

Cooperation!



Urban regeneration in the
Netherlands



Cooperation in the Netherlands

- 4.000 years fighting the sea
- At first through the building of artificial hills
- Later through sea walls, dikes and water management
- From the very beginning a democratic process

Relevance for urban regeneration

- Proces in which all stakeholders are dependent of each other; no one is the boss
- Proces of negotiations and compromises

Urban renewal in the 70's & 80's

- Physical process to get inner city areas out of a negative spiral of deterioration
- Heavily subsidized through law on urban renewal
- High production but constant tension between price and quality
- Economic and social issues were not adressed

Evaluation in the 90's

- New Law on Urban Regeneration
- Integrated planning of physical, social and economic measures
- 56 target areas of which 4 in Woonbron 'territory'
- State subsidies for municipalities in order to:
 - Enforce
 - Facilitate
 - Stimulate

Approach in every area

- 1st step: strategic vision
 - All stakeholders (municipality, residents, owners, shop keepers, entrepreneurs, teachers, etc. etc.)
 - Long term integrated fysical, social and economical program
 - Improvement of chances for existing residents
 - Transformation of real estate and environment to attract higher income groups
- 2nd step: execution

Enabling laws

- Law on urban regeneration
 - Legal definition
 - Governmental and municipal responsibilities
 - Finance and subsidy scheme

Urban renewal law

- Legal definition of urban renewal
- Governmental and municipal responsibilities
- Participation of stakeholders
- Procedures regarding the making of an urban renewal plan
- The possibility of enforcing regulation regarding use, improvement and/or maintenance of buildings and of public space

Spatial planning law

- Legal definition of spatial planning
- Governmental, provincial and municipal responsibilities regarding spatial planning
 - National
 - Provincial
 - Regional
 - Urban
 - District
 - Area/neighbourhood
- Land destination plan

Enabling laws

- Housing law
 - Technical quality of the housing stock
 - Municipal letter by law
 - Expropriation

Enabling laws

- Law on municipal preference
 - 1st right of buying for municipalities

Enabling laws

- Expropriation law
 - Gives municipalities the right to expropriate in public interest
 - Financial compensation corresponding with the economic damage that the owner suffers

Role of Woonbron

- Take over and manage expropriated housing stock
- Improve and transform its own housing stock according to the goals of the strategic vision
- Buy, improve and sell
 - And establishment of a well functioning HOA
- Assist home owners associations to improve their estates, management and maintenance