

Large housing estates in the Netherlands

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RESTATE



Interim period in Utrecht estates to be restructured

During the interim period (the time between the announcement of a regeneration project and its actual implementation) the neighbourhood involved can be confronted with an increase in problems, such as crime. At the same time however, (fear of) such unfavourable developments can be a trigger for improvement. It is therefore important to guide a neighbourhood through the interim period instead of leaving it to its own devices.

Interim problems

One of the interim problems that occurs in various large housing estates in the Netherlands is the insufficient maintenance of the living environment and the dwellings (both internally and externally) between the announcement of a demolition project and its actual implementation. This creates a situation in which problems such as vandalism, crime and/or feelings of unsafety get the chance to increase. As a result, people with the opportunity may leave the neighbourhood, so that social cohesion and social networks are affected. The same may hold for shopkeepers, creating a decrease in the quality and quantity of services. Other interim problems concern the delay of implementation and finalisation of regeneration plans. Here again, residents as well as shopkeepers may get frustrated and the ones with (often financial) opportunities may leave.



Apartment for sale in Kanaleneiland



Abandoned shops in Nieuw-Hoograven



Arrears in maintenance in Nieuw-Hoograven

Positive developments

Unfavourable developments (or the fear of such developments) can be a trigger for improvements as well. During the interim period, other parties (e.g. social work or organisations that focus on safety) may undertake action. It points out that small-scale, relatively simple physical interventions can bring about improvements in the social environment; when people see an actual improvement or when they have been involved in a project individually, they might start to believe in the area again.

The upgrading of this part of the Kanaleneiland estate is confronted with delay. To improve the lure of their apartment block, residents have painted the ground floor exterior walls. They were assisted by social workers.



Because the demolition of some apartment blocks has been postponed, several housing associations in Nieuw-Hoograven have renovated their properties and/or several public gardens.



To diminish pollution in public space, residents of the Kanaleneiland estate suggested to place garbage cans in front of their apartment blocks. The garbage cans were financed by the local government.



The regeneration of this shopping centre in Nieuw-Hoograven is confronted with delay. To improve the lure of the area, several shopkeepers are allowed to use the show windows of some of the abandoned shops.

The same holds for the flower boxes in the area; several shopkeepers receive a subsidy to use and maintain the flower boxes.

