

English Abstracts

Socio-spatial polarisation and the development of mortality

GÜNTER TEMPEL

Over the past three decades, the city of Bremen has seen an upward tendency towards segregation, while simultaneously differences in the rate of mortality in distinct social sectors have increased to a considerable extent. The subject of comparison are the privileged (upper-class) residential areas, as opposed to traditional working-class areas and the council's multi-storey housing. It is evident that upper-class districts have prospered (as a rise both in the number of inhabitants and the employment rate shows), whereas conditions in working-class areas and council housing have distinctly changed for the worse. This development has been paralleled by widening disparities in life expectancy and mortality according to socioeconomic status, especially in men. It might go back to a concentration of socially problematic groups in working-class areas or multi-storey blocks but might also result from deteriorating living conditions of the lower social stratum. Therefore, programmes to promote good health equally among the population ought to combine setting-oriented measures with district-oriented projects designed to foster social development. Other advisable strategies are the formation of cross-sector cooperatives and the concentration of resources on deprived urban areas

Social polarisation in a global city? The case of Zurich

FRANK RITTERHOFF

Global Cities are cities that share a specific economical structure characterized by the clustering of headquarter economies. There is an ongoing debate about the composition of these Cities' social structures known as social polarization. The new class composition creates new patterns of residential segregation, as well. This article deals with the case study of Zurich. Apart from analysing changes in social structure and patterns of residential distribution, the link between socio-spatial transformations and physical change of the residential building stock is explored. Using census and municipality data sets it is shown that the social composition of Zurich shifts towards a more

polarized direction. However, this does not apply to the socio-spatial composition of the city.

**Tendencies of gentrification under the terms of demand market?
The change of inner-city neighbourhoods in Eastern Germany
since reunification**

JAN GLATTER, KARIN WIEST

After a period of decline and subsequent renewal inner-city housing areas in East German cities are gaining new inhabitants, especially younger and better off strata. But investments in the housing stock and changing social structures since the beginning of the 1990ies are taking place under different framework conditions than in West Germany. The particular framework like the transformation process, the tenant market and the prevailing socioeconomic structures always raise the question if tendencies of valorisation could be described adequately with the concept of Gentrification. The article deals with the question if socio-spatial differentiation under the conditions of a tenant market is up on the common gentrification process. Despite the behaviour of the demanding households and their preferences, the strategies of urban planning have an important impact on the revaluation of inner-city-locations.

**Over-indebted private households: characteristics, causes, and
spatial differences**

ANDREAS FARWICK, WERNER PETROWSKY

Since the introduction of personal insolvencies in Germany it is possible to analyse the extent of debt processes of private households and persons empirically. In the empirical social research this dimension of poverty situations mostly has been ignored. Spatial accumulations of over-indebtedness indicate the same polarization patterns, as reflected in the previous research of poverty and segregation. A small-scale analysis of the affected quarters shows that the spatial concentration of social deprivation occurs selectively, as „islands of poverty“. There the processes of over-indebtedness accumulate with the other well-known forms of social deprivation.

New Foundations and Urban Development

INGRID BRECKNER

The article reflects exemplarily two new types of foundations in Germany concentrating their activities in different ways on contemporary urban development: While the so called „Citizens Foundations” work since the 1990th as actors of the civil society in Eastern and Western Germany on different issues of public welfare in urban spaces, the foundation „Living Cities” created by a private development cooperation for shopping malls influences urban development through events, publications and congresses focussed on the issue of public space. The first part of the article is dedicated to a short reflection on the relationship between special development and foundation activities in a historic perspective. The following two chapters are focused on a short insight into the structure and action characteristics of the two selected study cases. The final part presents some conclusions of the short analyses referring to open research questions in the thematic field of foundations’ activities in urban development.

The privatisation of municipal housing

ANDREJ HOLM

Over 500,000 municipal and other public dwelling were privatized at international finance investors in the past years. The local authorities promised themselves with the sales a discharge of the public debts – yet housing political sequences were hardly considered. The first experiences with the new owner type show a clear difference to classic housing market actors. Instead of on a long-term substance improvement the new investors set on short-term profits. Related on the privatised housing stuff it is reflected in a mix of different investment strategies. Selective upgrading processes stand vis-à-vis to a kind of rationalised discount housing on social benefit level.

The phantom known as the „creative class”

HERBERT GLASAUER

In the competition among cities to attract sustainable industries, Richard Florida promises recipes that guarantee success: improve the quality of life for the „creative class“ in the city, and the technologies of the future will not be far behind. Making residential areas more attractive to the creative rather

than providing extravagant financial inducements to persuade businesses to settle in a given area is the appeal of his message to those who exercise political responsibility. On closer examination of his recipes, however, this appeal begins to evaporate. Florida's model is characterized by mere pragmatism, which proves to be seriously flawed when the indicators become operational and his arguments are subjected to critical examination.