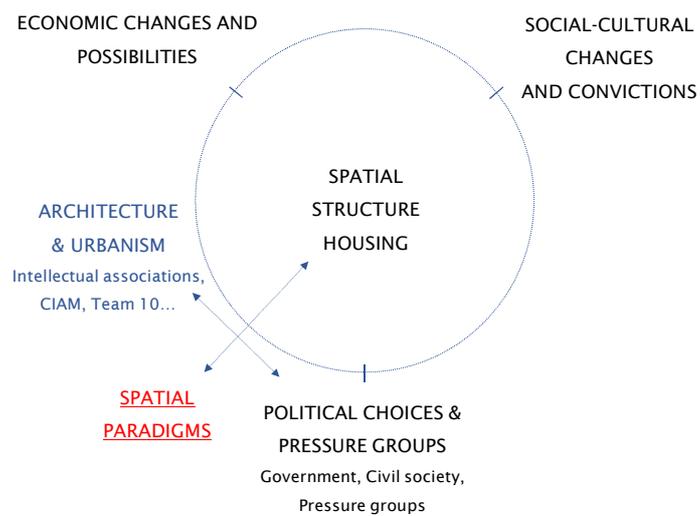


150 years of housing for 'the people'  
The different spatial paradigms throughout the history of public housing in Brussels

Nele Aernouts



PARADIGMS?



1. 1840-1914  
CAPITALIST INDUSTRIALISATION



*Spinnerij Société Linéaire, Sint-Gillis, 1841 – Brouwerij Wielemans-Ceuppens, Vorst (Dessouroux, 2015)*

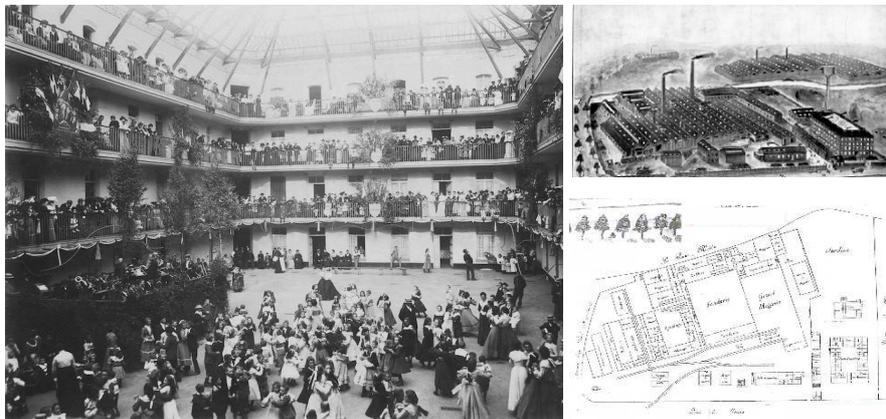
Speculation Housing  
Maison-de-rapport / 'Beluik'



*Kwartierwoningen Marconiestraat Vorst, 1913 - Schipbeluik wijk binnenhaven (Dessouroux, 2015)*

### 'Planned' workmen's housing

Enlightened entrepreneurs / Companies at remote places / Municipalities



*Familistère, Laken (1858)*

### Speculation Housing

Maison-de-rapport / 'Beluik'



*Beluiken (foto onbekend, begin 20ste eeuw)*

First housing laws (1889)

*'If it's not out of concern for others, let it be out of concern for ourselves.*

*Egoism drives us just as much or even more than philanthropy, as the scythe that knocks on the door of the poor, stays put as well at the luxury residencies; the epidemic that kills the proletarian, also threatens the children of the rich.'* (E. Ducpétiaux, 1844)

*'If we want to improve the moral sense of the working-class, if we want to reduce the drunk, the whores and the thieves, we must improve society, we must improve the physical environment we live in. This is the abc of each serious and efficient improvement.'* (L. Bertrand, 1888)

*'The same, small, unhealthy, shameful streets filled with cholera, became the head quarter and the arsenal of the bloody revolt that has left Paris mourning.'* (A. Hennequin)

Christen-Democrats, Liberals vs Socialists

*Isn't it self-evident that collective housing will facilitate bad habits typical for an agglomeration, on the same place, between people of the same class? (...) When you only ensure a workman a dwelling under cheap conditions, without forcing him to save money, you do not do more than encouraging him to a greater consumption in the bar (in Simonetti, p.28, 1999).*

*The house should be part of a public service. The task the socialist municipal government has to fulfill is to make the municipality owner of the housing stock, to make these houses as healthy as possible and to rent them for the lowest price. (...) Political power, and as such the emancipation of the proletariat, can only be conquered through the power of the municipalities, which can exert pressure on the state and central power (Bertrand & Vissak, 1999)*

Christen-Democrats, Liberals vs Socialists



First projects Schaarbeekse Haard

MAISON-DE-RAPPORT



CITEHELLEMANS (BRUSSELS HAARD)



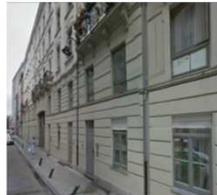
OWNER-OCCUPIED ROW HOUSES



SCHAARBEEKSEHAARDSTRAAT (SCHAARBEEKSE HAARD)



CITE (BRUSSELS HAARD)



VICTOR HUGOSTRAAT (SCHAARBEEKSE HAARD)

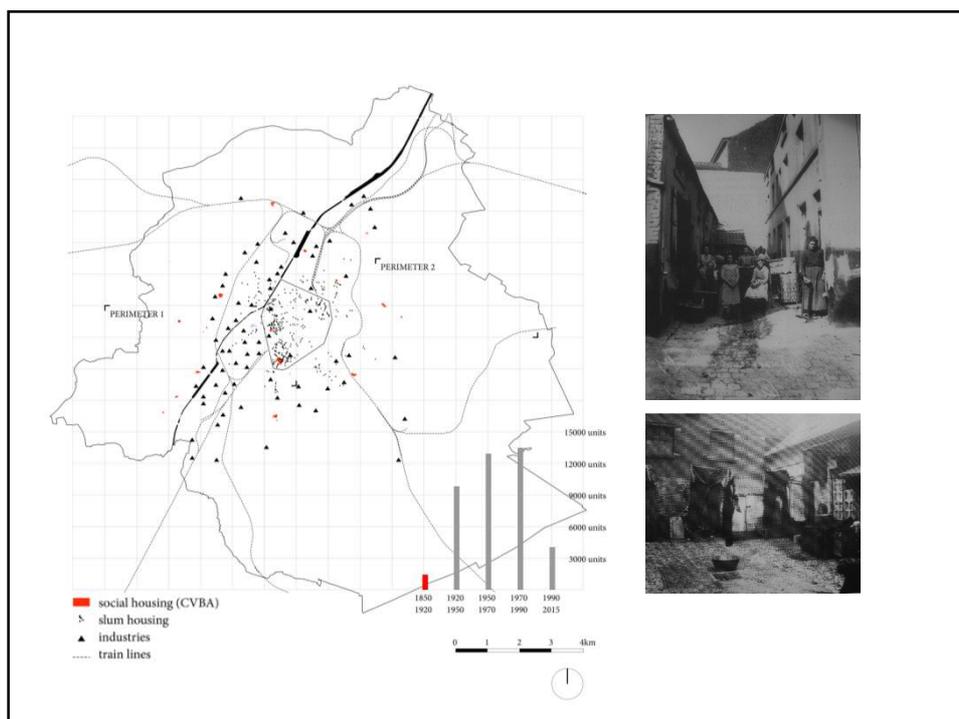


WINOKE (CEBRUJOC)



PAROCHIESTRAAT HAREN (BRUSSELS HAARD)





## 2. INTERBELLUM

### TAYLORISME

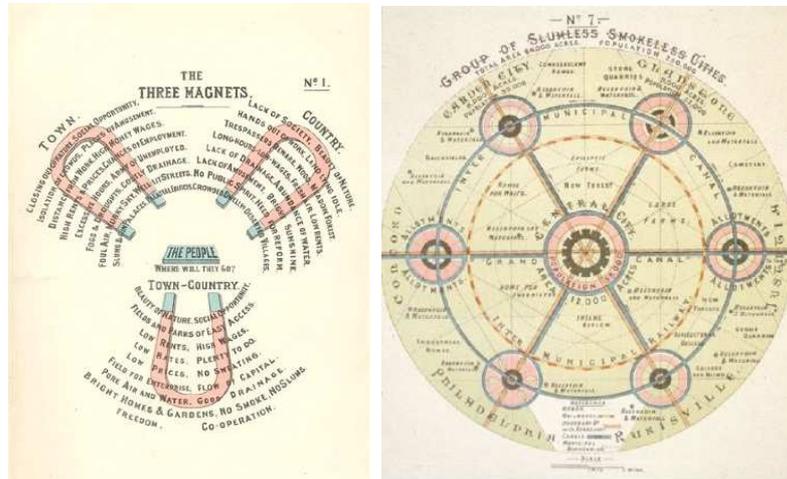
National Company for Cheap Housing (1919): social housing

*The housing problem in large cities can be reduced to questions of urban land ownership. (...) In order to **remediate speculation**, following a **post-war austerity**, we should steer a maximum of effort to **re-obtain land for the community**. (Union des Villes, Van den Brempt, 1920).*

*A **cooperative housing model** will not instigate the egoistic sense of individual ownership, but the **spirit of solidarity and collectivity**.*

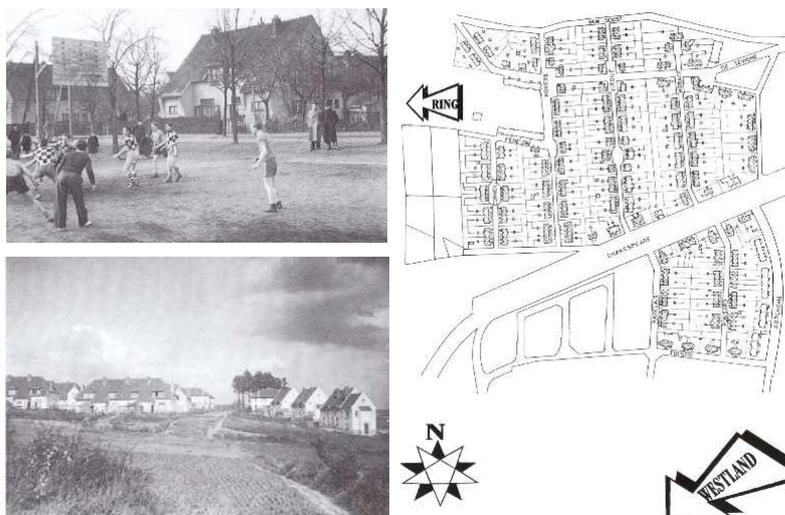
*At the border of the city, where the **land price is relatively low**, we do not have to restrict ourselves to the minimal housing norms of the city, but we can introduce a better way of living. (Union des Villes, Verwilghen, 1920)*

Establishment National Company for Cheap Housing (1919)

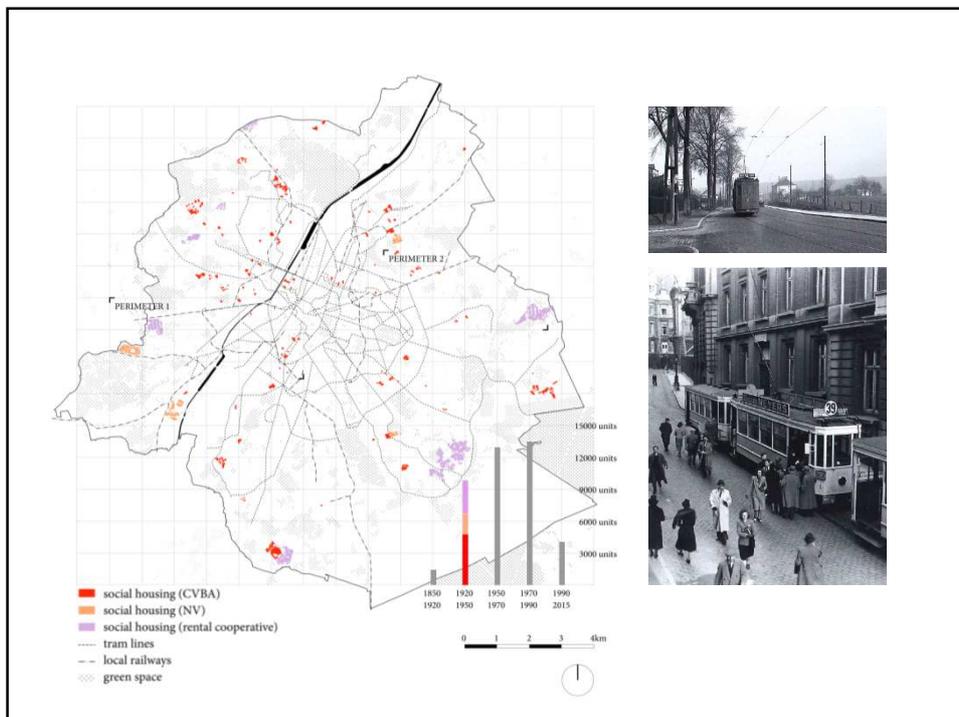


Ebenezer Howard – The garden city model

Garden neighbourhoods

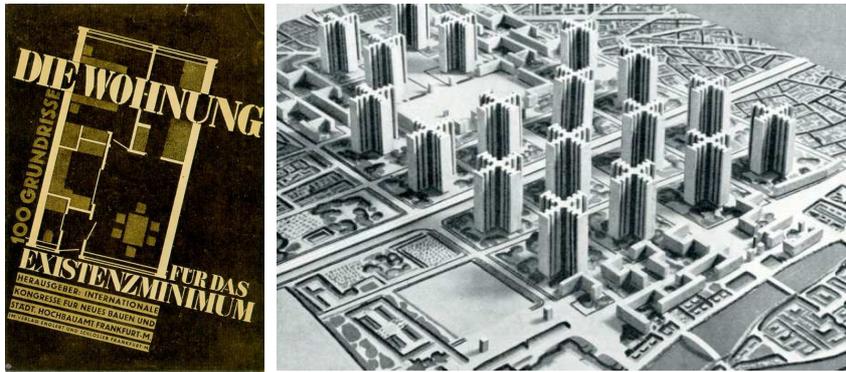


Moortebeek, Anderlecht (1921-1923)



### Economic and political restrictions

Law Moyersoon (1922), Housing Fund (1927), National Company Small Land Property (1935)



Existenzminimum (CIAM, 1929, Frankfurt) - Ville Radieuse, Le Corbusier (CIAM 3, 1930, Brussel)

### Economic and political restrictions

*Everyone has the right to own its unit with a minimum of sun, air and beauty. (Brunfaut, 1931)*

*The dwelling only serves for the most basic movements and needs. All supplementary space is therefore superfluous. (Bourgeois, CIAM3, 1930)*

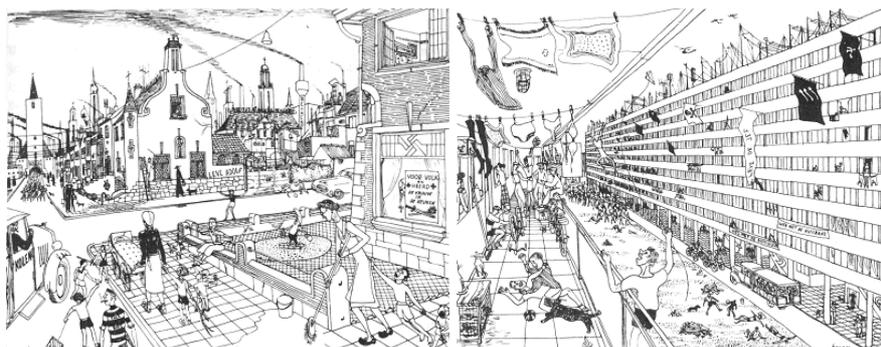
*The minimum dwelling distinguishes itself from the cheap dwelling in the sense it's the **most reduced dwelling form, not only because of economical reasons, but especially for user reasons.** (Bourgeois, CIAM3, 1930)*

3. 1945-1970

FORDISM

Development welfare state = development housing policy

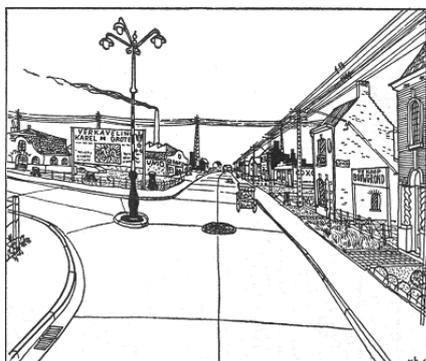
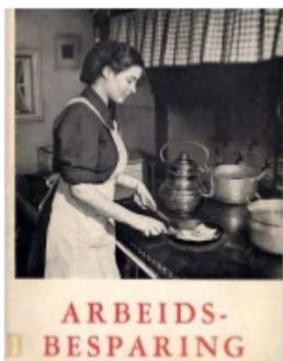
Owner-occupied housing (Law de Taeye, 1948) vs Social housing (Law Brunfaut, 1949)



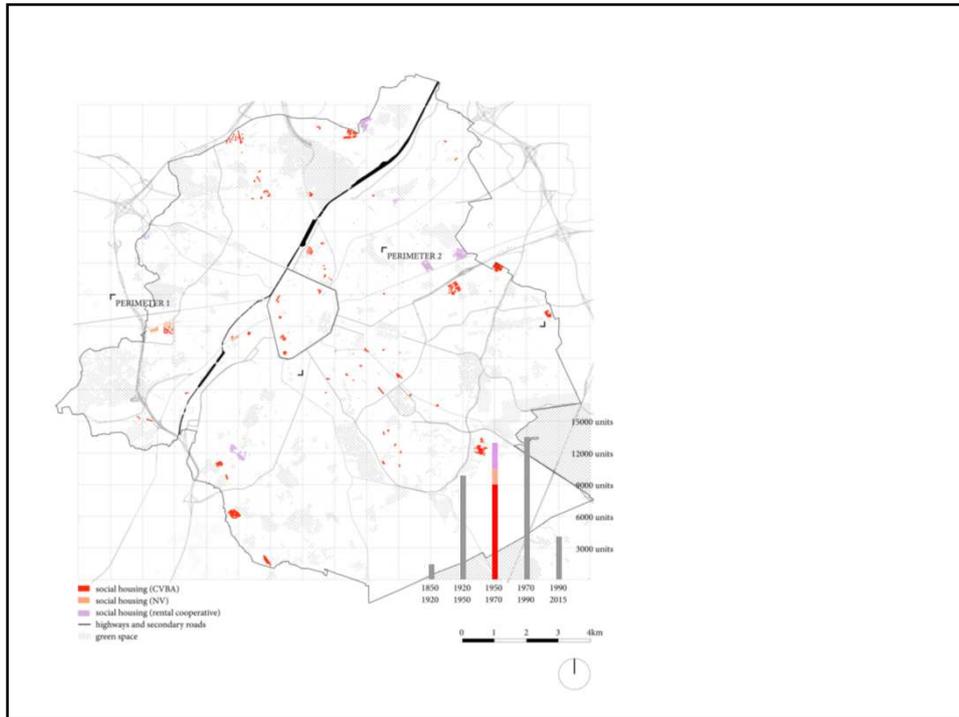
*Law De Taeye as seen by socialists - Law Brunfaut as seen by Christian-Democrats (Braem, 1953)*

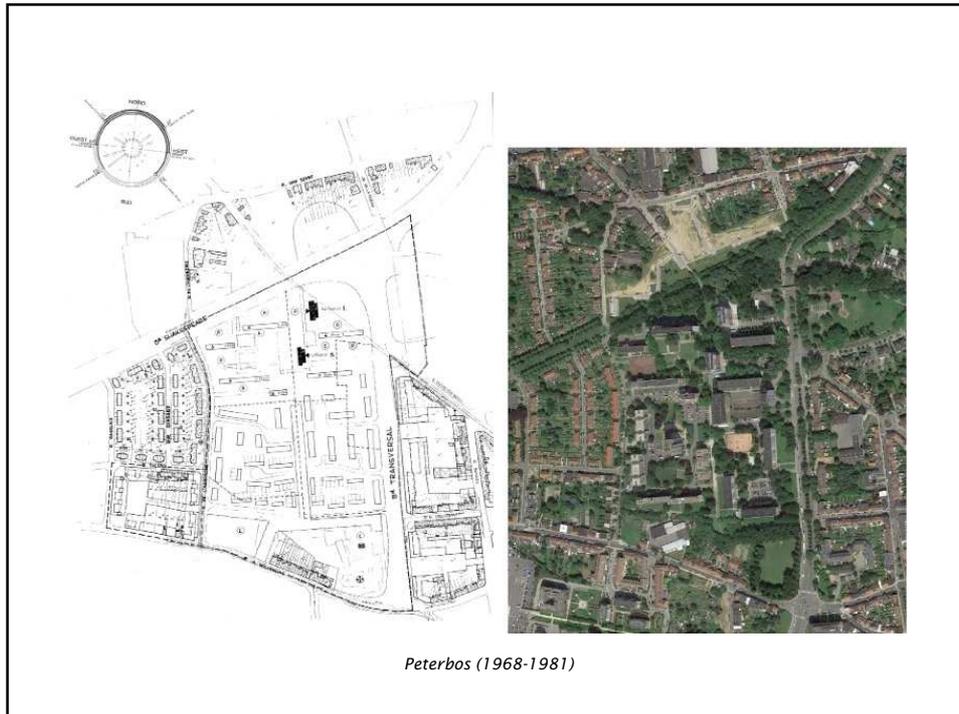
Development welfare state = development housing policy

Owner-occupied housing (Wet de Taeye, 1948) vs Social housing (Wet Brunfaut, 1949)



*Optimization household (Boerinnenbond) - The Flemish countryside: not city, nor village (Renaat Braem, 1953)*





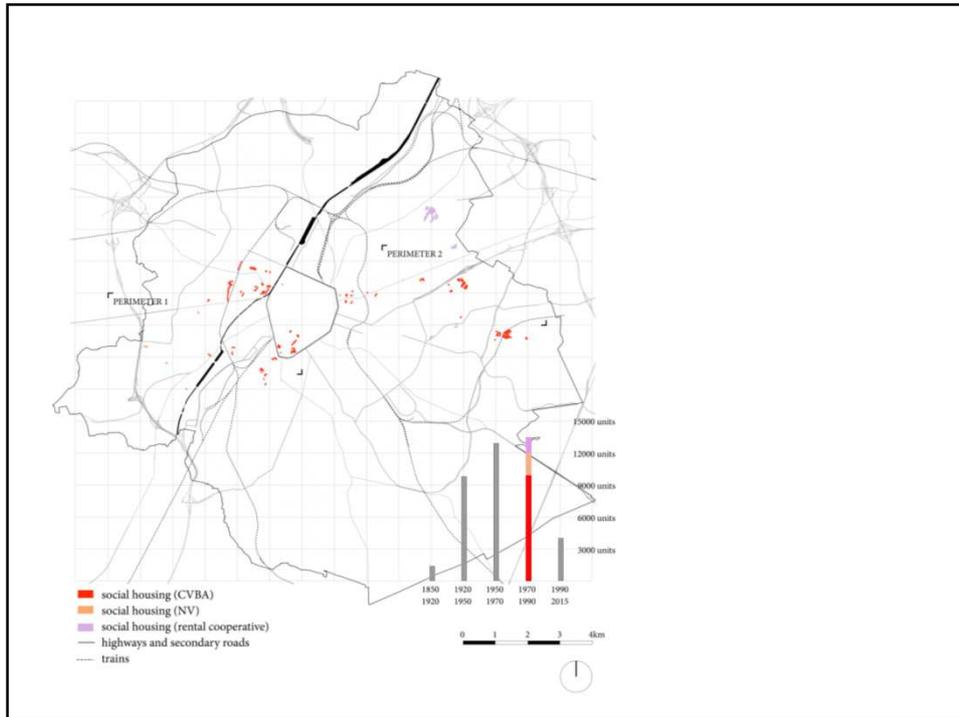
#### 4. 1970-1990

##### POST-FORDISM

The economic crisis

*During the 20th century the social housing sector has expanded according an alternate rhythm, marked by three periods in time in which the patrimony has expanded significantly: in the '20s, the '50s, after the two postwar periods and in the '70s, the **beginning of the last economic crisis**. In these periods public investments were synonymous for the reconstruction of the economy, or an attempt to revive it. (BGHM, 2009)*

*Due to the crisis, experimentations in architecture were encouraged. Architects introduced new construction methods, materials and shapes. Unfortunately, flat roofs with **inferior roofing** and the use of **asbestos** are the heritage of this time. (Woonplatform Limburg, 1998)*



### The economic crisis

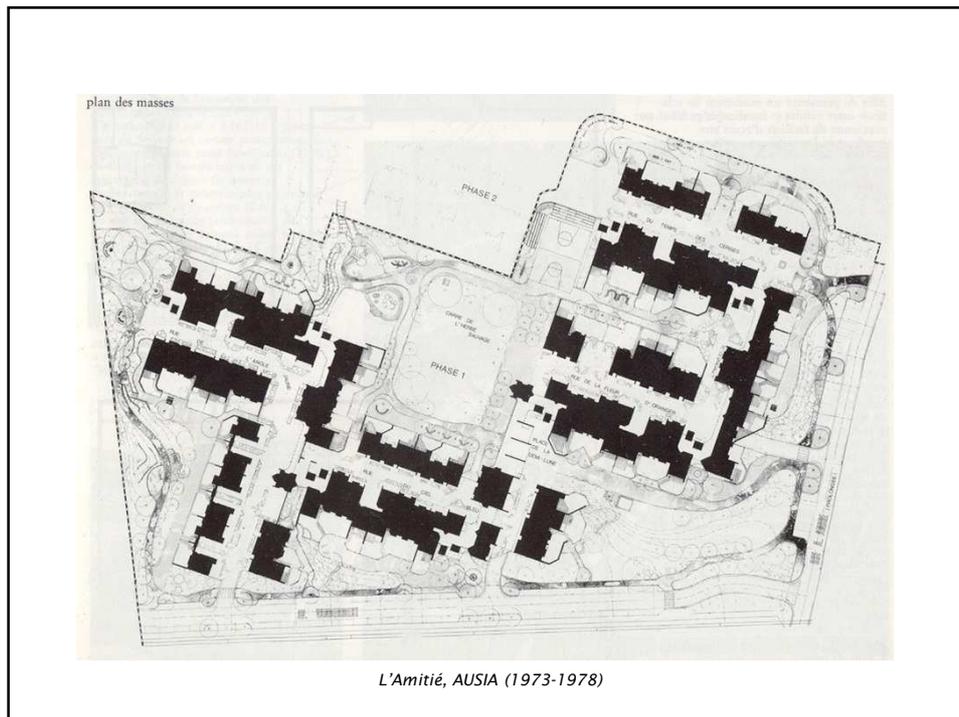
*The oil crisis of 1973, the **crisis in the building sector and the monotonous sanitizations** in the beginning of 1980 led to a strong image problem of the housing policy. Ecologists, youth and women movements replaced the focus from welfare to well-being. Resident's movements strived for more attention for living together. Also the negative image of socially weaker inhabitants was discussed.*

*De **eerste protesten uitten zich daar waar de 'krottenstrijd' het felst zijn asociaal karakter liet zien: de Brusselse Noordwijk.** (VMSW, 2013)*

### The economic crisis



*Still scherven van geluk (Jef Cornelis) – Protests against the North quarter*



#### Regionalisation Housing Policy:

##### Law Perin-Vandekerckhove (1974)

- Federalisation Belgium
- 15 years
- Each region own housing policy / own social housing umbrella organization

##### 'Brussels housing policy'

- New players on the housing market
- Strong stagnation social housing development
  - Financial debt
  - Policy favouring homeownership
- ↳ Stagnation homeownership, Steep rise housing prices, 'Housing Crisis'

##### Restructuring economy

- Industries, Cheap housing
- > Attractive housing- and working environments and infrastructures, decision-making functions

## 5. 1990-TODAY

### GLOBALIZATION, FLEXIBILIZATION ECONOMY

#### New players on the housing market

Public housing program for middleclass owner-occupied housing

*Attracting young people in the city is of vital importance for the livability of the region. Directly, **through the payment of taxes**, as well as indirectly, through their **consumption behavior**. Another important point is a good social mix. (...) The renovation of buildings has a **ripple effect**. (Carla de Jonghe, 2005)*

*The city renewal program of Citydev is about **constructing new housing for inhabitants with an average income in areas in which private developers not invest**. The aim is to **keep inhabitants in the Brussels Capital Region** and to **attract new inhabitants** ([www.citydev.be](http://www.citydev.be))*

#### New players on the housing market

Public housing program for middleclass owner-occupied housing



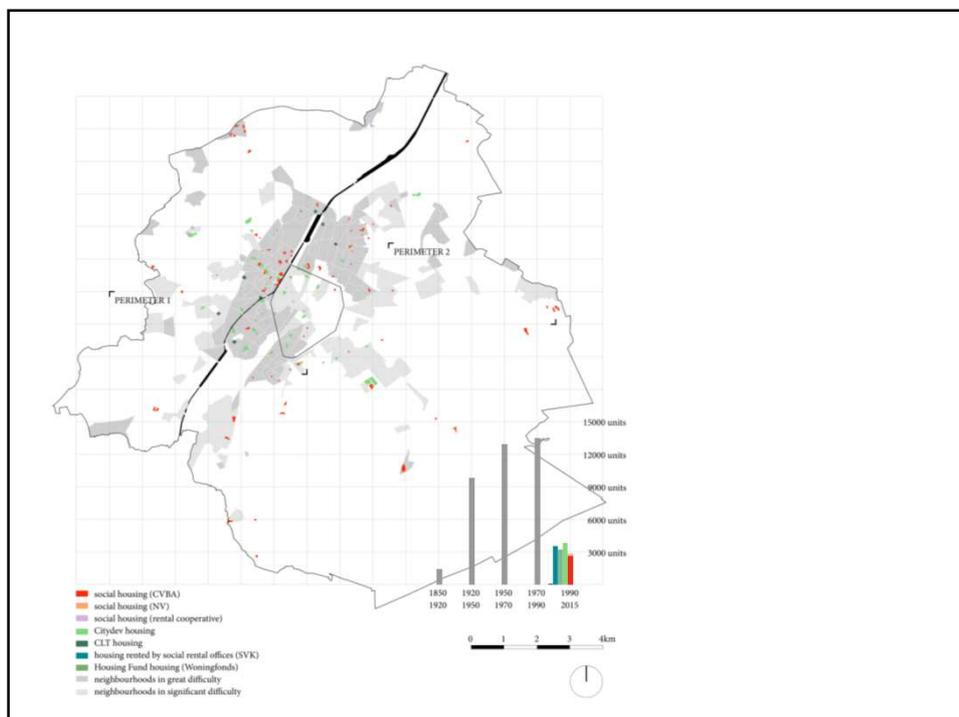
*Brussels owner-occupied dwellings in Kuregem (1995-2007)*

## New players on the housing market

Public-collective partnerships

*Woningen 123 logements wants to develop innovative projects in order to give a concrete answer to the housing crisis. Our basic principles are **autonomy, self-management, participation and solidarity**. We do not wish to stop investments of owners, but to find a simple solution for legally occupying a building awaiting for renovation. (www.123rueroyle.be)*

*Community Land Trust Brussels considers **land as a common** that has to be preserved and maintained for the benefit of the **community**. CLTB strives for a city in which the constitutional **right to the city** is guaranteed for all. (www.cltb.be)*



1840-1873-1896-1914 CAPITALIST IND. TECHNOCRAT. STB.	1896-1929-1945 INTERBELLUM GARDEN CITY	1945-1973 FORDISM MODERNISM	1873-1990 POST-FORDISM POST-MODERNISM	1990-2008-NU FLEXIBILISATION GENERIC URBANISM. REINTERPRETATION
<b>CENTRE</b>				
Beluiken				Renovation
Huurkazernes M-D-R*		Highrise*	Apartment bloc*	Redevelopment. bloc* Punctual renovation*
Bourgeois housing	Luxeappartement		Renovation	Loft
<b>BORDER</b>				
Beluiken				
Private row houses*				
Huurkazernes M-D-R*	Garden nbh*	+ Apartment bloc* Highrise nbh*	Apartment bloc*	
		Verkavelingswoning		
<b>PERIPHERY</b> CRISIS LOW >> HIGH INCOME * SOCIAL HOUSING				
	Freestanding villa			Gated community

### (IN)CONCLUSION

#### Non-speculative systems

- *Social housing, rental cooperatives, Community Land Trust, temporary occupations*

#### Active land policy

- Public land = publicly/collectively owned
- *Rent, shares, land lease, land trusts*

#### Space for architectural and urban experiments

#### But close gap between policy makers, specialists and inhabitants

- Encourage differential forms of participation
- Support community activity, contributions to living environment
- Interdisciplinary collaboration
- Participatory governance housing institutions
- Dialogue with contestation movements

Thank you!



*Reyers (2014-1016)*