

Parallel session F2

Comparative urban governance: What is governed?

Monday 11 November, 16.00 – 17.30

Pearson Building G07

Chair: **Prof. Claire Colomb**, Professor of Urban Studies and Planning, UCL

Discussant: **Prof. Joe Painter**, Department of Geography, Durham University

"What do left wing mayors achieve", a comparison (with E. Marques)

Patrick le Galès, CNRS Research Professor of Sociology and Politics, Sciences Po

Policy trajectories in São Paulo: incrementalism, latency, and reanimation

Prof. Eduardo Cesar Leão Marques, Department of Political Science and Centre for Metropolitan Studies, University of São Paulo

Large metropolises of the South are usually considered incapable of producing redistributive policy change. It is also considered that policy change may happen gradually or punctuated, but always in relatively linear and continuous ways.

This article shows otherwise, by analyzing urban policies in São Paulo from the mid-80s and 2016. I depart from previously detailed analyses of eleven urban policies (Marques, 2020) that showed an incremental trajectory of redistributive policy change in the city due jointly to political competition, multilevel politics, and the embeddedness of civil society actors in policy sectors. Those policies included not only programs that entered the agenda and came to stay, but also policies that swung between implementation, interruption, latency, and reanimation in later governments.

To describe and analyze the details of the transition back and forth from latency and reanimation is the goal of this article. To do so, I compare four housing and transportation programs, two with each type of trajectory – slum upgrading and bus integration in transportation (that gradually imposed themselves), and cooperative self-help housing construction and (d) bus lanes/corridors (that oscillated between latency and reanimation).

Chinese Investment into London's Residential Built Environments

Prof. Mike Raco, Chair of Urban Governance and Development, The Bartlett School of Planning, UCL

In this paper we address the theme of Chinese investment into London's residential built environments. We argue that dominant analysis, both commercial/media and academic, is over-focused on how international capital enters the London market. Much of this literature

is highly critical of this investment and the dis-embedded super-elite buyers who, it is claimed, are driving high-cost, unaffordable development across the city. Many see this external inflow of people and investment as contributing directly to London's widely perceived 'housing crisis'. Drawing on interviews with investors and buyers and detailed critical policy analysis we challenge these overly-simplistic narratives and assumptions. We examine: a) the relational nature of regulation vis-à-vis Chinese investment into London's built environments and recent trends; and b) the form and character of Chinese buyers of property, the majority of whom are not the 'super-rich' but are embedded citizens with relatively modest purchasing power. The paper's findings force us to rethink two important dimensions in urban policy and studies: firstly, and theoretically, it de-centres London's prime areas when understanding the city's internationalisation and uses this to highlight the false binary created between local and international demand and property regulation. Secondly, it encourages a more thorough engagement with what it means to be a Londoner, in the context of a mayoral policy agenda centred on alleviating the housing crisis through 'Homes for Londoners'.

Paper co-authored with Frances Brill and Yixiang Sun, Bartlett School of Planning, UCL.