The making of an urban regeneration plan in the Netherlands

From vision to projects

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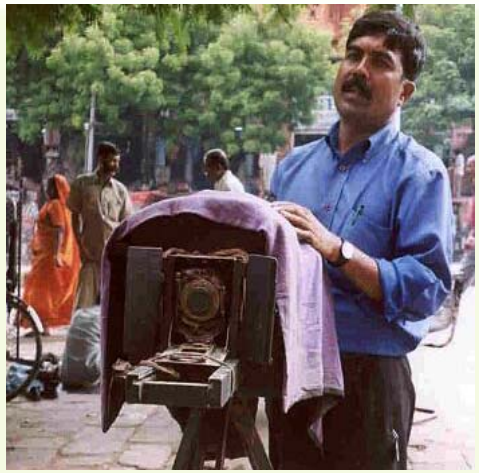
From vision to projects

prepare, know, wish, measure, execute



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From vision to projects

- Execution program including migration scheme
- Financing
- Division of tasks – contracts
- (Possible) role of Home Owners Associations

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Execution program

- Program in which all projects are identified
- Insight in expected migrations
- As detailed as possible for every individual project:
  - Many years ahead
  - Expected product market combinations (PMC's)
  - Expected efforts by project partners
  - Expected costs and revenues
  - Expected proces steps

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For instance, project X

- Buy – demolish – rebuild – sell
- Old situation: 100 small cheap deteriorating apartments for starters
- New situation: 50 upmarket one family houses

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For instance, project X

- Process steps:
  - Determine on the year when the project should be finished, f.i. july 2012
  - Building time 1 year
  - Making building plan and find contractor 1 year
  - Demolish old estate and preperation building site 0,5 year
  - Buying the old dwellings and moving people out 2 years
  - Start project january 2008

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For instance, project X

- Costs and revenues:
  - Costs for buying (market value + costs for moving people out)
  - Interest during 2008-2012
  - Management and maintenance costs during 2008-2012
  - Possible revenues from short term lease
  - Demolishment costs + preperation building site
  - Building costs
  - Selling costs
  - Selling revenues and/or rent revenues
  - Necessary deficit subsidy

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For instance, project X

- Financing
  - Bank loans
  - ISV-subsidy (municipal fund)
    - » Targeted at project deficits
  - Targeted state subsidies (f.i. energy efficiency)
  - Area bound tax reliefs
  - Guarantee structure

- As part of the financial structure also energy efficiency effects should be taken into account (less energy costs)!

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For instance, project X

- Division of tasks
  - Traditional
    - Municipality: public space and facilities
    - Housing association/project developer: building projects
    - If necessary scaled up to PPP through mutual efforts contract
  - Concession model: new in the Netherlands
    - Municipality withdraws
    - Housing association/project developer realizes public space and facilities and building projects
    - Integrated approach

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(Possible) role of Home Owners Associations

- Take initiative towards public and private partners
- Bring in real estate
- Contract housing association or project developer
- Negociate on behalf of residents/owners
- Participate in the designing process

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