

## **ANNEXE 1 to the response to UN Joint Communication from the Special Procedures of 19 April 2021**

### **Notes on the National Programme for South Rotterdam (NPRZ)**

#### **Background to the National Programme for South Rotterdam**

Some 200,000 people live in South Rotterdam. This makes it equal in size to the Netherlands' sixth, seventh or eighth largest city. However, when judged by such figures as school performance, unemployment and levels of debt, the problems in South Rotterdam are many times greater than those of the average large city.

Independent external advisers, commissioned by the then Minister for Housing, Communities and Integration, analysed the situation in South Rotterdam in 2011 (the Deetman/Mans survey). This survey showed that the process of selective migration was a major hindrance to the structural improvement of the quality of life in South Rotterdam. As their circumstances improved, a lot of residents of South Rotterdam were tending to move to more attractive residential areas around Rotterdam. This was partly because the housing stock in South Rotterdam was one-sided and consisted of many small homes in poor condition. As a result, the present residents had not benefited from the improvement in living standards and their neighbourhood was deteriorating, thereby reducing their life chances and those of their children. Whereas the circumstances of the residents of Rotterdam as a whole had clearly improved, those of people living in South Rotterdam were worsening. The authors of the survey concluded that these disadvantages could be eliminated only by a long-term and intensive approach combining measures in such fields as education, employment and housing. On the subject of housing, they also concluded that the housing stock was part of the problem owing to the high concentration of cheap housing, housing density, obsolescence and the lack of better housing in the vicinity, which compelled the upwardly mobile to leave.

On the basis of these findings, the central government, together with the municipal authority, housing associations, schools, employers, care sector institutions and local residents, launched the National Programme for South Rotterdam (NPRZ).

#### **Description of the National Programme strategy**

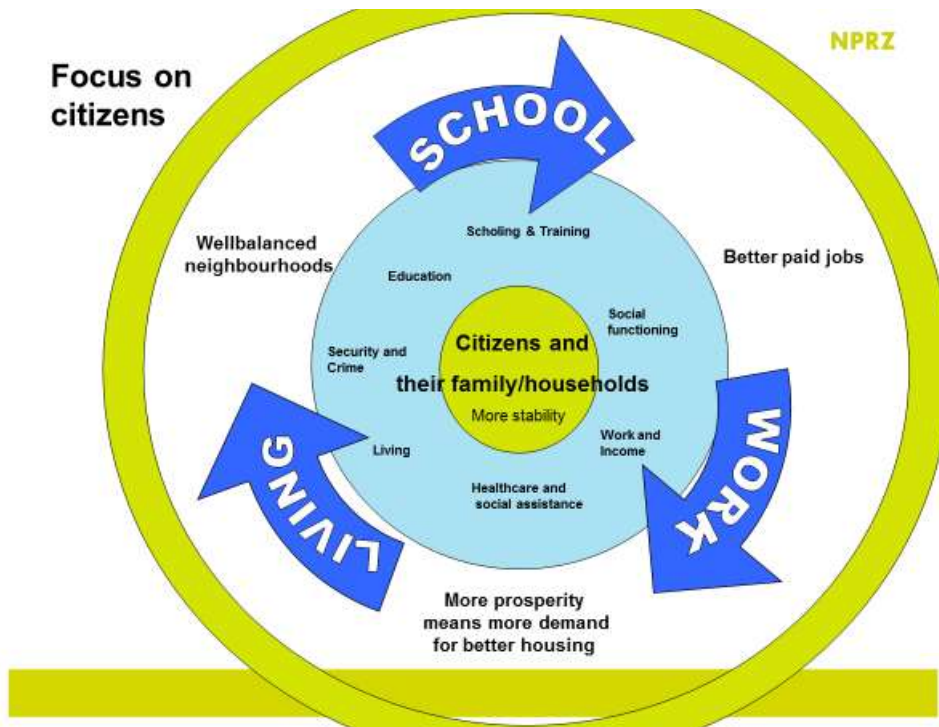
The National Programme for South Rotterdam started in 2012. Its main aim is to ensure that within 20 years South Rotterdam is doing as well in terms of school performance, employment and housing as the average of the four main cities in the Netherlands. The residents of South Rotterdam are central to the implementation of the National Programme. The National Programme is first and foremost a social programme designed to support people rather than to restructure residential areas. The efforts of all professional partners engaged in the programme are geared towards working with local people to ensure effective implementation of its three main pillars (education, employment and housing), thereby strengthening their position in society. People who complete their education to a good standard have better job prospects and hence a higher and more stable income. This makes it easier for them not only to meet their monthly housing costs but also to pay for a more spacious home. If it is considered undesirable for all these people to leave the area, better housing must be provided. In fully built-up districts, this inevitably means that space has to be created.

Through its education and employment pillars, the National Programme aims to improve the social position of the inhabitants of South Rotterdam. In practice, this means that more financial resources are channelled towards such residents – known as the 'upwardly mobile' – as a result of which many of them are willing and able to climb the housing ladder in their current district. The third pillar – housing – then aims to provide an attractive living area for residents and a greater range of housing stock to enable the upwardly mobile to remain in South Rotterdam and climb the housing ladder within the district. A survey by the municipality of Rotterdam over the period 2014-2018 shows that two-thirds of all new builds in South Rotterdam were taken by upwardly mobile households from South Rotterdam.<sup>1</sup>

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<sup>1</sup> [Ruimtelijke ordening, wonen en verkeer \(onderzoek010.nl\)](https://onderzoek010.nl) Profile of the first residents of new build and refurbishment projects. The OBI monitor shows that of all residential properties built in the period 2014-2018 in

The key elements of the strategy are illustrated in the diagram below.



In 2018, the central government made €130 million available to South Rotterdam for additional spending on education, employment and housing. The municipality of Rotterdam invested the same amount. Under the so-called South Rotterdam Regional Deal, the central government contribution is apportioned as follows: education (€44 million), employment (€24 million), housing (€60 million) and culture (€2 million). It follows that substantial sums are being contributed to the integrated National Programme to eliminate deprivation in South Rotterdam.

Of the 90,000 homes in the existing housing stock of South Rotterdam, 35,000 are to be upgraded during the National Programme, mainly through refurbishment and, in the case of some homes, a thorough plan of combining properties or demolition and new build. This means that one third of the housing stock is being refurbished, using the existing homes. This concerns 12,000 housing association homes and 23,000 privately-owned homes, of which 10,000 of the latter homes are to be thoroughly refurbished. Part of the task involves reducing housing density within housing complexes or some neighbourhood streets in order to be able to create the desired residential environments. On balance, however, the housing density of South Rotterdam will increase considerably. New homes are being added through transformation of existing buildings and construction on waste ground or sites that fall vacant. This will also help to make South Rotterdam's housing stock more sustainable and modern. Some of the new builds are also social housing. And some of the social housing being demolished by housing associations is also being replaced by new builds in the social housing sector.

In a survey of the Dutch housing stock, Platform 31, a national expertise centre, has calculated ([Platform31 kennis- en netwerkorganisatie voor stad en regio - Gebouw van de volkshuisvesting: renovatie gewenst!](#)) that if homes have a lifespan of 100 years, a realistic figure for replacement of the housing stock through demolition is 1% annually, taking into account the quality requirements

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South Rotterdam, the largest group (41%) of first residents of new builds came from the local area (the districts of Charlois, IJsselmonde and Feijenoord respectively). In addition, almost two-thirds of all new-build occupants come from South Rotterdam and Hoogvliet and fewer than 20% from North Rotterdam. Compared with the new-build projects in Charlois, those in the Feijenoord area attract many more new residents from North Rotterdam (24% in Feijenoord compared with 10% in Charlois) and therefore fewer from South Rotterdam (including Hoogvliet) (50% and 74% respectively).

and sustainability challenges of our time. As South Rotterdam has 90,000 homes, this will require the demolition and construction of 900 homes a year. It follows that replacement of 18,000 homes over a 20-year programme is a realistic figure. The National Programme's level of ambition is many times lower than that. This is because the majority of the task involves refurbishment, carrying out arrears of maintenance and combining homes. The aim is to demolish 4,000 of the privately owned homes in the housing stock. Only now, after the National Programme has been running for ten years, is the demolition of 900 privately owned homes being prepared. This concerns 1% of South Rotterdam's total housing stock.