



CPC and affordable private rental housing: an explorative study of collaboration between parties

Graduation research
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Motivation



Involving the user



Housing, Policy, Management and Sustainability



New forms of developing housing

Content

- **Introduction**
- **Research aim**
- **Theoretical approach**
- **Research design**
- **Findings**
- **Conclusion & Discussion**
- **Recommendations**



Introduction



Difficulties in the Dutch housing market

A person wearing a white lab coat is holding two miniature houses. The left hand holds a large, white, two-story house with a red-tiled roof and three windows. The right hand holds a much smaller, yellow, one-story house with a red-tiled roof and one window. The background is a blurred white lab coat.

Gaps in the housing market: middle-income households are disadvantaged

(Boelhouwer & Schiffer, 2016)



Shortage of affordable private rental housing

(Boelhouwer & Schiffer, 2016)

Meanwhile...

Re-emergence of collaborative housing





Different forms of collaborative housing are re-emerging across Europe (Czischke, 2017)



Government is steering towards a participation society

(Verhoeven & Tonkens, 2013)

Collaborative housing for the middle segment?

Collective Private Commissioning (CPC)

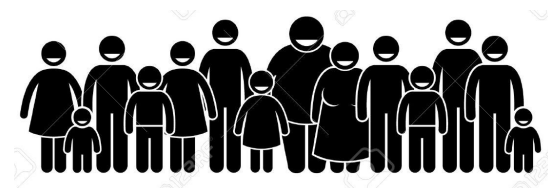
- Form of collaborative housing (Platform 31, n.d.)
- Form in which equal individuals act as a group, organised as a non-profit legal entity (Kievit, 2013)



CPC for affordable private rental housing

- Logical form for middle segment;
- Housing cooperative is owner of the building and determines rents;
- CPC for private rental housing different than CPC for owner-occupied housing, as residents do not carry all the risks.

(Tijsseling, Brekelmans, Liebrand & Raatgever, 2014)



Relevance

Research into collaborations with CPC for middle segment private rental housing:

- **Relevant for practice** (Tijsseling et al., 2014)
- **Contribute to the body of knowledge**

"It is the long history of humankind (and animal kind, too) that those who learned to collaborate and improvise most effectively have prevailed." – Charles Darwin



Research aim



Research aim

More insight in the collaboration of CPC groups and other stakeholders when realising affordable private rental housing.



Research question 1

*What **type of collaboration** may characterize CPC initiatives?*

Research question 2

*What are the **enablers and barriers** in the course towards and during **collaboration** between and within CPC initiatives and other stakeholders realising affordable private rental housing?*

Research question 3

*What **roles** within the CPC collaboration contribute in the realisation of affordable private rental housing?*

Concepts

The excluded middle incomes:

Gross incomes between €36.165 and €50.000



Concepts

Affordable housing for middle income households:

Private rental housing with rents from €710,68 to €1200 per month.





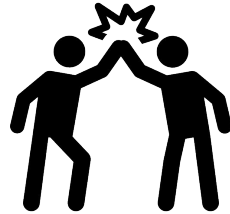
Theoretical approach



Theoretical approach

Stakeholders entering collaboration have their own interests and ambitions

(Bremekamp, Kaats, Opheij & Vermeulen, 2010)

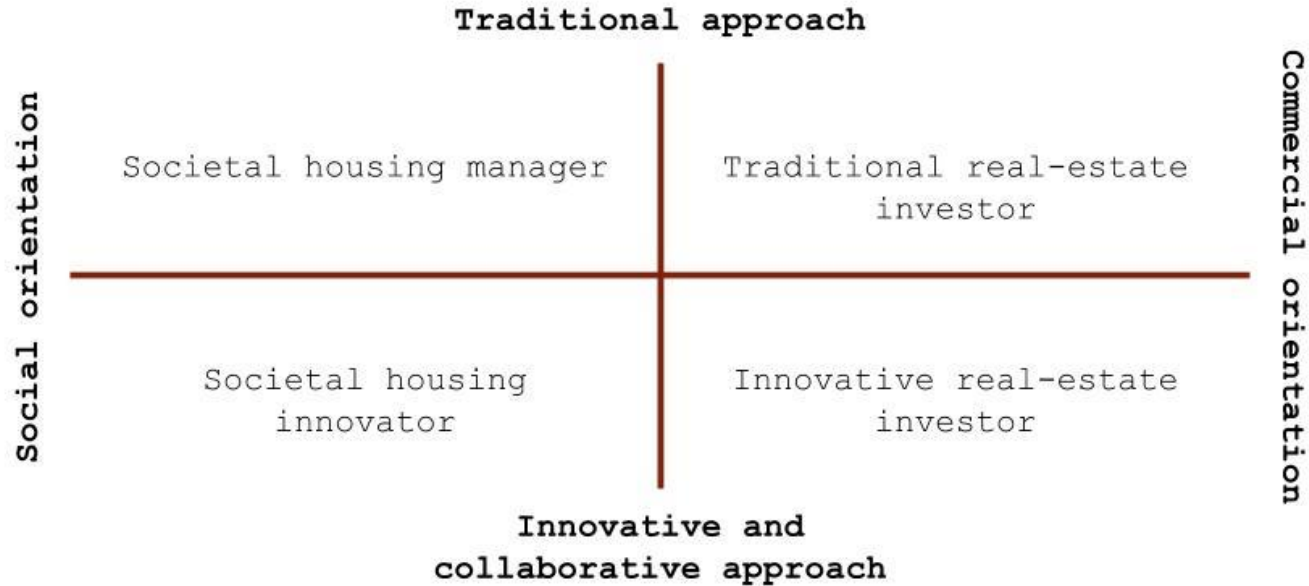


Housing supply and social enterprise

(Van Bortel, 2016; Czischke, Gruis & Mullins, 2012)



Theoretical approach



Based on Gruis (2008), Czischke et al. (2012), Arnstein (1969) and Bremekamp et al. (2010).

Theoretical approach

Enablers and barriers in collaboration

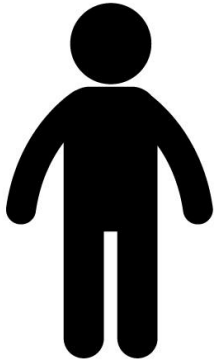
- Trust;
- Power difference;
- Difficulties;
- Leading;
- Win-win situation.

(Bremekamp et al., 2010)

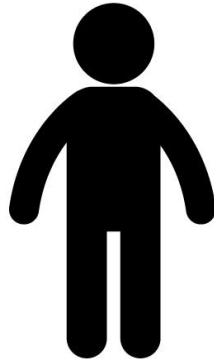
Theoretical approach

DPEA roles

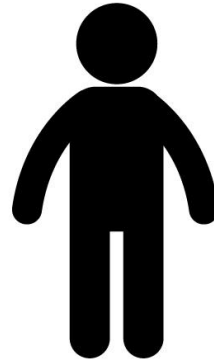
Decisive



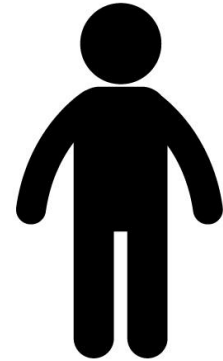
Process responsible



Executive



Advising



(Van der Kuij, 2013)

Theoretical approach

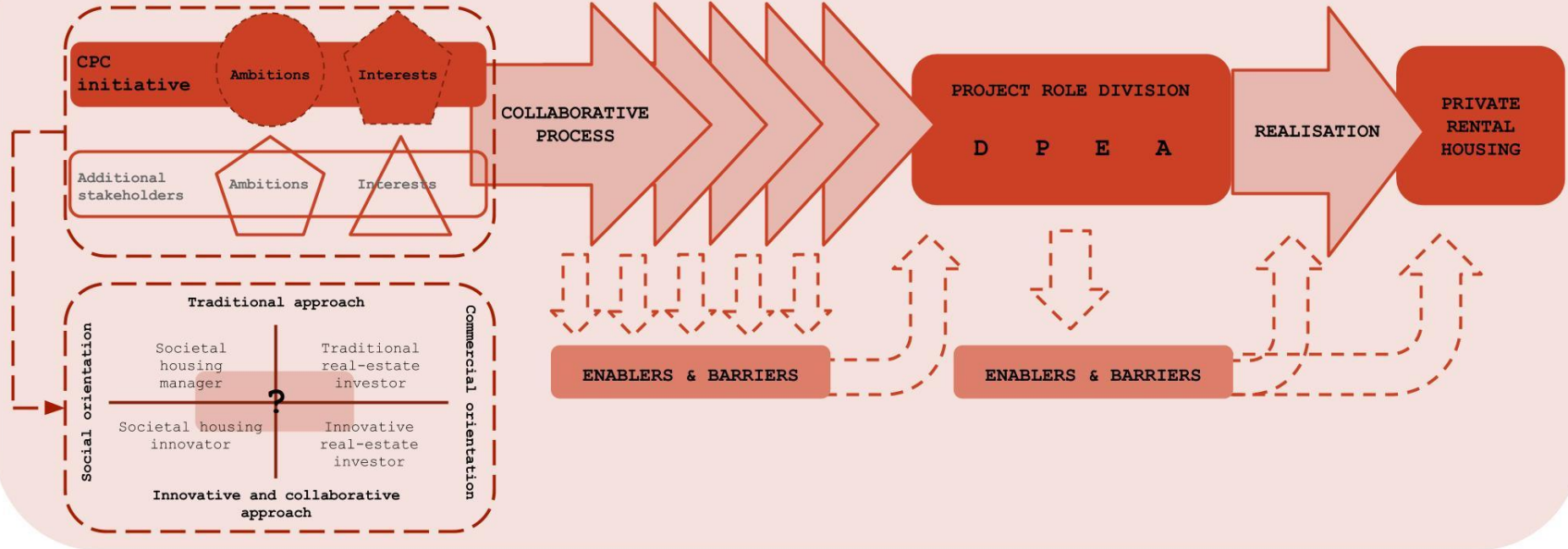
Enablers and barriers in role division

- Inconsistencies in formal **position and tasks** of a stakeholder;
- Different **perceptions of responsibilities** between stakeholders;
- Inconsistencies or overlap between **identified roles** of stakeholders.

(Van der Kuij, 2013)

Conceptual framework

CONTEXT CPC PROJECT

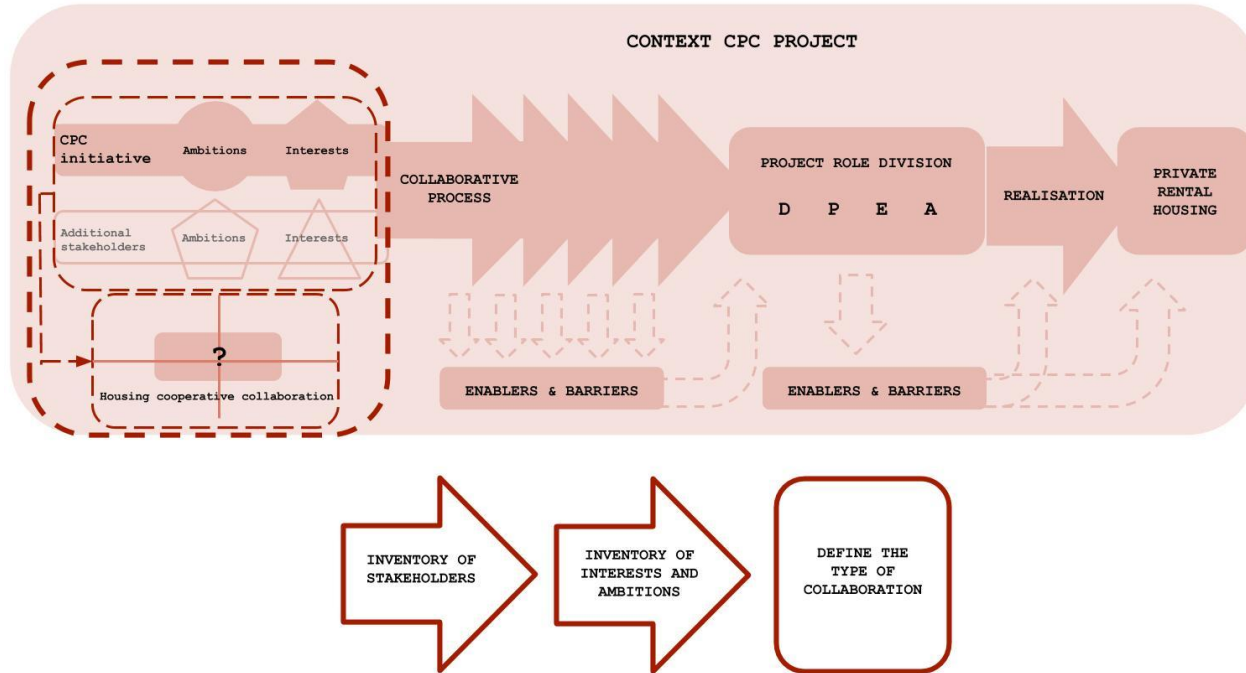




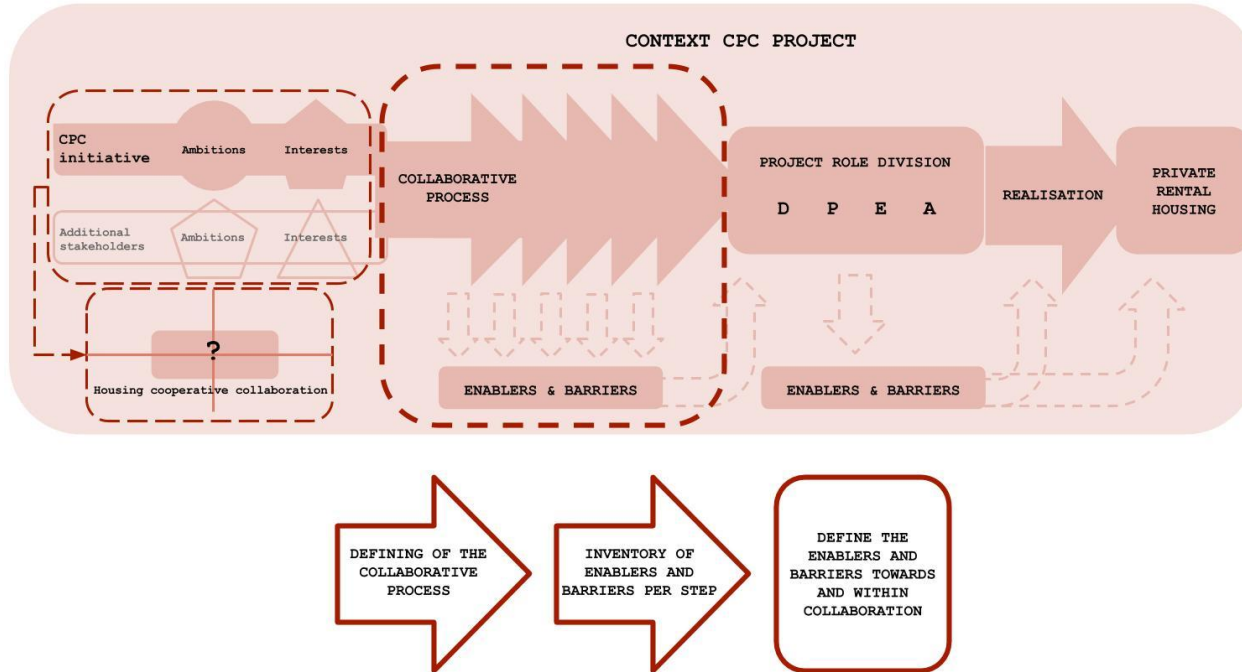
Research design



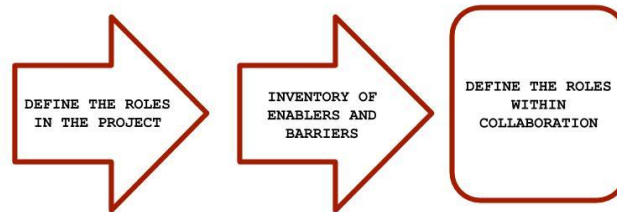
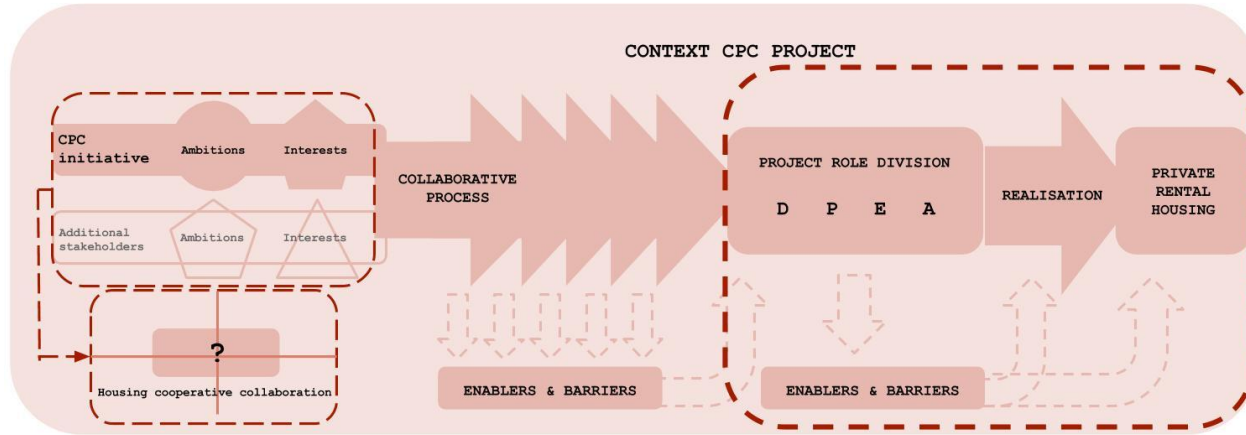
Research question 1



Research question 2



Research question 3



Case study

Representative case with criteria:

- **A CPC initiative with middle-income households;**
- **Realised affordable private rental housing in the middle-segment;**
- **Context of the Netherlands;**
- **Recently realised;**
- **Housing appropriate for rental destination.**



Case study

Case selected:

- A CPC initiative with middle-income households;
- Context of the Netherlands: 'Groene Hart';
- Realised in 2014;
- Housing appropriate for rental destination.



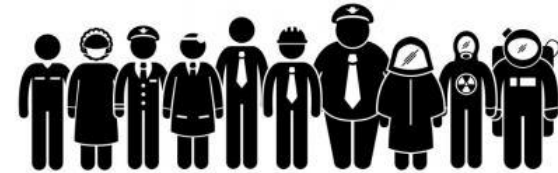
However:

- *Realised owner-occupied housing in the middle-segment.*

Case study

Interviewees:

- Municipality;
- Advising party;
- CPC initiative;
- Urban planner;
- Architect;
- Contractor.



Fill the research gap

Cross-sectional study

Additional interviewees to help fill the gap

Criteria

- At least 1 within the organisation of a CPC initiative wanting to realise affordable private rental housing;
- At least 1 professional involved in a CPC project wanting to realise affordable private rental housing with expertise in this field.



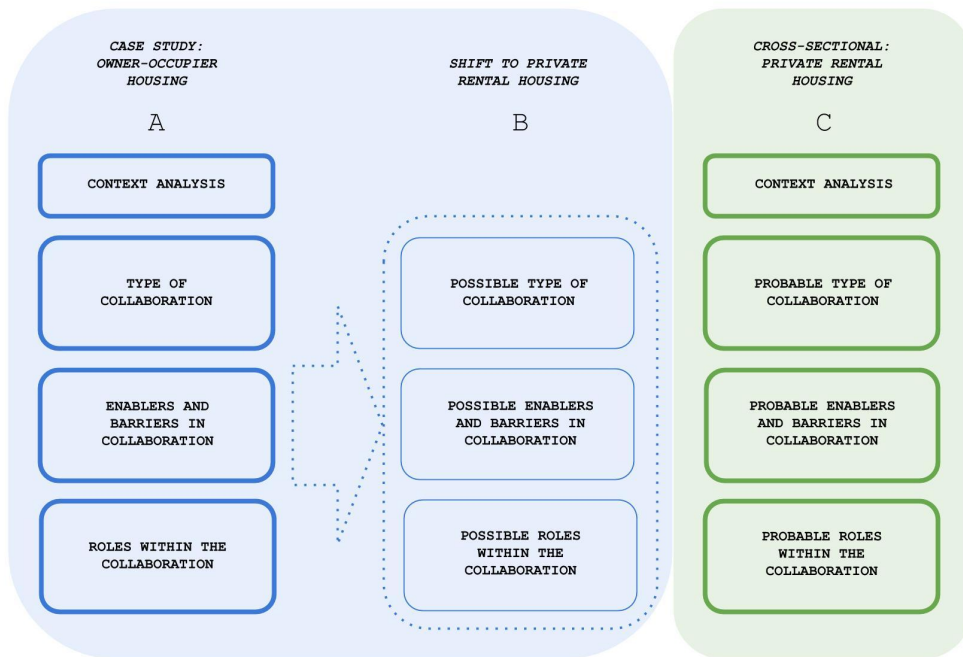
Cross-sectional study

Interviewees:

- An advisor currently involved in project in Rotterdam;
- An advisor currently involved in project in Amsterdam;
- The secretary and treasurer of a CPC initiative in Amsterdam.



Analytical approach



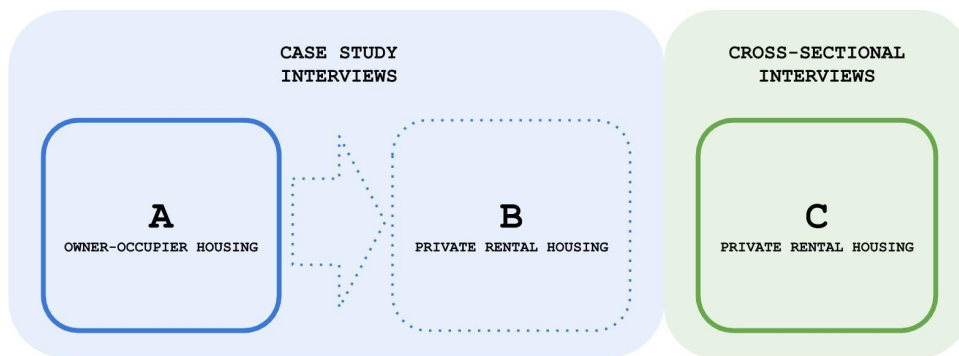


Findings



Organising findings

1. Context analysis;
2. Type of collaboration;
3. Enablers and barriers in collaboration;
4. Roles within collaboration.



1. Context analysis: Groene Hart



1. Context analysis: Amsterdam

An aerial photograph of Amsterdam, showing a dense urban landscape with numerous buildings, streets, and canals. The city is surrounded by green spaces and water bodies, with a large body of water visible on the right side of the image.

1. Context analysis: Rotterdam

An aerial photograph of Rotterdam, Netherlands, showing a dense urban landscape with a mix of modern skyscrapers and traditional European architecture. The city is situated along a river, with a large port area visible in the foreground. The sky is clear and blue.

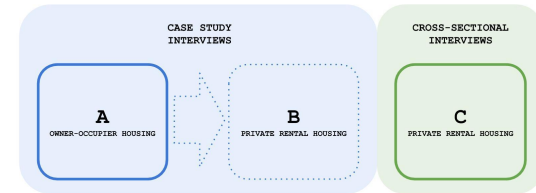
2. Type of collaboration

Inventory of stakeholders

(A) Interviewees, notary and constructor

(B) Additional: project leader, investor/crowdfunding and financial expertise, housing association

(C) Municipality, province, board, members/residents, investor, wealthy individuals, banks, architect, contractor, housing association and developer



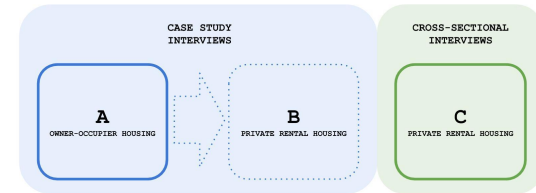
2. Type of collaboration

Inventory of interests and ambitions

(A) Specific for parties, social interest from municipality, advising party and architect

(B) No different, except for the residents

(C) Social interest for this type of housing from interviewees, but commercial interests should be possible



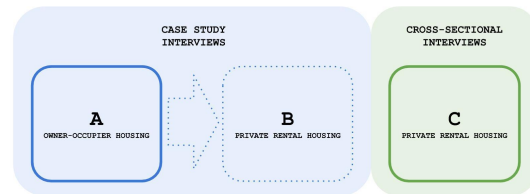
3. Enablers and barriers in collaboration

Collaborative process

(A) Involvement municipality, CPC group formed, construction, etc.

(B) Less involvement residents, more involvement professional guidance and expertise

(C) Involvement municipality, board initiates and guides, investments, construction, handing over the board to the housing cooperative.



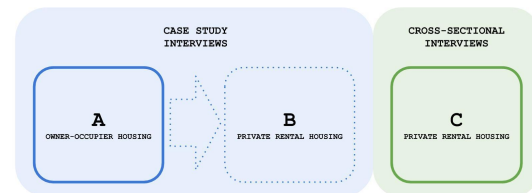
3. Enablers and barriers in collaboration

Enablers and barriers in collaboration

(A) Deviant findings, but majority mentioned win-win situation and good trust

(B) Power distribution is expected to be different

(C) Board should be leading, dynamics within the group and clear shared vision



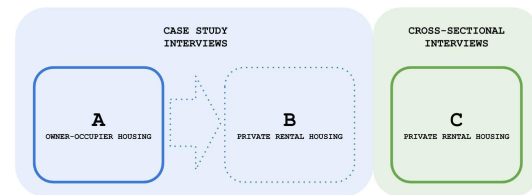
4. Roles within collaboration

Roles within collaboration

(A) Deviant findings, but majority mentioned CPC group had the decisive role; the process responsible role shifted during the process

(B) Expected residents do not have decisive role; process responsible and executive expected more important

(C) Board or party that takes the risks has the decisive role, process responsible role shifts during process, many parties with advising role



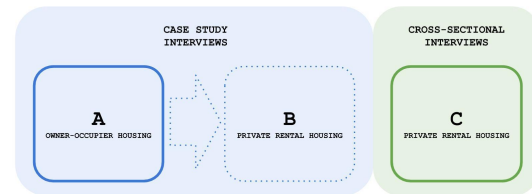
4. Roles within collaboration

Enablers and barriers

(A) No majority report on barriers, roles were clear and consistent

(B) Expected that clear agreements are necessary

(C) Important to define all the roles beforehand





Conclusion & Discussion



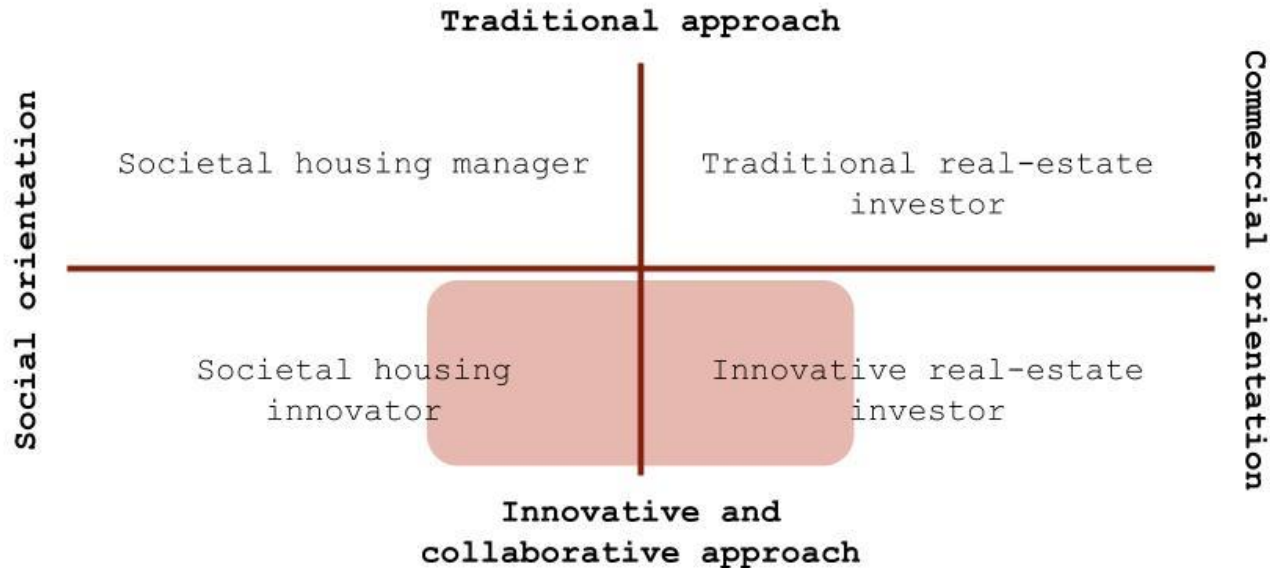
Key findings

1. What *type of collaboration* may characterize CPC initiatives?
2. What are the *enablers and barriers* in the course towards and during *collaboration* between and within CPC initiatives and other stakeholders realising affordable private rental housing?
3. What *roles* within the CPC collaboration contribute in the realisation of affordable private rental housing?

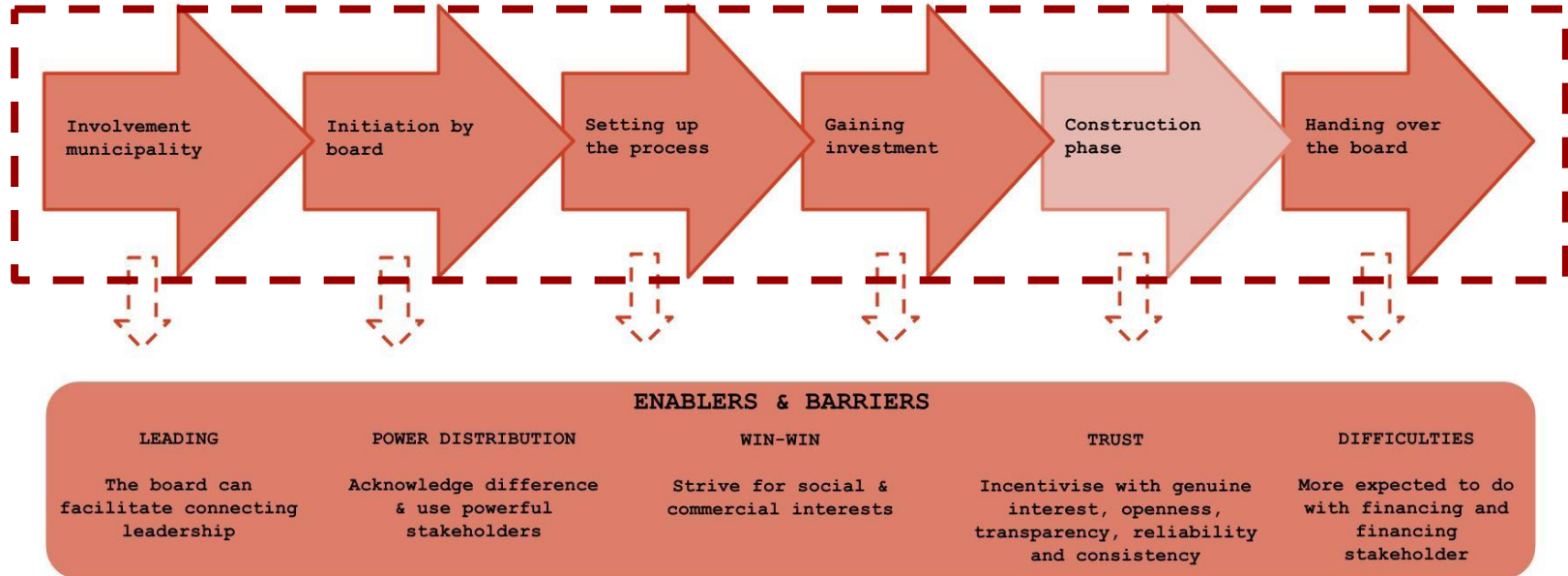
Type of collaboration



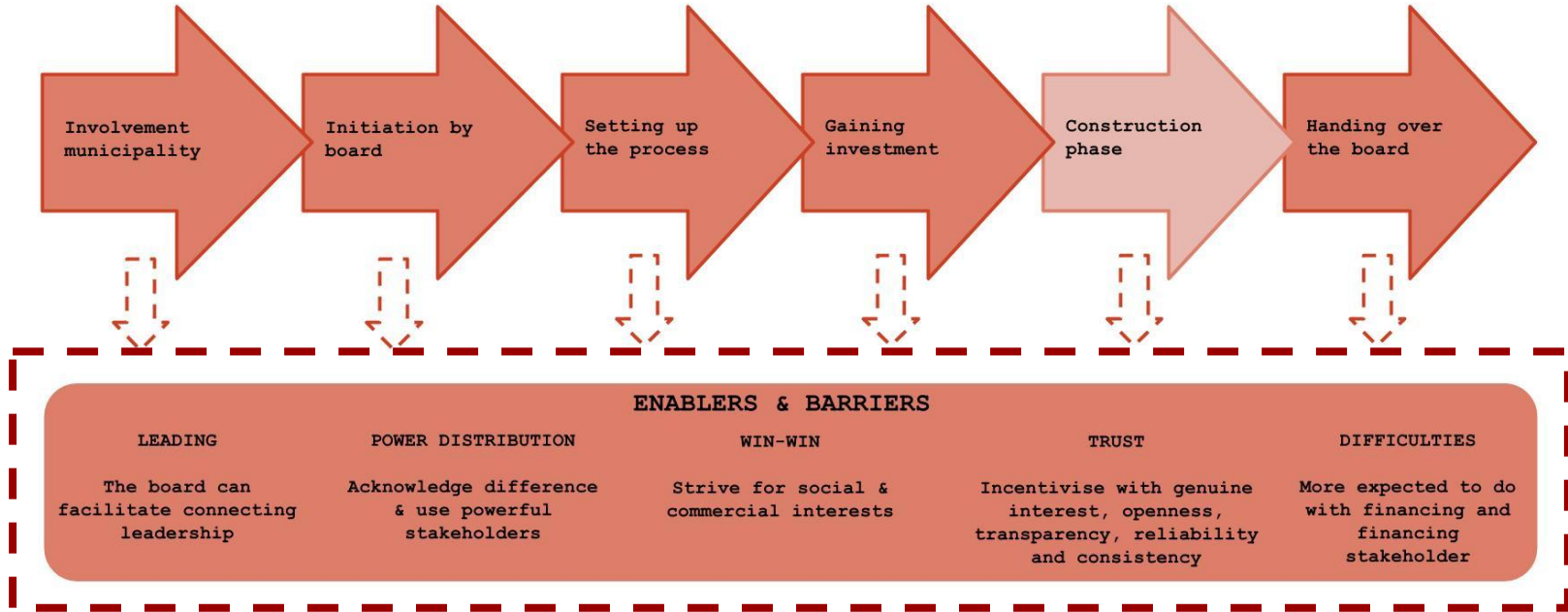
Type of collaboration



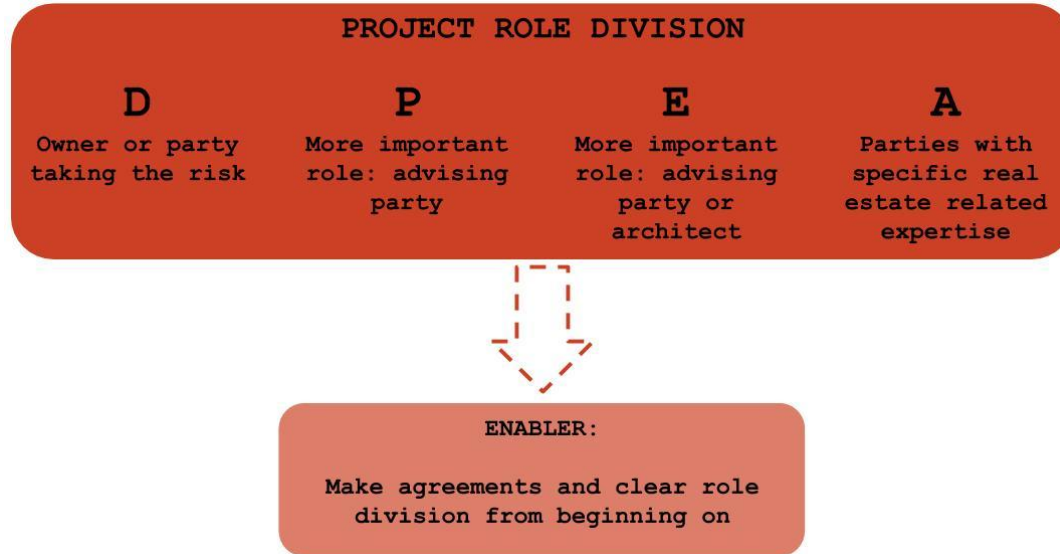
Enablers and barriers towards and in collaboration



Enablers and barriers towards and in collaboration



Roles contributing to development



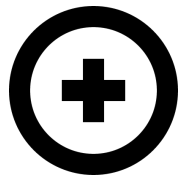
Implications for practice

- It is an option for filling a gap;
- Knowledge is added for practice.

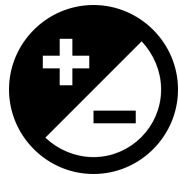
Guidelines

- Influence municipality;
- Board & expertise to initiate and guide;
- Feasibility & external investment;
- Clear agreements & clear shared vision;
- Acknowledge power differences, communication & strive for win-win;
- Innovative and collaborative approach.

Discussion theoretical frameworks



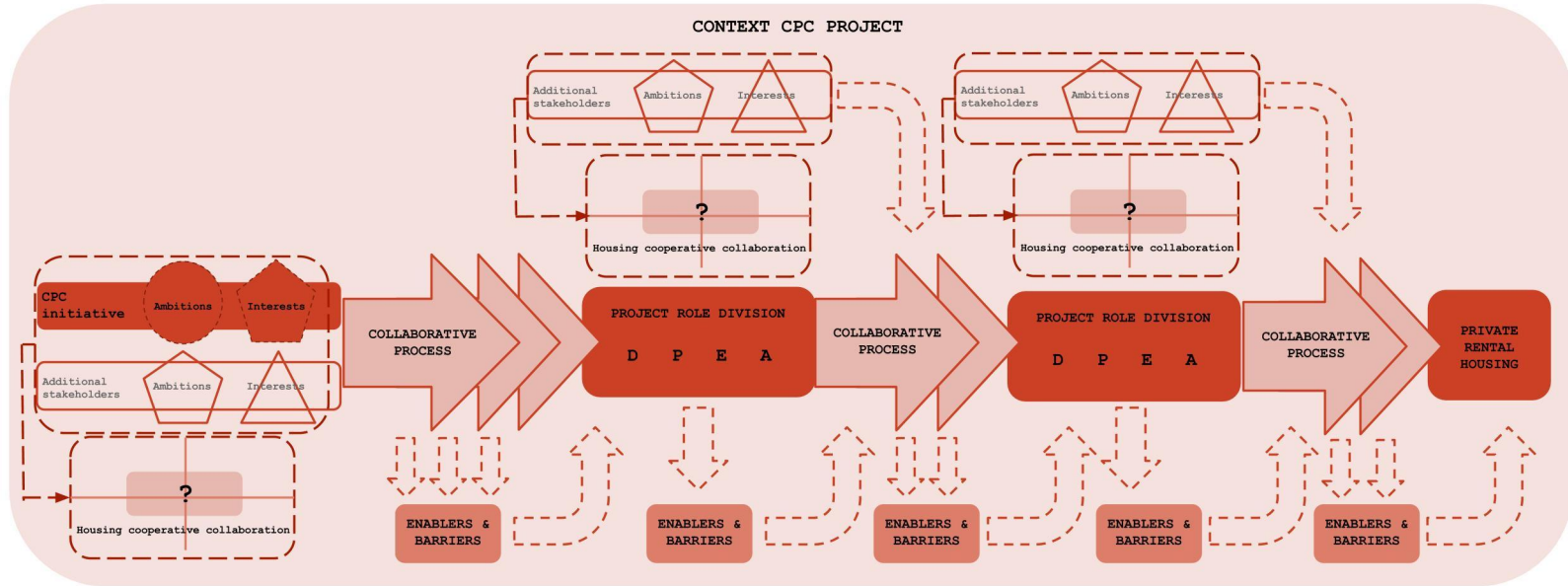
Frameworks combined for the type of housing cooperative collaboration



Enablers & barriers towards and during collaboration not all recognised;

DPEA roles seem fuzzy within collaboration and enablers & barriers not recognised.

Discussion conceptual framework



Discussion methodology

- Missing criteria in the case study
- Diverse interviewed stakeholders
- Different contexts



Recommendations



Further research

- More research when project is realised: new case study;
- Research into other aspects: the group of residents wanting to join a housing cooperative in this segment; the governmental and legal perspective of this type of development; investors involved in this type of development and their motives; other advantages of this type of development, etc.





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Thank you!



Limitations

- Gaps in research due to constraints in case study;
- Insights more provided by involved experts;
- Sequence of interviews;
- Research conducted in different contexts.