



GOVERNANCE AND PLANNING IN STUDENT HOUSING DEVELOPMENT

**AN ANALYSIS OF MUNICIPAL STEERING CAPACITY IN
DUTCH STUDENT CITIES**

21,500

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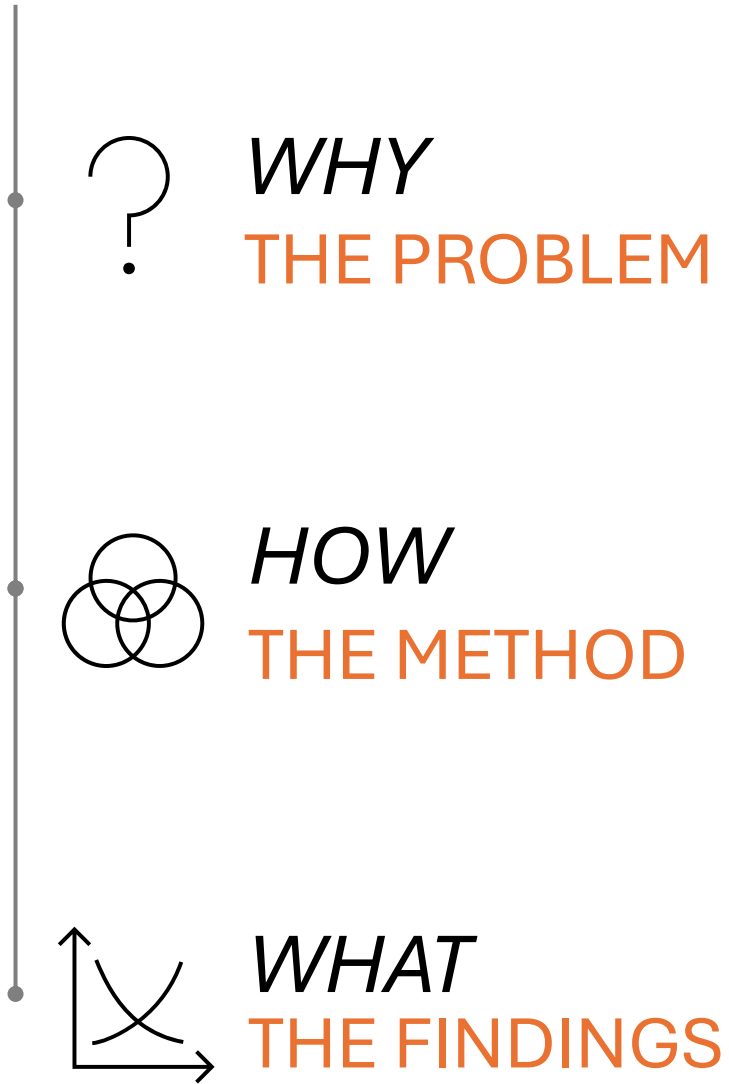
Students currently without a room in the Netherlands

(Kences National Student Housing Monitor, 2025)

But this research isn't about the shortage.

It's about what happens when housing does get built and still fails the people it was meant for.

CHAPTERS



PAUWMOLEN

JAN DE OUDEWEG, DELFT

2010

2021

PROMISED

285 units for students and starters, meeting the housing agenda's numerical targets

DELIVERED

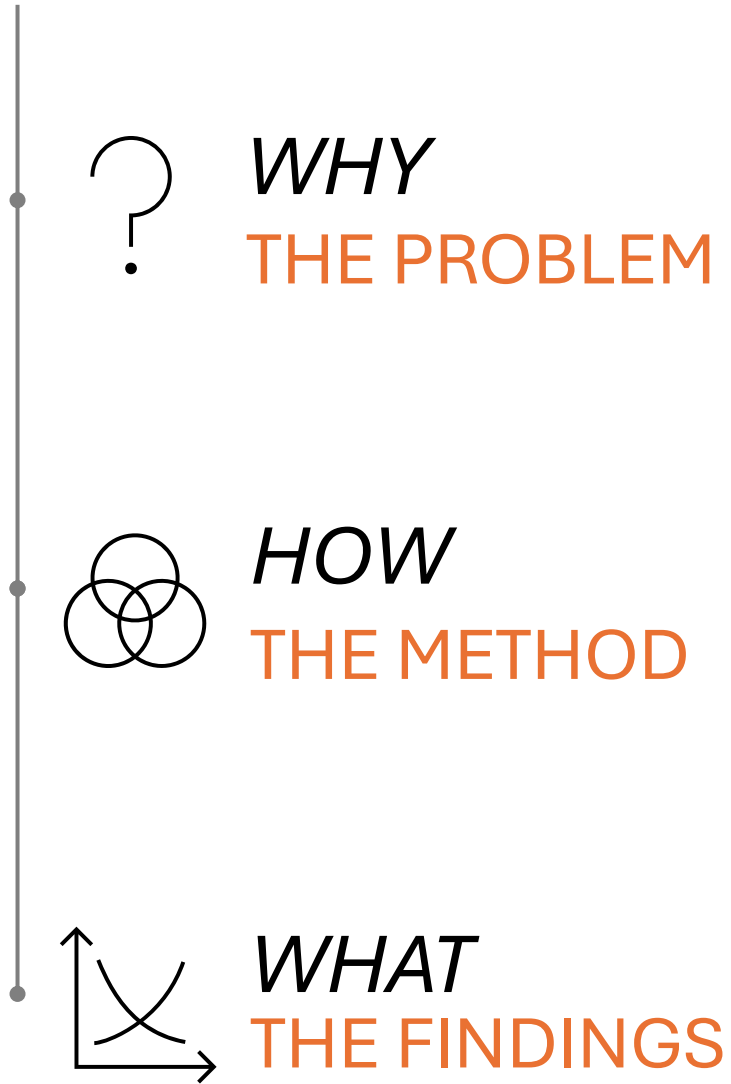
285 units
6-month short-stay contracts, extra service and furnishing fees, no room left for the addition of communal space later by a developer.

THE QUESTION

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How do governance approaches and planning strategies shape the effectiveness of student housing delivery outcomes in the Dutch student cities?

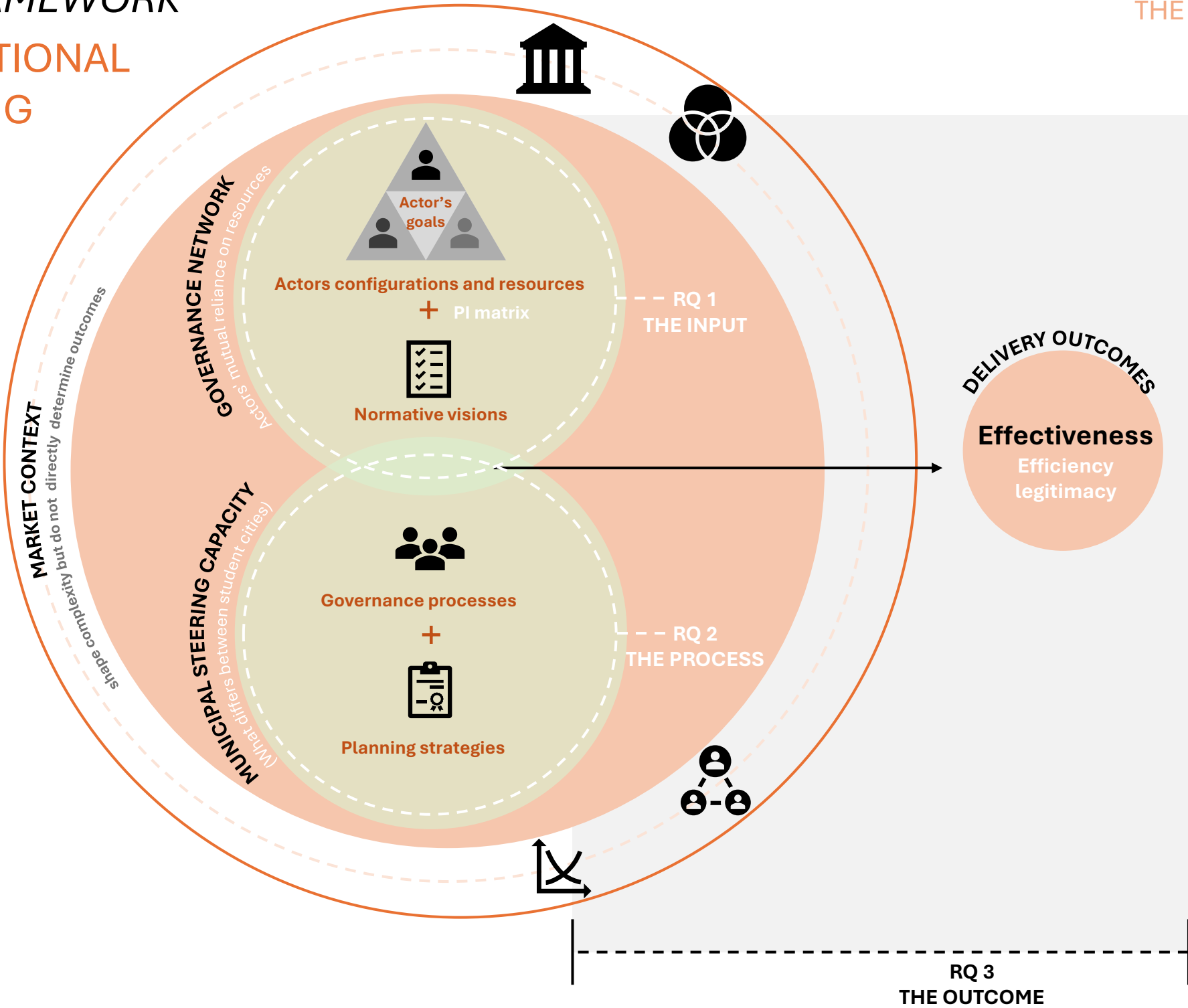
CHAPTERS

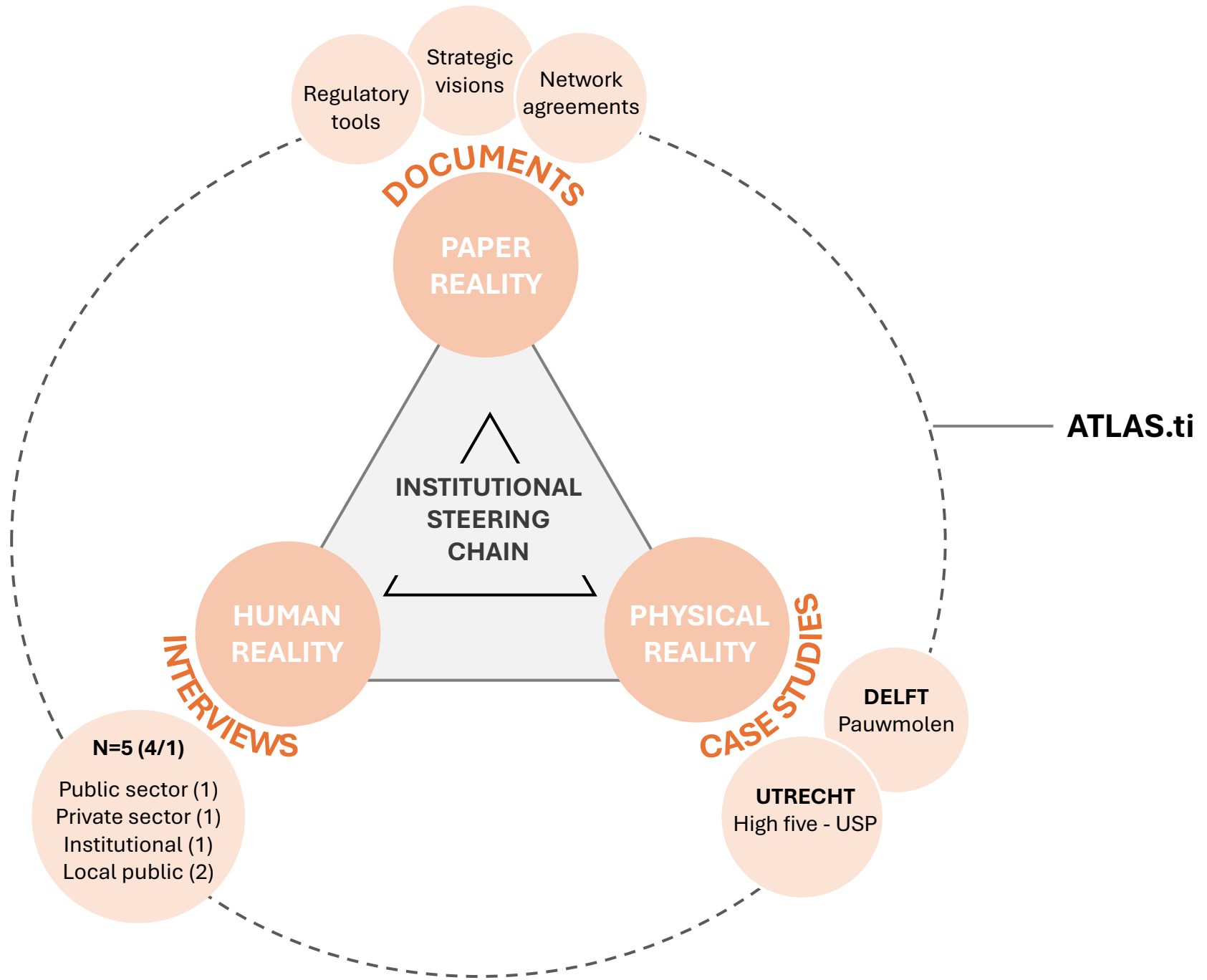


THE FRAMEWORK

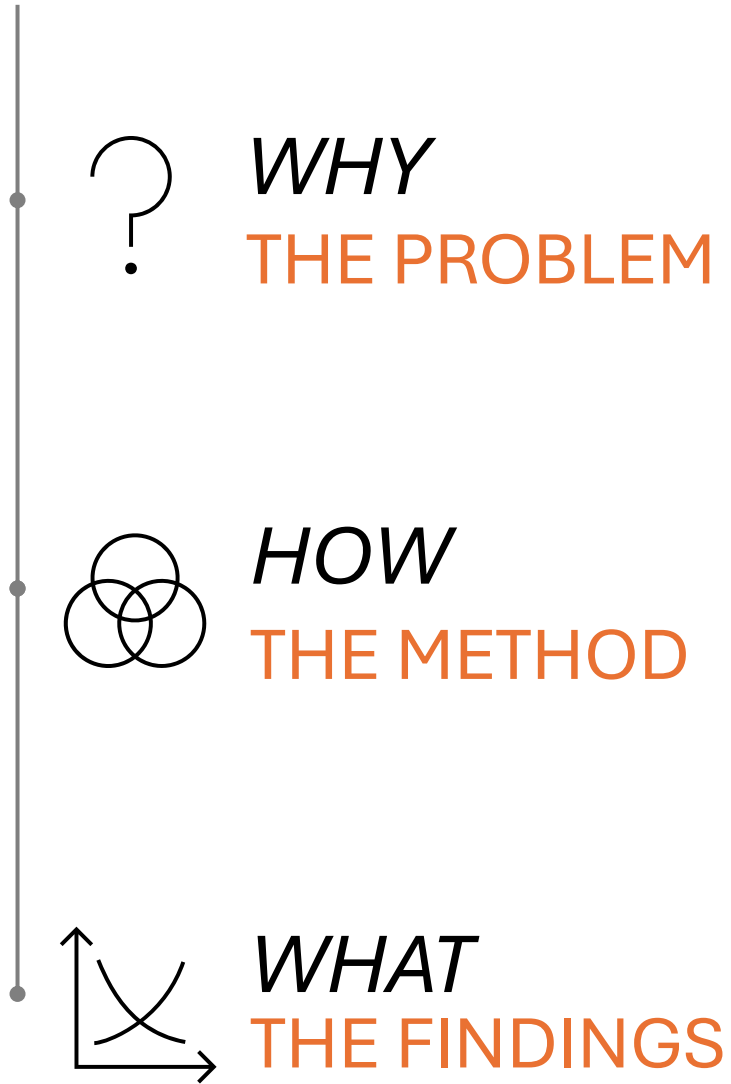
HOW
THE METHOD

INSTITUTIONAL STEERING CHAIN





CHAPTERS

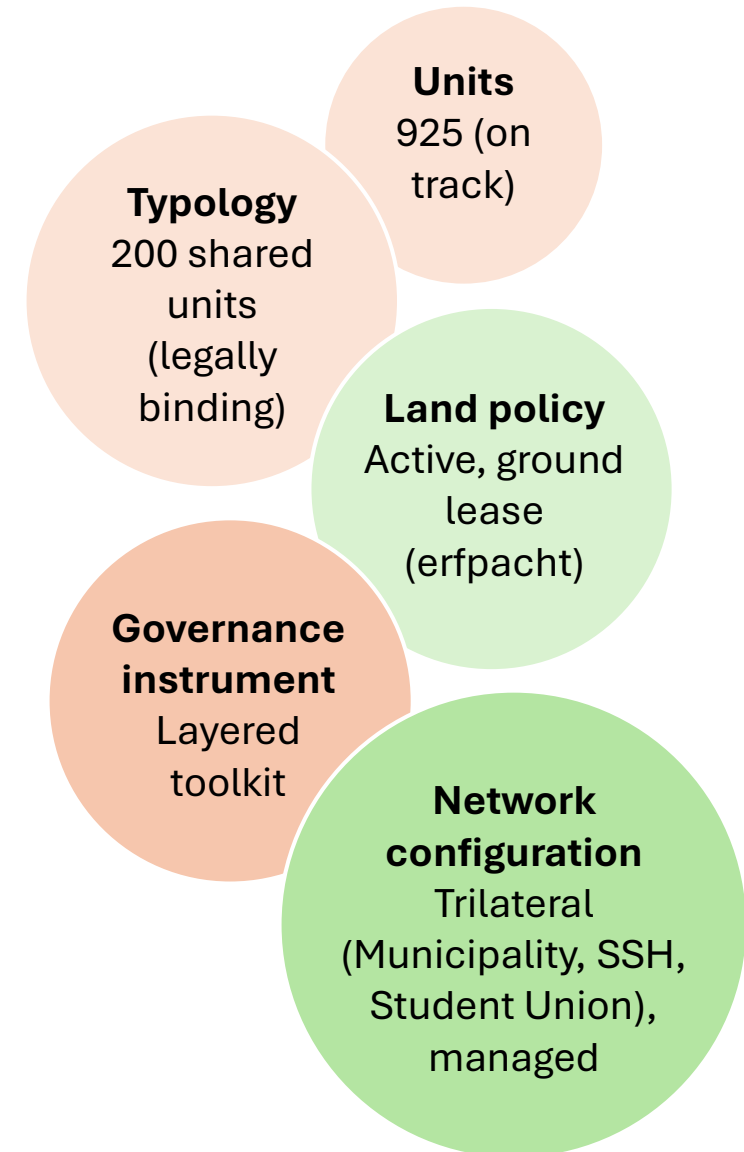
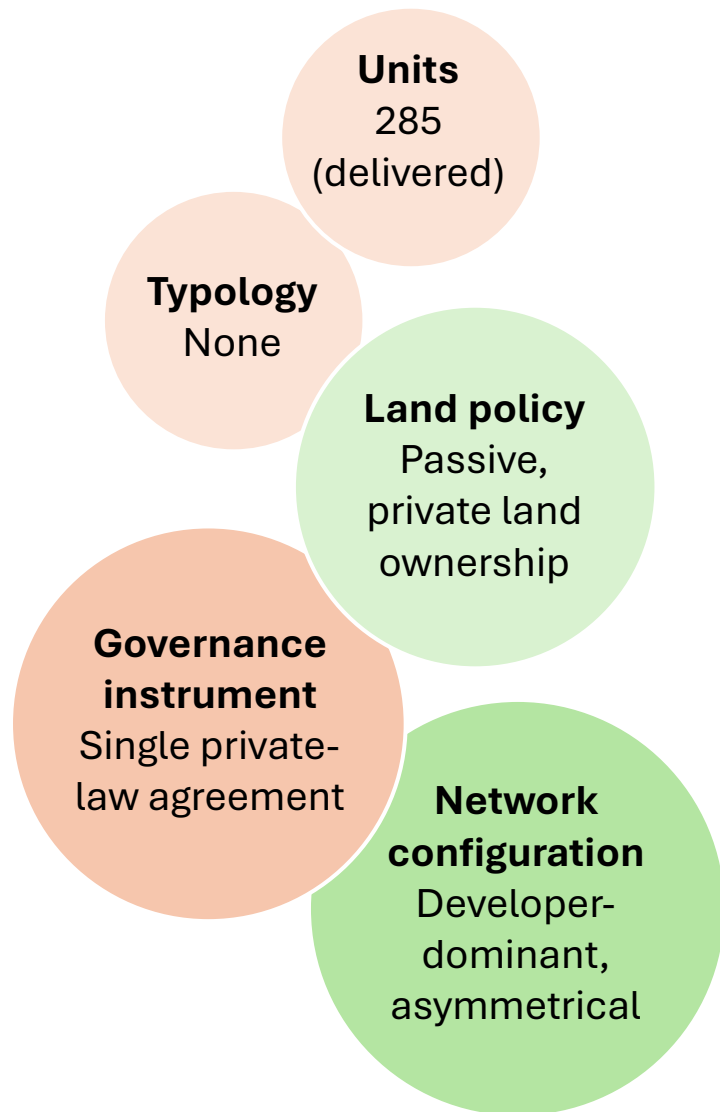


THE TWO CITIES

DELFT - PAUWMOLEN

UTRECHT - HIGH FIVE

High market pressure, acute shortages, fully dependent on private developers to build



TENURE

Long-term starter housing became 6-month short-stay contracts

CDA council inquiry

"completely unattractive for young starters looking to settle down"

AFFORDABILITY

Base rent met the cap, but service and furnishing fees were unregulated

Developer (DEL_PRI_01)

"As long as they can afford the rent, they can rent the unit."

HANDOVER RIGIDITY

Rigid zoning blocked a later developer from adding communal space

Plan legally locked at handover, no mechanism for amendment

**CONVENANT
STUDENTENHUISVESTING**

Covenant student housing

INTENTIEDOCUMENT (SSH)

Intention document

BOUWENVELOP

Building envelope

**BESTEMMINGSPLAN ARTICLE 6.3.5
(200 SHARED UNITS)**

Zoning plan

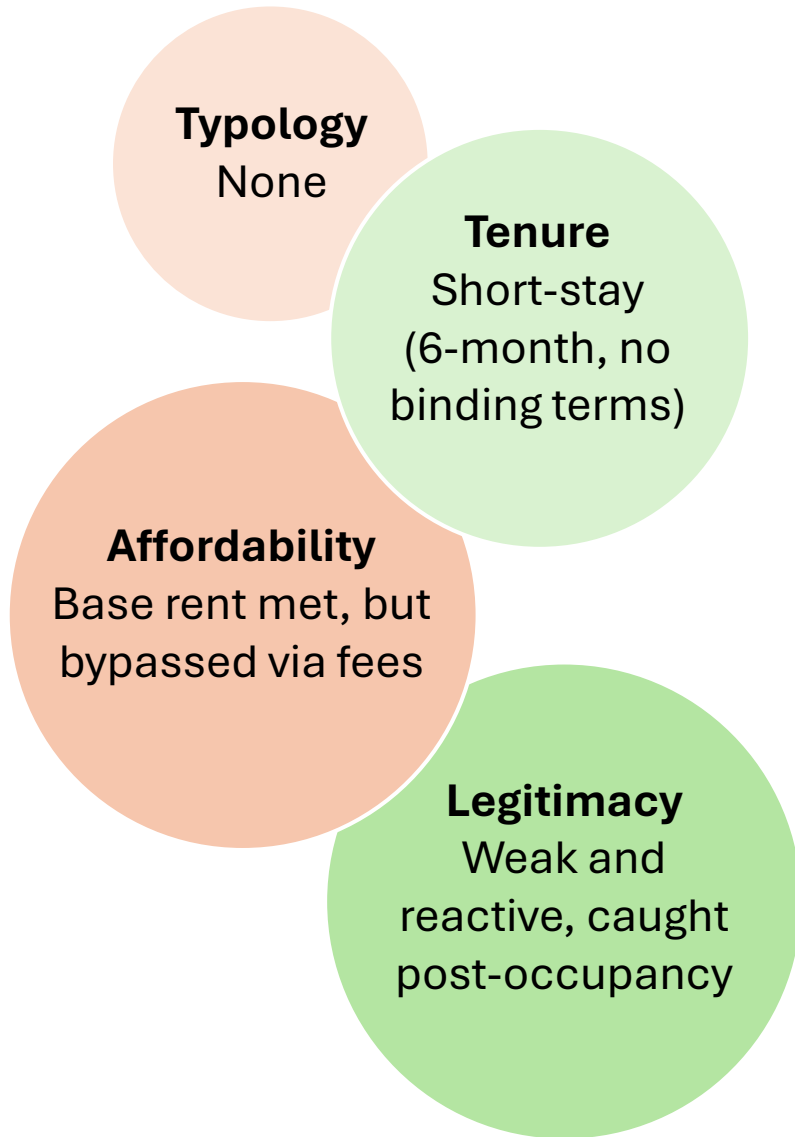
ERFPACHT (20-YEAR)

Ground lease

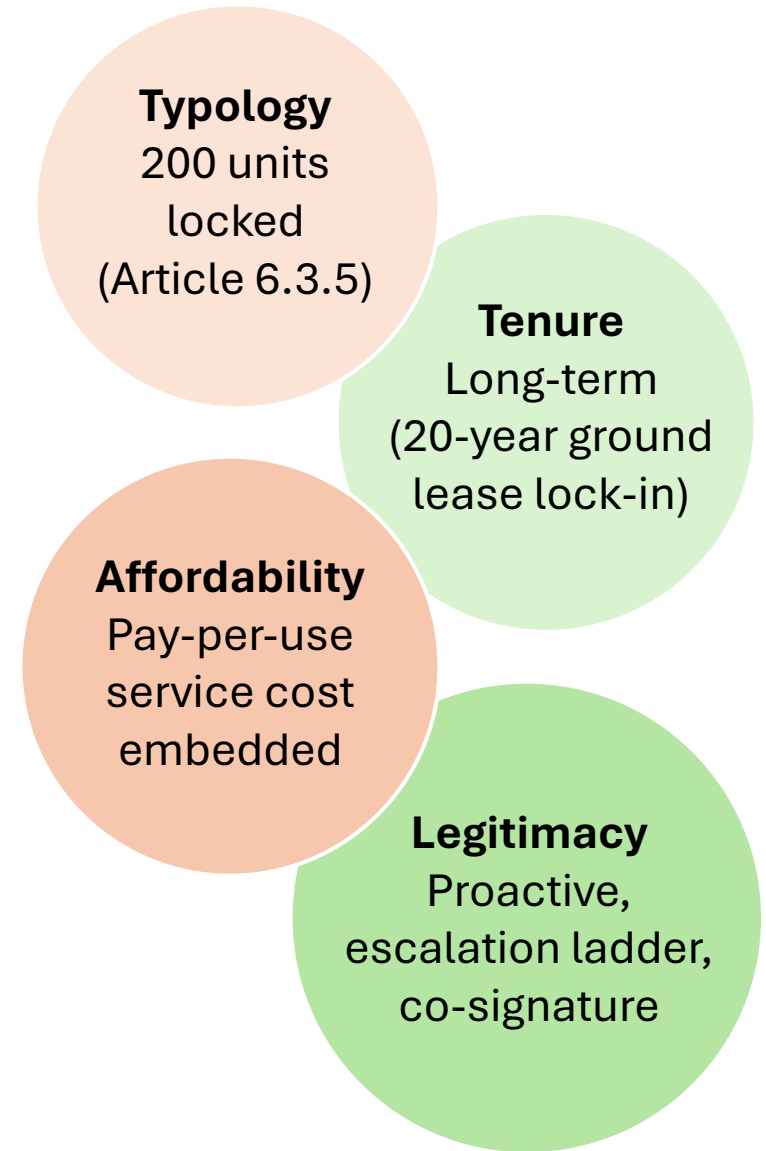
THE COMPARISON

WHAT
THE FINDINGS

DELFT – PAUWMOLEN



UTRECHT – HIGH FIVE



SO WHAT ?
From findings to practice

‘SEQUENCE THE VISION BEFORE THE CONTRACT’

Normative visions locked in *before* contract negotiations start

‘STEER WITHOUT OWNING THE LAND’

Article 5.161c Bkl (2024 Omgevingswet) to bind housing categories, maximum rents, and minimum lease terms into the environmental plan

‘REDUCE DEPENDENCE ON COMMERCIAL DEVELOPERS’

accelerate non-market channels like DUWO, and build post-occupancy service-cost monitoring into agreements from day one

Getting governance right doesn't replace the need for more housing, but without it, what gets built won't match what was promised.

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THANK YOU

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