

(Re)development strategies for new and existing neighbourhoods

Egbert de Vries

- ISHF 2019, Lyon
- Housing Crisis
- Financialization
- Availability of affordable Land
- Community development



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Lyon Manifesto

- We call upon the future European Parliament and the next Commission to adopt a social and affordable Housing action plan 2019-2024 consistent with international and regional human rights obligations and debate 5 concrete proposals:
- Social and affordable housing at the heart of the EU Urban Agenda:
- A European investment fund dedicated to affordable housing:
- Ensure that Housing is a “protected investment of the future”: Excluding investments in Social Housing from the Stability Pact, while respecting the various local issues in housing markets.
- Implement effectively the “Housing and assistance to homeless people” part of the European Pillar of Social Rights
- Preserve and strengthen a European legal framework for social and affordable housing: Consolidating the legal framework applicable to affordable housing in the internal market, in particular as regards Services of General Economic Interest, State aids, reduced VAT rates, public-public cooperation

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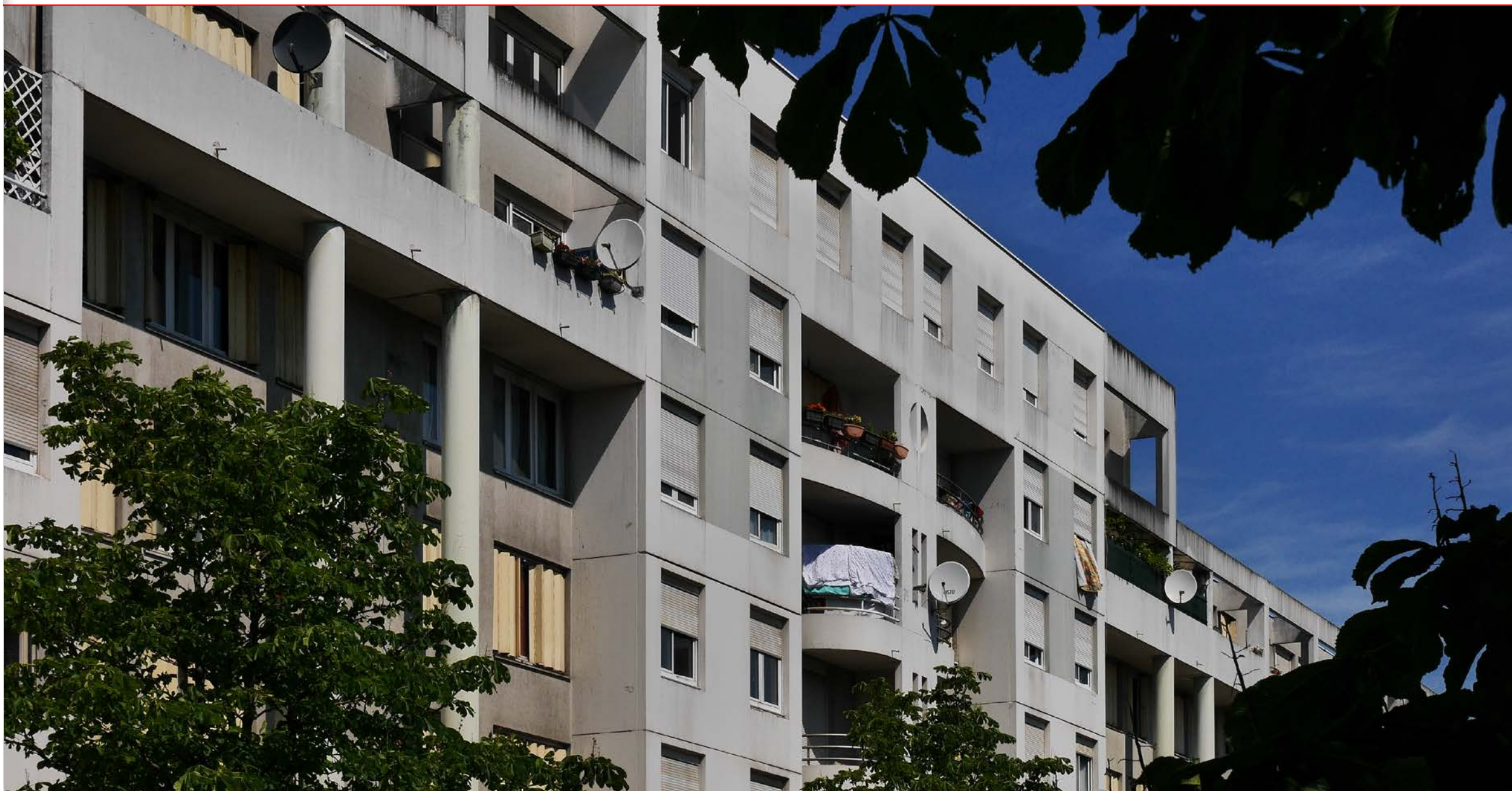
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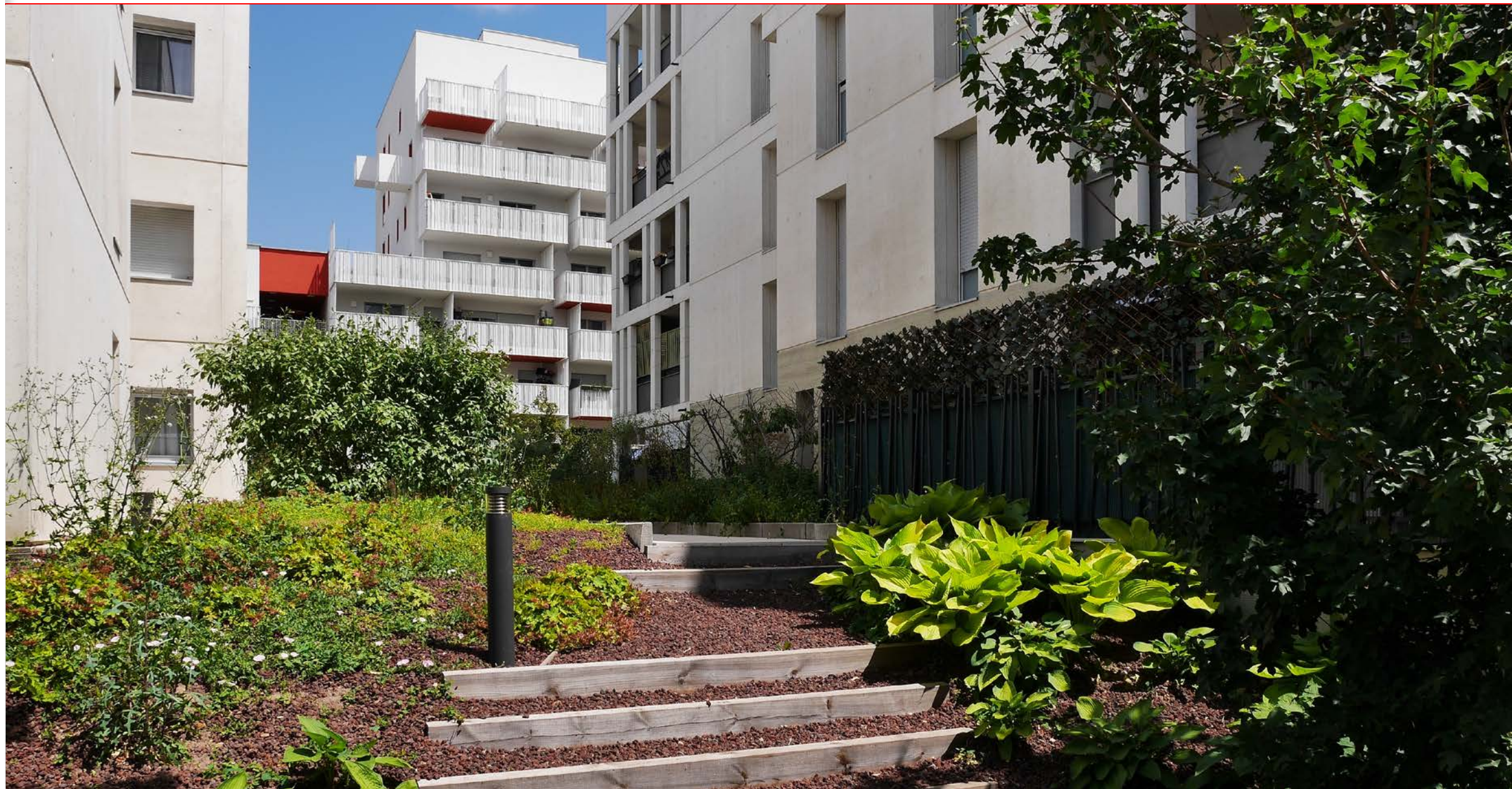
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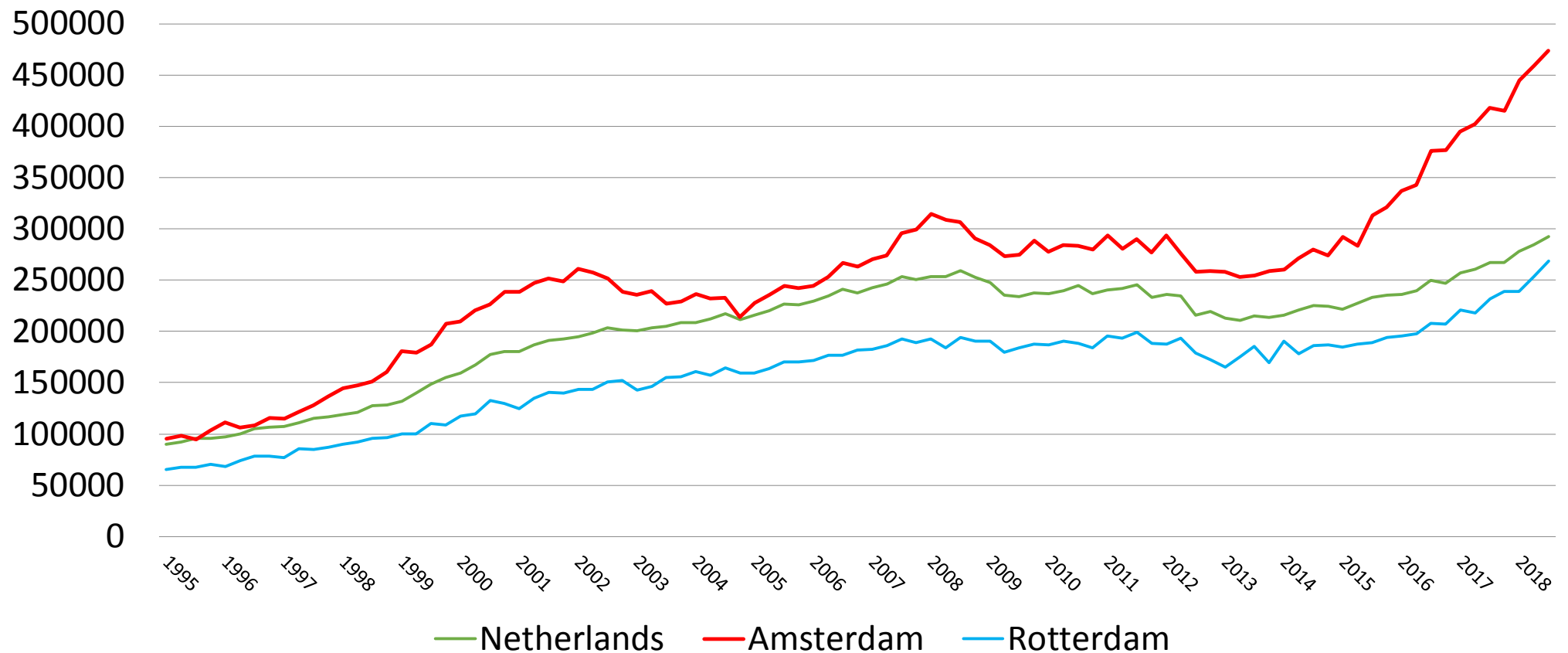
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Rising Prices

Average selling price of existing dwellings in €

Source: CBS



Urban renewal Amsterdam Nieuw-West

Pepijn Bakker, strategy advisor, Rochdale

Eric Nagengast, manager real estate and development, Rochdale

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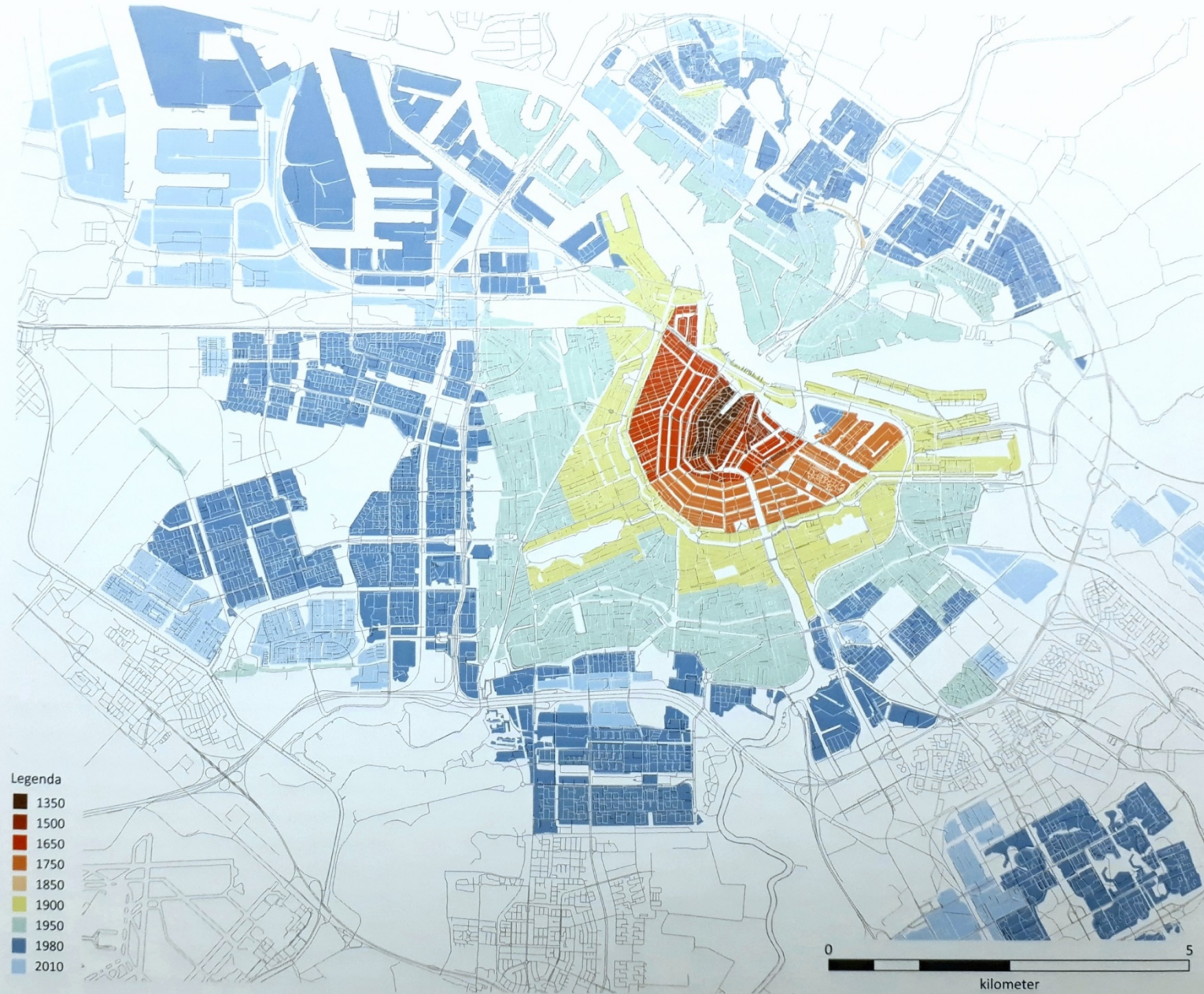
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Journal of Internal Medicine 247: 105–112

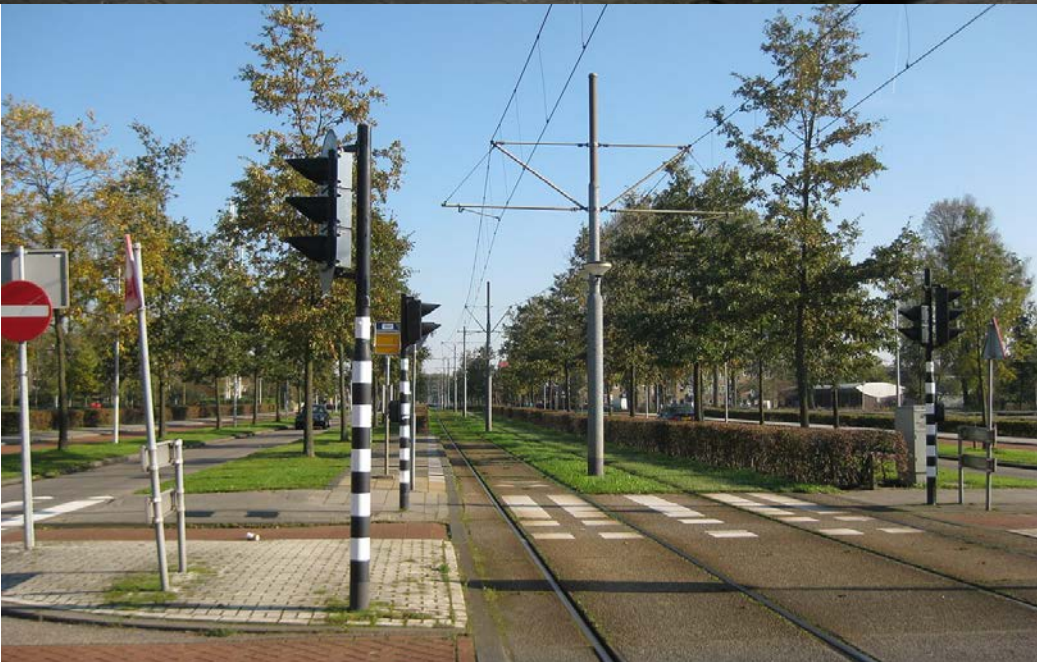


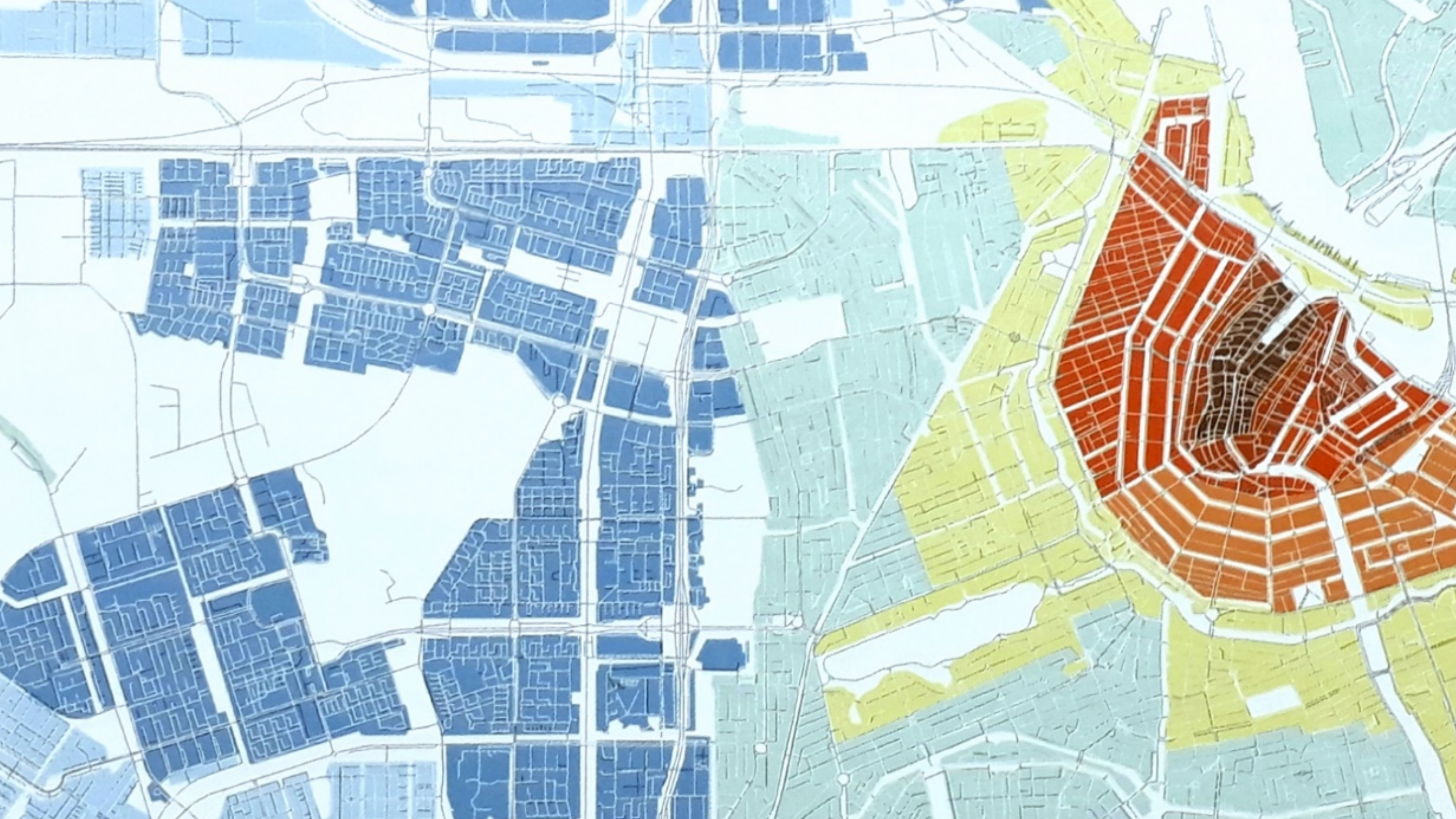


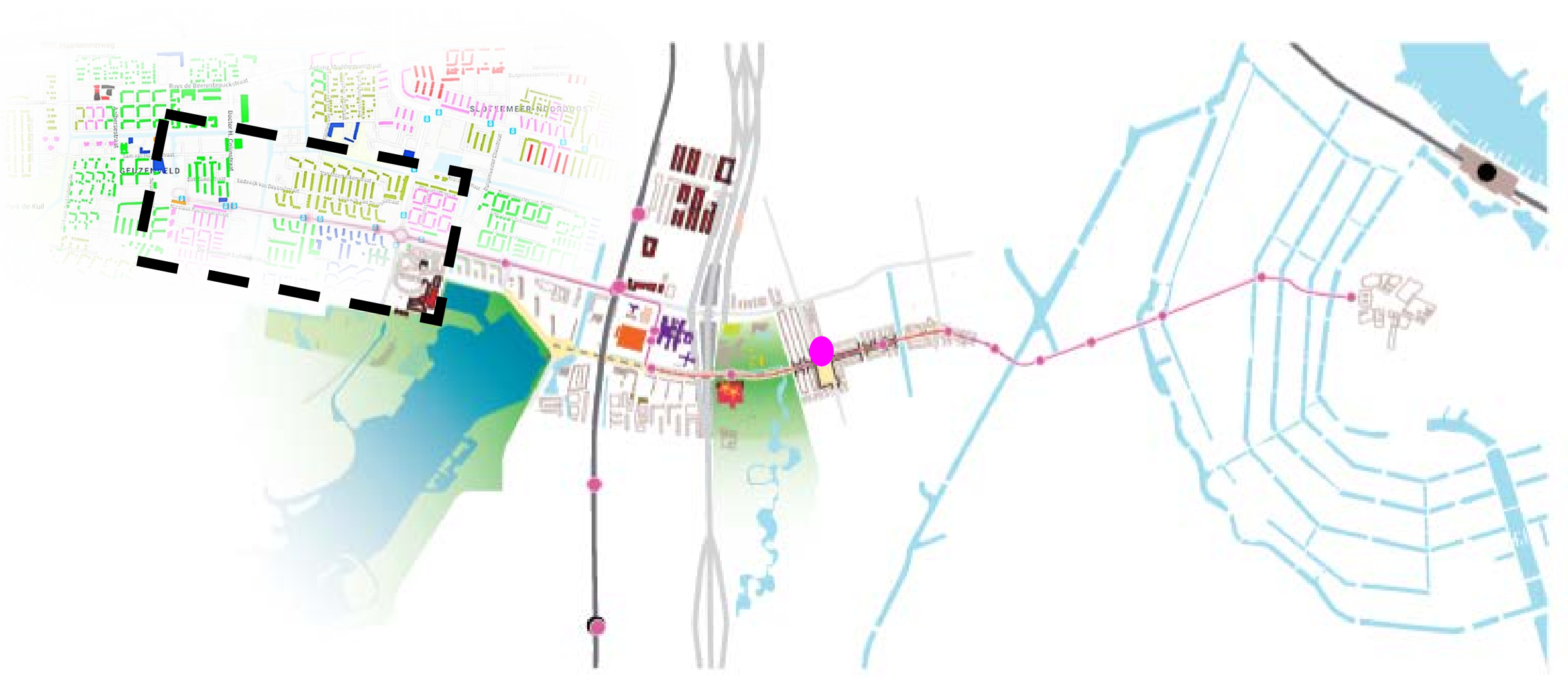


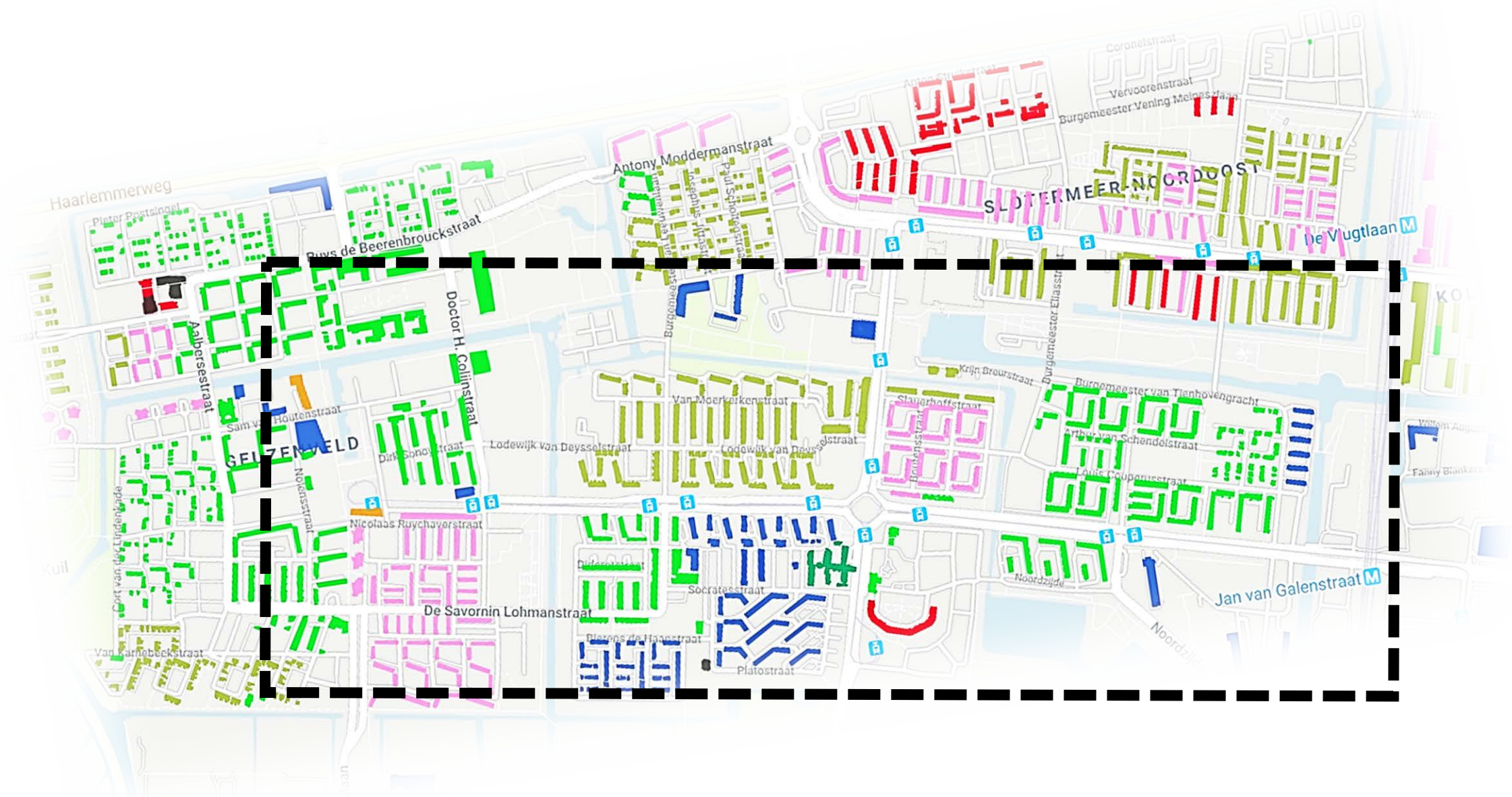






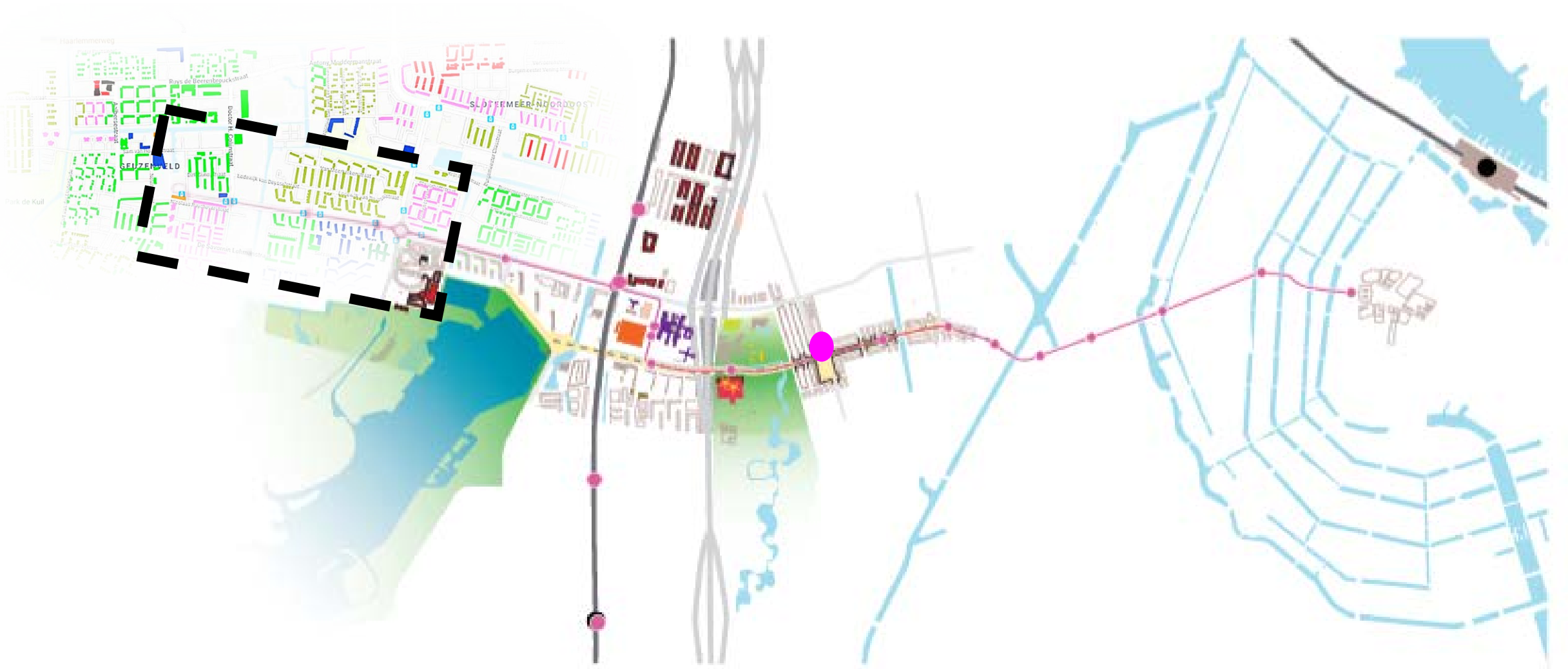






Each housing corporation faces the same challenges...

- Increase availability of houses in Amsterdam
- Decrease energy consumption, increase sustainability
- Improve living conditions of current tenants
- Mix income groups (social rent, private rent, home ownership)
- Create lively urban spaces (incl. 'stadstraten')
- Respect Modernist Van Eesteren heritage

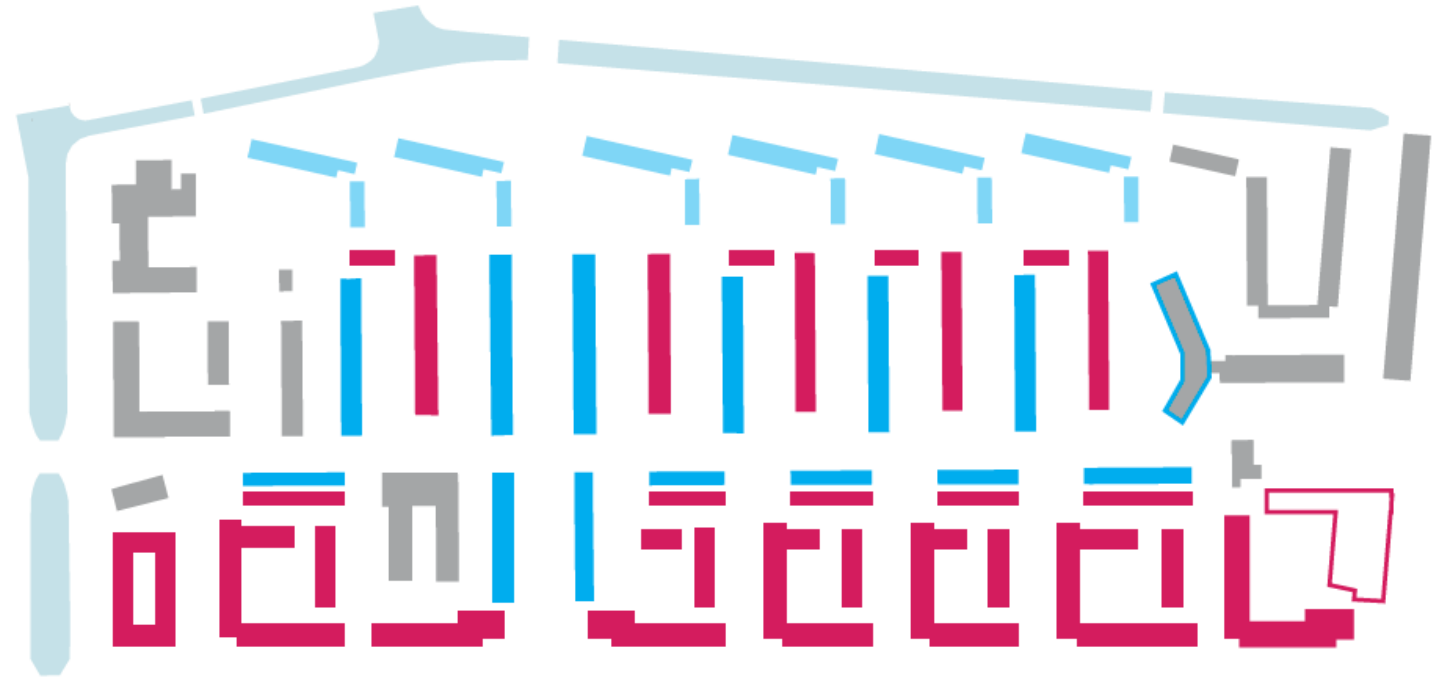




Structure plan

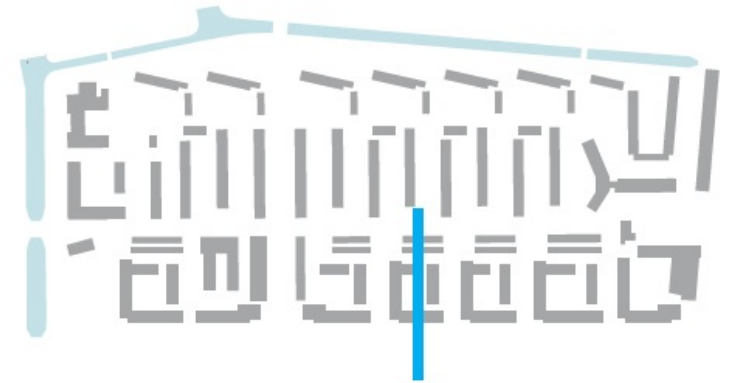
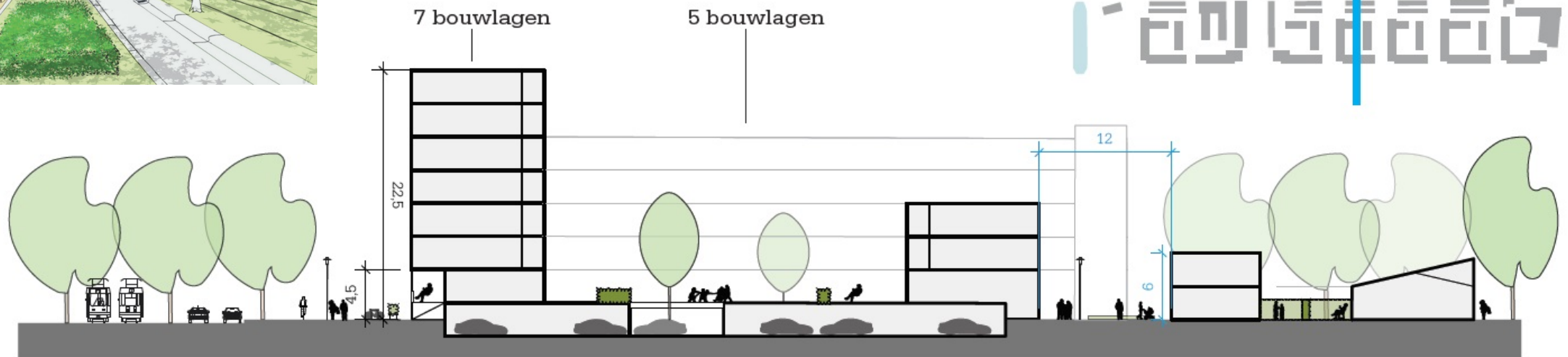


Heritage to be renovated, new structures to be added.

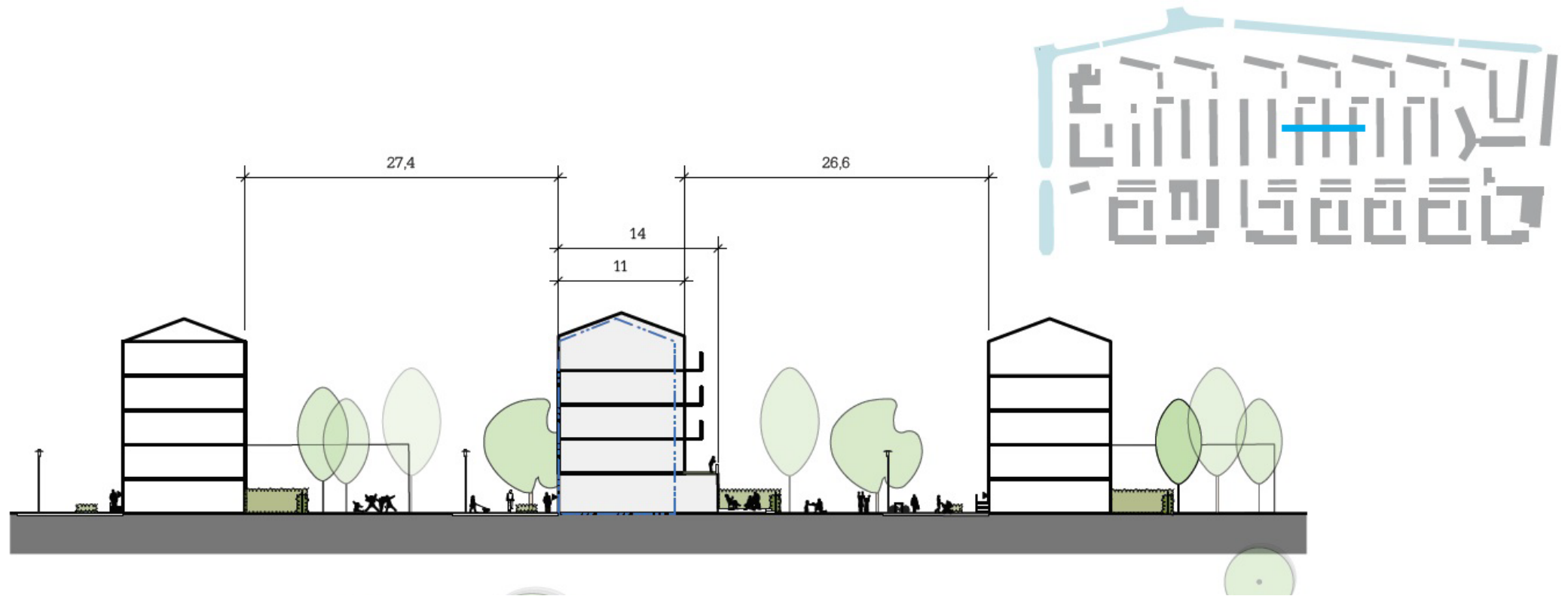


- renovatie
- nieuwbouw
- nieuwbouw (derden)
- nieuwbouw (derden)

Southern part: new structures, up to 7 storeys high, sloping down towards north side



Middle part: pedestrian areas
instead of car parking



Our challenges

- Our tenants play a crucial role in whether we can transform the area in the way we would like.
- Housing corporations are restricted to develop for low income and social rent (under 720 e p/m). So in order to create a mixed quarter we need to team up with commercial developers.
- We need to limit our carbon emission. So we need to take serious sustainability measures which increases building costs.
- We need to respect the Modernist Van Eesteren heritage and need approval from the municipal quality board



Bevolkingssamenstelling



3.750

Inwoners

waarvan 3350 inwoners in panden in eigendom van Rochdale



1.240

Huishoudens



20.400

Inwoners/km²

Hoge inwonersdichtheid



1/3

0-19 jaar



7%

65 en ouder

Relatief jonge bevolking en relatief kleine groep ouderen



1/3

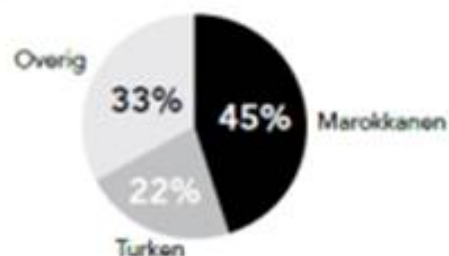
Alleenstaand



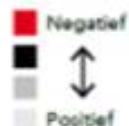
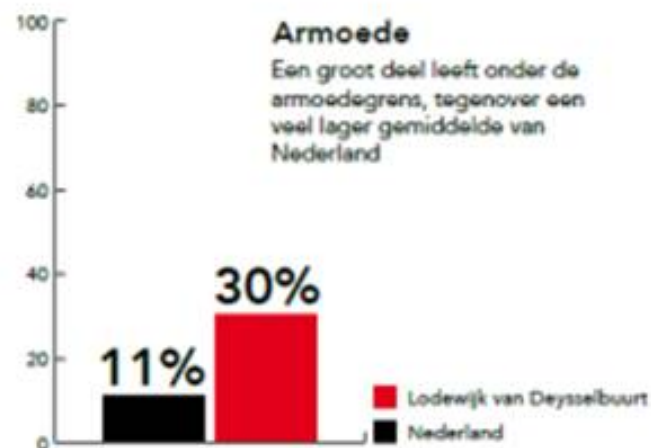
20%

Grote gezinnen

Alleenstaanden vormen de grootste groep, maar er zijn relatief veel grote gezinnen met 5 personen of meer en vaak te klein behuist



Grote Marokkaanse en Turkse gemeenschap



Leefbaarheid

Scoort laag op leefbaarheidsindex

Gebiedskenmerken



Laag opgeleid

48% in buurtcombinatie Slotermeer Zuid-West



Veel schooluitval



Laaggeletterdheid

eigen taal niet machtig en daardoor ook niet in staat om Nederlands te leren



Gezondheidsproblemen



Grote schuldenproblematiek



Overlast

door hangjeugd, drugs -en alcoholgebruik



Veel huiselijk geweld



Criminaliteit