

# Contents

List of illustrations	vii
About the authors	ix
Preface	xi
Acknowledgements	xiii
List of abbreviations	xv
<b>1</b> Urban transformations and policy responses in Western European cities	<b>1</b>
<i>Introduction</i>	1
<i>The rise and decline of the European industrial city</i>	3
<i>The welfare state and urban decline</i>	6
<i>Decline, urban regeneration and the market</i>	8
<i>Urban regeneration and housing provision</i>	14
<i>Cooperation and the co-production of merit and public goods</i>	17
<i>The structure of the book</i>	19
<b>2</b> Urban regeneration and property market dynamics in the Netherlands, France and the UK	<b>21</b>
<i>Changes in urban policies: urban regeneration and market mechanisms</i>	21
<i>The Netherlands: a coalition of municipalities, housing associations and private housebuilders</i>	24
<i>France: between public sector-led and market-driven urban regeneration</i>	30
<i>The UK: the practice of property-based regeneration</i>	37
<i>General trends</i>	41
<b>3</b> Actor strategies, risks and uncertainty in regeneration projects	<b>46</b>
<i>Introduction</i>	46
<i>Content, context and organisation: an analytical framework</i>	53
<i>Property development and the context, content and organisation of urban regeneration processes</i>	54

	<i>The trajectories of urban regeneration processes</i>	61
	<i>Conclusions</i>	65
4	Dutch case studies	67
	<i>Introduction</i>	67
	<i>IJoevers, Amsterdam</i>	68
	<i>Hoogvliet, Rotterdam</i>	90
	<i>Conclusions</i>	107
5	French case studies	111
	<i>Introduction</i>	111
	<i>La Duchère, Lyon</i>	112
	<i>Carré de Soie, Lyon</i>	126
	<i>Conclusions</i>	143
6	English case studies	146
	<i>Introduction</i>	146
	<i>New Islington, Manchester</i>	147
	<i>Paddington Waterside, London</i>	167
	<i>Conclusions</i>	194
7	Conclusions	199
	<i>Public and private sector roles in urban regeneration</i>	199
	<i>Risks and uncertainties revisited</i>	203
	<i>Merit and public goods provision and the importance of politics</i>	211
	References	216
	Index	225