

bülletin 30

**towards the shareholder city  
fundisation of urban space**

16th annual INURA conference ESSEN 2006



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## Inura Ruhr organizing committee

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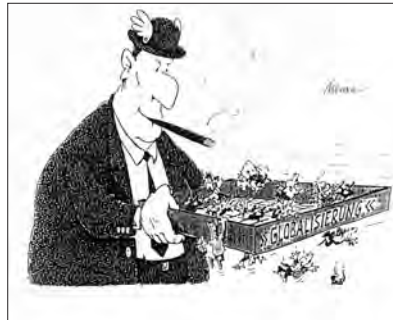
## Who are the actors shaping globalising cities?

One of the most salient propositions in John Friedmann's World City Hypothesis refers to the fact that "key cities throughout the world are used by global capital as 'basing points' in the spatial organization and articulation of production and markets. The resulting linkages allow to arrange world cities into a complex spatial hierarchy" (1986, 71).

The 16th Annual INURA Conference will not discuss so much the rationality and complexity of that hierarchy. The idea of the INURA Conference is to study the social powers shaping the transition of global cities today. Doing this, the conference follows the hypothesis that two forces are of superior interest, the international financing sector on one hand, and urban social movements on the other. The power of the Financing Sector The "World Wealth Report" from bank house Meryll Lynch and Caggemini already in 2004 reported that the fortunes of billionaires in the world increased in 2004 by 8,2% up to the amount of US \$ 30,800 billions. Another 12,2 billions have been collected by insurances, the second biggest group of money fortune owners. McKinsey (2005) estimated that the stock of the world's capital market was over all worth about US \$ 120 billions in

2004. Big fortunes now are collected from investment funds, Private Equity Funds and Hedge Funds, managed by a new generation of fund managers through a mix of financial services and new bonds and derivatives, which promise highest profits to the shareholders.

Highly speculative, such funds operate from US (54%) (New York?), from Japan (14%) (Tokyo?) and Great Britain (9%) (London?) but also by offshore banking places and tax havens. Daily, this kind of portfolio management runs round the world some US \$ 1230 billions, 97% of it pure finance and capital transfer seeking for short and long-term profits. Funds therefore



are getting more powerful and are in a position now to maximise return in shortest periods. They are attacking not only governments in Third World countries but are assaulting big enterprises and institutions in the industrial Western World as well. Metropolitan areas and European economy in general are specifically under pressure

just now to be more shareholder orientated and to be more globalised.

It is not only stories that Indian, Saudi and Chinese business people are moving money to Europe to buy-up major corporate assets. Approximately 6 millions of little and medium sized enterprises of all kinds in Germany are fed by Private Equity funds with some 21.5 billions of Euros since 2004 and 2005. Shareholders from the near East invested 5.3 billions of Euros into European real estate in 2005. Analysts say in 2005 the total amount of cross border transactions into European real estate increased by 20% and could be summed up to 156 billions. Part of it was a major sell-out of social housing in the Ruhr, where the Japanese/ British fund "Terra Firma" bought "VITERRA" and its 152 000 apartments for 6.9 billions of Euros. Only two years earlier two other globalised transactions of social housing of the region had taken place: Thyssen/ Krupp from Duisburg sold 48 000 units to Morgan Stanley of the US and Gagfah from Essen sold another 82 000 units to the US fund "Fortress.

Which social groups will be next to be excluded from credit, evicted from public and social housing, when it gets sold and commodified under a neoliberal agenda? To what degree will be altered and destroyed public infrastructure as public transport systems, public hospitals, public educational

systems or public places, when local or state governments (are forced to) decide to privatise it? How are political regimes, planning discourses and methods transformed and streamlined to structure such developments?



The power of Social Movements One can easily underline that a growing array of issues dealing with these transformations is reflected in global movements like Social Forums or NGOs, urban forms of collective action and the creation of alternatives are related to the same transformations. The erosion of the national welfare state and the rising preoccupation within the civil societies - with local and societal milieus' subjectivities – find their expression in urban social movements. Their critique and claims are increasingly recognized by politics and have influence on social policies on all levels of democratic states. Local political actors everywhere seek entrepreneurial culture and implement labour-market flexi-

bility in order to counter the crises of Fordism, but stressing the perspective that social tolerance and equilibrium of the “European City” should not be eroded for reasons of a “safe” city and the image of “urbiculture” in intensified international competition.

In order to push out beggars, homeless people, manifestations and “aggressive” skaters or “squeegee merchants” from the business districts and down town areas, zero tolerance zones have been defined and community servants take rude measures to kick such people out. But in reaction of these trends new poor people’s movements developed as well, as creative supporter groups, forms of self-organization, holding public forums



*demo activism: the clowns army*

and making demand on the city, allowing them to develop solidarity, political consciousness and organisational infrastructure. Churches, organisations of the civil society like tenants coalitions intervened, and other local

coalitions and local intellectuals provided advocacy against eviction from apartments or exclusion from public places creating “alternative projects”, opportunity of work for unemployed, for housing, social help, medical care, peoples-kitchens and -shops.

This kind of intervention of the movements often turned the top-down government in social politics to more bargaining type of governance taking up some of the perspectives of the urban movements. With the fights for public funding, state or communal programs and political legitimization, social movements often became effective social entrepreneurs and professional campaigners. This sometimes brought them into an ambivalent position: between tricky local or state governance arrangements and the morality of independent urban social movements, which we have to clarify and to discuss. The conference is aiming to measure public support or resources and to organise ways for an economy of urban solidarity and of environments of social integration in our days.

*text: Sebastian Müller*



<http://www.atroschenko.com/NSsymbolism.html>

## **After the red-green project: comments on the political macro weather situation**

We all read about what happened in France: youth, unemployed, students, unionists and workers rally on the streets to express their anger about missing perspectives in life. But what happens in Germany? Has the red-green project made an impact on more equal rights and social justice?

Surely not. As the first country with a “social-ecological” government, it did not turn to safe haven, as romantic visionaries might have proposed. The neo-liberal agenda was well continued if not even propelled under the red-green government formed by social democrats (SPD) and their junior partner the green party (Bündnis90) from 1998 - 2005. In contrast to the rhetorics resp. ideologies, Germany was altered in a definitely surprising manner. Confronted with the pressing debt burden, unemployment rising and the economy ailing the chosen responses were not so unknown: for

once Schröder paved the way for the emerging shareholder capitalism. With massive tax reductions for corporations and the rich he not only made German enterprises more profitable but created an ideal environment for the activities of investment funds. These incentives for economic growth did not result in new jobs but rising company profits that benefit merely shareholders and managers – overall an enormous redistribution from below to above took place.

These expensive tax cuts were paralleled with expenditure cuts. As part of chancellor Schröder’s AGENDA 2010 the welfare system – heartpiece of the German model or Rhenebian capitalism - is transformed to a workfare system. The infamous Hartz reforms – named after government adviser Peter Hartz, manager of VW – transformed unemployed to welfare recipients, reduced payments and increase pressure to work (including 1,-Euro-jobs). In the wake of these reforms suddenly the mass of social welfare recipients was shifted into the

public attention again. It turned out there were more people in need than imagined: today about 6.5 million people receive social welfare, 4.7 million of these are registered unemployed. As a result the reforms with the aim of reducing state expenses actually require now even more money. The response was an unparalleled stigmatization and repression of Hartz recipients by state and media when e.g. politicians publicly called Hartz recipients "social parasites". Germany apparently struggles to come to terms with the increasing number of a "redundant population" – coercive means of workfare do not address these changed economic conditions. But the individualisation of risks is extended beyond unemployment to health insurance and pensions, as the mantle of self-entrepreneurship takes over.

These transformations were not carried out without challenges. Protest was voiced, the so called "Monday Demonstrations" brought the people to the streets. Foremost demonstrating against the Hartz reforms they revived a tradition that eventually toppled the GDR regime almost 17 years ago. When at its apogee in autumn 2004 thousands gathered every Monday they by now subsided. However, there are remnants consistently meeting as e.g. in Dortmund, Leipzig or Berlin.

Regarding the political discourse, the year 2005 saw a remarkable re-

turn of capitalism that is the critique of capitalism in Germany. Where not few felt reminded of debates long forgotten – to some's joy and others utter displeasure - critical reflections on capitalism entered first feuilletons and then the entire media. Sparked by a remark of Franz Müntefering (back then head of the SPD), who explicitly criticised foreign investment rejecting any responsibility to local workers, sacrificing them for mere profits. In



sharp words this culminated in his allegory of global "locusts": they come, eat and leave again, cutting the local economy into pieces. Others took up the locusts critique accusing in particular the sell-out of housing. This time protest from the business lobbyists was quick worrying about such out-dated vocabulary if not ideology – magazines were eager to explain capitalism once again. Leaving all speculation about the political advantageous calculation by Müntefering, the unfortunate xenophobic notion involved, aside he somewhat hit a sensitive point. Polls and not least the early

elections of 2005 show a significant disapproval of the neo-liberal agenda, people seek more secure, state provided regulation and social justice.

The new left party emerging out of the Monday demonstrations and allied with the socialists from the East (PDS) surely took advantage of this unrest: starting from scratch, the new party managed to get 8,7% in the national elections 2005 and now functions as the voice of the unsatisfied in the German parliament, contesting the neo-liberal consensus.

After the elections with the grand coalition of the big parties Social Democrats (SPD) and Christian Union (CDU) a power constellation has formed Germany has only once experienced in the late sixties. The political noise calmed down, not least illustrated by the change of leader where conservative and unspectacular Angela Merkel replaced Gerhard Schröder – the jovial “comrade of the bosses” (“Genosse der Bosse”) who attracted simple workers likewise. The traditional front lines e.g. on the question of nuclear power or on the position on integration do flare up occasionally but the battles are mostly dealt with behind closed doors. The overall political agenda meanwhile did not change again, the repression against unemployed – now including house visits of workfare recipients - and the generous tax gifts for corpo-

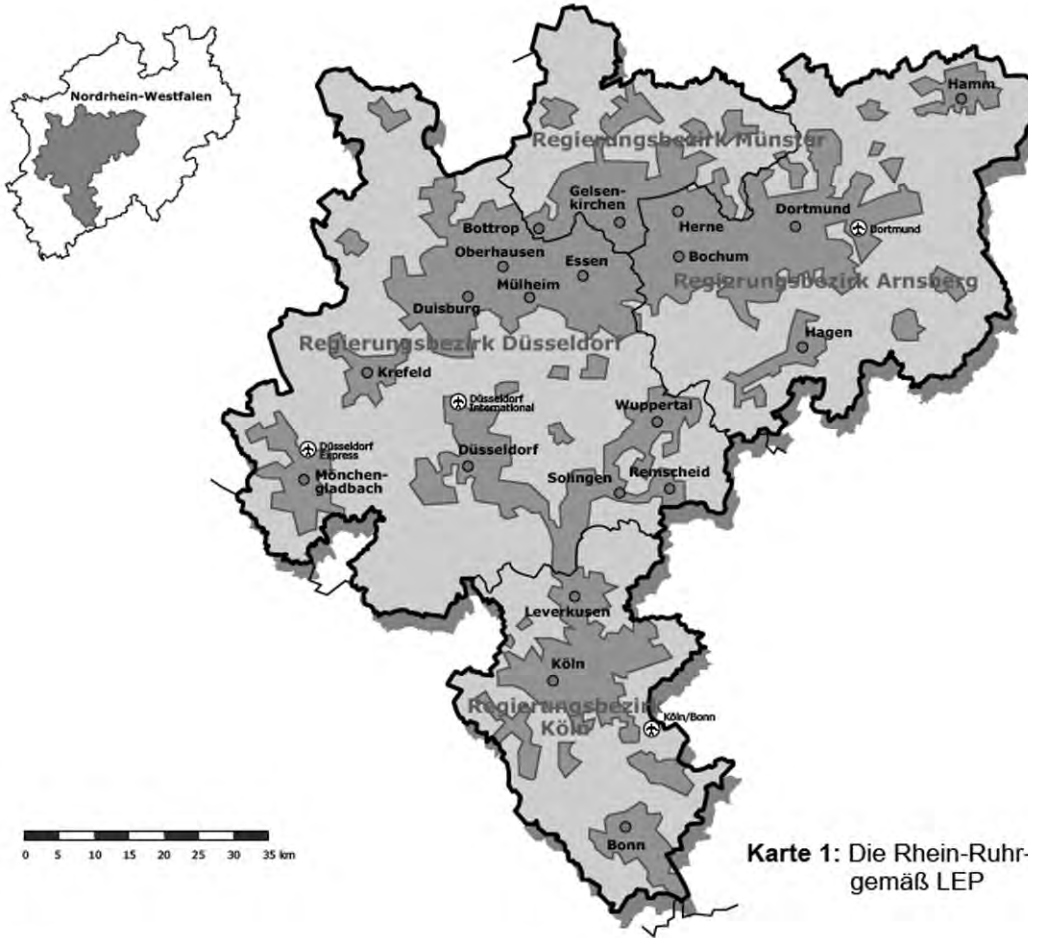
rations remain. However, there are indications of possible change. Currently, a special tax for the rich is passed – but with an expected revenue of annually 90 million Euro – this is more of symbolic character. Meanwhile the public discourse goes way beyond that – most interestingly, the vision for an “unconditional basic income for all” is discussed. Within the government there are attempts for e.g. a health insurance system that again prioritizes solidarity to the competitive principle.

But the government is not expected to radically alter its course without being forced to. The opposition of Left, Green and Liberals is still busy to reorganize itself, there remains the need for a non parliamentary critique – the struggle continues ...

*text: Manuel Lutz*



# The Rhine-Ruhr Region: a Polycentric Metropolis



Karte 1: Die Rhein-Ruhr-gemäß LEP

[www2.bezreg-duesseldorf.nrw.de/static/download/chef/raumplanung/versionenglish.pdf](http://www2.bezreg-duesseldorf.nrw.de/static/download/chef/raumplanung/versionenglish.pdf)

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*Rhine-Ruhr Region figures*

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<b>cities</b>	<b>population</b>
Bochum	391.147
Bonn	302.247
Bottrop	120.611
Dortmund	588.994
Duisburg	514.915
Duesseldorf	569.364
Essen	595.243
Gelsenkirchen	278.695
Hagen	203.151
Hamm	182.427
Herne	174.529
Cologne	962.884
Krefeld	239.916
Leverkusen	161.047
M' Gladbach	263.014
Mülheim/ Ruhr	172.862
Oberhausen	222.151
Remscheid	119.287
Solingen	164.973
Wuppertal	366.434

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<b>counties (Kreise)</b>	<b>population</b>
Ennepe-Ruhr	350.781
Erfst-Kreis	455.487
Märkischer Kreis	457.465
Mettmann	507.699
Neuss	443.865
Recklinghausen	657.592
Rheinisch-Bergisch	275.474
Rhein-Sieg	576.993
Unna	431.740
Viersen	300.842
Wesel	474.390

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**total** **11.526.219**

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*source: Grier, Charles (2002): Comparative Analysis of the Rhine-Ruhr Metropolitan Region. Bezirksregierung Düsseldorf*

## Exploring Rhine-Ruhr

Inviting you to the larger region of Rhine and Ruhr – as a comprehensive region is not so common here: Ruhr and Rhine are usually eager to distinguish themselves as independent. Historical, cultural, institutional differentiations are sought not least exemplified with different beer drinking cultures. However, the region is marked by intense interdependencies, an interwoven settlement area where one city blends into the other – a metropolis? Obviously, the Ruhr region is no longer – if it ever was possible – captured with the classical stereotype of a steel and coal region. Neither is the Rhine area merely home to the burlesque carnival. The following six spotlights aim not to cover the region but to introduce facets. The chosen topics depict phenomena and tendencies - not all of them unique to the region: certain issues are pushed forward by a global city discourse. Some might appear familiar to other urbanities, others are specific to the region. In all cases specific conditions and context of spatial development in the region are highlighted. At the conference the excursions will explore these topics further. Discussions and talks with actors sur place will give insight to the modes of local development and various struggles for recognition. To give you a first eclectic impression of the Rhine Ruhr Region, here we go...

## 1\_queer spaces in Cologne Metropolitan Area

Some decades ago gay sex in Germany was threatened by penal law, men who have sex with men (MSM) were imprisoned up to ten years. The socio-cultural conditions for a various queer living were even harder: Homosexuality was an absolutely marginalized phenomenon, the social exclusion of gays and lesbians was



*For hygienic reasons this toilet is video screened*

total. Within this climate of legal threat and social pressure men who seek for sexual relations with men have established a minority network of places where their deviation could find a niche. These niches were based on a parallel infrastructure: they consisted of semi-legal bars, but especially of deviantly used public spaces: public toilets, parks, bathhouses and motorway parkings were used as territories of desire where MSM could find other MSM for what is called “anonymous sex”. Gay life was hard in the whole country, but it was unbearable outside the potential ano-

nymosity of the metropolitan areas.

Cologne has always been a special feature for German queers: even though the city is a centre of German catholicism, Cologne always attracted gays and lesbians by its tolerant atmosphere and the unique flexibility in coping with morals that comes to its tide in the “carnival”. If there are town quarters in Germany that are to compare with San Francisco’s Castro Street or New York’s Village, they can be found in the ancient town centre of Cologne.

Germany nowadays is a country where an enormous amount of civil rights is realised. Gay-lesbian equalization is no longer argued as a frontier of political conflicts. Gays can use gay baths, bars, cafés, darkrooms or the internet to arrange sexual or love relationships. Gays can live together in rented flats without being thrilled by landlords, gay sex and gay lifestyle have a constant presence in media. Nevertheless there are still those public spaces where some of the MSM establish that parallel usage structure. That is not amazing when realizing that queer emancipation in Germany created new borderlines within the gay community: while a growing number of MSM reproduce traditional models of relationship and develop a stable gay identity, many MSM with working class or migration backgrounds still have precarious perceptions on se-

xual identities that thwart a positive self-identification as “gays”. These MSM are in a double-margin. They are put at a class or ethnic disadvantage, and within their social subsystems they are exposed to disrespect for they are seen as incomplete men.

In fact it is to notice that there are still groups that depend on anonymous or at least non-gay-identified queer spaces, but their capability to create such spaces has decreased. Furthermore, the commodification of places for anonymous sex is increasing and creates new social problems. Queer spaces naturally are contested places, for their usage as territories of desire is seen as a nuisance. These spaces are out of control in a certain way, and they reproduce the regime of sexual control at the same time.

Studying public queer spaces is an invitation to reflect on the role of sexual norms and heterosexual domination in creating and establishing urban space. The discourse upon „queer spaces“ requires a (self-) positioning on the politics of space including the crucial question of difference/heterogeneity. Thus “queer spaces” is a political category that can help to reveal the social production of inclusion and exclusion.

*text: Stefan Kuczera*

## **2\_to be or not to be or how to be**

Since the 60s migrants in large numbers moved to Western Germany. The heavy industries of steel and manufacture e.g. in the Ruhr demanded workers – and found them in the rural areas of different countries. Initially, the German state expected these “guest workers” (Gastarbeiter) to return to their countries after they finished the work they were invited for but soon it became obvious that these workers have more in mind than a mere work stay. The working permits were extended, family members followed to Germany and residence outside the provided workers quarters was sought. Within these “guest workers” many Muslims from Turkey and other countries as Marocco, Tunisia or Bosnia moved to Germany. Today there are 3 million Muslims in Germany – making Islam the third largest confession – 1,8 million of these with Turkish migratory background, 800.000 with German citizenship.

In the 80s structural changes in economy with the closing of steel works affected migrant workers in particular: often low-skilled labour they easily became victims to “rationalization” processes. However, the chosen place of residence – home – by now is Germany. As part of society they struggle to adapt to the structural

changes and try at the same time to cope with ethnic, social, religious habits and conventions. In urban daily life, ethnic or religious conflicts take place in various forms. Problems arise with inadequate opportunities to learn mother languages, discrimination and segregation in the workfields, especially regarding the unequal chances for apprenticeships/education that aggravate further the disadvantaged position in the search for jobs, problems in social interaction and not least in regards to the representation of ethnicity or religion in urban life.

In this respect, the contemporary global discussion of Islam and the produced connection of Islam to fundamentalism and terrorism has an impact on the integration-discourse in Germany, too. The definition of problems and framing of conflicts becomes even more problematic as the description of migrant societies increasingly coincides with Islamic background, potential terrorism and threat to civilised, Western society.

The origin of religious conflicts does not seem to derive from a tension between the major confessions. German society does attach less and less to the Christian religion. However, despite empty and closing churches the emergence of Islamic representative places of worship is not welcome. Fear and phobia of Islam increases and is targeted at mosques. So far

most of the about 2000 mosques in Germany are of plain and inconspicuous appearance: often located in backyards, former commercial or residential buildings. But the last years saw more and more Muslim communities that want to build representative mosques as a dignified place of worship and to represent



themselves, claiming their space in the city. Currently, there are 30 representative mosques in different cities under construction or in the planning process. Though the presence of Muslims is visible in the urban already e.g. with women with headscarf such material manifestations in the urban settings are quite contested and raise opposition from various parties.

In this context it becomes obvious that the actual discussion about migrant societies in Germany is still about being "foreign" and "Muslim". Both are perceived as "problematic", struggle for acceptance. Correspondingly, such ethnic and religious identities are yet underrepresented in architecture and urban social space.

*text: Ece Sariyuez*

### 3\_shrinking cities

Growth is the motto - national governments amongst the national and global economy are aligned - in the search for economic growth that is believed to solve all problems. Under conditions of shrinking, however, this strategy needs to be questioned. Due to demographical and structural change, especially old industrial regions – like the Ruhr – undergo a transformation process marked by a loss in population (natural/ migratory) and social /technical infrastructure falling vacant. Social inequality is revealed by spatial segregation offering privileged spaces in outer, suburban developments leaving inner city neighbourhoods in decline. Especially mass storey (working class) settlements suffer from increasing social inequality, as there are only few perspectives for its maintenance.

As long as the economy improved (or grew), urban planning was to steer the urban progress and distribute socio-economic and ecological achievements among the urban, while private businesses benefited from this development, making profits. Today, this situation changes, as private capital leaves industrialised economies and cities towards the East respectively global South. Western economies successively struggle to compete by market prices with developing coun-

tries, where production conditions are more favourable, as labour prices are low and workers unions are weak. Formerly prosperous, industrial areas are abandoned by economical actors, since it is no longer profits to be distributed among the several private and public actors but costs. Costs in this respect are much more difficult to distribute. While the main goal is to conduct a shakeout - to have the market working again - this is obstructed by individual interests and speculation. Though all participants benefit the shakeout, costs are left to those actors actually demolishing their houses (free rider problem). Lacking of social responsibility private businesses thus may wait longer then public institutions can afford.

Surely, this is not a German phenomenon but an international (Western) one, as the “Shrinking Cities Exhibition” points out listing prominent examples such as Detroit, Manchester, Ivanovo or Leipzig ([www.shrinking-cities.com](http://www.shrinking-cities.com)). While e.g. Eastern Germany was/ is considered structurally weak, local politics have adapted the ‘necessities’ of shrinking cities. Rebuilding the city (*Stadtumbau*) neo-liberal politics and planning primarily worry about private capital while public property is of secondary value. Acting as mere entrepreneurs public institutions encourage private profits by demolishing public houses,



empty houses

blocks, entire quarters to serve the shakeout and stimulate the housing market. To get rid of debts and exit the cycle of a “filtering down process” (increasing fluctuation of tenants, decreasing investments, image damage, lack of future perspectives) the state has installed a program, *Stadtumbau East* (2001), covering 2,5 billion Euro to large scale subsidise the demolition of vacant housing.

Since Western Germany still benefits from migratory growth (East - West) severe shrinking conditions “filter down” more slowly. Nonetheless every western federal state has at least one city participating in the state program *Stadtumbau West*. Designed as a research project, “Experimental Housing and Urban Design” (ExWoSt) this program provides 15 million Euro (2002-07) to analyse and cushion shrinking tendencies. Besides smaller cities major participants are: Bremen, Bremerhaven, Saarbrücken... and in the Ruhr Gelsenkirchen and Essen. The city of Duisburg meanwhile approaches different paths taking

advice from the Urban Land Institute in Washington D.C., while also employing the renowned architect Albert Speer (Frankfurt) to suggest future perspectives and future growth. Since 1975 the city has lost approximately 150.000 inhabitants. According to demographical decline and suburban growth Duisburg is expected to lose additional 50.000 inhabitants till 2020, a trend that is characteristic especially for the Northern Ruhr Area. Many of the industrial jobs are lost here – in Duisburg this amounts up to -40.000 jobs. Despite that, the city still produces more steel than the entire UK.

To name only few examples we will encounter more sites, as we explore the growth – as we knew it – while also looking for alternative growth and/ or “growings” beyond glass and steel.

*text: Tino Buchholz*

## 4 ecological development at the Ruhr Area? International Building Exhibition (IBA) Emscher Park

Perhaps the widely known experiment of structural regeneration in the Ruhr was the work of the IBA Emscher Park. The International Building Exhibition Emscher Park (IBA) was created by the Federal State of North-Rhine Westphalia to run for a period of 10 years: from 1989 to 1999. The goal was to initialise „urban development, social, cultural and ecological measures as the basis for economic change in an old industrial region“ (IBA Finale 1999).

As the overall aim of the IBA was to improve the local environment and quality of life – and by doing so to contribute to setting up the basis for an economic development strategy – one can say the IBA is more than just an environmental policy. It is a comprehensive strategy intended

to meet the challenge of renewing old industrial areas (Cooke 1995).

What was the ecological concept of the IBA? All projects must meet ecological requirements related to water, energy, building materials, waste, public traffic, open space and landscaping and construction methods. These elements can be seen in projects on a large scale, such as the transformation of industrial uses in the Duisburg-North Landscape Park or the ecological regeneration of the Emscher river system: one of the largest scheme of the IBA. It was aimed at the redevelopment and ecological restoration of the river Emscher (North of Ruhr area) as well as its tributaries – which was very much necessary as the river was used for decades as an open sewer for the entire region. On a smaller scale new housing projects treat rainwater on-site and reduce energy inputs in the form of heating through better insulation measures.

Field of action / guideline	project total
The Emscher Landscape Park	15
The ecological restoration of the Emscher river system	7
Working in the Park	20
Housing construction and integrated urban district development	35
New uses for industrial buildings/ culture, industrial heritage and tourism	12

source: Grohé/Kunzmann 1999



IBA Environmental Quality Criteria	
water	Reduce consumption of drinking water Use rainwater, separate it from sewage Re-open canalised brooks Minimise the sealing off of soils
energy	Reduce energy demands (constructively) Use regenerative energies No water heating with electricity
building materials	Use natural, poison-free products Do not use tropical woods Do not use products incl. asbestos, CFC-free etc.
waste management	Avoid waste: reduce, reuse and recycle Collect and separate waste, compost natural waste Do not leave sites contaminated after construction
traffic	Reduce individual traffic: „City of Short Distances“ Reduce parking (reduce requirements by 20%) Link the project to public transport (incl. pedestrian and bicycle systems)
landscape	Do not build on green field sites Utilise soil de-sealing potentials wherever feasible Enlarge green surfaces (roofs, facades, yards) Save and enlarge the variety of plants and animals Open up land: 40% of each site should be public
construction	Avoid demolition and instead re-use buildings Reuse or recycle reusable material Avoid interference into humus soils and groundwater Organise local economic circuits (material, energy, water, etc.)
costs and financing	Avoid luxury standards, aim at higher quality with lower costs Explore new sources of funding Use and enforce flexibility of funding

source: Groh /Kunzmann 1999

Elements of urban ecosystems planning do exist in individual IBA-projects. The Mont-Cenis project at Herne has incorporated the largest photovoltaic surface to date into the building design and is able to generate enough energy to meet 50% of its needs. Thus reducing the energy inputs in forms of fossil fuels required to operate the building.

The outcome of IBA can be considered under two themes: 1) the realisation of projects and 2) the effect on attitudes towards ecological planning. The implemented projects cover a broad range of themes, from housing to self-built houses, from ecologically focused business parks to mixed-use developments and the

renaturalisation of the Emscher River to the preservation of industrial culture artefacts like coking plant Zollverein in Essen – by now UNESCO world heritage site. According to the final reports a total of 120 projects have been implemented within the IBA area.

The name of IBA itself became synonymous with quality and innovative planning. The IBA Emscher Park nowadays is considered as very innovative in terms of planning philosophy. However, the perception and reactions to this programme are still quite ambiguous:

- IBA is sometimes accused not to have contributed enough to the restructuring of the region
- IBA projects would be only known by academics and specialists and not by the local population
- there has been no global evaluation on the IBA as a global strategy.

Some research papers and articles question the durability of the principles set up by the IBA. Karl Ganser, ex IBA-director and mainly a man of projects, when asked what he thinks will remain of the IBA, modestly said that he has “paved the way for others to carry on”. Many actors involved in the IBA Emscher Park said that the “sacred fire had to go on”. Examples for the lack of contribution and of a certain deep breakthrough with the spirit of the IBA can be found in the Ruhr area.

*text: Anna Musinszki*

## **5\_housing: Ruhr Area tenants' movements against speculation and privatisation of rental housing**

Things in the German housing Market seem to work differently in the general European context. With nearly 39 million dwellings it may be Europe's biggest property market, but Germany still carries on to be a nation of tenants. At 43%, owner occupancy has grown in the recent decade, but at a far slower rate than for its neighbours. In the Ruhr Area with its crises in industrial structures you may find empty apartments in every street, empty sometimes for years. Cities are shrinking. From the mid 1960s on, the whole region fell victim to an industrial crisis. Coalmines, steel mills and chemical plants have been closed. It had been those old industries that provided originally major parts of the rental housing stock of the Area, when their production was booming. The origin of these “company flats” lies in the late 19th century when some big capitalists like Krupp discovered the chance to attract and to control privileged, but important parts of their working class by the provision of rental housing. Others followed, council housing, cooperative housing, the housing stock of the trade unions, some of them driven by socialist ideas, some of them stimulated by state money and state

legislation after the First World War, when for the first time in German history Social Democrats took over national government: All those flats and dwellings have been rented out for relatively modest prices, later in history controlled by a specific legislation on “Social housing”, which did not allow to profit with that housing stock. After World War II, a second, even bigger extension of social housing in the Ruhr Area took place. For its



coal mining, its electricity production and its investment goods the Ruhr was a key element in the restructuring of the (Western) German post war industry. And it was privileged by extra strong subsidies for food, wages of workers and for building new apartments by the firms, by state agencies and the communities. With the beginning industrial crises, mainly the industrial capital lost its traditional interest in investments for housing of workers, they stopped building in the “social housing” sector and reduced repair considerably. But like a campaign, all over the

Ruhr Area a big wave of speculation started through demolition of the oldest settlements and “modernisation the city” to revalorise real estates. Industrial landlords started to privatise some of the best neighbourhoods, selling the homes to the tenants or third parties. Against this a first strong movement of tenants’ protest had been launched, the protest overcame the opposing interests, ending up with an immediate stop of that kind of plans, founding some new cooperatives and other sell-outs to a state led housing company of the government of North Rhine-Westphalia. From that time on a permanent struggle started, where capitalists of the old industries concentrated their housing stocks and tried to find new and “creative” ways of profitable “exits” to get out of the region and get rid of their apartments and real-estates without launching protest and public noise. New tenants organisations have been found, older ones have been reorganised, generations of activists put forward experience and helped to establish the “Ruhr Tenants Coalition”. The most “creative”, but most dangerous new landlord was formed with “VEBA-Wohnen” later “Viterra AG” in the beginning 1990s, the largest housing property company in Germany, built on the traditional “company-flats” out of the mining, chemical and steel industry. Some years ago Viterra ow-

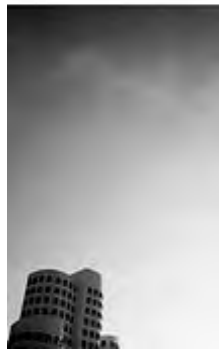
ned about 180,000 flats, in 2005 Viterra was sold with about 142,000 to a British-Japanese private equity funds. Viterra was always very active in selling thousands of single flats to tenants or third parties at market prices – tenants of some settlements were successful to boycott. Viterra was active to cut settlements and plots into minor pieces to develop single ownership houses, with preference on the land that was used by the local tenants as family gardens since generations – these tenants objected. In early 2004 Viterra transferred a package of 32,000 “bad” flats to a bank based real-estate and leasing company. This company tried to find more brutal speculators to buy such “bad” flats to sell them off again through more aggressive negotiating with tenants – tenants protested and were successful to impede that sells to an remarkable extend. Viterra tried to centralise facility management, and forced tenants into central energy supply through gas and electricity heating. Illegal and mistaken control measures came up, tenants protested against betray and organised themselves again. Some protesters were taken to court, but Viterra lost several times. Millions of Euros had to be paid back, installations had be taken out, the system had to be ceased. This was a major victory of the tenants organisations.

Through all this Viterra was forced

into regular consultations with the tenants organisations about privatisation plans. Viterra accepted publicly a “Social Charta” of rules for privatisation processes in 2004, that in short provided more security of tenants against eviction in case of sell to third parties, more rights to the tenants than foreseen by national tenantry law. The Ruhr Tenants coalition was for sure not in the capacity to block the sell of Viterra AG to a private equity fund, but the new owner promised that he would obey to the “Social Charta” as Viterra did in the past.

*text: Sebastian Müller*

## 6\_rescaling of the Metropolitan Area Rhine-Ruhr



The Metropolitan Region Rhine Ruhr, a construct defined by federal government, comprises the Ruhr area and reaches from Bonn in the Southwest

to Hamm in the East. The region - cradle of the German industrialisation – unlike other metropolitan regions was throughout its history repeatedly subject to rescaling.

As a European metropolis it was Roman Cologne that dominated the region way beyond the Middle Ages. Along the Hellweg – a traditional trading route from the Rhine to the East – the settlements developed into towns following almost prototypical the model of central places after Christaller. Dortmund as part of the Hanse network gained regional importance. Ore and coal from the hills and mountains at the South of the region were the foundation for various dynasties of industrialists that were to destine the industrialisation at Rhine and Ruhr. First industries developed around Wuppertal where not only family Engels gained their fortune. But these small scale industries – evident till today – were replaced by industrial development of a larger scale just one valley further North.

It was at the Ruhr where gigantic coal-mines and steel works were erected – in this course the workers settlements were built, partially as a necessity but as well as an instrument to discipline the residents. Around the traditional towns a landscape of „thousand villages“ emerged, subsumed to cities only for administrative purposes. The industry companies acquired enormous lots of land and thus influenced politics of space and place. They were to be the only ones to exploit their workers that they recruited from abroad (Poland,

Armenia, Italy, Turkey). Even in the 60s – when structural changes were noticeable already – they almost managed to prohibit a new Opel factory (part of General Motors) in Bochum.



In Duesseldorf industry never could become so formative. While it was the largest steel producing city in the 50s only street names remind to this era. Duesseldorf as a center of administration and garrison has always served as a locality of opposition of European minded rulers against first catholic Cologne and later against the proletarian Ruhr area. Various economic and administrative networks centered in Duesseldorf stem from this past when Duesseldorf was the desk of the Ruhr area. Today this makes Duesseldorf a major global city after Frankfurt and Munich. The move of many insurances after WWII from Berlin to the Rhine – in particular to Duesseldorf – surely contributed to this career. Liberal planning policies at Rhine and

Ruhr handed immense areas over to the industrialists that till today hold the North of the metropolitan area in a tight (paternalistic) grip. The expansion of infrastructure organised by the welfare state and the ideal of equal living conditions not only improved the living conditions of the workers but after WWII enhanced the qualities of locations north to the Ruhr, too.

Since the 70s the Ruhr suffers from a steady outflow of people and jobs into the North, the Muenster area, without any compensatory in-move taking place. By now the coal beds are exhausted, steel is produced cheaper elsewhere and the decline of industry produces parodies: the last steel works stands in Duisburg at the Rhine as ore and coal need to be transported from far. Duisburg produces the capacity of all the other steel works together thus the latter were closed in the 90s – but the motorway extensions planned for these in the 60s are completed now.

Since the 70s neo-liberal planning politics gain influence in Germany that focus on endogenous potentialities in the individual regions and thus increase the competition between the locations. A municipal self-conception as an enterprise becomes part of this development. No other city in the metropolitan area has understood these new requirements as well as Duesseldorf. Early and rigorously the structu-

ral change was forced and the economic structure broadened. Despite its small population it is the global city in North-Rhine-Westphalia (NRW). Its internationality exceeds that of Cologne (media, insurances) or Essen (trades). Thanks to its favourable economic power and high tax revenues many projects can be realized in Duesseldorf that other cities due to the lack of public funding can't handle anymore.

The problem of contemporary rescaling processes in the metropolitan area Rhine Ruhr is not the change itself but the poor cognition of its causes. Shrinking cities are an important topic but behind out-migration and population losses a new centrality arises that develops along the aspects of internationality, business oriented services and municipal economic power. This applies foremost to Duesseldorf, followed by Cologne and Bonn and then Essen. Research analyzing migration indicates a brain-drain where well educated graduates from the Ruhr area move to the Rhine, to Duesseldorf, Cologne and Bonn where they obtain in general higher incomes. Inequality in and between the municipalities increases but the cities on the loser side have no effective means to defend or counter this development.

*text: Marcus Voelker*

## 16th INURA Conference Program

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Thursday, 29th June (till 18.00 h Check in at the Heinrich-Rabbich-Haus, Essen/ Werden)	
18 – 19 h	Dinner
19 – 20.30 h	the Rhine Ruhr Region via official commercial films
20.30 – 21.30 h	Formation of groups for city excursions & preparation for the visits, last questions about tomorrow's plans

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Friday, 30th June	
7 teams visit different cities in the metropolitan area Rhine-Ruhr with time-tables, personal contacts, notepad, digital-camera and many questions. all excursions in overview with numbers:	
10 h	1_Cologne: Queer city
	2_Duisburg: Immigration
	3_Gelsenkirchen: Shrinking cities
	4_Oberhausen: Change of old-industrial areas to an ecological area
	5_Dortmund: Housing
	6_Duesseldorf: Change of old-industrial areas to a global city
	7_Wuppertal: German city and regional planning
17 h	watch the first quarter-final of the football-world-championship (optional)

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Saturday, 1st July	
10 - 17 h	Public conference „Fundisation of Urban Space“ with academical guests and activists from different parts of the world. Essen, RVR House
21 h	Open Party & Film Night with Inura and other film-makers at Autonomous Center Mülheim ( <a href="http://www.az-muelheim.de">http://www.az-muelheim.de</a> )

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Sunday, 2nd July	
10 – 13 h	The 7 teams evaluate their visits and prepare short presentations (10 min.)
13 – 15 h	Lunch break
15 – 19 h	Presentation of the city-visits and discussion about contemporary city development in global city-regions.
19 – 20 h	Dinner

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Monday, 3rd July	
09 – 12 h	Inura common projects
12 – 19 h	Safari
19 – 20 h	Dinner
20 – 23 h	Inura general meeting

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Tuesday, 4th July	
09 – 13 h	Presentations
13 – 14 h	Lunch break
14 – 19 h	Presentations
19 – 20 h	Dinner
21 h	first semi-final with the winners of Friday's matches in Dortmund

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Wednesday, 5th July	
09 - 12 h	Presentations
13 - 14 h	Lunch break
	Departure

## How to get to the Heinrich-Rabbich-Haus (HRH) by public transport

From Essen mainstation (Hauptbahnhof)

via S-train 6 (direction Düsseldorf)

to

Essen Werden S (S-train station)

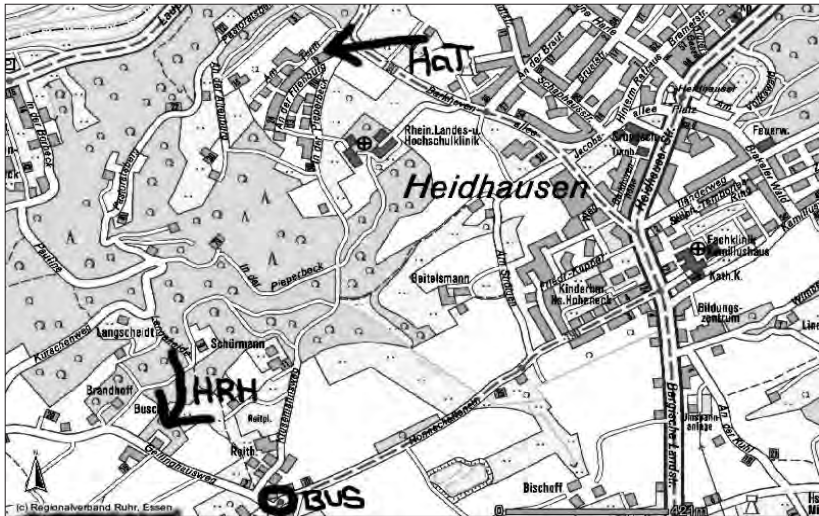
via bus 190 (direction Ruhrlandklinik)

to

Geilinghausweg

And then by foot to the Heinrich-Rabbich-Haus

(see map)



Heinrich-Rabbich-Haus (HRH)

Geilinghausweg 10

45239 Essen

Tel: ++49 201 401139

Haus am Turm (HaT)

Am Turm 7

45239 Essen

Tel: ++49 201 404067



## Notes from the European Social Forum in Athens 2006 (May 4th -7th)



### CALL FOR ACTION FROM THE URBAN SPACE AT ESF ATHENS MAY 2006

The movements of the European Networks struggling for housing rights - Habitat International Coalition, International Alliance of Inhabitants, No Vox and The Greek Initiative for the Right to the City - are calling for all social organisations to adopt housing as a key social issue and to join us in action around 2nd October 2006 (World Habitat Day).

We demand that governments:

1. Implement the right to decent, sustainable housing for all, without discrimination, and that this right has legal enforcement

2. Defend and develop:

a) public and not for profit housing sectors, which are democratically controlled;

b) public space and public urban planning;

c) public services such as water, public transport and energy.

3. Regulate the real estate market and rental housing to put a stop to speculation, privatisation and high rents.

4. Halt forced evictions and demolitions and the destruction of popular neighbourhoods and shanty towns.

*contributed by Knut Unger*