

COLLECTIVE **P**RIVATE **C**OMMISSIONING

**INITIATIVES BY ELDERLY
FACILITATED
BY THE MUNICIPALITY**

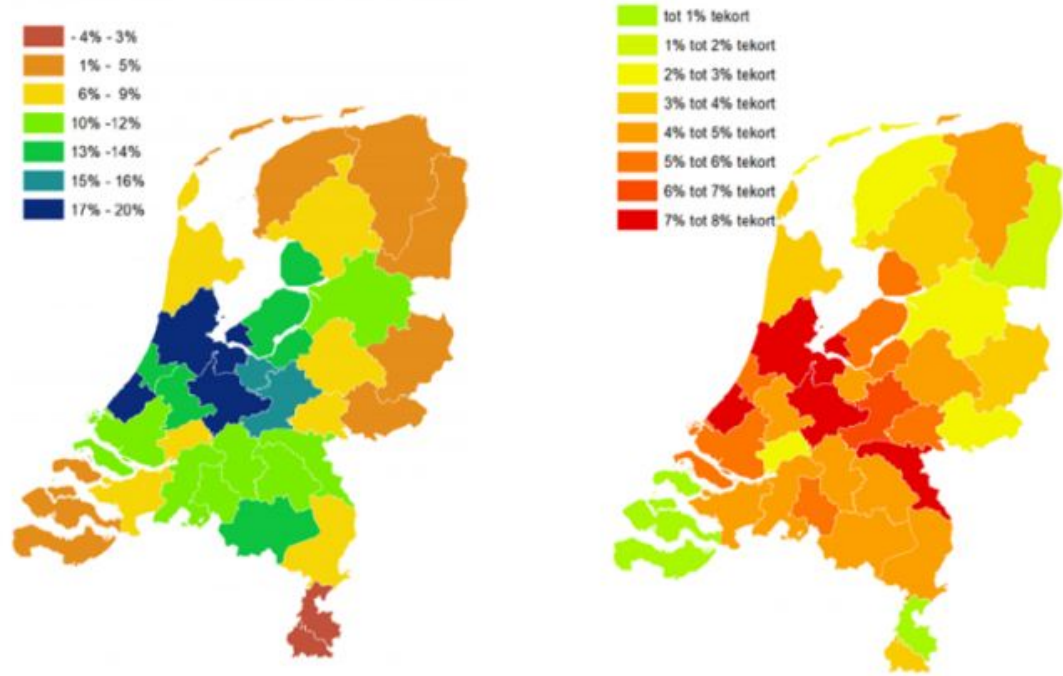
A research on how urban municipalities can better facilitate CPC projects in order to meet the increasing demand by elderly.

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I. INTRODUCTION.

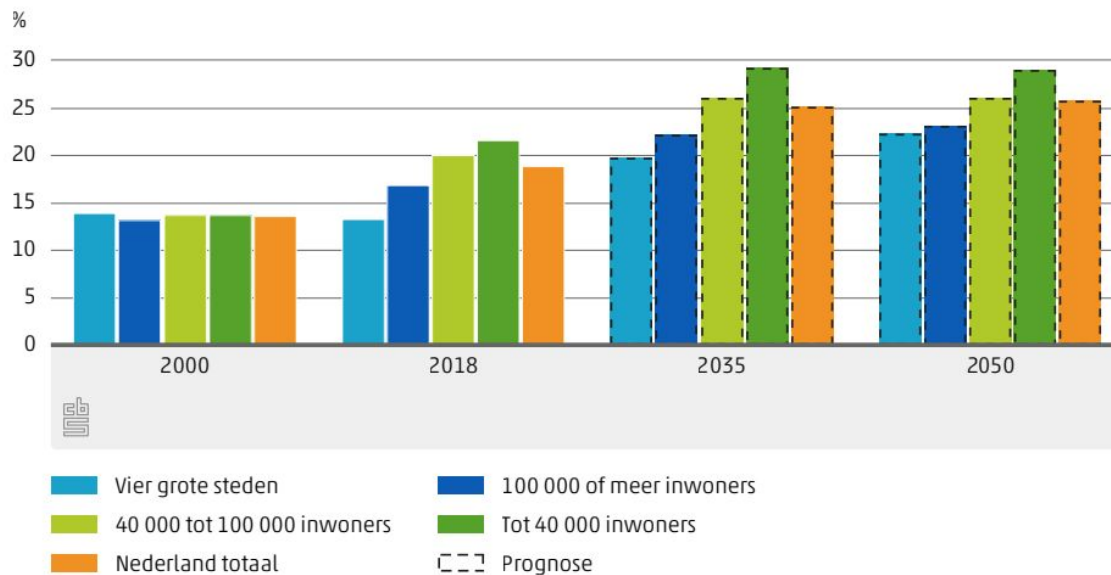
HOUSING SHORTAGE IN THE NETHERLANDS



Household growth per housing market area (2020 until 2035) (left) & expected housing shortage in 2025 (right) (Rijksoverheid, 2020).

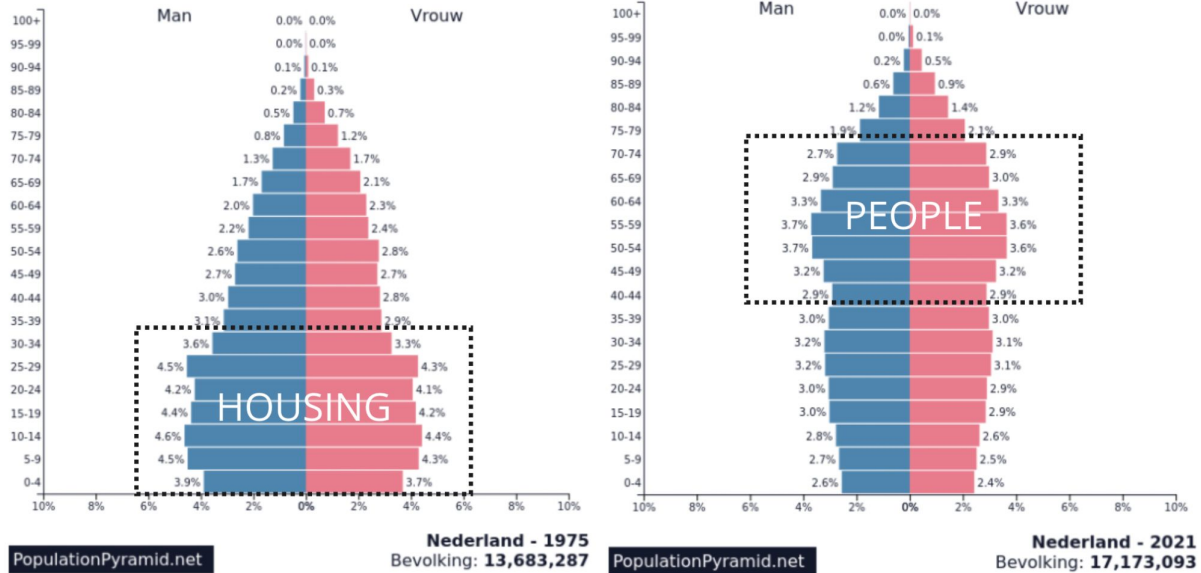
PROGNOSIS FOR AGING POPULATION

Share of elderly population in all cities will increase:



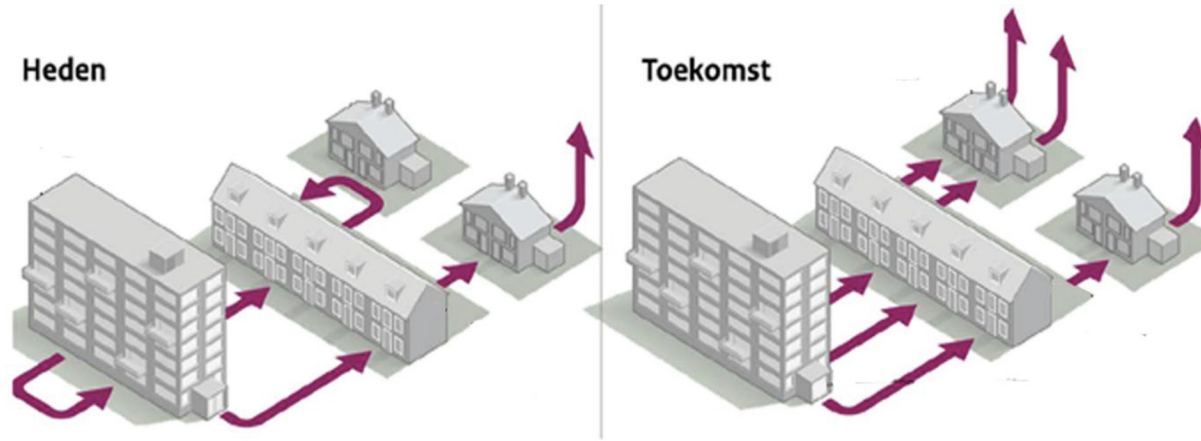
Prognosis - share 65's in the different size of municipalities (PBL, 2019)

ELDERLY ON THE HOUSING MARKET



Mismatch of single family housing mainly built in 70's & 80's for population and the current population (Own figure, based on webinar Project Together, 2021).

ELDERLY ON THE HOUSING MARKET



Schematic representation of flow on the housing market (PBL, 2014)

Claire van Staaij (ABN Amro): 'Tekort aan seniorenwoningen ook een probleem voor de zorgsector'

Meer regie bij gemeenten is cruciaal om de woningnood onder senioren aan te pakken



▲ Bewoners van het Knarrenhof in Zwolle, aan het werk in de gezamenlijke tuin. © Stichting Knarrenhof

Woongroep steeds populairder onder ouderen: 'Ik hoef hier nu niet meer weg'

Minister Hugo de Jonge: Bewonersinitiatieven verbeteren de zorg

Jennifer Elich
25 mei 2018 | 2 minuten lezen

Woongroep is populaire woonvorm onder senioren

Nu het kabinet begin dit jaar €164 miljoen beschikbaar heeft gesteld voor nieuwe vormen van wonen en zorg voor ouderen, ligt de weg open voor de ontwikkeling van meer verschillende woonvormen voor ouderen. USP

▲ Tiny Oevers: een Roosendaals project met tien vrijstaande tiny houses die tot 2028 mogen blijven staan. © Pix4Profs/Marina Popova

Niet iedereen wil een rijtjeshuis of twee-onder-een-kap: steeds meer mensen willen 'anders' wonen

Tiny houses, Knarrenhofjes of flexwoningen. Er is een groeiende behoefte aan 'andere' woonvormen. Toch zitten er aan de realisatie van deze projecten nog wel haken en ogen.



🕒 3 mei 2019 om 10:18
👁️ 3 minuten leestijd

de Volkskrant

INTERVIEW BERNARD SMITS

Corporatiebestuurder Bernard Smits: 'Er is een derde weg tussen koop en huur: de collectieve woonvorm'

PROBLEM STATEMENT

A strong need exists..

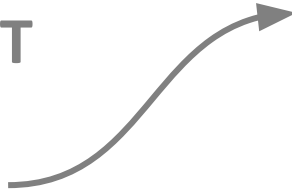
for more resident initiatives (Collective Private
Commissioning projects)



PROBLEM STATEMENT

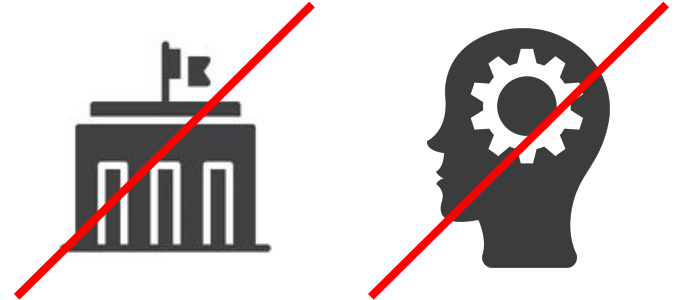
A strong need exists..

for more resident initiatives (Collective Private Commissioning projects)

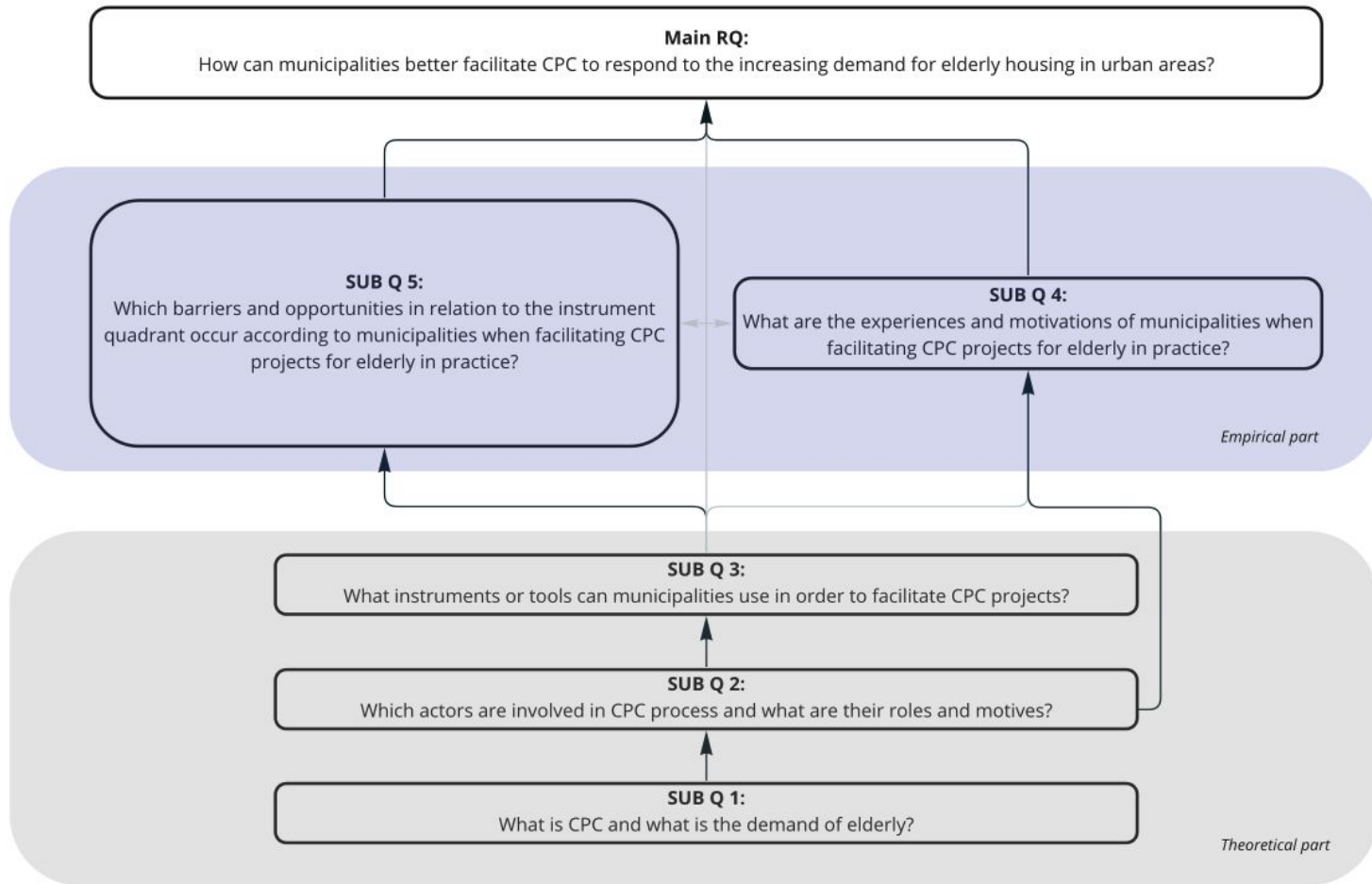


The initiatives experience that...

- municipal processes are not aimed at collective housing forms (Tuinder & Du Long, 2018; Nagtegaal & Van Orden, 2021)
- municipalities do often have no experience with initiatives (lack of knowledge or no approach) (Obbink, 2021; Nijkamp & Bosker, 2021)



How can municipalities better facilitate Collective Private Commissioning (CPC) to respond to the increasing demand for elderly housing in urban areas?



II. LITERATURE.

1. What is collective private commissioning and what is the demand of elderly?

DEFINITION

“A social project development method in which a group of future residents jointly have decision making authority and full responsibility for the use of the land and/or the building, the design and (re)development of their own private and public spaces and sometimes even facilities, in a transformation, renovation or newly-built housing project”

EXAMPLES - specific target group, shared facilities



Knarrenhof - Zwolle

EXAMPLES - different size, (no) facilities



CPO Heikantsestraat - Breda



AQUAradius - Hoofddorp

EXAMPLES - transformation, renovation projects



Boekhuis - Amersfoort

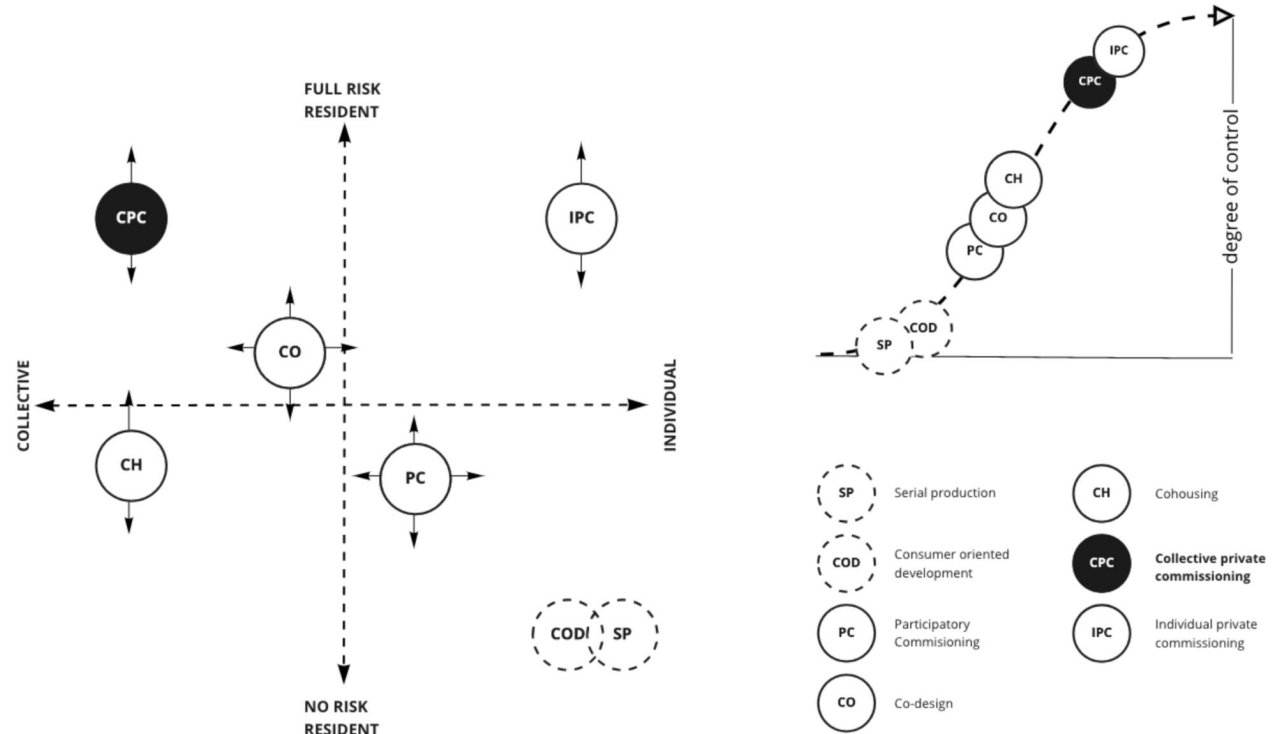


Bloemenbuurt-Zuid - Eindhoven

DEFINITION

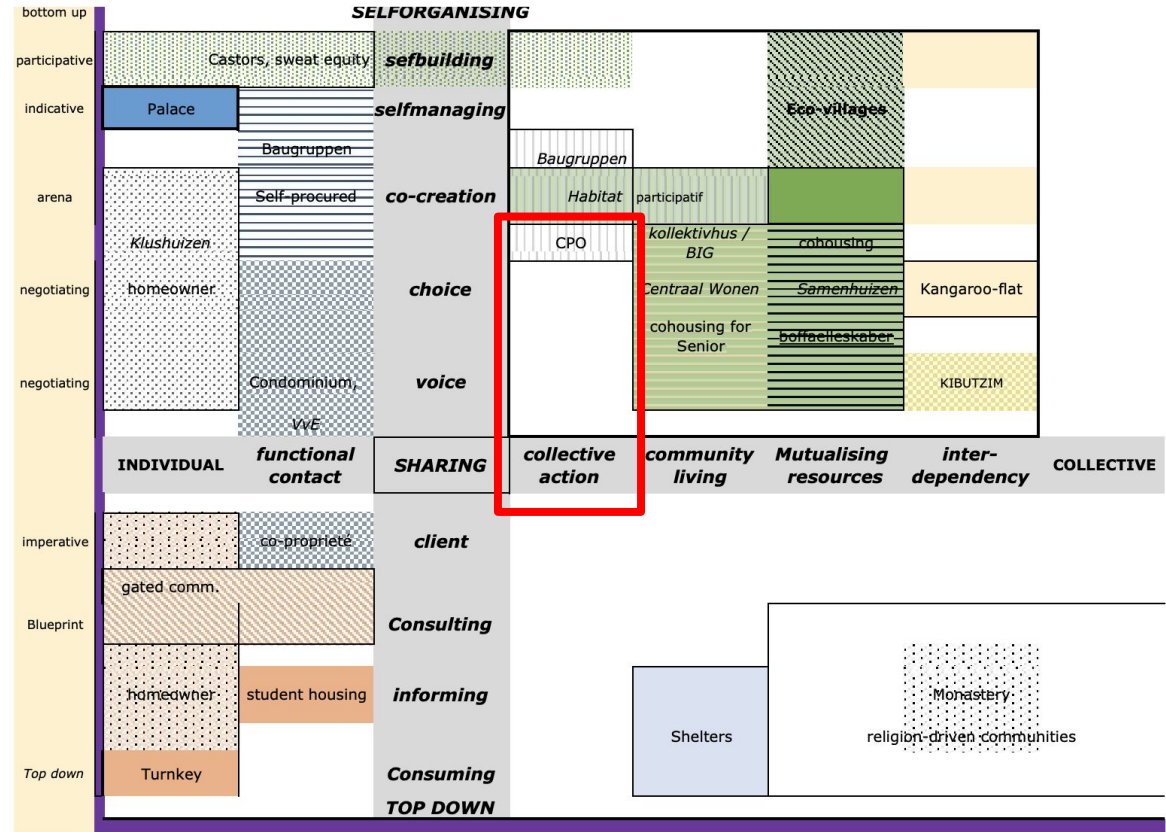
“A social project development method in which a group of future residents **jointly have decision making authority and full responsibility for the use of the land and/or the building, the design and (re)development** of their own private and public spaces and sometimes even facilities, in a transformation, renovation or newly-built housing project”

CPC in context



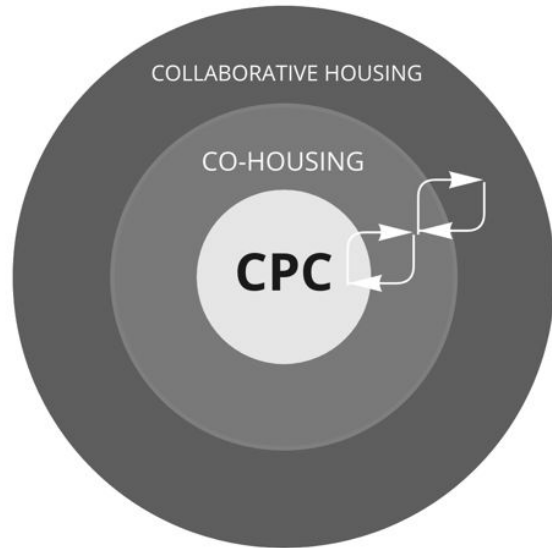
Different project development forms in the Dutch housing sector. (Adapted from Beenders, 2011)

CPC in context



Realm of co-housing from a planning perspective [Tummers 2015]

CPC in context



CPC in context (own figure)

CPC: “...own private and public spaces **and sometimes** even facilities....” (previous slides)

CO HOUSING: “*semi-communal housing consisting of a cluster of private homes **and** a shared community space (as for cooking or laundry facilities)*” Merriam-Webster. (n.d.).

COLLABORATIVE HOUSING is an umbrella term (Czischke, Carriou & Lang, 2020).

DEMAND FOR CPC

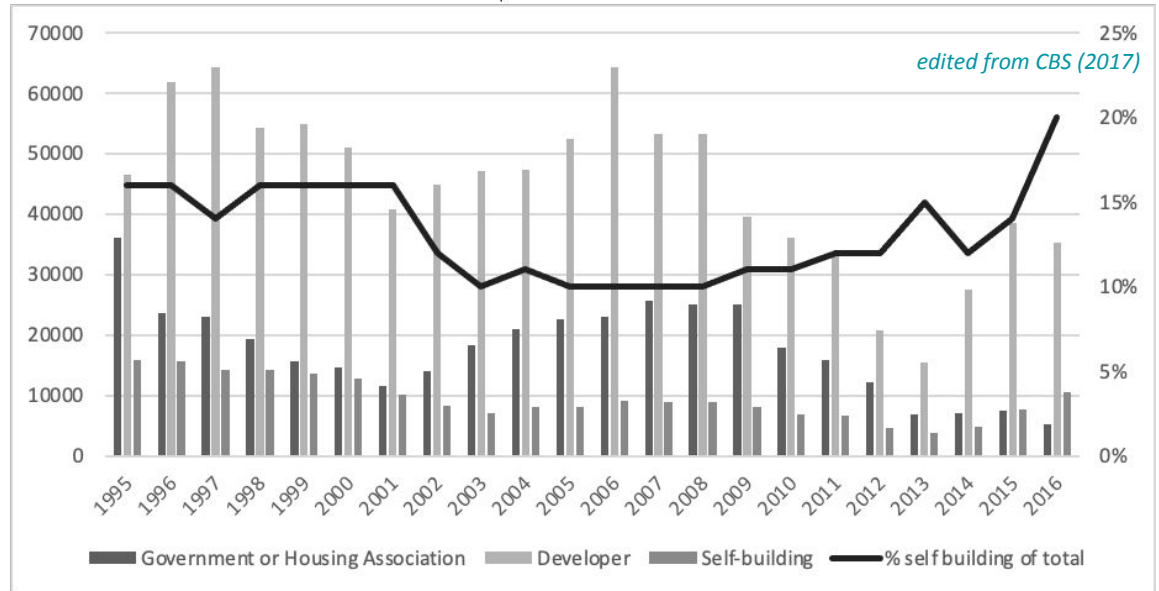
Increasing demand for CPC in the Netherlands!

- **22.500 households** >65 who want to move within two years **to (C)PC**

Important to focus on in the upcoming years!

intention for private commissioning in NL (with desire to move)

WoON (BZK)	2009	2012	2015	2018
Own plot (IPC)	12,6%	9,4%	7,6%	19,0%
Own plot, with others (CPC)	2,2%	3,0%	2,2%	9,0%
Transformation of existing building	0,0%	0,0%	2,0%	3,0%
In doubt, maybe	14,4%	21,1%	23,8%	18,0%
No interest	70,7%	66,5%	64,3%	52,0%



2. Which actors are involved in a CPC process and what are their roles and motives?

INVOLVED ACTORS

Formative / leading actors		Facilitative actors	
Role	Actors	Role	Actors
Client (in possession of resources and land)	Private Individual Collective of Private Individuals	Process supervisor	Independent process coordinator Coordinating developer Coordinating architect Coordinating contractor Housing association
Legislator and land allocator	Municipality Developing contractor	Designer	Architect Constructor Costs expert
Backstop	Province Municipality developer contractor Housing association	Contractor	Contractor Sub contractor Supplier
		User	Private Individual Collective of Private Individuals

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MOTIVES

CPC can be used as a means in order to achieve other (policy) goals of the municipality.

CPC as instrument for/to:	Bouabbouz	Kievit	Verheijen	Wielen	van den berg
increasing control and freedom of choice for future residents	x			x	x
means to realise facilities		x		x	
increasing opportunities for special target groups			x	x	
stimulating flow on housing market			x		
enhance housing quality	x	x		x	
enhance spatial quality	x	x		x	
match demand and supply		x	x		
preservation of (historic) buildings		x		x	
increasing self-reliance (elderly and care)				x	x
social cohesion	x	x		x	x
to built in high density areas	x				
land sales			x		
catalyst for transfromation of urban (industrial) areas	x	x			
creating affordable housing			x	x	

From: Bouabbouz (2012); Kievit (2013); Verheijen (2014); Wielen (2017); Van den Berg (2018)

3. What instruments or tools can a municipality use to facilitate CPC?

INSTRUMENTS

1. Public & Private instruments

- land use plan (Wielen, 2017)
- land exploitation act (Noorman, 2006)
- building decree (Van Loon, 2013)
- Aesthetics requirements (Van Loon, 2013)

2. Land policy

3. Subsidy

INSTRUMENTS

1. Public & Private instruments

- land use plan (Wielen, 2017)
- land exploitation act (Noorman, 2006)
- building decree (Van Loon, 2013)
- Aesthetics requirements (Van Loon, 2013)

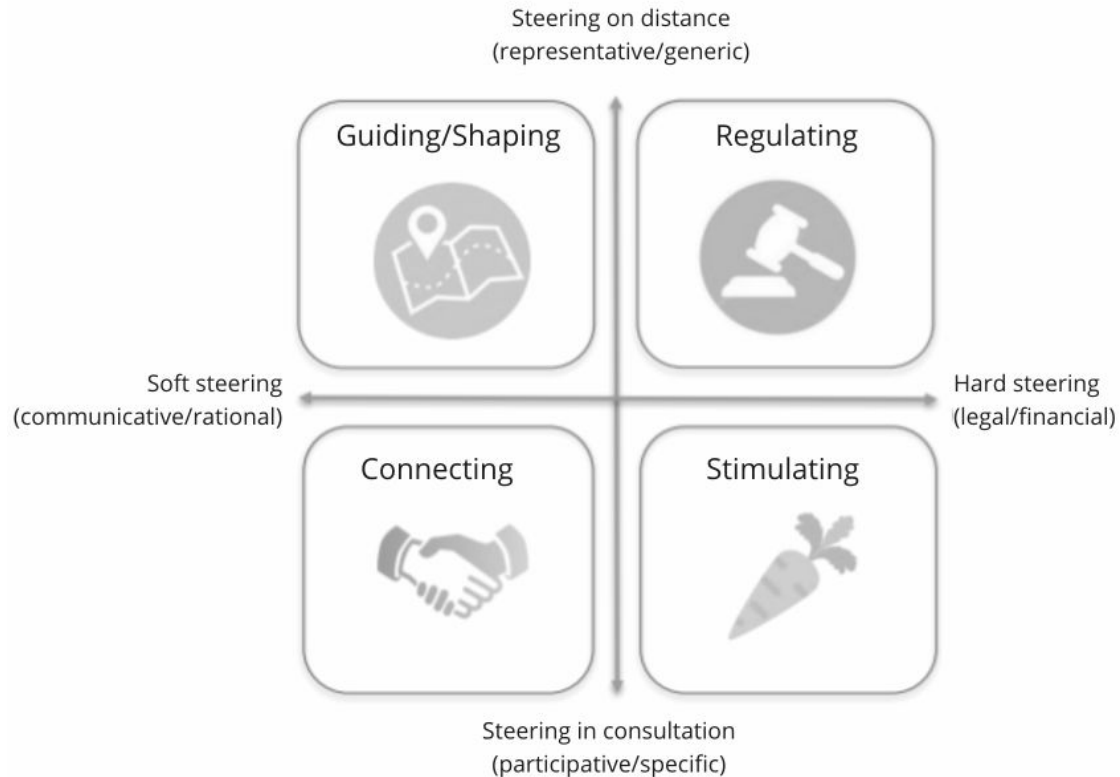
2. Land policy

3. Subsidy

Heurkens et al. (2017) state:

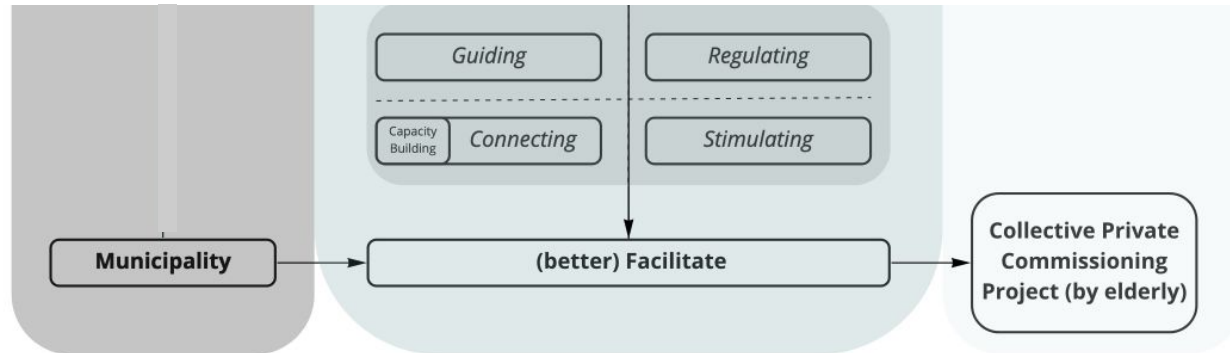
risk-reducing instruments often remain unknown or unused for area developments/transformations.

TOOL: INSTRUMENT QUADRANT(Heurkens et al., 2017).

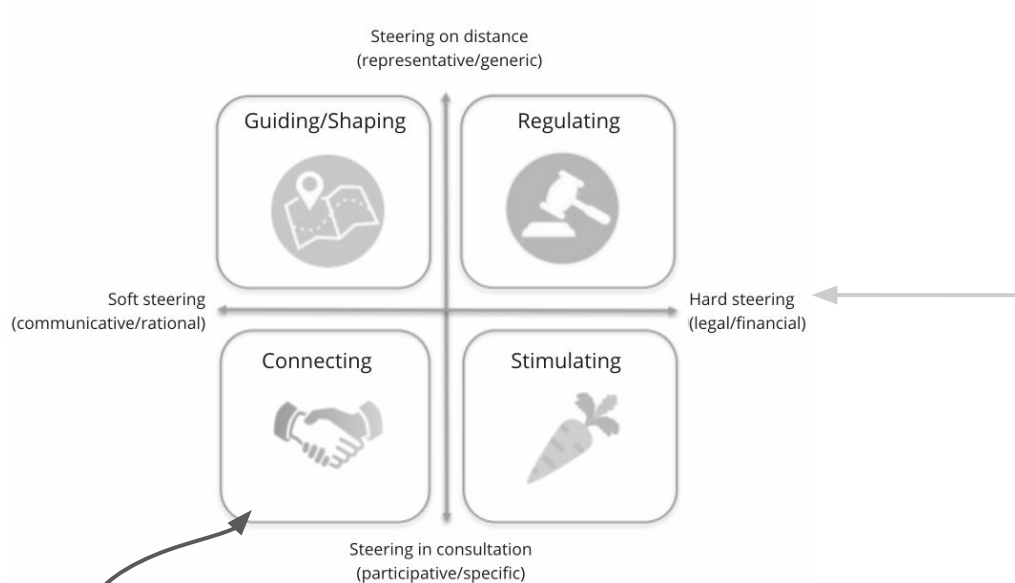


METHOD.

CONCEPTUAL MODEL



INSTRUMENT QUADRANT

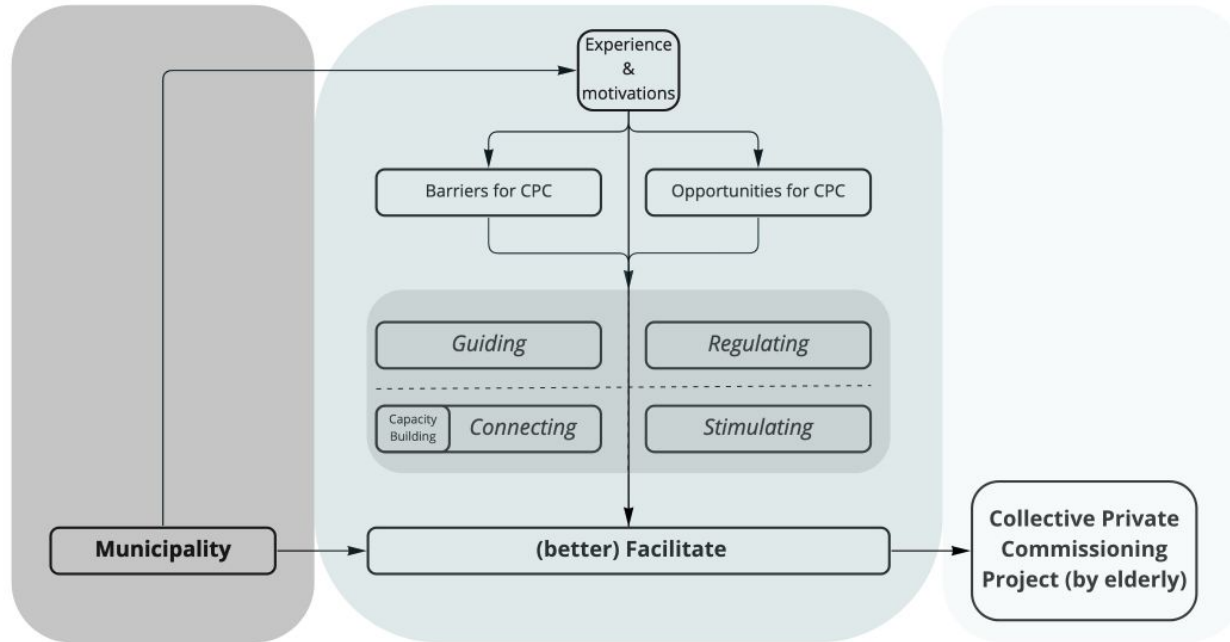


Heurkens et al. (2017) Steps to steer effectively:

- inventorisation of current situation (**barriers**)
- basics in order*
- add additional instruments*
- last additional incentive needed*

Adams & Tiesdell (2012): Capacity Building: *“Capacity building enables actors to operate more effectively within their own **opportunity space**, while influencing the opportunity space of other actors to wider advantage”.*

CONCEPTUAL MODEL



QUALITATIVE RESEARCH

Motivations and experiences are issues which best can be investigated in a qualitative way. - *Hennink, Hutter & Bailey (2010)*

semi - structured interviews with professionals from:

Gemeente Almere



Gemeente Breda



GEMEENTE TILBURG



EINDHOVEN



's-Hertogenbosch

Experience: “(the process of getting) knowledge or skill that is obtained from doing, seeing, or feeling things, or something that happens which has an effect on you” (Cambridge University Press, n.d).

1.Subquestion	2.Concept:	3.Dimensions	4.Indicators
What are the experiences and motivations of municipalities when facilitating CPC projects in practice?	Experiences & motivations	The process (CPC process) The end product (CPC project)	Knowledge and insights (which can be positive or negative) about product and process

1.Subquestion	2.Concept:	3.Dimensions	4.Indicators
Which barriers and opportunities in relation to the instrument quadrant occur according to municipalities when facilitating CPC projects in practice?	Barriers	Legal barriers Financial barriers Organizational barriers <i>(Heurkens et al., 2017; Van Loo, 2021)</i>	-procedures, regulations, or policy rules -investments, yield, efficiency -visions, politics, expertise

1.Subquestion	2.Concept:	3.Dimensions	4.Indicators
Which barriers and opportunities in relation to the instrument quadrant occur according to municipalities when facilitating CPC projects in practice?	Opportunities	Guiding opportunities connecting/capacity building opportunities Shaping opportunities Regulating opportunities <i>(Heurkens, Adams & Hobma, 2015; Heurkens et al., 2017; categorized by author)</i>	-visions, plans and policy -knowledge, skills, internal capacity and interactions between actors -incentives -contracts or state regulation

FINDINGS.

4. What are the motivations and experiences of municipalities when facilitating CPC projects for elderly in practise?

MOTIVATIONS

Motivation	Amers-foort	Almere	Breda	Eindhov-en	's-Hertog-enbosch	Hilversum	Tilburg
To meet desire of resident	x	x	x	x		x	x

MOTIVATIONS

Motivation	Amers-foort	Almere	Breda	Eindhov-en	's-Hertog-enbosch	Hilversum	Tilburg
To meet desire of resident	x	x	x	x		x	x
To contribute to differentiated housing supply (based on housing vision)	x	x	x	x	x		x

MOTIVATIONS

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To meet desire of resident	x	x	x	x		x	x
To contribute to differentiated housing supply (based on housing vision)	x	x	x	x	x		x
To stimulate livability, enhance community	x				x		x

MOTIVATIONS

Motivation	Amers-foort	Almere	Breda	Eindhov-en	's-Hertog-enbosch	Hilversum	Tilburg
To meet desire of resident	x	x	x	x		x	x
To contribute to differentiated housing supply (based on housing vision)	x	x	x	x	x		x
To stimulate livability, enhance community	x				x		x
Flow on housing market	x	x	x				

EXPERIENCES - CPC product

End product is mainly experienced positively, since it contributes to other goals

- physical, spatial, cultural and economic benefits

CPC as means	Why?	CPC as goal	Why?
Almere	"Facilitate the idea that a group can do something innovative (on sustainability for example), to test that innovation in practice and to show that it is possible and thus to inspire others and hope that it will continue"	's-Hertogenbosch	"CPC is a goal [...] Just giving the opportunity for people to construct their own house , the same way a developer does"
Amersfoort	"It is a means in order to achieve the housing dream of a resident, which can also be done by consumer oriented construction for example"	Hilversum	"I think it is a goal. By facilitating the individual resident's desires and giving space for these projects within the municipality . The means are the collective development or sharing things"
Breda	"It is about realizing a way of living for people that is appropriate, which can be controlled by the resident and which apparently not is offered by other people or market".		
Eindhoven	"It is a means in order to realize housing types. The goal of CPC can be for example that people with lower incomes do have an advantage in construction costs "		
Tilburg	"CPC can be a added value for sustainability, mutual involvement of (aging) residents "		

EXPERIENCES - CPC process

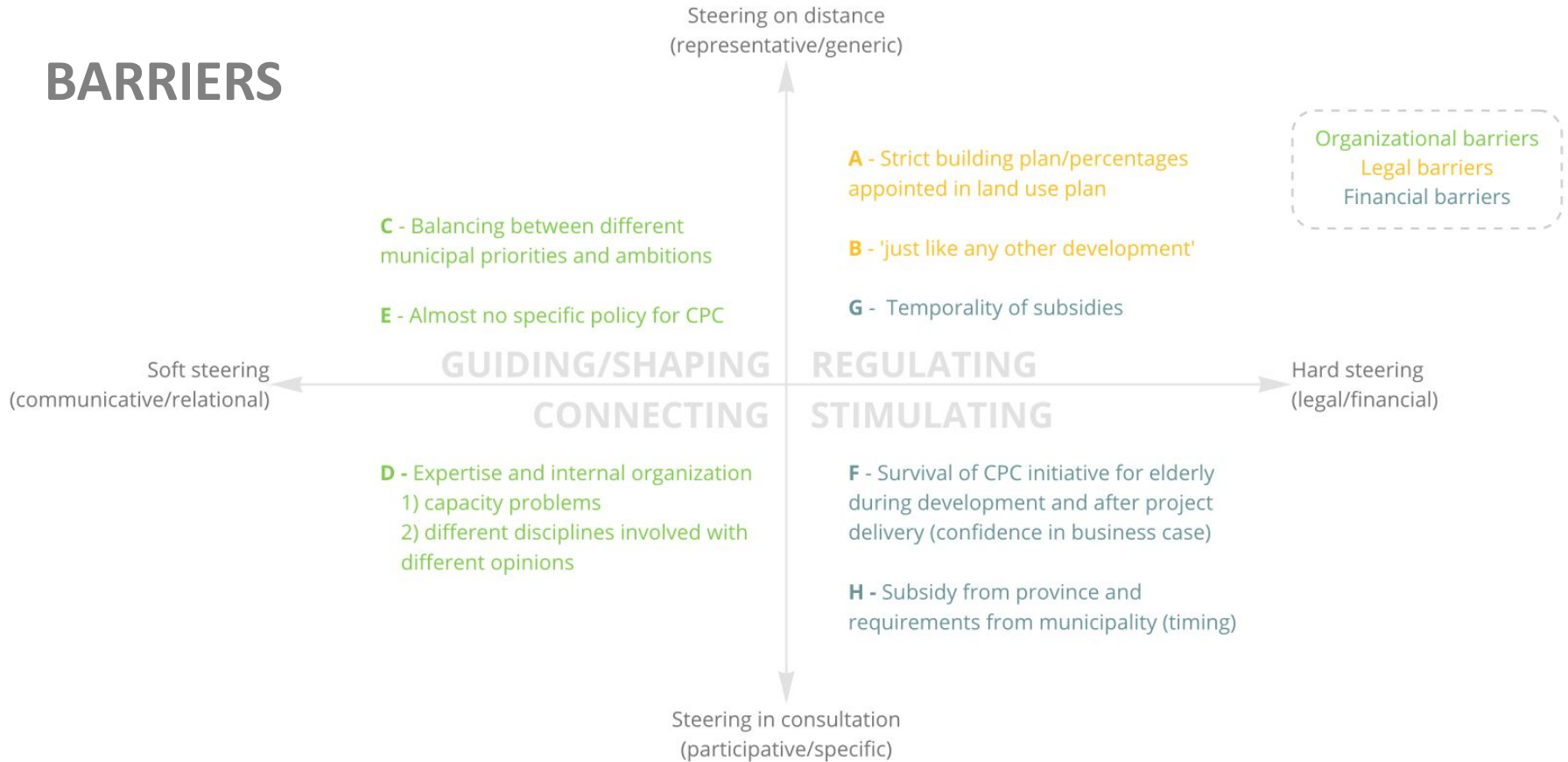
Mainly negative experiences with process:

- Time consuming (internally & externally).
- less support and attention is given to these processes

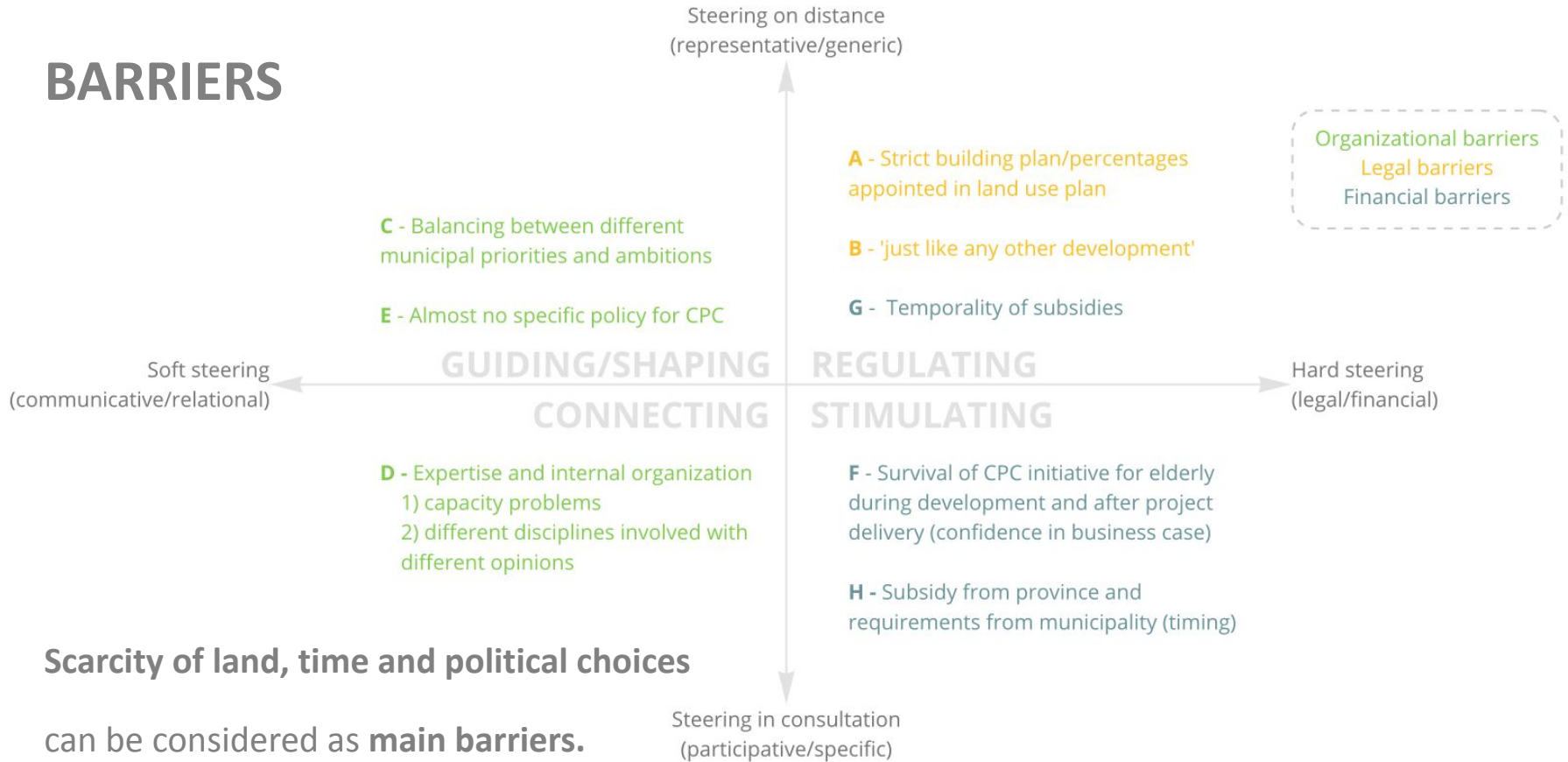


5. Which barriers and opportunities in relation to the instrument quadrant occur according to municipalities when facilitating CPC projects for elderly in practice?

BARRIERS



BARRIERS



Scarcity of land, time and political choices

can be considered as **main barriers**.

OPPORTUNITIES

Steering on distance
(representative/generic)

A - Implement a CPC policy

B - Change tendering policy (point system)

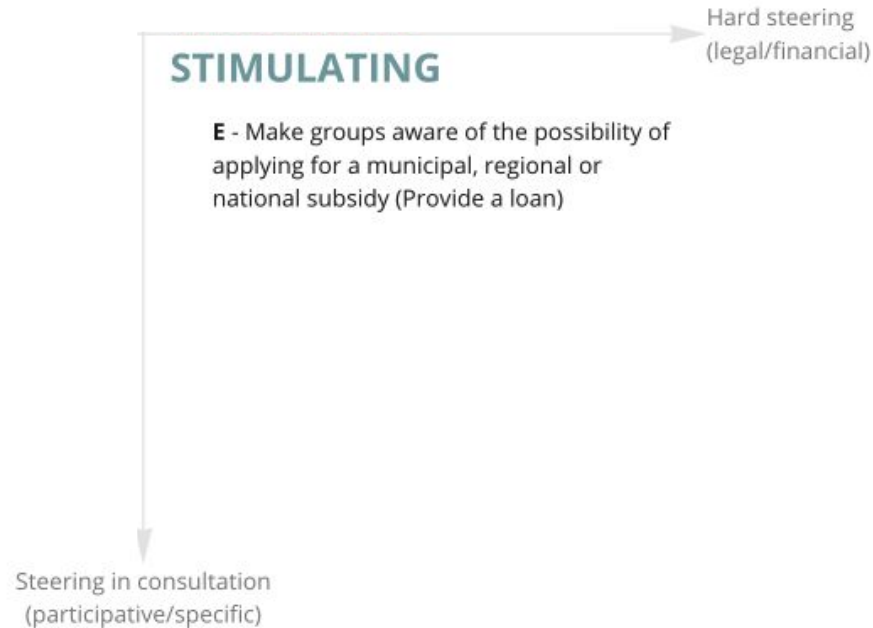
C - Set preconditions for the location in
the form of a plot passport

D - Take the principles of CPC into
account when focussing on the legal
translation into a land use
plan/environmental plan

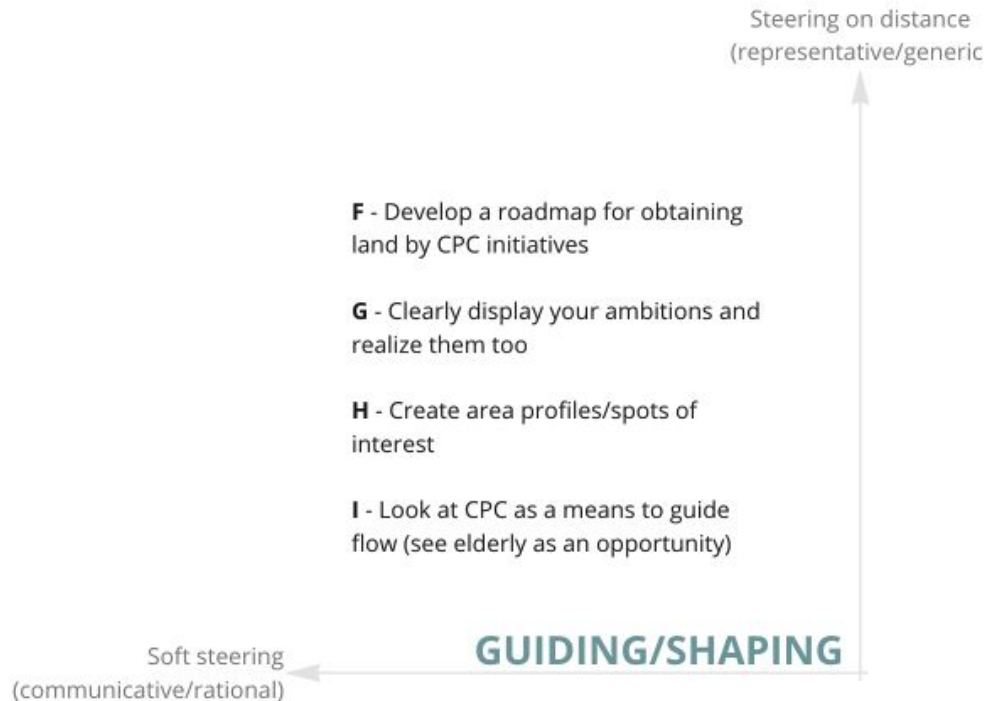
REGULATING

Hard steering
(legal/financial)

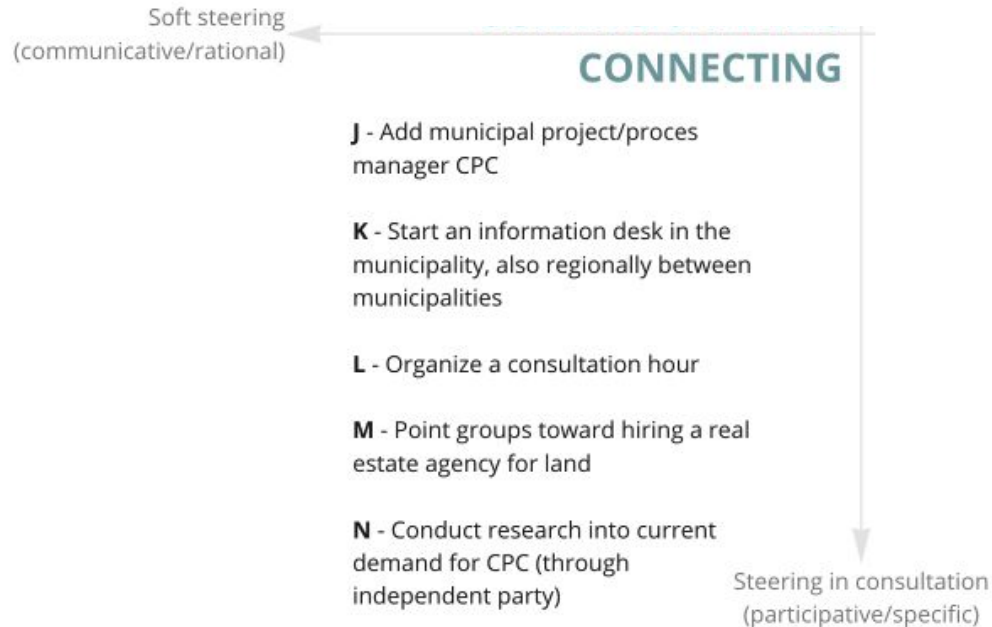
OPPORTUNITIES

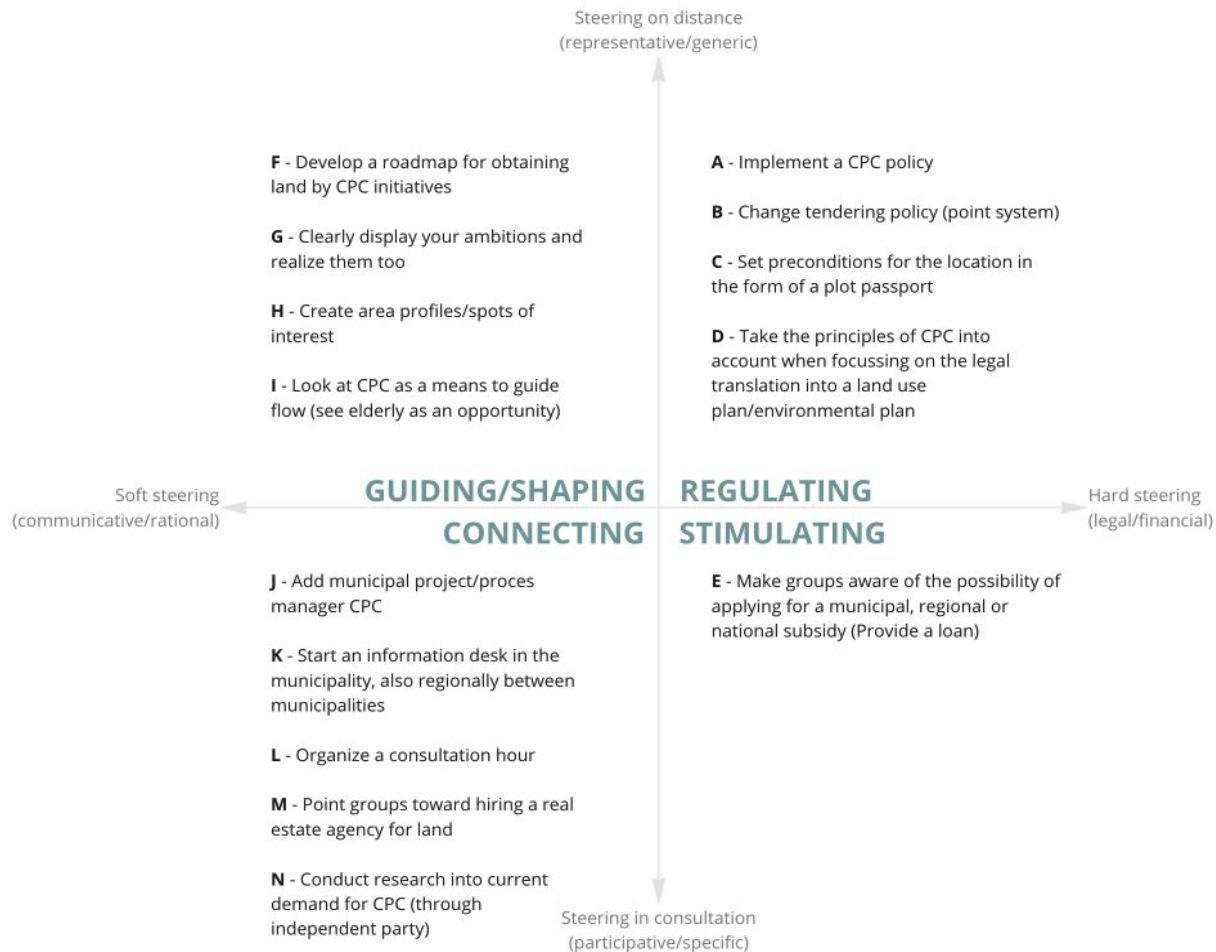


OPPORTUNITIES



OPPORTUNITIES





DISCUSSION.

INTERPRETATION

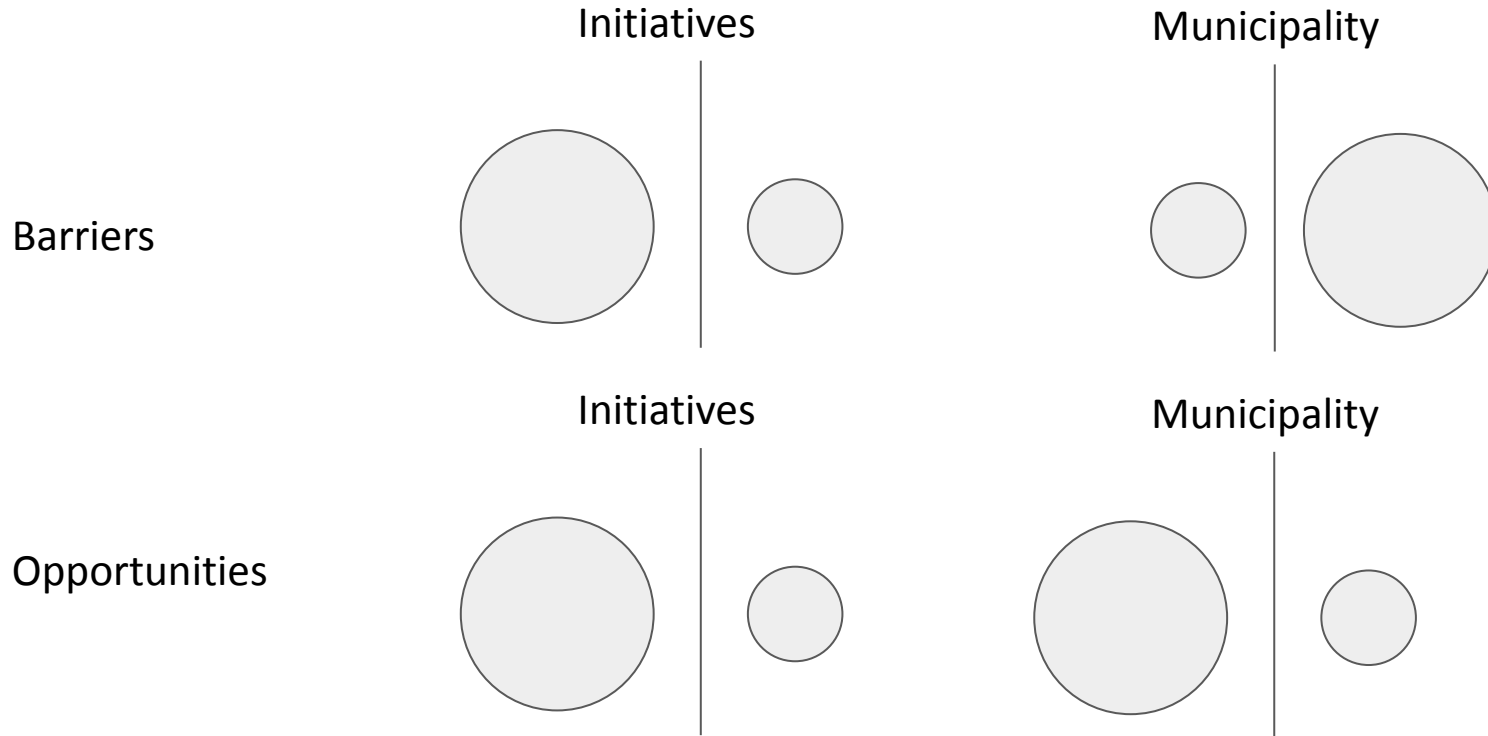
Final Product (house) is experienced as positive.

Process (development of the house) can be experienced as negative.

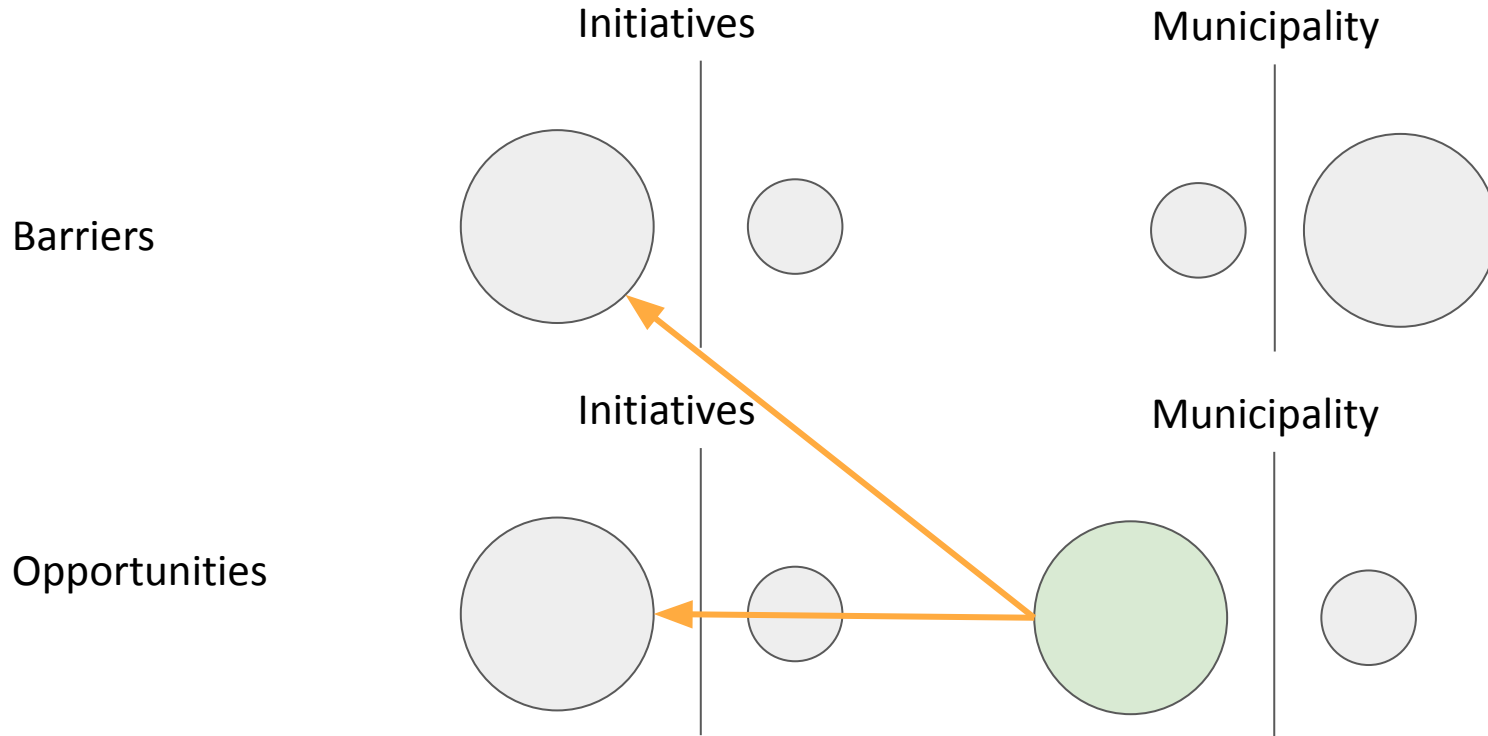
Room for improvement within the process:

- barriers and opportunities

INTERPRETATION



INTERPRETATION



CONCLUSION.

Main research question:

How can municipalities better facilitate CPC initiatives to respond to the increasing demand for elderly housing in urban areas?

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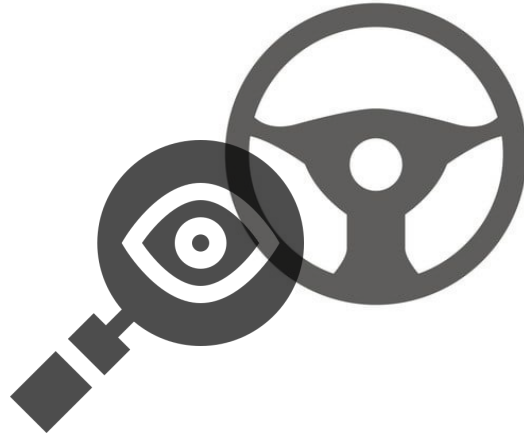
- 1. Make use of multiple governance**
 - a. a mix of opportunities from different roles
- 2. maximize the soft steering aspects**
 - a. capacity building (opportunities for internal organization to increase efficiency)

RECOMMENDATION.

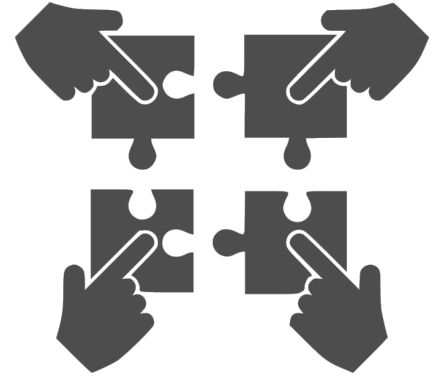
FOR PRACTISE



GAIN
KNOWLEDGE



FOCUS ON
SOFT
ASPECTS



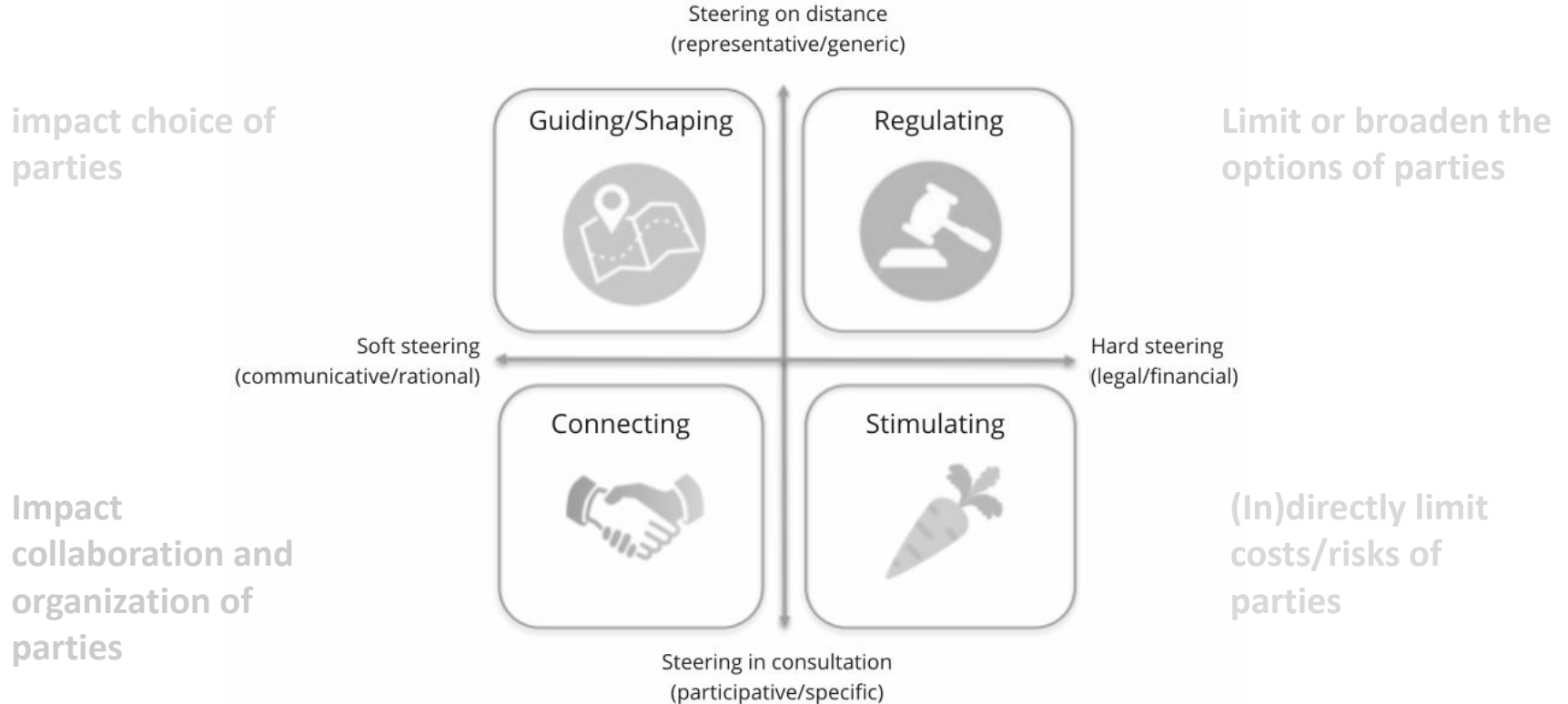
EXCHANGE
EXPERIENCES

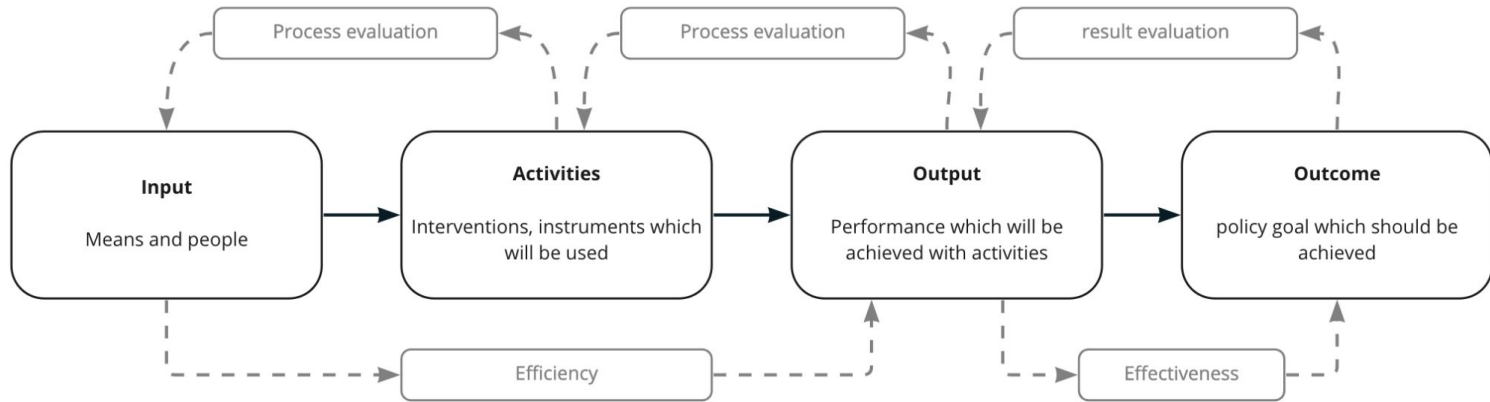
FURTHER RESEARCH

- How the implementation of a soft instrument can lead to internal efficiency?
- What is the effect of implementing an internal soft instrument an other instruments?
- How these barriers and opportunities can be applied in smaller municipalities within a different context (or housing model) in the Netherlands?
 - “Right now co-housing projects are mainly in the Randstad and other urban areas in the Netherlands”
concluded by: (Kat, 2019. p. 60)

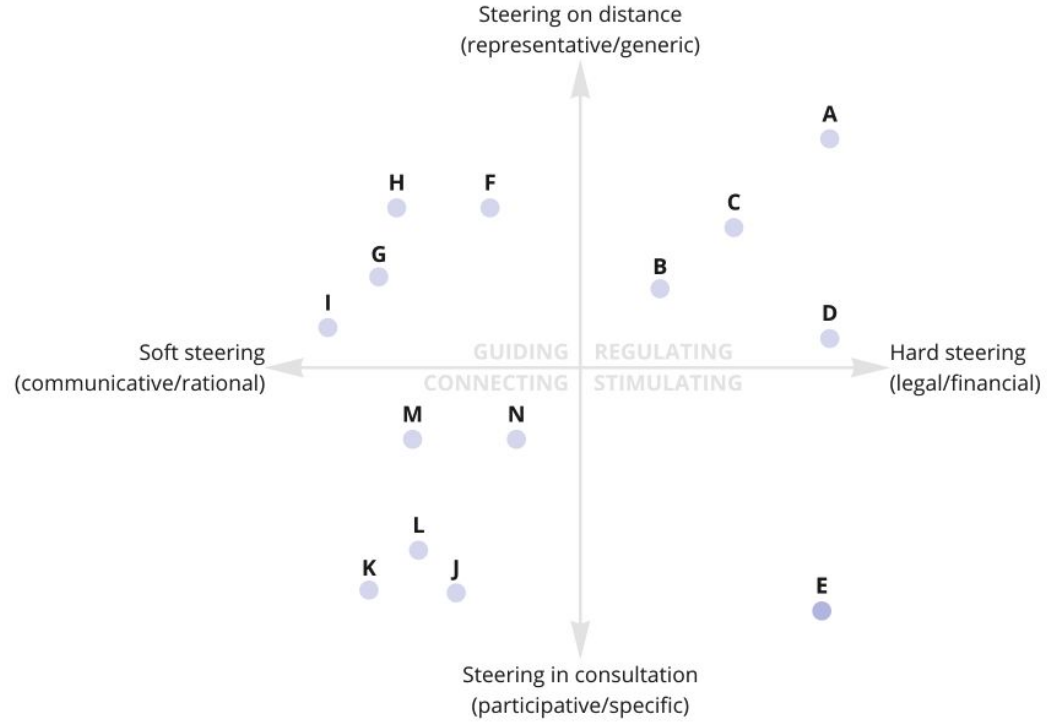
QUESTIONS?

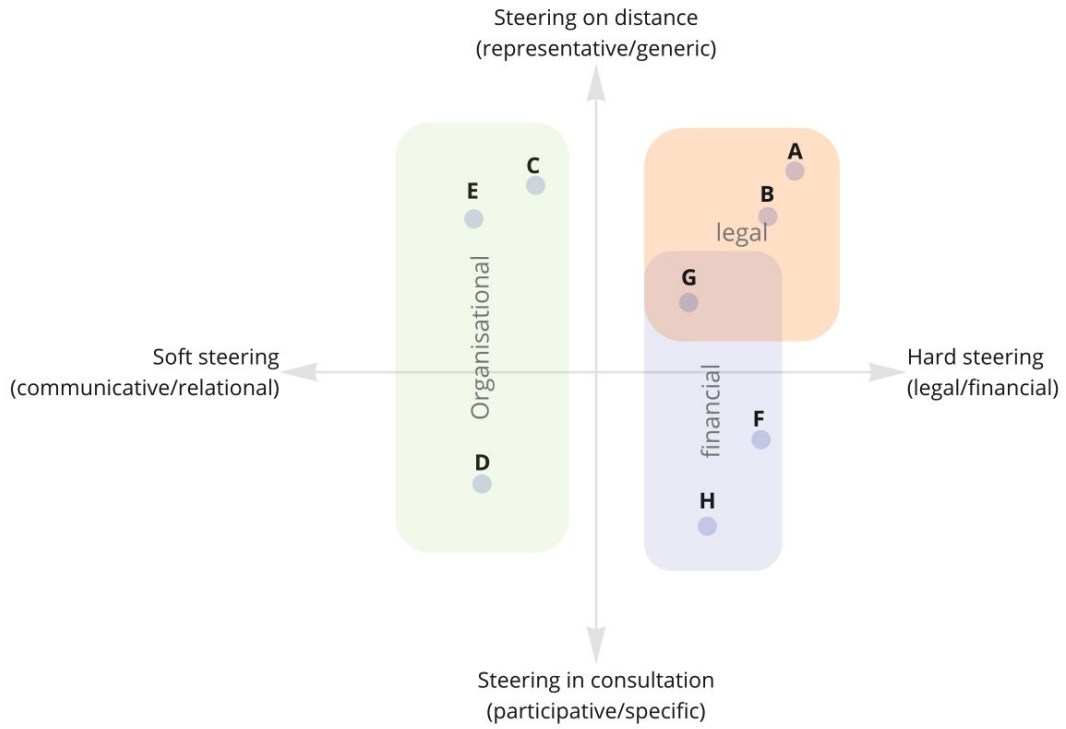
INSTRUMENT QUADRANT(Heurkens et al., 2017).



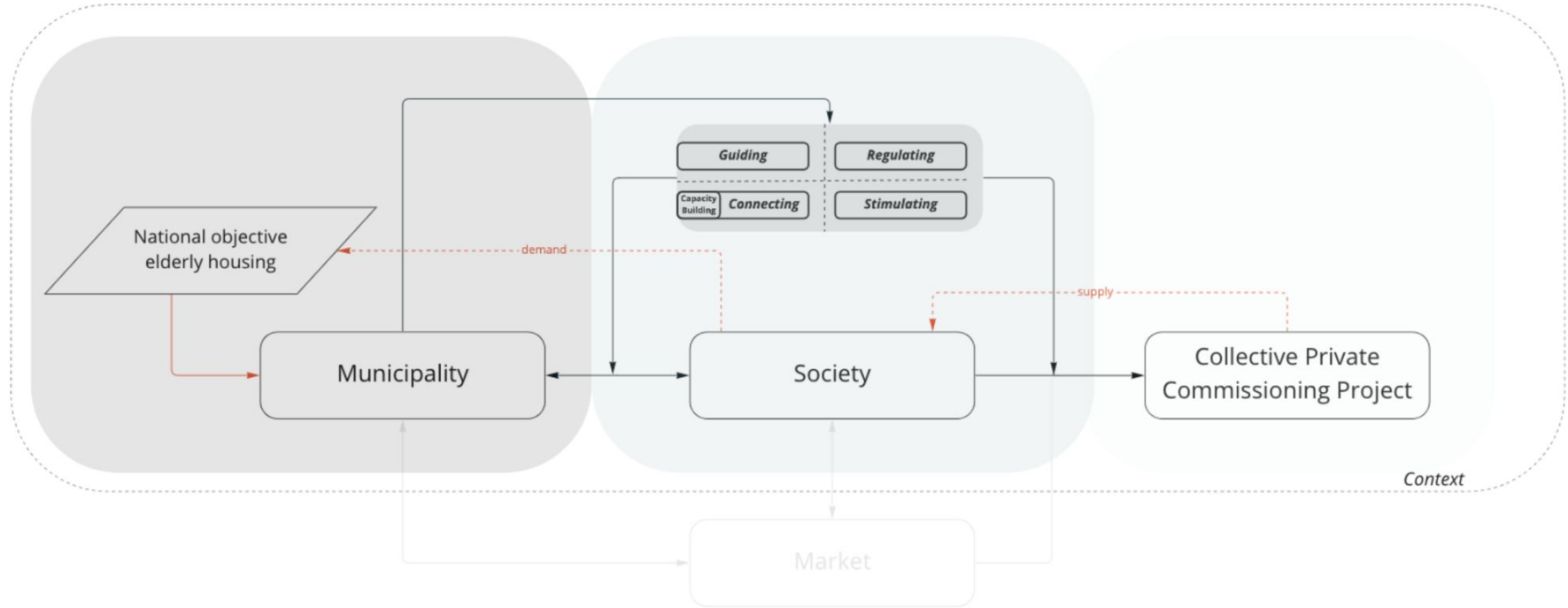


Chain for policy efficiency, effectiveness and evaluation (Author, based on Rijksoverheid, 2022).





SUMMARY OF THEORETICAL FRAMEWORK



QUALITATIVE RESEARCH

Selection criteria for respondents:

1. Municipality **within G44**
2. At least **1 CPC project by elderly** has been developed
 - a. found via process advisor companies
3. Project is realized **after economic depression**
4. The municipality should be involved **based on four types** of Noorman (2006) and Van Loon (2013); (=at least occasionally allocating a plot)