



### ***The Netherlands - Institutional Framework***

*When considering an energy efficiency retrofit within your national housing market, a wide plethora of consideration needs to be made. Below, we list key findings to facilitate your analysis of the retrofit investment. More details and backgrounds can be found on the website [www.rentalcal.eu](http://www.rentalcal.eu).*

#### ***Parameters for decision taking in the Netherlands:***

- This section is designated to find out which parameters are relevant for the assessment of Dutch investors' behaviour and their investment decisions.

#### ***Types of investors and stakeholders in the Netherlands:***

- Two important features that distinct the Dutch market from the rest of Europe:
  - The Dutch housing market has a long history of social rental housing, this social housing market has become dominant.
  - This is about to change, these social housing associations are now forced to privatize large parts of their portfolio.

#### ***Constellations for decision making in the Netherlands:***

- Investment barriers and disincentives:
  - Split Incentives: Investing party incurs costs, while another party benefits.
  - Living Expenses: especially corporations and other social tenants cannot afford a rent increase or other investment.
  - Economic Situation: less disposable income and less consumer spending on renovation is a barrier.
  - Incentives: lack of consumer interest; retrofits unattractive; homeowners need to be inspired; Consumers need to prioritise against competing demands for time and money and other desires; There is no perceived added value or need for whole house retrofit.
  - Core housing stock agreements: Agreements between municipalities and corporations about the minimum amount of affordable homes in an area. Agreements on maximum rents may be a barrier to the investment capacity of corporations.
- Thinking in (total) housing costs instead of rent expenses creates opportunities to compensate higher rents with lower energy bills.

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