Critical realism and housing studies: An explanation for diverging housing solutions.

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Ambrose (1994) proposes a model of state – market – civil society relations, illustrated below, that underpin any chain of housing provision. In his book *Urban Process and Power* he analyses the shift in power balance between the state and market and the influence of these shifts upon the built environment (1994:12-13). A polarised characterisation of the state and market are proposed: on the one hand the state is perceived as democratic, responsive to need and allocating on this basis; and on the other is the market, undemocratic, responsive to effective demand and allocating on the basis of capacity to pay. This abstraction ‘floats’ beneath the chain of provision, as illustrated by Appendix 1(b).
Appendix 1 (a) Ambrose’ Chain of Provision (1991, 1994)

--- Flows of money
--- Flows of influence, management and control

Assessment of DEMAND

NON-DEMOCRATICALLY ACCOUNTABLE - ‘PRIVATE SECTOR’ AGENCIES

- Commercial and voluntary
- Private sources of finance
- Private construction
- Real Estate Brokers
- Private construction

Stage 1
- PROMOTION

Stage 2
- INVESTMENT

Stage 3
- CONSTRUCTION

Stage 4
- Market ALLOCATION
  - Non-Market

Stage 5
- Maintenance
  - Repair
  - Conversion
  - Re-allocation

Central State funding
- Authorities with statutory authority
- Public revenue sources
- State/local government construction
- Health, housing, education departments etc
- State/Local construction departments

DEMOCRATICALLY ACCOUNTABLE - ‘PUBLIC SECTOR’ AGENCIES

Assessment of NEED

- Economic factors
- Demographic factors
- Statutory responsibilities
Appendix 1 (b) Doling's (1997) elaboration of Ambrose' Chain of Provision


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<tr>
<th>FINANCE</th>
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<td>DEVELOPMENT</td>
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<td>LAND</td>
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| SUBSIDIES |

In particular he stresses the necessary relationship between labour, materials and the construction or production phase and land title and the allocation of consumption phase. Further, it is actors, operating in open economic context, that undertake the process of housing provision. He cautions against ontological isolationism, that ignores important contextual conditions. Specific examples of influential contexts are provided, including wage developments, interest rates, prosperity, rates of return in other sectors of the built environment, demographic developments, technology, and lifestyle changes.