

This document reflects on the thesis produced by describing its place within the master track, scientific methods. After this, the scientific relevance & data collection goes into the relevance and application of the results and how the data for this was collected. After this, the social and scientific application of the framework. The reflection ends by describing the ethical considerations that occurred during the research which had to be addressed.

Relation between MBE and master programme

The MBE master track focuses on '*solutions for developing and managing buildings, portfolios and urban areas and educating the next generation of managers in the built environment.*'. The thesis is part of this by describing how a housing policy is implemented through land policy which falls under the solutions for developing buildings and urban areas. Moreover, within the Master of Architecture, the thesis is part of the development of the future city by reducing inequality in housing supply. The relationship in the MSc programme is also that the subject of the thesis is connected to how the built environment can be influenced by a public actor when there is no direct power over the land. The subject helps to determine what policy instruments there are for municipalities to create more middle-segment housing when using a facilitating land policy.

Scientific relevance & data collection

The scientific relevance and credibility of the research are influenced by the methodology used. The research described the implementation of a policy in a complex environment as a part of a wicked problem. The thesis uses the problem of the current housing shortage to describe how a policy is implemented from an objective through context, input, activities and output. Additionally, a framework for assessing a policy was proposed and tested in four cases.

For the thesis, it was necessary to make a framework in which the land-use instrument could be measured and to determine what land-use instrument could be assessed. Therefore, the thesis starts with a literature review on assessing housing policies in urban developments. After this, the land policies are described within the Dutch context and the land-use instruments assessed are found by a document analysis. The document analysis was done by using the housing vision of the seven biggest Dutch municipalities to determine what instruments they used. Furthermore, some literature was used to describe what is possible with each of the instruments.

Before and during the literature review it was expected that the empirical research would be quantitative as this would make it possible to give a certain advice which was preferred. However, this turned out to be impossible due to the many factors in these projects and the unavailability of a lot of data. Moreover, also most research is on the qualitative assessment of policies. Therefore, at the end of the literature review and at the start of the case studies it became clear that quantitative research would not be possible and instead qualitative research would be used. The result of this in the thesis is that no clear advice can be given on what land-use instrument perform better. However, it is possible to understand how an agreement came to play and whether the land-use instruments had influence on the result.

After this, the case study research started by finding projects which could be used to assess the case municipalities. This turned out to be more difficult than expected as the combination of passive land policy and middle-segment housing is still new and not much used. Therefore, the projects found were often the only, or one of the few possible projects. The selection criteria for the projects were: the objective to create middle-segment housing, projects of which the development agreement is finished, no or low municipal landownership, relatively new and a land-use instrument from the second sub-question is used. Additionally, the cases were mostly found with the help of civil servants and simply asking for a project that met the criteria. However, 2 of the projects were by found by through either the same developer as in another project or by comparing maps of municipal landownership to find a suitable projects. These were coincidentally also the two projects with less average levels of trust.

After the case and project selection, each case study was done through the qualitative research method which uses a set-up framework which is filled by interviews and public documents in this research. The research is thus influenced by the opinion of the interviewees. Therefore, multiple cases and projects are used, and multiple (2) actors were interviewed, to understand the perspectives of the key actors in the wicked problem of a development.

Additionally, during the thesis process, some projects were dropped when contact was lost, resulting in fewer projects than desired. Although, this lowers the credibility of the research, during the interviews it was asked how the project differed from the majority of the projects which gives some image of how the cases should be seen in a broader view.

Wider social -and scientific framework and application

The thesis describes and assesses municipal success in creating middle-segment housing. In light of the wider social framework and application, this helps municipalities in selecting land-use instruments of a passive land policy to create middle-segment housing.

The framework set-up can be used to assess other land-use instruments in the implementation of a municipal policy. In the thesis, there is a focus on the housing policy regarding middle-segment housing. However, the model could for example also be used to describe the implementation of a municipal policy for low-energy buildings through its land policy.

The research will be transferable in similar cases in which municipalities have some policies that described their requirements on housing types and particularly on middle-segment housing. Furthermore, the four biggest municipalities in the Netherlands have been used as cases which will give some inconsistencies with other smaller municipalities in the Netherlands that might have a different policy for middle-segment housing due to the difference in organisation.

Through the given advice some utilisation of the research is possible. A municipality may assess the use of their land policy and make some policy documents or aim to change the context of a project to create middle-segment housing.

Ethical issues and dilemmas

An ethical issue in the thesis is the usage of interviewees which requested that the projects analysed have been anonymised which was also agreed upon through an informed consent form. However, the cases also need some description for the research and to make the thesis more readable and to recreate the research. This caused the ethical issue in which the cases are somewhat described but giving too much information would go in against the will of the interviewees. Therefore, some information has been given in the cases, but the information has been kept reasonably cryptic to make it very difficult to determine what project is being described with certainty.