Key players in Dutch urban renewal

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London, LSE, 4 December 2008

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

Physical measures: renovation, demolition

Differentiation

Actors in urban renewal

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
- 99.5% of all social/public housing = HA
- 1% 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

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?