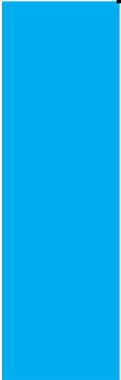


# Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



## Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners ([Examencommissie-BK@tudelft.nl](mailto:Examencommissie-BK@tudelft.nl)), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

<b>Personal information</b>	
Name	Betsy Caroline Mulder
Student number	4455797

<b>Studio</b>		
Name / Theme	Real estate management – housing management	
Main mentor	D.K. (Darinka) Czischke	Housing management
Second mentor	C. (Céline) Janssen	Urban Area Management
Argumentation of choice of the studio	The choice for housing management was made out of personal motivations. Through my bachelor at the Faculty of Architecture and the Built Environment my interests for housing provision sprouted. However, I soon realized I was less interested in designing the dwellings, and more in the processes surrounding the dwellings and between the people that were supposed to be living in those dwellings. My interests in societal changes and housing progressed during my Masters, and have therefore resulted in my choice for housing management as the focus of my graduation thesis.	

<b>Graduation project</b>	
Title of the graduation project	Social Sustainability through Community Land Trusts: A qualitative study on the impact of a CLT on the social sustainability of a neighbourhood.
<b>Goal</b>	
Location:	Europe, in particular the CLT in London, UK and the CLT in Brussels, Belgium. These CLT are investigated as possible cases.
The posed problem	<p>The European housing market is currently dealing with a structural crisis, sustaining and fostering issues such as the unaffordability of housing, spatial and social segregation and inequality. To combat this, the EU has been taking and proposing a multitude of solutions to the different problems. However, some propose that the collaborative housing called CLT (Community Land Trust) can be a holistic solution to the problems at hand, as it focusses on providing perpetually affordable housing and contains some characteristics that could boost social sustainability on a local level.</p> <p>However, as the CLT movement is still quite a novelty in Europe, the body of knowledge is still developing. And despite social sustainability being an urgent topic within the discussions of European housing practice, the overall topic within European CLT is limitedly researched. This leaves an opportunity for this study to research the impact that a European CLT can have on the neighbourhood.</p>

research questions	<p><i>Main research question:</i> How does a CLT impact the social sustainability of a neighbourhood?</p> <p><i>Research sub-questions:</i></p> <ol style="list-style-type: none"> <li>1. What does a CLT provide for a neighbourhood and its residents?</li> <li>2. How can social sustainability be measured within a neighbourhood and a CLT?</li> <li>3. What is the impact of a CLT on the residents of the CLT?</li> <li>4. What is the impact of a CLT on the residents of the neighbourhood containing the CLT?</li> <li>5. What advice can be given to future CLT projects to enhance their positive impact on social sustainability?</li> </ol>
design assignment in which these result	<p>The aim of this study is to research the impact of the presence of a CLT on the social sustainability within a local area, the neighbourhood. It does this by gaining insights into the experiences of residents of the CLT and residents of the wider neighbourhood surrounding the CLT. What will be talked about with these residents is how they experienced certain aspects of social sustainability before and after living in / around the CLT.</p> <p>The objectives of the graduation project are:</p> <ol style="list-style-type: none"> <li>1. To gain an understanding of a CLT as a collaborative housing form</li> <li>2. To gain an understanding of what social sustainability on a neighbourhood scale means</li> <li>3. To determine how social sustainability can be measured on a neighbourhood scale</li> <li>4. To determine how a CLT influences the residents of the CLT and the residents of the wider neighbourhood</li> </ol>

## Process

### Method description

In this graduation thesis two types of research methods will be deployed in order to be able to give answers to the research sub-questions and in the end also the main research question.

The study will commence with theoretical research in the form of a literature review. This literature review is implemented in a rapid, systematic approach in order to obtain a comprehensive theoretical framework within a limited timeframe for the two fields of research of this study: CLT (within collaborative housing) and social sustainability.

The study will then deploy empirical research in the form of a case study. This case study will have a holistic multiple-case design, resulting in the analysis of two cases each within their own specific context. Both cases will be a CLT within a European country that has been active for over more than one year. The neighbourhood of the CLT will form the context. The data for both cases will be collected through document analysis, to get a grip on the context, and through interviews with residents, to analyse how the presence of the CLT has impacted their way of going about life. The interview data will be analyzed using the coding process that is based upon the Ground Theory Method.

### Literature and general practical preference

The academic literature and theory that is consulted during this graduation thesis is based around the two fields of study within this research: Social sustainability and CLT.

Social sustainability has a variety of definitions, theories and implementations. This study will converge the theories on this topic to theories that concern themselves with the built environment, and more specifically with the micro-scale of the neighbourhood. Scholars such as Shirazi and Keivani, Chiu, Dixon,

Woodcraft have developed their own operationalisation of the concept. These will be translated into a comprehensive operationalisation for the neighbourhood scale.

For the CLT, the wider knowledge on collaborative housing practices within literature will be consulted together with the modest body of literature already out there on active European CLT and the wider body of knowledge on American CLT. This research does concern itself with the European context, meaning that more weight is applied to the European body of knowledge.

However, for European housing practices and policies, the practical measurement of social sustainability, and the application of CLT in practice, also nonacademic sources are consulted, such as policy papers, websites and blogs.

This study will also be affiliated with a graduation company, the Municipality of Amsterdam in collaboration with And the People. These companies are concerning themselves with the implementation of the first CLT in the Dutch context. They can provide contact with the wider CLT network in Europe. Practical experience from their work and from the CLT network will also be applied within this study.

## **Reflection**

### **Positioning of the graduation topic within the master track and program**

This research is conducted in order to complete the master track Management in the Built Environment and obtain a master's degree in Architecture, Urbanism and Building Sciences at the faculty of Architecture and the Built Environment of the TU Delft. Within this master track, there are three domains: Real Estate Management (REM), Design & Construction Management (DCM) and Urban Development Management (UDM). This graduation thesis has positioned itself within the REM domain. Research conducted within this domain concerns itself with developing knowledge that is focused on strategy design, decision making and implementation of real estate in order to move towards a future proof-built environment. Within REM specifically, this research has positioned itself within Housing Management. Housing management is one of the REM chairs and concerns itself with housing stock. One of the current key themes of this chair are the principles of environmental and social sustainability and how these can be implemented and managed within the housing stock. As this study is focused on researching the impact of collaborative housing developments on social sustainability on a neighbourhood scale, it is tightly connected with this main theme. The objective is to research how the CLT makes an impact: what elements of social sustainability does it or does it not secure within a neighbourhood and what is the reasoning for this. When it is able to secure sustainability, the CLT might be a housing practice that could be considered more in housing practices and neighbourhood development. This also highlights that, as this research looks at wider neighbourhood development and citizen participation within governance structures, this study also touches upon elements of Urban Development Management.

### **Relevance of graduation work in the larger social, professional and scientific framework**

This execution of this study is relevant due to the following:

As pointed out in the existing literature on social sustainability, this dimension of sustainability is the least researched of the three, especially within the context of the built environment. Besides, how it now stands, the concept is fragmented and often over-simplified. By analysing the existing body of literature, this study aims at contributing to the limited body of literature on social sustainability by creating a comprehensive theoretical framework and an operationalisation of the concept on the scale of the neighbourhood. This study will therefore contribute to scientific literature by expanding the knowledge on the subject.

The CLT movement is about bringing perpetual affordable housing to Europe through the model, which is of relevance in light of the current affordable housing crisis in Europe. While it is not likely to solve the crisis as whole, the model can be able to contribute to the alleviation some of the issues and also diversification of the European housing markets. Current housing markets are shaped by commodification and financialization, which has led to the issues that the market is facing at the moment.

This study seeks to expand the scientific body of knowledge on CLT. The concept is still a novelty in Europe and, therefore, the scientific body of literature is modest but expanding. Moreover, through offering insights into the impact of CLT, this study also will add to the practical knowledge on CLT and can aid the existing CLT movement in Europe with their initiatives and offer insights into best-practice cases and how these operate. And this study also seeks to contribute to the network by creating a practical tool for the measurement of social sustainability within CLT. This way, future CLT can also assess their impact on the social sustainability of their neighbourhood, giving insights into the functioning of the organisation.

All in all, this study wants to contribute to the realisation of sustainable cities and communities as mentioned in Sustainable Development Goal 11 by researching how CLT impact the social sustainability of a neighbourhood.