

Key players in Dutch urban renewal

Frank Wassenberg

OTB Research Institute for Housing, Urban and Mobility Studies

Jaffalaan 9, 2628 BX Delft, the Netherlands
Tel: 31 (0)15 2784461, fax: 31 (0)15 2783450
email: f.a.g.wassenberg@tudelft.nl

London, LSE, 4 December 2008

OTB Research Institute for Housing, Urban and Mobility Studies



Urban renewal policy in NL =

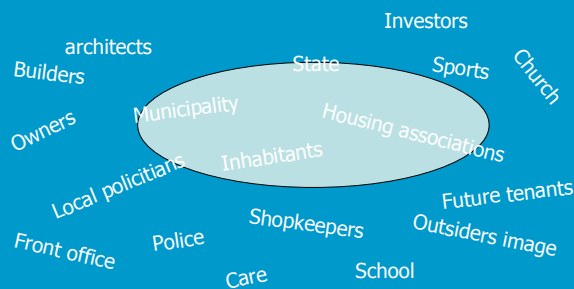
- A local activity
- Aimed at differentiation, social mix and housing mix
- Mixed housing measures: demolition, renovation, new building, sale
- Overrepresented in areas with social rented sector
- Aimed at: 20-40% less social sector housing (-20-40%), and more owner occupied housing (+20-40%)
- Integrated with other soc-ec. aims: elderly, facilities, jobs, social aims, environment, etc)
- Participation of many actors

LSE, London

OTB Research Institute for Housing, Urban and Mobility Studies



Actors in urban renewal



LSE, London

OTB Research Institute for Housing, Urban and Mobility Studies



Actor: the State

- Big City Policy, from 1994 onwards
- Contracts with local governments
- Urban renewal = physical, social and economical
- **Focus** national urban renewal policy NL:
 - 30 cities (in Big City Policy)
 - 56 areas (2003; in 30 cities; 500.000 dwellings)
 - 40 worst areas (2007; in 18 cities; 350.000 dwellings)
- A new minister (Vogelaar → Van der Laan)



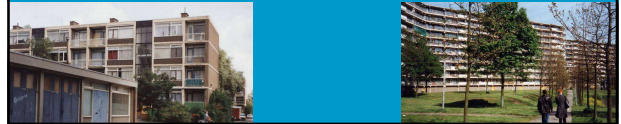
Actor: the local level

- Historical strong role local government
- Area based developments
- Integrated approach, combining physical, social, economic
- Change from government to governance
- Collaborative planning, partnerships, process

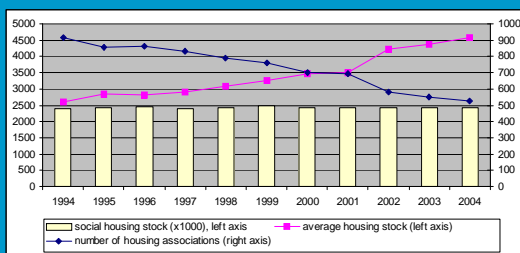


Actor : housing associations (HA)

- 35% of all housing = 2.4 million = HA = social housing = public housing
- 99+% of all social/public housing = HA
- ¾ of all rented housing = HA
- Council housing (ca. 20%) dropped in 1990s
- Size HA = 200 - 70.000 dwellings (average 4 - 5.000)
- New housing stock (80% > 1945)
- 50% are single family dwellings, 50% multi-family
- Social sector (HA) is not residual or stigmatised



Housing associations and the social housing stock



Source: CBS, Central Fund for housing (CFV)

LSE, London

9

OTB Research Institute for Housing, Urban and Mobility Studies



HA and urban renewal

- Strong property position in urban renewal areas
- Overall strong financial position
- Hybrid organisation: 'market investor with a social (non-profit) aim'
- No government money to housing renewal
- No/hardly government money to housing construction
- Instead: debate 'Can housing associations pay (more) for social aims / liveability issues?'
- Who initiates and takes the lead?



Housing associations (HA) in urban renewal

- HA show different policies in urban renewal:
- Active?: Good maintenance vs. Flow (sale, buy, build)
- Issues?: or: Providing only housing
 - Or: also 'social property' (schools, care, shops)
 - Or: also social development (jobs, schooling programmes)
- Aim?: HA for providing a safety net vs. serving as a trampoline stimulate collectivity vs. stimulate own responsibilities



Debate

- What should HA do?
- Who initiates urban renewal process?
- Who pays?
- Role of inhabitants?
- Who is the HA?

LSE, London

12

OTB Research Institute for Housing, Urban and Mobility Studies

