

Social Housing in the Netherlands

Amsterdam
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aedes vereniging van woningcorporaties

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- | Today's situation
- | Current developments

About Aedes

- | Federation
- | About 500 members
- | Platform for members
- | Safeguard members' interests
- | Advice and information
- | Employers' organisation

Concise history of Dutch social housing

- | Society traditionally segmented
- | First housing associations 1850-1900
- | Housing Act 1901
- | Large increase in number of housing associations
- | Small scale
- | Large production of houses 1916-1925

Concise history of Dutch social housing (2)

- | Production after world war II: quantity paramount
- | Government's role
- | Bruterling (balancing-out) 1995
- | Building without subsidies

Housing stock by sectors

sectors	1993	1997	2001	2006
Home ownership	47%	50%	53%	54%
Privately rented	15%	13%	12%	11%
Social rented	35%	37%	35%	35%
Total stock (X mln)	6.04	6.37	6.69	6.91

Scale of housing organisations (2006)

Scale (number of dwellings)	Number	percentage
0-600	74	15%
600-1800	113	23%
1800-4000	128	26%
4000-10000	118	24%
>10000	59	12%

social housing today

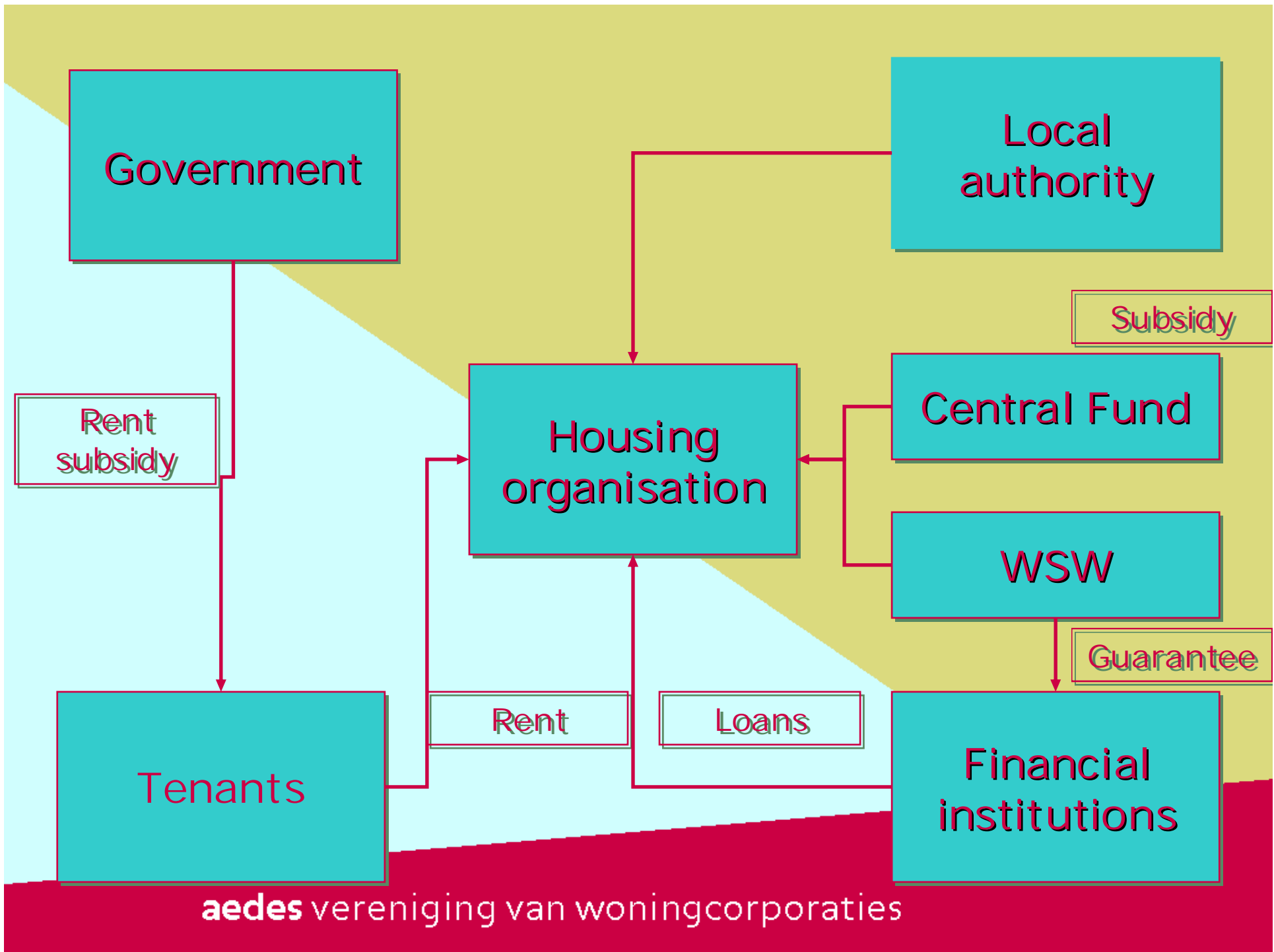
- | Increasing demand
- | Demographic developments
- | Physical planning policy
- | Building in and around cities
- | Restructuring cities
- | Sales of housing stock

Rules governing social rented sector: BBSH

- | Assure good quality in dwellings
- | Guarantee financial continuity
- | Priority to special attention groups
- | Involve tenants in policy and management
- | Quality of life
- | Housing of those in need of care

Financing and guarantee structure

- | First security: Central Fund (CFV)
- | Secondary security: social housing guarantee fund (W/SW)
- | Tertiary security: state backup
- | Open capital market
- | Financing by colleagues



Relationship with tenants

- | Distribution
- | Supply system
- | Rent agreement
- | Rent price
- | Service costs
- | Rent increase
- | Involving tenants in policy matters

Current developments

- | Relationship government vs. Social housing organisations
- | Production
- | Investing in areas and neighbourhoods
- | Corporate Tax and levy
- | European dimension