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| Nota di contenuto | Title Page; Contents; Acknowledgements; Introduction; The definitions of social and private renting; Competition and rental housing markets in the housing literature; The traditional structure-conduct-performance paradigm; The structure-conduct-performance of rental housing; Research approach and key questions; Methodological approach and data; Outline of the thesis; Rental housing systems in England and the Netherlands; Rental housing in England; The landlords; The tenants; Rental housing in the Netherlands; The landlords; The tenants; The case study cities Coventry and Breda Coventry in contextBreda in context; Conclusions; Market structure: The competitiveness of mixed rental markets; An analytical framework of perfect competition in mixed rental markets; Supply and spatial concentration; Barriers to entry provision and access consumption; Product differentiation; Perfect competition and the mixed rental markets in Coventry and Breda; Conclusion; Landlord conduct: Perceptions of rivalry and rivalrous behaviour; An analytical framework of conscious rivalry in mixed rental markets; Landlords' perceptions of rivalry and their competitive strategies Forms of rivalry in the mixed rental markets of Coventry and BredaThe drivers of and barriers to rivalry between social and private landlords; |

Conclusion; Market performance: The possible effects of competition in mixed rental markets; The concept of performance in the literature; Performance as a mainstream economic concept; The nonprofit view on performance; Performance in the housing literature; An analytical framework of performance in mixed rental markets; The possible effects of competition in the mixed rental markets of Coventry and Breda; Landlord-level effects; Wider market effects
Quantifying the competition-performance relation
Conclusions; Tenants' willingness to substitute social and private rental services; An analytical framework of tenants' moving intentions in mixed rental markets; Tenants' perceptions of and attitudes towards social and private renting in Breda; Dependent and independent variables; Statistical methods; Results; Tenants' moving intentions in the mixed rental market of Breda; Dependent and independent variables; Statistical approach; Results; Social tenants' perceptions and moving intentions in Coventry - a descriptive analysis
Variables and statistical methods
Results; Conclusion; Summary and conclusions; Exploring competition - the individual elements of the SCP of rental housing; The competitiveness of mixed rental housing markets; Competitive conduct of landlords in mixed rental markets; Landlord and market performance; Consumption decisions and the willingness to substitute; Understanding competition - the links between the elements of the SCP of rental housing; Reflections on the research and directions for further research; Policy implications; Summary (in Dutch); References; Appendix A. Case study selection
Appendix B. Methodology: Qualitative interviews with social and private landlords

Sommario/riassunto

In the context of shifting regulatory approaches and changing provision structures in many Western rental housing systems, the notion of competition between social and private rental housing has received increasing attention from practitioners and academic researchers. This thesis explores and theorises the concept of inter-tenure competition in order to advance understanding of what it means in local and national market realities, as well as in business and political practices. Results indicate that competition in mixed markets is a complex matter, much of which is explained by the distinctive properties of social and private rental services. Inter-tenure competition is shown to be the interplay of structural and political conditions, individual and organisational business goals, and the perceptions and strategic decisions of both providers and consumers. The results suggest that the degree of competition relates to specific points in time and is mainly a question of which rental market segment one is looking at.
