

# THE DESIRED HOUSING SITUATION OF HOUSEHOLDS AGED 55 AND OLDER: HOUSING WITH COMMON SPACES?

Master thesis

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# Abstract

Many households aged 55 and older with a desire to move encounter a lack of suitable housing on the Dutch housing market. Various households that have a desire to move, cannot find a dwelling that meets their desires in their desired location. This hinders their ability to realize their housing preferences and forms an impediment to the residential mobility on the Dutch housing market. Improving the residential mobility of households aged 55 and older has the biggest potential herein, which in turn contributes to the residential mobility of other households. It is therefore important in the housing provision to develop new housing that suits the desires of households aged 55 and older. This study therefore aims to gain insight into the housing preferences of households aged 55 and older in the Netherlands. Herein included, this study explores the extent of interest and preferences with regard to housing types that stimulate social interaction, which are being encouraged in the housing provision in the Netherlands. Through a secondary analysis of the WoON 2021 datafile, a better understanding of the group of people aged 55 and older is gained through exploration of the sociodemographic and socioeconomic characteristics and the characteristics of the current dwelling. Subsequently, the housing preferences are explored of moving-inclined households in WoON. As the moving inclination of households can be influenced by the current possibilities on the housing market, the study explores the extent to which households aged 55 and older would have a desire to move if an attractive dwelling that meets their desires would be present, through a digital survey. This study subsequently gains insight into the housing preferences of this group of people and explores the extent of interest with regard to housing types that are to stimulate social interaction, comprising homes with common spaces. This study shows that a notable share of people aged 55 and older would have a desire to move if a dwelling that meets their desires would be present. The share of people that would want to move is shown to be larger if a dwelling that meets their desires would be present. Furthermore, it shows that among people aged 55 and older there is an interest in living in housing types with common spaces.

**Keywords:** Housing preferences, housing market, common spaces, households aged 55 and older

# Preface

Before you lies the master thesis *The desired housing situation of households aged 55 and older: housing with common spaces?* This thesis has been written to complete my Master track Management in the Built Environment at the faculty of Architecture and the Built Environment at the TU Delft.

I have always had an interest in housing and how people want to live. During my studies I learned more about the housing market in the Netherlands and became interested in how in the provision of housing a better alignment with the desires of households could be realized. I learned that people aged 55 and older encounter difficulty in finding a dwelling that suits their desires. This has led me to choose the topic in this thesis. Writing this thesis was a learning experience in which I learned a lot, with regard to doing research and writing a thesis itself. I also learned more about the subject itself, which I found very interesting.

I would like to thank my supervisors Marietta Haffner, Harry Boumeester and Sylvia Jansen, who was my supervisor until December 2023, for their guidance with writing this thesis and the feedback that they provided.

I hope you enjoy reading my thesis,

Daniël Mancoulov

# Executive Summary

## Introduction

Many households aged 55 and older with a desire to move encounter a lack of suitable housing on the Dutch housing market. Various households that have a desire to move, cannot find a dwelling that meets their desires in their desired location. This hinders their ability to realize their housing preferences and forms an impediment to the residential mobility on the Dutch housing market. Improving the residential mobility of households aged 55 and older has the biggest potential herein. It is therefore important in the housing provision to develop new housing that suits the desires of households aged 55 and older. A better understanding of the housing preferences of these households is therefore of great importance.

This study therefore aims to gain insight into the housing preferences of households aged 55 and older in the Netherlands. In particular, it aims to gain insight into the housing preferences of households that have a desire to move in case an attractive dwelling that meets their desires would be present and aims to explore the extent of interest in housing types that are to stimulate social interaction comprising homes with the presence of common spaces.

## Research questions

The main research question in this study is:

*What are the residential preferences of households aged 55 and older in the Netherlands, subdivided according to age and household size group?*

To answer this main question, this study answers 6 sub research questions:

*RQ1. What are the sociodemographic and socioeconomic characteristics of households aged 55 and older?*

*RQ2. What is the current housing situation of households aged 55 and older?*

*RQ3. What are the housing preferences of moving-inclined households aged 55 and older?*

*RQ4. What share of households aged 55 and older is willing to relocate if an attractive housing supply would be available that meets their desires ?*

*RQ5: To what extent do households aged 55 and older have an interest in living in housing types with common spaces?*

*RQ6. What are the housing preferences of households aged 55 and older that have a desire to move if an attractive housing supply would be available that meets their desires?*

## **Methods**

To answer the research questions, this study conducts a quantitative research consisting of a secondary analyses on the WoON 2021 data file and of the development of a digital survey to collect new data. The first three research questions are answered through the secondary analyses in WoON to gain a better understanding of the sociodemographic and socioeconomic characteristics, the characteristics of the current dwelling and the housing preferences of moving-inclined people aged 55 and older. The fourth to sixth research questions are answered through the developed digital survey, to gain insight into the desire to move in case an attractive dwelling meeting their desire would be present, the housing preferences of these people and the extent to which these households have an interest in living in housing types with common spaces.

### **Sociodemographic and socioeconomic characteristics**

The study first starts with exploring the sociodemographic and socioeconomic characteristics of households aged 55 and older in the Netherlands. These characteristics are addressed to be of influence on the housing preferences of people, with age and household size being regarded as most important herein. Using the WoON 2021 data file, the study explores the sociodemographic and socioeconomic characteristics of households aged 55 and older that are of influence of the housing preferences of people. These characteristics, next to age and household size, include the income in terms of gross households income and the mobility of people in terms of ability to climb stairs. Analyses on household size show that the majority of households aged 55 and older consist of one and two people households. 3 Person households are less common among households aged 55 and older. In terms of the gross household income, households aged 55 and older have on average a gross household income of 62,921 euros. The older the people, the less frequent the share of people in a higher gross household income class becomes. In terms of ability to climb stairs, a majority of people aged 55 and older is able to climb stairs without difficulty. This ability to climb stairs however has no linear relation with age.

### **Current housing situation**

In addition to the sociodemographic and socioeconomic characteristics of households aged 55 and older, this study also explores the characteristics of the current dwelling. It explores the characteristics of the dwelling that are addressed to be of importance in the housing choice of people. These characteristics include the dwelling type, tenure type, number of rooms and the housing costs. The majority of households aged 55 and older are shown to live in a single-family dwelling (a terraced or (semi) detached dwelling). Analyses on the current number of rooms show that the largest share of households live in a dwelling with 4 rooms. Analyses furthermore show that most households aged 55 and older live in an owner-occupied dwelling. Lastly, analyses on the housing costs show that among households living in owner-occupied dwellings, households pay on average a monthly expense of 469 euros. Among households living in rental dwellings, the majority of households pay a monthly rent between 432 and 737 euros, with an average monthly rent of 615 euros.

## **Housing preferences of moving-inclined households**

Subsequently, this study gains insight into the preferences of moving-inclined households, which is in WoON set as people that want to move within two years. Analyses on the share of households that want to move within two years show that the majority of people aged 55 and older do not want to move within two years. The attributes for which the preferences are subsequently explored are the same attributes as explored for the current housing situation, *i.e.* the dwelling type, tenure type, number of rooms and housing costs. The study shows that the most preferred dwelling type is an (downstairs) apartment. It also shows that the older the household, the lower the preference for a terraced or (semi) detached dwelling becomes. Analyses on the tenure type show that the preference for rental and owner occupied dwellings among households aged 55 and older is almost equal, with rental dwellings being preferred to a slightly higher degree. In addition, it shows that the higher the age of people, the higher the preference for a rental dwellings becomes. Furthermore, analyses on the preferred number of rooms show that the most preferred number of rooms among households aged 55 and older is 3 rooms. Analyses on the maximum price that households are willing to pay among households seeking an owner-occupied dwelling, show that largest share is maximum willing to pay a for sale price between 200,000 and 300,000 euros. For rental dwellings, the largest share of households is maximum willing to pay a rent price below the social rent limit of 737 euros. However, people aged 65 and older, more frequently are willing to pay a rent above 986 euros than people aged 55 to 65 years. As the housing preferences of people might be influenced by their age and household size, this study additionally explores the extent of difference in housing preferences between different age and household size groups. Chi squared tests show that among all the analyzed housing attributes there is a significant difference in the preferences between all the different age and household size groups and that different age and household size groups thus significantly differ with regard to these housing preferences.

## **Desire to relocate**

By answering the first three research questions, the study gains a better understanding of people aged 55 and older. The analyzed housing preferences however, are the preferences of moving-inclined households. But there are households that have a desire to move if an attractive dwelling would be present that meets their desires. As WoON lacks data on the preferences of those people, this study developed a digital survey to gain insight into the housing preferences of households that have a desire to move if an attractive dwelling the meets their desire would be present. With this survey, this study explores what extent of households aged 55 and older have a desire to move in case an attractive dwelling that meets their desires would be present. The results from this survey show that a majority of respondents would (potentially) want to move if an attractive dwelling that meets their desires would be present. Only a minority of respondents have no desire to move. Reasons why respondents have no desire to move are mostly because they are satisfied with their current dwelling and their current neighborhood.

## Extent of interest in housing types with common spaces

Subsequently, this study explores the extent to which households aged 55 and older want to live in social interaction stimulating housing types, comprising homes with common spaces. These types of housing are namely being encouraged in the housing provision in the Netherlands. What is shown, is that a majority of people aged 55 and older would have a (potential) interest in living in a housing type with common spaces. The largest share of people that have a (potential) interest in living in a housing type with the presence of common spaces, also have a (potential) interest in participating in common activities with others. This was in this study referred to as a *woongemeenschap*. The extent of interest in housing types in which they would also share domestic spaces was however shown to be low.

## Conditional housing preferences

Lastly, this study gains insight into the housing preferences of the households aged 55 and older that have a desire to move in case an attractive dwelling that meets their desires would be present. First, the housing preferences with regard to housing types with common spaces are explored. Analyses on what common spaces households desire, show that the common spaces that are most frequently preferred by respondents are a common (indoor) space to meet others, followed by a common (rooftop) garden. Most people do not want the common spaces to be available to the neighborhood. Analyses on with what age groups people would want to reside, furthermore show that most respondents want to reside with people of different age groups. Lastly, analyses on with how many households respondents would want to live in case of a *woongemeenschap*, show that that respondents mostly want to live with 20 households or less.

Analyses on whether households aged 55 and older would want to live in a new-built dwelling, show that a majority of respondents would want to live in a new-built dwelling. Only a small percentage of respondents do not want to live in a new-built dwelling. Analyses on whether respondents have an interest in developing their homes themselves furthermore show that a large percentage of people aged 55 and older however have no interest in developing their own homes themselves. Analyses on whether the desired dwelling should be life-cycle proof show that a large percentage of people aged 55 and older want their desired dwelling to be life-cycle proof, both among people aged 65 and older as well as among people aged 55 to 65.

This study lastly explores the preferences with regard to the dwelling type, tenure type, number of rooms and housing costs among households that have a desire to move if a dwelling that meets their desires would be present and compares it to the preferences of the respondents surveyed in WoON. What is shown, is that the preferences of respondents that have a desire to move if an attractive dwelling that meets their desires would be present to some degree differ from the preferences with the respondents surveyed in WoON. Respondents in the survey are shown to more frequently prefer an owner-occupied dwelling than the respondents in WoON and less frequently prefer a rental dwelling. The respondents also to some degree are shown to differ with regard to the preferred number of rooms, as the respondents in the survey more frequently prefer 3 rooms or less than the respondents surveyed in WoON and less frequently prefer 4 or more rooms. Also with regard to the housing costs some differences are present. The respondents that seek an owner-occupied dwelling in the survey namely more frequently are willing to pay a for sale price above 400,000 euros than the respondents surveyed in WoON.



## Discussion and recommendations

The goal of this study was to gain a better understanding of the preferences of households aged 55 and older. With the findings of this study a better insight is gained into the housing preferences of households aged 55 and older. The digital survey supplemented existing data in WoON by exploring the preferences of people that have a desire to move in case an attractive dwelling that meets their desires would be present, where in WoON only the preferences are explored of people that want to move within two years. Herein included, the results from the survey gained insight into the extent of interest and the preferences with regard to social interaction stimulating housing types, comprising housing with common spaces.

The study shows that a notable share of households aged 55 and older have a desire to move if a dwelling that meets their desires would be present, contrary to what is argued. The share of households that want to move is shown to be larger if a dwelling that meets their desires would be present. The study shows that people that have a desire to move if a dwelling that meets their desired would be present, more frequently prefer an owner-occupied dwelling, a lower number of rooms and a higher for sale price than among moving-inclined households surveyed in WoON. Furthermore, it shows that among households aged 55 and older there is an interest in living in housing types with common spaces. The extent of interest in housing types in which domestic spaces are shared, is however relatively low.

This research is however limited in its ability to generalize the findings to a wider population, because of the method used to gather respondents. The sample from the survey namely comprises a low number of respondent and does not contain a statistical significant number of people aged 75 and older. In addition to that, a lower number of single-person households is present among the sample. Additional research with a larger sample size is needed to be generalize the finding to a wider population. To be able to generalize the finding to a wider population, future research should seek a different method to disseminate a survey in which a larger sample size can be gathered.

Based on the findings in this research, some practical recommendations can be derived. The results in this study illustrate that the preferences between different age groups differ. This is something that should be taken into account in the development of homes for these groups. Additionally, this study shows that there is an interest among people aged 55 and older to live in housing types with common spaces. Although the study is limited in its ability to generalize this extent of interest to the wider population, this to some extent may back the encouragement of these types of housing in the provision of housing in the Netherlands. In addition to that, a large majority of people have a desire for a life-cycle proof dwelling. This may suggest that accommodation should be given to more life-cycle proof dwellings.

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# 1 Introduction

Many households aged 55 and older with a desire to relocate to a different dwelling, encounter a lack of suitable dwellings on the Dutch housing market (Rtl nieuws, 2022; Valk, Compiet & van Lieshout, 2022). Various of those households hardly can find dwellings that meet their desires in their desired location (Vereniging Eigen Huis, 2022). Playing a big part herein, is the insufficient amount of housing that is life-cycle suited (Vereniging eigen huis, 2022; RTL nieuws, 2022) *i.e.* dwellings that accommodate all stages of life (Woonbond, n.d.). In past years namely too few homes have been built (Van Staaïj *et al.*, 2022) resulting in an insufficient supply of housing in both the rental and owner-occupied sector (van Klaveren, Wassenberg & Zonneveld, 2021). The lack of suitable housing hinders households that aspire to relocate from moving (De Groot, 2020) and hinders the ability to realize their housing preferences. Older households with a desire to relocate succeed less often in realizing their housing preferences than younger households (Gielen, Herbers & Hitzert, 2018).

Besides the ability to realize housing preferences, the lack of housing that suits the needs of households aged 55 and older in turn also forms an impediment to the residential mobility on the Dutch housing market (RTL nieuws, 2022). Improving the residential mobility of households aged 55 and older, including empty-nesters, has according to AM (2021) the biggest potential herein. By developing for these households, the largest chain of relocations is set in motion (AM, 2021). The increase in residential mobility of households aged 55 and older in turn contributes to the residential mobility of other (younger) households (Stec groep, 2022). Dwellings left behind can be inhabited by these other households seeking for a next step in their housing career.

It is therefore important to build suitable housing for households aged 55 and older. In order to create an appealing housing supply, a better understanding is needed of the housing preferences of these households, especially for new-build dwellings (WoningBouwerNL, 2022). A better insight into the housing preferences of households aged 55 and older for new-build housing can be of relevance to parties responsible for the development of housing for these households such as real estate developers, housing corporations and municipalities.

Research on housing preferences of households aged 55 and older has been conducted, such as with the *Woononderzoek Nederland* (WoON). WoON is a triannual nationwide survey conducted among Dutch households, regarding among others housing preferences. Housing preferences, such as collected with the WoON survey, are mostly researched among households who indicated to be planning on moving (Boumeester & Lamain, 2019; Boelhouwer, 1996). But the number of households that aspire to move to a new dwelling is dependent on the current housing supply (Boelhouwer, 1996; De Groot, Manting & Boschman, 2008). Households namely assess whether they can move given the current possibilities they have on the housing market and can refrain from plans to move if they expect that they will not find a dwelling (De Groot, Manting & Boschman, 2008). There are some households that might aspire to move if a suited housing supply that meets their desires, would be available. In a lot of research on housing preferences these households are disregarded (Boelhouwer, 1996). It remains underexposed to what extent households aged 55 and older aspire to move if an appealing housing supply that meets their desires would be available and what the preferred housing situation would be of these households.

At the same time, the housing provision asks for the addition of a more life-cycle suited housing supply (Van Staaij *et al.*, 2022). Herein being encouraged, including by the Dutch government, are housing types that stimulate social interaction (Van Staaij *et al.*, 2022; Rijksoverheid, 2022). These types of housing, as opposed to conventional homes, comprise homes with the presence of common spaces for residents (Van Staaij *et al.*, 2022). There are many forms of housing types with common spaces. Existing research such as WoON however do largely not include data on to what extent households aged 55 and older have an interest in living in housing types with common spaces and what their preferences with regard to these types of housing are.

Furthermore, the population of households aged 55 and older is rather diverse, in terms of housing preferences (AM, 2021) as well as their characteristics (Van Dam *et al.*, 2013). There is therefore not one single type of dwelling that suits all households (Stec groep, 2022; AM, 2021). The preferences of people might differ based on their characteristics (Coolen & Hoekstra, 2001; Stuart-Fox *et al.*, 2020) with demographic factors being one of the determinants that is regarded as most important (Karsten, 2010). One demographic factor that is addressed to be of influence on housing preferences is age (Coolen & Hoekstra, 2001; AM, 2021; Woonbond, n.d.). Younger households aged 55 and older for instance have different residential preferences than older households (AM, 2021; Woonbond, n.d.). But in addition to age, also the household size is determinant of the housing preferences (Ter Heegde & Vrieler, 2021; Karsten, 2010). Larger households for instance often seek larger dwellings (Blijie *et al.*, 2009).

As it thus remains underexposed what the preferences are of people that want to move if an attractive dwelling that meets their desires would be present and given the heterogeneity of people aged 55 and older, the study in this thesis aims to gain insight into the housing preferences of households aged 55 and older that have a desire to move if an attractive dwelling meeting their desires would be present by age and household size group. In addition, as certain social interaction stimulating housing types, comprising homes with the presence of common spaces are being encouraged in the housing provision, this study also explores the extent of interest and preferences of these households with regard to such types of housing.

## 1.1 Relevance

### **Societal relevance**

The Netherlands face a housing shortage (AM, 2021) which hampers the residential mobility on the housing market and causes households to not be able to live in their desired dwelling. As argued in the introduction of this chapter, the biggest potential to stimulate residential mobility on the housing market lies within building housing for households aged 55 and older. Building attractive dwellings for households aged 55 and older that would allow to increase the opportunities to relocate to a more desired dwelling is therefore crucial. Increasing the ability among people to live according to their preferences, contributes to a higher wellbeing of people (DNB, 2023). This study therefore increases understanding of the residential preferences of households aged 55 and older. This is of relevance among others for parties that are responsible for the provision of housing such as real estate developers and housing corporations, to create an attractive housing supply that suits the desires of people aged 55 and older. This supply would allow to increase the ability of households aged 55 and older to realize their housing preferences and in turn also of other households.

## Scientific relevance

Research on housing preferences of households in the age of 55 and older has been conducted. Housing preferences, including in WoON, are generally researched among households that are planning on moving. But, as addressed in the introduction of this chapter, it is argued that some households might refrain from plans to move because of the current housing supply, while aspiring to move if a suited housing supply that meets their desires would be present. This study therefore aims to gain insight into the housing preferences of people that have a desire to move in case an attractive dwelling that meets their desires would be present.

Besides that, in the housing provision in the Netherlands, housing types that stimulate social interaction are being encouraged comprising homes with common spaces. The extent of interest and the preferences with regard to these housing types is largely not included in most research, including WoON. This study therefore aims to explore the extent of interest and the preferences among people aged 55 and older with regard to housing types that stimulate social interaction, comprising homes with the presences of common spaces.

## 1.2 Research questions

The study in this thesis aims to gain insight into the housing preferences of households aged 55 and older and answers the following main question:

*What are the residential preferences of households aged 55 and older in the Netherlands, subdivided according to age and household size group?*

In order to answer this question, some sub-questions are formulated. To gain a deeper understanding of households aged 55 and older and to be able to position the results in this research, questions 1 to 3 are formulated. These questions will be answered using data from the *Woononderzoek Nederland* (WoON 2021). The WoON 2021 is a triannual national survey conducted by the CBS and ministry of BZK among Dutch households regarding among others data on household characteristics, current housing situation and housing preferences of households. WoON is a large nationwide survey and is considered an important source for data on the housing situation and housing preferences (Ministerie van BZK, n.d.).

Before exploring the preferences of households aged 55 and older, it is important to get acquainted with the group of households aged 55 and older. The group of households aged 55 and older is rather diverse as discussed earlier in the introduction of this chapter. Households can have different characteristics including sociodemographic and socioeconomic characteristics, such as the households size or income. These characteristics can, as addressed earlier in the introduction, be of influence on the housing preferences of people. To get acquainted with the group of households aged 55 and older, this study looks into these characteristics and first answers the question:

*RQ 1: What are the sociodemographic and socioeconomic characteristics of households aged 55 and older?*

Besides having an understanding of the characteristics of households aged 55 and older, it is also important to get an understanding of their current housing situation. Households namely evaluate their current housing situation by comparing it with their needs and preferences (Coulter & van Ham 2013). To gain insight into how households aged 55 and older currently live, in which 'current' is used for the housing situation at the time the WoON survey was taken, the study answers the second question:

*RQ 2: What is the current housing situation of households aged 55 and older?*

When a disequilibrium is present between the current housing situation and the housing preferences, households might start to seek a different dwelling that better suits those preferences (Coulter & van Ham 2013). To be able to assess and position the preferences of households that aspire to move in case an attractive dwelling that meets their desires would be present, it is first important to get a better understanding of the preferences of households that are moving inclined, which in WoON is set as households that want to move within two years. This study therefore subsequently looks into what the preferences are of households aged 55 and older that want to move within two years. But as discussed earlier in the introduction of this chapter, the preferences of people might differ based on their characteristics including their age and household size. This study therefore also assesses the extent to which the preferences indeed differ between different age and household size groups and answers the following research question:

*RQ 3: What are the housing preferences of moving-inclined households aged 55 and older?*

The preferences of households collected in WoON are as addressed before of households that want to move within two years, given the circumstances at the time of being surveyed. This desire to move however, also depends on what the market has to offer. As noted in the introduction of this chapter, there are households that might aspire to relocate if an attractive dwelling that meets their desires would be present. This study thus aims to gain insight into the housing preferences of households that aspire to move in case a dwelling that meets their desires would be available and aims to explore the extent of interest and preferences with regard to housing types with common spaces, for which a digital survey is developed. To first gain insight into the extent to which households have a desire to move if an attractive housing supply that meets their desires would be available, this study next answer the following question:

*RQ 4: What share of households aged 55 and older is willing to relocate if an attractive housing supply would be available that meets their desires?*

These households that have a desire to move can have different housing preferences with regard to their desired housing situation. This study subsequently first explores the extent to which households aged 55 and older have an interest in living in housing types with the presence of common spaces by answering the fifth research question:

*RQ 5: To what extent do households aged 55 and older have an interest in living in housing types with common spaces?*

This study finally gains insight into the housing preferences of the households that would want to move if an attractive dwelling that meets their desires would be available (the conditional housing preferences) and answers the final question:

*RQ 6: What are the housing preferences of households aged 55 and older that have a desire to move if an attractive housing supply would be available that meets their desires (conditional housing preferences)?*

The different concepts in the research questions and the relation between them, are shown in the conceptual model in Figure 1.1 . These concepts are elaborated on in chapter 2 based on a literature review.

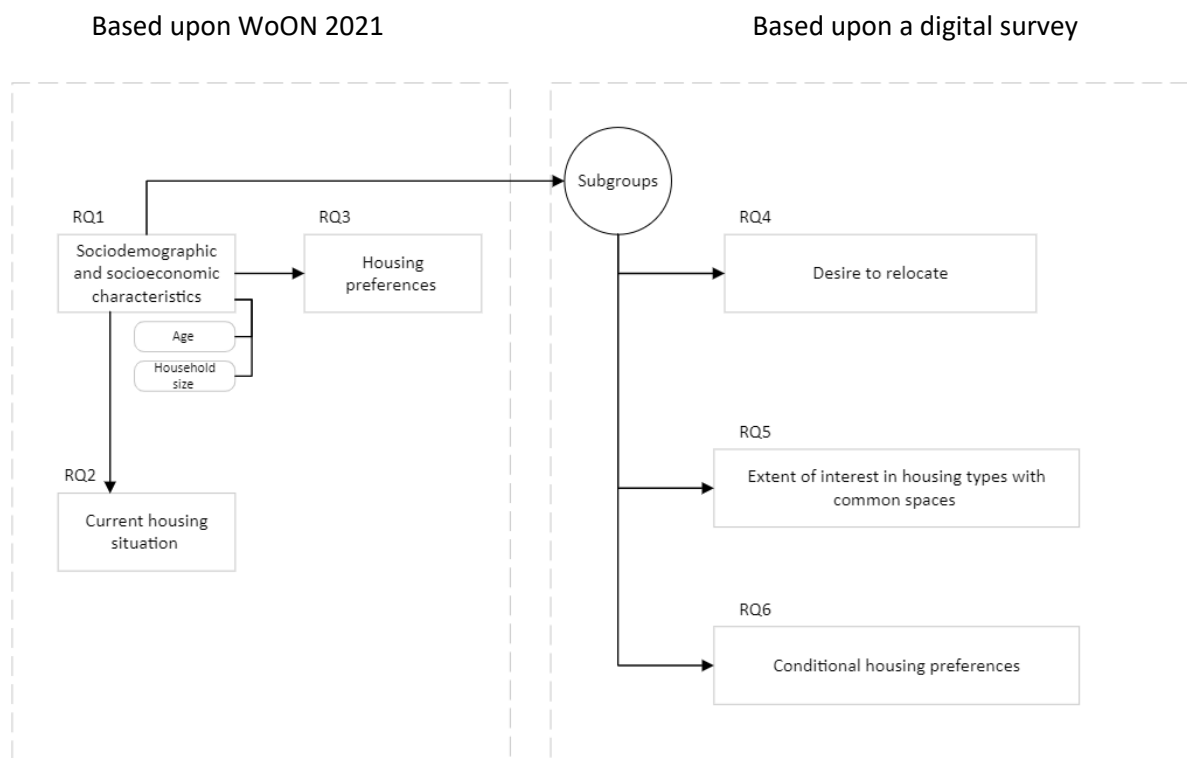


Figure 1.1 : Conceptual model (Own illustration)

### 1.3 Report structure

The previous sections have introduced the study and presented the research questions. This section elaborates on the report structure. This report first addresses and elaborates on the various relevant concepts in the research questions through a literature review in chapter 2.



Chapter 3 then presents the research methods. This chapter elaborates on the methods used in this study. It elaborates on how data are collected and analyzed. It also elaborates on the ethical considerations.

Chapter 4 then presents the results based on WoON 2021 and answers the first 3 research questions by looking into the sociodemographic and socioeconomic characteristics of households aged 55 and older, the current housing situation and the housing preferences of households that want to move within two years.

Chapter 5 then presents the results based on the digital survey and answers the fourth to sixth research question. It first looks into the desire to move among households aged 55 and older in case an attractive dwelling would be present that meets their desires. Second, it explores the extent of interest among people aged 55 and older with regard to living in a social interaction stimulating housing type and third elaborates on the housing preferences of households that have a desire to move if an attractive dwelling that meets their desires would be present.

Chapter 6 then presents the conclusion and discussion. This chapter concludes with the main findings from this study and presents the discussion. It also elaborates on the limitations of this study and presents recommendations for future research and practice.

## 2 Literature review

The previous chapter presented the research questions in this study. This chapter addresses the various relevant concepts in the research questions. As addressed in the introduction, this study explores the housing preferences of households aged 55 and older. Herein included, it explores the extent of interest and preferences with regard to housing types encouraged in the provision of housing in the Netherlands that stimulate social interaction. To be able to explore the interest and the preferences with regard to these types of housing, a better understanding is needed of these types of housing and their characteristics. This chapter first starts with addressing the housing types that are being encouraged in the provision of housing on the Dutch housing market, which include housing types that stimulate social interaction and looks into the characteristics of these housing types in section 2.1

As addressed before, the group households aged 55 and older is diverse in terms of their characteristics including sociodemographic and socioeconomic characteristics. These characteristics can be of influence on the housing preferences of people. Before being able to look into these characteristics of households aged 55 and older, it is important to know which sociodemographic and socioeconomic characteristics besides age and household size are addressed to be of influence on the housing preferences of people. Therefore this chapter next addresses the sociodemographic and socioeconomic characteristics of people that are of influence on their housing preferences in section 2.2

As addressed in the introduction of the previous chapter, this study explores the housing preferences of households that have a desire to relocate. To get a better understanding into what plays a part in the intention to relocate among people, this chapter subsequently looks into what aspects motivate and what aspects inhibit relocation among people in section 2.3

Next, as this study explores the housing preferences of households aged 55 and older, this chapter elaborates on the concept of housing preference. For studying housing preferences namely multiple approaches can be used in research. This chapter therefore addresses the approaches generally used to study housing preferences in research in section 2.4

To be able to explore the preferences, it is of essence to know what characteristics of the dwelling, referred to as dwelling attributes, are found important among households in their housing choice. Therefore this chapter addresses the concept of dwelling attributes and addresses what dwelling attributes are found to be important in the housing choice of people in section 2.5

## 2.1 Life-cycle suited and social interaction stimulating types of housing

As addressed in the introduction, the housing provision requires new development of dwellings that suit the needs of households aged 55 and older. Therefore certain housing types are herein being encouraged in housing provision in the Netherlands. This section addresses those housing types that are being encouraged in the provision of housing in the Netherlands and the characteristics of these housing types.

An important task in the housing provision is the addition of housing that is life-cycle suited (Van Staaij *et al.*, 2022) as many traditional homes are not as adequate for all stage of life (Schaff *et al.*, 2023). Therefore the government wants to stimulate the development of dwellings that are life-cycle suited (Rijksoverheid, 2022). Life-cycle suited dwellings are dwellings that accommodate all stages of life (Woonbond, n.d.). Herein being encouraged, are housing types that stimulate social interaction (Van Staaij *et al.*, 2022). Housing types that stimulate social interaction are found to have a positive effect on residents and their happiness (Schaff *et al.*, 2023 ) and can form a response to counter loneliness (Commissie toekomst zorg thuiswonende ouderen, 2020). In the Netherlands there is an increase in the sense of loneliness among households, especially among households aged 75 and over (CBS, 2020) and ordinary dwellings are addressed to be inadequate in regard to their life-cycle suitability because of their lack of social relationship (Schaff *et al.*, 2023). Housing types that stimulate social interaction can for these reasons for certain households from a possibly attractive option.

Social interaction is stimulated when residents live in close proximity to other residents and have an adequate space for interaction and opportunities for contact (Williams, 2006), such as common spaces (Williams, 2006; Van Staaij *et al.*, 2022). Therefore being encouraged are housing comprising homes with the presence of common spaces (Van Staaij *et al.*, 2022). Various housing types that stimulate social interaction, characterized by the presence of common spaces, are being stimulated or initiated such as clustered and collective housing.

There is not one form of these housing types with common spaces. The characteristics therefore vary among the different forms. In some housing types, often referred to as collective, collaborative housing or co-housing, some form of resident involvement is present among the households, such as taking activity in communal activities (LVGO, n.d.) and mutual help among the residents (Czischke, 2017; Smid *et al.*, 2022). The degree of resident participation however varies among the various housing types (Czischke, 2017; Schaff *et al.*, 2023; Centrum Groepswonen, n.d.). In the Netherlands often the term *woongemeenschap* is used that refer to such type of housing. Residents living in such a housing type intentionally choose to live in a community with others (Smid *et al.*, 2022; Centrum Groepswonen, n.d.). This can be households of similar age groups or different age groups (Smid *et al.*, 2022; Schaff *et al.*, 2023). These collective housing types are often self-managed, in which residents are self-responsible for the management, such as in regard to maintenance and cooptation (Cramwinckel *et al.*, 2022), and are often self-initiated by residents themselves or with the cooperation of housing associations (Miltenburg & Stil, 2021)

There are multiple forms of self-initiated housing provision such as with a *wooncoöperatie* or with collective private commissioning. A *wooncoöperatie* is an entity, that is formed by the residents, that is responsible for the design, construction and management (Municipality of Amsterdam, n.d.) of the building and common spaces. Residents rent the dwellings from the cooperation that generally owns the building and/or common spaces (Municipality of Amsterdam, n.d.). Collective private

commissioning or *collectief particulier opdrachtgeverschap (CPO)* in Dutch, is similar to a cooperation but the dwellings become ownership of the independent residents (Municipality of Zwolle, n.d.).

Self-initiation gives residents the advantage of having control over the end-product, being in control of how the dwellings are going to look like and with whom residents will live (RVO, 2022). Next to that, it gives residents the advantage of not depending on the supply provided by the market (RVO, 2022). But this on the other hand has the disadvantage for residents that self-initiating can be complex and time-consuming (Miltenburg & Stil, 2021; Schaff *et al.*, 2023), as the whole process of development in case of private commissioning for instance, can take up to 6 to 8 years (RVO, 2022).

The different housing types furthermore also differ on other aspects such as the tenure type, the dwelling types, size and the present common spaces or amenities (Smid *et al.*, 2022; Centrum Groepswoners, n.d; Schaff *et al.*, 2023; Miltenburg & Stil, 2021). The dwellings namely can exist of both rental dwellings and owner-occupied dwellings (Miltenburg & Stil, 2021), multi-family dwellings or single-family dwellings (Smid *et al.*, 2022). The sizes can differ from *Woongemeenschappen* containing between 12 and 20 dwellings to larger scale *wooncomplexen* containing up to 300 dwellings (Smid *et al.*, 2022).

Among the various housing types also different common spaces or amenities can be present such as for example shared gardens or shared cars (LVGO, n.d.), common parking, common outdoor terraces, common gardens, common meeting spaces, common work spaces, common sporting facilities, common laundry facilities, bathroom facilities, common dining and common kitchens (Smid *et al.*, 2022; Centrum Groepswoners, n.d.). Sometimes, these common spaces are also available to the neighborhood (Smid *et al.*, 2022). Besides *co-housing* forms with independent dwellings, there are also co-housing forms in which residents do not live in independent dwellings but also share domestic spaces such as a living room or kitchen.

Besides stimulating social interaction, in the housing provision also housing with a better accessibility is encouraged, with the government wanting to stimulate the development of so called *nultreden* dwellings (Rijksoverheid, 2022), referred to in this study as life-cycle proof. Ordinary, single family dwellings, are namely addressed to be inadequate in terms of lifecycle suitability with regard to their accessibility (Schaff *et al.*, 2023) and more accessible housing is therefore found of great importance (Granbom *et al.*, 2016). When people get older their mobility can decline (Stuart-Fox *et al.*, 2020) and therefore can be faced with more impediments with regard to the accessibility (Granbom *et al.*, 2016). *Nultreden* or life-cycle proof dwellings are designed in such a way that they are suited for all stages of life by offering a better accessibility. The term life-cycle proof, generally refers to dwellings in which the living room, kitchen, bathroom and at least one bedroom are accessible from the street without the use of stairs (Woonbond, n.d.).

## 2.2 Sociodemographic and socioeconomic characteristics

As addressed in the introduction, the group of households aged 55 and older is rather diverse and the households can therefore have different characteristics, including sociodemographic and socioeconomic characteristics (De Groot *et al.*, 2008). These characteristics are addressed to be of influence on the housing preferences of people (Stuart-Fox *et al.*, 2020). It is of importance to get acquainted with this group of households and therefore these characteristics of the households. This

section therefore addresses the characteristics that are argued to be of influence on the housing preferences of people.

As addressed in the introduction of the previous chapter, age and household size are addressed to be two of those characteristics. Besides age and household size, there are other sociodemographic and socioeconomic characteristics that also are addressed to be of influence on the housing desires of people. These aspects include income (Stuart-Fox *et al.*, 2020, Blijie *et al.*, 2009), as this determines by large the amount that can be spent on housing (Blijie *et al.*, 2009). During the life course households adjust their housing situation to correspond to their financial capabilities (Karsten 2010, Blijie *et al.*, 2009). Next to income, another sociodemographic characteristic that is addressed to be of influence is health/mobility (Stuart-Fox *et al.*, 2020), as this is mainly for older households addressed to be an important aspect in their housing choice (Stuart-Fox *et al.*, 2020). Particularly the ability to climb stairs is addressed to be of importance herein, mainly for more older households. The mobility of people namely can decrease as they get older (Stuart-Fox *et al.*, 2020), making certain types of dwellings undesired or inadequate for some (Schaff *et al.*, 2023).

## 2.3 Desire to relocate

The study in this thesis looks into the preferences of households that have a desire to relocate. It is therefore important to understand what aspects play a part in the desire to relocate among households, which are addressed in this section. Relocation is the behavior of individuals who leave their current location to go to another location (Chaulagain *et al.*, 2021). According to Chaulagain *et al.* (2021) relocation of households is evaluated by an interplay between repelling factors or difficulties of the current living place, referred to as push factors, and attracting factors of a new living place, referred to as pull factors, that can motivate or trigger relocation. There are various aspects that are addressed to trigger or motivate relocation among households. Relocation is argued to be triggered when a disequilibrium is present between housing needs and preferences and the current housing situation (Coulter & van Ham 2013). This disequilibrium is argued to produce so-called 'stress' (Coulter & van Ham 2013). When this 'stress' surpasses an acceptable threshold, households begin to search for a different dwelling that better suits their needs and preferences (Coulter & van Ham 2013) and search for a dwelling that provides the highest possible amount of satisfaction (Jansen, Coolen & Goetgeluk, 2011).

### 2.3.1 Motivational factors of relocation among households

Elder generations are argued to have less so-called 'key' mechanisms (Chaulagain *et al.*, 2021), than younger generations such as a change in jobs, marriage or getting children, that would trigger a need for relocation (AM, 2021) and therefore are less moving-inclined. However, there are various key motivators that play part in the desire for relocations among households.

An important factor that can motivate relocation is health (Gielen *et al.*, 2018). Individuals often make decisions about relocation when they are faced with health related issues and decline in health (Chaulagain *et al.*, 2021; Kooiman, 2020) or to prepare for future health issues. It is shown that the higher the age, the more frequently health becomes a reason for relocation among people. A second factor are family or social related aspects (Chaulagain *et al.*, 2021) such as the desire to be closer to

children or other family members (Akkermans *et al.*, 2020) or children moving out of their parental home (AM, 2021; Kooiman, 2020). When children leave the household, there are changes in the housing demand as the household space requirements are reduced (Andersen, 2010). But also other changes in household composition can motivate relocation, such as the death of a spouse (Kooiman, 2020).

People can also consider relocation because of housing and property related factors that make the current dwelling undesired (Chaulagain *et al.*, 2021) such as the size of the dwelling (Akkermans *et al.*, 2020), or certain features such as a presence of a garden requiring maintenance (Akkermans *et al.*, 2020). The most given reasons why households aged 55 and older find their current dwelling unsuited, is because of the dwelling being too big or the dwelling not being the preferred dwelling type (Ter Heegde & Vrieler, 2021). But not only the dwelling itself, also the residential environment can be a motivator for relocation among households (Kooiman, 2020). Examples of this are for instance a decline of the neighborhood people are currently living in (De Groot, Manting & Boschman, 2008). Furthermore, economic factors such as housing costs, mortgage or rent, or maintenance costs (Chaulagain *et al.*, 2021) can also be a motivator that can make households consider relocation. Next to that, a change in economic situation of a households is also addressed to be a factor such as for instance because of a loss of job or because of retirement. Not only a decline in economic situation but also the increase in income can trigger households to relocate (De Groot, Manting & Boschman, 2008). Lastly, households can consider relocation because of psychological factors such as feeling lonely or isolated (Chaulagain *et al.*, 2021).

### 2.3.2 Inhibiting factors of relocation among households

But intentions to move are not only influenced by facilitating factors, but also by inhibiting factors (Chaulagain *et al.*, 2021). Households are for instance constrained by economic factors such as their financial resources (Karsten, 2010) to which their housing situation has to correspond to. The current housing prices can make relocation financially unattractive or even unfeasible (Van Staaij *et al.*, 2022). Other financial factors can also inhibit people from formulating an intention to move. The housing costs in terms of monthly expenses can make relocating to another dwelling financially unattractive, especially among people who currently have low monthly expenses (Van Staaij *et al.*, 2022). In addition to that, also the current housing market situation can form a constraint as households are bound to the housing possibilities they have (De Groot *et al.*, 2011). When the housing market is tight, households are less likely to formulate an intention to move (De Groot, Manting & Boschman, 2008). Households take into account these inhibiting factors in formulating an intention to move (De Groot *et al.*, 2011). Moving itself can also form an inhibiting factor as people often consider moving to be a stressful event (De Groot *et al.*, 2011). The needed energy or costs (Mulder, 1996) to move can form an inhibiting factor for residents to move. Other inhibiting factors can include attachment to the current neighborhood (Akkermans *et al.*, 2020) and social or family related factors, such as certain ties with other family members (Chaulagain *et al.*, 2021) or social contacts with neighbors (Akkermans, *et al.*, 2020). It is shown that among households aged 55 and older, there is relatively large share that feels attached to the current neighborhood.

## 2.4 Housing preferences

The previous section has addressed that households evaluate their current dwelling based on their preferences. To be able to explore the housing preferences it is important to get an understanding of the concept housing preference and the approaches used in research to measure preferences. A preference is defined as a relative unconstrained evaluation of attractiveness of an object (Jansen, Coolen & Goetgeluk, 2011). A preference differs from actual behavior (Jansen *et al.*, 2011) which is referred to as housing choice. The outcome of housing choice is often referred to as revealed preference (Vasanen, 2012). Although the preferences of people are unique, studies show that there are common patterns between people their preferences (Schilder & Buitelaar, 2021). In housing research generally a distinction is made between the revealed preferences and so-called stated preferences (Vasanen, 2012). In studies where a revealed preference approach is used, it is assumed that households reveal what kind of housing they prefer by the choice they make where to reside (Vasanen, 2012). Stated preferences on the other hand are found by asking people directly about how they would prefer to live (Andersen, 2010). A Revealed preference approach is criticized for the fact that it does not say how households actually would want to live as the housing choice could be different from what they would truly prefer (Vasanen, 2012). Households namely are not always able to relocate according to their desires and are bound to current possibilities on the housing market (Schilder & Buitelaar, 2021). Also in social housing, because of the different nature of the allocation, it is argued that the actual relocation in this sector does not show the actual preference of people. Therefore revealed preferences are argued to not show the actual preferences of households but the preference given the current circumstances on the housing market (Schilder & Buitelaar, 2021). In a tight market, studying preferences using stated preferences is thus preferred (Van Middelkoop & Boumeester, 2014).

## 2.5 Dwelling attributes

When evaluating a dwelling, households can look at various aspects of the dwelling. Dwellings consist of various characteristics, referred to as attributes (Jansen, Boumeester, Coolen, Goetgeluk & Molin, 2009) such as the dwelling type, size, number of rooms, tenure type, price, and outdoor space (Blijie *et al.*, 2009; Jansen, Coolen & Goetgeluk, 2011). Specific categories of these attributes, such as the specific dwelling type itself, are referred to as attribute levels. Not all attributes are equally important in the housing choice of households. This section addresses attributes that are addressed to be important in the housing choice of people.

One aspects that households take into account when they seek a dwelling are the costs, which form a hard constraint (Blijie *et al.*, 2009). Household are namely limited to a maximum amount of money that they can spend on housing or want to spend on housing (Schilder & Buitelaar, 2021). Herein the monthly expenses are an important thing households first look at (Blijie *et al.*, 2009). Another important aspects in the housing choice of people is the tenure type (Andersen, 2010). On the Dutch housing market, households can choose between owner-occupied and rental dwellings. According to Blijie *et al.*, (2009) households generally do not change between tenure types often. Households that live in owner-occupied dwellings for example often remain in the owner-occupied sector (Blijie *et al.*, 2009). Households can have different reasons for interest in a certain tenure type. An aspect contributing to the preference for a certain tenure type is the difference in costs (DNB, 2023). Households that live in an owner-occupied dwelling for instance have certain financial benefits.



When not taking into account the difference in costs, the independence, ability to freely making adjusting to the dwelling and the ability to build equity are named reasons for why people would prefer to buy (DNB, 2023). Reasons for why people prefer renting over buying, is because of the flexibility, and not having to worry about maintenance or the value of the dwelling (DNB, 2023). In addition to the costs and the tenure type, also the dwelling type is addressed to be an important factor in housing choice (Blijie *et al.*, 2009). There are various dwelling types that households can choose from on the housing market including among others single family dwellings, such as terraced dwellings, semi- detached dwellings or detached dwellings, and multifamily dwellings such as an apartment, downstairs apartment or two story apartment. Households can have various reason to have a preference for a certain housing type, with single family dwellings for instance featuring a garden while apartments having the convenience of having all rooms on the same floor and requiring less maintenance (Blijie *et al.*, 2009). Next to the dwelling type, also the number of rooms is an important aspect in the housing choice of households (Blijie *et al.*, 2009). Homes namely differ in the present number of rooms. Larger households for instance often seek larger dwellings with more rooms while smaller households often seek smaller dwellings. In the Netherlands the number of rooms often usually includes the living room as well.

## 2.6 Conclusion

This chapter elaborated on the different concepts from the research questions. This chapter first addressed the housing types that are to stimulate social interaction, encouraged in the housing provision in the Netherlands. These housing types are characterized by the presence of common spaces. There are many forms of housing with common spaces and they differ in terms of their characteristics. Some housing types are characterized by the inclusion of resident participation in which residents to some degree participate in common activities with others. These housing types are often also self-managed and/or self-initiated by the residents themselves. The degree of participation however varies. Among these housing types with common spaces there are also forms in which residents also share domestic spaces. In addition to that, these housing types with common spaces can also differ on the common spaces that are present, the dwelling types, tenure type, the household composition in terms of age and the size in terms of the number of dwellings.

Second, this chapter looked into the sociodemographic and socioeconomic characteristics that were addressed to be of influence on the housing preferences of people. In the introduction of chapter 1, two of those characteristics were already introduced, which are the age and household size. Characteristics that are besides age and household size in literature addressed to be of influence on housing preferences of households are the income and their mobility, with the ability to climb stairs being addressed as an important aspects herein.

Thereafter, this chapter looked into what plays a part in the intention to relocate among people and what aspects motivate and what aspects inhibit relocation. Households evaluate their current housing situation and often seek to relocate when a disequilibrium is present between the current dwelling and their preferences and needs. Aspects that motivate intentions to relocate include health, social related aspects, a change in household composition, the dwelling itself or financial factors. Besides aspects that could trigger the intention to relocate among people, there are also aspects that could inhibit it. Aspects that could inhibit an intention to relocate among people include



financial capabilities, social related aspects, attachment to the current neighborhood, the current housing market or the energy and costs of moving itself.

Thereafter, this chapter elaborated on the concept of housing preferences and the approaches used to study the preferences in research. For studying housing preferences in research, generally a revealed preference or stated preference method is used. In a revealed preference approach it is assumed that households reveal what kind of housing they prefer by the choice they make where to reside while stated preferences are found by asking people directly about how they would prefer to live. A revealed preference approach is however criticized for not actually showing the actual preferences of people. In a tight market, a stated preference approach is stated to be preferred.

Lastly this chapter looked into the dwelling attributes that are found important among people in their housing choice. Dwellings namely vary in terms of their characteristics. Dwelling attributes that were addressed to be of importance in the housing choice of people include the dwelling type, the number of rooms, the tenure type and the housing costs.

### 3 Research methods

This chapter elaborates on the methods used in this study to answer the main research question and elaborates on the how data is collected and analyzed and addresses the ethical considerations.

#### 3.1 Data collection

To answer the main question of what the housing preferences are of households aged 55 and older, a quantitative research is conducted consisting of a statistical analysis using the WoON 2021 database and of the development of a digital survey to collect new data, as shown in Figure 3.1.

The first three research questions (see section 1.2) are answered through the WoON 2021 database, as addressed in chapter 1. The *Woononderzoek Nederland* or WoON data file contains data from a triannual national survey conducted by the CBS and ministry of BZK among Dutch households. It regards among others data on household characteristics, current housing situation, housing preferences and residential satisfaction of households. The WoON 2021 is a large nationwide study in which 46,658 people aged 18 years and older are surveyed using stratified sampling and is as addressed before considered an important source for data on the housing situation and housing preferences. The WoON survey started in the year 2020. Of the 46,658 people surveyed in WoON, there are 20,778 people with an age of 55 and older.

WoON has surveyed the housing preferences of households who want to move within two years, as addressed in the introduction. WoON thus does not give insight into the preferences of people who would want to move in case a dwelling that meets their desires would be present. To be able to explore the housing preferences of households that have a desire to move if an attractive dwelling that meets their desires would be present, a survey has been developed (see appendix A for the questions in the survey). The survey also elaborates on the interest and the preferences of households aged 55 and older with regard to housing types that stimulate social interaction (addressed in section 2.1), as WoON largely lacks insight on this matter.

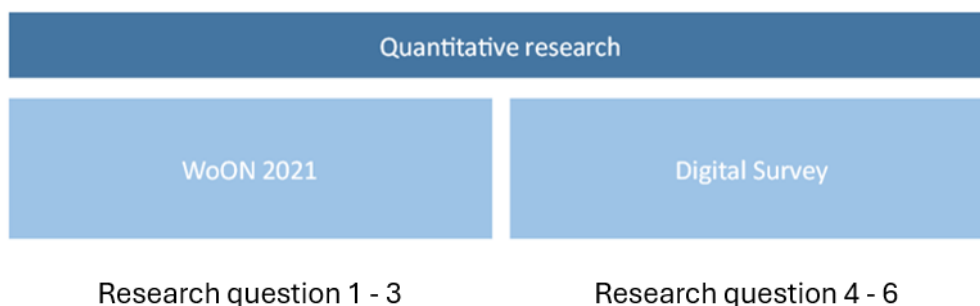


Figure 3.1. Research method (Own illustration)

### 3.1.1 Secondary analysis on WoON

As the conceptual model in figure 1.1 shows, to answer the first research question, the study first gains insight into the sociodemographic and socioeconomic characteristics of households aged 55 and older. The study looks into the characteristics that are addressed to be of influence on the housing preferences in section 2.2 which include age, households size, income and mobility in terms of ability to climb stairs.

First, the age composition of people aged 55 and older is explored. As in general the age groups 55 to 65, 65 to 75 and 75 and older are used, this study explores the share of each of those age group categories. The age group categories, and also all other categories in this study, do not include the upper value of the category. Second, the household size of people aged 55 and older is explored. To do so, the share of three categories of household sizes are explored. These categories comprise one-person households, two-person households and households with 3 or more people. The household size excludes children not registered at the home address of the respondent. Based on common age and household size compositions among people aged 55 and older, the study makes a division of age and household size groups used for the analyses of the first three research questions. Subsequently, the income is explored. To do so, the study explores the gross household income in euros. In WoON, the gross household income is categorized in 5 categories: below average income (*modaal inkomen* in Dutch), 1 to 1.5 times average, 1.5 to 2 times average, 2 to 3 times average, and 3 or more times average income. The average income or *modaal inkomen* of 2020 is used which equals 36,500 euros. To explore the income of households aged 55 and older, the study analyses the share of people within each gross households income category. After analyzing the income, the study thereafter explores the mobility of people aged 55 and older in terms of ability to climb stairs. The ability to climb stairs in WoON is categorized as: able to climb stairs without difficulty, able to climb stairs with difficulty, able to climb stairs only with help of others and not able to climb stairs at all. To explore the ability to climb stairs among people aged 55 and older, the study analyzes the share of people among each category.

To answer the second research question (see section 1.2), the study explores the characteristics of the current housing situation of households aged 55 and older. The aspects that are looked into are the attributes addressed to be of importance on the housing choice of people in section 2.5 *i.e.* the dwelling type, tenure type, number of rooms and housing costs. It looks both into the housing situation of households aged 55 and older in totality and by age and households size group.

To first explore the current dwelling type, five dwelling type categories are derived. These comprise an apartment (Flat, apartment, downstairs apartment), a terraced dwelling, a semi-detached dwelling, a detached dwelling and other dwelling (including: a farmhouse, dwelling with separate retail or office space, dwelling with shared toilet/kitchen or other dwelling). The study explores the share of households aged 55 and older living in each of these dwelling types. Thereafter, the study explores the number of rooms of the dwelling the respondents are living in. The number of rooms include the living room, bedroom(s) and study. For the number of rooms 7 categories are derived, ranging from 1 room to more than 6 rooms. To explore the current number of rooms, the study analyzes the share of people aged 55 and older for each of these number of rooms. Subsequently, the study explores the current tenure type. To explore the tenure type of the dwelling that people aged 55 and older are living in, this study explores the share of respondents aged 55 and older living in a rental dwelling and the share of people living in an owner-occupied dwelling. After that, the study explores the housing costs of the dwelling. As there are two tenure types, the housing costs are explored for each tenure type. For people living in an owner-occupied dwelling, the monthly

expenses in euros are explored. The monthly expenses are the monthly mortgage costs people are paying in euros, which include the mortgage interest, redemption and contributions (of all mortgages). For the monthly expenses, six categories are derived. These include 0-200, 200-400, 400-600, 600-800, 800-1000 and 1000 or more (euros). For people living in a rental dwelling, the study explores the monthly rent in euros. This is the total amount that people are paying to the owner / landlord. For the rent, four categories are derived. The categories are based on rent limits in the Netherlands. In the Netherlands, the rental housing market consist of regulated rental dwellings and free-market rental dwellings. The rent price is determined by 'points' that equal a certain amount of rent. The rent benefit that households can receive is dependent on the rent limits. As the WoON survey started in 2020, the rent limits of 2020 are used. The first category is a rent price below the rent limit: *kwaliteitskortingsgrens* equaling 432 euros. The second category is a rent price between 432 euros and the social rent limit or *liberalisatiegrens* in Dutch. Regulated dwelling are dwellings with a rent price below this social rent limit. The thresholds for this rent limit in 2020 was 737 euros. The third category is a rent price between 737 euros and the proposed mid-rent threshold, equaling 187 'points'. This mid-rent threshold equals a rent price of 986 euros in 2020. The last category is a rent price above the mid-rent threshold. To explore the rent price, the study analyzes the share of households aged 55 and older within each rent price category.

To answer the third research question (see section 1.2), this study explores the housing preferences of moving inclined households aged 55 and older, which is in WoON set as people that want to move within two years. It looks both into the preferences of households aged 55 and older in total and to the preferences by age and household size group. Subsequently, is assesses the extent of heterogeneity in preferences between different age and household size groups. This is to be able to assess if people in different age groups or in different household sizes indeed differ in terms of their housing preferences. Based on the extent to which the different groups are heterogenous in terms of their housing preferences, a division is made of age and household size groups for which the results of the survey are to be analyzed. Groups that are heterogeneous in terms of their housing preferences are to be subdivided for the analyses for the results from the survey. The study explores the preferences in regard to the attributes: dwelling type, number of rooms, tenure type and housing costs.

Before exploring the preferences, it is first assessed what extent of people aged 55 and older surveyed in WoON would want to move within two years. The willingness to move in WoON is categorized in five answer categories. These comprise: definitely, potentially, would want to but unable to find something, definitely not and already found something. After exploring the moving inclination of people aged 55 and older, the preferred dwelling type is explored. For the preferred dwelling, the same dwelling types as for the current housing situation are used. However, the single family dwelling types (terraced, semi-detached and detached) are in WoON categorized as one category. Thereafter, the preferred tenure type is analyzed. To do so, it is analyzed what share of people aged 55 and older prefer a rental dwelling and what share of people prefer an owner-occupied dwelling. Subsequently, the study explores the preferred number of rooms among people aged 55 and older. In WoON, the preferred number of rooms are categorized as: 1-2 rooms, 3 rooms, 4 rooms, 5 rooms and 6 or more rooms. To explore the preferred number of rooms, this study explores the share of people aged 55 and older within each category. Lastly, the study explores the preferences with regard to the housing costs. For owner-occupied dwellings, the study analyzes the maximum for sale price that people age 55 and older are willing to pay. This price excludes notary costs or brokerage costs. For the for sale price, seven categories are derived, ranging from 100,000 or below to 600,000 or more. For rental dwellings, the study explores the maximum rent price that

people aged 55 and older are willing to pay. For this, the same categories as for the current housing situation are used.

### 3.1.2 Data collection through a digital survey

Sub question 4 to 6 (see section 1.2) are answered through an online questionnaire among people aged 55 and older in the Netherlands. The survey can be found in Appendix A. The survey is disseminated through convenience sampling. To disseminate the survey, multiple (senior) associations have been approached and asked whether they could disseminate the survey among members of their association. Associations have been approached in different sizes of places as defined in WoON, including villages (20,000 inhabitants or less), cities and small cities (20,000 to 100,000 inhabitants) and larger cities (100,000 inhabitants or more). Two associations have agreed to forward the survey to their members. In addition to disseminating through these associations, adds have been placed on social media and a snowball method was used, in which people aged 55 and older were asked to fill in the survey and to forward it to others aged 55 and above. 137 People have filled in the survey. Two uncompleted cases were removed leaving 135 cases aged 55 and older.

Respondents are in the survey first asked about their household characteristics including their age and the size of their household, to know which age group and household size group respondents belong to and to be able to compare and position the group of respondents in this survey to the respondents surveyed in WoON with regard to these characteristics. To be able to compare the group of respondents from the survey with the respondents surveyed in WoON, the aspects on which they are to be compared on are asked in a similar way to the questions in WoON (Marked *'zelfde als WoON'* in the survey).

Second, respondents are surveyed about the characteristics of their current housing situation. This is to be able to compare the current housing situation of the respondents from the survey with the current housing situation of the respondents surveyed in WoON. Respondents are asked to state the characteristics of their current housing situation including the dwelling type, number of rooms, tenure type and housing costs in terms of monthly rent of people living in a rental dwelling and monthly expenses of people living in an owner-occupied dwelling.

Third, to answer the fourth research question, respondents were asked whether they have a desire to move if an attractive dwelling that meets their desires would be available. Respondents that do not have a desire to move were asked because of what reason(s) they have no desire to move. The possible reasons why people potentially would have no desire to move from WoON are incorporated in the possible answers, supplemented with the addressed inhibiting reasons in section 2.3.

Thereafter, respondents that have a (potential) desire to move, are surveyed about their preferences in regard to different housing attributes to answer the fifth and sixth research question in this study. As addressed before, in the housing provision in the Netherlands, housing types that are to stimulate social interaction comprising homes with common spaces, are being encouraged. To first assess the extent of interest among people aged 55 and older in types of housing with common spaces, respondents were surveyed about their extent of interest with regard to living in a housing type with common spaces.

As addressed earlier, housing types that stimulate social interaction, as opposed to conventional housing, comprise homes with the presence of common spaces. To assess whether people aged 55

and older have an interest in living in a housing type with common spaces, respondents were asked if they would want to live in a home with the presence of common spaces where they would be able to meet other residents. But as section 2.1 addressed, housing types with common spaces occur in different forms.

Section 2.1 addressed that for some of these housing types with common spaces some form of resident participation is present among the residents such as taking activity in communal activities and self-management, such as with a *woongemeenschap*. However, the degree of resident participation can vary. Respondents that would want to live in a dwelling with common spaces were therefore asked if they would want to live in such a *woongemeenschap*, which was defined as a dwelling with the presence of common spaces in which they would have the intention to participate in common activities and be self-responsible for the management of the compound.

Second, section 2.1 addressed that for housing types that include resident participation, also housing types are present in which residents do not have an independent dwelling but live in a shared dwelling in which residents also share domestic spaces. Respondents that would want to live in a *woongemeenschap* were therefore asked if they would want to live in a shared dwelling, which was defined as a dwelling in which residents have their own room (or rooms) but share one or more domestic space(s) such as a kitchen, bathroom or living room with others.

Based on these three aspects, the interest in social interaction stimulating housing type, comprising homes with common spaces can be categorized as shown in figure 3.2. By exploring the extent of interest with regard to these aspects among respondents, it can be explored in what type of housing with common spaces people aged 55 and older would have an interest to live in.

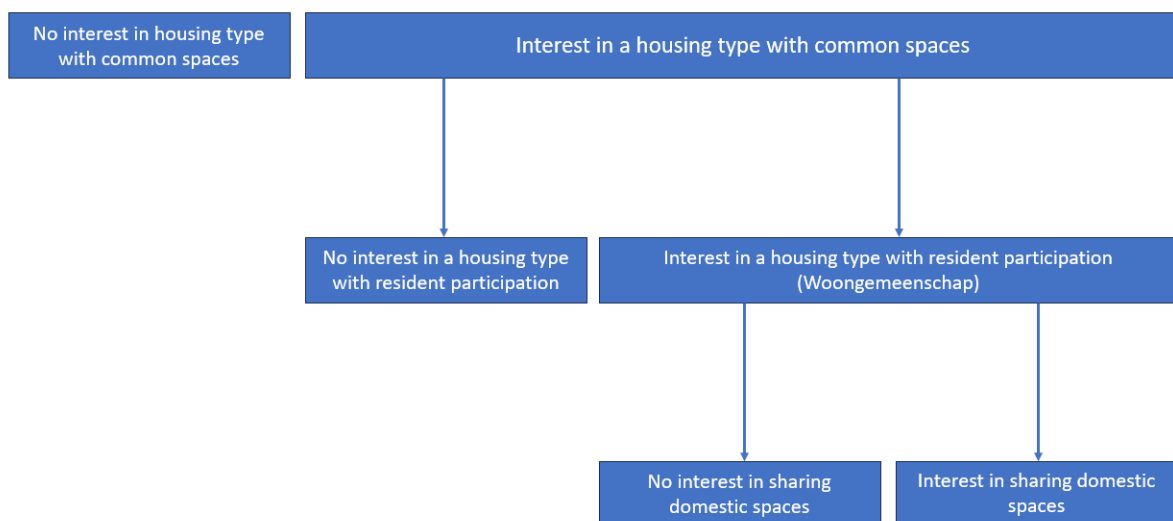


Figure 3.2. Categorization of interest of people aged 55 and older in housing types with common spaces (Own illustration)

To subsequently gain insight into the preferences of households that have a desire to move if a dwelling that meets their desires would be present, further questions were asked with regard to the dwelling. This study first explores the desires with regard to housing types with common spaces. Section 2.1 addressed that there are different common spaces that can be present among the

different housing types. To explore which common spaces are desired by households aged 55 and older, respondents that (potentially) would want to live in a dwelling with common spaces were asked what common spaces they would desire. As these common spaces sometimes can be available to the neighborhood, respondents were asked if they want the common spaces to be available to neighborhood or not. Section 2.1 also addressed that in housing types with common spaces, households can live with both people of similar ages and people of different ages. In order to explore what age composition households aged 55 and older prefer, respondents were asked if they want to live with people of similar ages or with people of different ages. Respondents that would want to live in a *woongemeenschap* were also asked with how many households they would like to reside in a *woongemeenschap*, as a *woongemeenschap* can have different sizes.

Subsequently, further questions were asked regarding all housing types. As the housing provision requires the development of new housing, it is important to know if households aged 55 and older would want to live in new-built dwellings. Respondents were for that reason asked if they would want to live in a new-built dwelling. A new-built dwelling implies that the respondent would be the first resident of that dwelling. The development of new housing can however be organized by people themselves and housing types with common spaces were in section 2.1 addressed to often be self-initiated. Respondents were therefore asked if they have a desire to develop their dwellings themselves, or in other words whether respondents would want to self-acquire land and realize their homes (with help from professional parties) themselves (or collectively). In addition to that, also life-cycle proofness is an aspect that is stimulated in the housing provision in the Netherlands. Respondents were therefore asked if the desired dwelling should be life-cycle proof. Lifecycle proof dwellings are defined as dwellings in which the living room, kitchen, bathroom and at least one bedroom is accessible from the street without the use of stairs. Lastly, respondents were asked to state their preference with regard to the same attributes as for the explored preferences in research question 3, *i.e.* the dwelling type, tenure type, number of rooms and the housing costs. These questions were asked in a similar way as in WoON to be able to compare and position the preferences of the respondents from the survey with those of respondents surveyed in WoON.

### 3.2 Data analysis

The data from WoON 2021 and the data collected with the survey will both be analyzed using SPSS Statistics. SPSS statistics is a software for statistical analysis. For the analysis, descriptive statistics, including frequency tables, pie charts or cross tabulations and inferential statistics, including chi squared tests and the standardized residual are used.

For the first research question, first the age and household of people aged 55 and older surveyed in WoON are mapped, using frequency tables. For the income and mobility in terms to climb stairs, cross tabulations are used. For the second research question, cross tabulations are used. For the third research question both descriptive statistics, including cross tabulations and inferential statistics are used, including chi squared tests and standardized residuals. The chi-squared test are used to analyze whether there is a significant difference in the housing preferences between the different age and household size groups. The standardized residuals are used in the interpretation of the difference between the groups. The standardized residual values show the difference between the expected number of cases in a particular cell of the table in case when there is no difference between the groups (the null-hypothesis) and the actually observed number of cases in that same cell. The higher the standardized residual, the more reason there is to believe that the groups differ.

For the fourth, fifth and sixth research questions, descriptive statistics are used, including frequency tables and cross tabulations.

### 3.4 Ethical consideration

To conduct this research in a responsible and moral correct way, some ethical considerations have to be taken into account. This study involves participants taking part in a digital survey. An aspects that had to be taken into account is the privacy of the participants in the survey. Taking into account the privacy of the participants, the survey is fully anonymous and is disseminated through an anonymous link. Participation in the survey was completely voluntary and respondents had the ability to omit questions if they did not want to answer them. In the survey no sensitive data such as financial or health-related questions were asked.



## 4 Results: WoON

This chapter presents the results based on the *Woononderzoek Nederland* (WoON) 2021 (Ministerie van Binnenlandse Zaken en Koningsrelaties & Centraal Bureau voor de Statistiek, 2022). The *Woononderzoek Nederland* has surveyed 46,658 households across the Netherlands with an age of 18 or older using stratified sampling. The WoON 2021 survey started in the year 2020. Of the 46,658 households there are 20,778 households with an age of 55 and above.

This chapter answers the first three research questions (see section 1.2 ) and looks into the sociodemographic and socioeconomic characteristics of households aged 55 and older, the characteristics of the current dwelling and the housing preferences, of the group in totality and by age group and household size. This is to gain a better understanding of the group of people aged 55 and older by age and households size group and to be able to compare and position the results from the survey (addressed in chapter 5) with those of the respondents surveyed in WoON.

This chapter first looks into the sociodemographic and socioeconomic characteristics addressed to be of influence on the housing preferences in section 2.2 which include age, households size, income and mobility in terms of ability to walk the stairs. This chapter starts by first looking into the age composition and household size composition of households aged 55 and older in the Netherlands in section 4.1. Based on this, a division is made of common age and household size groups among households aged 55 and older, used for the analyses in this chapter.

It is besides the sociodemographic and socioeconomic characteristics important to gain an understanding of how households currently live. Current in this case refers to the time of being surveyed. This chapter therefore subsequently explores the characteristics of the current dwelling by looking into the attributes addressed to be of importance on the housing choice of people in section 2.5. These attributes include the dwelling type, tenure type, number of rooms and housing costs.

Thereafter, this chapter explores the preferences of moving inclined people, which is of those that want to move within two years. It looks into the same attributes as for the current housing situation. It also assesses the extent of difference in the housing preferences between the different age and household size groups. Based on the extent of heterogeneity between the preferences of different age and household size groups, this chapter concludes with determining what division of age and household size groups should be used for the analyses of the results from the survey. As noted before, groups that are heterogeneous in terms of their housing preferences are to be subdivided for analyzing the housing preferences in the next chapter.

## 4.1 Sociodemographic and socioeconomic characteristics of households aged 55 and older

In order to be able to study the housing preferences of people, it is important to first get acquainted with the group in terms of their sociodemographic and socioeconomic characteristics. Households namely can differ with regard to their characteristics. The housing preferences of people are as addressed earlier influenced by these characteristics. This section looks into these characteristics of the households aged 55 and older, based on the *Woononderzoek Nederland* (WoON) and answers the first research question of this study:

*What are the sociodemographic and socioeconomic characteristics of households aged 55 and older in the Netherlands?*

This section looks into the characteristics that were addressed to be of influence on the housing preferences of people including age, household size, income and mobility in terms of ability to climb stairs. This section first explores the age and household size composition of households aged 55 and older in the Netherlands. Based on common age and household size compositions present among households aged 55 and older, a division of age and household size groups is made, for which the analyses in this chapter are made. Thereafter, it explores the gross household income and the mobility in terms of ability to walk stairs, for both households aged 55 and older in totality as well as by age and household size.

### Age

The age composition of the respondents aged 55 and older can be seen in figure 4.1. The largest group are the households aged 55 to 65 (38.3%) and the smallest are households aged 75 and older (26.2%).

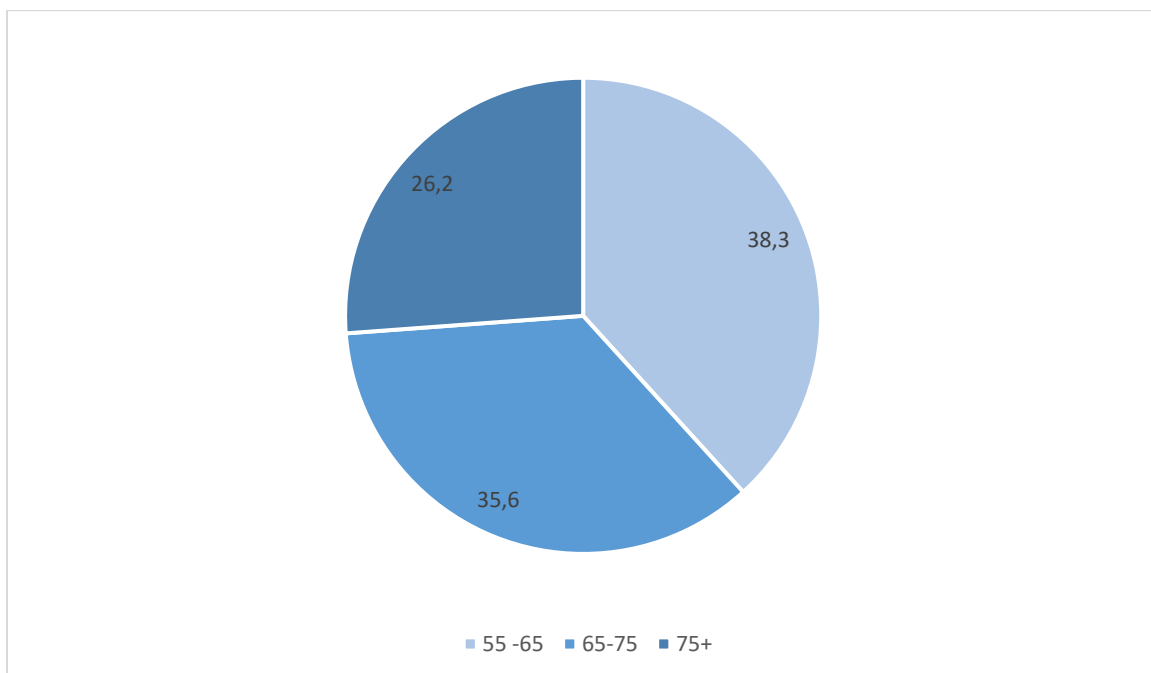


Figure 4.1. Percentage distribution of age of people aged 55 and older (n = 20778)

## Household size

Analysis on the household size, shown in figure 4.2, show that the majority of households aged 55 and older consist of 1 and 2 person households. Only 10.5 percent of households aged 55 and older consist of more than 2 people.

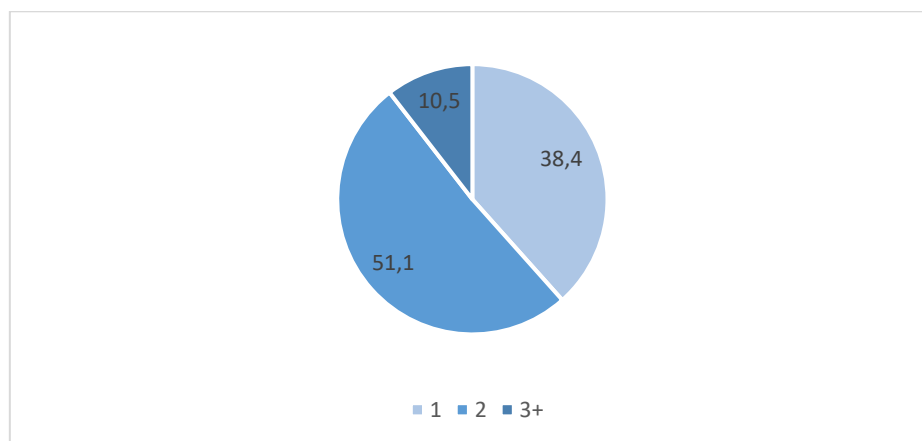


Figure 4.2. Percentage distribution of household size of households aged 55 and older (n = 20778)

Figure 4.3 shows the household size composition by age group. What can be seen is that among households in the age group 55 to 65 and 65 to 75 two-person households are the most common and in the age group 75 years and older, single person households are the most common. The share of single person households increases by each age group.

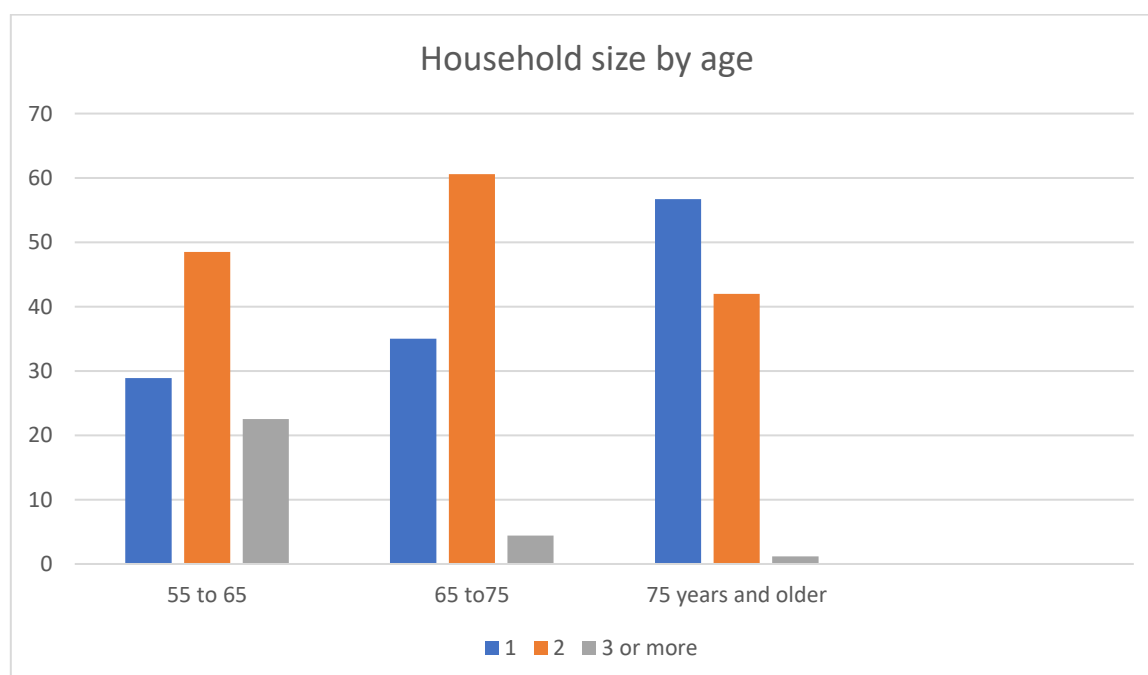


Figure 4.3. Percentage distribution of household size by age group among households aged 55 and older (n = 20778)

Since the majority of households aged 55 and older consist of 1 or 2 person households and 3 or more person households are relatively less common, for each age group a division of single-person households and multi-person household can be made to be used for the analyses in this chapter. This leads to six age and household size groups. The analysis for the following results are presented both for the group of people aged 55 and older in total as well as by age and household size group.

## Income

In addition to age and household size, also the income is an aspects that is addressed to be of influence on the housing preferences of household. The gross household income of households aged 55 and older is shown in table 4.1. This is the gross household income in the year of 2020, the time that the WoON survey started. The blue colored cells in the table indicate the mode. The largest share of households aged 55 and older (33.3%) have a gross income of 36,500 or lower. This is followed by 36,500 to 54,750 euros (23.5%) and 54,750 to 73,000 euros (16.1%). The mean gross household income of households aged 55 and older is 62,921 euros (not shown in the table). The average gross household income in the Netherlands in 2020 was 75,200 euros (CBS, 2022), which shows that households aged 55 and older have a slightly lower gross income on average than the average for the Netherlands.

When looking at the gross households income by age and household size, it can be seen that the share of observations in the lowest household income class increases by age. Households aged 65 and older less frequently have an income of 73,000 or higher than households aged 55 to 65 and more frequently have an income lower than 36,5000 than the households aged 55 to 65. What also can be seen is that the gross household income is higher for multi-person households than for single person households. Households with multiple people, can namely have multiple incomes and therefore a higher household income.

Gross household income	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
36,500 or less	50.0%	7.5%	63.6%	15.9%	73.4%	28.7%	33.3%
36,500 to 54,750	24.2%	13.9%	22.8%	31.6%	18.4%	37.1%	23.5%
54,750 to 73,000	13.9%	19.1%	8.7%	23.7%	5.2%	18.2%	16.1%
73,000 to 109,500	8.4%	30.9%	3.4%	19.5%	2.3%	11.2%	15.9%
109,500 or more	3.5%	28.6%	1.5%	9.4%	0.7%	4.7%	11.2%

Table 4.1. Gross household income of households aged 55 and older by age and household size group (n = 20778). Blue colored cells indicate the mode.

## Ability to climb stairs

In addition to age, household size and income, also the mobility of people is addressed to be of importance on the housing preferences of people. An important aspect herein, is the ability to climb stairs. Table 4.2 shows the ability to climb stairs among households aged 55 and older. The number of respondents that were surveyed about their ability to climb stairs is less than the total, as not all respondents were surveyed in this question (n=14565). Which respondents were exactly surveyed about their ability to climb stairs in WoON is however not clear. When looking at the ability to climb stairs of households aged 55 and older, it can be seen that with 68.9 percent, the majority of households aged 55 and older can climb stairs without difficulty. 24.7 Percent of the people aged 55 and older can climb stairs with some difficulty and 6.5 percent of people are only able to climb stairs with help from others or is not able to climb stairs at all.

When looking at the ability to climb stairs by age and household size, it can be seen that across all ages the largest share of people can climb stairs without difficulty, even among the oldest age group. Something that is noticeable is that households aged 65 to 75 shows the highest percentage of respondents that can climb stairs without difficulty, higher than for households aged 55 to 65. The relation between age and ability to climb stairs thus seems not to be linear, contrary to what might be expected. A reason for why the relation between the ability to climb stairs and age is not linear is unknown.

Ability to climb stairs	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
Able to climb stairs without difficulty	49.0%	60.0%	74.4%	83.4%	50.5%	66.8%	68.9%
Able to climb stairs with difficulty	44.1%	35.4%	21.8%	14.8%	33.4%	26.1%	24.7%
Only with help or not able at all to climb stairs	6.9%	4.6%	3.8%	1.8%	16.1%	7.1%	6.5%

Table 4.2. Ability to climb stairs among people aged 55 and older by age and household size group (n = 14565). Blue colored cells indicate the mode.

## Conclusion

To summarize, this section has explored the sociodemographic and socioeconomic characteristics of people aged 55 and older in the Netherlands and has explored the age composition, household size composition, income and mobility of households aged 55 years and older. What was shown, is that the largest share of people aged 55 and older have an age of 55 to 65 and the smallest share of people have an age of 75 years and older. The majority of people aged 55 and older comprise one and two person households. Households with 3 or more people, are relatively less common. For households aged 75 years and older, the most common household size is 1 person, while for younger age groups, 55 to 65 and 65 to 75, two person households are the most common. Analyses on income showed that households aged 55 years and older have a mean gross household income of 62.921 euros on average, which is lower than for the average of the Netherlands as a whole. The percentage of people in higher income classes decreases by age group. For mobility, this chapter explored the ability to climb stairs among people aged 55 and older. The analyses showed that the majority of households aged 55 and older are able to climb stairs without difficulty but showed that the relation between age and ability to climb stairs is not linear. Why the relation between age and ability to climb stairs is not linear, remains unclear.

## 4.2 Current housing situation

The previous section explored the sociodemographic and socioeconomic characteristics of households aged 55 and older. Besides having an understanding on the characteristics of households aged 55 and older, it is also important to get an understanding on the current housing situation of these households. Households namely evaluate their current dwelling based on their preferences, as addressed before. This section analyzes the characteristics of the current housing situation of households aged 55 and older and answers the second research question of this study:

*What is the current housing situation of households aged 55 and older?*

This section looks into the attributes that are addressed to be of importance in the housing choice of people *i.e.* the dwelling type, tenure type, number of rooms and the housing costs of the current dwelling for both owner-occupied dwellings and rental dwellings. With ‘current’ is referred to the time of being surveyed in WoON.

### Dwelling type

As was addressed in section 2.5 , an aspect that is important in the housing choice of people is the dwelling type. Table 4.3 shows the current dwelling type of households aged 55 and older. What can be seen when looking at the current dwelling type is that households aged 55 and older live diverse in terms of the dwelling type. The largest share of households live in a terraced dwelling (37.1%), followed by an (downstairs) apartments (28.3%). Not shown in the table, 45.1 percent of households live in a dwelling that is life-cycle proof *i.e* a dwelling in which the living room, kitchen, bathroom and at least one bedroom can be reached without the use of stairs from street level.

When looking at the current dwelling type by age and households size, it can be seen that households aged 55 to 65 more frequently live in a terraced dwelling and less frequently in an (downstairs) apartment than households aged 65 and older. What also can be seen is that multi-person households most frequently live in terraced dwellings and single person households most frequently live in (downstairs) apartments. This applies for each age category.

Dwelling type	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
(Downstairs) Apartment	44.8%	11.3%	45.0%	18.4%	47.9%	29.1%	28.3%
Terraced	36.7%	43.6%	34.7%	37.8%	28.9%	33.4%	37.1%
Semi detached	8.5%	19.2%	9.1%	17.8%	9.2%	13.5%	14.3%
Detached	7.3%	22.9%	8.9%	23.3%	12.3%	21.3%	17.8%
Other	2.6%	3.0%	2.4%	2.7%	1.7 %	2.8%	2.7%

Table 4.3. Current dwelling type of households aged 55 and older by age and household size group (n = 20670). Blue colored cells indicate the mode

## Number of rooms

Besides the dwelling type, also the number of rooms is an important characteristic of the dwelling in the housing choice of people. This section therefore next explores the number of rooms of the current dwelling of households aged 55 and older. Table 4.4 shows the current number of rooms of households aged 55 and older. What can be seen is that in terms of number of rooms, the housing situation of households aged 55 and older is also rather diverse. The largest share of households live in a dwelling with 4 rooms (30.2 percent). This is followed by 5 rooms (23.9%) and 3 rooms (21.8%). 92 Percent of the households aged 55 and older live in a dwelling with 6 rooms or less.

When looking at the number of rooms by age and household size group, it can be seen that single person households most frequently live in a dwelling with 3 rooms. Multi-person households aged 55 to 65, most frequently live in a dwelling with 5 room and multi-person households aged 65 and older most frequently live in a dwelling with 4 rooms.

Number of rooms	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
1	1.4%	0.1%	1.1%	0.1%	0.5%	0.0%	0.4%
2	13.9%	1.0%	11.4%	1.6%	10.4%	2.9%	5.5%
3	30.4%	9.7%	33.7%	15.8%	35.9%	23.5%	21.8%
4	29.7%	29.1%	29.8%	31.9%	28.5%	32.8%	30.2%
5	16.7%	31.5%	16.3%	27.6%	15.9%	24.3%	23.9%
6	4.5%	15.7%	4.8%	12.5%	5.8%	9.0%	10.1%
6+	3.4%	11.9%	2.9%	10.5%	3.1%	7.5%	8.1%

Table 4.4. Current number of rooms among households aged 55 and older by age and household size group (n = 20670). Blue colored cells indicate the mode

## Tenure type

Another aspects that is found important by people in their housing choice is the tenure type. Table 4.5 shows the tenure type of the current dwelling of households aged 55 and older. When looking at current tenure type, it can be seen that the largest share of households aged 55 and older live in an owner-occupied dwelling (65.8%). The majority of households that live in a rental dwelling (78.1 percent) live in a dwelling rented from a housing association (not shown in the table).

When looking at the tenure type by age and household size, what can be seen is that households aged 55 to 65 more frequently live in an owner-occupied dwelling than households aged 65 and older. Households aged 65 and older on the contrary live more frequently in a rental dwelling. Home ownership seems to decrease by age, as households aged 75 years and older live less often in owner-occupied home than households aged 55 to 65 and 65 to 75. What also can be seen is that single person households live less often in an owner occupied dwellings than multi-person households.



Tenure type	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
Owner occupied	48%	82.4%	46.3%	77.1%	45.8%	68.0%	65.8%
Rental	52%	17.6%	53.7%	22.9%	54.2%	32.0%	34.2%

Table 4.5. Current tenure type among households aged 55 and older by age and household size group (n = 20730). Blue colored cells indicate the mode

### Housing costs

A last important aspect in the housing choice of people are the housing costs. As there are multiple tenure types, this section looks into the housing costs both for rental dwellings and for owner-occupied dwellings. The housing costs, in terms of monthly expenses of households living in a owner-occupied dwelling are shown in table 4.6. What can be seen is that the largest share of households aged 55 and older pay a monthly expense of 200 or less and that the majority of households (54.8 %) pay less than 400 euros a month. The mean is 469 euros per month and the median is 380 euros per month (not shown in the table). The fact that the mean and the median is not the same, indicates that the distribution is skewed towards higher monthly expenses.

When looking at the monthly expenses by age and household size, it can be seen that households aged 55 to 65 more frequently pay an amount of more than 400 euros a month than households aged 65 and above and less frequently pay an amount below 200 euros. The table shows that the monthly expenses thus seem to decrease by age group.

Monthly expenses in euros	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
0-200 euros	20.4%	16.2%	40.4%	32.5%	56.3%	48.2%	28.5%
200-400 euros	27.0%	23.1%	32.3%	28.8%	25.6%	27.4%	26.3%
400 – 600 euros	25.3%	21.1%	15.8%	18.8%	10.7%	14.6%	19.2%
600 – 800 euros	14.3%	16.6%	6.9%	10.7%	3.3%	4.2%	12.0%
800- 1000 euros	6.9%	10.0%	2.5%	4.6%	2.6%	2.6%	6.5%
1000 euros or more	6.0%	13.0%	2.2%	4.7%	1.5%	2.9%	7.6%

Table 4.6. Monthly expenses of households living in an owner-occupied dwelling of households aged 55 and older by age and household size group (n = 9239). Blue colored cells indicate the mode

The housing costs, in terms of monthly rent of households living in a rental dwelling are shown in table 4.7. The categories are based on rent limits in the Netherlands. In the Netherlands the rental housing sector consists of the free market rental dwellings and regulated rental dwellings. The rent price is determined by ‘points’ that equal a certain amount of rent. Regulated rental dwellings are dwellings below the social rent limit or *liberalisatiegrens* in Dutch. As the WoON survey started in 2020, the rent limits of 2020 are used. The threshold in 2020 for this limit was a monthly rent of 737 euros. The rent benefit that households can receive is determined and dependent on the rent limits. The highest limit in the table is based on the mid-rent threshold, equaling 187 ‘points’.

Table 4.7 shows the monthly rent that households are paying for their current dwelling. When looking at the current monthly rent that the total group of households aged 55 and older are paying, it can be seen that the majority of the total of households aged 55 and older pay between 432 and 737 euros per month. 10.5 Percent of households pay less than 432 euros per month and 11.1 percent pay a monthly rent higher than the *liberalisatiegrens* of 737 euros per month but below 986. The mean is 615 euros per month and the median is 594 euros per month (not shown in the table), indicating that the distribution is skewed towards higher rents.

When looking at the monthly rent of households living in a rental dwelling by age and household size, it can be seen is that for each age group the majority of people pay a monthly rent between 432 and 737 euros. What can also be seen is that households aged 55 to 65 more frequently pay a rent above the rent limit of 737 than households aged 65 and above. What also can be seen is that multi-person households contain higher percentages that pay above 737 euros per month than single person households.

Monthly rent in euros	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
432 euros or lower	14.8%	5.3%	14.3%	7.4%	11.0%	7.1%	10.5%
432-737 euros	71.8%	68.9%	74.7%	71.4%	78.5%	72.6%	73.5%
737 -986 euros	9.4%	17.8%	7.6%	15.2%	7.5%	12.8%	11.1%
986 euros or more	4.0%	8.0%	3.5%	6.0%	3.0%	7.4%	4.9%

Table 4.7. Monthly rent of households living in a rental dwelling among people aged 55 and older by age and household size group (n = 6619) ( Rent limits in 2020) . Blue colored cells indicate the mode.

## Conclusion

To summarize, this section has gained insight into the current housing situation of households aged 55 and older, by looking into the dwelling type, number of rooms, tenure type and the housing costs in terms of monthly expenses for both owner-occupied dwellings and rental dwellings.

This section first explored the current dwelling type among people aged 55 and older. What the analyses on the current dwelling type showed, was that the majority of households aged 55 years and older live in a single family dwelling *i.e.* a terraced, semidetached or detached dwelling. It also showed that households aged 55 to 65 less frequently live in an apartment or downstairs apartment than households aged 65 and older and that single person households more often live in (downstairs) apartments than multi-person households.

Analyses on the number of rooms of the current dwelling showed that the largest share of people aged 55 and older, live in a dwelling with 4 rooms. Analyses on the tenure type of the current dwelling among households aged 55 and older showed that the majority of people aged 55 and older live in an owner-occupied dwelling. What also was shown is that households aged 65 and above more frequently live in a rental dwelling than households aged 55 to 65 and that single person households also more frequently live in a rental dwelling as opposed to multi-person households.

Lastly, analyses on the housing costs of the current dwelling showed that among people living in rental dwellings, the majority of households aged 55 years and older pay a monthly rent between 432 and 737 euros, with an average monthly rent of 615 euros. For owner occupied dwelling, the average monthly expense of people aged 55 and older, is a monthly expense of 469 euros. What also was shown is that among people living in an owner-occupied dwelling, households aged 65 and older more frequently pay a lower monthly expense than households aged 55 to 65. Among people living in a rental dwelling, people aged 55 to 65 more often pay a rent above the social rent limit than households older than 65.

### 4.3 Housing preferences

The previous sections have explored the sociodemographic and socioeconomic characteristics and the characteristics of the current dwelling. This section explores the preferences of moving-inclined households aged 55 and older, which is of people that want to move within two years and answers the third research question in this study:

*What are the housing preferences of moving-inclined households aged 55 and older ?*

It explores the housing preferences of households aged 55 and older both in totality as well as the housing preferences by age and households size group. Also, it analyzes the extent of heterogeneity in housing preferences between the different age and households size groups. Based on the extent of heterogeneity between the preferences of different age and household size groups, this section will conclude with determining what division of age and household size groups should be used for the analyses of results from the survey. Groups that are heterogeneous in terms of their housing preferences are to be subdivided for the analyses for the results from the survey. This section looks into the dwelling attributes that are addressed to be important in the housing choice of people in section 2.5. These are the same attributes as in the previous section, namely the dwelling type, number of room, tenure type and the housing costs.

To assess the extent of heterogeneity, the chi-squared test is used to analyze whether or not the various group significantly differ with regard to their housing preferences. In addition to the chi-squared test, the standardized residual is used to help in the interpretation of the results. The standardized residual values show the difference between the expected number of cases in a particular cell of the table in case when there is no difference between the groups (the null-hypothesis) and the actually observed number of cases in that same cell. The higher the standardized residual, the more reason there is to believe that the groups differ. As a rule of thumb, residual values larger than 2 or lower than -2 are considered large deviations.

#### **Intention to move**

Before continuing to exploring the housing preferences of moving-inclined households, first it is explored what quantity of people aged 55 and older would want to move. Before being surveyed about their housing preferences, respondents in WoON are first surveyed about their intentions to move. Respondents are asked several questions to assess their intention to move. Based on their answers, they are forwarded to questions about their housing preferences. The number of respondents that are surveyed about their housing preferences differs from the number of respondents surveyed in the sections before, as people that are not moving-inclined are not surveyed on their preferences. It is however not exactly clear, which respondents are exactly forwarded to the questions about the housing preferences, but around 15,369 respondents aged 55 and older are not moving-inclined. Based on their intention to move, 5311 respondents are surveyed about their housing preferences. Respondents are in the survey first asked whether they want to move within two years. The moving inclination within two years is shown in figure 4.4. What can be seen is that among households aged 55 and older, a vast majority of 74 percent do not want to move. 2.2 Percent of respondents want to move, 18.7 percent of the respondents would potentially want to move and 3.8 percent would like to move but is unable to find a dwelling.

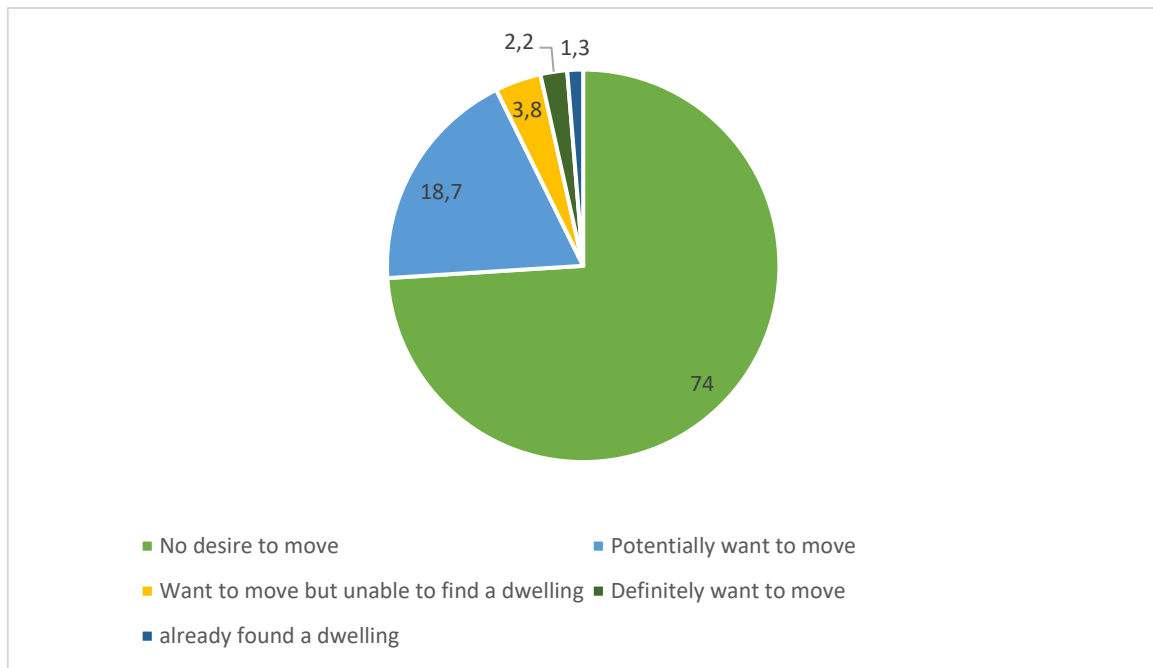


Figure 4.4. Moving inclination within two years among households aged 55 and older (n=20778)

### Preferred dwelling type

Of those people who are moving inclined, the preferences are next explored. Chapter 2 addressed that an important aspect in the housing choice of people is the dwelling type. Table 4.8 shows the preferred dwelling type of households aged 55 and older. The mode is in the table shown in bold. When looking at the preferred dwelling type, it can be seen that the majority of respondents with an age of 55 and older prefer an apartment (54.8 percent). 31 Percent of respondents aged 55 and older prefer a terraced dwelling, semi-detached or detached dwelling. Others (14.2%) prefer an other dwelling, including a farmhouse, dwelling with shared bathroom or kitchen, dwelling with commercial space and dwellings with shared facilities.

When looking at the preferred dwelling type by age and household size group, a couple of things can be seen. To help interpret the extent of heterogeneity in preferences in the dwelling type between the different age and household sizes, the standardized residuals are analyzed (not shown in the table). Cells with a standardized residual value larger than 2 or lower than -2 are colored light green. Standardized residuals with a value above 5 or lower than -5 are shown in dark green. These cells show the largest deviations with regard to preference for dwelling type. When looking at the standardized residual, what can be seen is that in almost all cells there is a standardized residual with a value above 2 or lower than -2 (light green colored cells). This means that the number of cases in these cells differ from the group total.

On average 54.8 percent of respondents for instance prefer an apartment. However, in the groups aged 65 and older, this percentage is higher. These groups thus more frequently prefer an apartment than on average and less frequently prefer a terraced or (semi) detached dwelling. Households aged 55 to 65 in contrary more frequently prefer a terraced or (semi) detached dwelling. It can be seen that the older the group of people, the lower the preference for a terraced or (semi) detached dwelling becomes. What also can be seen is that single person households have a lower preference for terraced or (semi) detached dwellings than multi-person households.

Preferred dwelling type	Age and household size group						Total
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
Apartment	51.0%	37.6%	67.8%	60.1%	65.2%	71.2%	54.8%
Terraced, or (semi) detached	37.0%	49.8%	17.6%	27.4%	7.9%	15.4%	31.0%
Other	12.0%	12.6%	14.6%	12.5%	26.9%	13.4%	14.2%

Table 4.8. Preference for dwelling type of households aged 55 and older by age and household size group (n = 5311). (light green = standardized residual higher than 2 or lower than -2. Dark green = standardized residual higher than 5 or lower than -5). Bold text indicate the mode.

To assess whether the groups significantly differ from each with regard to their preference for dwelling type, a chi-squared test was performed. The chi-squared test shows that there is a significant difference in preference for dwelling type between the various age and household size groups ( $\chi^2(10) = 573.529$ ,  $p = < 0,001$ ,  $n = 5311$ ). The various groups thus differ in their preference for dwelling type.

### Preferred tenure type

Next, the preferred tenure type is shown (see table 4.9 ). When looking at the preferred tenure type, it can be seen that the preference for rental or owner occupied dwellings is rather equal. However rental dwellings are preferred to a slightly higher extent. 39.7 Percent of the total households aged 55 and older prefer a rental dwelling and 37.5 percent prefer an owner occupied dwelling. 22.8 Percent of respondents do not have a preference for a specific tenure type.

When looking at the preferred tenure type by age and household size, a couple of things can be seen. Households aged 75 and older more frequently prefer a rental dwelling and less frequently an owner-occupied dwelling than on average. What furthermore can be seen, is that the higher the age, the higher the preference for a rental dwelling and lower the preference for an owner-occupied dwelling. Next to that, what can also be seen is that single person households more frequently prefer a rental dwelling than multi-person households.

Preferred tenure type	Age and household size group						Total
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
Rental	45.7%	21.7%	58.6%	32.5%	66.7%	49.1%	39.7%
Owner occupied	35.4%	59.5%	21.4%	38.9%	11.3%	20.3%	37.5%
No preference	18.9%	18.8%	20.0%	28.6%	21.9%	30.6%	22.8%

Table 4.9. Preference for tenure type of households aged 55 and older by age and household size group (n = 5311), (light green = standardized residual higher than 2 or lower than -2. Dark green = standardized residual higher than 5 or lower than -5)

To assess whether the groups significantly differ from each with regard to their preference for tenure type, a chi-squared test was performed. The chi-squared test shows that there is a significant difference in the preference for tenure type between the various age and household size groups ( $\chi^2(10) = 747.553$ ,  $p < 0,001$ ,  $n = 5311$ ). The various groups thus differ in their preference for tenure type.

### Preferred number of rooms

Next, the preferred number of rooms is explored. When looking at the preferred number of rooms among households aged 55 and older, shown in table 4.10, it can be seen that the most preferred number of rooms is 3. Almost half of all respondents in the age of 55 and older prefer 3 rooms. This is followed by 4 rooms with 27.5 percent. This number of rooms includes the living room. It has to be noted that not the same number of respondents as for the previous addressed attributes were surveyed about the preferred number of rooms ( $n=3539$ ). It is however not exactly clear which respondents have not been surveyed about the number of rooms in WoON.

When looking at the preferred number of rooms by age and household size, it can be seen that the most preferred number of rooms is 3 across all group with the exception of multi-person households aged 55 to 65. It also can be seen, that single person households less frequently prefer a number of rooms higher than 3 than multi-person households. Next to that, the table shows that the higher the age, the lower the preference for a number of rooms higher than 3 and the higher the preference for 1 or 2 rooms.

Preferred number of rooms	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
1 or 2	8.5%	1.9%	10.2%	2.0%	26.6%	7.2%	6.7%
3	54.8%	33.3%	63.6%	50.3%	55.4%	56.5%	49.0%
4	23.0%	37.7%	17.0%	29.7%	12.2%	27.3%	27.5%
5	7.1%	13.2%	4.0%	8.9%	2.2%	3.6%	8.1%
6 or more	3.9%	7.8%	0.9%	3.5%	0.0%	1.5%	4.0%
No preference	2.7%	6.0%	4.4%	3.9%	3.5%	3.9%	4.7%

Table 4.10. Preferred number of rooms of households aged 55 and older by age and household size group (n = 3539), (light green = standardized residual higher than 2 or lower than -2. Dark green = standardized residual higher than 5 or lower than -5)

To assess whether the groups significantly differ from each with regard to their preference for number of rooms, chi-squared test were performed. The chi-square test show that there is a significant difference in preference for number of rooms between the various age and household size groups( $\chi^2(25) = 568.33$ ,  $p < 0,001$ ,  $n = 3539$ ). The various groups thus differ in their preference for number of rooms.

### Preferred price

Lastly, this section explores the preferences with regard to the housing costs. First the maximum for sale price that households are willing to pay among those who are seeking an owner-occupied dwelling is explored. Below, the maximum for sale price that respondents are willing to pay is shown (see table 4.11). Of households that are seeking an owner-occupied dwelling, the largest share of households (31.7%) are willing to pay a for sale price between 200,000-300,000 euros. This is followed by a for sale price between 300,000 and 400,000 euros (25.2%) 25.7 Percent of respondents want a maximum for sale price which is above 400,000 euros, which illustrates that the vast majority is willing to pay a maximum price below 400,000. The mean is 360,790 and the median is 325,000, implying that the distribution is skewed towards the more expensive prices.

When looking at the preferred for sale price of households that are seeking an owner-occupied dwelling by age and households size, it can be seen that the most preferred for sale price is between 200,000 and 300,000 across all groups. What also can be seen is that single person households more frequently are willing to pay a for sale price lower than 300,000 and less frequently are willing to pay a for sale price of 300,000 or more than on average. Something that can be noticed, is that the standardized residual values for the for sale price, less frequently show cells with high values than for the previous addressed attributes: the dwelling type, number of rooms and tenure type.



Preferred for sale price	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
0-100,000	1.9%	2.3%	4.1%	2.8%	7.3%	1.5%	2.7%
100,000-200,000	19.9%	11.1%	23%	14.5%	22.6%	12.9%	14.8%
200,000 - 300,000	34.7%	29.3%	39.2%	30.8%	32.3%	33.7%	31.7%
300,000-400,000	21.0%	26.9%	17.6%	28.4%	17.7%	25.7%	25.2%
400,000-500,000	14.0%	16.9%	9.5%	13.0%	16.1%	16.3%	14.8%
500,000-600,000	3.5%	6.1%	4.5%	4.4%	2.4%	3.0%	4.8%
600,000 or more	5.1%	7.4%	2.3%	6.2%	1.6%	6.9%	6.1%

Table 4.11. Preferred maximum for sale price of households aged 55 and older by age and household size group (n = 2743), (light green = standardized residual higher than 2 or lower than -2. Dark green = standardized residual higher than 5 or lower than -5)

To assess whether the groups significantly differ from each with regard to their preference for the for sale price, a chi-squared test was performed. The chi-square test show that there is a significant difference in the preference for the for sale price between the various age and household size groups. ( $\chi^2(30) = 100.038$ ,  $p = < 0,001$ ,  $n = 2743$ ). The various groups thus differ in their preference for the for sale price.

The maximum price households are willing to pay among people that are seeking a rental dwelling is shown in table 4.12. When looking at the maximum price households aged 55 and older want to spend on rent, it can be seen that the majority of households are willing spend a maximum rent between 452 and 737 euros (63.8 %). 67.4 Percent of respondents are maximum willing to spend an amount of rent below the social rent limit in 2020 or *liberalisatiegrens* in Dutch, of 737 euros. The number of respondents that is willing to pay more than the social rent limit of 737 is 32.6 percent.

When looking at the preferred rent price by age and households size, it can be seen that the most preferred rent price is between 432 and 737 euros across all groups of households. What also can be seen is that the households aged 65 and older are more frequently willing to pay a maximum rent above 986 euros than households aged 55 to 65. What additionally is shown, is that single person households are less frequently willing to pay a rent above the rent limit of 737 euros than multi-person households.

Preferred rent price	Age and household size group						
	Aged 55 to 65		Aged 65 to 75		Aged 75 and older		Total
	Single person	Multi-person	Single person	Multi-person	Single person	Multi-person	
0-432 euros	6.8%	3.4%	5.6%	1.8%	3.3%	1.4%	3.6%
432-737 euros	71.1%	56.5%	72.4%	55.9%	69.0%	58.7%	63.8%
737-986 euros	16.2%	24.5%	14.5%	25.3%	17.1%	21.5%	20.4%
986 or more Euros	5.8%	12.6%	7.5%	16.9%	10.6%	18.4%	12.2%

Table 4.12. Preferred maximum rent price size of households aged 55 and older by age and household size group (n = 3317) (Rent limits in 2020). (light green = standardized residual higher than 2 or lower than -2. Dark green = standardized residual higher than 5 or lower than -5)

To assess whether the groups significantly differ from each with regard to their preference for the rent price, a chi-squared test was performed. The chi-square test show that there is a significant difference in the preference for the for sale price between the various age and household size groups ( $\chi^2(15) = 141.631$ ,  $p = < 0,001$ ,  $n = 3317$ ). The various groups thus differ in their preference for the for sale price.

Based on the heterogeneity in the preferences between the different age and household size groups, a subdivision can be determined that should be made for the analyses of the results from the survey in the next chapter. The chi-squared tests showed that for all the analyzed dwelling attributes, the age and household size groups significantly differ. It however has to be noted that the significant difference may be amplified given the large sample size. Large samples can namely amplify statistical difference (Faber & Fonseca, 2014). Nevertheless, as all groups significantly differ with regard to all the dwelling attributes, it can be said that these groups should be subdivided. For the analyses of the results from the survey in the next chapter, the analyses should thus preferably maintain this subdivision of age and household size groups in analyzing the housing preferences of households aged 55 and older.

## Conclusion

To summarize, this section explored the housing preferences of moving inclined households aged 55 and older both for the group in totality as well as by age and household size group and has assessed the extent of heterogeneity in preferences between different age and household size groups. Before exploring the housing preferences, it was explored what share of households want to move within two years. The analyses showed that a majority of households aged 55 and older do not want to move within two years. This section afterwards explored the preferred dwelling type, number of rooms, tenure type, and costs for both owner occupied dwellings and rental dwellings.

Analyses on the preferred dwelling type showed that the majority of households aged 55 and older prefer an (downstairs) apartment. People aged 65 and older more frequently prefer an apartment than people aged between 55 and 65. It also showed that the older the household, the lower the preference for a terraced or (semi) detached dwelling becomes.

Analyses on the preferred tenure type showed that the preference for rental and owner occupied dwellings among households aged 55 and older is almost equal, although rental dwellings are preferred to slightly higher extent. It also showed that the higher the age of respondents, the higher the preference for a rental dwellings becomes. In addition to that, it was also shown that single-person households more frequently prefer a rental dwelling than multi-person households.

Analyses on the preferred number of rooms showed that the most preferred number of rooms among households aged 55 and older is 3 rooms. It illustrated that the older the household is, the more frequent the preference for a lower number of rooms becomes. Analyses on the maximum for sale price among households seeking an owner-occupied dwelling showed that the largest share of respondents are willing to pay a for sale price between 200,000 and 300,000 euros. The mean of the preferred for sale price is 360,790 euros. Among households seeking a rental dwelling, the largest share of respondents are maximum willing to pay a rent price below the social rent limit of 737 euros. People aged 65 and older were shown to more frequently be willing to pay a rent above 986 euros than people aged 55 to 65.

This section also assessed the extent of difference in these housing preferences between the various age and household size groups for the attributes dwelling type, number of rooms, tenure type and the costs for both owner occupied dwellings and rental dwellings. Chi-squared test showed that among all these housing attributes there is a significant difference in the housing preferences between all the different age and household size groups. Based on this results, it can be said that a subdivision should be made between all these age and household size groups for analyzing their housing preferences in the next chapter.

## 5 Results: Digital survey

The previous chapter answered the first three research questions in this study and explored the sociodemographic and socioeconomic characteristics, the characteristics of the current dwelling and the housing preferences of moving inclined households of people aged 55 and older through a secondary analysis on the WoON 2021 data file.

This chapter presents the results based on a digital survey, surveyed among people aged 55 and older and answers the fourth to sixth research question in this study (see section 1.2). This chapter first assesses the desire to move among households aged 55 and older, in case an attractive dwelling that meets their desires would be present. Subsequently, it explores the extent of interest among households aged 55 and older with regard to living in housing types with common spaces housing and the preferences of the people that would have a desire to move. Lastly, this chapter compares the preferences of the respondents surveyed in this survey with the respondents surveyed in WoON.

The survey was filled in by 137 respondents aged 55 and older. Two uncompleted cases were cleared from the data file, leaving 135 cases. Given the size of the sample, the subdivision of age and household size groups determined in section 4.3 cannot be used for the analyses of the results in this survey. To be able to make this subdivision a minimum of 30 respondents per each age and household size group would preferably be needed. Based on the number of respondents, it was explored what subdivision could be made in order to give accurate results. Given the sample size, only a division can be made between people aged 55 to 65 and people aged 65 and older. The analyses in this chapter will thus be presented for those subgroups in addition to the total.

Before exploring the extent to which households aged 55 and older would want to move if an attractive dwelling that meets their desire would be present and what their preferences are, it is first important to gain a better insight into the group of respondents. To gain an insight into the group of respondents surveyed in this survey, first the age composition and household size are mapped (see figure 5.1 ). These characteristics are compared to the characteristics of the respondents surveyed in WoON to be able to position the group of respondents in this survey in terms of their representativity for the households aged 55 and older in the Netherlands.

When looking at the age composition of the respondents in the survey (see figure 5.1 ), it can be seen that the largest share of the respondents in this survey, namely 43 percent, have an age of 55 to 65. The smallest group (20 percent) is the group aged 75 years and older. When looking at the household size of the respondents, it can be seen that the most common household size is 2 people (61 percent) followed by 1 person (26 percent). The smallest household size is a household size comprising 3 or more people (13 percent).

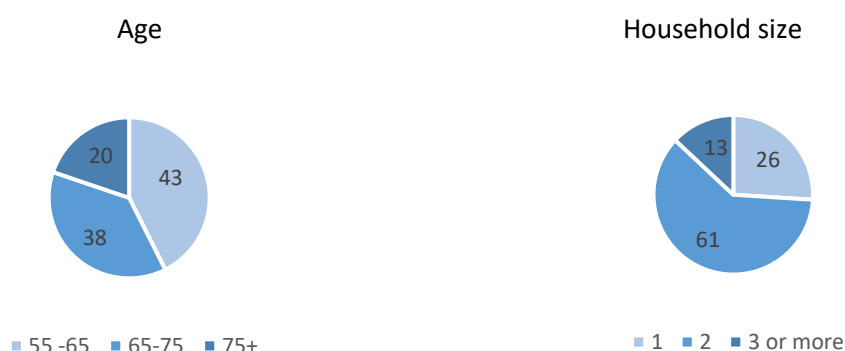


Figure 5.1. Age and household size composition of the respondents surveyed in the survey (n =135).

When comparing this to the characteristics of the respondents surveyed in WoON (see table 5.1), it can be seen that the share of people aged 55 to 65 in the survey is slightly larger than in WoON and that the share of people aged 75 years and older is slightly smaller than in WoON. When looking at the household size composition both in this survey and in WoON, two-person households make the largest group and households with three or more people make the smallest group. But in this survey the group consisting of two people is larger than in WoON and the group consisting of 1 person is smaller than in WoON.

Age	Survey (n =135)	WoON (n= 20778)
55 to 65	42%	38%
65 to 75	38%	36%
75 and older	20%	26%
<b>Household size</b>		
1	26%	38%
2	61%	51%
3 or more	13%	11%

Table 5.1. Age and household size composition of respondents. (Blue colored cells indicate the mode)

### Current housing situation

Besides the age and household size of the respondents, also the current housing situation of respondents is explored. To gain a better insight into the groups of respondents in terms of their housing situation, the characteristics of the current dwelling of respondents in this survey subsequently are explored and compared to the current housing situation of households surveyed in WoON (addressed in section 4.2). The characteristics that the two groups are compared on, are the dwelling attributes explored in section 4.2 which are the dwelling type, the number of rooms, the tenure type and the housing costs.

First, the groups of respondents are compared with regard to their current dwelling type (see table 5.2). The blue colored cells in the table indicate the mode. When looking at the current dwelling type of the respondents surveyed in the survey (n = 135), it can be seen that the largest share of respondents currently live in a terraced dwelling (53 percent) followed by an apartment (19 percent). This is similar to the respondents surveyed in WoON, but the share of respondents living in a terraced dwelling is higher among the respondents in the survey than in WoON and the percentage

of people living in an apartment is lower than among the respondents in WoON. This lower percentage of people living in an apartment could be related to the lower number of one person households in the survey compared to WoON. Section 4.2 namely showed that single person households more frequently live in apartments than multi-person households.

<b>Dwelling type</b>	<b>Survey (n=135)</b>	<b>WoON (n = 20670)</b>
(Downstairs) Apartment	19%	28%
Terraced	53%	37%
Semi detached	8%	14%
Detached	17%	18%
Other	3%	3%

Table 5.2. Current dwelling type among respondents compared to the current dwelling type among respondents in WoON. (Blue colored cells indicate the mode)

Second, the number of rooms of the current dwelling among respondents in the survey are explored and compared to the number of rooms among respondents in WoON (see table 5.3). When looking at the current number of rooms of the respondents surveyed in the survey, it can be seen that the largest share of respondents live in a dwelling with 4 rooms (31 percent). This is followed by 5 and 3 rooms. When comparing this to the respondents in WoON it can be seen that the number of rooms is rather similar to the respondents of the survey.

<b>Number of rooms</b>	<b>Survey (n=135)</b>	<b>WoON (n= 20670)</b>
2 or less	4%	6%
3	21%	22%
4	31%	30%
5	27%	24%
6 or more	17%	18%

Table 5.3. Current number of rooms among respondents compared to the current number of rooms among respondents in WoON. (Blue colored cells indicate the mode)

Third, the tenure type of the current dwelling among the respondents is mapped and compared to the current tenure type among respondents surveyed in WoON (see table 5.4). The table shows that among the respondents surveyed in the survey, a majority of respondents live in an owner-occupied dwelling (81 percent) compared to 18 percent living in a rental living. When comparing this with the respondents surveyed in WoON, it can be seen that the number of people living in an owner-occupied dwelling is larger among the respondents in the survey than among respondents in WoON and the number of people living in a rental dwelling lower. The lower percentage of people living in a rental dwelling, can be related to the fact that the group of respondents in the survey consists of a lower percentage of people in a single-person household or to the lower percentage of people aged 75 years and older, as both single-person households and people aged 75 years and older were shown to more frequently live in a rental dwelling.

Tenure type	Survey (n=135)	WoON (n = 20730)
Owner-occupied	82%	66%
Rental	18%	34%

Table 5.4. Tenure type of the current dwelling among respondents compared to the current tenure type among respondents in WoON. (Blue colored cells indicate the mode)

Lastly, the current housing costs of the respondents are explored and compared to the housing costs of the respondents in WoON. The housing costs are explored for both rental dwellings and owner-occupied dwellings. First, the current housing cost are explored among respondents living in an owner-occupied dwelling, shown in table 5.5. What can be seen, is that the largest share of the respondents pay a monthly expense of less than 200 euros. To be able to compare the current monthly expenses that respondents are paying to the current monthly expenses of the respondents in WoON, the respondents that do not know their expenses are subtracted from the total, leaving a total of 87 respondents (second column in the table). When comparing the monthly expenses of respondents in the survey with the monthly expenses among respondents in WoON, it can be seen that the monthly expenses are rather similar to the respondents in WoON, but that among the respondents in the survey there is a larger share of people that pay less than 200 euros than among the respondents in WoON.

Monthly expenses	Survey (n = 106)	Survey ( n = 87)	WoON (n = 9239)
Less than 200 euros	29%	36%	29%
200 to 400	14%	17%	26%
400 to 600	15%	18%	19%
600 to 800	11%	14%	12%
800 or more	12%	15%	14%
Does not know	18%	-	-

Table 5.5. Monthly expenses of respondents living in an owner-occupied dwelling compared to the monthly expenses among respondents in WoON. (Blue colored cells indicate the mode)

Lastly, the current housing costs of respondents living in a rental dwelling are explored and compared to the current rent of respondents surveyed in WoON. When looking at the current rent that respondents in the survey are paying, it can be seen that the majority of respondents pay a rent below the social rent threshold. This threshold was 808 euros in the year 2023, the year the survey started. As the survey in WoON was taken in a different year than the survey in this study, the amount of rent that the thresholds equal differ, as this is changed each year. When comparing the rent that respondents are paying for their current dwelling with the rent of the respondents in WoON, it can be seen that the percentage of people in the survey that pay a rent above the social rent thresholds is higher than in WoON. The percentage of people paying below the social rent threshold is lower than among the respondents in WoON.

Monthly rent	Survey (n=24)	WoON (n= 6619)
Below social rent threshold	58%	84%
Above social rent threshold	42%	16%

Table 5.6. Monthly rent among respondents living in a rental dwelling compared to the monthly rent among respondents in WoON. (Blue colored cells indicate the mode).

To summarize, the respondents in the survey thus to some degree differ from the people aged 55 and older in WoON. The respondents in the survey are a slightly younger group with a higher percentage of people aged between 55 to 65 and a lower percentage of people aged 75 years and older. The group furthermore contains a lower percentage of people in a one person household than among the people surveyed in WoON. Regarding the characteristics of the dwelling where respondents are living in, also some differences are present. The respondents in the survey firstly more frequently live in a terraced dwelling and less frequently in an apartment than the respondents in WoON. The group also differs with the respondents in WoON with regard to the tenure type, as respondents in the survey more frequently live in an owner-occupied dwelling than those surveyed in WoON. Lastly the group also differs with regard to their housing costs. Respondents living in a rental dwelling surveyed in the survey more frequently pay a rent above the social rent threshold than the respondents surveyed in WoON. Having gained insight into the group of respondents and how they compare to the people aged 55 and older surveyed in WoON, this chapter next explores the desire to move among the respondents.

## 5.1 Desire to move

This section explores the desire to move among households aged 55 and older. As addressed in section 4.3 , households surveyed in WoON are asked whether they want to move within two years. Section 4.3 showed that a majority of 74 percent of the respondents answered that they do not want to move within those two years. As addressed in the introduction of chapter 1, this number can be dependent on the current housing market and that there are households that want to move if an attractive dwelling that meets their desires would be present. This section thus looks into the share of households that have a desire to move if an attractive dwelling that meets their housing desires would be available and answers the fourth research question in this study:

*What share of households aged 55 and older is willing to relocate if an appealing dwelling would be available that meets their desires?*

When asked whether respondents have a desire to move if an attractive dwelling would be present that meets their desires, quite different percentages can be seen than in WoON (see section 4.3, figure 4.4), as can be seen in table 5.7. Of all the respondents aged 55 and older, 30 percent would want to move and 42 percent would potentially want to move. 28 Percent of the respondents have no desire to move if an attractive dwelling that meets their desires would be present. This shows that a notable part of the respondents would (potentially) want to move in case an attractive dwelling that meets their desire would be present.



Desire to move	Age group		
	Aged 55 to 65 (n = 57)	Aged 65 and older (n = 77)	Total (n= 134)
Would want to move	37%	26%	30%
Would potentially want to move	37%	46%	42%
Does not want to move	26%	28%	28%

Table 5.7. Desire to move of respondents if a dwelling that meets their desires would be present  
(n = 134)

When looking at the desire to move by age group, what can be seen is that the percentage of people that do not want to move is rather equal for both age groups. However, what also can be seen is that the percentage of people that that would want to move is lower among respondents aged 65 and older (26 percent) than those aged 55 to 65 (37 percent), showing that households aged 65 and older are to some degree less moving-inclined than those aged 55 to 65.

Respondents that do not want to move were in the survey asked because of what reasons they have no desire to move if an attractive dwelling that meets their desires would be present. Respondents were able to give multiple answers. The results can be seen in table 5.8. What can be seen is that the most given reason why respondents have no desire to move is because respondents are fully satisfied with their dwelling followed by being satisfied with the current neighborhood. What also can be seen is that none of the respondents have no desire to move because of moving itself. The costs or energy of moving were by no respondents given as a reason as can be seen in the table.

Satisfied with the current dwelling	89%
Satisfied with the current neighborhood	60%
Moving costs too much money	0%
Moving costs too much energy	0%
Don't want to leave this neighborhood	21 %
Just recently live here	27%
Want to remain close to friends or family	30%
Current housing expenses are low	24%
Other reason	16%

Table 5.8. Reasons why respondents have no desire to move (n =37)

## Conclusion

This section explored the desire to move among households aged 55 and older, in case an attractive dwelling that meets their desires would be present. This section showed that a majority of people aged 55 and older would (potentially) want to move if an attractive dwelling that meets their desires would be present. A minority of respondents have no desire to move if an attractive dwelling that meets their desires would be present. When looking at the desire to move by age group, results showed that households aged 65 were to some degree less moving inclined than people aged 55 to 65. The results show that the share of people that would want to move if a dwelling that meets their desires would be present, is higher than the share of people that want to move within two years shown in WoON. Reasons for why people aged 55 and older have no desire to move are mostly because they are satisfied with their current dwelling and their current neighborhood.

## 5.2 Extent of interest in living in housing types with the presence of common spaces

The previous section explored the extent to which households aged 55 and older have a desire to move if an attractive dwelling that meets their desires would be present. This section explores the extent to which these households aged 55 and older have an interest in living in housing types with common spaces and answers the fifth research question in this study:

*To what extent do households aged 55 and older have an interest in living in housing types with common spaces?*

As addressed in chapter 2, in addition to conventional homes, housing types that are to stimulate social interaction are being encouraged in the provision of housing in the Netherlands, comprising homes with common spaces. Respondents were asked whether they would want to live in a home with the presence of common spaces where they would be able to meet other residents. Section 2.1 however addressed that housing types with common spaces come in different forms. Among some housing types, some form of resident participation is present such as taking part in common activities, mutual help and self-management, which in this study is referred to as a *woongemeenschap*. The degree of resident participation can however vary. Respondents that would want to live in a dwelling with common spaces were therefore asked if they would want to live in such a *woongemeenschap*, which was defined as a dwelling with the presence of common spaces in which they would have the intention to participate in common activities and be self-responsible for the management of the compound. Second, among some of these types of housing residents do not live in independent dwellings but also share domestic spaces such as the living room or bathroom. Respondents that would want to live in a *woongemeenschap* were therefore asked if they would want to live in a shared dwelling, which was defined as a dwelling in which residents have their own room (or rooms) but share one or more domestic space(s) such as a kitchen, bathroom or living room with others. The percentage of people that have a (potential) interest regarding each of these three aspects are shown in table 5.9.

	Age group		
	Aged 55 to 65 (n = 42)	Aged 65 and older (n= 55)	Total (n= 97 )
(Potential) Interest in living in a home with the presence of common spaces	57%	77%	68%
(Potential) Interest in living in a <i>woongemeenschap</i>	40%	49%	45%
(Potential) Interest in living in a <i>woongemeenschap</i> with a shared dwelling	*	*	6%

Table 5.9. Share of respondents having a (potential) interest in regard to housing types with common spaces of the total age group (n = 97). (\* Too few observations).

When asked if respondents would want to live in a home with the presence of common spaces, 68 percent of respondents answered that they would (potentially) want to live in a dwelling with common spaces while 32 percent of respondents would not. When looking at the extent of interest by age group, results showed that people aged 65 and older more frequently would want to live in a home with the presence of common spaces than people aged 55 to 65. 45 Percent of the respondents would (potentially) want to live in a *woongemeenschap*. The percentage of respondents that would want to live in a *woongemeenschap* is slightly higher among people aged 65 and older than among people 55 to 65. The percentage that would want to live in a *woongemeenschap* in which they would live in a shared dwelling is rather low as only 6 percent of the total group of people aged 55 and older would (potentially) want to live in a shared dwelling. This relatively low interest in sharing domestic spaces aligns with what is addressed in literature, in which is stated that residents want to maintain privacy in their homes (Schaff *et al.*, 2023). Hence that sharing domestic spaces could be desired to a lower extent. Nevertheless, the results thus show that there is a relatively large percentage of people aged 55 and older that would have a (potential) interest in living in a housing type with common spaces. Based on these aspects, the interest of respondents with regard to housing types that stimulate social interaction can be categorized as shown in figure 5.2.

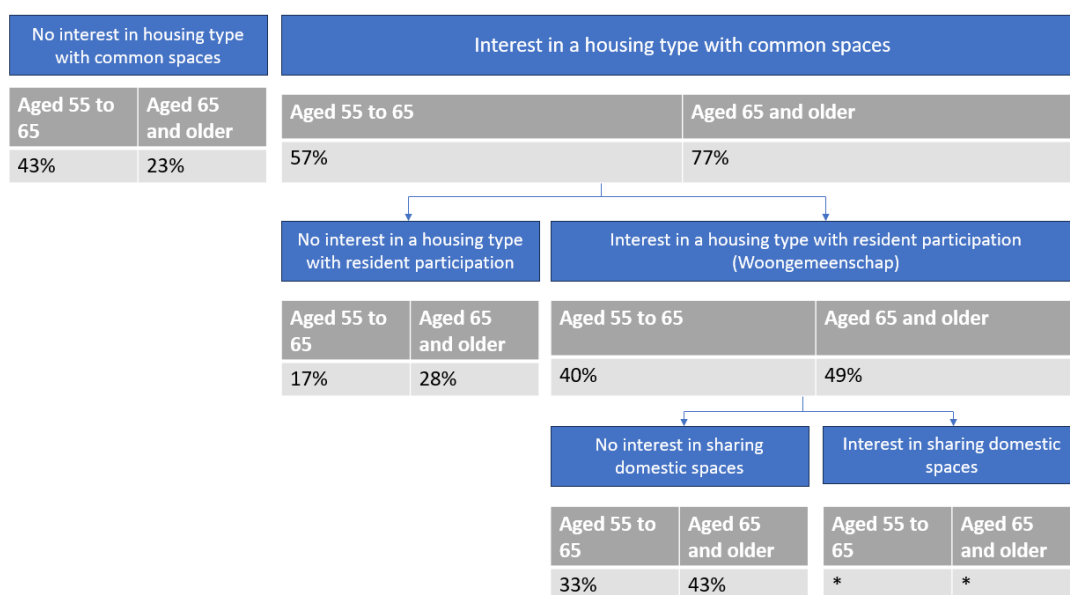


Figure 5.2. Extent of interest among households aged 55 and older with regard to social interaction stimulating housing types, in percentages of the total age group (n=97). (\* Too few observations)

To explore why households aged 55 and older have an interest in living in housing types based around social interaction, respondents that would want to live in a *woongemeenschap* were asked for what reasons they have a (potential) interest in living in a *woongemeenschap*. People in the survey were able to give multiple answers. The extent to which a reason has been given among respondents can be seen in table 5.10.

Reason for interest in living in a <i>woongemeenschap</i>	Age group		
	Aged 55 to 65 (n= 17)	Aged 65 and older (n = 28)	Total (n = 45)
Social interaction / the ability to meet others	53%	54%	55%
The presence of certain common spaces or amenities	52%	35%	45%
Mutual help	47%	57%	55%
Being able to live with like-minded / people with a same lifestyle or ideology	41%	36%	39%
Other reasons	29%	29%	30%

Table 5.10. Reasons for (a potential) interest in living in a *woongemeenschap* among households aged 55 and older. (n=45) (Blue colored cells indicate the mode).

What can be seen is that the most given reasons for a (potential) interest in living in a *woongemeenschap* among the total group of respondents are for the social interaction and mutual help (both 55 percent). When looking at the reasons for the (potential) interest by age group, it can be seen that social interaction or ability to meet others is rather equally frequent given as a reason among both age groups. However, the most given reason for a potential interest to live in such type of housing among people aged 65 and older, is because of the mutual help.

## Conclusion

This section explored the extent to which households aged 55 and older have an interest in living in housing types that stimulate social interaction, comprising homes with the presence of common spaces. The results showed that a majority of households aged 55 and older have a (potential) interest in housing types based around social interaction. The extent of interest in housing types with common spaces is larger among people aged 65 and older than among people aged 55 to 65. Of the respondents that would want to live in a housing type with the presence of common spaces, the largest share would also have a (potential) interest in participating in common activities, which was referred to as a *woongemeenschap*. What also was shown, is that the interest in housing types in which people would not live in an independent dwelling but in a dwelling in which they would also share domestic spaces, is however quite low. This indicates that most people aged 55 and older want to live in an independent dwelling and thus not share domestic spaces. The results thus showed that among households aged 55 and older there is an interest to live in social stimulating housing types, which are encouraged in the housing provision. Reasons why people aged 55 and older have an interest in living in a housing type based around social interaction, are mostly because of the social interaction or the ability to meet others and the mutual help.

### 5.3 Housing preferences of households that have a desire to move if an attractive dwelling that meets their desires would be present

The previous section explored to what extent households aged 55 and older have an interest in living in housing types with common spaces. This section gains insight into what the housing preferences are of the households that have a desire to move if a dwelling that meets their desires would be present and answers the sixth research question in this study:

*What are the housing preferences of households aged 55 and older that have a desire to move if an attractive housing supply would be available that meets their desires (conditional housing preferences)?*

This section, as addressed in chapter 3, first explores the preferences with regard to dwellings with common spaces and assesses which common spaces and amenities are desired, whether or not these common spaces should be available to the neighborhood, with what age groups respondents want to reside and with how many households respondents want to reside. Thereafter, this section explores whether respondents have a desire to live in a new-built dwelling or not, whether respondents have an interest to self-develop their dwellings or not and whether the desired dwelling should be lifecycle proof. Lastly, this section looks into the preferences with regard to the addressed dwelling attributes

in section 4.3 including the dwelling type, number of rooms, tenure type and housing costs and compares those preferences with the preferences of the moving-inclined people surveyed in WoON.

### Desired common spaces and amenities

The previous section has explored the interest in housing types that include common spaces. Respondents that would (potentially) want to live in a dwelling with common spaces were asked further questions to gain a better insight into what further characteristics are preferred for those dwellings. Respondents that (potentially) would want to live in a dwelling with common spaces were first asked what common spaces and amenities they desire. Table 5.11 shows the extent to which certain common spaces and amenities are desired by households aged 55 and older in percentages. Respondents were able to give multiple answers.

Desired common space(s)	Age group		
	Aged 55 to 65 (n = 24)	Aged 65 and older (n= 39 )	Total (n = 63 )
Common (indoor) space to meet others	54%	77%	68%
Common space for sports	58%	41%	48%
Common space for dining (with kitchen)	38%	28%	32%
Common work or hobby space(s)	33%	23%	27%
Common (vegetable) garden or rooftop garden	75%	49%	59%
Shared cars	41%	21%	29%
Other	33%	15%	22%

Table 5.11. Desired common spaces and amenities for housing types with common spaces (n = 63).  
(Blue colored cells indicate the mode).

What can be seen is that among the total group of respondents, the most desired common spaces are a (indoor) space for residents to meet each other followed by a common (vegetable) garden or rooftop garden. When looking at the desired common spaces by age group, it can be seen that among respondents aged 65 and older, the most frequently preferred common space is a common (indoor) space to meet others, while among respondents aged 55 to 65 the most frequently preferred common space is an common (vegetable) garden or rooftop garden.

### Availability of common spaces to other residents in the neighborhood

Since housing types with common spaces sometimes can have common spaces that are available to the neighborhood, respondents that would (potentially) want to live in a dwelling with common spaces were asked if they want the present common spaces to be available to the neighborhood or not. The result can be seen in table 5.12

Availability of common spaces to others in the neighborhood	Age group		
	Aged 55 to 65 (n = 24)	Aged 65 and older (n= 39)	Total (n= 63)
Should be available	33%	26%	29%
Should not be available	33%	41%	38%
No preference	33%	33%	33%

Table 5.12. Preference with regard to the common spaces being available to the neighborhood (n = 63). (Blue colored cells indicate the mode)

What can be seen in the table is that 29 percent of the total number of respondents want the common spaces to be available to the neighborhood while 38 percent of respondents do not. The largest share of respondents thus do not want the common spaces to be available to the neighborhood. When looking at the preference to have the common spaces available to the neighborhood by age group, it can be seen that respondents aged 65 and older less frequently want the common spaces to be available than among respondents aged 55 to 65.

### Age group composition

Housing types with common spaces such as a *woongemeenschap* can consist of people of a same age group or consist of people of different ages, as was addressed in section 2.1. Respondents that would want to live in a dwelling with common spaces were therefore asked with what age groups they prefer to reside. The results can be seen in table 5.13.

Desired age composition	Age group		
	Aged 55 to 65 (n=24)	Aged 65 and older (n=39)	Total (n=63)
People of similar ages	25%	31%	28%
People of different ages	75%	56%	64%
No preference	0%	13%	8%

Table 5.13. Preference with regard to the age composition of the residents in housing types with common spaces (n = 63). (Blue colored cells indicate the mode).

What can be seen is that the majority of the total number of respondents would want to reside with people of different ages (64 percent). 28 Percent of the total number of respondents on the other hand want to reside with people of similar ages. When looking at the preference with regard to the age composition by age group, it can be seen that respondents aged 65 and older more frequently want to reside with people of similar ages than respondents aged 55 to 65 but also show a higher percentage that have no preference than among respondents aged 55 to 65. The results thus show that the majority of households aged 55 and older prefer to reside with people of different ages.

### Preferred size of *woongemeenschap*

A *woongemeenschap* can consist of various sizes, as was addressed in chapter 2. To explore the desired size, respondents that would (potentially) want to live in a *woongemeenschap* were asked with how many households they would like to reside in a *woongemeenschap*. The results can be seen in table 5.14. Because of the number of observations among people aged 55 to 65, the table only shows the preferred size of a *woongemeenschap* for the total number of respondents and respondents aged 65 years and older.

Desired size in terms of households	Age group	
	Aged 65 and older (n= 25)	Total (n= 42)
Less than 10	36%	31%
10 to 20	40%	38%
20 or larger	20%	19%
No preference	*	12%

Table 5.14. Desired size of a *woongemeenschap* in terms of number of households (n = 42). (Blue colored cells indicate the mode). (\* Too few observations)

What can be seen in the table is that of the total number of respondents, the largest share of respondents want to reside in a *woongemeenschap* with 10 to 20 households (38%) followed by less than 10 (31%). Larger *woongemeenschappen*, with more than 20 households are desired to a lower extent. When looking at the preferred size among people aged 65 years and older, little difference is seen. But, people aged 65 years and older, more frequently prefer to live in a *woongemeenschap* with less than 10 households than on average.

### Interest to live in a new-built dwelling

Now this section has explored what characteristics are preferred by households aged 55 and older with regard to housing types with common spaces, this section next elaborates on the preferences regarding all housing types. As the housing provision requires the development of new dwellings, it is important to know to what extent households aged 55 and older would want to live in new-built dwellings. A new-built dwelling implies that the respondent would be the first resident of that



dwelling. Respondents were therefore asked if they would want to live in a new-built dwelling. The results of this can be seen in table 5.15.

Desire to live in a new-built dwelling	Age group		
	Aged 55 to 65 (n=42)	Aged 65 and older (n= 54)	Total (n= 96)
Yes	33%	37%	36%
Potentially	59%	57%	58%
No	*	*	6%

Table 5.15. Desire to live in a new-built dwelling among households aged 55 and older (n = 96). (Blue colored cells indicate the mode). (\* Too few observations)

What can be seen is that among the total number of respondents only a small minority does not want to live in new-built dwellings (6 percent). The majority of respondents do want or potentially want to live in a new-built dwelling. When looking at the desire to live in a new-built dwelling by age group, little difference is seen between the two age groups.

### Interest to self-develop own housing

The development of new housing often occurs in a project-based way, but the development of housing can also be initiated by residents themselves such as with collective private commissioning. This, as was addressed in chapter 2, often is the case for housing types with common spaces, but can occur for multiple types of housing. To explore to what extent households aged 55 and older have an interest in developing their homes themselves, respondents were asked if they would want to self-acquire land and develop the homes (with help from professional parties) themselves (or together with others). The results of this can be seen in table 5.16.

Interest in self-developing	Age group		
	Aged 55 to 65 (n= 42)	Aged 65 and older (n= 52)	Total (n= 94)
Yes	17%	8%	12%
Potentially	38%	29%	33%
No	41%	58%	50%
Does not know	*	*	5%

Table 5.16. Interest in self-developing their home(s) among households aged 55 and older (n = 94). (Blue colored cells indicate the mode). (\* To few observations).

What can be seen when looking at the table is that of the total group of respondents half of the respondents do not want to develop their own home(s) themselves. Only 12 percent would want to develop their home(s) themselves and 33 percent would potentially want to develop their home(s) themselves. When looking at the interest to self-develop by age group, what can be seen is that households aged 55 to 65 more often would want to self-develop their homes than households aged 65 and older. Only 8 percent of people aged 65 and older would have an interest herein. This shows that people with a higher age thus have a lower interest in developing their home(s) themselves.

### Desire for a life-cycle proof dwelling

Another aspect that is to be stimulated in housing provision in the Netherlands is the addition of life-cycle proof dwellings. It is important to know what extent of household aged 55 and older want to live in a life-cycle proof dwelling. Therefore respondents were asked if the preferred dwelling should be life-cycle proof. A life-cycle proof dwelling is as addressed in chapter 3 defined as a dwelling in which the living room, kitchen, bathroom and at least one bedroom is accessible from the street without the use of stairs. The results of this can be seen in table 5.17.

Desire for a life-cycle proof dwelling	Age group		
	Aged 55 to 65 (n = 42)	Aged 65 and older (n=54)	Total (n=96)
Yes	64%	83%	75%
Potentially	26%	11%	18%
No	*	*	7%

Table 5.17. Desire for a life-cycle proof dwelling among households aged 55 and older (n = 96). (Blue colored cells indicate the mode). (\* Not enough observations )

What can be seen in the table is that among the total group of respondents, a majority wants to live in a dwelling that is life-cycle proof. Only a small percentage of respondents do not want to live in a life-cycle proof dwelling (7 Percent). When looking at the desire to live in a life-cycle proof dwelling by age group, it can be seen that among respondents aged 65 and older the percentage that want to live in life-cycle proof dwelling is larger than among respondents aged 55 to 65. However among respondents aged 55 to 65, also still a large percentage of respondents would want to move to a life-cycle proof dwelling.

Subsequently, respondents were asked further questions about their desires with regard to the dwelling including the dwelling type, number of rooms, tenure type and housing costs. The preferences with regard to the dwelling type, tenure type and number of rooms can be seen in table 5.18. The housing costs are for rental dwellings shown in table 5.19 and for owner-occupied dwellings shown in table 5.20.

	Age group		
	Aged 55 to 65 (n = 42)	Aged 65 and older (n= 52)	Total (n=94)
<b>Dwelling type</b>			
Apartment / downstairs apartment / flat	48%	57%	53%
Terraced dwelling	14%	19%	17%
Semi-detached or detached	29%	9%	18%
Other	9%	15%	12%
<b>Tenure type</b>			
Rental	21%	33%	28%
Owner-occupied	60%	40%	49%
No preference	19%	27%	23%
<b>Number of rooms</b>			
3 or less	59%	77%	69%
4 or more	41%	23%	31%

Table 5.18. Preferences of households aged 55 and older by age group with regard to the dwelling type, tenure type and number of rooms. (n = 94).

When looking at the preferred dwelling type, it can be seen that the majority of respondents prefer an (downstairs) apartment or flat (53 percent). Single family dwellings, *i.e.* terraced and (semi) detached dwellings, are less frequently preferred. When looking at the preferred dwelling type by age group, it can be seen that the preference for an apartment is larger among respondents aged 65 and older than among respondents aged 55 to 65.

When looking at the tenure type, it can be seen that among the total group of respondents the most preferred tenure type is an owner-occupied dwelling. The preference for an owner-occupied dwelling is larger among respondents aged 55 to 65 than for those aged 65 and older, while the preference for a rental dwelling is higher for respondents aged 65 and older than for those aged 55 to 65.

When looking at the preferred number of rooms, it can be seen that among the total group of respondents, the largest share of respondents prefer 3 or less rooms. When looking at the preferred number of rooms by age group, it can be seen that respondents aged 55 to 65 more often prefer 4 rooms or more and less often prefer 3 rooms or less than respondents aged 65 and older.

### Housing Costs

Lastly, the preferences with regard to the housing costs are explored. First, the preferred amount of rent is explored among households that want to live in a rental dwelling. Table 5.19 shows the maximum amount of rent that respondents are willing to pay. The rent excludes the service costs. The table shows that the majority of the total number of respondents are willing to pay a rent below 808 euros a month, followed by 808 to 1100 euros. Something to be noted is that among the respondents no one is willing to pay more than 1100 euros a month. When looking at the rent that people are willing to pay by age group, it can be seen that people aged 55 to 65 more frequently are willing to pay a rent below 808 euros than people aged 65 and older.

Preferred maximum rent price	Age group		
	Aged 55 to 65 (n = 9)	Aged 65 and older (n =16)	Total (n=25)
Lower than 808 euros	89%	69%	76%
808 – 1100 euros	*	31%	24%
1100 euros or more	0%	0%	0%

Table 5.19 Maximum rent price willing to be paid among households aged 55 and older seeking a rental dwelling by age group (n = 25). (Rent limits in 2023). Blue colored cells indicate the mode.  
(\* Too few observations)

Next, the preferred for sale price is explored of households seeking an owner-occupied dwelling. Table 5.20 shows the maximum for sale price respondents are willing to pay. What can be seen is that of the total group of respondents the largest share of respondents is willing to pay an amount below 300,000 euros. When looking at the maximum price by age group, it can be seen that among respondents aged 55 to 65 the largest group is willing to pay less than 300,000 while among respondents aged 65 and older, the largest group is willing to pay 400,000 to 500,000 euros. People aged 65 and older are more frequently willing to pay a higher for sale price than households aged 55 to 65.

Preferred maximum for sale price	Age group		
	Aged 55 to 65 (n=25)	Aged 65 and older (n=21)	Total (n=46)
Less than 300,000	44%	24%	35%
300,000 – 400,000	16%	19%	17%
400,000 – 500,000	20%	29%	24%
500,000 or more	20%	28%	24%

Table 5.20. Maximum for sale price willing to be paid among households aged 55 and older seeking an owner-occupied dwelling by age group (n = 46). Blue colored cells indicate the mode.

### Comparison between the preferences of both groups of respondents

This section has explored the housing preferences of households aged 55 and older that have a desire to move in case an attractive dwelling that meets their desires would be present. In chapter 4, this study explored the preferences of moving inclined households that want to move within two years. To be able to position the preferences of households in this chapter with those surveyed in WoON, this section next compares the preferences between the two groups of respondents with regard to the dwelling attributes dwelling type, tenure type, number of rooms and housing costs. Table 5.21 shows the preferences with regard to these attributes of both the respondents of the survey and the respondents surveyed in WoON.

	Survey	WoON
<b>Dwelling type</b>	(n=94)	(n=5311)
Apartment / downstairs apartment / flat	53%	55%
Terraced, semi-detached or detached	35%	31%
Other	12%	14%
<b>Tenure type</b>	(n=94)	(n=5311)
Rental	28%	40%
Owner-occupied	49%	37%
No preference	23%	23%
<b>Number of rooms</b>	(n=94)	(n=3539)
3 or less	69%	56%
4 or more	31%	40%
No preference	0%	4%
<b>Rent price</b>	(n=25)	(n=3317)
Lower than social rent threshold	76%	67%
Between social rent threshold and mid-rent threshold	24%	21%
Above mid-rent threshold	0%	12%
<b>For sale price</b>	(n=46)	(n=2743)
Less than 300,000	35%	49%
300,000 – 400,000	17%	25%
400,000 – 500,000	24%	15%
500,000 or more	24%	11%

Table 5.21. Preferences with regard to dwelling attributes dwelling type, tenure type, number of rooms, rent price and for sale price of respondents surveyed in the survey compared to preferences of respondents in WoON. (Blue colored cells indicate the mode).

When looking at the preferred dwelling type, it can be seen that the preferences with regard to the dwelling type are rather similar for both groups of respondents. Among both groups the most frequently preferred dwelling type is an (downstairs) apartment. When looking at the preferred tenure type, a difference between the two groups can be seen. The most preferred tenure type among the respondents in the survey is an owner-occupied dwelling while among the respondents in WoON, the most preferred tenure type is a rental dwelling. When looking at the preferred number of rooms, it can be seen that among both groups of respondents, the most preferred number of rooms is 3 or less. However, among the respondents in the survey, the percentage of people that prefer 3 or less rooms is higher than among the respondents in WoON. For the housing costs, the maximum price that respondents are willing to pay is shown for both rental dwellings and owner-occupied

dwellings. What can be seen is that among people that want to live in a rental dwelling, among both groups the price that is most frequently willing to be paid, is an amount below the social rent threshold. This percentage is slightly higher among the respondents in the survey than among the respondents in WoON. The percentage that is willing to pay above the mid-rent threshold is lower than among the respondents in WoON. For the for sale price that people are willing to pay, it can be seen that for both groups the for sale price that most frequently is willing to be paid, is less than 300,000 euros. This percentage is however lower among the respondents in the survey than in WoON. The respondents in the survey are more frequently willing to pay a for sale price above 400.000 than among respondents in WoON.

## Conclusion

This section explored the housing preferences of households that have a desire to move if an attractive dwelling that meets their desires would be present. Regarding the preferences with regard to housing types with common spaces, findings showed that the common spaces that are most frequently desired, are a common (indoor) space to meet others followed by a common (vegetable) garden or rooftop garden. People aged 65 and older most frequently showed a desire for a common (indoor) space to meet others while people aged 55 to 65 most frequently prefer a common (vegetable) garden or rooftop garden. The largest share of people, do not want the common spaces to be available to others in the neighborhood. Analyses on with what age groups respondents would want to reside, showed that most people want to reside with people of different ages. People aged 65 and older were shown to less frequently want to reside with people of different ages than people aged 55 to 65 and more often want to reside with people of the same age group. The number of households that people aged 55 and older most often want to reside with in case of a *woongemeenschap*, are 20 or less households.

Analyses on whether people would want to live in a new-built dwelling subsequently showed that the majority of people would (potentially) want to live in a new-built dwelling. Only a small percentage of respondents do not want to live in a new-built dwelling, both among people aged 55 to 65 as well as people aged 65 and older. This section thereafter explored if people aged 55 and older would want to develop their own home(s) themselves, as the development of housing, next to project-based development, can also be organized by people themselves. This section showed that a large percentage of people aged 55 and older however have no interest in developing their own homes themselves. People aged 65 and older are to a lower extent interested in developing their own homes themselves than people aged 55 to 65. Analyses on whether the desired dwelling should be life-cycle proof, showed that a large share of people aged 55 and older want their desired dwelling to be life-cycle proof. This percentage was shown to be higher among people aged 65 and older than among people aged 55 to 65, however also among people aged 55 to 65, a large share of people have a desire for a life-cycle proof dwelling.

The dwelling type, that households aged 55 and older most frequently prefer was shown to be an (downstairs) apartment. People aged 65 and older were therein shown to more frequently prefer an apartment than people aged 55 to 65. As for the tenure type, people aged 55 and older most often prefer an owner-occupied dwelling, both among households aged 55 to 65 as well as 65 and older. People aged 65 and older were shown to prefer a owner-occupied dwelling to a lower extent than people aged 55 to 65. For the number of rooms, this section showed that the largest share of people aged 55 and older prefer 3 rooms or less. People aged 65 and older were shown to more frequently prefer 3 or less rooms than people aged 55 to 65. For the housing costs, this section looked both into

the maximum rent price that people are willing to pay among people seeking a rental dwelling and the maximum for sale price that people are willing to pay among people seeking an owner-occupied dwelling. This section showed that among people seeking a rental dwelling, the largest share of people seek a dwelling with a rent price below the social rent threshold of 808 euros. The percentage seeking a dwelling with a rent price below the social rent threshold was shown to be lower among people aged 65 and older than among people aged 55 to 65. This indicates that people aged 65 and older are willing to pay a higher rent than people aged 55 to 65. Among people seeking an owner-occupied dwelling, the most frequently preferred for sale price is one below 300,000 euros. People aged 65 and older were however shown to more frequently be willing to pay a higher for sale price than people aged 55 to 65.

Comparison of the housing preferences of respondents in the survey compared to the housing preferences of the respondents in WoON, showed that the preferences of both groups to some degree differed. Respondents in the survey namely more frequently prefer an owner-occupied dwelling than the respondents in WoON and less frequently prefer a rental dwelling. The respondents also to some degree differed with regard to the preferred number of rooms, as the respondents in the survey more frequently prefer 3 or less rooms than the respondents surveyed in WoON. Also with regard to the housing costs some differences were shown. Of the respondents seeking an owner-occupied dwelling in the survey namely more frequently a for sale price above 400,000 euros is willing to be paid than among the respondents surveyed in WoON.

## 6 Conclusion and Discussion

This chapter presents the conclusion, discussion and recommendations for research and practice.

### 6.1 Conclusion

Many households aged 55 and older with a desire to move encounter a lack of suitable housing on the Dutch housing market. Various households that have a desire to move, cannot find a dwelling that meets their desires in their desired location. This hinders their ability to realize housing preferences and forms an impediment to the residential mobility on the Dutch housing market. Improving the residential mobility of households aged 55 and older, has the biggest potential herein. It is therefore important in the housing provision to develop new housing that suits the desires of households aged 55 and older. A better understanding of the housing preferences of these households is therefore of great importance. This study therefore aimed to gain insight into the housing preferences of households aged 55 and older in the Netherlands. The main research question in this study was:

*What are the residential preferences of households aged 55 and older in the Netherlands, subdivided according to age and household size group?*

To answer this main question, this study answered 6 research questions through a quantitative research using a secondary analysis of the WoON 2021 data file and the development of a digital survey:

*RQ1. What are the sociodemographic and socioeconomic characteristics of households aged 55 and older?*

*RQ2. What is the current housing situation of households aged 55 and older?*

*RQ3. What are the housing preferences of moving-inclined households aged 55 and older?*

*RQ4. What share of households aged 55 and older is willing to relocate if an attractive housing supply would be available that meets their desires ?*

*RQ5: To what extent do households aged 55 and older have an interest in living in housing types with common spaces?*

*RQ6. What are the housing preferences of households aged 55 and older that have a desire to move if an attractive housing supply would be available that meets their desires?*

The study first started with exploring the sociodemographic and socioeconomic characteristics of households aged 55 and older in the Netherlands. These characteristics are addressed to be of influence on the housing preferences of people, with age and household size being regarded as most important herein. Besides age and household size, also the income and mobility of people, in terms of ability to climb stairs, is addressed to be of influence on the housing preferences of people.



Analyses showed that the majority of households aged 55 and older consist of one and two person households. The share of households that comprise 3 people, is shown to be relatively small. Households aged 55 and older have on average a gross household income of 62,921 euros, slightly lower than the average of all households. What was shown, is that the older the people, the less frequent a higher gross household income becomes. Lastly, analyses on the mobility in terms of ability to climb stairs showed that the majority of people aged 55 and older is able to climb stairs without difficulty. This ability to climb stairs however has no linear relation with age. A reason for why this relation between ability to climb stairs and age is not linear remains unspecified.

Subsequently, this study explored the characteristics of the current dwelling. It explored the characteristics of the dwelling that are addressed to be of importance in the housing choice of people *i.e.* the dwelling type, tenure type, number of rooms and the housing costs. The findings showed that households aged 55 and older most frequently live in a single family dwelling (a terraced or (semi) detached dwelling). Single person households were most frequently shown to live in (downstairs) apartments while multi-person households were most frequently shown to live in terraced dwellings. Households aged 55 and older furthermore were shown to most frequently live in owner-occupied dwellings. Single person households were shown to most often live in rental dwellings while multi-person households were most often shown to live in owner-occupied dwellings. The number of rooms of the current dwelling that people aged 55 and older live in, was shown to most frequently be 4 rooms. Lastly, the findings showed that among households living in rental dwellings, the majority of households aged 55 years and older pay a monthly rent between 432 and 737 euros, with an average monthly rent of 615 euros. Among households living in an owner occupied dwelling, households pay on average a monthly expense of 469 euros.

After exploring the characteristics of the current dwelling, this study gained insight into the preferences of moving-inclined households, which was in WoON set as households that want to move within two years. Analyses on what quantity of households want to move within two years showed that the majority of households aged 55 and older do not want to move within two years. The attributes for which the preferences thereafter were explored, are the same attributes as explored for the current housing situation *i.e.* dwelling type, tenure type, number of rooms and housing costs. Analyses showed that households aged 55 and older, that want to move within two years, most frequently prefer a (downstairs) apartment. It also showed that the older the people, the lower the preference for a terraced or (semi) detached dwelling becomes. In addition to that, it showed that single person households less frequently have a preference for a single family dwelling than multi-person households. Households aged 55 and older were furthermore shown to most frequently prefer a rental dwelling. Although the share of households that prefer a rental dwelling is not much higher than the share of households preferring an owner-occupied dwelling. It also showed that single person households more frequently prefer a rental dwelling than multi-person households and that the higher the age, the higher the preference for a rental dwellings becomes. The number of rooms that households aged 55 and older most frequently prefer, is 3 rooms. It illustrated that the older the household, the less frequent the preference for a higher number of rooms becomes. Lastly, the findings showed that among households seeking an owner-occupied dwelling, the largest share of households aged 55 and older are maximum willing to pay a for sale price between 200,000 and 300,000 euros. Among households seeking a rental dwelling, the largest share are maximum willing to pay a rent price below the social rent limit of 737 euros. As the housing preferences of people might be influenced by their age and household size, this study also assessed the extent of difference in housing preferences between the various age and household size groups. Chi-squared tests showed that for all these housing attributes there is a significant difference in the preferences between all the different age and household size groups. The different age and household size

groups thus significantly differ with regard to these housing preferences, although this significance may be amplified given the large sample size.

The analyzed housing preferences however, are the preferences of households that want to move within two years. But there are households that have a desire to move if an attractive dwelling that meets their desires would be present. As WoON lacks data on the preferences of those households, this study developed a digital survey to gain insight into the housing preferences of households that have a desire to move if an attractive dwelling that meets their desire would be present. With this survey, this study subsequently explored what extent of households aged 55 and older have a desire to move in case an attractive dwelling that meets their desires would be present. What was shown, is that a majority of people aged 55 and older would (potentially) want to move if an attractive dwelling that meets their desires would be present. Only a minority of respondents have no desire to move. The results show that the share of people that would want to move if a dwelling that meets their desires would be present, is higher than the share of people that want to move within two years shown in WoON.

Subsequently, this study explored the extent to which households aged 55 and older have an interest in living in housing types with common spaces, which are being encouraged in the housing provision in the Netherlands. What is shown is that a majority of people aged 55 and older would have a (potential) interest in living in a housing type with common spaces. The extent of interest is however larger among people aged 65 and older than among people aged between 55 and 65. The largest share of people that have a (potential) interest in living in a housing type with the presence of common spaces, also have a (potential) interest in participating in common activities with others. The extent of interest in housing types in which they would also share domestic spaces was however shown to be low. The largest share of people thus would prefer to live in a housing type without sharing domestic spaces. Those findings thus suggest that there is a notable interest in living in a housing type with common spaces. Reasons for why people aged 55 and older have a (potential) interest in living in housing types with common spaces are because of the ability to socially interact or to meet others and because of the mutual help.

Lastly, this study explored what the housing preferences are of the households aged 55 and older that have a desire to move if an attractive dwelling that meets their desires would be present. It first explored the preferences with regard to housing types with common spaces. Housing types with common spaces can have different common spaces that are present. Analyses showed that the common spaces that are most frequently desired by respondents are a common (indoor) space to meet others, followed by a common (rooftop) garden. The largest share of respondents do not want the common spaces to be available to others in the neighborhood. Housing types with common spaces, such as a *woongemeenschap*, can furthermore comprise different age compositions. Households can live with both people of similar ages and people of different ages. The age groups that respondents were shown to want to reside with, are most frequently shown to be with people of different ages. People aged 65 and older however less frequently want to reside with people of different ages than people aged 55 to 65 and more frequently with people of the same age group. Lastly, Analyses on the number of households that people want to reside with in case of a *woongemeenschap*, showed that households aged 55 and older mostly want to live with 20 households or less. Larger number of households are less frequently preferred among *woongemeenschappen*.

Subsequently, this study explored the preferences with regard to all housing types. The housing provision in the Netherlands requires the addition of new homes. Analyses on whether households aged 55 and older would want to live in a new-built dwelling, showed that the majority of people

aged 55 and older would want to live in a new-built dwelling. Only a small percentage of people do not want to live in new-built dwellings. The development of new homes can next to project-based development also be initiated by people themselves. However, findings showed that developing their homes themselves, is something that the largest share of respondents have no interest in. In the housing provision also the addition of life-cycle proof dwellings is being encouraged. Analyses on whether the desired dwelling of households aged 55 and older should be life-cycle proof, showed that the majority of people have a desire for a life-cycle proof dwelling. This share was shown to be higher among people aged 65 and older than among people aged 55 to 65. However even among people aged 55 to 65 also a large share of people were shown to have a desire for a life-cycle proof dwelling. The dwelling type that households aged 55 and older most frequently prefer, was shown to be an (downstairs) apartment. People aged 65 and older were shown to more frequently prefer an apartment than people aged 55 and older. Households aged 55 and older were furthermore shown to most frequently prefer an owner-occupied dwelling, both among people aged 55 to 65 as well as 65 and older. People aged 65 and older however prefer a rental dwelling to a higher extent than people aged 55 to 65. For the number of rooms, this study showed that households aged 55 and older, most frequently prefer 3 rooms or less. Lastly, the findings showed that among households seeking an owner-occupied dwelling, the largest share of households aged 55 and older are maximum willing to pay a for sale price below 300,000 euros. Among people seeking a rental dwelling, the majority seeks a dwelling with a rent price below the social rent threshold.

Comparison of the preferences between the respondents surveyed in the survey and the respondents in WoON, showed that the preferences of people that have a desire to move if an attractive dwelling that meets their desires would be present to some degree differ from the preferences of the people surveyed in WoON. Respondents in the survey were shown to more frequently prefer an owner-occupied dwelling than the respondents in WoON and less frequently prefer a rental dwelling. The respondents also to some degree were shown to differ with regard to the preferred number of rooms, as the respondents in the survey more frequently prefer 3 rooms or less than the respondents surveyed in WoON and less frequently prefer 4 or more rooms. Also with regard to the housing costs some differences are present. The respondents that seek an owner-occupied dwelling in the survey namely more frequently are willing to pay a for sale price above 400,000 euros than the respondents surveyed in WoON. This difference in preference could however be related to the fact that the respondents in the survey to some degree differed from the respondent surveyed in WoON with regard to their characteristics. The group of respondents in the survey namely consist of a lower percentage of people aged 75 and older than among respondents in WoON and a consist of a lower percentage of single person households than the respondents in WoON.

## 6.2 Discussion

This study aimed to gain a better insight into the housing preferences of people aged 55 and older. In particular this study aimed to gain insight into the housing preferences of people aged 55 and older that have a desire to move if an attractive dwelling that would meet their desires would be present. Herein included, it aimed to explore the interest in housing types with the presence of common spaces.

With the findings of this study a better insight is gained into the housing preferences of households aged 55 and older. The digital survey supplemented existing data in WoON by exploring the

preferences of people that have a desire to move in case an attractive dwelling that meets their desires would be present, whereas in WoON only the preferences are explored of people that want to move within two years. Herein included, the results from the survey gained insight into the extent of interest and the preferences with regard to housing types with common spaces.

This study explored the extent to which people aged 55 and older have a desire to move if an attractive dwelling that meets their desires would be present. While it is argued that people in this age group mostly do not want to move (Van Iersel *et al.*, 2009), this study showed that a notable share of people aged 55 and older would have a desire to move in case an attractive dwelling that meets their desires would be present. As argued in the introduction of chapter 1, this inclination to move is also influenced by the current possibilities on the housing market. The findings in this study suggest that the share of people that want to move is thus higher when a housing supply that meets their desires would be present. To what extent the current possibilities on the housing market however contribute to this inclination to move, remains unspecified in this research. Congruent to existing findings, that show that the inclination to move among people decreases by age (Akkermans *et al.*, 2020), this study similarly shows that people aged 65 and older have a lower desire to move than people aged 55 to 65.

The people that want to move if a dwelling that meets their desires to some degree differ with regard to their housing preferences from the people that want to move within two years surveyed in WoON. Respondents in the survey more frequently prefer an owner-occupied dwelling than the respondents in WoON and less frequently a rental dwelling. This is deviant from what is shown in other findings in which people aged 55 and older are shown to have a lower extent of preference for an owner-occupied dwelling (Akkermans *et al.*, 2020) and mostly are stated to prefer a rental dwelling (van Dijk & van Rooij, 2023). The respondents in the survey also more frequently prefer a lower number of rooms than in WoON. This suggests that people aged 55 and older seek smaller dwellings. The difference in housing preferences however could be related to the different characteristics of the group of respondents in the survey, as the group of respondent in the survey comprised a higher percentage of people aged 55 to 65 and a lower percentage of single-person households.

What also was shown is that the majority of the respondents have a desire for a life-cycle suited dwelling. This aligns with findings in which is stated that people aged 55 and older often would like to live in single story and life-cycle proof dwellings (van Dijk & van Rooij, 2023). Among both groups of respondents furthermore, the majority of respondents stated to have a preference for an (downstairs) apartment, similarly to existing findings (Akkermans *et al.*, 2020). This preference for an apartment however could be related to the fact that most people aged 55 and older would want to live in a life-cycle proof dwelling. As argued by Ter Heegde & Vrieler (2021), surveyed people might assume that with regard to life-cycle proof dwellings they are limited to only (downstairs) apartments. However, there are also life-cycle proof single family dwellings. People might be unaware of the fact that single family dwellings can also be life-cycle proof and therefore state to have a preferences for an apartment. In WoON life-cycle proof single family homes are namely not listed as one of the options. This also applies to the survey in this study. Although it in the survey was addressed before respondents were surveyed about which dwelling type they prefer that life-cycle proof dwellings can also comprise single-family dwellings, it is unknown whether respondents have taken this into consideration when answering this question. This thus raises the question if respondents were able to also opt for a life-cycle proof single family dwelling, still the same extent of preference for an apartment would have been shown.

This study also showed that among people aged 55 and older that have a desire to move, there is an interest in housing types with common spaces. The interest in housing types with common spaces was shown to be lower among people aged 55 to 65 than among people aged 65 and older. It has to be noted that given that the sample comprised a higher percentage of people aged 55 to 65 than on average, the extent of interest in housing types with common spaces among the total the total number of people aged 55 and older could be higher in case a more representative sample would be present. The interest in sharing domestic spaces was however shown to be low. This aligns with the fact that people want to some extent maintain privacy in their dwellings (Schaff *et al.*, 2023). While housing types with common spaces are often self-organized, particularly co-housing forms, this study showed that most people however do not have a large interest in developing their own homes themselves. This might relate to the fact that initiating a housing project can require much energy (Schaff *et al.*, 2023) which may be more difficult to produce as people get older (Miltenburg & Stil, 2021).

This study has however several limitations that are to be noted. This study is limited in its ability to generalize the results to a wider population. Caution should be taken in generalizing the findings. Because of the way respondents were gathered, namely only a relatively small sample size could be gathered. The small sample size limits the ability to generalize the results from the survey to a wider population. The sample in the survey also comprised a lower percentage of people aged 75 years and older and a lower percentage of single person households than in WoON. In addition to that, respondents were not asked any sensitive data and thus were not surveyed about their financial situation such as their income. It is therefore unknown how representative this group of respondents is in terms of their financial situation including their income. The group of respondents from the survey could thus differ in terms of their income from the average among people aged 55 and older in the Netherlands. Furthermore, although it is not known where the respondents are from, the sample will most probably not comprise a nationwide spread samples. All these aspects limit generalization from the results in the survey for the wider population in the Netherlands. In addition to that, because of this relatively low number of respondents, it was not possible to make subdivision of more age and household size groups for the results of chapter 5 in the same way as was used in chapter 4.

## 6.3 Recommendations

This section addresses recommendation for future research and practice.

### 6.3.1 Research

The goal of this study was to gain a better understanding of the preferences of households aged 55 and older. As data gathered with WoON only include the housing preferences of people that are willing to move within two years, this study aimed to gain more insight into the housing preferences of people that have a desire to move if an attractive dwelling that meets their desires would be present. This research is however limited in its ability to generalize the findings to a wider population, because of the method used to gather respondents. The sample consisted of a low number of respondents and did not contain a statistical significant number of people aged 75 and older, as this age group was harder to reach. In addition to that, a lower number of single-person

households were present among the sample. Additional research with a larger sample size is needed to generalize the finding to a wider population. To be able to generalize the finding to a wider population, future research should seek a different method to disseminate a survey in which a larger and more representative sample can be gathered.

To supplement this research, more in-depth research is desirable. As addressed in section 6.2, the extent to which the possibilities on the current housing market contribute to the inclination to move remains unspecified in this study. Further research could more in-depth explore the extent to which the current housing market possibilities influence the desire to move among households. In addition to that, regarding the dwelling type, both in WoON as in the survey in this study, respondents most frequently preferred an (downstairs) apartment. However there are also life-cycle proof single family dwellings which was not presented as one of the options for the dwelling type, neither in WoON nor in the survey. It might be possible that the extent of preference for an apartment might be less, if people were able to choose from life-cycle proof single-family dwellings. Further research could explore the preferred dwelling type more in-depth, including life-cycle proof single family dwellings. Furthermore, more comprehensive research regarding housing types with common spaces is desirable. Further research could more comprehensively explore the perception that people have of living in housing types with common spaces and the reasons for why people do not want to live in such housing types.

### 6.3.2 Practice

This study aimed to increase insight into the housing preferences of people aged 55 and older. Based on the findings in this study, some practical recommendations can be derived. As addressed in the introduction of chapter 1, the Netherlands faces a housing shortage and many households aged 55 years and older encounter difficulty in finding a home that meets their desires. This inhibits their ability to realize their housing preferences and hampers the residential mobility on the Dutch housing market. It is thus of essence to develop more housing that suit the desires of households aged 55 and older. This study increased the understanding of the desires of households aged 55 and older.

The results in this study illustrated that the preferences between different age groups differ. These findings thus suggest that there is thus not one housing product that suits the desires of all age groups equally. This is something that is to be taken into account in the development of homes for these groups. Nevertheless, some prevailing results were shown. The study showed that there is an interest among people aged 55 and older to live in housing types with common spaces. Although the study is limited in its ability to generalize this extent of interest to the wider population, this to some extent may back the encouragement of these types of housing in the provision of housing in the Netherlands. However, what also was shown is that the interest to develop home(s) themselves among people aged 55 and older, is relatively low. As housing types with common spaces, including *woongemeenschappen*, are often self-developed, this perhaps could form an obstacle for some households with regard to living in such housing types. This may indicate a possible need for solutions that can help diminish this obstacle. Professional parties could for instance facilitate in the initiation of such housing types. What also was shown, is that a large majority of people aged 55 and older, would have a desire for a life-cycle proof dwelling. This backs the encouragement of life-cycle proof dwellings in the housing provision in the Netherlands and may suggest that accommodation should be given to more life-cycle proof dwellings.



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# Appendices

## Appendix A: Survey questions (in Dutch)

Wellicht heeft u in de media gehoord over het woningtekort in Nederland. Het lukt vele huishoudens niet om de door hen gewenste woning te vinden. Dit is met name het geval voor mensen met een leeftijd van 55 jaar of ouder. Om het tekort aan woningen te verminderen, worden er nieuwe woningen bijgebouwd. Hiervoor is het van groot belang om inzicht te verkrijgen in de woonwensen van mensen van 55 jaar en ouder, zodat de nieuw te bouwen woningen aansluiten op hun woonwensen.

Om dit inzicht te verkrijgen is deze vragenlijst opgesteld. Hiervoor richten wij ons op de woonwensen van huishoudens in de leeftijdscategorie van 55 jaar en ouder. Het onderzoek maakt deel uit van een Master scriptie aan de faculteit Bouwkunde van de TU Delft, waar de resultaten van dit onderzoek anoniem in verwerkt zullen worden.

De vragenlijst bevat vragen met betrekking tot de kenmerken van uw huishouden (waaronder leeftijd en het aantal personen), uw huidige woning (zoals het woningtype en het aantal kamers), uw eventuele verhuishwens en uw woonwensen met betrekking tot zowel de door u gewenste woning als de woonomgeving.

Uw deelname aan dit onderzoek is volledig vrijwillig en u kunt op elk moment stoppen met de vragenlijst. De meeste vragen zijn facultatief, dat betekent dat u ze desgewenst kunt overslaan. Voor enkele vragen is een antwoord verplicht, omdat die van groot belang zijn voor het onderzoek. Het invullen van de vragenlijst duurt ongeveer 10 minuten.

Uw deelname is anoniem. We vragen niet om uw naam, adres of e-mailadres. Uw antwoorden worden vertrouwelijk behandeld. We rapporteren alleen over groepen en uw antwoorden zijn niet individueel te herleiden.

Voor vragen over dit onderzoek kunt u contact opnemen door te mailen naar:  
d.mancoulov@student.tudelft.nl

Door op 'Ik ga akkoord' te klikken gaat u ermee akkoord dat we uw antwoorden zullen verwerken voor het hierboven genoemde onderzoek en dat we over de resultaten van het onderzoek zullen publiceren.

Alvast hartelijk dank voor uw deelname!

Ik ga akkoord

[ door naar survey ]

## Huishoudenskenmerken

Om te beginnen zouden wij u een aantal vragen willen stellen over de kenmerken van uw huishouden, waaronder uw leeftijd en de grootte van uw huishouden. We zullen deze informatie gebruiken om te kunnen onderzoeken of er bijvoorbeeld een verschil bestaat tussen de woonwensen van huishoudens uit verschillende leeftijdsgroepen of verschillende huishoudensgrootten.

### **1. Wat is uw leeftijd?**

Ik ben jonger dan 55 jaar

55 tot 65 jaar

65 tot 75 jaar

75 jaar of ouder

[Bij ik ben jonger dan 55]:

U valt helaas niet onder de doelgroep van dit onderzoek. Dit onderzoek richt zich op de woonwensen van huishoudens met een leeftijd van 55 jaar en ouder. We willen u bedanken voor uw tijd en uw intentie om aan dit onderzoek deel te nemen.

[ naar Einde]

### **2. Uit hoeveel personen bestaat uw huishouden?(uzelf meegerekend). Kinderen die niet op uw woonadres staan ingeschreven, moet u niet tot het huishouden rekenen. [zelfde als woon 1.1]**

1 [naar 4]

2

3 of meer

3. U heeft aangegeven dat uw huishouden uit meerdere personen bestaat. U kunt de vragen in deze vragenlijst zelf (alleen) beantwoorden of in gezamenlijk overleg met uw huisgenoot/huisgenoten. Voor ons is het van belang of u de vragen zelf (alleen) heeft beantwoord of in overleg met uw huisgenoot/huisgenoten.

**Kunt u aangeven of u alleen of in overleg met uw huisgenoten deze vragenlijst invult?**

Alleen

In overleg met huisgenoot / huisgenoten

## Huidige woonsituatie

We willen u nu een aantal vragen stellen over uw huidige woonsituatie. Hierdoor krijgen wij een beter beeld van de huidige woonsituatie van huishoudens met een leeftijd van 55 jaar en ouder. Deze resultaten kunnen we gebruiken om te onderzoeken in hoeverre de huidige woonsituatie verschilt met de gewenste woonsituatie.

### **4. In wat voor type woning woont u?** [zelfde als Woon 4.5]

Flat / appartement / etagewoning / bovenwoning / benedenwoning

Rijtjeshuis / tussenwoning / hoekwoning

Half-vrijstaande woning

Vrijstaande woning

Boerderij / woning met tuinderbedrijf

Woning met aparte winkel, kantoor- , praktijk- of bedrijfsruimte

Wooneenheid met gezamenlijk gebruik van keuken of toilet

Ander type woning, namelijk [.....]

### **4b En om wat voor soort woning gaat het dan specifiek?**

Appartement / etagewoning

Flat

Bovenwoning

Benedenwoning

Maisonnette

Ander soort woning, namelijk: [.....]

### **5 Kunt u de woonkamer vanaf de straat bereiken zonder traptreden te lopen?**

Ja



Nee

**6. Kunt u vanuit uw woonkamer zonder traptreden te lopen in de keuken, het toilet, de badkamer en ten minste 1 slaapkamer komen?** [Zelfde als woon 5.11]

Ja

Nee

**7. Woont u in een huur- of koopwoning?**

Huurwoning [naar 8b]

Koopwoning [naar 8a]

Anders, namelijk [.....] [naar9]

**8a Wat zijn uw maandelijkse hypotheeklasten? Het gaat om het bedrag dat u / uw huishouden betaalt aan: hypotheekrente, eventuele aflossing en eventuele premie of inleg. Als u meerdere hypotheeken heeft, gaat het om het totaal bedrag.**

Minder dan 200 euro per maand

200 tot 400 euro per maand

400 tot 600 euro per maand

600 tot 800 euro per maand

800 tot 1000 euro per maand

1000 euro of meer per maand

Weet ik niet / niet van toepassing

**8b Hoeveel betaalt u maandelijks aan huur? Het gaat om het bedrag dat u / uw huishouden per maand aan de eigenaar of verhuurder betaalt. Dit betreft de kale huur. De kosten voor gas / licht / water /servicekosten moet u hierbij niet meetellen.**

452 euro of minder

453 tot 809 euro

809 tot 1100 euro

1100 euro of meer

Weet ik niet / niet van toepassing

**9**        **Hoeveel kamers heeft uw woonruimte / woning? Daarbij tellen de woonkamer, slaapkamer(s), en studeer- of werkkamer(s) mee.**        [zelfde als woon 5.4 ]

1

2

3

4

5

6 of meer

**10.       Welke grootte heeft de woonplaats waar u momenteel woont?**

Een grote stad (meer dan 100.000 inwoners)

Een stad (tussen 50.000 en 100.000 inwoners)

Een kleine stad (tussen de 20.000 en 50.000 inwoners)

Een dorp of groot dorp ( tussen de 5.000 en 20.000 inwoners)

Een klein dorp (paar honderd tot 5.000 inwoners)

Landelijk

Weet ik niet

## Verhuishwens

We stellen u nu een aantal vragen over uw eventuele verhuishwens. Hierbij gaat het erom of u zou willen verhuizen **indien er een aantrekkelijk woning beschikbaar zou zijn die voldoet aan uw woonwensen**. U hoeft bij het beantwoorden van deze vraag dus geen rekening te houden met het huidige - beperkte - woningaanbod.

**11. Zou u willen verhuizen indien er een aantrekkelijke woning beschikbaar zou zijn op de door u gewenste locatie die voldoet aan uw woonwensen?**

Ja [naar 12]

Misschien / eventueel [naar 12]

Nee [naar 11b ]

[Bij nee]:

**11b. Kunt u aangeven om welke reden(en) u niet wilt verhuizen, indien er een aantrekkelijk woning beschikbaar zou zijn die voldoet aan uw woonwensen? U kunt meerdere antwoorden geven.**

Verhuizen kost te veel moeite

Verhuizen kost te veel geld

Ik ben tevreden met mijn woning

Ik ben tevreden met mijn woonomgeving

Ik wil niet weg uit deze buurt

Ik woon hier nog niet zo lang

Ik wil dichtbij mijn werk, bedrijf of studie blijven wonen

Ik wil dichtbij mijn vrienden / kennissen / familie blijven wonen

Ik verbouw liever

Ik ben te oud om te verhuizen

Mijn woonlasten in mijn huidige woning zijn laag

Anders, namelijk [.....]

[Naar einde]

## Woonwensen

We willen u nu een aantal vragen over uw woonwensen stellen.

**12. Zou u willen verhuizen naar een nieuwbouwwoning? Hiermee wordt bedoeld dat u de eerste bewoner bent van de woning.**

Ja

Misschien / eventueel

Nee

**13. Moet de gewenste woning bij voorkeur een nultredenwoning zijn? Hiermee wordt een woning bedoeld waarvan de woonkamer, keuken, badkamer/wc en ten minste één slaapkamer vanaf de straat bereikt kan worden zonder traptreden te lopen. Een nultredenwoning kan zowel een meergezinswoning (zoals een appartement of benedenwoning) als een gezinswoning (zoals een tussenwoning of vrijstaande woning) zijn.**

Ja

Misschien / eventueel

Nee

**14. Welk type woning heeft uw voorkeur?**

Flat / appartement / etagewoning / bovenwoning / benedenwoning

Rijthuis / tussenwoning / hoekwoning

Half-vrijstaande woning

Vrijstaande woning

Boerderij / woning met tuinderbedrijf

Woning met aparte winkel, kantoor-, praktijk- of bedrijfsruimte

Ander type woning, namelijk [.....]

[Als 14 = Flat / appartement / etagewoning / bovenwoning / benedenwoning]:

**14b En welk type woning heeft dan specifiek uw voorkeur?**

Appartement / etagewoning

Flat

Bovenwoning

Benedenwoning

Maisonnette

Weet ik niet / geen voorkeur

**15. Zou u willen wonen in een woning met aanwezigheid van gemeenschappelijke ruimten en voorzieningen?** Denk hierbij aan gemeenschappelijke ruimten in het wooncomplex waar u andere bewoners kunt ontmoeten zoals een gemeenschappelijke ontmoetingsruimte, werk- of hobbyruimte, tuin of een dakterras. Gemeenschappelijke voorzieningen waar u aan zou kunnen denken, zijn voorzieningen zoals deelauto's of deelfietsen.

Ja

Misschien / eventueel

Nee

[Als: 15 = ja of misschien ]

**16. Zou u willen wonen in een woning in een woongemeenschap?** Met een woongemeenschap wordt een woonvorm bedoeld waarbij u woont in een woning met de aanwezigheid van gemeenschappelijke ruimten, zoals een gemeenschappelijke tuin of een ontmoetingsruimte, waarbij u de intentie heeft om samen met andere huishoudens deel te nemen aan gezamenlijke (eventueel huishoudelijke) activiteiten en samen verantwoordelijk bent voor het beheer en/of onderhoud van de gemeenschap. U beslist, samen met andere bewoners, zelf over zaken zoals de hoogte van de huur en nieuwe bewoners.

Ja

Misschien / eventueel

Nee

[Als: 16 = ja of misschien ]

**17. Kunt u aangeven om welke reden(en) u belangstelling heeft voor een woning in een woongemeenschap? U kunt meerdere antwoorden geven.**

Sociale interactie / het kunnen ontmoeten van anderen

Sociale controle / veiligheid

Aanwezigheid van bepaalde gemeenschappelijke ruimten / voorzieningen (zoals een (moes)tuin)

Saamhorigheid

Onderlinge hulp

Zelf samen kunnen beslissen over de eigen huisvesting (zoals over nieuwe bewoners of de hoogte van de huur)

Wonen met gelijkgestemden / mensen met een zelfde levensstijl / ideologie

Lagere woonlasten

Andere reden , namelijk [ ..... ]

[Als: 15 = ja of misschien ]

**18. Over welke gemeenschappelijke ruimten en voorzieningen zou u graag de beschikking hebben? U kunt meerdere antwoorden aanvinken.**

Gemeenschappelijke ontmoetingsruimte (binnen)

Gemeenschappelijke ruimte om te sporten

Gemeenschappelijke ruimte om samen te kunnen eten (met keuken)

Gemeenschappelijke werk- of hobbyruimte(s)

Gemeenschappelijke (moes)tuin of dakterras

Gemeenschappelijke wasruimte

Deelauto's

Deelfietsen

Anders, namelijk [ invullen ]

[Als: 15 = ja of misschien ]

**19. Wilt u dat de gemeenschappelijke ruimten ook toegankelijk zijn voor andere buurtbewoners (buiten het eigen wooncomplex)?**

Ja

Nee

Geen voorkeur / weet ik niet

[Als: 15 = ja of misschien ]

**20. Zou u in het wooncomplex willen wonen met huishoudens met ongeveer dezelfde leeftijd als uzelf of met huishoudens uit verschillende leeftijdscategorieën?**

Met huishoudens met ongeveer dezelfde leeftijd

Met huishoudens uit verschillende leeftijdscategorieën

Geen voorkeur / weet ik niet

[Als 16 = ja of misschien ]

**21. Woongemeenschappen kunnen verschillende grootten hebben. Kunt u aangeven met hoeveel huishoudens u bij voorkeur in een woongemeenschap zou willen wonen?**

Minder dan 10 huishoudens

10 tot 20 huishoudens

20 tot 30 huishoudens

30 tot 40 huishoudens

40 of meer huishoudens

Geen voorkeur / weet ik niet

[Als 16 = ja of misschien ]

**22. Zou u willen wonen in een onzelfstandige woning? Bij een onzelfstandige woning heeft u een eigen kamer (of kamers) maar deelt u 1 in of meerdere woonruimten zoals de keuken, woonkamer of badkamer met anderen.**

Ja

Misschien / eventueel

Nee

[Als 22 = ja of misschien ]

**23. Welke woonruimte(s) zou u willen delen? U kunt meerdere antwoorden geven.**

Woonkamer

Keuken

Badkamer /wc

Weet ik niet [exclusief]

**24. Hoeveel kamers moet de gewenste woning bij voorkeur hebben? Daarbij tellen de woonkamer, slaapkamer(s), en studeer- of werkkamer(s) mee.**

1

2

3

4

5

6 of meer

**25. Welk woonoppervlakte moet de gewenste woning bij voorkeur ongeveer hebben?**

75 m<sup>2</sup> of minder

75 m<sup>2</sup> tot 100 m<sup>2</sup>

100 m<sup>2</sup> tot 125 m<sup>2</sup>

125 m<sup>2</sup> tot 150 m<sup>2</sup>

150 m<sup>2</sup> tot 175 m<sup>2</sup>

175 m<sup>2</sup> tot 200 m<sup>2</sup>

200 m<sup>2</sup> tot 225 m<sup>2</sup>

225 m<sup>2</sup> tot 250 m<sup>2</sup>

250 m<sup>2</sup> of meer

Weet ik niet / geen voorkeur



**26. Heeft u voorkeur voor een huurwoning of koopwoning?**

- Huurwoning [ naar 27a]  
Koopwoning [ naar 27b en c]  
Weet ik niet / geen voorkeur [ naar 28]  
Anders , namelijk [.....] [ naar 28]

[Als 26 = huurwoning ]

**27a. Hoeveel mag de huurprijs van de gewenste woning per maand bedragen? Dit betreft de kale huur. De kosten voor gas / licht / water /servicekosten moet u hierbij niet meetellen.**

- 452 euro of minder  
453 tot 809 euro  
809 tot 1100 euro  
1100 euro of meer  
Weet ik niet

[Als 26 = koopwoning ]

**27b. Hoeveel mag de koopprijs van de gewenste woning ongeveer bedragen?**

- Minder dan 200.000 euro  
200.000 tot 300.000 euro  
300.000 tot 400.000 euro  
400.000 tot 500.000 euro  
500.000 tot 600.000 euro  
600.000 tot 700.000euro  
700.000 tot 800.000 euro  
800.000 tot 900.000 euro  
900.000 tot 1.000.000 euro  
1.000.000 euro of meer  
Weet ik niet

**27c. Wat wilt u maandelijks maximaal uitgeven aan de hypotheek voor uw woning?**  
[Zelfde als Woon 19.22]

Minder dan 200 euro per maand

200 tot 400 euro per maand

400 tot 600 euro per maand

600 tot 800 euro per maand

800 tot 1000 euro per maand

1000 euro of meer per maand

Weet ik niet

**28. Wilt u bij uw woonruimte een eigen buitenruimte?**

Ja

Nee

Geen voorkeur / weet ik niet

[Als 28 = ja ]

**29. Waar gaat uw voorkeur naar uit voor wat betreft de buitenruimte?**

Voor- en achtertuin

Alleen een achtertuin

Patio / binnenplaats

Dakterras

Balkon

Anders, namelijk [.....]

Geen voorkeur / weet ik niet

**30. Waar gaat uw voorkeur naar uit voor wat betreft het parkeren van uw auto?**

Niet in het bezit van een auto

Een eigen garage

Een eigen carport

Een parkeerplek op eigen terrein

Gemeenschappelijke parkeerplaatsen in / bij het wooncomplex

Parkeerplaatsen in de buurt

Anders, namelijk [.....]

**31. Wenst u speciale voorzieningen in uw woning? U kunt meerdere antwoorden geven.**

Domotica ( Digitale toepassingen in het huis zoals automatische zonwering of automatische verlichting)

Brede deuren

Verlaagde of geen drempels

Traplift

Inloopdouche

Beugels voor het toilet, bad of douche

Douchezitje

Verhoogd toilet

Antislipvloer in de badkamer

Aangepaste keuken

Geen van bovenstaande voorzieningen [exclusief]

**32. Heeft u belangstelling om zelf (of samen met anderen) uw woning(en) te realiseren? Hiermee wordt bedoeld dat u zelf (of gezamenlijk met anderen) grond verwerft en zelf bepaalt met welke partijen, zoals een architect, u de woning wilt gaan realiseren. Hierbij heeft u meer keuzevrijheid en meer mogelijkheid uw woonwensen te laten verwezenlijken en bepaalt u zelf (al dan niet met een architect of adviseur) hoe de woning er uit komt te zien.**

Ja

Misschien / eventueel

Nee

Weet ik niet

## Gewenste woonomgeving

We stellen u nu een aantal vragen met betrekking tot de door u gewenste woonomgeving.

### **33. Waar zou u willen wonen?**

In dezelfde woonplaats als nu [ naar 35 ]

In een andere woonplaats, maar wel in dezelfde provincie

In een andere woonplaats, buiten de huidige provincie

In een andere woonplaats buiten Nederland [ naar einde ]

Geen voorkeur / weet ik niet

### **34. Welke grootte heeft de woonplaats waar u zou willen wonen?**

Een grote stad (meer dan 100.000 inwoners)

Een stad (tussen 50.000 en 100.000 inwoners)

Een kleine stad (tussen de 20.000 en 50.000 inwoners)

Een dorp of groot dorp ( tussen de 5.000 en 20.000 inwoners)

Een klein dorp (paar honderd tot 5.000 inwoners)

Landelijk [naar einde ]

Geen voorkeur / weet ik niet

### **35. Zou u willen wonen in woningen boven of naast voorzieningen zoals winkels en horecagelegenheden?**

Ja

Nee, ik woon liever in een woonomgeving met voornamelijk woningen (maar wel in de buurt van voorzieningen)

Geen voorkeur / weet ik niet

### **36. Waaruit moet de buurt van de gewenste woning bij voorkeur bestaan?**

Voornamelijk meergezinswoningen (zoals etagewoningen of appartementen )

Voornamelijk eengezinswoningen (zoals tussenwoningen of vrijstaande woningen)

Zowel meergezinswoningen als eengezinswoningen

Geen voorkeur / weet ik niet

**37. Zou u willen wonen in een nieuwbouwwijk?**

Ja

Misschien / eventueel

Nee

Einde

**Dit was de laatste vraag. Klik op het rechter pijltje om de enquête af te ronden.**

**Hartelijk bedankt voor het invullen van deze vragenlijst.**

## Appendix B: Data Management plan

*A Data Management Plan created using DMPonline*

**Title:** Housing preferences of households aged 55 and older

**Creator:** Daniel Mancoulov

**Affiliation:** Delft University of Technology

**Template:** TU Delft Data Management Plan template (2021)

### **Project abstract:**

Many households aged 55 and older with a desire to move encounter a lack of suitable housing on the Dutch housing market. Various households that have a desire to move, cannot find a dwelling that meets their desires in their desired location. This hinders their ability to realize housing preferences and forms an impediment to the residential mobility on the Dutch housing market. Improving the residential mobility of households aged 55 and older has the biggest potential herein, which in turn contributes to the residential mobility of other households. It is therefore important in the housing provision to develop new housing that suits the desires of households aged 55 and older. This study therefore aims to gain insight into the residential preferences of households aged 55 and older in the Netherlands. Through a quantitative research, this study presents the residential preferences in regard to both dwelling and residential environment. Beforehand the study tries to get a better background understanding of this group of households, through the WoON 2021 database, by looking into the characteristics, the characteristics of the current dwelling, general housing preferences and housing preferences by age-and-household size groups.

### 0. Administrative questions

#### **1. Name of data management support staff consulted during the preparation of this plan.**

Janine Strandberg

## 2. Date of consultation with support staff.

2023-08-18

### I. Data description and collection or re-use of existing data

### 3. Provide a general description of the type of data you will be working with, including any re-used data:

Type of data	File format(s)	How will data be collected (for re-used data: source and terms of use)?	Purpose of processing	Storage location	Who will have access to the data
Anonymised quantitative data on  1) housing preferences of households, including desire to move, preferred housing profile, preferred housing type, number of rooms, tenure type, preferred housing price and preferred residential environment  2) household characteristics including age, household size  3) characteristics of current housing	.csv file	Anonymous online survey (With Qualtrics)  Through an anonymous link.	To gain insight into the preferred housing attributes of households aged 55 and older of households that have a desire to move  2) to see to what age and household size group respondents belong and to be able to see to what extent the group of respondents is similar to the	Project storage drive, survey server (temporary)	Student (Daniël Mancoulov),  first mentor (Sylvia Jansen)  and second mentor (Marietta Haffner).



situation including dwelling type, tenure type, price segment and number of rooms

respondents in WoON.

Quantitative data on:	.csv file	WoON 2021	To gain a background understanding of the group households aged 55 in regard to their characteristics, current housing situation and general preferences.	Project storage drive	Student (Daniël Mancoulov)
1) Characteristics of households aged 55 and older in the Netherlands including age and household size		(DANS license, restricted access)			
2) characteristics of the current housing situation of households aged 55 and older in the Netherlands including dwelling type, number of rooms, price segment and tenure type					
3) General housing preferences of households aged 55 and older in the Netherlands including dwelling type, tenure type, price segment and number of rooms					

#### 4. How much data storage will you require during the project lifetime?

< 250 GB

## II. Documentation and data quality

### 5. What documentation will accompany data?

- Methodology of data collection
- Data dictionary explaining the variables used

## III. Storage and backup during research process

### 6. Where will the data (and code, if applicable) be stored and backed-up during the project lifetime?

- Project Storage at TU Delft
- Another storage system - please explain below, including provided security measures

Survey server (temporary) (Qualtrics)

## IV. Legal and ethical requirements, codes of conduct

### 7. Does your research involve human subjects or 3rd party datasets collected from human participants?

- Yes

**8A. Will you work with personal data? (information about an identified or identifiable natural person)**

*If you are not sure which option to select, first ask your [Faculty Data Steward](#) for advice. You can also check with the [privacy website](#) . If you would like to contact the privacy team: [privacy-tud@tudelft.nl](mailto:privacy-tud@tudelft.nl), please bring your DMP.*

- Yes

**8B. Will you work with any other types of confidential or classified data or code as listed below? (tick all that apply)**

*If you are not sure which option to select, ask your [Faculty Data Steward](#) for advice.*

- No, I will not work with any confidential or classified data/code

**9. How will ownership of the data and intellectual property rights to the data be managed?**

*For projects involving commercially-sensitive research or research involving third parties, seek advice of your [Faculty Contract Manager](#) when answering this question. If this is not the case, you can use the example below.*

During the active phase of the research, the student, first supervisor and second supervisor will have access to the data.

**10. Which personal data will you process? Tick all that apply**

- Other types of personal data - please explain below
- Gender, date of birth and/or age

Via an anonymous survey the following data are processed:

- 1) Household size, age
- 2) Housing preferences including: desire to move, preferred housing profile, preferred dwelling type, preferred number of rooms, preferred tenure type, preferred housing price and preferred residential environment.
- 3) characteristics of the current housing situation including: dwelling type, tenure type, number of rooms and price

From the WoON 2021 database:

- 1) Household size, age
- 2) Characteristics of current housing situation including: Dwelling type, tenure type, housing costs/ price segment, number of rooms
- 3) Housing preferences including, dwelling type, tenure type, preferred costs and number of rooms.

**11. Please list the categories of data subjects**

Households aged 55 and older in the Netherlands

**12. Will you be sharing personal data with individuals/organisations outside of the EEA (European Economic Area)?**

- No

**15. What is the legal ground for personal data processing?**

- Informed consent

**16. Please describe the informed consent procedure you will follow:**

Opening statement for online survey at the beginning

**17. Where will you store the signed consent forms?**

- Other - please explain below

For the survey an online opening statement is used

**18. Does the processing of the personal data result in a high risk to the data subjects?**

**If the processing of the personal data results in a high risk to the data subjects, it is required to perform a [Data Protection Impact Assessment \(DPIA\)](#). In order to determine if there is a high risk for the data subjects, please check if any of the options below that are applicable to the processing of the personal data during your research (check all that apply).**

**If two or more of the options listed below apply, you will have to [complete the DPIA](#). Please get in touch with the privacy team: [privacy-tud@tudelft.nl](mailto:privacy-tud@tudelft.nl) to receive support with DPIA.**

**If you have any additional comments, please add them in the box below.**

- None of the above applies

**22. What will happen with personal research data after the end of the research project?**

- Other - please explain below

Data will not be shared, but will temporary be stored (anonymous). Anonimised data will be used in the Thesis report in the TU delft thesis repository.

**23. How long will (pseudonymised) personal data be stored for?**

- Other - please state the duration and explain the rationale below

-

**24. What is the purpose of sharing personal data?**

- Other - please explain below

data will not be shared

**25. Will your study participants be asked for their consent for data sharing?**

- No - please explain below

data will not be shared. But the informed consent will mention the use of the anonymised data in the Thesis report

## V. Data sharing and long-term preservation

### **27. Apart from personal data mentioned in question 22, will any other data be publicly shared?**

- Not all non-personal data can be publicly shared - please explain below which data and why cannot be publicly shared

The data will be used only for this research, and therefore will not be fully shared. Data from WoON 2021 can not be released as well, as access to this data is controlled by the CBS.

### **29. How will you share research data (and code), including the one mentioned in question 22?**

- I will upload the data to another data repository (please provide details below)

The report will be uploaded in the TU Delft student repository

### **31. When will the data (or code) be shared?**

- At the end of the research project

## VI. Data management responsibilities and resources

### **33. Is TU Delft the lead institution for this project?**

- Yes, the only institution involved

### **34. If you leave TU Delft (or are unavailable), who is going to be responsible for the data resulting from this project?**

The first supervisor, Sylvia Jansen (S.J.T.Jansen@tudelft.nl)

and second supervisor Marietta Haffner (M.E.A.Haffner@tudelft.nl)

**35. What resources (for example financial and time) will be dedicated to data management and ensuring that data will be FAIR (Findable, Accessible, Interoperable, Re-usable)?**

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