

What sort of justice for what sort of urban development? A systematic review and content analysis of urban regeneration programmes

NTOMBIFUTHI P. NZIMANDE¹ and SZABOLCS FABULA²

Abstract

Urban regeneration interventions are known for attracting local and foreign investment in cities to improve neighbourhoods; however, the ongoing increase in these interventions has been associated with gentrification and the displacement of minority groups. With the growing scholarship on justice and urban transformation, this paper contributes to this literature by providing a systematic review and content analysis that examines how the concept of justice is conceptualised and operationalised across the global arena. Therefore, we offer a novel integrative theoretical framework of just urban regeneration that connects gentrification processes to broader debates on social justice in urban geography. Following the PRISMA method, the review examined 42 peer-reviewed articles that focus on urban regeneration (not urban governance, urban policy, or urban planning in general), and how justice is understood, interpreted, and reflected in urban regeneration, including justice typology (social, economic, environmental, spatial) and dimensions (distributive, procedural, recognition, etc.). The mixed-method approach revealed that the scholarship of urban regeneration is largely articulated through distributive, procedural, and recognition dimensions; issues of community displacement and gentrification emerge through distributive concerns, while procedural and recognition justice foreground the participation of marginalised communities. Finally, findings suggest that urban and spatial justice are linked to decision-making processes, highlighting how governance structures shape both the production and experience of injustice.

Keywords: Urban regeneration, content analysis, systematic review, justice

Received May 2025, accepted February 2026.

Introduction

The late 1980s and early 1990s saw the emergence of the concept of urban regeneration, which refers to the long-term strategic plans implemented in dilapidated areas to improve the city's environmental, social, and economic aspects. One of the most commonly accepted definitions of urban regeneration is by ROBERTS, P. (2000, 17), where urban regeneration is a “comprehensive and integrated vision and action which seeks to resolve urban problems and bring about a lasting improvement in the economic, physi-

cal, social and environmental condition of an area that has been subject to change or offers opportunities for improvement”. In this paper, the term “urban regeneration” is interpreted broadly, covering a wide range of interventions, but still retaining some core characteristics. Urban regeneration activities are based on comprehensive, integrated policies and interventions that set multiple objectives and activities, depending on the area's problems and potential. They seek to foster economic competitiveness, enhance skills and capacities of the residents, and improve the nature and general appeal of the place

¹ University of KwaZulu-Natal, Department of Geography, Howard College, 4000 Durban, South Africa. E-mail: nzimanden2@ukzn.ac.za

² University of Szeged, Department of Human Geography, Egyetem u. 2. H-6722 Szeged, Hungary. E-mail: fabula.szabolcs@geo.u-szeged.hu

(economic, social/cultural, and physical/environmental dimensions of regeneration). In their governance, partnership and cooperation are key elements, involving the local community, private actors, and government agencies. Their scale of intervention varies from large-scale strategic to more local. In general, urban regeneration programmes use public, private, and voluntary funding, with the private sector increasingly dominant and government funding becoming more selective. They generally accept and embrace the sustainable development model (ROBERTS, P. 2000; HALL, T. 2006; TALLON, A. 2010). This broad interpretation is also reflected in the methodology we have employed, which ensures that studies using different terminologies for “urban regeneration” are taken into account (*Figure 1*).

Although urban regeneration is a global concept, its development trajectory, specific approaches, and emphasis vary by region. Early examples of this historical and geographical diversity include 19th-century efforts such as the renovation of Paris to address public health and infrastructure issues, efforts to address the negative impacts

of industrialisation-driven urban growth in the UK, especially in London, and the City Beautiful movement in the US. From the mid-20th century onwards, the destruction caused by World War II was a significant catalyst for regeneration in many European cities, whereas in the US, urban renewal programmes emerged for modernisation. However, the focus of interventions has changed significantly over the decades, from large-scale clearance and rebuilding to addressing the economic and environmental decline of inner cities, to sustainable urban regeneration as a response to environmental degradation and social inequality (ROBERTS, P. and SYKES, H. 2000; HALL, P. and TEWDWR-JONES, M. 2002). In other regions, such as Africa and Asia, rapid urbanisation in the second half of the 20th century led to a focus on large-scale redevelopment and infrastructure development to ensure that urban housing and public services kept pace with the growing population. Current approaches to urban regeneration often aim for a more integrated, comprehensive strategy that encompasses physical, economic, and social development, with an increasing emphasis on community involve-

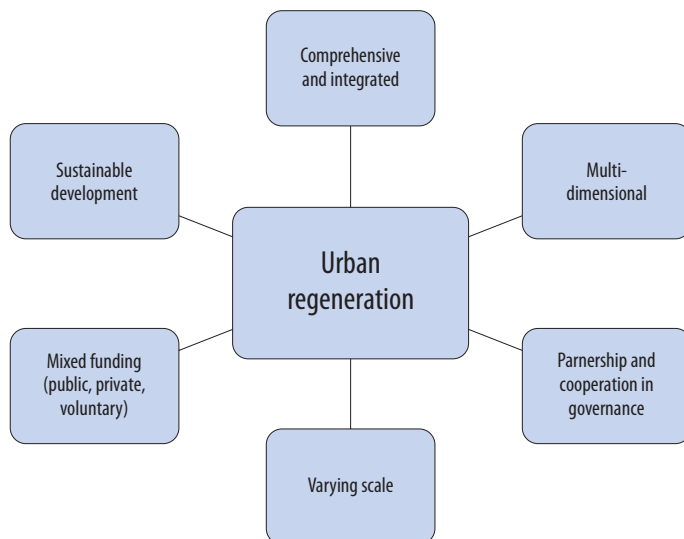


Fig. 1. Key dimensions of urban regeneration. *Source:* Authors’ own elaboration.

ment. Nevertheless, urban regeneration initiatives have generally still not resolved the tensions between economic competitiveness and local social justice (SHAW, K. and BUTLER, T. 2019). Given that the application of the concept of urban regeneration shows geographical differences, yet, from the point of view of justice, different regions face many similar challenges, this article does not focus on a specific geographical region but examines the relationship between urban regeneration and justice in general, on a global scale.

Urban regeneration interventions are well known for attracting local and foreign investment in cities to improve neighbourhoods; however, the ongoing increase in these interventions has been linked to gentrification and the displacement of minority groups. Without meaning to be exhaustive, several authors have looked at these consequences: the increase in property value and, therefore, the cost of living (GRANGER, R. 2010), increase in traffic and air pollution (EGERCIOGLU, Y. and OZCAN, N.S. 2016), segregation and inequality (ARBACI, S. and TAPADA-BERTELI, T. 2012), gentrification and displacement (ÇAGLAR, A. and GLICK SCHILLER, N. 2018; HUBBARD, P. and LEES, L. 2018; FITZGERALD, T. and MAHARAJ, B. 2024), access to public services and infrastructure (BALZARINI, J.E. and SHLAY, A.B. 2016; TSAVDAROGLOU, C. 2020), environmental justice and urban sustainability (ANGUELOVSKI, I. and CONNOLLY, J.J. 2024; MCCLINTOCK, N. and MORRIS, G. 2024), homelessness (LANGEGER, S. and KOESTER, S. 2016), and need for social housing (DARCY, M. and ROGERS, D. 2014). To eliminate such problems and improve urban regeneration, we believe that social justice is a concept that should be taken into account in such interventions.

The concept of justice discussed in this article has been in several pieces of literature, each presenting different dimensions of justice. As a theoretical framework, this study is grounded in what can be termed 'just urban regeneration', which argues that urban spaces should be inclusively, participatively, and equitably transformed in a manner that prioritises the voices of historically disadvan-

taged and marginalised societies to promote sustainable development. Though several dimensions of justice exist, we believe there are six key dimensions that provide a unique yet interconnected lens for understanding a *just urban regeneration*.

First, distributive justice is connected to the equity (i.e., not equal) and exchange principles, where people assess what they have received based on what they have contributed and compare this with others in similar situations (LAMBERT, E. 2003; LUCAS, T. *et al.* 2016). The concept of distributive justice has also been extended to the discipline of geography and to urban studies as a whole. Though related to economic justice, when viewed through its spatial dimensions, distributive justice interrogates how space, opportunities and resources are distributed across urban landscapes.

Second, procedural justice refers to organisations' decision-making processes, which should be impartial and consistent to ensure unbiased outcomes that may reward or punish individuals (FOLGER, R.G. and CROAPANZANO, R. 1998). Communicative planning theories have argued that for urban regeneration projects to be socially just and democratically legitimate, emphasis must be placed on citizen participation and deliberate democracy (see SHAHRAD, A. *et al.* 2025).

Third, and linked to citizen participation, is recognition justice, which refers to the perceived injustice people experience based on their standpoint. As theorised by Nancy FRASER, Iris Marion YOUNG, and Henri LEFEBVRE, recognition justice goes beyond the material redistribution of urban development and expands it to shed light on the power dynamics and residents' ability to be given a 'voice' or representation within their community. In this, FRASER, N. (1995) argues for both redistribution and recognition to ensure justice prevails, drawing attention to two types of injustice: socio-economic (such as economic marginalisation) and cultural (such as non-recognition and cultural domination). This is further supported by TAYLOR, C. (1992), who argued that recogni-

tion is a human need rather than a courtesy. Furthermore, misrecognition of an individual is not merely rude but deprives them of full access and participation that other recognised groups enjoy (GILADI, P. 2017). Misrecognition is intricately linked with epistemic injustice, whereby an individual is silenced, excluded, and misrepresented by others in their community (FRICKER, M. 2007), and with testimonial injustice, where a social group is persistently assigned lower credibility due to their social identity (DÍAZ, R. and ALMAGRO, M. 2019). Hermeneutical injustice occurs when a social group's experiences are misunderstood because no interpretive frameworks are in place to understand them (CAREL, H. and GYÖRFFY, G. 2014). These injustices rob individuals of their self-esteem and power to become rational enquirers in their community. Therefore, recognition (in)justice includes the exclusion of certain groups from decision-making, the removal of cultural and indigenous heritage, the symbolic control over narratives and space, and spatial stigmatisation.

Urban justice, and subsequently spatial justice, especially within geography, has been a highly debated concept, with major points of contention including conflicts between static and dynamic views, between distributive and procedural approaches, and between normative and context-specific interpretations of urban justice. The concept of spatial justice can be derived from Henri LEFEBVRE'S (1974 [1991]) "spatial triad," which holds that dominant representations of space do not oppress the poor. From the perspective of urban regeneration, LEFEBVRE'S approach is especially important because for him, spatial justice is fundamentally about the right to the city, which latter concept includes two fundamental rights: the right to appropriation and the right to participation (PURCELL, M. 2002). Based on LEFEBVRE'S work, David HARVEY (2008) postulates that, besides access to urban resources, the right to the city should involve the "democratic control over the production and utilisation of the surplus" (n. p.). With regards to the just city, Edward

SOJA also suggests that spatial (in)justice can be seen as both an outcome and a process, referring to the distributive and procedural dimensions of justice (SOJA, E.W. 2009). According to FAINSTEIN, S.S. (2014), justice, democracy, and diversity are the three guiding principles of urban justice, yet there is ongoing tension among them. Overall, there is no single definition of spatial justice, which makes it difficult to operationalise (MORONI, S. and DE FRANCO, A. 2024). This is why research focused on the conceptual and analytical examination of spatial justice, for example, its relationship to other types of justice, is particularly important.

This draws attention to the concept of governance in relation to urban regeneration. The term 'governance' can have multiple meanings, depending on the context and approach, encompassing various forms of cooperation between the state and the private sector (DAVIES, J. 2001). Thus, understanding the governance mechanisms that drive successful urban regeneration is essential to achieving broader societal goals, such as sustainable development (JONES, P. and EVANS, J. 2006). Therefore, spatial justice is intricately linked to planning sustainability. Although social sustainability is a contested phenomenon, in urban regeneration it "is seen as depending on social networks, community participation, a sense of place, and community stability and security" (GLASSON, J. and WOOD, G. 2009, 284). Overall, an essential part of spatial justice is an appropriate institutional and procedural base to ensure the greatest possible planning benefits for different individuals and groups. In this way, spatial justice refers to planning approaches such as advocacy planning, radical planning, equity planning, and communicative planning (ALFASI, N. and FENSTER, T. 2014). Recent studies have also shown that other deliberative methods, such as collaborative planning, are gaining ground not only in liberal democratic systems but also in autocratic ones (ZHOU, X. *et al.* 2024). The implication is therefore not only that institutional frameworks and processes should be taken into

account when analysing the justice of urban regeneration, but also that geographical approaches are important in such research.

For this study, we define justice as a philosophical concept that refers to fair relations between the individual and society, enabling equal opportunities for people to participate in a sustainable social market economy, in general, and in urban regeneration, in particular. Specifically, as an theoretical framework, the just urban regeneration looks at the different forms of justice combined in that everyone has the right and opportunity to have an affordable, reasonable and decent home (distributional), residents can participate in neighbourhood planning processes (procedural), the law recognises the different disadvantages that various groups might experience (recognition), and finally, territorial exclusion may be prevented through the equitable access and distribution of opportunities and resources to the local neighbourhoods (urban and spatial justice).

We believe that a literature review article focusing on the relationship between urban regeneration and justice would have considerable added value. Although numerous articles have examined the relationship between urban regeneration and social justice (e.g. MCCARTHY, J. 2010; GU, Z. and ZHANG, X. 2021; SHEN, L. *et al.* 2024; JON, I. 2025), to our knowledge, no comprehensive analysis of the scientific literature has yet been undertaken. Therefore, this review aims to uncover the connection between urban regeneration and the concept of justice. More specifically, we examine scientific articles that focus on urban regeneration (not urban governance, urban policy, or urban planning in general), and how justice is understood, interpreted, and reflected with regards to urban regeneration, including justice typology (social, economic, environmental, spatial) and dimensions (distributive, procedural, recognition, etc.) (Figure 2). To understand this research gap, the following research question will guide our research: How are urban regeneration and the different types of justice connected in the international literature? We hope that this review and the content analysis will con-

tribute to the slowly growing literature on understanding how the different forms of justice appear and are studied in urban regeneration literature. Furthermore, we aim to inspire new research focused solely on maximising the various forms of justice in urban regeneration, as this has significant implications for urban planners and other key urban stakeholders in these programmes.

Methodology

Research method

The research method incorporated two inter-linked methods to answer the stated research question. First, a systematic literature review (SLR) was conducted to distil studies that addressed urban development (urban regeneration/renewal/rehabilitation) in relation to any type of justice. SLR is one of the standard processes used to collect specific information from a given topic in a rigorous, transparent, replicable, and scientific manner. Though commonly applied within healthcare, SLR has been found helpful in environmental management research (MAPHOSA, V. and MAPHOSA, M. 2020; MENGIST, W. *et al.* 2020) and urban studies (e.g. ŞAHİN, A. and SELÇUK, S.A. 2025). The current SLR followed the Preferred Reporting Items for Systematic Reviews and Meta-Analyses (PRISMA) guidelines to ensure a transparent and trustworthy review is conducted (PAGE, M.J. *et al.* 2021).

Second, after the first method was completed, the selected literature underwent content analysis. Content analysis is a methodological tool focused on manifest and latent contents. In other words, this tool mainly focuses on using codes for the classification of key categories within the dataset; therefore, an inductive or deductive approach may be followed (ELO, S. and KYNGÄS, H. 2008). Due to the selected literature having no prior analytical categories, the inductive logic was selected as information was extracted directly from the data (texts) through an iterative process.

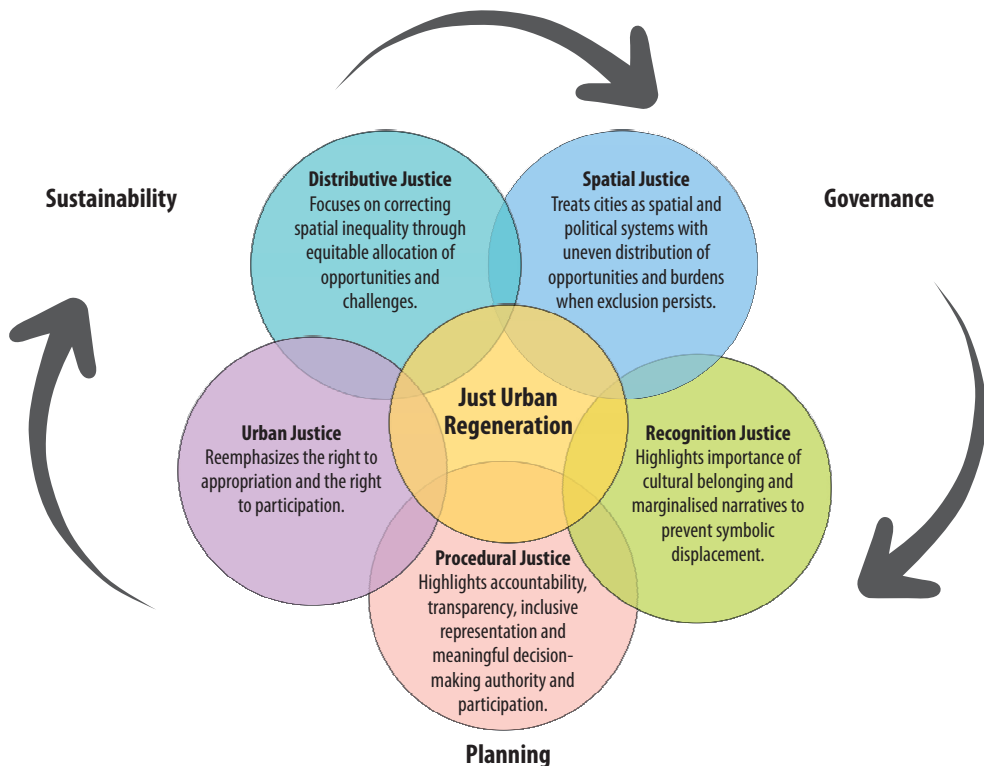


Fig. 2. Just urban regeneration theoretical framework. Source: Authors' own elaboration.

Literature search

The articles were retrieved from the Scopus database. The keywords searched were selected in relation to the research questions and were Title = (urban OR neighbourhood) AND Title = (renewal OR regeneration OR rehabilitation) AND Title = (justice OR distributive justice OR procedural justice OR recognition justice OR spatial justice OR social justice OR socio-spatial justice) AND (social sustainability OR collaborative planning OR urban governance). The search string yielded several publications within the urban development and justice field, with the first selection being targeted at the article's title, abstracts, and keywords. The specific inclusion and exclusion criteria that were applied in the SLR are available in *Table 1*.

As evidenced in *Figure 3*, the initial search resulted in 206 downloaded articles. 32 articles were removed due to duplicates and books, which reduced the total to 174, and these articles' titles and/or abstracts were then screened. After the exclusion and inclusion criteria were applied, 102 irrelevant articles were excluded. Next, a thorough review of the 72 articles was conducted. Initially, articles that did not directly address the (un)justices of urban development were removed from the inventory. However, during the course of the PRISMA protocol, we realised that some articles may include the term 'justice', but did not relate to any of the specific forms of justice in the manuscript, whether explicitly or suppressed. These articles were excluded from the analysis. We also found some articles that did not mention the term 'justice' but had suppressed

Table 1. The exclusion and inclusion criteria for the SLR

Inclusion criteria	Exclusion criteria
Articles published between 2011–2025 (November)	Articles published before 2011
Articles in English	Articles published in all other languages
Peer-reviewed articles	Books, non-peer-reviewed articles, conference proceedings and grey literature
A combination of keywords used in the title or abstract	–
Articles from all disciplines	None of the keywords are included in the title or abstract
Articles from all countries	–
Articles including any research method	–

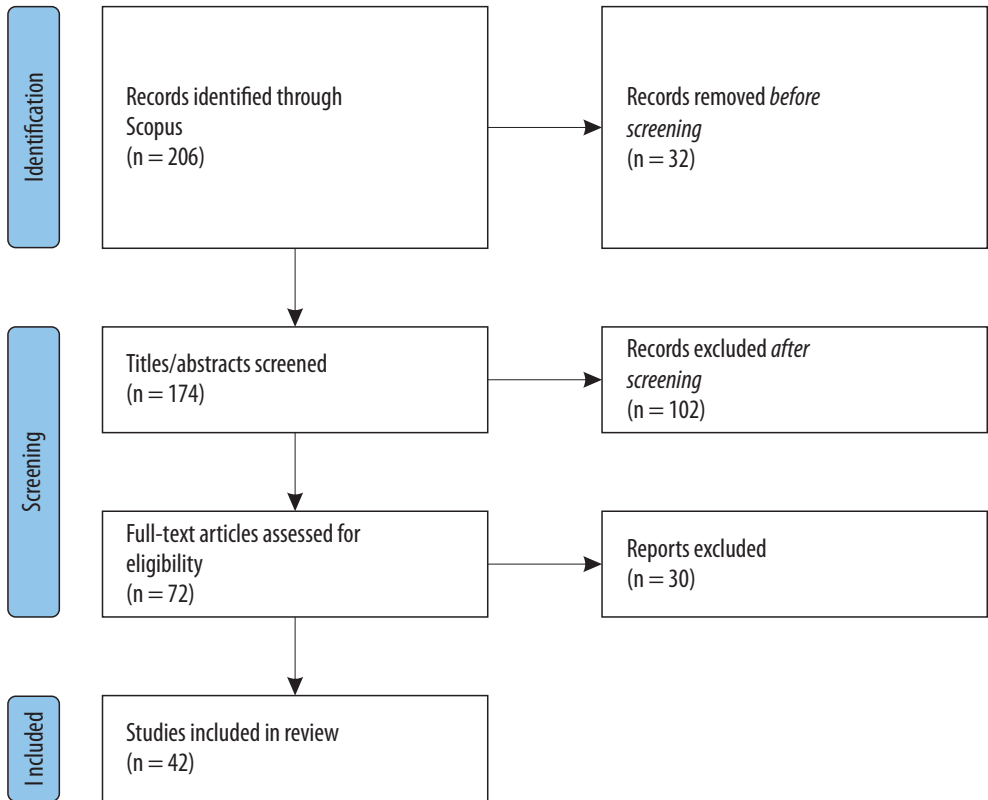


Fig. 3. Methodological flow based on the PRISMA protocol. Source: Authors' own elaboration.

(in)justices. These articles were read by the authors and then discussed several times to check if they fit or did not fit within the research. Only a selected few were included as

they were also related to the other keywords. In doing so, we believe it is imperative that we mention that sometimes finding articles in which justice was implicitly present would be

inconsistent, as this would then be subjective. However, we do recognise that this limits the scope of the research and our interpretation regarding the latent forms of justices. As such, articles that were initially placed on the ‘maybe’ folder were read and discussed in order to identify and integrate implicit indicators of (in)justice. It is hoped that this helped us better capture (mis)recognition dynamics, thus, aligning our research. After this stage, only 42 articles were included for the critical appraisal and, therefore, included in the final synthesis. The authors separately assessed the articles into different categories to reduce researcher subjectivity and bias. This was then reassessed by the next author, and when discrepancies existed, a discussion was held, and a consensus was reached.

Data analysis

The articles were initially analysed using research methods, year of publication, geographical jurisdiction, top citations received, and publication per journal. This information was then imported into Microsoft Excel for the completion of descriptive and manifest statistics. Moreover, for the content analysis, we examined (1) in what sense the term ‘justice’ appears in the articles, (2) what other terms and concepts are explicitly connected to justice in the text, and (3) whether another equivalent term was used instead of ‘justice’. Based on these criteria, an Excel factsheet was created to encode the articles and extract the data. The factsheet contained the following coding categories: justice typology (e.g. social/economic/environmental justice); justice dimensions (e.g. distributive,

procedural, recognition); geographic justice categories (e.g. spatial justice); understandings, definitions of justice; other terms and concepts mentioned in the interpretation and definition of justice. The second author of this study carried out coding. To increase reliability, the authors discussed the results and the work methods with each other and refined the analytical factsheet.

Delimitation and limitations

The combination of the SLR and content analysis was beneficial for uncovering both the latent and manifest content of the literature on urban development and urban justice. Moreover, these methods would allow for the identification of relevant literature and critical themes (and sub-themes) within the literature to derive valuable insights, together with the geographical scope of the studied phenomenon. The combined strengths of the SLR and content analysis, where the former summarises literature through maximising objectivity while minimising bias and the latter qualitatively and quantitatively analyses textual datasets, though beneficial to the current research, are not without drawbacks. The main strength of the SLR is also its main drawback: the former yields substantial publications, making the content analysis an extremely time-intensive process. This drawback was minimised by following the quality evaluation criteria proposed by LINCOLN, Y.S. and GUBA, E.G. (1985), namely credibility (truthfulness), transferability (applicability and replicability), dependability (level of consistency), and confirmability (positionality and objectivity). *Table 2* pro-

Table 2. Evaluation of quality

Evaluation criteria	Tactic
Credibility	Member checking Rich verbatim descriptions
Transferability	Providing detailed descriptions of procedures
Dependability	Verifying results with raw data
Confirmability	Individual verification of literature and documents

vides the protocol that was followed. This protocol ensured that the current research was reliable, valid, rigorous, and trustworthy, representing what it aimed to represent.

Results

Bibliometrics

The findings of the manifest data are first discussed. *Figure 4* presents the number of publications published between 2011 and 2025 (November) that are primarily focused on the (in)justices of urban development. The number of publications began to increase significantly in 2015, with four publications, followed by six in 2018 and 2021, and eight in 2024. Though research on urban development is not new, studies investigating socio-spatial justice in urban development have only begun to gain traction in 2015. Afterwards, with the exception of 2016, publications were recorded on an annual basis. This increase may have been attributed to the United Nations' adoption of the Sustainable Development Goals (SDGs) in 2015 and the rising production and circulation of knowledge within discipline developments.

Though no journal stood out for publishing numerous articles, three and four arti-

cles were published in *Land Use Policy* and *Sustainability*, respectively. Only two articles from *HTS Teologiese Studies / Theological Studies* and *New Design Ideas* appeared in special issues. With the exception of one journal, all the articles were published in journals ranked in the SJR, indicating that they met a certain standard. When analysing the journals, it is evident that the majority of publications were in journals focused on urban planning, research, and studies, while only one journal was in a separate field, i.e., *HTS Teologiese Studies / Theological Studies* (*Table 3*).

The distribution of the 42 articles reveal a striking difference in the geographical focus of urban research, with a strong emphasis on European contexts (*Figure 5*). Of the 42 articles reviewed, 18 focused on Europe, suggesting a regional bias that may be influenced by the continent's robust institutional frameworks and policy initiatives, such as the Urban Agenda for the European Union. These mechanisms have not only shaped urban development strategies and policies since the 2010s, but have also fostered a research environment that prioritises European urban issues.

In contrast, other regions are significantly underrepresented: Asia accounts for 10 publications, reflecting a moderate level of scholarly engagement, while Africa appears in only 5 articles – despite being home to

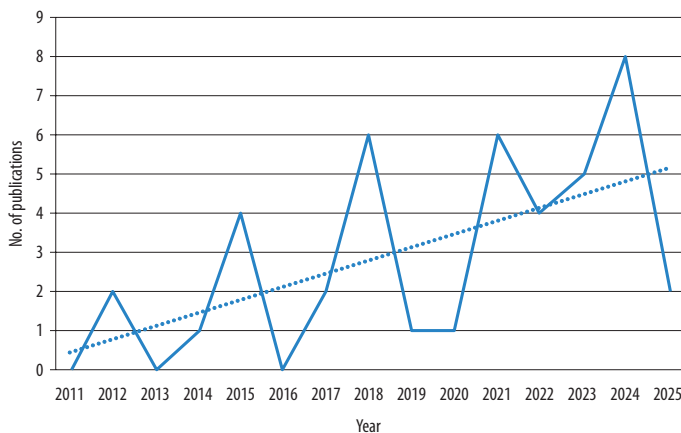


Fig. 4. The number of publications per year. *Source:* Authors' own elaboration.

Table 3. List of articles corresponding with journals

Journal	SJR (2023)	No. of publications
Buildings	0.575	2
Built Environment	0.408	1
Cities	1.733	2
Environmental Impact Assessment Review	2.681	1
Environment and Planning A: Economy and Space	2.084	1
Environment and Planning E: Nature and Space	1.285	1
Environmental Research Communications	0.797	1
Environmental Science and Policy	1.602	2
European Urban and Regional Studies	1.079	1
Frontiers in Sustainable Cities	0.799	1
Heritage	0.449	1
HTS Theologies Studies / Theological Studies*	0.334	2
International Journal of Housing Policy	0.849	1
International Journal of Urban And Regional Research	1.636	1
Journal of Cleaner Production	2.085	1
Journal of Community Practice	0.488	1
Journal of Planning Literature	1.812	1
Journal of Sustainable Tourism	2.822	1
Land	3.200	2
Land Use Policy	1.847	3
Midwest Social Sciences Journal	..	1
New Design Ideas*	0.185	1
Planning Theory & Practice	0.953	1
Progress in Planning	1.963	1
Space and Culture	0.482	1
Sustainability	0.672	4
Town Planning Review	0.701	1
Transcultural Studies	0.101	1
Urban Affairs Review	1.130	2
Urban Research & Practice	0.757	1

*Articles were published under special issues.

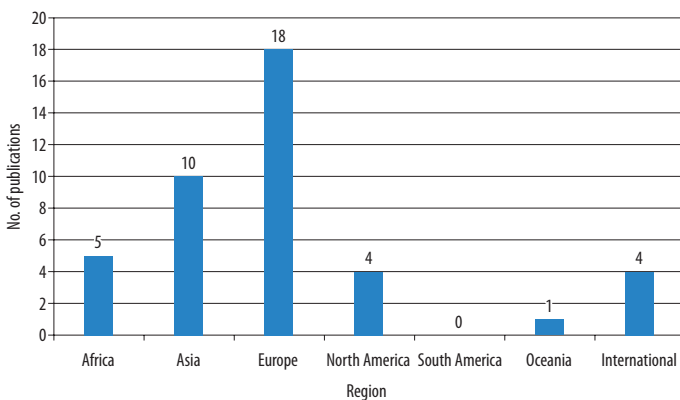


Fig. 5. Frequency of publications per region. *Source:* Authors' own elaboration.

some of the fastest-growing urban populations globally. Even more striking is the complete absence of studies focused on South America, with only one in Oceania, which raises important questions about the inclusivity of global urban research. Only four articles adopt a global perspective, further highlighting the tendency of urban scholarship to be geographically concentrated. This uneven representation is not merely an academic matter; it has real implications for how urban challenges are understood and addressed across contexts.

Finally, *Figure 6* depicts the frequency of the different research methods used per publication. Qualitative research methods, such as interviews and observations, were the most popular methods for data collection ($n = 15$), followed closely by review ($n = 12$), while quantitative and mixed-methods were used in 8 and 7 publications, respectively. Research within the field of urban development with a socio-spatial justice perspective is largely focused on marginalised, vulnerable communities, thereby requiring a multi-faceted approach to investigating the effects of injustices arising from urban development. Hence, the popularity of qualitative research methods.

We also used VOSviewer to analyse the 42 articles to visualise how the keywords related to each other over time. As indicated in *Figure 7*, each node (circle) in the co-occurrence network represents a keyword, with its size indicating the frequency of occurrence,

and the lines between the nodes representing the strength of the co-occurrence, with thicker lines indicating stronger relationships. The colour gradient reflects the temporal evolution of the research teams with blue-purple for earlier studies and yellow for recent studies. Additionally, the analysis produced four thematic clusters, with cluster 1, the largest, focusing on urban planning, urban development, urban regeneration, and social justice, indicating how regeneration processes intersect with equity. The second cluster focused on Chinese-specific case studies, reflecting the growing number of studies and attention to Chinese urban transformation. Topics related to governance, gentrification, planning, and brownfield redevelopment were included in the third cluster, with the final cluster focused on emerging concepts, such as environmental issues and sustainable urban development, geared towards sustainability-oriented urban policies.

Content analysis

We built the theoretical framework of our study around the concept of ‘just urban regeneration’. Besides this concept, in the Introduction, we described different types of justice that we believe should be part of just urban regeneration. These include distributive justice, procedural justice, recognition justice, spatial justice, and urban justice. Finally, in addition to these types of justice,

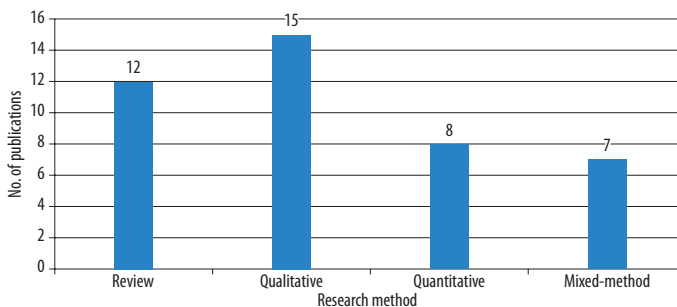


Fig. 6. Frequency of research methods per publication. *Source:* Authors' own elaboration.

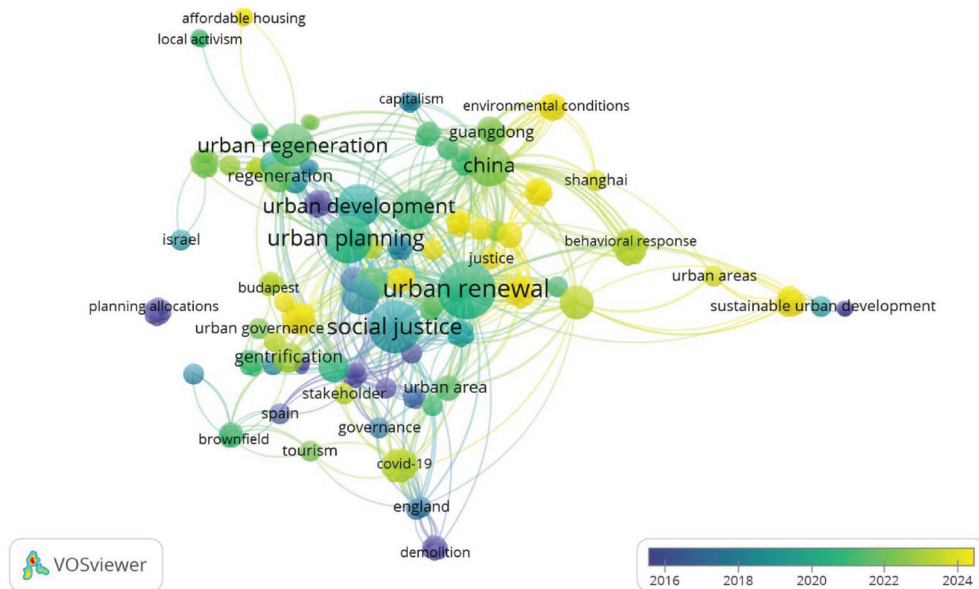


Fig. 7. The keyword co-occurrence network. *Source:* Authors' own elaboration.

we have also defined the concepts of governance, planning, and sustainability as part of just urban regeneration, which we discuss in relation to the types of justice listed above.

Based on the content analysis of the articles, several dimensions of justice can be distinguished within the above types of justice. The interpretations of justice in these papers can be divided into three major groups: social justice (social, socio-structural), economic justice (economic, socio-economic, justice of class), and environmental justice (environmental, ecological, socio-ecological, natural, energy, and climate justice). In addition to these three main categories, other justices are also used: tribal, legal, moral, political, historical, intersectional, and cultural justice/justice of difference. The above are not necessarily mutually exclusive categories, however, as they are intertwined in various ways in the analysed articles.

In the articles, the first justice type, *distributive justice* focuses on the distribution/allocation of benefits, goods, and resources on the one hand, and costs and detriments on the

other. This shows, as is also explicitly stated in the articles, that the focus of distributive justice is on outcomes, but some articles also raise the issue of the power structures behind distribution (see below). Although this is not a quantitative analysis, it is worth noting that redistributive justice is mentioned explicitly in the articles more often than procedural or recognition justice: the term “re-/distributive justice” appears in 17 of 42 articles.

Among the different understandings of justice, re-/distributive justice, and within that, justice in the economic sense, plays a prominent role in the articles analysed. This interpretation of justice is generally referred to in the articles as “economic justice” (or socio-economic justice). Therefore, economic justice emphasises the distribution of economic outcomes, including the distribution of economic goods and benefits, as well as economic costs. Examples of this include housing and infrastructure (MARGALIT, T. and VERTES, E. 2015), property rights (LAI, L.W. *et al.* 2018), and the right of businesses (SIEGENTHALER, F. 2017) in the sampled ar-

ticles. However, the concept of distributive justice refers not only to the allocation of economic outputs but also to broader issues. In the articles, it is mainly interpreted as the distribution of social goods, resources, and amenities (e.g. housing, infrastructure, green space) between less and more affluent urban areas or as the ‘distribution of costs and benefits’ in the society (MARGALIT, T. and VERTES, E. 2015; PUUSTINEN, T. *et al.* 2018; BOSÁK, V. *et al.* 2024; SUN, X. and LIU, Z. 2024).

Distributive justice also appears in articles discussing the distribution of environmental goods, which is why the term “environmental justice” is used in some of them. Environmental justice is understood through the quality of environmental remediation and improvement in natural features. In this sense, environmental justice refers to the extent to which different social groups have access to environmental goods. For example, energy justice can refer to the fair distribution of energy benefits and resources, ensuring that all community members have access to affordable, sustainable, and reliable energy (CUI, D. *et al.* 2024). Other examples of such studies include investigations into how accessible an urban waterfront site is to urban inhabitants as in the case of Seattle, USA (WESSELLS, A.T. 2014), and how fair the distribution of energy benefits and resources is among individual social groups during urban renewal in the peri-urban area of Guangzhou, China (SHEN, J. *et al.* 2024) or in the case of highway removal projects in the USA and Spain (STEHLIN, J. 2023). The territorial dimension of distribution can also be observed in the analysed literature, that is, how environmental investments relate to each other in urban areas with different socio-economic status, i.e., in more and less affluent neighbourhoods.

Regarding the material, distributive justice, equity, and *equality* are also among the related concepts. In the analysed articles, equity is presented as a distribution issue, interpreted as equity of outcomes, socio-ecological equity, and environmental equity. It refers to both the (geographical) distribution of amenities and

the provision of access to these resources. This understanding is exemplified by Freiburg (Germany), where the spatial concentration of old-age residents and the decline of community infrastructure and services have undermined community sustainability and social equity, spurring local authorities to introduce new residential design solutions (HAMIDUDDIN, I. 2015). All in all, both (in) equity and (in)equality are used in a redistributive sense, but their content is relatively broad, ranging from economic disparity to the distribution of environmental goods.

Some studies focus not only on the fairness of the distribution of goods, but also on the fairness of processes (e.g. FERRARI, E. 2012; AVNI, N. and FISCHLER, R. 2020; HÜBSCHER, M. 2021). From this perspective, socio-spatial injustices are also the result of exclusionary decision-making processes (PADDISON, B. and HALL, J. 2023). Participation in urban regeneration is therefore of particular importance in studies. The category of participation and inclusion is also very diverse, as it covers notions such as exclusion and inclusion, collaborative/inclusive/participatory planning (WESSELLS, A.T. 2014; ATTIA, S. and IBRAHIM, A.A.A.M. 2018), radical inclusivity (DE BEER, S.F. 2018), partnership and subsidiarity (LAI, L.W. *et al.* 2018), inclusive/participatory democracy or simply “democracy” (SEZER, C. and MALDONADO, A.M.F. 2017; LARSON, S.M. 2018; KIM, H. *et al.* 2019; VALLI, C. and HAMMAMI, F. 2021), fair democratic governance (SIMIC, I. *et al.* 2022), social emancipation (VAN DE KAMP, L. 2021). This draws attention to the need for theories and approaches that do not only address the normative distribution of resources but also emphasise the participation of marginalised people in urban regeneration.

The third type of justice, recognition justice, also appears in the articles included in the sample, but typically in connection with other concepts. One of them is *social difference* since social justice is intertwined with the recognition of groups and individuals across a range of markers, including race, ethnicity, gender, and class. This is shown, for ex-

ample, by the (in)accessibility of waterfront sites for North American indigenous tribal people (WESSELLS, A.T. 2014). Also present in the articles, *social cohesion* “refers in this context to a combination of economic growth and policies aimed at accommodating social diversity and democracy”, as in the case of Barcelona, where urban regeneration initiatives are combined with cultural strategies to enhance social cohesion (DEGEN, M. and GARCÍA, M. 2012, 1024).

Last but not least, *spatial and urban justice* are often mixed with the types and dimensions of justice already described above. For example, using a broad definition of spatial justice, just urban regeneration results in socially just outcomes, which is a reference to distributive justice (BISSETT-SCOTT, J. *et al.* 2015). It can be observed that several authors in the sample use the concept of urban justice in relation to urban regeneration from a critical social theory perspective (using LEFEBVRE, HARVEY, SOJA, FAINSTEIN, FINCHER and IVESON). For example, economic justice is interpreted as the uneven outcomes of urban development in people’s relative access to capital (WESSELLS, A.T. 2014). Such studies show that socio-spatial injustices result from market and power relations (HAASE, A. *et al.* 2022; HAASE, A. 2024). Within the right to the city framework, justice is often discussed in relation to the basic rights of marginalised urban inhabitants. For example, topics such as housing (NTAKIRUTIMANA, E. 2018) or the (de)criminalisation of informal practices in the urban areas are brought into focus (SIEGENTHALER, F. 2017). Further issues examined in the relationship between urban development and spatial justice are accessibility, public space, housing, environmental remediation (AVNI, N. and FISCHLER, R. 2020), displacement and gentrification (FITZGERALD, T. and MAHARAJ, B. 2024). Scale is also an important topic in the articles, which refer to scales of governance (BISSETT-SCOTT, J. *et al.* 2015) and the geographic scale at which justice may be produced (HÜBSCHER, M. 2021). In the sampled articles, spatial and urban justice are commonly interpreted in com-

plex ways, encompassing procedural and recognition forms of justice in addition to distributive justice. This is well illustrated by articles featuring, for example, Soja’s idea that processes and outcomes are equally important in spatial justice (SOJA, E.W. 2010; in FERRARI, E. 2012) or FAINSTEIN’S conceptual triad of distributional equity, diversity, and democracy (FAINSTEIN, S.S. 2014 in SEZER, C. and MALDONADO, A.M.F. 2017). As this paragraph shows, spatial justice is necessarily an integrative category in which the social, economic, and environmental aspects of justice are equally important, and, in the analysed articles, the “traditional” topics of critical urban research are mainly represented.

Finally, it should be noted that the term “justice” is not used explicitly in all of the analysed articles. There are two papers in which the term “fairness” is used instead. Notably, similar to the above-discussed typification of justice, in one article, there is a triple division of procedural, distributive, and interactional fairness (WANG, D. *et al.* 2022), whereas, in the other, fairness (together with equality and inclusion) is linked to social sustainability (SIMIC, I. *et al.* 2022). In two articles, neither the term “just/-ice” nor “fair/-ness” appears; instead, the authors use social and environmental sustainability and equity (BIANCO, L. 2023; ZHENG, S. *et al.*, 2023).

Discussion

Urban social justice is a field that has a long tradition and is still relevant for research and policy. Improving urban living conditions is the subject of several international policies, such as the United Nations’ SDG, of which SDG 11 aims at making cities and human settlements inclusive, safe, resilient and sustainable. As the share of the urban population increases globally, with worsening socio-economic inequalities, inadequacies of basic public services, and climate change risks, ensuring social justice becomes an increasingly urgent issue. However, recent research shows that the principles of justice are often neglect-

ed in urban renewal programmes, and such interventions can even violate justice and the right to the city (FITZGERALD, T. and MAHARAJ, B. 2024; JUHLA, K. and PERÄLÄ, R. 2024).

Our findings demonstrate scientific discourse that touches on the concepts, methods and geography of research within the foci of urban regeneration and the forms of justice. We also found that, within the urban development discourse, the concept of justice is understood differently and holds different meanings to different scholars. These results are discussed in greater detail below, together with their implications.

We chose the concept of “just urban regeneration” as the conceptual basis for our study, implying that urban regeneration initiatives should be inclusive, participatory, equitable, and sustainable. In addition, we included several types of justice in our theoretical framework because we believe that they should play an important role in just urban regeneration. The main types are distributive, procedural, and recognition justice, as well as spatial justice and urban justice.

For interpretations of justice related to space, the term “spatial justice” is generally used in the content-analysed articles. Other relevant terms can also be detected, most commonly socio-spatial, territorial, or urban justice, whereas others, such as local, regional, and place-based justice, play a marginal role. One notable finding from these studies is that there is no uniform definition of spatial justice or a generally accepted set of its elements. Nevertheless, several approaches can be identified. One example is the broader definition of justice from a spatial perspective, suggesting that spatial justice is a spatial expression of social justice and that urban regeneration should result in socially just outcomes. Another broad interpretation is that of urban justice, referring to the scale at which justice is produced. In addition to these, a critical interpretation of spatial justice can also be observed in the articles. In this regard, the authors have essentially built on the works of Henri LEFEBVRE, David HARVEY, and Edward SOJA. In such studies,

justice is typically viewed as a social product that is both a state and a process, and which is interrelated with space, depending on it but also influencing its production (see also SOJA, E.W. 1983; DIKEÇ, M. 2001). Overall, the analysed articles show considerable variation in spatially informed interpretations of justice, necessitating further discourse among researchers with different perspectives.

A complex approach to spatial justice can also be observed as a result of content analysis. Authors representing this approach rely primarily on two sources. One is Susan FAINSTEIN’S concept of the just city, which considers equity, democracy, and diversity to be the fundamental elements of justice (FAINSTEIN, S.S. 2014). The other main source is Ruth FINCHER’S and Kurt IVESON’S social logics, according to which the basic elements of fair city planning are redistribution, recognition, and encounter (FINCHER, R. and IVESON, K. 2008). Articles applying these theoretical foundations typically mix different types of justice within the framework of spatial justice, including distributive, procedural, and recognition justice. Combining different types of justice undoubtedly has certain analytical advantages, but it also has its limitations. As some scholars argue, just processes do not always lead to just outcomes. However, factors such as stakeholder involvement, leadership, intelligibility and transparency of the action, and inclusion of local knowledge reinforce success, i.e., fairness in planning (SCHMITT, P. and WECK, S. 2024).

In the analysed articles, distributive justice is intertwined with the economic interpretation of justice, but it also encompasses other factors. These are, in general terms, various social goods, resources, and amenities, including examples such as housing, infrastructure, green space, and energy. Distributive justice is most often interpreted through the theoretical frameworks of equality and equity. In this way, the authors mainly advocate fair allocation and adequate access to goods for both less and more affluent social groups and urban areas. Furthermore, dis-

tributive justice mostly concerns outcomes, though not exclusively. The importance of power structures resulting in the just or unjust arrangement and (spatial) distribution of goods is also mentioned in some studies. For example, based on the right to the city concept, justice is often discussed in relation to the basic rights of (marginalised) urban inhabitants. This draws attention to the issue of [private] property rights and to how government-led urban regeneration in neighbourhoods may violate the rights of property owners. In fact, previous studies have noted the issues with private property rights as a dimension of social justice that urban regeneration has been viewed as a land-grabbing act by the state, instead of urban regeneration being for the people and making the people at the forefront (HOCHSTENBACH, C. 2017; SHMARYAHU-YESHURUN, Y. and BEN-PORAT, G. 2021). Here, we can see urban renewal programmes being approved not necessarily because of a need to improve residents' quality of life and the overall neighbourhood, but rather for financial returns to investors, as seen in Hong Kong (LAI, L.W. *et al.* 2018). Thus, the term state-led gentrification. The private property owners are not the only ones at risk of being trumped over by the capitalist developers. However, property leasing from the state, despite its lease contracts, is affected by this (LAI, L.W.C. 1998). The denial of renters' rights to participate in a regeneration programme could be evident when the state uses its power to serve private interests, another form of justice denied.

The multiple interpretations of redistributive justice also highlight that we should not limit ourselves to a single concept of justice in our analyses. The distribution of benefits or resources can be justified on the basis of different theoretical assumptions and arguments, and it can be considered fair or unfair according to the criteria used to justify it (i.e., the principle of justice). However, as the criteria change, so does the assessment of justice in a given geographical area (FEITOSA, F.O. *et al.* 2024). This is why some authors emphasise a dynamic interpretation of justice

that helps navigate between plural concepts of justice in planning practice by articulating, connecting, and changing different elements of justice, such as the scope of justice or fundamental values, in discourses and institutions (WEGHORST, M. *et al.* 2024).

It can be observed that some authors combine the distributive interpretation of justice with the procedural interpretation in the analysed articles. As the content analysis results show, procedural justice is also interpreted in various ways, but democratic participation and democratic representation are emphasised. This draws attention to the fact that, in addition to a static allocative interpretation of outcomes, it is necessary to analyse the decision-making processes that lead to the spatial configuration characterised by a given distribution. According to other authors, justice should be a central element of planning, i.e., the subject of planning rather than its object. Therefore, it is not enough to evaluate the outputs of urban planning in terms of whether they are just or not, but justice must be made the main goal of planning, and democratic engagement is also part of this (LAKE, R.W. 2016). Consequently, instead of the normative and questionable allocative notion of just urban planning, the focus should be on how social institutions treat people (MORONI, S. 2023; MORONI, S. and DE FRANCO, A. 2024).

Recognition justice is primarily associated with social difference and social diversity in the analysed articles. Previous research has shown that diversity is important for a just city, but it also makes planning problematic. This is because diverse social groups and perspectives also give rise to diverse expectations regarding planning and the just city. Multiple cultures entail multiple rationalities, and the institutional frameworks of each can contradict those of the others, leading to conflicts. It is therefore necessary to interpret justice in multiple ways and to understand how these conflicting rationalities can be reconciled in urban space (HARTMANN, T. 2012; HARTMANN, T. and JEHLING, M. 2019).

Apart from the main categories of justices, i.e., distributive, procedural, and recognition

justices, several concepts of justice were identified during the content analysis. They may not be mutually exclusive, as they are intertwined with the main categories of justice. These types of justice include tribal, legal, moral, political, historical, intersectional, and cultural justice/justice of difference. Noteworthy, these articles seek to interpret justice from the perspective of indigenous communities, such as tribal justice among North American native peoples (WESSELLS, A.T. 2014 – see Appendix) or post-apartheid restorative justice in South African cities (DE BEER, S.F. 2018). Nevertheless, there is a need for many more conceptual tools grounded in experiences from cities in the Global South to advance our understanding of contemporary urbanism in the Global South.

Finally, it is worth mentioning the concept of sustainability, which we believe is part of just urban regeneration. We would particularly like to highlight the importance of social sustainability, which appears in only a few of the articles analysed, although in these articles, justice is considered a fundamental indicator of sustainability. In the triple bottom line, little attention is given to the social dimension, despite it being an essential component of sustainable development (NZIMANDE, N.P. and FABULA, Sz. 2020). Thus, several scholars argue that the concept of social sustainability is underdeveloped and primarily reflects ideas from the Global North, thereby compromising its utility in the Global South (see DAVIDSON, M. 2010; VALLANCE, S. *et al.* 2011). Apart from the theoretical challenges of social sustainability, KOHON's work has drawn attention to communities' contested challenges towards social sustainability (KOHON, J. 2018). In fact, concepts such as social integration, active participation and social capital have overlapped with social sustainability (BRAMLEY, G. and POWER, S. 2009). Instead of bemoaning the vast array of these definitions, the multi-faceted definitions of social sustainability have been accepted as a natural process of the sustainability agenda and, thus, social justice. For instance, in addition to social justice, DEMPSEY, N. *et al.* (2011) listed non-physical contributory factors such

as participation, social capital, mixed tenure, quality of life, education, cultural traditions, place attachment, and fair distribution of income as indicators of social sustainability. COLANTONIO, A. (2009) argued that there has been a shift from traditional themes, such as social justice, to emerging themes, such as empowerment, which focus on the multidimensional issues faced by those experiencing urban regeneration programmes. Empowerment, as fostered by procedural justice, can encourage people to become agents in the social innovation of neighbourhood regeneration programmes (QUEIRÓS, M. 2010; FIGUEIREDO, Y.D. *et al.* 2022). Although more research is needed to provide an in-depth analysis of active citizenship and empowerment roles in urban regeneration programmes, the current results indicate the complexities of understanding the different forms of justice within urban studies.

Despite the above implications of the study, practical limitations cannot be overlooked. First, this review included only 42 eligible papers that met the criteria; thus, it cannot and is not intended to be comprehensive. Specifically, the search engine was limited to Scopus, and non-English articles published were not considered. As a result, due to constraints such as limited resources, the study may not encompass all articles in the urban regeneration field related to forms of justice. Future research may consider including all types of documents and other languages to expand the SLR. Second, from a geographical perspective, most eligible articles focus on Europe, with limited international comparative studies among the analysed articles. This geographic context and the inherent bias in the selection criteria and content analysis may limit generalizability; thus, future studies can strengthen the validity of our findings by adopting enhanced, continuous, and rigorous selection criteria and content analysis. Lastly, empirical studies can employ in-depth interviews and questionnaires to investigate the 'presence' or lack of justice typologies in the different urban regeneration programmes in neighbourhoods.

Conclusions

This review examined how urban regeneration and justice interrelate in international scholarship, guided by the question: How are urban regeneration and the various forms of justice connected in the literature? Using the just urban regeneration analytical framework – which integrates distributive, procedural, recognition, spatial and urban justice and situates them within governance, planning, and sustainability – we mapped how studies conceptualise, operationalise, and assess justice across projects, programmes and places. Across the corpus, justice is engaged through three principal typologies – social, economic, and environmental – most often operationalised via distributive, procedural, and recognition dimensions, with spatial and urban justice serving as an integrative frame that explicitly links processes to outcomes. In practice, distributive concerns (frequently socio-economic) dominate; environmental justice appears through access to and burdens of environmental goods; and procedural debates foreground participation, deliberation, and voice; recognition justice exposes misrecognition and epistemic exclusion for marginalised groups. Together, these strands show justice in regeneration to be multi-scalar, context-dependent, and institutionally mediated.

We also see meta-trends in what, where and how knowledge regarding justice is created. The number of publications increases from the middle of the 2010s. Research is primarily conducted in Europe; however, there is an imbalance concerning the representation of research conducted in Africa, South America, and comparative international design. Moreover, qualitative research prevails over quantitative and mixed methodologies. These trends can be attributed to the importance of lived experience and the challenges of measuring justice. Important to note, the procedure of justice does not automatically equate to the results of justice – governance architecture, planning culture, and policy tools influence both who participates in the

decision-making process and how the benefits and costs are distributed throughout space. By establishing the justice typologies and dimensions in urban regeneration and connecting them to governance, planning, and sustainability, we show that urban regeneration is practised through multiple interconnected lenses of justice, whose application varies by location and methodology. Spatial and urban justice serves as a unifying framework that connects the processes and outcomes of justice in urban regeneration. This directly addresses the objective of providing clarity regarding how justice is conceptualised, interpreted, and represented in urban regeneration studies, and provides a unified vocabulary and analytical structure to facilitate future empirical studies. However, it should be noted that this study has several limitations, including a limited scope due to language and time-frame constraints. Additionally, determining implied (in)justice required interpretation, and the varied levels of regional focus across the literature used in this study limit the broader applicability of this study's findings. Future research directions include developing empirically based evidence to support the framework, conducting comparative studies focused on under-represented regions, and conducting a longitudinal study using a combination of methodologies to study all six types of justice at each stage of the urban regeneration process. This will allow the just urban regeneration framework to transform regeneration from a selective improvement mechanism into a viable means of achieving collective prosperity.

REFERENCES

- ALFASI, N. and FENSTER, T. 2014. Between socio-spatial and urban justice: Rawls' principles of justice in the 2011 Israeli Protest Movement. *Planning Theory* 13. (4): 407–427. <https://doi.org/10.1177/1473095214521105>
- ANGUELOVSKI, I. and CONNOLLY, J.J. 2024. Segregating by greening: What do we mean by green gentrification? *Journal of Planning Literature* 39. (3): 386–394. <https://doi.org/10.1177/08854122241227804>

- ARBACI, S. and TAPADA-BERTELI, T. 2012. Social inequality and urban regeneration in Barcelona city centre: Reconsidering success. *European Urban and Regional Studies* 19. (3): 287–311. <https://doi.org/10.1177/0969776412441110>
- ATTA, S. and IBRAHIM, A.A.A.M. 2018. Accessible and inclusive public space: The regeneration of waterfront in informal areas. *Urban Research & Practice* 11. (4): 314–337. <https://doi.org/10.1080/17535069.2017.1340509>
- AVNI, N. and FISCHLER, R. 2020. Social and environmental justice in waterfront redevelopment: The Anacostia river, Washington, D.C. *Urban Affairs Review* 56. (6): 1779–1810. <https://doi.org/10.1177/1078087419835968>
- BALZARINI, J.E. and SHLAY, A.B. 2016. Gentrification and the right to the city: Community conflict and casinos. *Journal of Urban Affairs* 38. (4): 503–517. <https://doi.org/10.1111/juaf.12226>
- BIANCO, L. 2023. Adaptive re-use of historic covered markets: A review of selected cases in European capital cities. *Heritage* 6. (2): 1089–1102. <https://doi.org/10.3390/heritage6020060>
- BISSETT-SCOTT, J., ODELEYE, D. and FRAME, I. 2015. Spatial justice: Towards an ethics of spatial equity. In *UCUI '15: Proceedings of the ACM First International Workshop on Understanding the City with Urban Informatics*. 19 October 2015, Melbourne, Australia. New York, Association for Computing Machinery (ACM) publication, 31–34. <https://doi.org/10.1145/2811271.2811277>
- BOSÁK, V., SLACH, O., ŽENKOVÁ, K., ŽENKA, J. and PASZOVÁ, L. 2024. Developing social-ecological justice through a context-sensitive reuse of urban vacant spaces. *Environmental Science & Policy* 159. 103802. <https://doi.org/10.1016/j.envsci.2024.103802>
- BRAMLEY, G. and POWER, S. 2009. Urban form and social sustainability: The role of density and housing type. *Environment and Planning B: Planning and Design* 36. (1): 30–48. <https://doi.org/10.1068/b33129>
- ÇAĞLAR, A. and GLICK SCHILLER, N. 2018. *Migrants and City-Making: Dispossession, Displacement, and Urban Regeneration*. Durham, Duke University Press. <https://doi.org/10.1515/9781478091028>
- CAREL, H. and GYÖRFFY, G. 2014. Seen but not heard: Children and epistemic injustice. *The Lancet* 384. (9950): 1256–1257. [https://doi.org/10.1016/S0140-6736\(14\)61759-1](https://doi.org/10.1016/S0140-6736(14)61759-1)
- COLANTONIO, A. 2009. Social sustainability: A review and critique of traditional versus emerging themes and assessment methods. In *Sue-Mot Conference 2009: Second International Conference on Whole Life Urban Sustainability and its Assessment*. Eds.: HORNER, M., PRICE, A., BEBBINGTON, J. and EMMANUEL, R., Loughborough, Loughborough University, 865–885.
- CUI, D., DITTA, A.A. and CAO, S.J. 2024. Energy justice and sustainable urban renewal: A systematic review of low-income old town communities. *Journal of Cleaner Production* Online publication, No. 143470. <https://doi.org/10.1016/j.jclepro.2024.143470>
- DARCY, M. and ROGERS, D. 2014. Inhabitation, place-making and the right to the city: Public housing redevelopment in Sydney. *International Journal of Housing Policy* 14. (3): 236–256. <https://doi.org/10.1080/14616718.2014.934157>
- DAVIDSON, M. 2010. Social sustainability and the city. *Geography Compass* 4. (7): 872–880. <https://doi.org/10.1111/j.1749-8198.2010.00339.x>
- DAVIES, J. 2001. *Partnerships and Regimes: The Politics of Urban Regeneration in the UK*. Aldershot, Ashgate.
- DE BEER, S.F. 2018. Faith-based action and urban regeneration. *HTS Teologiese Studies / Theological Studies* 74. (3): a5168. <https://doi.org/10.4102/hts.v74i3.5168>
- DEGEN, M. and GARCÍA, M. 2012. The transformation of the 'Barcelona model': An analysis of culture, urban regeneration and governance. *International Journal of Urban and Regional Research* 36. (5): 1022–1038. <https://doi.org/10.1111/j.1468-2427.2012.01152.x>
- DEMPSEY, N., BRAMLEY, G., POWER, S. and BROWN, C. 2011. The social dimension of sustainable development: Defining urban social sustainability. *Sustainable Development* 19. (5): 289–300. <https://doi.org/10.1002/sd.417>
- DÍAZ, R. and ALMAGRO, M. 2019. You are just being emotional! Testimonial injustice and folk-psychological attributions. *Synthese* 198. (6): 5709–5730. <https://doi.org/10.1007/s11229-019-02429-w>
- DIKEÇ, M. 2001. Justice and the spatial imagination. *Environment and Planning A: Economy and Space* 33. (1): 1785–1805. <https://doi.org/10.1068/a3467>
- EGERCIOGLU, Y. and OZCAN, N.S. 2016. An assessment of the relationship between urban air quality and environmental urban factors in urban regeneration areas. *Environment-Behaviour Proceedings Journal* 1. (2): 171–177. <https://doi.org/10.21834/e-bpj.v1i2.266>
- ELO, S. and KYNGÄS, H. 2008. The qualitative content analysis process. *Journal of Advanced Nursing* 62. (1): 107–115. <https://doi.org/10.1111/j.1365-2648.2007.04569.x>
- FAINSTEIN, S.S. 2014. The just city. *International Journal of Urban Sciences* 18. (1): 1–18. <https://doi.org/10.1080/12265934.2013.834643>
- FEITOSA, F.O., WOLF, J.H. and MARQUES, J.L. 2024. Operationalising spatial justice in urban planning: Bridging theory with practice. *Urban Research & Practice* 17. (5): 720–736. <https://doi.org/10.1080/17535069.2024.2341254>
- FERRARI, E. 2012. Competing ideas of social justice and space: Locating critiques of housing renewal in theory and in practice. *International Journal of Housing Policy* 12. (3): 263–280. <https://doi.org/10.1080/14616718.2012.709668>
- FIGUEIREDO, Y.D., PRIM, M.A. and DANDOLINI, G.A. 2022. Urban regeneration in the light of social

- innovation: A systematic integrative literature review. *Land Use Policy* 113. (3): 105873. <https://doi.org/10.1016/j.landusepol.2021.105873>
- FINCHER, R. and IVESON, K. 2008. *Planning and Diversity in the City: Redistribution, Recognition and Encounter*. New York, Palgrave Macmillan. <https://doi.org/10.1007/978-1-137-06960-3>
- FITZGERALD, T. and MAHARAJ, B. 2024. Displacement, social justice, and the right to the city: A review and critical reflections in the 21st century. *Midwest Social Sciences Journal* 26. (2): 8. <https://doi.org/10.22543/2766-0796.1144>
- FOLGER, R.G. and CROPANZANO, R. 1998. *Organisational Justice and Human Resource Management*. Vol. 7, London, Sage. <https://doi.org/10.4135/9781452257777>
- FRASER, N. 1995. From redistribution to recognition? Dilemmas of justice in a 'post-socialist' age. *New Left Review* 212. (1): 68–93. <https://doi.org/10.64590/4rl>
- FRICKER, M. 2007. *Epistemic Injustice: Power and the Ethics of Knowing*. Oxford, Oxford University Press. <https://doi.org/10.1093/acprof:oso/9780198237907.001.0001>
- GILADI, P. 2017. Epistemic injustice: A role for recognition? *Philosophy & Social Criticism* 44. (2): 141–158. <https://doi.org/10.1177/0191453717707237>
- GLASSON, J. and WOOD, G. 2009. Urban regeneration and impact assessment for social sustainability. *Impact Assessment and Project Appraisal* 27. (4): 283–290. <https://doi.org/10.3152/146155109X480358>
- GRANGER, R. 2010. What now for urban regeneration? *Proceedings of the Institution of Civil Engineers-Urban Design and Planning* 163. (1): 9–16. <https://doi.org/10.1680/udap.2010.163.1.9>
- GU, Z. and ZHANG, X. 2021. Framing social sustainability and justice claims in urban regeneration: A comparative analysis of two cases in Guangzhou. *Land Use Policy* 102. 105224. <https://doi.org/10.1016/j.landusepol.2020.105224>
- HAASE, A., KOPROWSKA, K. and BORGSTRÖM, S. 2022. Green regeneration for more justice? An analysis of the purpose, implementation, and impacts of greening policies from a justice perspective in Łódź Stare Polesie (Poland), and Leipzig's inner east (Germany). *Environmental Science & Policy* 136. 726–737. <https://doi.org/10.1016/j.envsci.2022.08.001>
- HAASE, A. 2024. Inequalities and injustices of urban green regeneration: Applying the conflict analysis perspective. *Land* 13. (3): 296. <https://doi.org/10.3390/land13030296>
- HALL, P. and TEWDWR-JONES, M. 2002. *Urban and Regional Planning*. 5th edition. London, Routledge.
- HALL, T. 2006. *Urban Geography*. 3rd edition. London and New York, Routledge.
- HAMIDUDDIN, I. 2015. Social sustainability, residential design and demographic balance: Neighbourhood planning strategies in Freiburg, Germany. *Town Planning Review* 86. (1): 29–52. <https://doi.org/10.3828/tp.2015.3>
- HARTMANN, T. 2012. Wicked problems and clumsy solutions: Planning as expectation management. *Planning Theory* 11. (3): 242–256. <https://doi.org/10.1177/1473095212440427>
- HARTMANN, T. and JEHLING, M. 2019. From diversity to justice – Unravelling pluralistic rationalities in urban design. *Cities* 91. 58–63. <https://doi.org/10.1016/j.cities.2018.02.009>
- HARVEY, D. 2008. The right to the city. *New Left Review* 53. 23–40. <https://doi.org/10.64590/fmh>
- HOCHSTENBACH, C. 2017. State-led gentrification and the changing geography of market-oriented housing policies. *Housing, Theory and Society* 34. (4): 399–419. <https://doi.org/10.1080/14036096.2016.1271825>
- HUBBARD, P. and LEES, L. 2018. The right to community? Legal geographies of resistance on London's gentrification frontiers. *City* 22. (1): 8–25. <https://doi.org/10.1080/13604813.2018.1432178>
- HÜBSCHER, M. 2021. Megaprojects, gentrification, and tourism. A systematic review on intertwined phenomena. *Sustainability* 13. (22): 1–22. <https://doi.org/10.3390/su132212827>
- JON, I. 2025. Temporalising “justice” in urban regeneration: thinking with Lockleaze. *Urban Geography*. In press. <https://doi.org/10.1080/02723638.2025.2517872>
- JONES, P. and EVANS, J. 2006. Urban regeneration, governance and the state: Exploring notions of distance and proximity. *Urban Studies* 43. (9): 1491–1509. <https://doi.org/10.1080/00420980600749951>
- JUHILA, K. and PERÄLÄ, R. 2024. Displacement and everyday resistance: Seeking spatial justice in urban renewal processes. *Social Inclusion* 12. 8329. <https://doi.org/10.17645/si.8329>
- KIM, H., MARCOUILLER, D.W. and CHOI, Y. 2019. Urban redevelopment with justice implications: The role of social justice and social capital in residential relocation decisions. *Urban Affairs Review* 55. (1): 288–320. <https://doi.org/10.1177/1078087418759605>
- KOHON, J. 2018. Social inclusion in the sustainable neighbourhood? Idealism of urban social sustainability theory complicated by realities of community planning practice. *City, Culture and Society* 15. 14–22. <https://doi.org/10.1016/j.ccs.2018.08.005>
- LAI, L.W.C. 1998. The leasehold system as a means of planning by contract: The case of Hong Kong. *Town Planning Review* 69. (3): 249. <https://doi.org/10.3828/tp.69.3.j621u418210j5481>
- LAI, L.W., CHAU, K.W. and CHEUNG, P.A.C. 2018. Urban renewal and redevelopment: Social justice and property rights with reference to Hong Kong's constitutional capitalism. *Cities* 74. 240–248. <https://doi.org/10.1016/j.cities.2017.12.010>
- LAKE, R.W. 2016. Justice as subject and object of planning. *International Journal of Urban and Regional Research* 40. (6): 1205–1220. <https://doi.org/10.1111/1468-2427.12442>

- LAMBERT, E. 2003. The impact of organisational justice on correctional staff. *Journal of Criminal Justice* 31. (2): 155–168. [https://doi.org/10.1016/S0047-2352\(02\)00222-2](https://doi.org/10.1016/S0047-2352(02)00222-2)
- LANGEGGER, S. and KOESTER, S. 2016. Invisible homelessness: Anonymity, exposure, and the right to the city. *Urban Geography* 37. (7): 1030–1048. <https://doi.org/10.1080/02723638.2016.1147755>
- LARSON, S.M. 2018. Imagining social justice and the false promise of urban park design. *Environment and Planning A: Economy and Space* 50. (2): 391–406. <https://doi.org/10.1177/0308518X17742156>
- LEFEBVRE, H. 1996. *Writings on Cities* (translated by Kofman, E. and Lebas, E.), Cambridge, MA, Blackwell.
- LINCOLN, Y.S. and GUBA, E.G. 1985. *Naturalistic Inquiry*. Newbury Park, CA, Sage. [https://doi.org/10.1016/0147-1767\(85\)90062-8](https://doi.org/10.1016/0147-1767(85)90062-8)
- LUCAS, T., KAMBLE, S.V., WU, M.S., ZHDANOVA, L. and WENDORF, C.A. 2016. Distributive and procedural justice for self and others: Measurement invariance and links to life satisfaction in four cultures. *Journal of Cross-Cultural Psychology* 47. (2): 234–248. <https://doi.org/10.1177/0022022115615962>
- MAPHOSA, V. and MAPHOSA, M. 2020. E-waste management in Sub-Saharan Africa: A systematic literature review. *Cogent Business & Management* 7. (1): 1–19. <https://doi.org/10.1080/23311975.2020.1814503>
- MARGALIT, T. and VERTES, E. 2015. Planning allocations and the stubborn north–south divide in Tel Aviv–Jaffa. *Planning Theory & Practice* 16. (2): 226–247. <https://doi.org/10.1080/14649357.2015.1026925>
- MC CARTHY, J. 2010. Social justice and urban regeneration policy in Scotland. *Urban Research & Practice* 3. (3): 241–256. <https://doi.org/10.1080/17535069.2010.524416>
- MCCLINTOCK, N. and MORRIS, G. 2024. Urban geographies of waste. *Urban Geography* 45. (4): 518–527. <https://doi.org/10.1080/02723638.2024.2319437>
- MENGIST, W., SOROMESSA, T. and LEGESE, G. 2020. Method for conducting systematic literature review and meta-analysis for environmental science research. *MethodsX* 7. 100777. <https://doi.org/10.1016/j.mex.2019.100777>
- MORONI, S. 2023. What can urban policies and planning really learn from John Rawls? A multi-strata view of institutional action and a canvas conception of the just city. *Planning Theory* 22. (4): 404–425. <https://doi.org/10.1177/14730952231163274>
- MORONI, S. and DE FRANCO, A. 2024. Spatial justice: A fundamental or derivative notion? *City, Culture and Society* 38. (1): 100593. <https://doi.org/10.1016/j.ccs.2024.100593>
- NTAKIRUTIMANA, E. 2018. Housing challenge and urban regeneration: A contribution of faith-based action with special reference to a case study from the city of Tshwane. *HTS Teologiese Studies / Theological Studies* 74. (3): a5151. <https://doi.org/10.4102/hts.v74i3.5151>
- NZIMANDE, N.P. and FABULA, SZ. 2020. Socially sustainable urban renewal in emerging economies: A comparison of Magdolna Quarter, Budapest, Hungary and Albert Park, Durban, South Africa. *Hungarian Geographical Bulletin* 69. (4): 383–400. <https://doi.org/10.15201/hungeobull.69.4.4>
- PADDISON, B. and HALL, J. 2023. Tourism policy, spatial justice and COVID-19: Lessons from a tourist-historic city. *Journal of Sustainable Tourism* 31. (12): 2809–2824. <https://doi.org/10.1080/09669582.2022.2095391>
- PAGE, M.J., MOHER, D., BOSSUYT, P.M., BOUTRON, I., HOFFMANN, T.C., MULROW, C.D., SHAMSEER, L., TETZLAF, J.M., AKL, E.A., BRENNAN, S.E. and CHOU, R. 2021. PRISMA 2020 explanation and elaboration: Updated guidance and exemplars for reporting systematic reviews. *BMJ* 372. n160. <https://doi.org/10.1136/bmj.n160>
- PURCELL, M. 2002. Excavating Lefebvre: The right to the city and its urban politics of the inhabitant. *Geojournal* 58. (2–3): 99–108. <https://doi.org/10.1023/B:GEJO.0000010829.62237.8f>
- PUUSTINEN, T., PENNANEN, K., FALKENBACH, H. and VIITANEN, K. 2018. The distribution of perceived advantages and disadvantages of infill development among owners of a commonhold and its' implications. *Land Use Policy* 75. 303–313. <https://doi.org/10.1016/j.landusepol.2018.03.051>
- QUEIRÓS, M. 2010. Integrated urban revitalisation in Montreal. Lessons from local development initiatives. *Fimistera: Revista Portuguesa de Geografia* 45. (89): 47–77.
- ROBERTS, P. 2000. The evolution, definition and purpose of urban regeneration. In *Urban Regeneration: A Handbook*. Eds.: ROBERTS, P., SYKES, H. and GRANGER, R., London, Sage, 9–36. <https://doi.org/10.4135/9781446219980.n2>
- ROBERTS, P. and SYKES, H. 2000. *Urban Regeneration. A Handbook*. London, Sage.
- ŞAHİN, A. and SELÇUK, S.A. 2025. How does urban regeneration affect urban morphology? A systematic review and bibliometric analysis. *International Review for Spatial Planning and Sustainable Development* 13. (3): 79–98. https://doi.org/10.14246/irspsd.13.3_79
- SCHMITT, P. and WECK, S. 2024. Towards just planning: On the relationship between procedural and distributive justice in local development actions. *Planning Practice & Research* 39. (5): 753–771. <https://doi.org/10.1080/02697459.2024.2359221>
- SEZER, C. and MALDONADO, A.M.F. 2017. Cultural visibility and urban justice in immigrant neighbourhoods of Amsterdam. *Built Environment* 43. (2): 193–213. <https://doi.org/10.2148/benv.43.2.193>
- SHAHRAH, A., STÅLHAMMAR, S. and GULSRUD, N.M. 2025. Procedural justice for whom? A case study of a densification project. *Local Environment* 30. (4): 546–566. <https://doi.org/10.1080/13549839.2024.2447757>

- SHAW, K. and BUTLER, T. 2019. Urban regeneration. In *International Encyclopaedia of Human Geography*. Ed.: KOBAYASHI, A., Amsterdam, Elsevier, 97–103. <https://doi.org/10.1016/B978-0-08-102295-5.10349-X>
- SHEN, J., WANG, S. and WANG, Y. 2024. Environmental inequality in peri-urban areas: A case study of Huangpu district, Guangzhou city. *Land* 13. (5): 703. <https://doi.org/10.3390/land13050703>
- SHEN, L., LIU, Y., REN, Y. and WONG, S.W. 2024. A methodological framework for analysing the justice phenomenon embedded in urban regeneration: A Chinese perspective based at the project level. *Land Use Policy* 145. 107287. <https://doi.org/10.1016/j.landusepol.2024.107287>
- SHMARYAHU-YESHURUN, Y. and BEN-PORAT, G. 2021. For the benefit of all? State-led gentrification in a contested city. *Urban Studies* 58. (13): 2605–2622. <https://doi.org/10.1177/0042098020953077>
- SIEGENTHALER, F. 2017. To embrace or to contest urban regeneration? Ambiguities of artistic and social practice in contemporary Johannesburg. *The Journal of Transcultural Studies* 8. (2): 7–39. <https://doi.org/10.17885/heiup.ts.2017.2.23653>
- SIMIC, I., STUPAR, A., GRUJICIC, A., MIHAJLOV, V. and CVETKOVIC, M. 2022. The transformation of Dorćol Power Plant: Triggering a sustainable urban regeneration or selling the heritage? *Sustainability* 14. (1): 523. <https://doi.org/10.3390/su14010523>
- SOJA, E.W. 1983. The socio-spatial dialectic. *Annals of the Association of American Geographers* 70. (2): 207–225. <https://doi.org/10.1111/j.1467-8306.1980.tb01308.x>
- SOJA, E.W. 2009. *The city and spatial justice*. Paper prepared for presentation at the conference Spatial Justice, Nanterre, Paris, 12–14 March, 2008.
- SOJA, E.W. 2010. *Seeking Spatial Justice*. Minnesota, University of Minnesota Press. <https://doi.org/10.5749/minnesota/9780816666676.001.0001>
- STEHLIN, J. 2023. “Freeways without futures”: Urban highway removal in the United States and Spain as socio-ecological fix? *Environment and Planning E: Nature and Space* 7. (3): 1391–1417. <https://doi.org/10.1177/25148486231215179>
- SUN, X. and LIU, Z. 2024. Public green space injustice in high-density post-colonial areas: A case study of the Macau Peninsula, China. *Sustainability* 16. (9): 3774. <https://doi.org/10.3390/su16093774>
- TALLON, A. 2010. *Urban Regeneration in the UK*. London and New York, Routledge. <https://doi.org/10.4324/9780203872598>
- TAYLOR, C. 1992. Multiculturalism and the politics of recognition’. In *Multiculturalism and the Politics of Recognition*. Ed.: GUTTMAN, A., Princeton, Princeton University Press, 25–73.
- TSAVDAROGLU, C. 2020. The refugees’ right to the center of the city and spatial justice: Gentrification vs commoning practices in Tarlabası-Istanbul. *Urban Planning* 5. (3): 230–240. <https://doi.org/10.17645/up.v5i3.3098>
- VALLANCE, S., PERKINS, H.C. and DIXON, J.E. 2011. What is social sustainability? A clarification of concepts. *Geoforum* 42. (3): 342–348. <https://doi.org/10.1016/j.geoforum.2011.01.002>
- VALLI, C. and HAMMAMI, F. 2021. Introducing business improvement districts (BIDs) in Sweden: A social justice appraisal. *European Urban and Regional Studies* 28. (2): 155–172. <https://doi.org/10.1177/0969776420925525>
- VAN DE KAMP, L. 2021. Housing, personhood and affect in gentrifying garden villages of Amsterdam. *Space and Culture* 24. (3): 437–450. <https://doi.org/10.1177/1206331221997697>
- WANG, D., JIANG, S., LIU, B., LI, X. and YUAN, X. 2022. Research on antecedents of residents’ willingness to cooperate in urban regeneration projects: Based on an extended theory of planned behaviour (TPB) model. *Buildings* 12. (8): 1251. <https://doi.org/10.3390/buildings12081251>
- WEGHORST, M., BUTTELAAR, E. and PELZER, P. 2024. A dynamic justice framework for analysing conceptions of justice: The case of urban development projects. *Planning Theory* 24. (3): 242–264. <https://doi.org/10.1177/14730952241280523>
- WESSELLS, A.T. 2014. Urban blue space and “the project of the century”: Doing justice on the Seattle waterfront and for local residents. *Buildings* 4. (4): 764–784. <https://doi.org/10.3390/buildings4040764>
- ZHENG, S., FU, X., ZHUANG, T. and WU, W. 2023. Exit, voice, loyalty, and neglect framework of residents’ responses to urban neighbourhood regeneration: The case of Shanghai, China. *Environmental Impact Assessment Review* 100. 107087. <https://doi.org/10.1016/j.eiar.2023.107087>
- ZHOU, X., LIN, Y., MONSTADT, J., HOOMEIJER, P., WANG, S. and LIU, Z. 2024. Examining collaborative planning processes and outcomes in urban regeneration: A deliberative turn in China? *Urban Studies* 62. (4): 682–699. <https://doi.org/10.1177/00420980241259985>

Appendix

Article	(In)justice typology	(In)justice dimensions	Geographical (in) justice categories	Understanding(s) of justice	Other related concepts
WESSELLS, A.T. 2014	Distributive	Economic Environmental Social Tribal	Local Regional	<p><i>Economic justice</i>: uneven urban development outcomes in people's relative access to capital.</p> <p><i>Environmental justice</i>: accessibility of the waterfront site to different populations; the relationship between the central waterfront and public investment in shoreline sites; the quality of the environmental remediation.</p> <p><i>Social justice</i>: indicates a concern with social difference and with inclusive democracy, beyond questions of economic distribution.</p> <p><i>Tribal justice</i>: disparity between indigenous peoples and the settler society that displaced them.</p>	<p>Socio-ecological equity.</p> <p>Environmental equity.</p> <p>Income inequality.</p> <p>Right to the city.</p> <p>Sustainable development.</p> <p>Inclusive/ collaborative planning.</p>

