



UNIVERSITY OF AMSTERDAM

Un-mixing Communities in the Social Rented City

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Dutch Housing Associations

- Late 19th century social housing movement
- 1901 Housing Act
- Post-1945 expansion: object & subject subsidies, rent control
- Munciple housing & housing associations

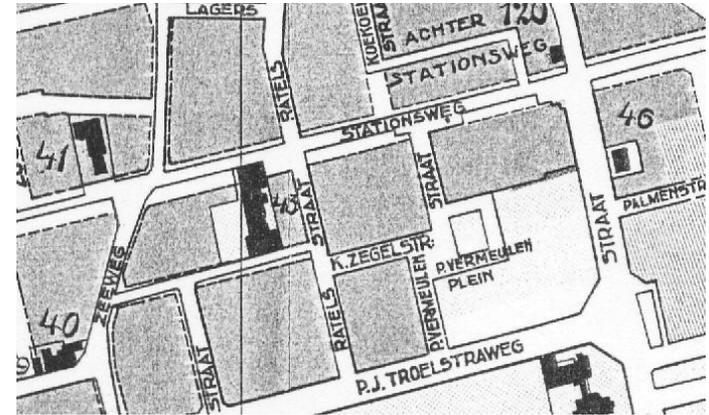
- 1990 breakpoint: neo-liberalisation?
- 1995 Bruterling
- 2000 Mensen Wensen Woning
- 2009 EU Ruling
- 2015 Housing Act, market priorities



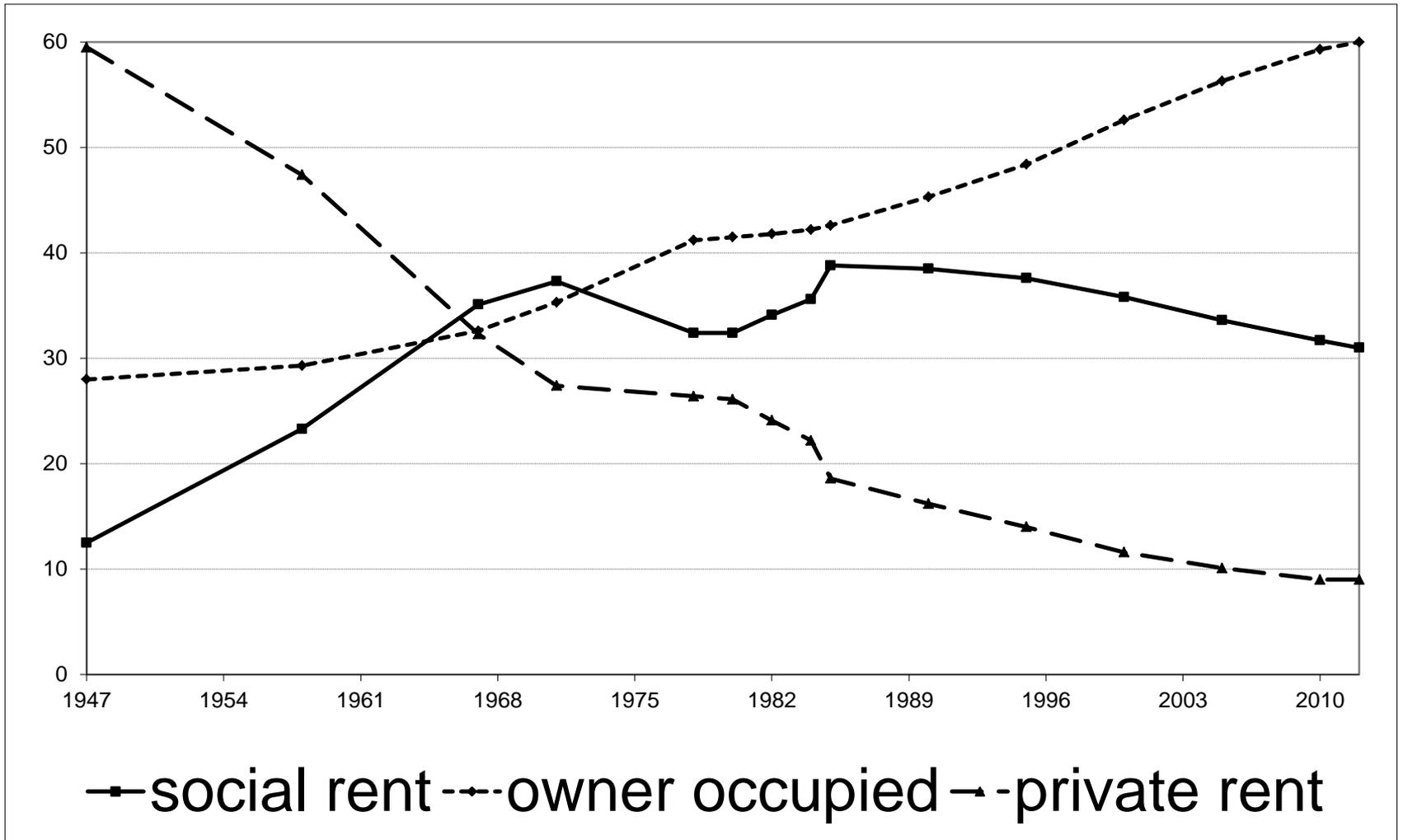
**Amsterdam, 1909,
woningcorporatie,
(v.d. Pek 1909)**

The Rise and Fall

- Is the Netherlands becoming a ‘dualist system’ (Elsinga et al, 2008)?
- EU ruling (reducing access) Landlord Levy (increasing rents) Housing Act (reducing stock)
- Social rental sector shifting from ‘wider affordability function’ to ‘social safety net’?
- Has the system always had the propensity to be rendered back to the market (Harloe 1995, Kemeny, 1995; Malpass and Victory 2010)?
- What about the Social Mix?

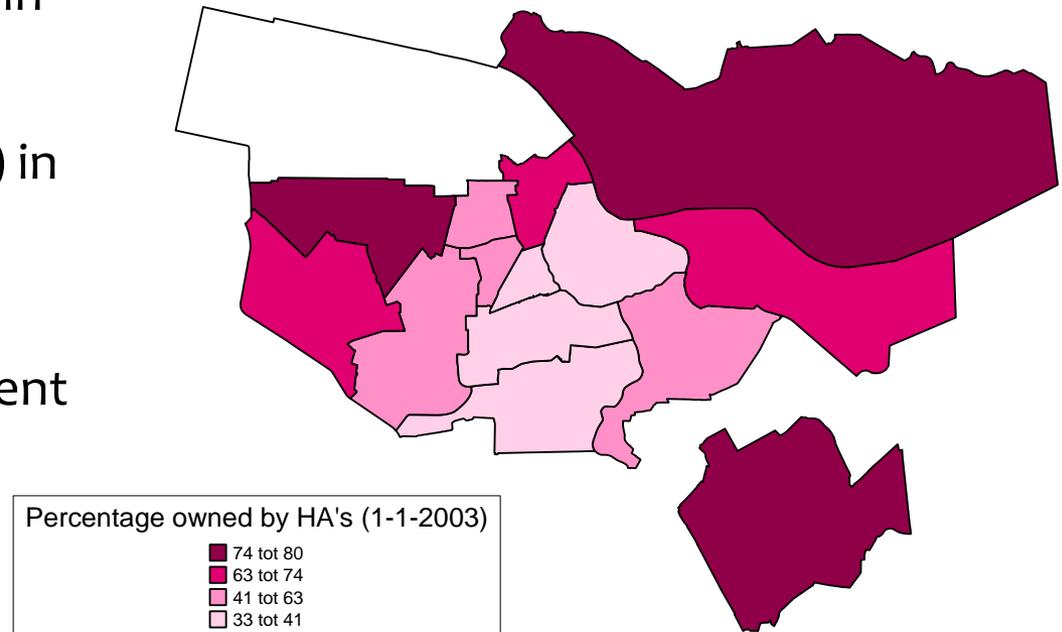


Housing sectors Developments in The Netherlands, 1947-2012

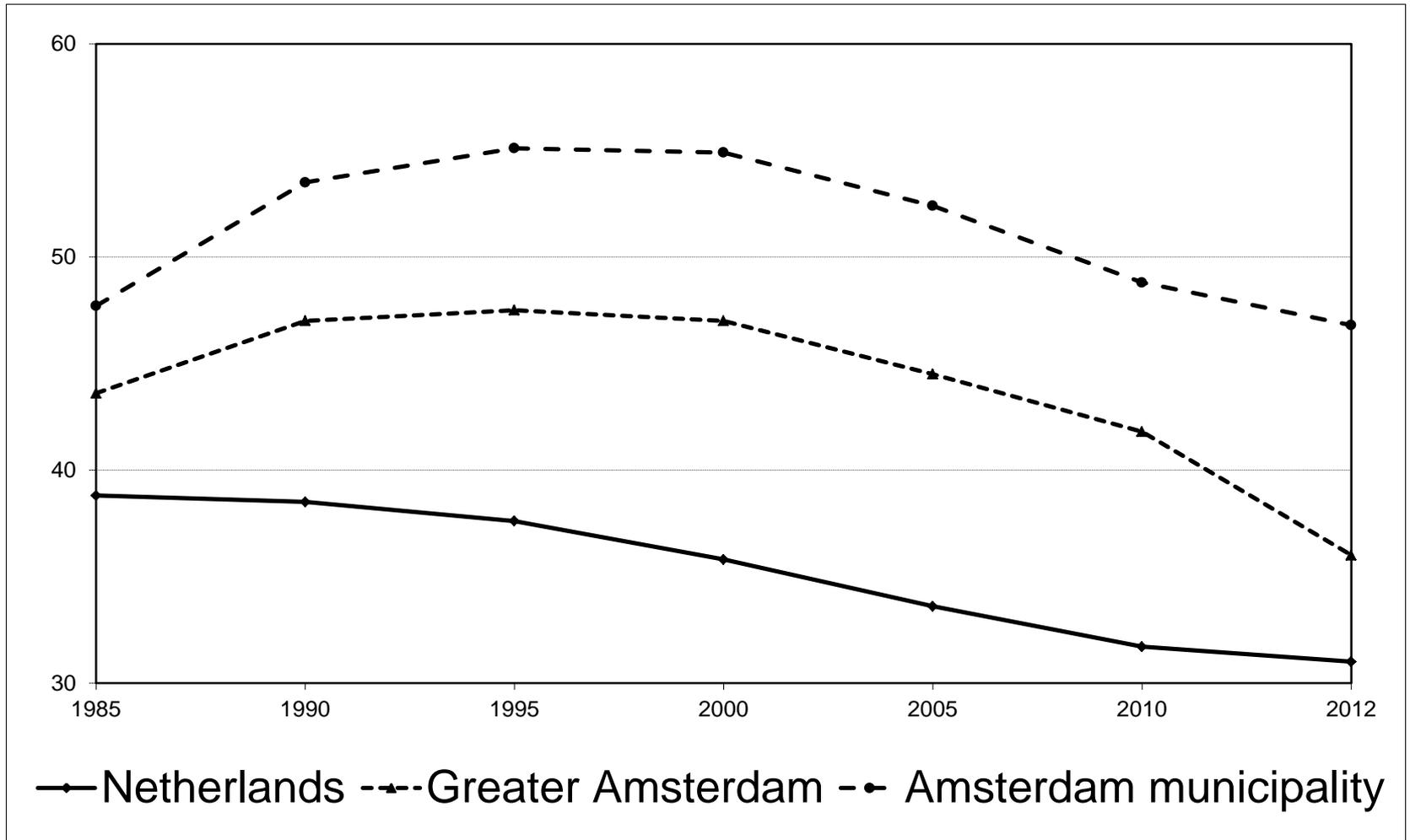


Social Mix and Amsterdam's Social Housing

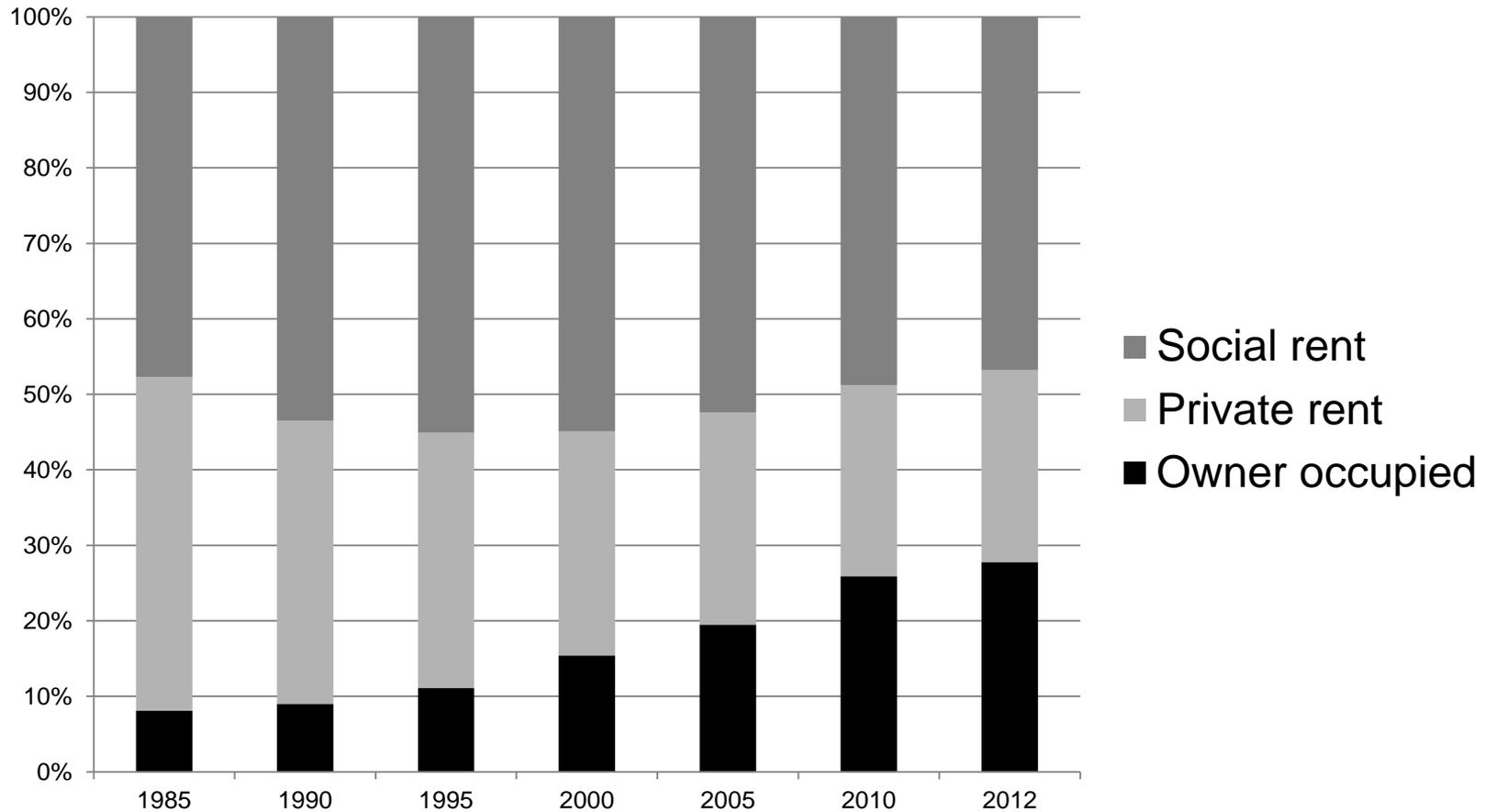
- Still 47% of housing in 2015 (down from 58% in 1995)
- In 2003, social rental dwellings in every City-District (min 30%)
- With concentrations (max 80%) in post war neighborhoods
- Favorable land deals brokered between HA and City government
- Revolving fund after 1995 (sell/rent building ratios 7/3)
- 'Right to sell' since 1990s, but more intense sales since 2010



Social rented sector as % of total housing stock 1985-2012

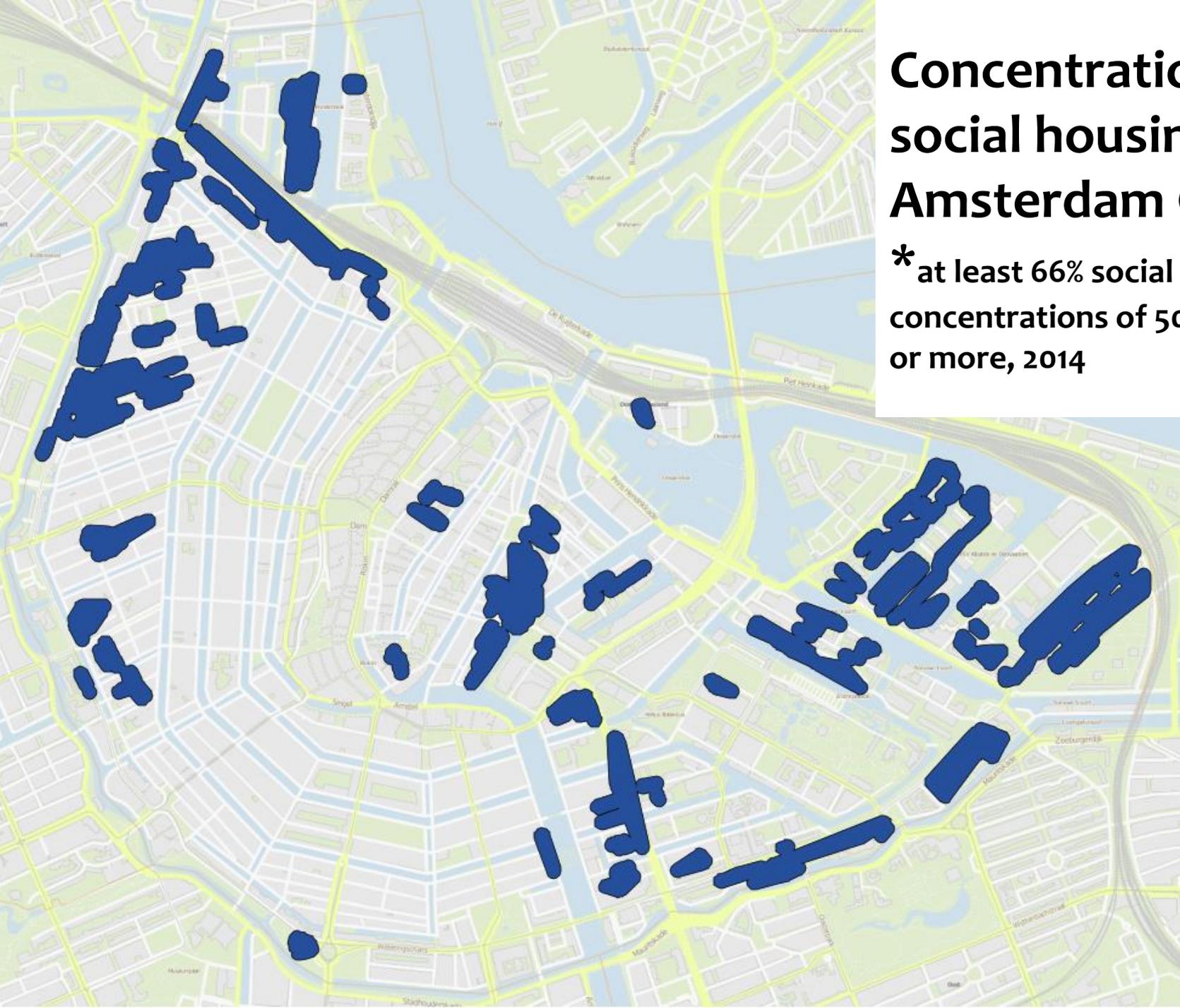


Tenure change in Amsterdam 1985-2012



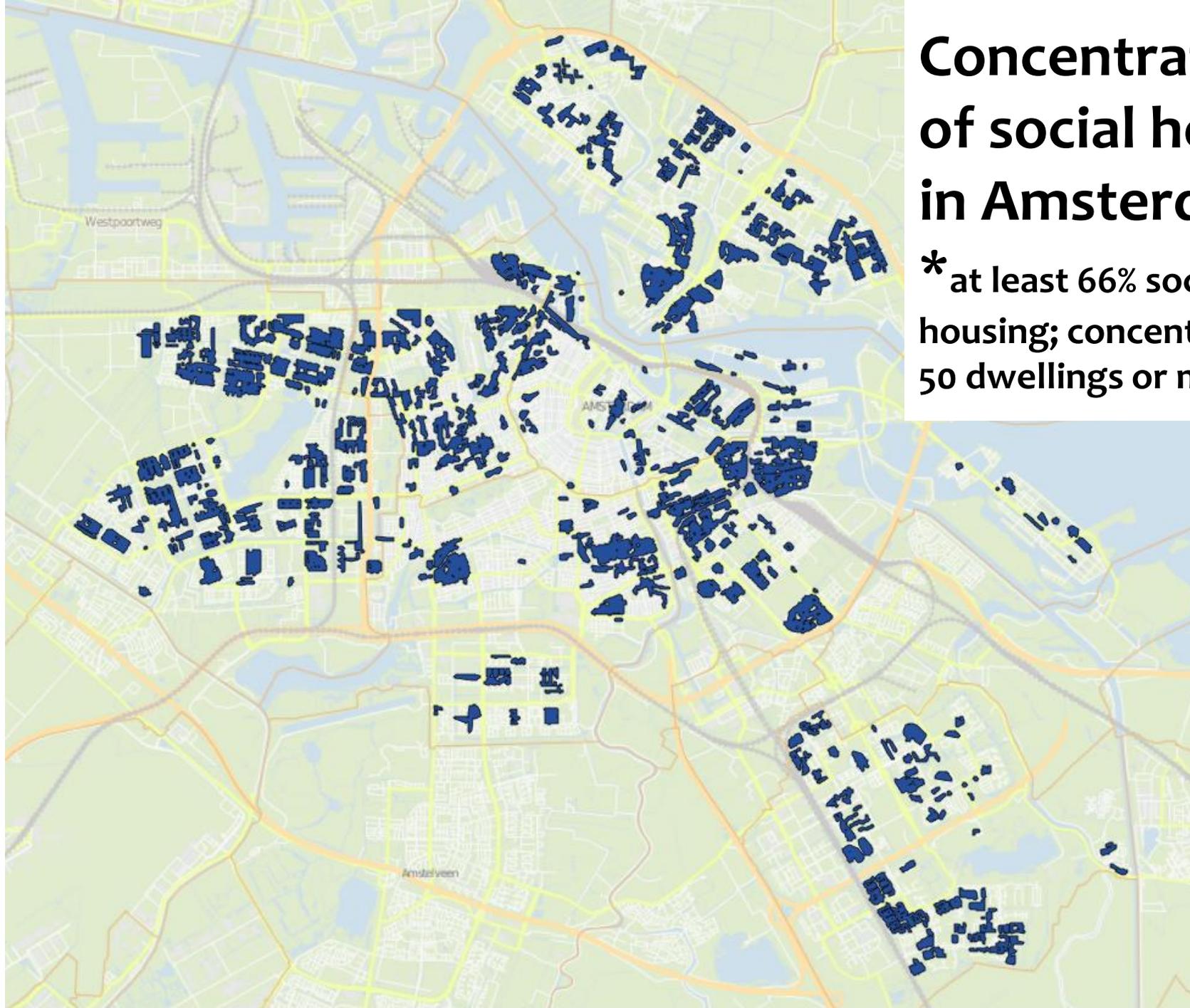
Concentrations of social housing in Amsterdam Centre

*at least 66% social housing;
concentrations of 50 dwellings
or more, 2014

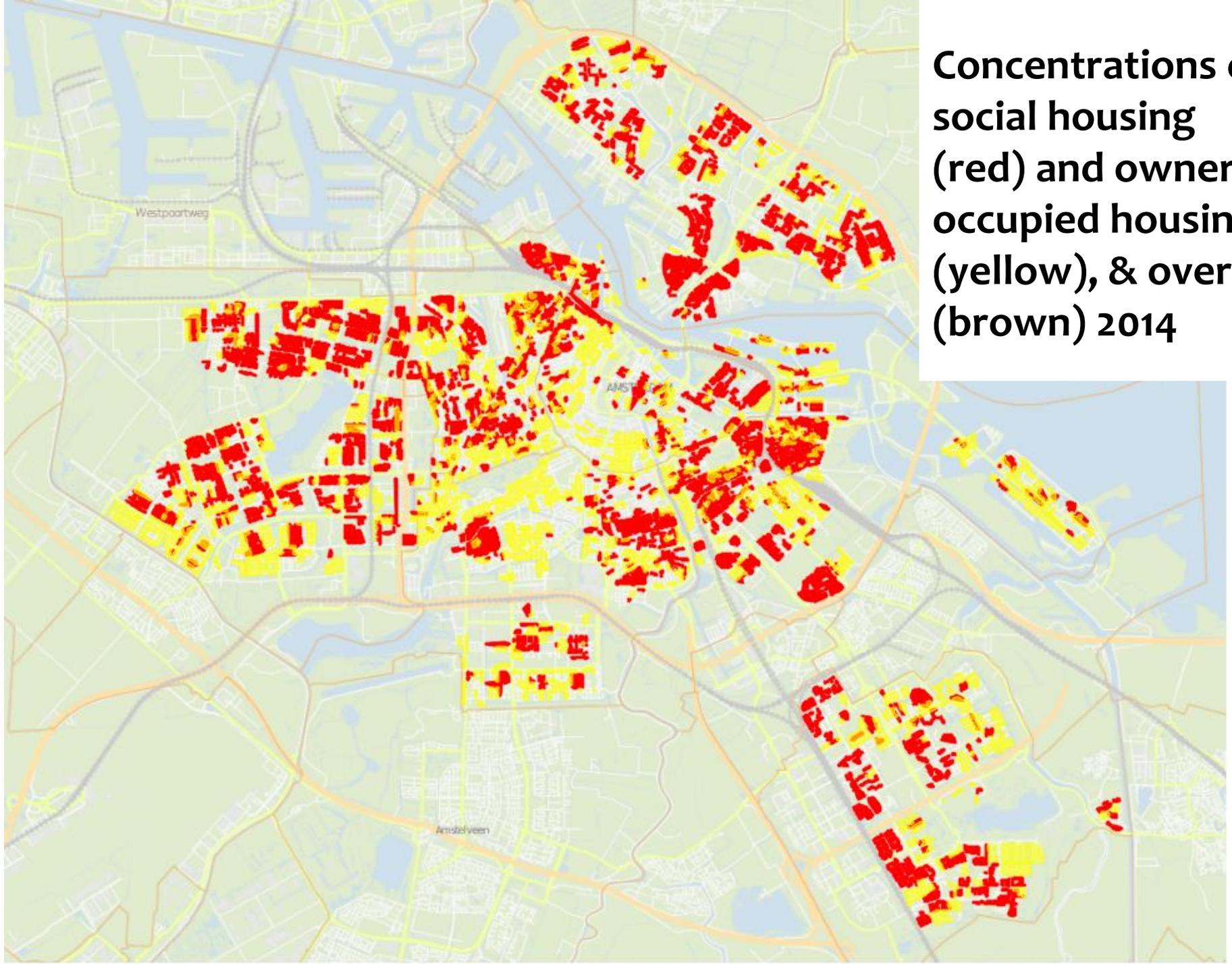


Concentrations of social housing in Amsterdam

* at least 66% social housing; concentrations of 50 dwellings or more, 2014

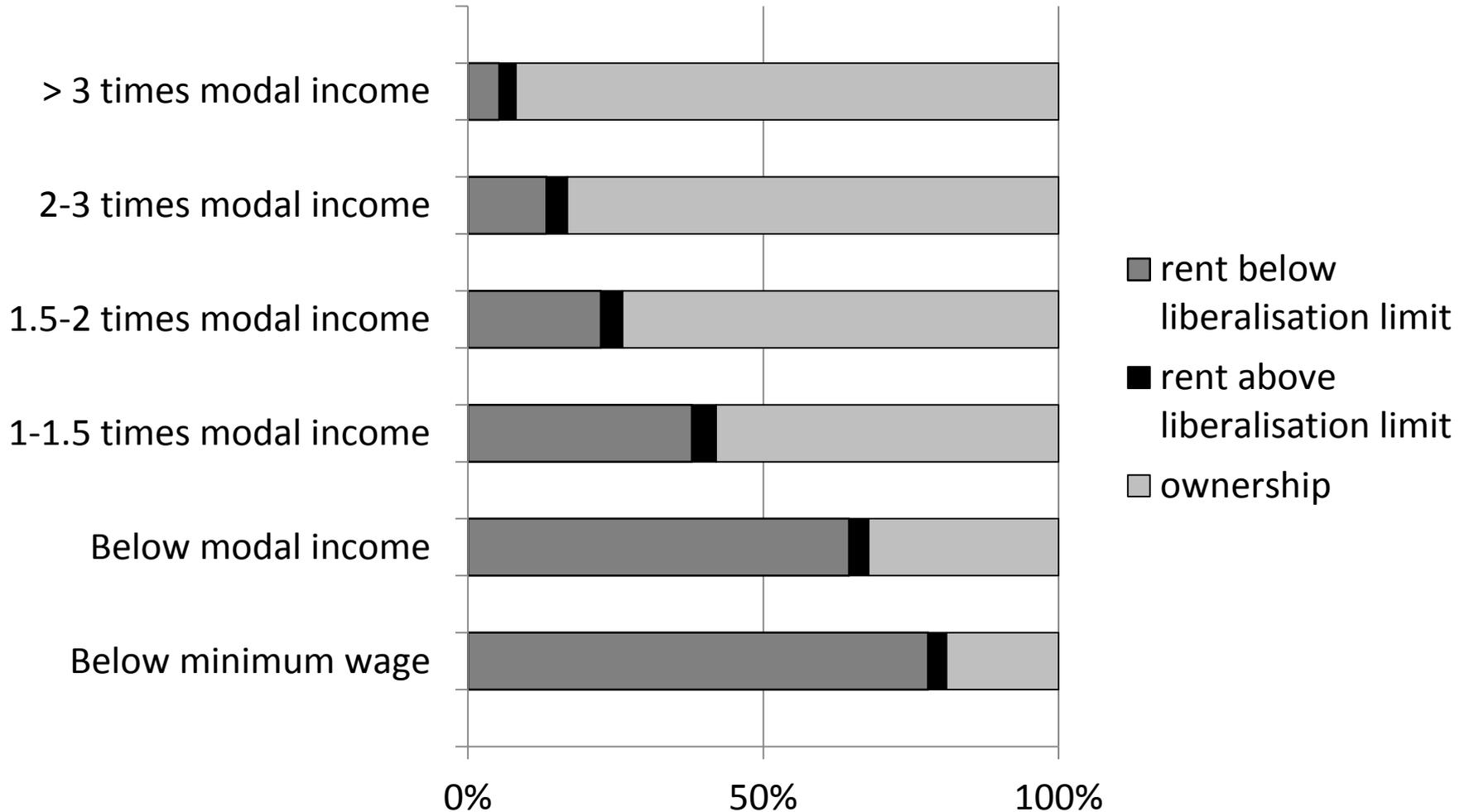


**Concentrations of
social housing
(red) and owner-
occupied housing
(yellow), & overlap
(brown) 2014**



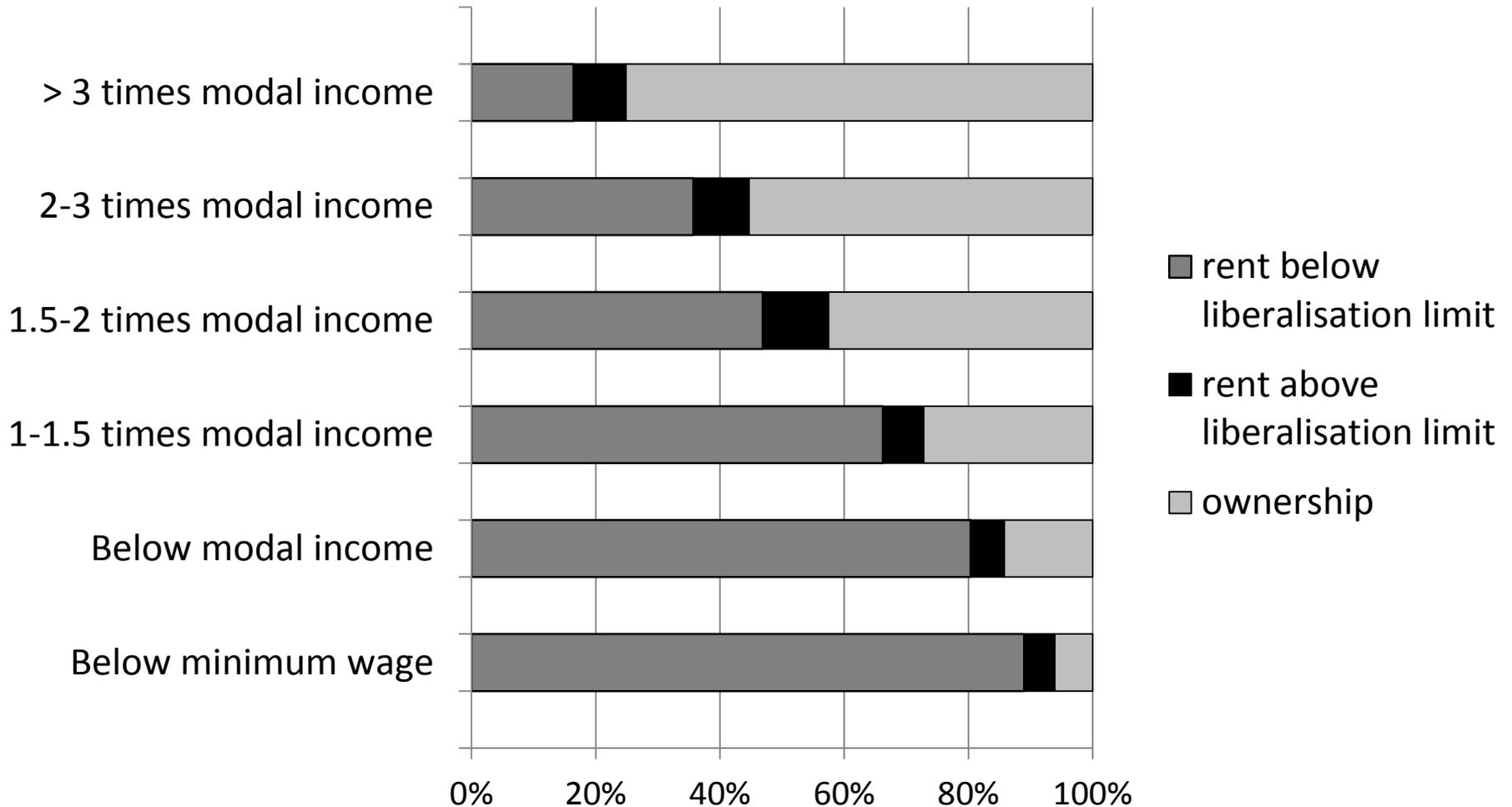
Household income and tenure type

The Netherlands, 2009



Household income and tenure type

Amsterdam, 2009



Pressures on Social Housing

- Too many 'Fordist' dwellings associated with some sector marginalisation & stigmatisation
- Yet not entirely residualised (large stock, not rigidly separated from other housing, preventing sharp segregation)
- Imbalance between demand/supply of social housing, resulting in long waiting lists (up to 9 years in Amsterdam)
- Neo-liberalisation: semi-privatisation, entrepreneurialisation of HA - sell-offs to households and en-block to private sector
- Issue of 'Scheefwoners': 500,000 social renters earn too much – push out through higher rent (4% over inflation)



Debat brengt oplossing voor scheefwonen nog niet dichterbij

Sociale woningmarkt In de week van het Kamerdebat over scheefwonen, kwam de Raad van State met een ingrijpende uitspraak.

✎ Jos Verlaan 5 februari 2016

Het had dinsdag een debat over scheefwonen op de sociale woningmarkt moeten zijn. Maar het werd een debat met minister Blok (Wonen, VVD) over reparatie van zijn wetsvoorstellen daarover.

Zoals de bestaande wetgeving uit 2013, waarin geregeld was dat woningcorporaties bij de fiscaal inkomensgegevens kunnen opvragen voor de vaststelling van de jaarlijkse huurverhoging. Uitgerekend in de week van het debat over de wet die scheefwonen tegen moet gaan, oordeelde de Raad van State dat de Belastingdienst die gegevens niet zomaar mag vrijgeven. Die verplichting moet bij wet geregeld zijn. Blok stuurde woensdag halsoverkop een brief naar de Kamer waarin hij schrijft dat hij dit geregeld heeft in zijn nieuwe wetsvoorstel.

Gepensioneerden waren tot begin deze week in het wetsvoorstel vrijgesteld van een inkomensgrens en de daaraan gekoppelde huurverhoging - maximaal de inflatie plus 4 procent. Volgens Blok gaat het om 67.000 huishoudens met een inkomen dat hoger is dan de toetsingsgrens van 39.000 euro. Die groep kan nauwelijks doorstromen naar bijvoorbeeld een koopwoning omdat ouderen amper een hypotheek kunnen krijgen, was de redenering.



Nederland telt 500.000 scheefwoners, schat minister Stef Blok.

Renault ESPACE: één met de weg



De Renault Espace is één met de weg. Dat komt door het revolutionaire 4Control®-systeem met vierwielbesturing. Daardoor is de auto onder alle omstandigheden optimaal wendbaar en stabiel. [Lees hier verder](#)

Trending

Veel gedeeld



GEDACHTE-EXPERIMENT
Wat gebeurt er met de aarde als mensen uitsterven?

Denemarken in de ban van moslimdocumentaire

A73

Zware regen: wegen dicht, uiterwaarden ondergelopen

GEZONDHEIDSZORG

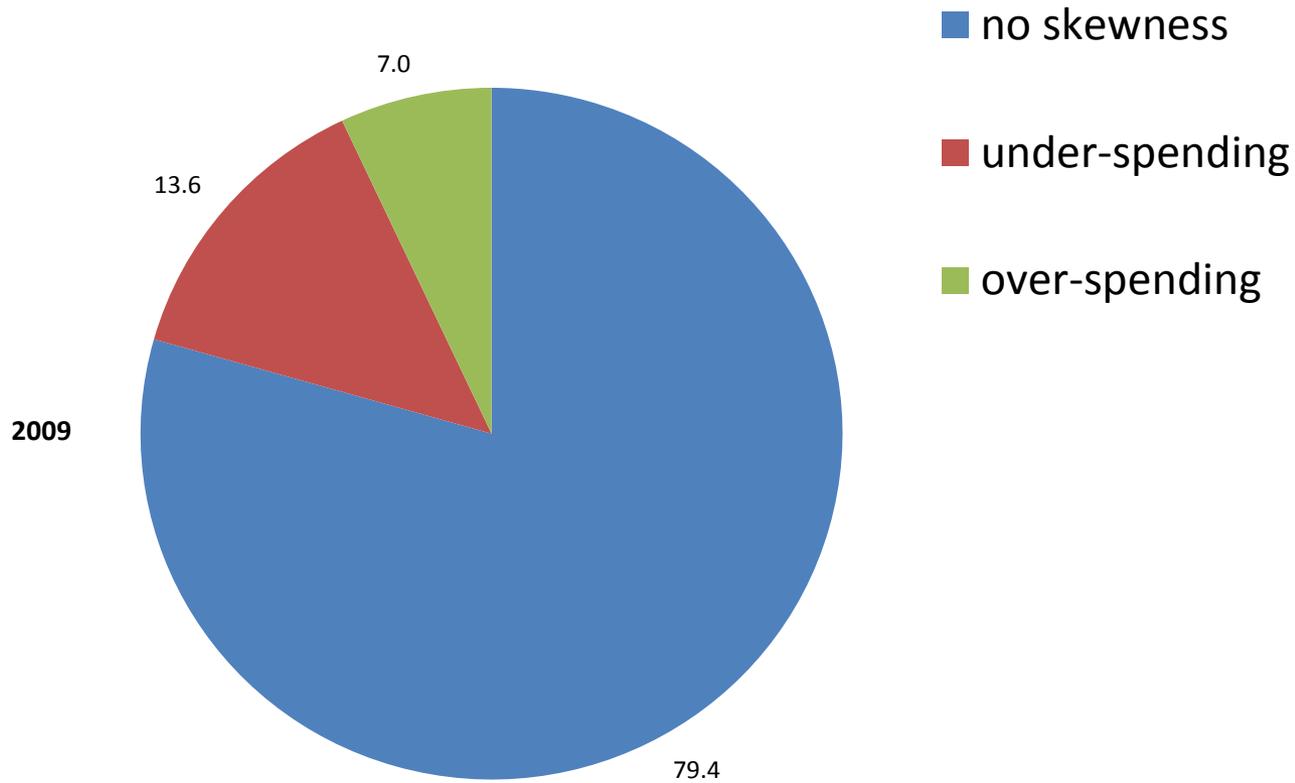
Soms kan je een zieke oudere beter niet genezen

25

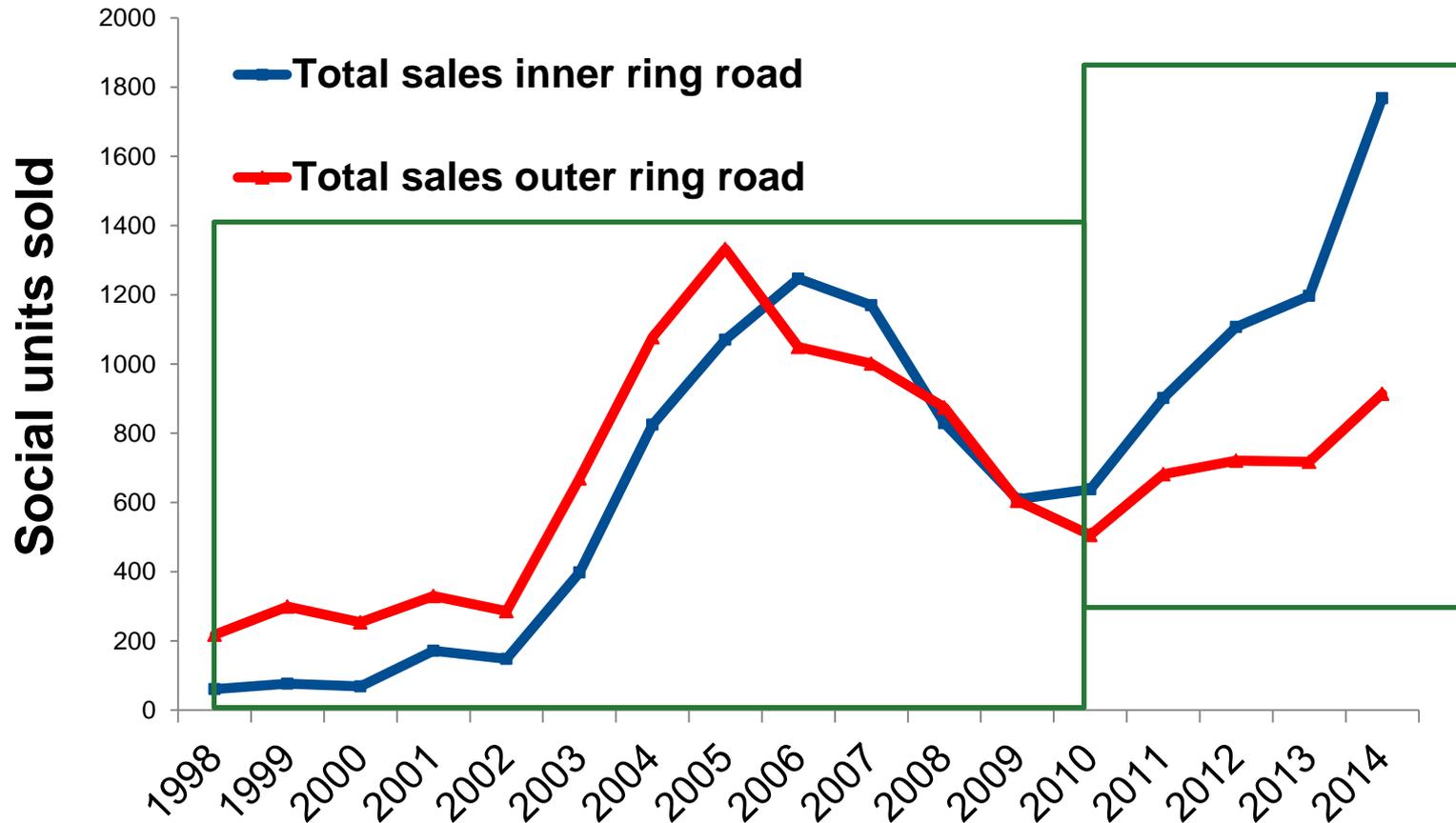
Grote emoties en minder soul bij spraakwaterval Adele



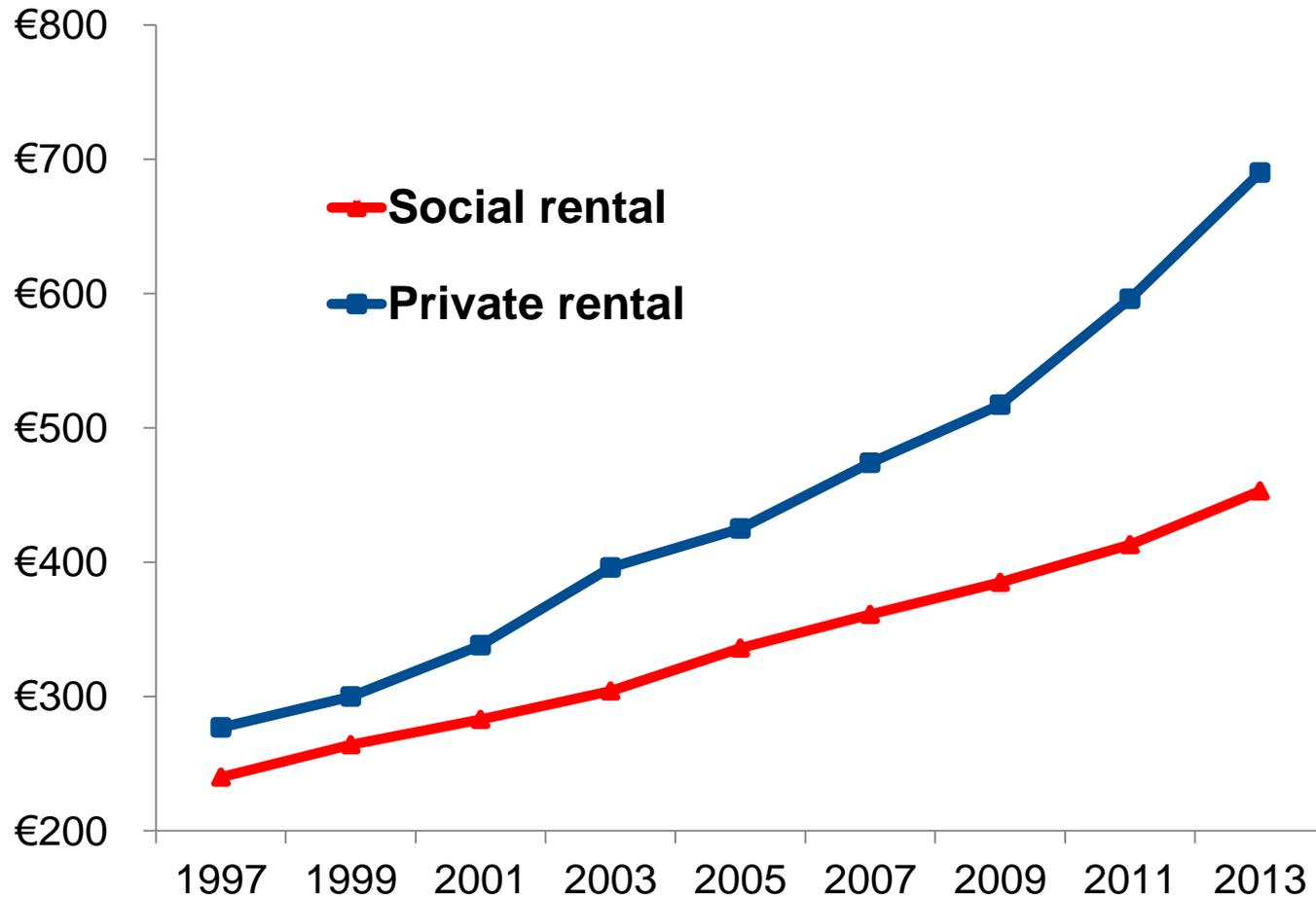
'Scheefwoners' (or skewed tenants) in Amsterdam



Changing geography of social housing sales



Average social & private rent in Amsterdam



Source: 'Living in Amsterdam' surveys 1995-2013

National Rental Property Tax: Landlord Levy

- Proposed by CS in 2010, negotiated by 2012 coalition (VVD & PvdA), agreed in 2013
- Allows annual rent increases above inflation for private landlords and HAs (but with 83% of 1.7 billion Euro from HAs)
- Replaces the Property Transfer Tax (now 2% from 6% in 2011)
- Solves the problem of cheap rents and *scheefwoners* (skewed income-to-rent-ratio tenants) (i.e. 60%+ A'dam rents under 640 p.m.)
- THE PLAN: Allowance for 1.5% rent increase on top of inflation on households with income <33,000, 2% on 33,000 - 43,000 and 4% on 43,000+
- AEDIS, CFV and CPB disagree on calculation (accuse Gov of underestimation)
- Over 5 years HA allowed to adjust rent increases to catch up with levy burden

The Future of Dutch Housing

- Large social housing sector has long protected Dutch households
 - Large SRS reduces marginal home-buyers/vulnerable private tenants
 - Renting still very attractive, includes broad(ish) income range of households, secure, keeps housing cheap for one-third of population
 - In the last crisis HA sustained housing output and was anti-cyclical
- In The Future
 - Residualisation:
 - HA likely to get smaller, not larger, as they rationalize stock
 - HA being forced to split into commercial and non-commercial
 - Increasingly dualised housing sector – but will this mean polarized neighbourhoods as long as Social Stock remains relatively high?
 - Will SKEWNESS remain ‘the problem’?
 - What role for the Private Rented Sector ?