

# **Actors of urban renewal in the Netherlands**

## ***Les Acteurs du renouvellement urbain aux Pays-Bas***

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Paris, 23 November 2007

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# Outline

- **Housing Policy in NL**
- **Urban planning & urban renewal**
- **Actors in urban renewal**
- **Bijlmermeer high-rise area**

# General characteristics in Dutch housing

- High population density (*456/km<sup>2</sup>*)
- Growth of population (*'80-'04 = +15%*)
- New housing stock (*80% > 1945*)
- Many single family houses (*70%*)
- Large public (=social) housing sector (*35%*)



< 1940





**1950's : recovering, solving the housing shortages, war damages, babyboom**





**1960's : even more shortages, needs, technical possibilities, high-rise**



# Housing Policy

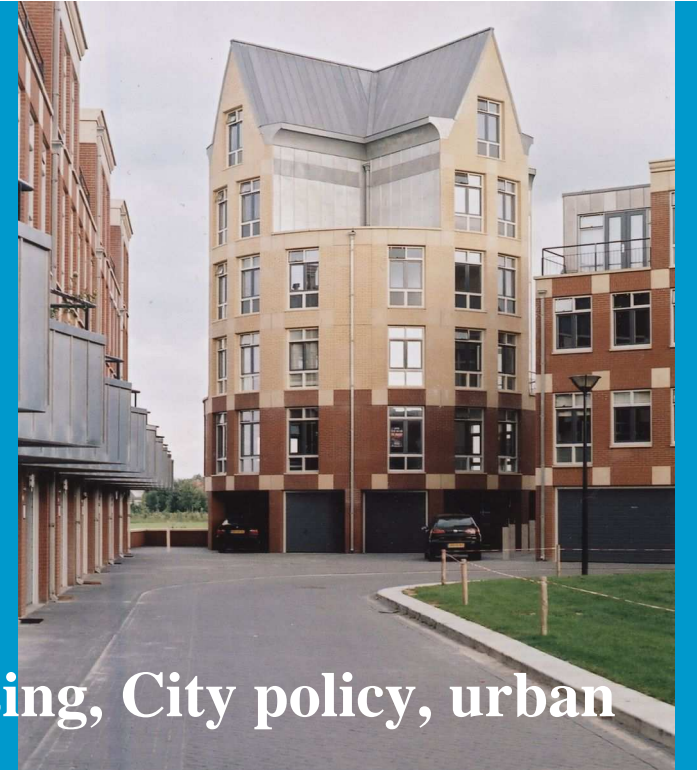
- **1950's : recovering, solving the housing shortages, war damages, babyboom**
- **1960's : even more shortages, needs, technical possibilities, high-rise**
- **mid 1970's : back to the human scale, housing peak productions, shift to single family houses, urban renewal, participation, suburbs**



**1980's : urban renewal, urban sprawl, suburbs, compact cities**







•1990's + 2000's: more owner occupied housing, City policy, urban renewal, sustainability



# General characteristics in Dutch urban planning

- **Housing important within urban planning**
- **Ongoing scarcity leading topic**
- **Believe in consensus**
- **Believe in planning**
- **Strong role local government**

# Urban renewal policy (1)

- Urban reconstruction in the 1960s
- Physical renewal in the 1970s and 1980s
- Social renewal around 1990
- Economic revitalization in the 1990s
- Late 1990s: Urban restructuring, Big City Policy

# Urban renewal policy (2)

- 2000s – at present:
- More social tension since 2002
- Relation physical – social activities
- Integral approaches for neighbourhoods
- Mixed housing measures: demolition, renovation, new building, sale



## Renovation + demolition





## Differentiation



# Urban renewal policy (3)

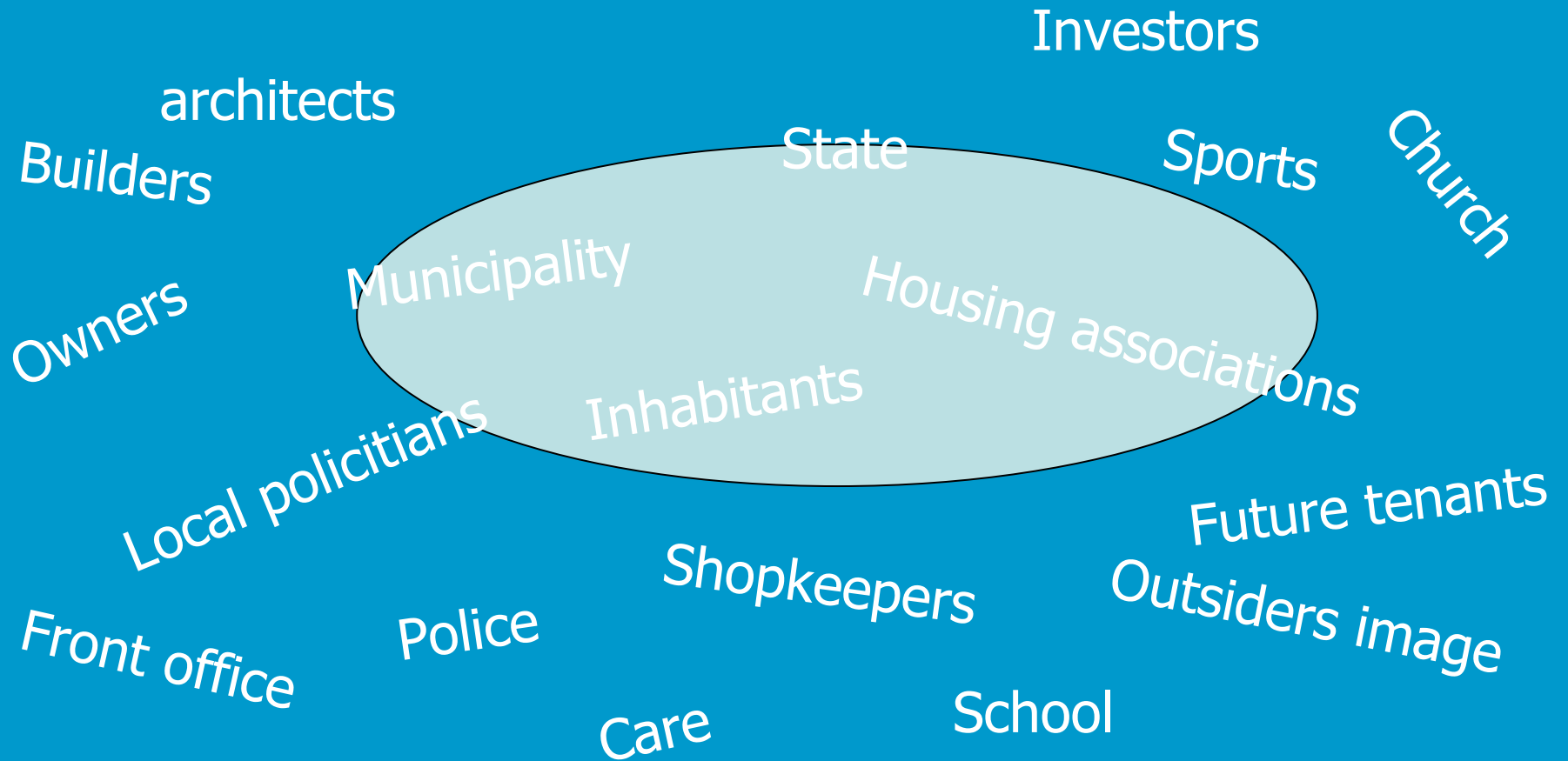
- At present: urban renewal is aimed at differentiation, social mix and housing mix
- Present urban renewal areas are often 70-100% social rented sector
- Aims: 20-40% less social sector housing, 20-40% more owner occupied housing
- (besides other soc-ec. aims: elderly, facilities, jobs, social aims, environment, etc)
- Participation of many actors

# Actors in urban renewal

Investors  
architects  
State  
Sports  
Church  
Builders  
Municipality  
Housing associations  
Owners  
Local politicians  
Inhabitants  
Future tenants  
Front office  
Police  
Shopkeepers  
Outsiders image  
Care  
School



# Actors in urban renewal



# Actor: the State

- Omnipotent in the 1950s, 1960s, 1970s
- Transition from late 1970s
- Now: Big City Policy
- Central government policy makes contracts with local governments
- Urban renewal = physical, social and economical
- **Focus** 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)

# The local level

- Then: strong role local government
- Municipalities developed, built, decided
  
- At present: strong position housing associations in urban renewal areas
- Change from government to governance
- Collaborative planning, partnerships, process
- In neighbourhoods: local government, housing association, inhabitants: plus range of others

# The local level : housing associations (HA)

- 35% of all housing
- Size 200 - 70.000 dwellings (average 4 - 5.000)
- 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
- 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. flowing organisation (selling & buying & building)
- Activities: new buildings vs renovations
- Issues?: Providing only housing vs. also schools, care, shops, jobs, mortgages, etc
- Aim?: HA for providing a safety net vs. serving as a trampoline
- Philosophy: stimulating collectivity vs. stimulating own responsibilities

# Bijlmermeer, Amsterdam

- Housing & planning in NL
- Urban renewal in NL
- Example: Renewal in the Bijlmermeer, Amsterdam *{Renouvellement et demolition du grand ensemble du Bijlmermeer}*
- See separate article in 'Cities'





## Bijlmermeer, Amsterdam

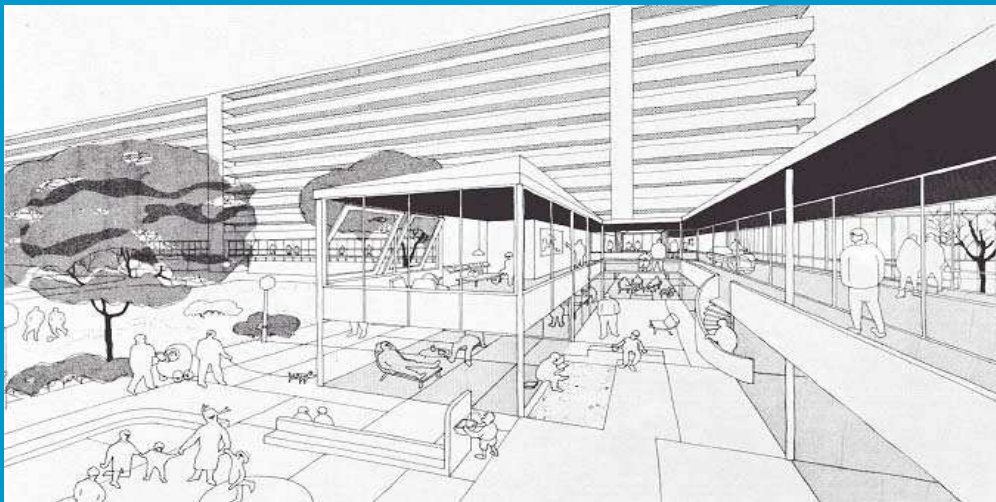


**The city of tomorrow  
for the people of today ...**



# Bijlmermeer, the idea *{la creation}*

- 13.000 dwellings, in 30 blocks, 10 storeys high *{13.000 logements, 30 barres de 10 etages}*
- Built 1968-1974 *{construit}*
- separation of functions and traffic *{séparation des fonctions et des flux de transports}*
- many collective spaces and greens *{beaucoup d'espace vert collectif}*



# Problems



Many vacancies, bad image, influx Surinamese, many removals, crime, pollution, safety, drugs, disastrous financial exploitation, ....



# Renewal Projects 1980s + 1990s

Many Projects to control the problems:

- Technical improvements flats
- Improvements direct environment
- New entrances, lifts, etc
- Splitting dwellings
- Video Camera control
- Dividing up the long galleries
- Flat wards, concierges
- Lowering the rents .....

# Integral renewal 1992-2010/12

More integral approach *{approche plus globale}*:

1. physical renewal *{renouvellement physique}*
2. social-economical renewal *{renouvellement socio-économique}*
3. renewal of maintenance: liveability, safety maintenance *{renouvellement de la gestion : qualité de vie}*
4. financial situation housing association 'Nieuw Amsterdam' *{amélioration de la position financière du bailleur social}*



## Physical renewal



# Population Now

- In 13.000 dwellings live about 30.000 people
- 80% born abroad *{etranger}*
  - 45% Suriname + Neth. Antilles
  - 35% Rest world (esp. West-Africa)
  - 20% Netherlands
- Weak population: work, schooling, incomes

# Population process

- Participation: formal and informal
- Wishes residents are starting point
- Social plan
- Re-housing: 1st choice *{relogement: 1e choix}*  
*1/3 to Amsterdam, 2/3 in Bijlmermeer*
- Compensation: € 3.000 - € 5.000
- Rents = same level (but: not cheap!)  
*{prix n'est pas changé}*
- Attractive new houses



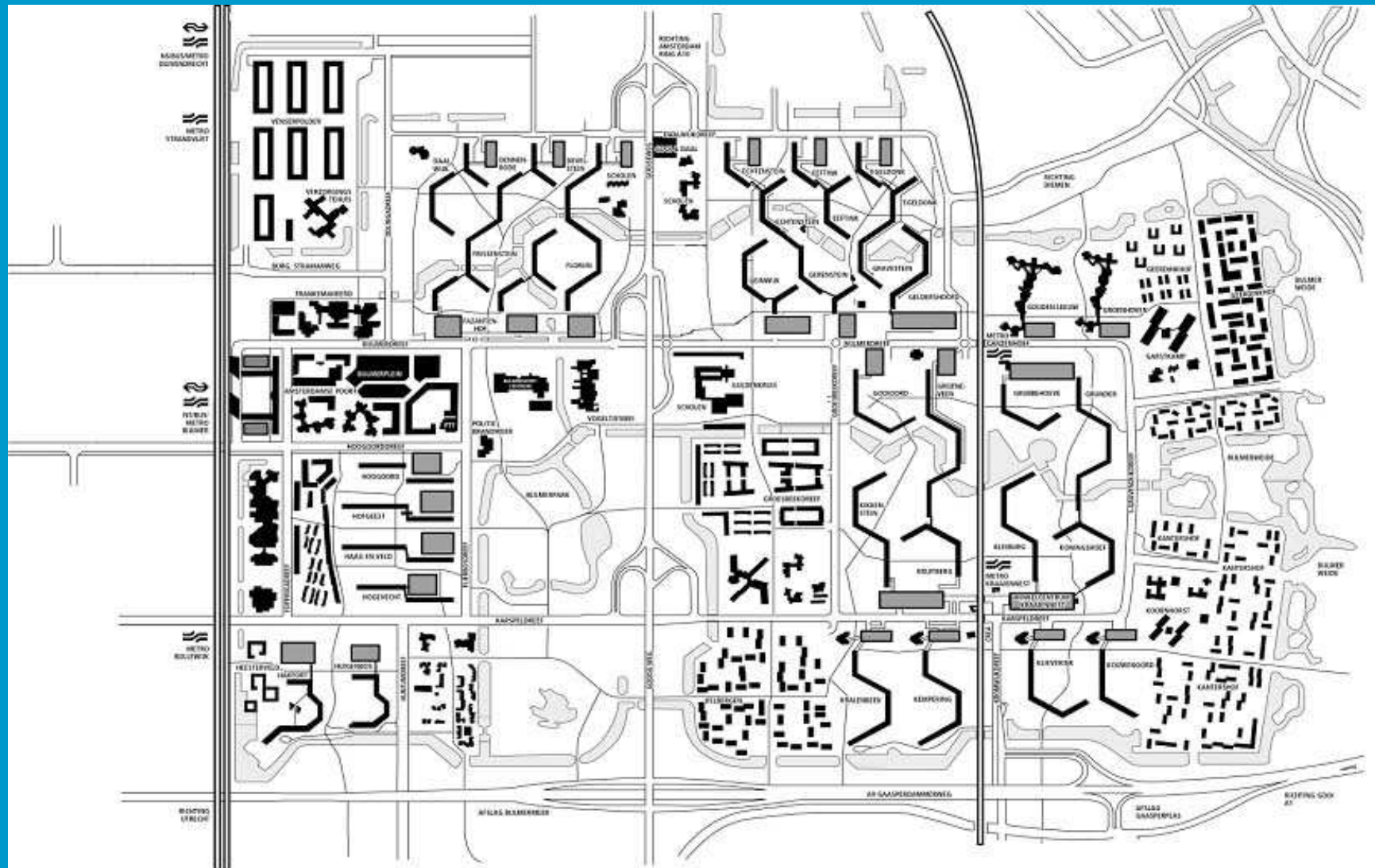


# Bijlmermeer Renewal; Start 1992 and End 2012

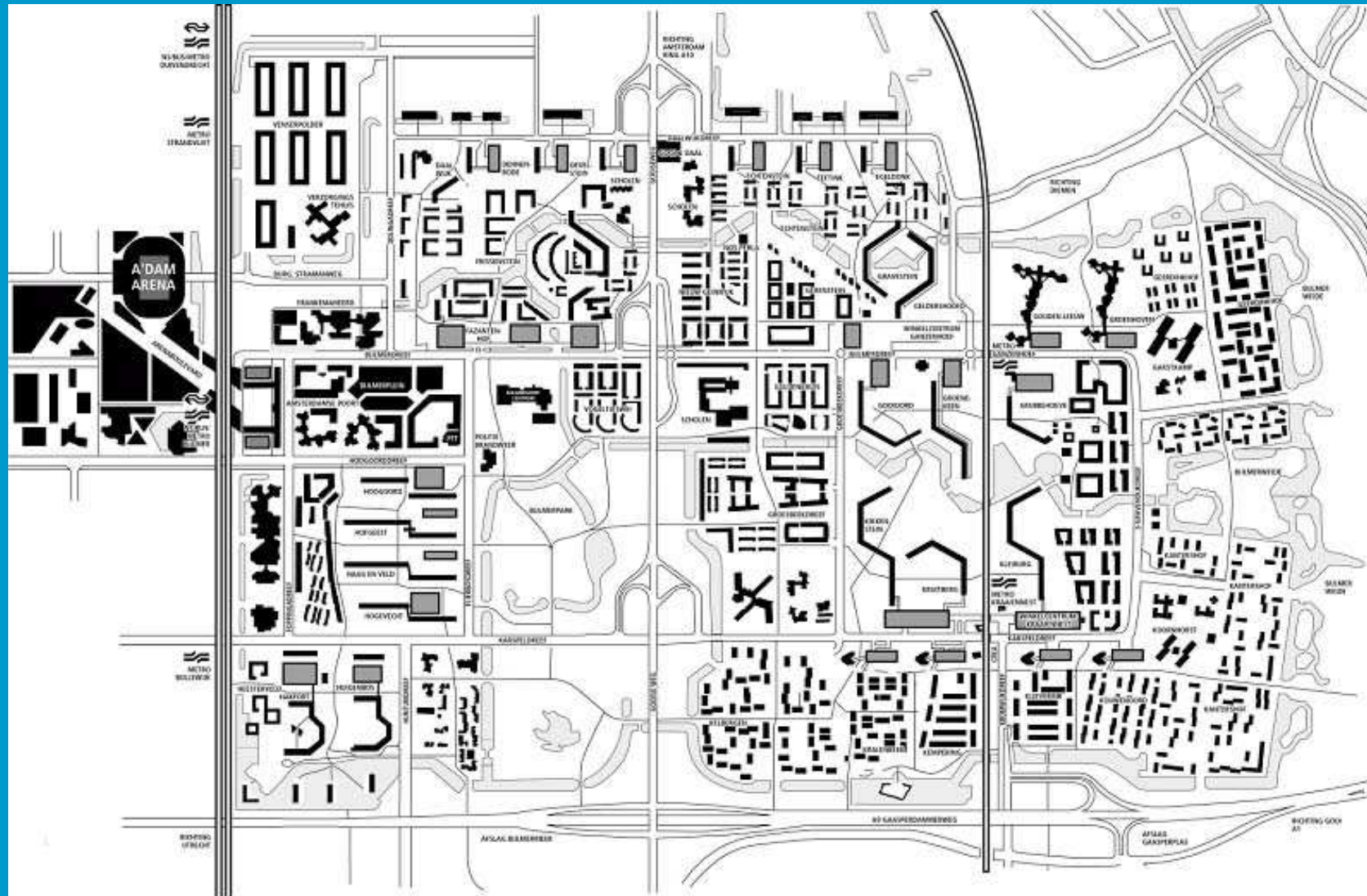
	1992		2012	
	Abs.	In %	Abs.	In %
<b>Start total high-rise, <i>hlm</i></b>	<b>12.500*</b>	<b>100%</b>		
<b>demolition</b>			<b>6.500</b>	<b>52%</b>
<b>Upgrading + sale</b>			<b>1.250</b>	<b>10%</b>
<b>Renovation</b>			<b>4.750</b>	<b>38%</b>
<b>New housing</b>			<b>7.200</b>	
<b>Total</b>	<b>12.500</b>		<b>13.200</b>	
<b>Social housing</b>		<b>100%</b>	<b>6.600</b>	<b>50%</b>
<b>High-rise</b>		<b>100%</b>	<b>6.000</b>	<b>45%</b>

\* from Nieuw Amsterdam Housing Association

# Start: situation 1992



# End: situation 2012



# Organisation + financing

- All activities in Project Office:
  - City of Amsterdam *{ville d'Amsterdam}*
  - Housing association *{bailleur social}*
  - Arrondissement Southeast *{arrondissement}*
- Financing
  - City of Amsterdam (50%) *{ville d'Amsterdam}*
  - Central Fund of housing associations (50%) *{fonds central des bailleurs sociaux}*

## Costs {Coûts}

- Total Investments (excl. Arena area) 1.600 million Euro {*investissement total*}
- Costs (loss) 450 million Euro {*cout (perte)*}
  - this is 35.000 Euro per household

# Weaknesses *{faiblesses}*

- Problems with safety and liveability *{problemes de securite, cadre de vie}*
- Removal of problems, junks, dealers, crime, etc. *{déplacement des problemes de delinquance, toxicomanes, etc.}*
- High costs *{couts}*
- Long time process *{duree longue}*



# Summary

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- **Actors in urban renewal**
- **Example: Bijlmermeer high-rise area**