systems?

3.4 National focus. The Netherlands

Lesson 4. Housing and the European Union

4.1 Introduction

4.2 Housing conditions and affordability

4.3 Human rights Pàgina 4 SGQ D11 v1O/O4.2O22

4.4 Economic governance

4.5 Consumer protection

4.6 Climate change

4.7 EU housing policy

4.8 National focus. Ireland

Part II: The right to housing

Lesson 5. The right to housing

5.1 What is the right to housing?

5.2 Sources on the right to housing

5.3 Is the right to housing enforceable?

5.4 National focus. Ireland

Lesson 6. The concept of "home"

6.1 Terms related to the concept of home

6.2 Main and secondary residences

6.3 National focus. Spain

Lesson 7. Adequate housing

7.1 Acknowledgement of the right to adequate housing in international law

7.2 The concept of the right to adequate housing and relation to other human rights

7.3 Specific characteristics and content of adequate housing

7.4 National focus. Spain

Part III: Development of housing

Lesson 8. Housing and land use planning law

8.1 Introduction

8.2 Planning "systems" and their main regulatory instruments

8.3 A Critical view of the relationship between land use regulations and equitable housing policy

8.4 In conclusion

8.5 National focus. The United Kingdom

Lesson 9. Nature and types of housing: Urban design and demographics

9.1 Introduction

9.2 Nature and types of housing

9.3 Urban design

9.4 Demographics

9.5 Migration

9.6 Preferences

9.7 Building communities

9.8 Universal design

9.9 Consultation with communities

9.10 National focus. Spain

Lesson 10. Social housing development

10.1 Definition of social housing

10.2 Size of the sector

10.3 Types of social housing providers

10.4 Financing the sector

10.5 Rent setting and beneficiaries of social housing (allocation scheme)

10.6 National focus. Spain

Part IV: Access to and tenure of housing

Lesson 11. The continuum of housing tenures

11.1 The need for tenure diversification

11.2 Categorization of different tenure models and options

11.3 Rent minus

11.4 Ownership plus

11.5 National focus. Germany

Lesson 12. Home ownership

12.1 Home ownership data in Europe

12.2 Home ownership value

12.3 Protection of private ownership

12.4 Legal limitations to private ownership

12.5 National focus. Spain

Lesson 13. The European land market and public land law

13.1 The European land market

13.2 Public land law and social and affordable housing

13.3 National focus. The United Kingdom

Lesson 14. Forms of organizing multi-unit buildings. (1) Condominiums

14.1 General overview

14.2. International/European/cross-border perspectives

14.3. National focus. Poland

Lesson 15. Intermediate tenures

15.1 Introduction

15.2 Old and new private law instruments

15.3 Private governance structures

15.4 Public-private partnerships

15.5 Conclusion

15.6 National focus. Germany

Lesson 16. Collaborative housing

16.1 “Collaborative housing” phenomenon in different jurisdictions

16.2 Elements of collaborative housing

16.3 National focus. Spain

Lesson 17. Forms of organizing multi-unit buildings. (2) Ownership-like cooperatives

17.1 General overview

17.2 International perspective

17.3 European Union perspective

17.4 National focus. Poland

Lesson 18. Tenancies. Regulation of rented housing.

18.1 Rented housing in Europe

18.2 Regulation of rented housing in Europe

18.3 National focus. The United Kingdom

Lesson 19. Rental contracts

19.1 Introduction

19.2 Conclusion of the contract

19.3 Duration and termination of the contract

19.4 Rent setting and control

19.5 Maintenance, repairs and condominium costs

19.6 National focus. Germany.

Lesson 2O. Forms of organizing multi-unit buildings. (3) Tenants buildings

2O.1 Introduction

2O.2 Overview of social housing management

2O.3 Lettings, allocations and homelessness

2O.4 Rents and service charges

2O.5 Repairs and maintenance

2O.6 Tenant participation and consultation

2O.7 Dealing with tenancy contract matters and neighbours and tenants' disputes

2O.8 Support to tenants

2O.9 Community safety

2O.1. National focus. The United Kingdom

Part V: Forced loss and lack of housing

Lesson 21. The forced loss of housing. Evictions

21.1 Defining an eviction

21.2 Causes of evictions

21.3 The EU Report (2016)

21.4 Housing rights and evictions

21.5 National focus. Ireland

Lesson 22. Homelessness

22.1 The conceptualisation of homelessness and housing exclusion in Europe

22.2 Explaining the ETHOS categories

22.3 Pathways to homelessness

22.4 Instruments to tackle homelessness

22.5 Some data on the homelessness phenomenon in European countries

22.6 National focus. Spain

Lesson 23. Squatting

23.1 Squatting in Europe

23.2 National diversity

23.3 Squatting, adverse possession and the right to housing

23.4 National focus. Spain

Lesson 24. Supported housing models and Housing First

24.1 Emergency responses to homelessness

24.2 Supported housing and Housing First

24.3 What is Housing First and how is it different from other forms of supported housing?

24.4 Evidence base

24.5 Housing First and housing-led approach to ending homelessness

24.6 Housing First and supported housing in a systems approach: success stories

24.7 National focus. Finland

Lesson 25. Housing for asylum seekers and refugees, and other excluded groups

25.1 Housing and homelessness situation

25.2 EU policies on housing for excluded groups

25.3 Challenges and barriers to accessing adequate housing

25.4 Good practices/support measures

25.5 National focus. Greece

Part VI: Housing as a market. Transactions in homes and funding

Lesson 26. The housing market

26.1 The economics of housing markets

26.2 Government intervention in housing markets

26.3 National focus. The United Kingdom

Lesson 27. Housing demand, supply and prices Pàgina 7 SGQ D11 v1O/O4.2O22

27.1 General overview

27.2 International perspective

27.3 European Union perspective

27.4 National focus. Poland

Lesson 28. Mechanisms of housing as property transfer. Sales contract. Property law. Property rights. Title and registration

28.1 General remarks

28.2 Obligational and real rights

28.3 Real rights – detailed discussion

28.4 Purchasing a real right to a dwelling – the contractual mode

28.5 Land registers

28.6 Sale contract

28.7 The right to use a dwelling and its registration

28.8 National focus. Poland

Lesson 29. Mortgage contracts

29.1 Lack of European rules on mortgage loans

29.2 National diversity

29.3 Equity release schemes in the EU

29.4 National focus. Spain

Lesson 3O. The Global Financial Crisis 2OO7. Mortgage securitisation

3O.1 Causes of the 2OO7 Global Financial Crisis

3O.2 The role of housing during the GFC and the following years

3O.3 National focus. Spain

Part VII: Roles and functions of housing. Property professionals and stakeholders in Europe

Lesson 31. Housing private stakeholders

31.1 Developers, builders, architects, real estate agents, condominium managers, gatekeepers (notaries, land registrars, attorneys)

31.2 Mortgage lenders and brokers

31.3 The regulation of professional activity

31.4 Competencies, functions, rights, liability and particularities

31.5 Professional accreditation

31.6 National focus. Spain

Lesson 32. Housing and consumers redress

32.1 The Global Financial Crisis and the Mortgage Credit Directive

32.2 The MCD: a missed opportunity

32.3 A divergent national transposition

32.4. National focus. Spain

Lesson 33. Consumers and professionals issues on EU cross-border property transactions

33.1 Cross-border purchasers of residential property

33.2 Professional assistance

33.3 National focus. The United Kingdom

Lesson 34. Taxation of housing

34.1 Introduction to taxation of housing

34.2 Types of housing taxation

34.3 Housing-related tax deductions, reliefs, and subsidies

34.4 Taxation neutrality between housing tenures

34.5 National focus. Denmark Pàgina 8 SGQ D11 v1O/O4.2O22

Lesson 35. Contemporary methods to finance real estate investments: Crowdfunding

35.1 General overview

35.2 Real estate crowdfunding: a new type of investment

35.3 Crowdfunding under Regulation (EU) 2O2O/15O3

35.3 National focus. Spain

Part VIII: Housing, city, territory and environment

Lesson 36. Housing and the city

36.1 Housing and the city

36.2 Planning, zoning, design, architecture, development and building of housing

36.3 Housing and urban regeneration

36.4 Urban management

36.5 Social housing in urban plans

36.6 Municipal land patrimony

36.7 Public, green, inclusive, cultural, recreation and safe: spaces and places

36.8 Housing and urban services

36.9 National focus. Spain

Lesson 37. Right to the city and the UN New Urban Agenda

37.1 Right to the city

37.2 Threats to the idea of the right to the city and the right to housing

37.3 Right to the city and New Urban Agenda

37.4 National focus. Poland

Lesson 38. Territorial cohesion

38.1 Urban polarisation and competition for the city. Causes of exclusion

38.2 Urban policies and resilience

38.3 Peripheries: new imbalances and trends

38.4 Planning for a networked territory for a positive urban-rural relationship

38.5 Lively and connected rural areas: housing as a key factor

38.6 National focus. Spain

Lesson 39. Independent living for persons with disabilities and housing

39.1 What is independent living?

39.2 How does the EU promote independent living?

39.3 What is universal design?

39.4 Best practice model: Sweden

39.5 National focus. Ireland

Lesson 4O. New urban challenges

4O.1 Introduction

4O.2 Gentrification

4O.3 Short-term rental

4O.4 Empty dwellings

4O.5 Substandard housing

4O.6 Conclusion: integrated development and effective multi-level governance

4O.7 National focus. The Netherlands: Rotterdam

Lesson 41. Green affordable housing

41.1 Green affordable housing and energy efficiency in the EU

41.2 Energy efficiency in condominiums and in rented dwellings

41.3 National focus. Spain

Lesson 42. The Sustainable Housing Target and Urban Goal SDG11: Safe and affordable for all?

42.1 International context

42.2 National focus. The United Kingdom

Lesson 43. Housing and health

43.1 Introduction

43.2 Housing and health: key variables

43.3 A systemic matrix

43.4 Conclusion

43.5 National focus. Switzerland

Part IX: Housing and new technologies

Lesson 44. An introduction to proptech

44.1 The concept of proptech and its challenges

44.2 Different types of proptech services and products

44.3 The use of technology in the *iter* of a real estate transaction

44.4 The real estate brokerage profession through proptech

44.5 National focus. Spain

Lesson 45. Blockchain technology, smart contracts and tokenization

45.1 Bitcoin, blockchain technology and smart contracts

45.2 Land registries and blockchain

45.3 Buying a home through the blockchain

45.4 Renting through the blockchain

45.5 National legislations and MICA Regulation

45.6 National focus. Spain

Lesson 46. Evidence-based analysis of judicial decisions and an application to Spanish housing case law

46.1 An evidence-based framework for legal research

46.2 A data-science perspective to the analysis of judicial decisions

46.3 A challenge for better quantitative legal research: data quality and accessibility

46.4 National focus. Spain

Lesson 47. Smart, sustainable and inclusive cities: housing and IoT

47.1 Introduction: urban challenges in the post-COVID age

47.2 Concepts and definitions

47.3 Technology, the city and housing

47.4 Barriers and enablers to smart, sustainable and inclusive cities

47.5 National focus. Spain

Lesson 48. European data protection and housing

48.1 Emerging conflict between housing and privacy

48.2 Smart homes and the transformation of everyday living

48.3 Privately owned multi-unit housing (condominiums)

48.4 Rental housing

48.5 The European General Data Protection Regulation

48.6 National focus. Israel

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