



Carnisse

Socio-spatial Inequality on Housing, Work and Income

Multidisciplinary Analysis Report

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Colofon

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Multidisciplinary Analysis Report

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Chapter 1: Introduction

As a part of the assessments for the Cities, Migration and Socio-Spatial Inequality minor at TU Delft students spent five weeks working with the Veldacademie organisation in Rotterdam South, undertaking a thorough analysis of local neighbourhoods and developing a variety of research methods in relation to the manifestation of socio-spatial inequality across a range of topics.

This report analyses the socio-spatial inequality within the neighbourhood of Carnisse with specific reference to the housing, work and income of the neighbourhood and surrounding areas. The key research question addressed in this report is; how does socio-spatial inequality manifest itself within the housing, work and income areas of Carnisse? Through a number of research methods, the key socio-spatial problems of Carnisse have been identified. The research methods used include; observation techniques, desk research of statistics, a number of impromptu and organised interviews, and an analysis of the anchor points of the area to identify areas of potential. All these observations techniques should bring us closer to find a reason why social inequality can manifest itself through the neighbourhood.

1.1 Current Context

Carnisse is a neighbourhood in the southern part of Rotterdam surrounded by three other neighbourhoods (Zuidplein, Tarwewijk and Oud-Charlois) and the biggest public park in the Netherlands: the Zuiderpark. The neighbourhood is surrounded by two major roads: the Pleinweg and the Dorpsweg, who sort of close of Carnisse from other neighbourhoods. The neighbourhood of Carnisse consists out of multiple little districts, with each district having their own identity. Districts like the 'Eilandenbuurt', 'Vogelbuurt', 'Klaverbuurt' and 'de Kop van Carnisse' all have their own history and therefore their own identity. With about 11.295 residents (Rotterdam, 2017) living in 59 ha, Carnisse is a pretty densely populated neighbourhood.



“Carnisse is niet een wijk, maar een verzameling buurten met verschillende karakters.”

Figure 1: Current Context of the neighbourhood Carnisse. (Nationaal Programma Rotterdam Zuid, 2013)



Figure 2: Futuristic perspective of the neighbourhood Carnisse (Nationaal Plan Rotterdam Zuid, 2013)

1.2 Future Context

Recently the municipality of Rotterdam, in elaboration with the state, started developing Rotterdam South under the name of "Nationaal Plan Rotterdam Zuid". neighbourhoods like Katendrecht and recently Afrikaanderwijk are being transformed to suit a more diverse population, to attract and to house more middle and higher income residents from Rotterdam South and outside the municipality. A lot can be said about the current transformations that are now happening in the north of Rotterdam South. It good for a more diverse housing stock and to attract higher income residents (because there is currently not enough housing for these people), but on the other hand is the current population 'forced' to leave the neighbourhood (or if they can afford the new housing, to stay, only this is not happening that often).

Also for the neighbourhood Carnisse, the municipality has developed a strategic plan for the redevelopment of the neighbourhood. In the NPRZ there is a section completely focusing on Carnisse. What Carnisse is going to look like in the future will be addressed in this chapter. We find this important to look at the futuristic view of the neighbourhood to connect this with the current situation in the neighbourhood.

The two key elements of figure 2 will be explained.

City living: this area is going to be the vibrant city part of the neighbourhood. This part of the city has the most different facilities of the neighbourhood and this is going to be the leading role for this part of Carnisse. A new vibrant façade bordering the Pleinweg will attract new facilities and there is even room for small businesses to settle on the ground floor of these buildings. The upper floors will be appointed to little households with a lower income. The other side of this new façade, more shops and possible offices will scatter throughout this part of the neighbourhood. A large diversity in living, facilities and business will become available for its residents. Again the upper floors will be available for living space for small families and households with a low to middle income.

Nature living: This part of the neighbourhood is more focused on the potential of the Zuiderpark. With the soothing qualities of the Zuiderpark, the neighbourhood will reflect the same qualities and to make a contrast with the vibrant 'City living' in the northern part of Carnisse. The current housing stock will become more diverse to be able to attract more middle and higher income classes to the neighbourhood. There will still be place for the current residents in different parts of the neighbourhood, but there will be people that need to find another place to stay.

The future of Carnisse is going to be a large and complex development. When everything is done, the neighbourhood will become a mixed neighbourhood with a place for everyone. Bakery's, businesses, apartments, family housing and a lot more facilities will scatter throughout this new vibrant neighbourhood.

Chapter 2: Observations

2.1 Approach

On the first day of fieldwork at Veldacademie an initial observation activity was undertaken to develop first hand initial impressions of the neighbourhood. During initial observations, minimal preparations were made to ensure first impressions of the area remained unbiased. These first observations were made using the method of open observation, with a general focus on housing and employment opportunities.

Observations began in the shopping districts, where it was expected to have the most activity. From there, the residential streets were observed to get an impression of the demographics of the area, through the quality and variation in housing. Further community facilities, including community centres, small stores, parks and schools were also observed in the quieter residential streets. The observation route taken can be seen in figure 3.

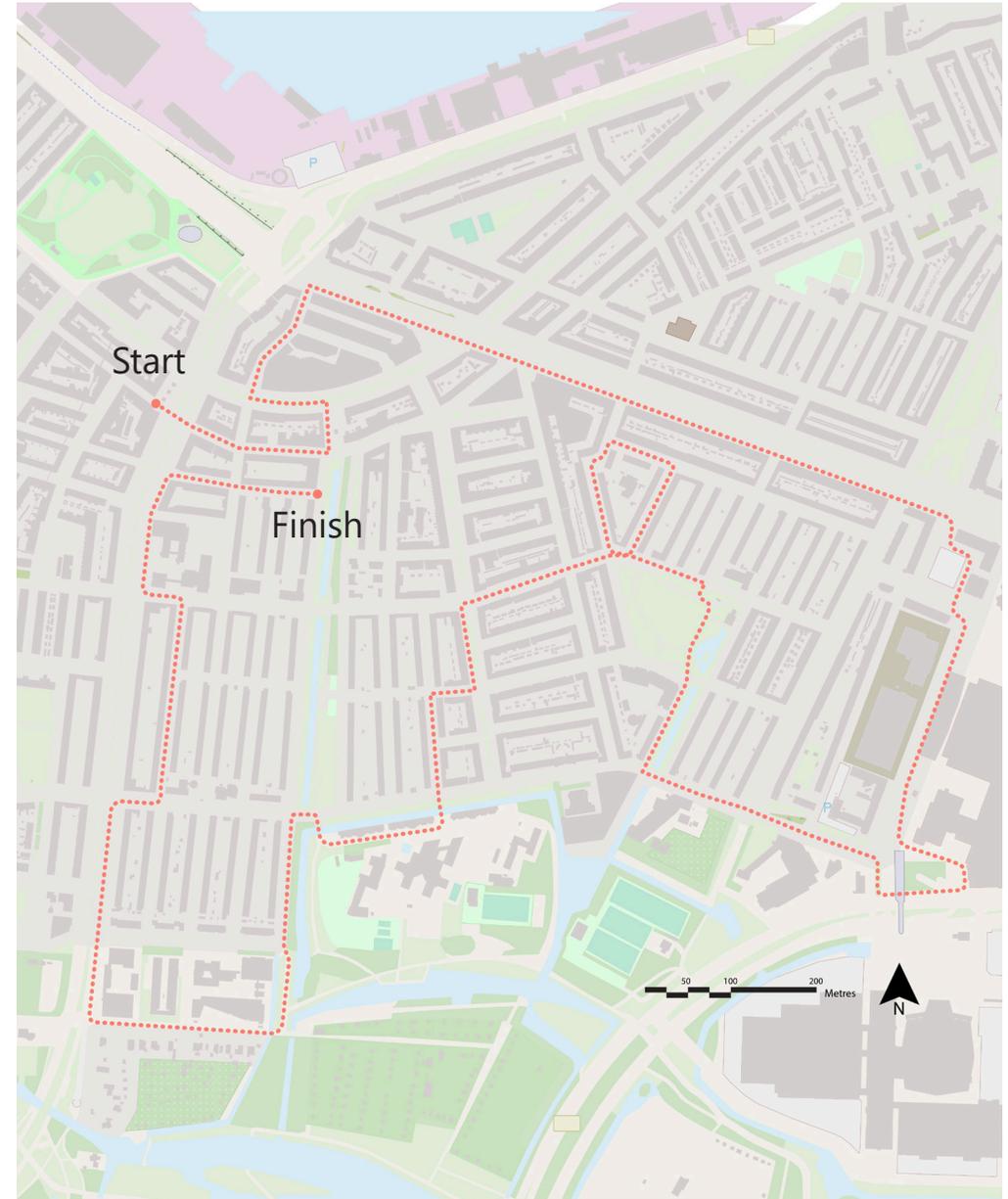


Figure 3: Routing of the observations (Authors own, 2019)

2.2 General Observations

First impressions of the neighbourhood identified that the neighbourhood was predominantly a lower income area due to the appearance of the housing available. Many of the housing was portiek style, which made it evident that the apartment types are fairly small in size.

It was also found that some housing appeared to be significantly neglected by landlords, with some balconies appearing to be deteriorating and coming away from the building and some windows were covered with cardboard plates from the inside to act as a curtain. These buildings appear to be very unsafe for residents and an unreasonable standard for the quality of housing.

The observers emotions were also taken into account when evaluating the neighbourhood. It was observed that the low quality housing and the lack of people occupying the space created an unwelcoming and unsafe atmosphere. The lack of people may have been due to the timing of the observations as it was during standard working hours.

Figure 4 shows the resource-related images taken along the observation route through Carnisse. These images highlight the main resources in the neighbourhood that contribute to the quality of life for residents.

Figure 5 shows the housing-related images taken along the observation route through Carnisse. The images highlight the main housing styles available in the neighbourhood.



Figure 4: Neighbourhood resources observed (Authors own, 2019)



Figure 5: Housing types observed (Authors own, 2019)

2.3 Observation Protocols

Observation protocols were used to ensure the open observations were accurately recorded, which included recording the conditions the observation took place in, and whether the observations were just or unjust.

The following observation protocols identify the key observations of the area.

Observation Protocol 1

Location

Carnisse (Various locations)

Date and Time

03/09/2019, Afternoon

Key Subject

Housing

Title/Description

Different building/renovation years of the housing in Carnisse.

Just or Unjust?

Both

Justification:

The ages and renovation years of the different buildings in the area can be interpreted in a variety of ways. This may be a just observation as it took the residents and VvE's some time to renovate and improve part of the neighbourhood, which would make the area more appealing to people from other areas and create a pleasant appearance. However it could also be seen as unjust as the municipality of Rotterdam could be putting the time and funding into the current residents of the Carnisse area, rather than trying to attract new residents.

Source

Author's Images



Picture 1: Different building styles combined together. (Authors own, 2019)



Picture 2: Building style after renovating in 1985 (Authors own, 2019)



Picture 3: Current housing typology from the 1950s (Authors own, 2019)

2.3 Observation Protocols

Observation Protocol 2

Location
Carnisse (Various locations)

Date and Time
03/09/2019, Afternoon

Key Subject
Safety

Title/Description
Safety in the neighbourhood

Just or Unjust?
Unjust

Justification:

One of the key fundamentals of a neighbourhood is the feeling of being safe. Without a feeling of safety and security, people start to leave Carnisse until only the people who are the cause of this lack of safety or the people who can not afford to leave the neighbourhood, will stay. The neighbourhood will become dominated by poverty and attract the kind of people you do not want in an area full of schools and homes.

Source
Author's Images



Picture 4: Lifeless alley besides a street. (Authors own, 2019)



Picture 5: News of a recent stabbing. (Authors own, 2019)

2.3 Observation Protocols

Observation Protocol 3

Location
Carnisse (Various locations)

Date and Time
03/09/2019, Afternoon

Key Subject
Work

Title/Description
Eastern European shops

Just or Unjust?
Just

Justification:

There is a large amount of eastern european shops in the neighbourhood. These shops are predominantly Polish, such as supermarkets and restaurants. This is expected due to the high number of eastern european industrial workers living in South Rotterdam. These eastern european workers will predominantly stay for a short amount of time in the Netherlands.

Source
Author's Images



Picture 6: Polish supermarket on the Katendrechtse Lagedijk. (Authors own, 2019)



Picture 7: Polish supermarket on the Wolphaetsbocht. (Authors own, 2019)

2.3 Observation Protocols

Observation Protocol 4

Location
Pleinweg, Carnisse

Date and Time
03/09/2019, 13:25

Key Subject
Work

Title/Description
Vacant shop fronts

Just or Unjust?
Unjust

Justification:

It was observed that there were a number of empty shop fronts along the major arterial road Pleinweg. Pleinweg creates a physical barrier in the urban space which discourages the movement of foot traffic in the area. As a result there appears to be a limited amount of economic activity along the arterial road to keep shops in business.

Source
Author's Images



Picture 8: Facade of a building on the Pleinweg. (Authors own, 2019)



Picture 9: Empty store for rent. (Authors own, 2019)



Picture 10: Tunnel where the Pleinweg crosses the Dorpsweg. (Authors own, 2019)

2.3 Observation Protocols

Observation Protocol 5

Location
Carnisse (Various locations)

Date and Time
03/09/2019, Afternoon

Key Subject
Housing

Title/Description
Housing Development

Just or Unjust?
Unjust

Justification:

The newer houses in the area are significantly different to the existing house types available. These houses appear to be much bigger in terms of the house and the size of the property, resulting in large lawns surrounding the houses. These new houses could be either just or unjust depending on the perception. For some, it is seen as just as it provides a variation in the housing type available. This allows for groups such as families to remain in the area, rather than moving for a large house outside the neighbourhood. However this could also be seen as unjust by existing residents as it has removed a number of lower income housing, limiting the amount of housing available to the lower socio-economic individuals and possibly creating a larger gap between the personalities of the residents of Carnisse.

Source
Author's Images



Picture 11: New constructed buildings from 2006 located on the Lepelaarsingel. (Authors own, 2019)



Picture 12: Renovated social housing located on the Meester Arendstraat. (Authors own, 2019)



Picture 13: Buildings from 2006 located on the Klaverstraat. (Authors own, 2019)

2.4 Lessons Learnt

Although it was useful to observe the neighbourhood with no predetermined ideas through open observation, it does not seem to be as effective as it would have been if more preparation had been done. For future observation tasks it may be useful to be more specific about the observation criteria prior to starting to ensure that beneficial data is collected. For initial observations it seems that open observations was a good technique to get an overall impression of the neighbourhood, however for future observations it would be good to use a more specific observation technique. More effective techniques would be either focusing on one subject to observe the behaviours of individuals in the area, or observations through measuring. Measuring would be useful for this analysis to record the number of people around the neighbourhood, to reinforce the initial deserted impression. But that does not mean the observations we made are not useful for our further research. On the contrary, the observations we made a very useful to get an understanding how the neighbourhood functions during the day and what the current state of the neighbourhood is, according to the different subjects we looked at.

Chapter 3: Analysis and Data

3.1 Approach

Desk research was conducted to collect relevant statistics relating to the key themes determined through the observation tasks. Key themes identified consist of the people of Carnisse, land use, building types and housing, crime, transportation, businesses and income.

This part will also focus on the satisfaction of the inhabitants of Carnisse in relation to their neighbourhood and their housing situation. To do so, data has been used from surveys that were taken in previous years by the municipality. Wijkprofiel Rotterdam is one of the organisations from the municipality of Rotterdam that engaged in collecting data through interviewing and different analysis methods.

Research has shown a low percentage of satisfaction from the inhabitants of Carnisse. In fact, research by the municipality "Enquete wijkonderzoek" from 2013 shows that only 54% of the people that are 15 years and older are satisfied with their neighbourhood. This is substantially lower than the city average of 76% and this places Carnisse amongst the lowest scoring areas in the city.

3.2 Ethnicity

To get an understanding how many residents with a different ethnic background live within Carnisse, the data of the residents and their ethnic background is shown in the pie charts above. The data of Carnisse and Rotterdam Zuid are shown to compare the two datasets and to figure out which ethnic groups are overrepresented within Carnisse and make up a large amount of the current population.

At first the percentage of different ethnicities in both charts seem to be equal. Moroccans, Turks and Surinamese inhabitants are represented with the same percentage in both areas. The one thing that stands out is the percentage of the native Dutch inhabitants and the inhabitants from other countries within the

European Union. There tends to be a higher percentage of residents from European Union countries living in Carnisse. Carnisse is known for its high amount of eastern European inhabitants, who work in nearby industry and harbour activities. The higher percentage of eastern Europeans and the lower percentage of native Dutch residents combined with the other ethnic groups make Carnisse a more mixed neighbourhood than the rest of Rotterdam South. On one hand, this could be a good thing to have a mixed population living within one neighbourhood. On the other hand, a more mixed population shares different personalities and cultures and within one neighbourhood this can cause potential tension between the residents.

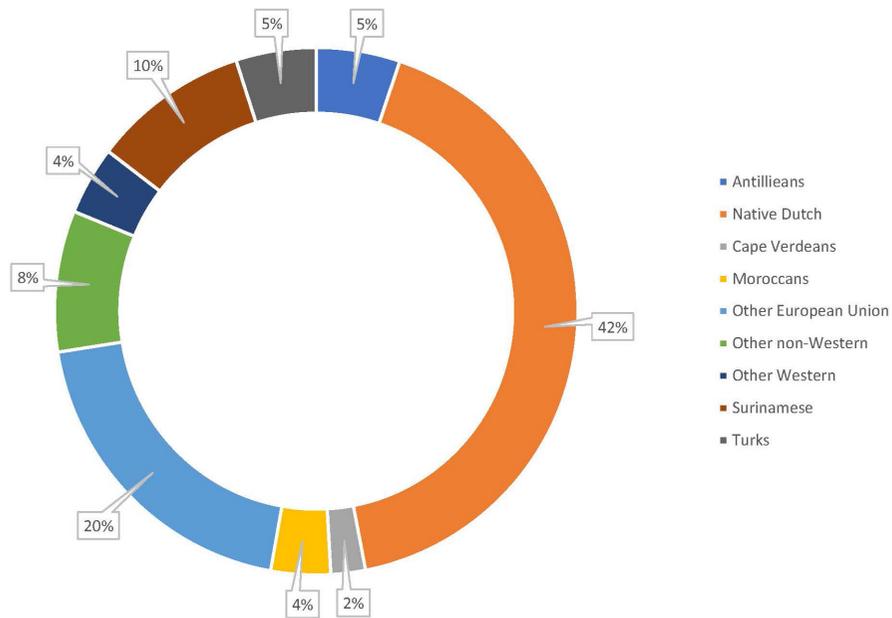


Figure 6: Ethnic background residents of Carnisse. (Veldacademie, 2019)

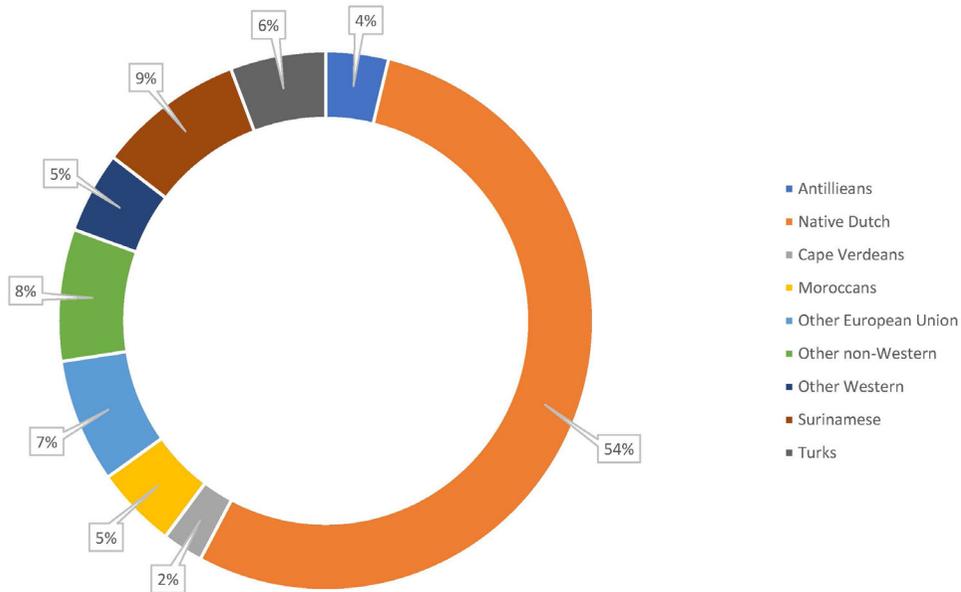


Figure 7: Ethnic background residents of Rotterdam Zuid. (Veldacademie, 2019)

3.3 Land Use

The neighbourhood has a limited amount of economic activity, which is concentrated towards the shopping district to the north west corner of the neighbourhood and to the east of the neighbourhood following de Pleinweg. The shops in the area consist of small independently owned shops. There are also a few community uses, such as educational facilities, and religious buildings scattered throughout the neighbourhood. The rest of the neighbourhood is predominantly residential dwellings.

Statistics from the municipalities research show that satisfaction with nearby shops is high in comparison to the average of Rotterdam. When looking at the area in an objective manner and counting the facilities, it is clear to see that there indeed is a large amount of shops present, more than the city average. Most general convenience stores like bakeries, supermarkets and pharmacies are very well represented in the neighbourhood and easy to reach. This might be the cause for high satisfaction from the residents (Gemeente Rotterdam, n.d.).



Figure 8: Most common function within one building (Authors own with data from ArcGis, 2019)

3.4 Housing

WOZ Value

From research of the property market in Carnisse and overall Rotterdam it is evident that the average cost of properties in Carnisse are generally lower than the overall municipality of Rotterdam, with 66% of properties in Carnisse with a WOZ value less than €100,000 ("Housing Properties", 2019). The average WOZ value of properties within the city of Rotterdam is €146,000 ("Average WOZ value homes", 2015) with a staggering €97.800 ("Average WOZ value of independent homes", 2019) as WOZ value for the neighbourhood Carnisse. Figure 9 below shows the variation WOZ value throughout the neighbourhood.

The lower property prices is expected to be a result of the budget production of the properties in the neighbourhood and may also be influenced by the presence of housing corporations within the neighbourhood.

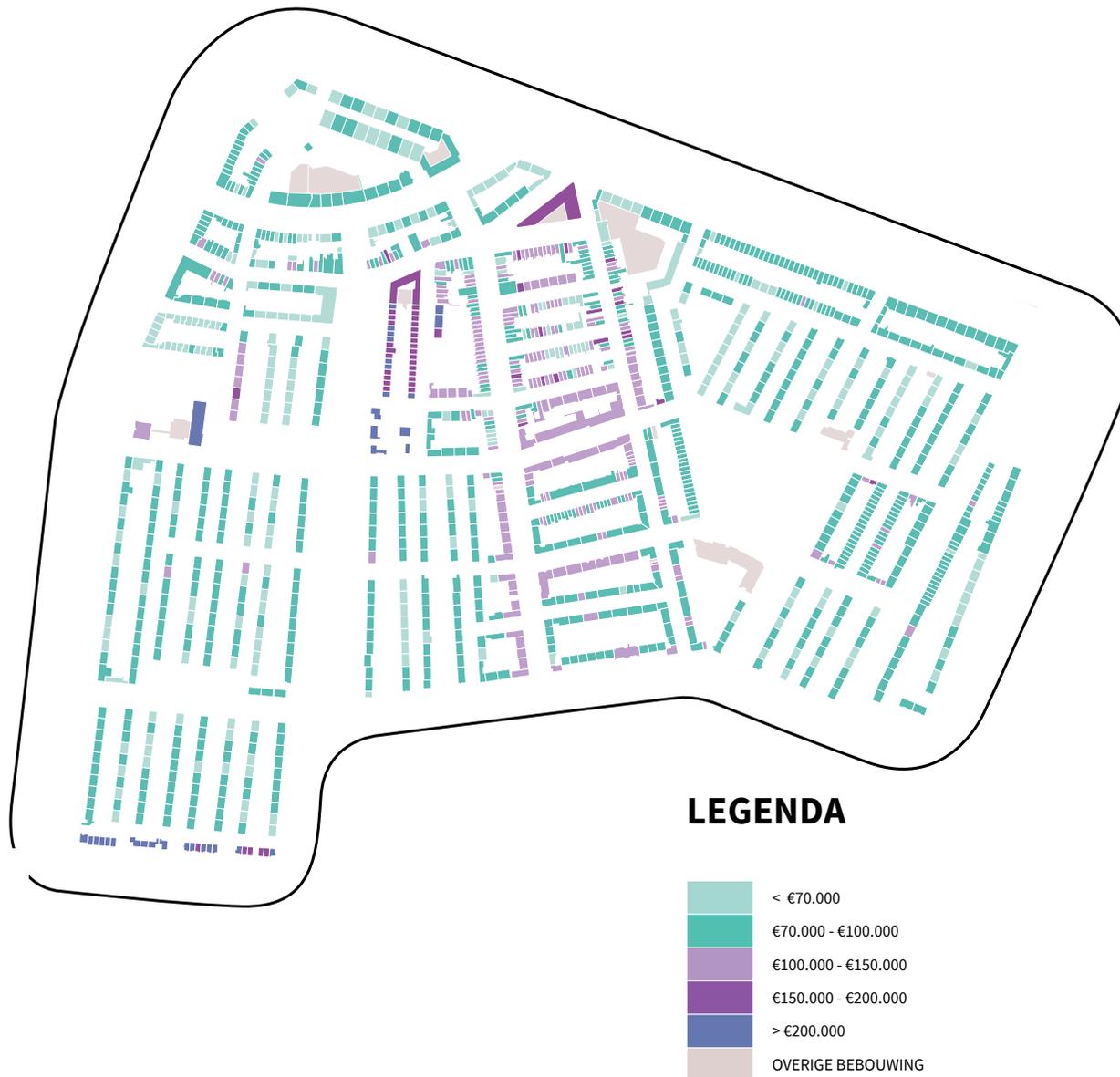


Figure 9: Average WOZ value. (Veldacademie, 2019)

3.4 Housing

Building year and Typology

There is also a key issue of a lack of housing type diversity within the neighbourhood. Due to economic changes in Rotterdam in the mid 1900s South Rotterdam saw an influx of (foreign) industrial workers and had a demand for bulk amounts of budget housing. Figure 10 below shows the variation in year of construction throughout the neighbourhood. The typology of houses in the area mainly consist of four storey multiple dwelling units, the majority of which have a portico entry way ("Housing types", 2019). The same housing type can be seen scattered across the Netherlands within neighbourhoods that have been built in the same time period. Other housing types include a small amount of terrace housing in the heart of the neighbourhood, whom remain from the period Carnisse was known as an independent village outside Rotterdam, and a few detached dwellings. The figure 11 below shows the variation in housing type throughout the neighbourhood.

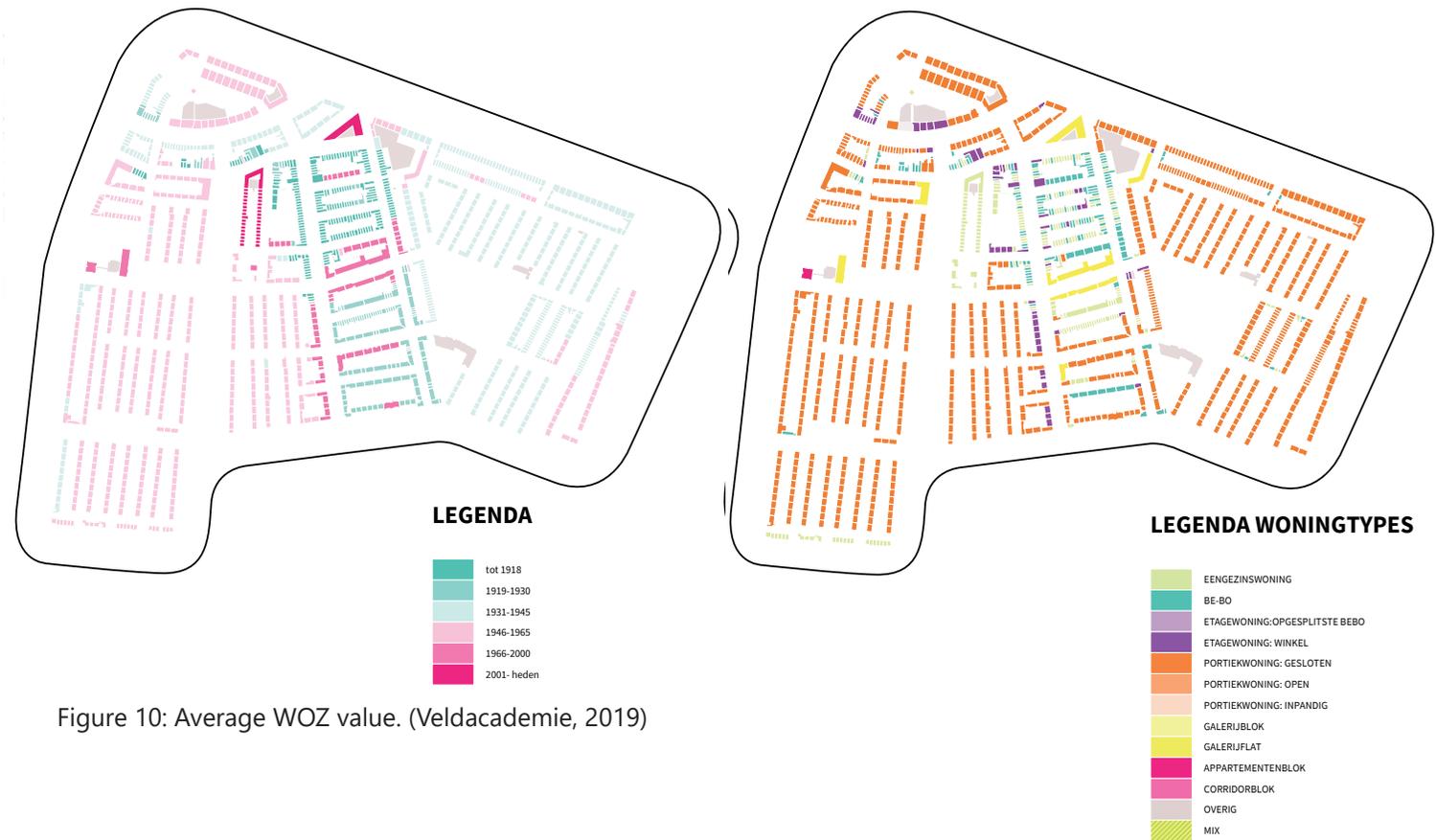


Figure 10: Average WOZ value. (Veldacademie, 2019)

Figure 11: Average WOZ value. (Veldacademie, 2019)

3.4 Housing

Property Size

Due to the lack of variation in the housing typology there is also a lack of variation in the size of the properties, with 50% of properties having a living space of 45-59m² ("Housing Properties", 2019). This lack of variation means that residents that intend to start families must move outside the neighbourhood to find suitable housing. The result is a high amount of the same people living in Carnisse: 1-2 person households. The newly build buildings and the older buildings from its village period in the centre of Carnisse show a much larger living space compared to the rest of Carnisse. It can be possible for some families to live in Carnisse. Figure 12 on the left shows the variation in property sizes throughout the neighbourhood.



Figure 12: Property size. (Veldacademie, 2019)

3.4 Housing

Duration of Stay

As a result of this lack in variation, the neighbourhood is considered undesirable by middle and high income earners, who want to have more living space. This view of the neighbourhood has resulted in a high turnover rate of tenants in the properties, with the majority of residents staying in the property for less than four years. Figure 13 below shows the length of time residents stay in each property, however data may not be entirely accurate due to the multiple storeys on each lot. The map shows that the years residents stay in each property vary significantly throughout the neighbourhood. To compare data of the duration of stay from Carnisse with the rest of Rotterdam Zuid, two pie charts have been made (Figure 14).

scattered within the different categories, which interacts with the map above. People who live in Carnisse tend to move within fewer years than people from other parts of Rotterdam Zuid.

Therefore the neighbourhood Carnisse can be seen as a pass through neighbourhood where people tend to stay less amount of years before moving again. The connection with the current housing market is easily made. When people enter the next stage of their life, by for example starting a family, Carnisse does not offer a place for these people. These people have no other option than to look in other neighbourhoods for more suitable housing.

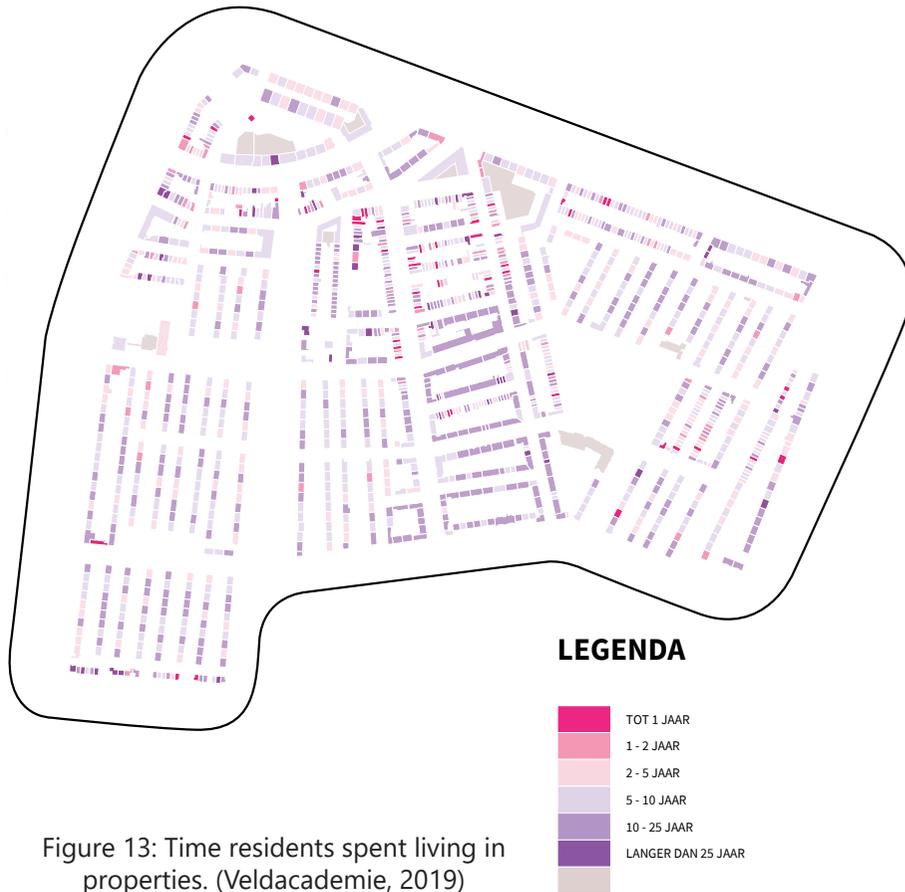


Figure 13: Time residents spent living in properties. (Veldacademie, 2019)

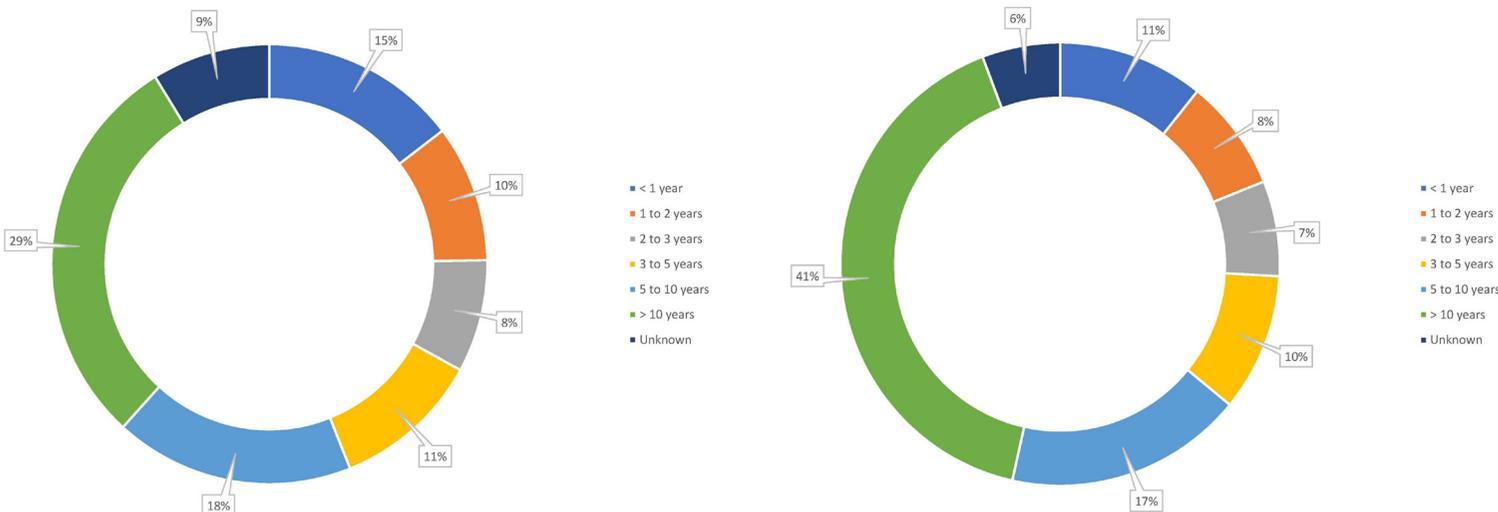


Figure 14: Times people spent living in their properties. (Left Carnisse, right Rotterdam Zuid)

3.4 Housing

Housing Ownership

With a higher turnover of residents in the area it is interesting to see that there is a high amount of owner occupied housing in the neighbourhood, as well as a high amount of properties owned by housing corporations. The figure 15 on the left shows the variation in housing ownership throughout the neighbourhood. It is also interesting to note there is a small amount of properties scattered throughout the neighbourhood which are owned by private landlords who own 100+ properties.

Also, the vacancy and the amount of overcrowded homes is remarkably high. When accommodations of social housing corporations become available they are only requested by half of the regular amount of people that usually respond. This is an average of the entirety of social housing in Rotterdam.



Figure 15: Housing Ownership Data. (Veldacademie, 2019)

3.5 Households

In the pie charts on the left, the number of residents living at one address can be seen, or the amount of different households for short. The numbers are being shown to compare Carnisse and Rotterdam Zuid and later to find out the aspects that are truly characteristic for Carnisse.

The two figures of Carnisse and Rotterdam Zuid almost show the same result. There are some differences between Carnisse and Rotterdam Zuid. The percentage of 1 person residents is higher in Carnisse than in Rotterdam Zuid, for example. Both show a high percentage in the lower amount of residents per address categories in general. From the data can be concluded that the percentage of 1-2 residents per address is high in both areas. The most addresses within Carnisse and Rotterdam Zuid are being populated with single residents or possible couples. This number is also related to the current housing stock within Carnisse and Rotterdam Zuid. A lower amount of living space (see figure 'Property size') within the current housing stock attracts the overrepresented groups shown in the two figures.

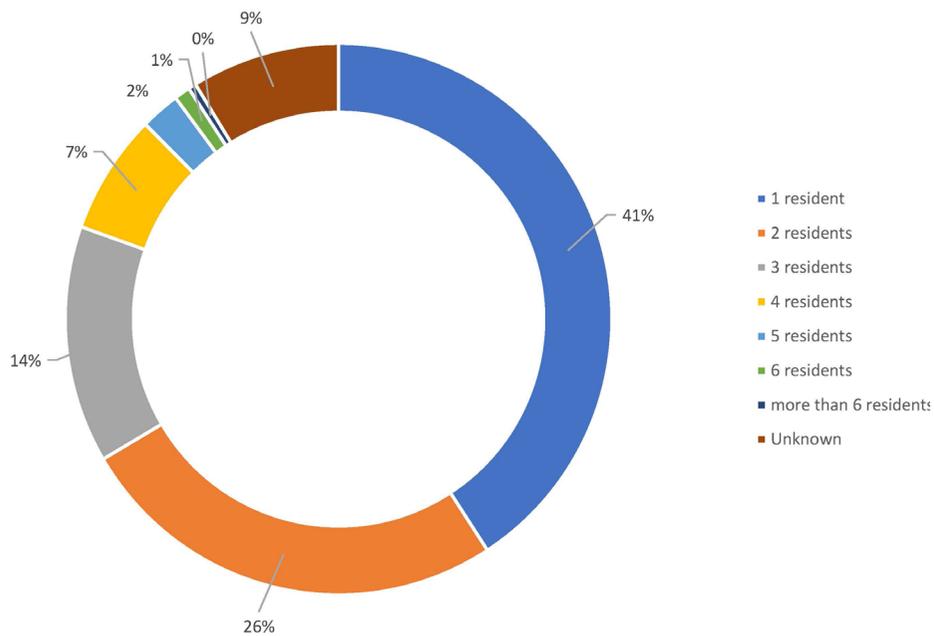


Figure 16: Different households in Carnisse. (Veldacademie, 2019)

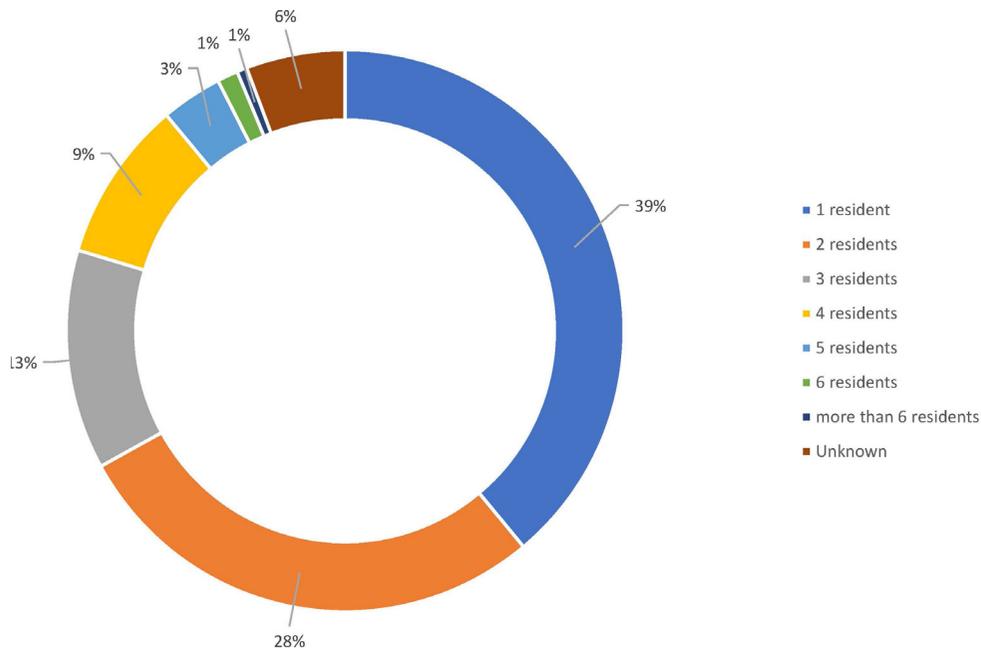


Figure 17: Different households in Rotterdam Zuid. (Veldacademie, 2019)

3.6 Safety

Due to the unwelcoming and unsafe atmosphere observed within the neighbourhood, safety is a key point of interest when analysing the area. Carnisse appears to have a reputation as an unsafe neighbourhood due to the high levels of crime reported per month ("Crimes per month data", 2018). The crime levels are significantly higher than other areas around Rotterdam and mainly consist of forms of theft, for example theft of bikes, theft from sheds and greenhouses, and theft from vehicles ("Crimes per month data", 2018). In terms of security, there are two police stations located near the neighbourhood, on the Oud-Charlois side of Dorpsweg and at Zuidplein ("Leefveldenkaart", 2019). There is, next to having an unsafe reputation, an unsafe perception of the neighbourhood by the inhabitants themselves. As shown in statistics from 2014 (Gemeente Rotterdam) only 46 percent of inhabitants have a general feeling of safety. This is measured by asking about neighbourhood satisfaction and the odds they give of relatives or themselves being involved with crime in the neighbourhood.

These crimes are defined as: burglary, molestation, being pickpocketed and violent robbery. There is also a higher score of people admitting they tend to avoid suspicious activity in the neighbourhood.

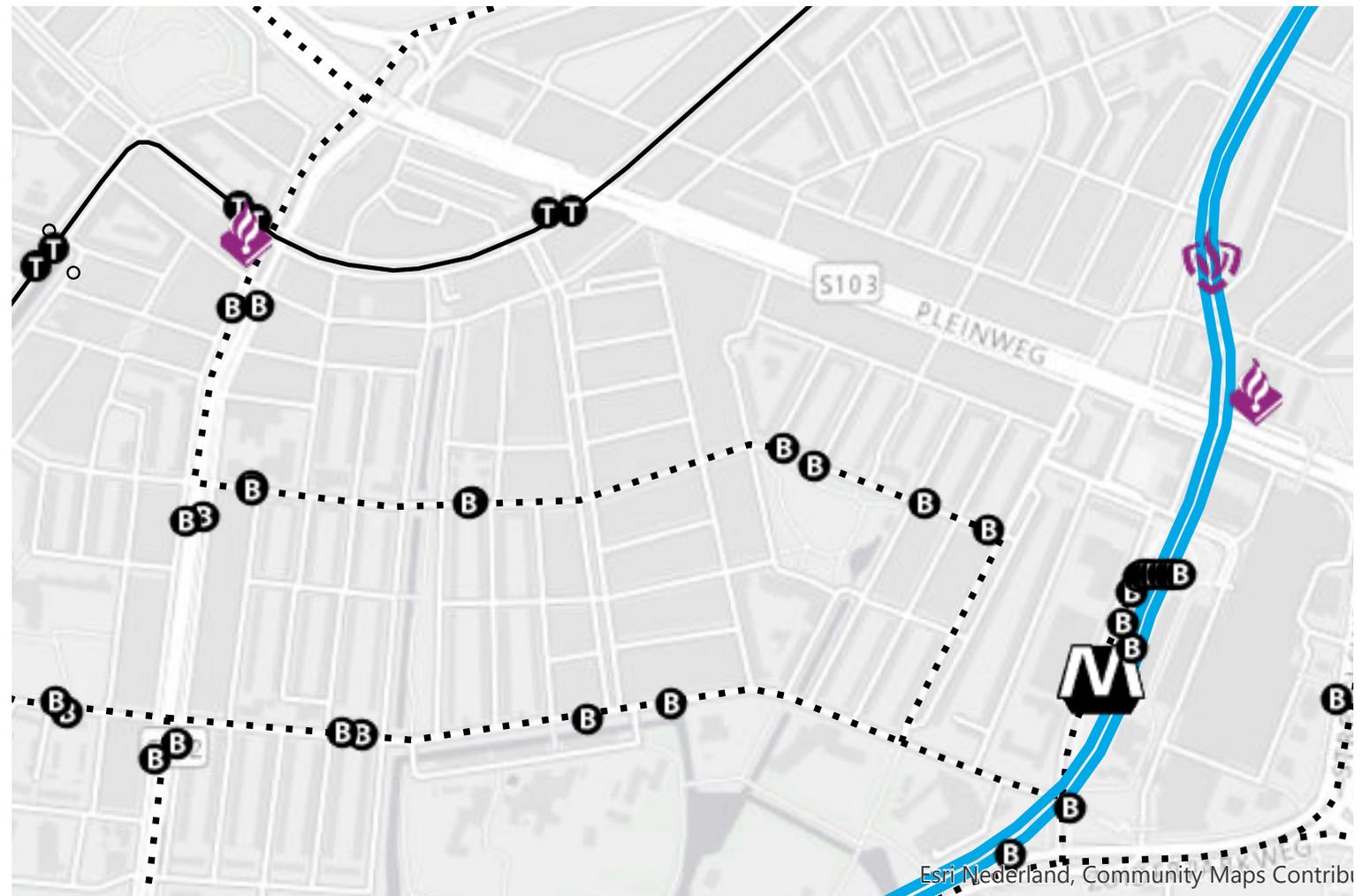


Figure 18: Transportation and Police Departments (Leefveldenkaart, 2019)

3.7 Transportation

The neighbourhood has a large variety of transportation methods in use by local residents, which include cars, bikes, tram, bus, and walking.

The access to public transport appears to be reasonably good through the analysis of transportation mapping.

The neighbourhood has two local bus

routes that travel through the area every 5-10 mins, and a tram stop which is serviced every 10 mins ("Bus stop Carnissesingel", 2019). These frequent services connect to transportation to Rotterdam Central Station, therefore it may be difficult for individualsthat work in areas such as Rotterdam port to get to work via public transport. Due to these

limitations in the public transport system, many residents of the neighbourhood appear to own cars. However when looking at the availability of tram and metro stops, it shows only a low amount of stops areavailable in a small radius. However, this did not cause dissatisfaction about these matters of public transport. The people of Carnisse

even have a higher satisfaction about public transport than the cities average (Gemeente Rotterdam).

Carnisse is a very dense neighbourhood which has an extremely high number of cars in comparison to the rest of Rotterdam. Although the cars per household in Carnisse, which is 0.5 cars, is lower than the Rotterdam average, which is 0.6 cars, overall the cars per km2 is much higher in Carnisse. In Carnisse the average cars per km2 is 5666, whereas the average cars per km2 of overall Rotterdam is 908.

This may explain the very low amount of people having their own car according to surveys (Gemeente Rotterdam, n.d.). This indicates that there are not enough parking facilities for the residents of Carnisse. Data from the surveys seem to back this up. The residents opinion on parking satisfaction fulfilling their needs is low (41%) in comparison to the average of rotterdam (57%).

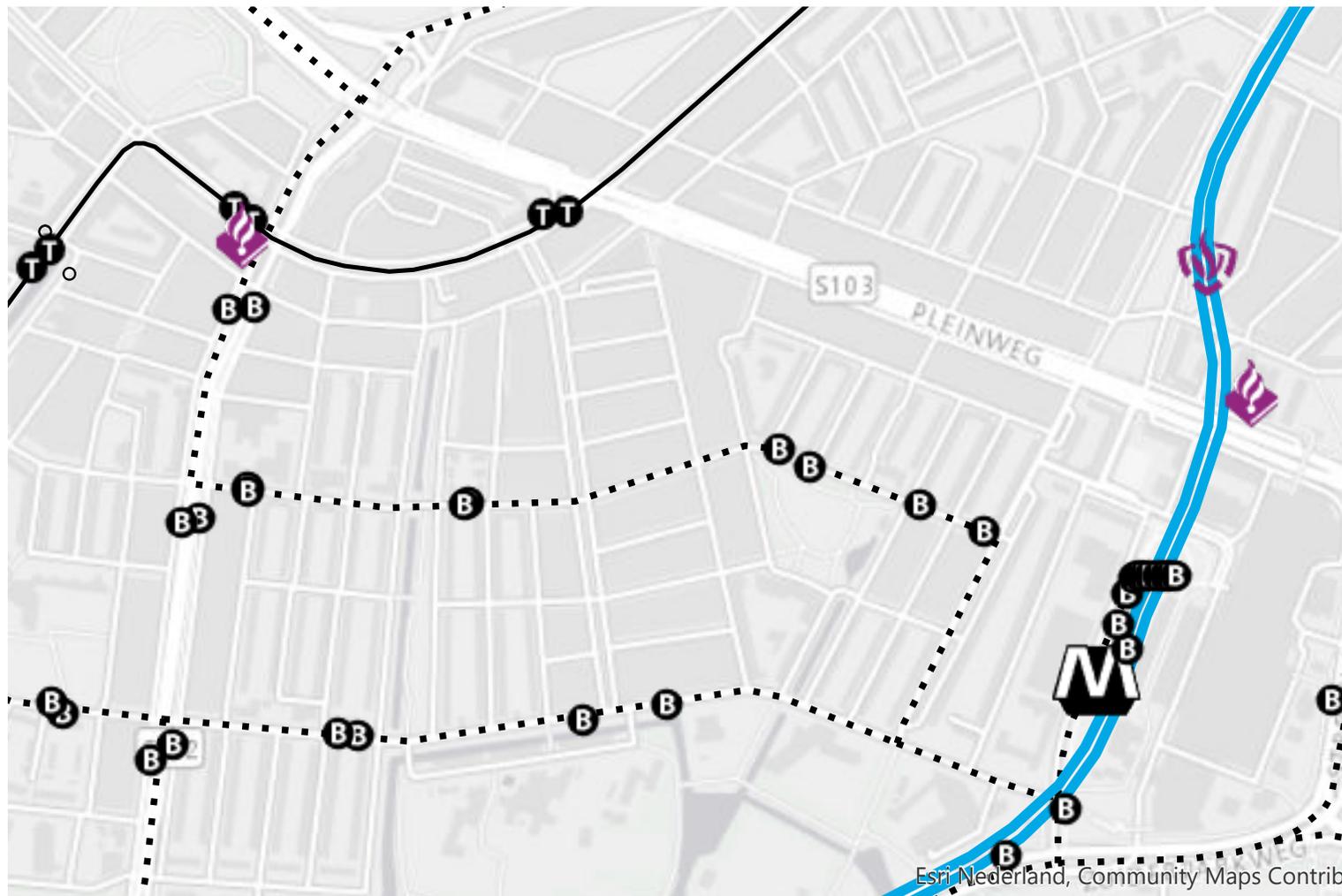


Figure 18: Transportation and Police Departments (Leefveldenkaart, 2019)

3.8 Income

Carnisse is a neighbourhood with a high percentage of residents with a low income (about 63% as of 2016) than for example the entire city of Rotterdam (54% low income residents). With the high amount of low income residents, it's not a shock to know that the percentage of high income residents in Carnisse lays about 4%. A very interesting point can be seen when looked at the amount of middle income residents in Carnisse. With 33% middle income residents in Carnisse, the same can be found for the percentage of middle income residents in the entirety of Rotterdam (also 33%). This interesting fact can be concluded by the fact that Carnisse is a pass-through neighbourhood for middle income residents, who spend less than 3-4 years in Carnisse.

Residents from Carnisse consist of high percentage 1-2 person households (see chapter 'Households'). Therefore the percentage of people with a salary based income is much higher than the area of Charlois and even Rotterdam. The unemployment rate of Carnisse is even lower than Charlois and on the same level as Rotterdam.

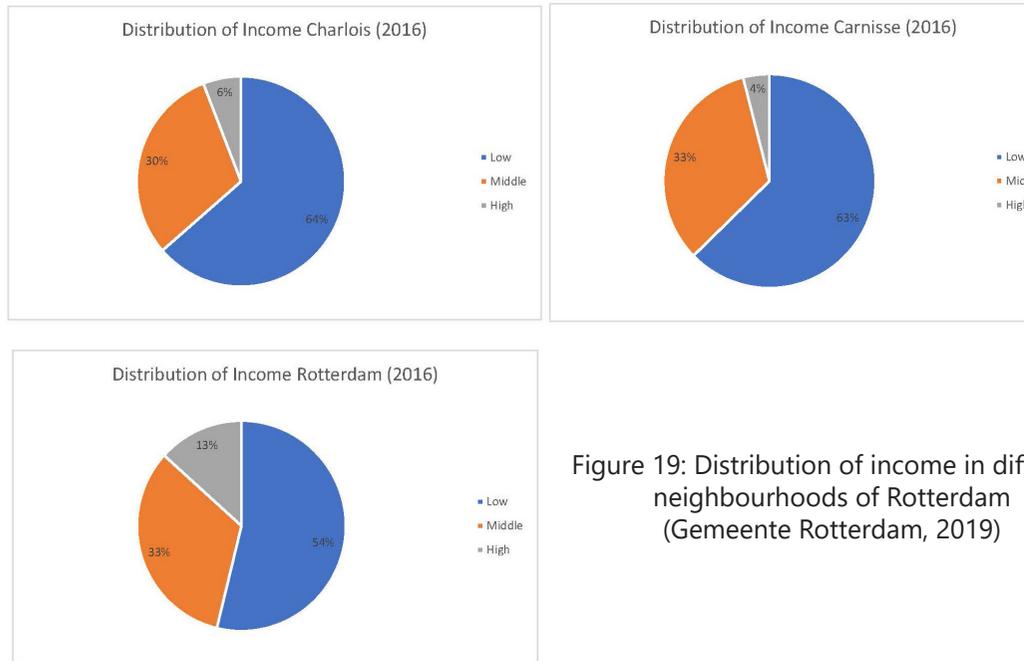


Figure 19: Distribution of income in different neighbourhoods of Rotterdam (Gemeente Rotterdam, 2019)

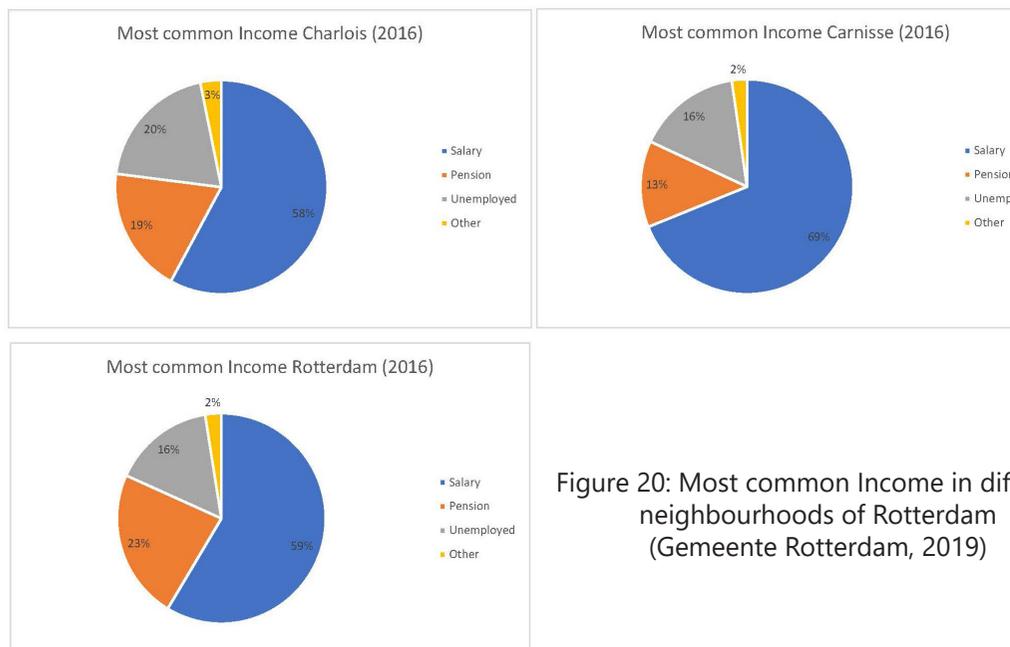


Figure 20: Most common Income in different neighbourhoods of Rotterdam (Gemeente Rotterdam, 2019)

3.8 Income

The amount of income in Carnisse lies below the average of Rotterdam and Charlois. With the level of income lying about 26.000 euros per month, according to the statistics of 2014, there has been an increase in the level of income in 2016 which is about 28.000 euros per month. This increase can be seen in many other neighbourhoods of Rotterdam, as in the city of Rotterdam itself.

The Gini-coefficient shows the economic inequality from 0 to 1 (0 stands for a complete equal level of income, whereas 1 stand for unequal division). The Gini-coefficient in Carnisse is 0,24 as of 2016, which is low compared to the coefficient of Rotterdam (0,30), and has been increasing in the last two years. The increase of this coefficient shows that the difference between residents on an economic level has become more lop-sided. (Show Graphs)

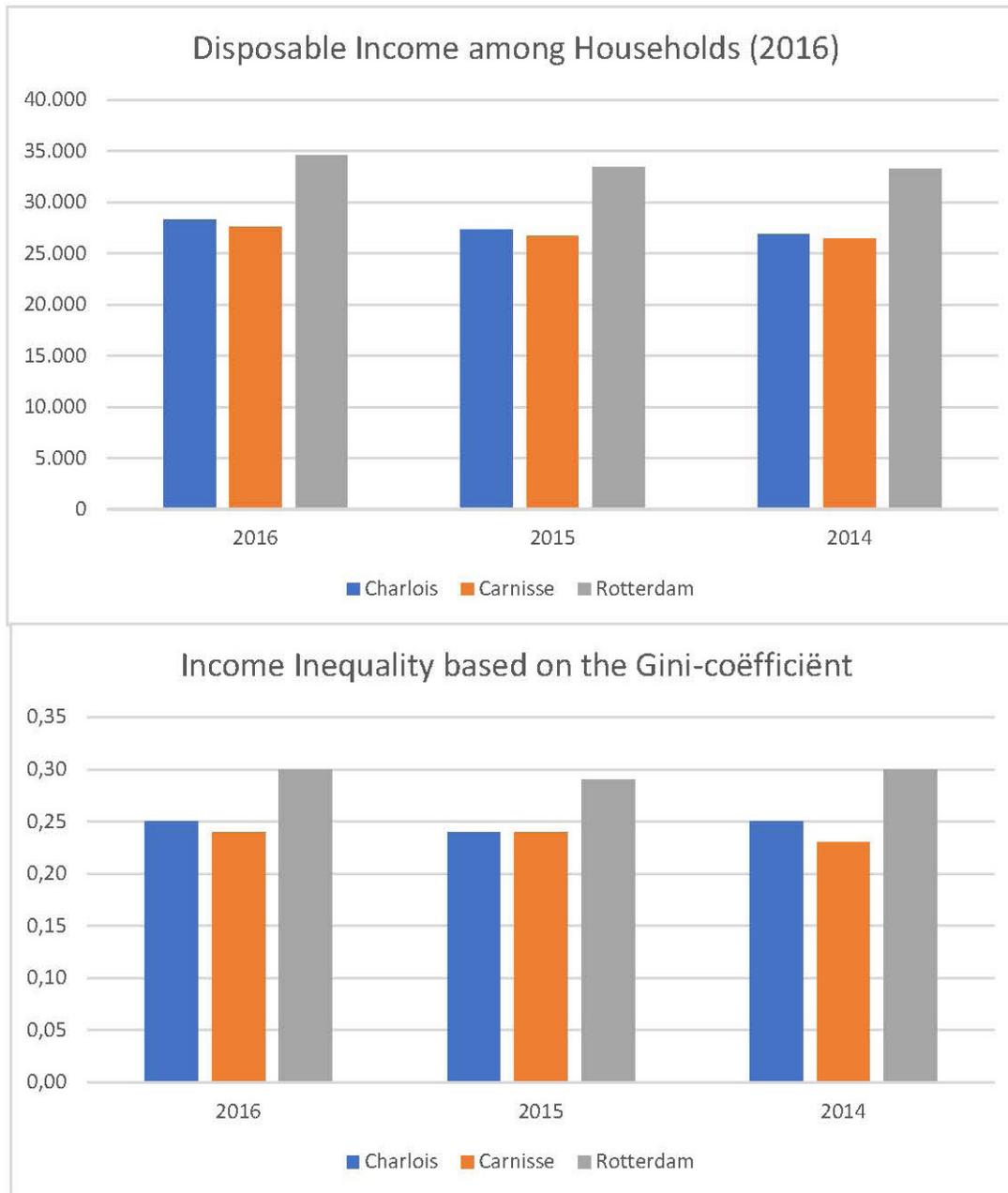


Figure 21: Spendable Income and Gini-coefficient in different areas of Rotterdam (Gemeente Rotterdam, 2019)

3.9 Business

Employment

To get an understanding how many people work within a company, a pie chart was made using data from the Veldacademie. With this data we can get an understanding of what kind of businesses are settled in Carnisse and how the current working environment looks like. From the pie chart and the table below, the massive amount of 'One person businesses' is seen. 417 out of 523, or 80%, total businesses located in Carnisse is represented by one single person. The amount of locals with a lower income is quite high, so most of the one person businesses must probably consist of self-employed businesses (ZZP). Even when you look at the total amount of residents living in Carnisse (11.225), 4% of these residents is considered to be a self-employed entrepreneur (and that not even counting the unemployment rate within the neighbourhood).

BUURT		Carnisse
Rijlabels	Aantal van Categorie Werkzaamheid	
One person business	417	
2-3 persons	61	
4-10 persons	28	
more than 10 personen	17	
Eindtotaal	523	

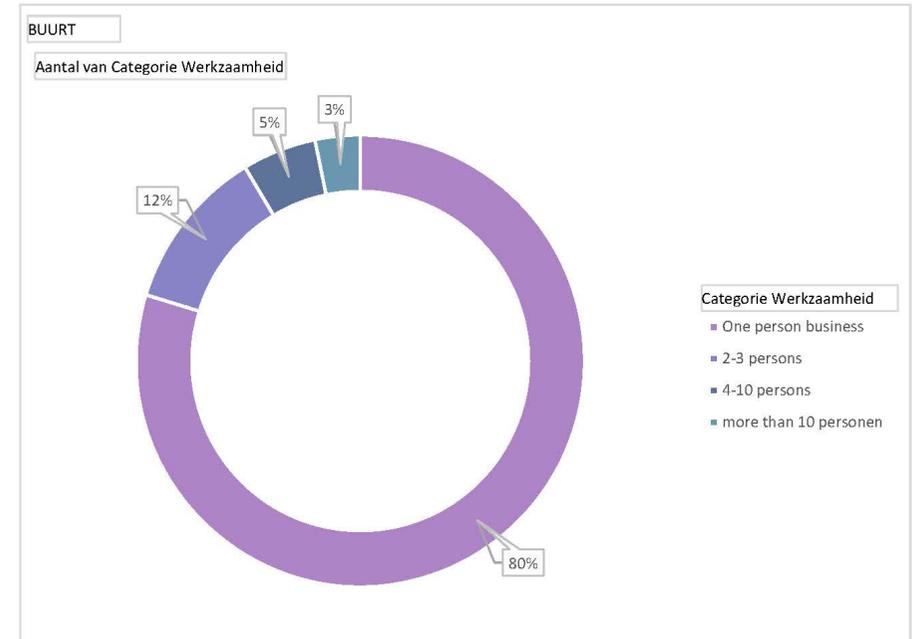


Figure 22: The number of people working within a business in Carnisse (Veldacademie, 2019)

3.9 Business

Legal Form

From the 523 businesses within Carnisse, their legal form has been investigated in the figure below. Every business in the Netherlands must register with the KvK (Kamer van Koophandel) in order to act as a legal business. From those 523 registered businesses, 410 operate as a single person business. Just like what was mentioned above, the biggest percentage of the businesses within Carnisse is being operated by these self-employed businesses. Besides the massive amount of self-employed businesses, the percentage of private companies (Besloten Vennoetschappen): 8%, and companies of a firm (Vennoetschappen onder firma): 9%, needs to be mentioned. These businesses provide local facilities to the neighbourhood. Think about local supermarkets, dentist firms, pharmacies, real estate agents, etc.

Rijlabels	Aantal van Rechtsvorm
Besloten Vennoetschap (BV)	42
Commanditaire Vennoetschap met een beherende vennoet	1
Coöperatie U.A. met gewone structuur	2
Eenmanszaak	410
Maatschap	6
Onbekend	6
Stichting	7
Vennoetschap onder firma	46
Vereniging met volledige rechtsbevoegdheid	3
Eindtotaal	523

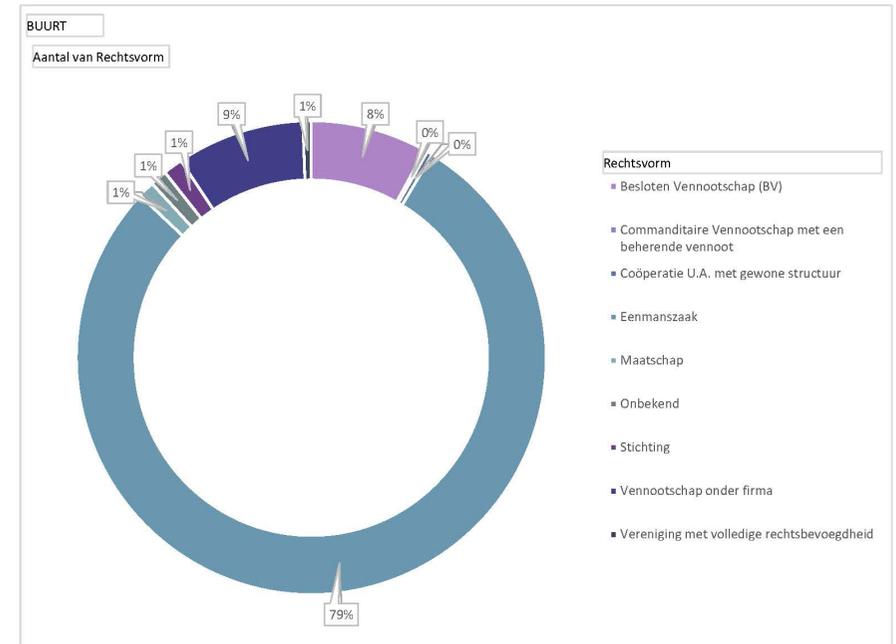


Figure 23: Legal form of businesses within Carnisse (Veldacademie, 2019)

3.10 Lessons Learnt

A large amount of data was collected in relation to the demographics, housing, employment and related topics in relation to the neighbourhood. This data created a clearer understanding of the neighbourhood and the people living in it in comparison to the first impressions created during the observations.

Although the data gave a clearer understanding of the neighbourhood it was hard to determine which data is relevant to the subject of housing, work and income. For future data related research tasks it would be useful to establish a clear understanding of the topics identify the key data points that need to be addressed.

The housing in Carnisse can be labelled as poor. Overall it scores low on the following criteria: quality, market value, occupation, popularity and maintenance. The people of Carnisse are amongst the least satisfied residents of Rotterdam, when it comes to their housing and existing buildings in their area. The biggest causes for dissatisfaction are the lack of attractive buildings, bad views from the homes and the lack of insulation for heat and sound. When looking at other characteristics there is nothing that scores better than the average home in Rotterdam. The homes also score low on size, building type, floorplan, private outer space and entry (Gemeente Rotterdam, n.d.). Also the satisfaction about the maintenance of other homes nearby is quite low. People are also less satisfied with the maintenance of the current existing buildings in their direct surroundings.

Chapter 4: Interviews

4.1 Approach

For the preparation of questions for the interviews a key research question was identified. The key research question was: How does socio-spatial inequality manifest itself in housing work and income in Carnisse?

To address this, key target groups were identified to answer the main questions and issues relating to this topic question. The initial target groups consisted of Housing Corporations, employment agencies, local residents, and local businesses. Once these target groups were identified, further questions were developed and it was decided to focus on the housing as a main focus topic. Because Carnisse is known for its low quality and one-sided housing stock, the research question for our research is going to target the housing part of this question. Our in depth research question will be: How does socio-spatial inequality manifest itself within the current housing stock of Carnisse? Questions will be focused around the theme of satisfaction of residents in regards to the housing in Carnisse.

Assumptions

Assumptions about the standard of housing and living in the neighbourhood were established in preparation for the interviews and based on the amount of data collected on the current housing situation (see chapter 2). The aim of the interview questions will be to challenge or support these assumptions. The main assumption is that residents will not be satisfied with the quality and diversity of housing in the neighbourhood and the neighbourhood in general. This assumption is based on research from the previous week, which had data on residents opinions from 2014.

Housing corporations

Interviews with housing corporations are expected to be a formal interaction where the interviewers have a prepared list of questions or topics about the views and existing data in the neighbourhood. Emails were sent to corporate addresses in an attempt to make contact, however it is expected that contact through visiting the local branch will be more successful in organising a meeting. With help and contacts from the Veldacademie, we succeeded in contacting one of the corporations (Woonbron) in Carnisse.

Topics that may be asked include the following:

- What opportunities do you see for the future of Carnisse?
- Are you involved in any government plans for the future of Carnisse?
- What do you think are the opinions of the residents regarding the quality of housing available?
- How do you keep the residents satisfied with the quality of housing?
- What is the housing corporations view on the local scale of VvE's

and maintenance?

- How can a housing corporations help with tackling difficult issues of the current situation in Carnisse?

Residents

The interviews with local residents will predominantly be impromptu street interviews. The design of the interview will be an open and informal conversation with a number of open ended questions to encourage residents to elaborate on any points of interest. The questions for residents will be focused on their levels of satisfaction with their housing, neighbourhood and safety. Also, the plans of the municipality for Carnisse will be discussed. Satisfaction was chosen as a focus as a result of the surprising data found in previous weeks.

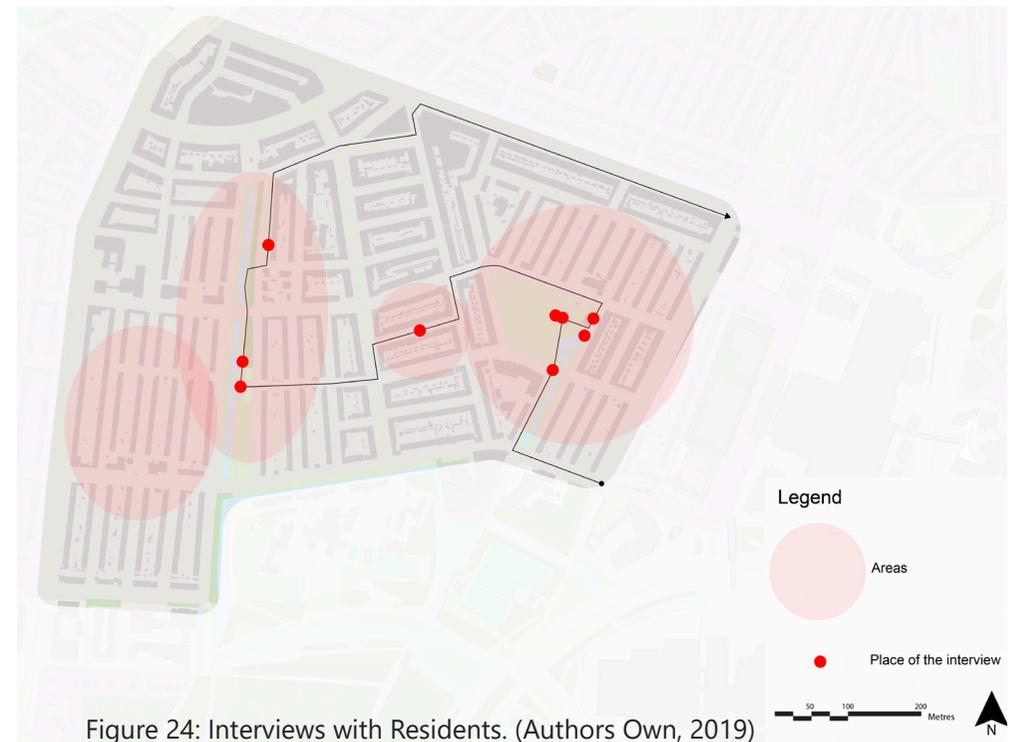


Figure 24: Interviews with Residents. (Authors Own, 2019)

Chapter 4: Interviews

4.1 Approach

Organisations related to Work and Income

Interviews with these organisations are expected to be formal interactions where interviewers attend an organised meeting with a prepared list of questions and topics to talk about. Organisations that would be interesting to interview were employment agencies and contacts of the municipality of Rotterdam. The most desired is information on the connection of these organisations to the work seeking people from Carnisse and how they can help them. Activities to get people working should then be found and also what their relation is to the local businesses in Carnisse.

An interview has been conducted with an employment agency (Randstad Rotterdam) where general questions were asked about their roles and information in the neighbourhood. The interview went well and was very informative, however the information given was not the information the interviewers were seeking. As a result, the project team will aim to focus on other work and income related organisations for future interviews.

4.2 Residents

Housing Quality

In this chapter we are going to talk about how the residents feel about their current homes, looking at the housing quality of their homes. After the conversations with the residents we found some interesting facts, which we will discuss in this chapter. First we are going to talk about the frequent statements the residents mentioned. Then we discuss some statements which are quite interesting related to our research. We end this chapter with a conclusion on the Housing Quality in general.

A lot of residents we spoke to said that the current housing stock is too one-sided and that a lot of these houses need renovation badly, on the outside as on the interior of the buildings. The current 'portiekwoningen' make up the urban landscape of the neighbourhood. Many also talked about the amount of living space that their homes possessed. A shortage of living space was the most spoken sentence we heard the entire day long. One older woman talked about her daughter and that she is not able to find a more suitable home for her and her child, because the current housing stock is too small to start a family. This is exactly the same result from what was found in the chapter about Housing Typologies (see chapter 3.4 Housing).

In the Vogelbuurt (the South-west neighbourhood of Carnisse) a lot was spoken of private renters who exploit their powers on their tenants. One older woman in a nearby playground talked about the fact that some private renters change their real estate into 3 separate rooms, which were being rented out to different

(mostly foreign) tenants for €600 per room. Another middle aged woman talked about that privaterenters, with the most amount of houses owned in one VvE, are deciding on the subjects of maintenance, safety, etc. The other residents have no voice within the VvE. Mostly foreign tenants decide to not talk about it because their trust in governments is different from those in their homeland than in the Netherlands.

According to the residents, the housing quality is very bad within Carnisse. The small amount of living space, the one-sided housing stock, the lack of quality of the façade and interior and dangerous private renters make up the housing quality landscape of Carnisse. A lot needs to be improved if the local housing market wants to change.

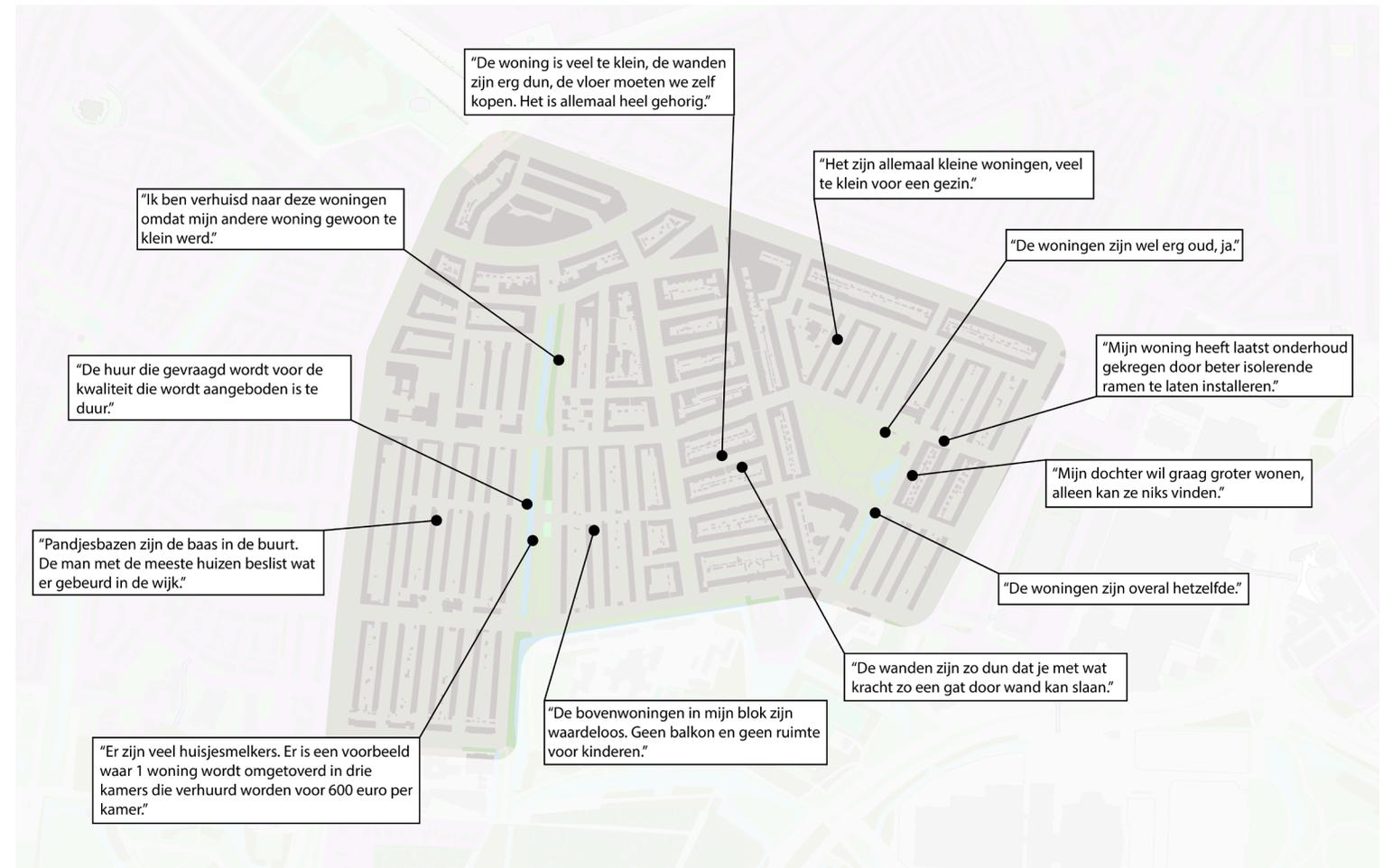


Figure 25: Quotes from the residents about 'Housing Quality' (Authors Own, 2019)

4.2 Residents

Neighbourhood

The neighborhood plays a big role in the lives of its residents. To get an understanding on how social inequality can manifest itself in Carnisse, we need to understand how the neighborhood works and what the residents think about their neighborhood. The residents gave their opinion on subjects like neighbourhood quality, the people of Carnisse, the facilities of the neighbourhood, etc.

People mentioned some negative points on their neighborhood (safety not included), but there was not one statement that covered all of the residents opinions. People talked about the unreliability of ethnic groups, the large moving rate within the area and the deterioration of the neighbourhood by locals and local youths.

The most residents connected the feeling of the neighborhood with aspects like safety and their relations they had with other locals. From different conversations we felt that the residents had a strong positive feeling about the neighbourhood. A lot of people felt comfortable with the neighbourhood on a general point of view. When the residents dug deeper more different stories emerged.

the residents are all aspects that define the neighbourhood. People tend to like the neighborhood when the subject of safety is not mentioned. But this doesn't make that the residents of Carnisse tend to spend time with everyone in their neighborhood and form large social networks. With the problems of not trusting some (ethnic

groups and not trying to mingle with these groups, the social networks tend to be quite small. These social networks tend to arise within a housing block or street and people who share the same background or meet within a community building like a church or a community centre.

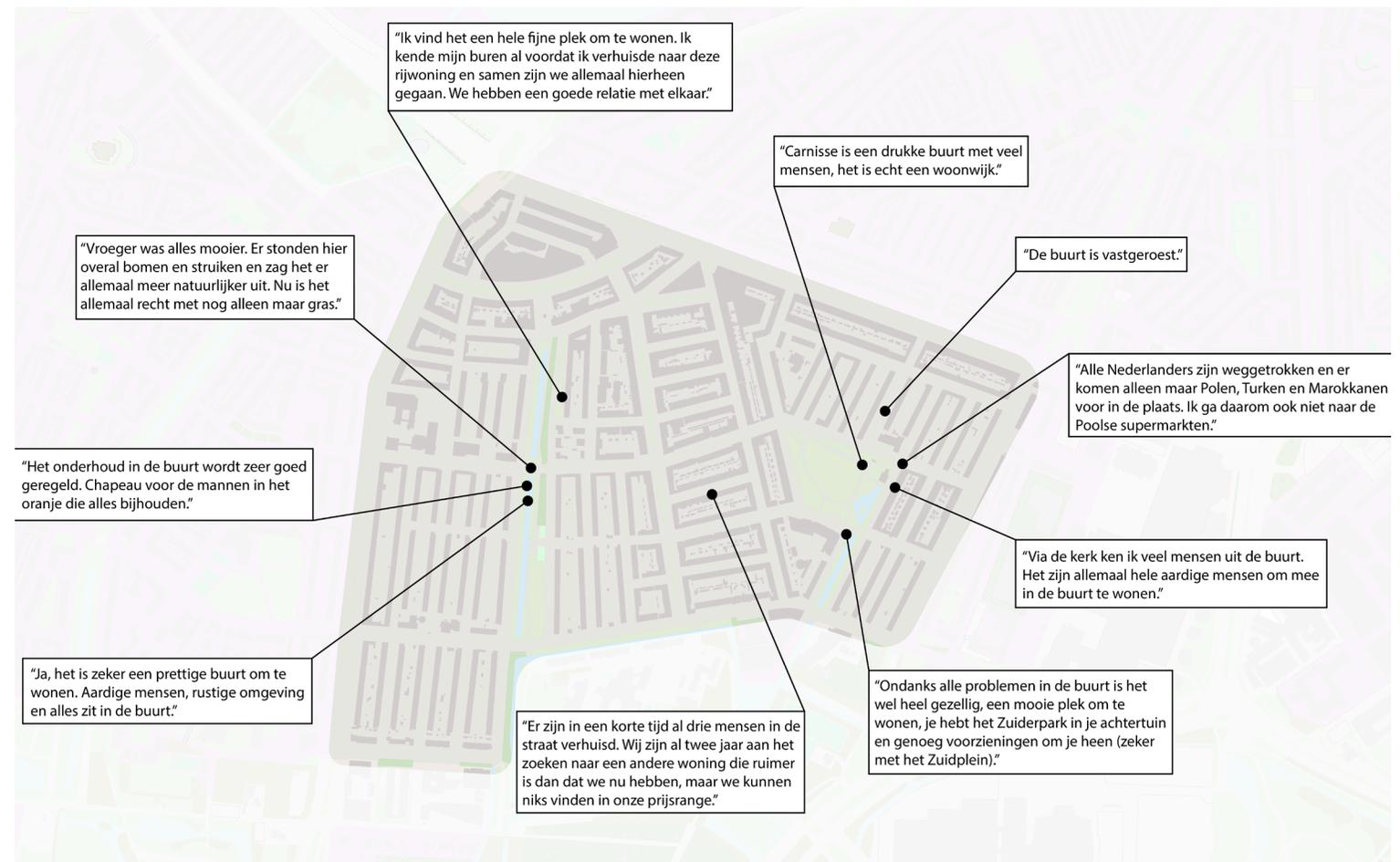


Figure 26: Quotes from the residents about the 'Neighbourhood' (Authors Own, 2019)

4.2 Residents

Safety

Safety is a key subject for residents who live in the neighbourhood. You want your children and neighbors to walk safe through the neighbourhood. To understand why Carnisse has such a high crime rate, we talked to residents about their opinion on the general safety in Carnisse and to get a more broad perspective of the criminal activities that happen within Carnisse.

According to the residents that live near Amelandseplein (the park in the middle of the eastern part of Carnisse) there is a huge problem with groups of young people creating harassments. So bad that you cannot even walk alone at night through the neighbourhood, especially not as a woman. Two women talked about how a cabin full of children's toys has been burned down twice by local youths for no apparent reason. Another woman talked the entire time about the dealing of drugs within Carnisse. She even mentioned that people from outside the neighbourhood come to Carnisse to deal drugs because of the lack of attention from police.

A neighbourhood agent is someone who can cause a better feeling of safety. Residents pointed out that there is a neighbourhood agent in Carnisse. Only he's apparently hard to contact. Some people within the neighbourhood don't even know there is a neighborhood agent they can go to, to report suspicious activities or other criminal activities. When a neighbourhood agent is not present or cannot be contacted, the high crime rates of Carnisse can easily become a result of this.



Figure 27: Quotes from the residents about 'Safety' (Authors Own, 2019)

4.2 Residents

Future

In the upcoming years Carnisse is going to develop. The opinion of the residents on these developments are very important to discover and to connect their current feelings about the neighbourhood with the futuristic perspective of Carnisse. The many developments within Carnisse and Hart van Zuid were main anchor points for the conversations.

People were very agreeable with the developments of changing the current housing market. The idea of better quality housing for people with different backgrounds is encouraged by the local residents. The idea that some people have to move, to be able to develop Carnisse into a more mixed neighbourhood, was understandable by the majority of the people. Like one person said: "We need to make sacrifices in order to change the neighbourhood". One woman even mentioned that some of the housing projects should develop in current green spaces. But there is one opinion people shared with each other. All the different developments within Carnisse and other neighbourhood seem beneficial for the local residents, but it should not get to expensive for the locals.

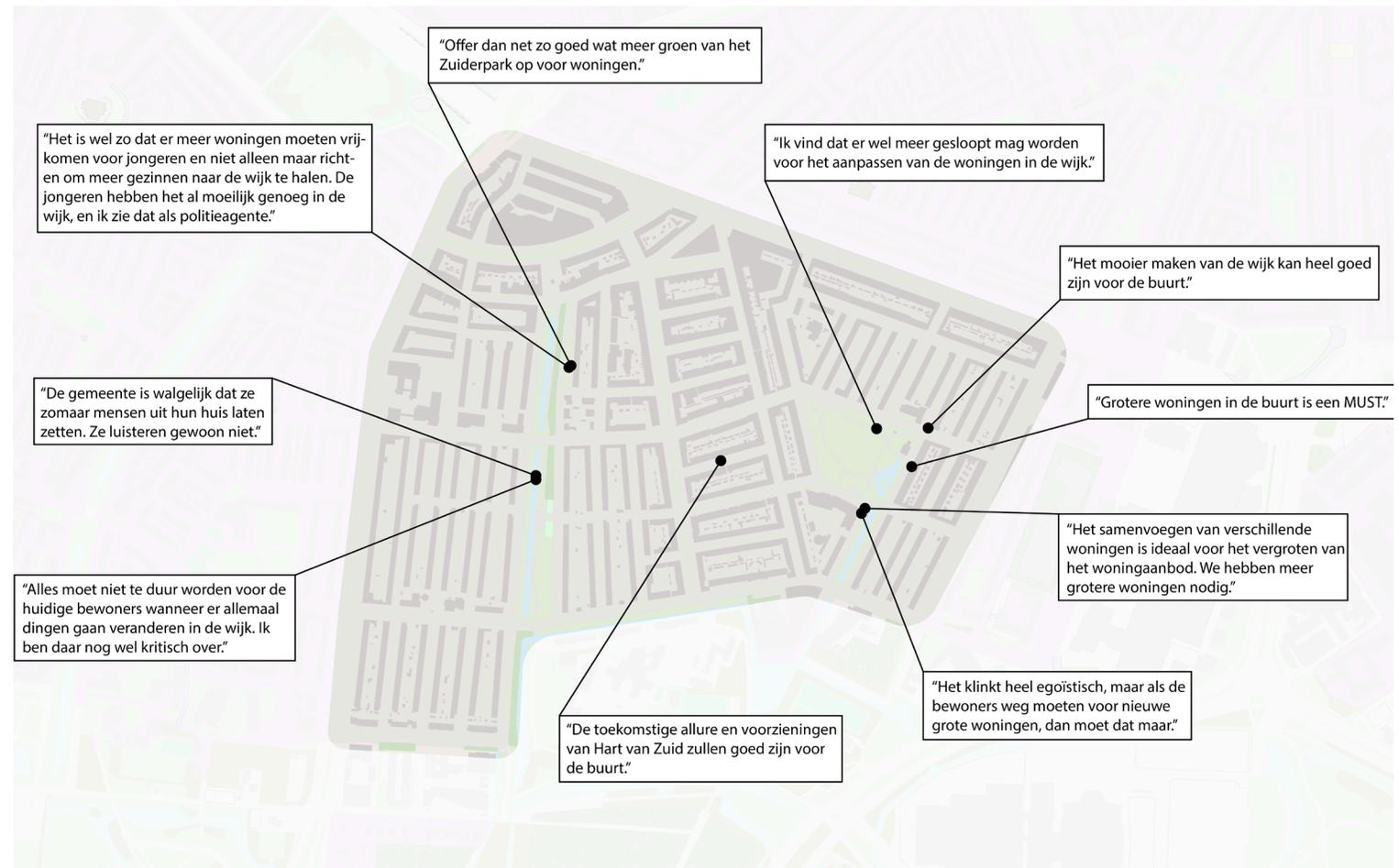


Figure 28: Quotes from the residents about the 'Future' (Authors Own, 2019)

4.3 Housing Corporation

To gain more information about the neighbourhood the research group interviewed an employee from Woonbron, one of the two largest housing corporations in Carnisse. Via the Veldacademie, we made contact with Victor Dreissen of Woonbron Rotterdam. Mr. Dreissen has a lot of knowledge about the current and future situation of Carnisse and is the neighbourhood coördiator of Charlois. Currently he is running future projects for the area of Charlois.

In this area Woonbron owns about 150 dwellings but this is not the total amount of dwellings owned by the housing corporation. This is because another 300 dwellings have been sold temporarily to residents but will through municipality regulations eventually come back under the ownership of Woonbron. The corporation will be first in line to purchase these homes when they are sold again. An estimated 90% of the 6000 homes is a privately owned, so Woonbron only has a minority share.

It was agreed upon that the current housing stock is of low quality. The term “doorstroomwijk” was mentioned, pointing out this neighbourhood is for people living in one of their first homes and will soon be leaving again when better housing becomes available. Mr. Dreissen assumed this was because of the poor balance between price and quality of the current housing situation. quality of the current housing situation. All in all, the homes are not that great, quite small and sometimes badly maintained. The

quick outflow of residents is the cause for low social cohesion within Carnisse. The moving group exists mainly of Eastern European workers who are employed within harbour activities.

When asking if Woonbron knew what kind of wishes or improvements the residents have, it became evident that the corporation did not have this kind of information. No renter associations are set up within the area and the current homes are too spread out to share any little information the residents may have told. Large blocks of social renters from Woonbron would have more to say about future plans. These plans now are being developed by the making of a housing market analysis and decisions by Woonbron, whilst keeping public welfare in mind.

Woonbron is working together with the municipality to prevent bad renting conditions and unfair rent pricing. Prevention teams have already found many cases of exploitation of private home owners subletting. Many renters don't know their rights and are paying up to twice the average rent for similar accommodations. Maintenance is often lacking because renters can't or don't know how to talk with the home owners about needed repairs. The research team posed the question whether more social housing would increase the quality of the housing stock in the neighbourhood. Woonbron said that social housing could be one way towards improvements but it is not directly connected with the

developments of the NPRZ.

According to Woonbron this could be possible by the corporation becoming part of more VvE's (Vereniging van Eigenaren). VvE's are groups of adjacent homeowners deciding together about the future of their building with subjects like safety, maintenance and even social networking. Housing corporations could convince to start renovations or when evidence



Figure 33: Logo Woonbron Rotterdam.

is convincing, use law enforcement to accomplish this. This would improve the appearance and interior of the homes of Carnisse and eventually increase its appearance.

Current VvE's are according to the NPRZ failing (see chapter 1). In a recent research, Woonbron and other parties researched the current housing market in Carnisse to tackle careless private renters. According to Mr. Dreissen a recent taxation report of Charlois (not published yet) mentioned that the number 1 reason more private renters invest in Carnisse is, is because of the futuristic perspective of the NPRZ. These investors understand that a lot of money can be earned when

a neighbourhood is about to develop into a more attractive neighbourhood. With the increase of these investors, more dwellings are being rented by private renters. According to Mr. Dreissen the reason that more careless private renters start to invest into Carnisse, the quality of the living conditions of the tenants tends to get worse. This phenomenon has not been investigated yet, but this could possibly mean an increase in private renters in the upcoming future. With the result that more tenants and VvE's in Carnisse have to deal with more careless private renters.

Woonbron's ultimate goal is that more people, owning a home in Carnisse, will actually start living there and become more concerned with their close surroundings. Through more concerned people within VvE's, these people will take better care of their homes. They would become more proud of their neighbourhood, increasing its reputation by their increased care. When asked about the future plans of the municipality for Carnisse, Woonbron says it has the same vision as the municipality. Only is the municipality to keen to start developing parts to quickly with limited knowledge (see also Interview). The municipality of Rotterdam wants Woonbron to quickly purchase and demolish a lot of dwellings and demolish them in less than 10 years. This is however not realistic because of the immense purchasing cost that the housing corporation even loses funds with the entire project (Trouw, 2019). Even with money from the municipality, corporation

4.4 Employment Agency

funds would be lacking.

Also it seems unfair that the newly planned and more expensive homes are not for the current residents, because they can't afford them. Woonbron does mention that sometimes to improve a neighbourhood overall, big restructuring plans have to be enforced.

Currently Woonbron is working together with the municipality on two projects in Carnisse. On the Urkersingel all homes from an apartment block will be purchased and demolished by Woonbron to make room for the municipality to transfer the ground to contractor, who are going to develop new, more expensive, homes. These will be owner occupied homes for middle incomes.

In the 'Eilandenbuurt' a bunch of apartment blocks will be bought and then it will thoroughly be renovated to be made into social housing. The quality will be improved and 50 apartments will be combined into larger homes. Combined, these plans will diversify the housing stock of Carnisse and make it more interesting for other demographic groups. Families can take a liking in newer and larger homes. Also some homes that will be improved will get an urgently needed renovation.

To get a better understanding of the local employment opportunities, we decided to contact a local employment agency within Carnisse. Randstad Rotterdam was keen to talk to us and a conversation was scheduled. The interview with Randstad was planned at their office in Carnisse. The person interviewed was a supporting administrative worker. The main focus of this office is to help people that could work in the logistics sector. This

the increase of online services most youngsters looking for a job through Randstad make use of the available website.

Randstad, as private business, does not work together with the municipality with only small exceptions. On occasion a contact from the municipality can ask if there is a job for someone who is living on welfare. Sometimes this results in a job offering. This is however not necessary for someone living in Carnisse. This does not mean that Randstad can not help the local residents. Randstad, as an employment agency, can help their clients the best it can, to be able to spread the word.

A large share of workers living in Carnisse are Eastern European, for example many Polish workers. To get a job at Randstad they need to be able to use the Dutch language and have work certifications. These are two things they often do not have and that is why Randstad can't offer them jobs. Randstad is also highly selective when it comes to applying for jobs: you need some degree of education and the right certifications. Unschooled people looking for a job won't have any success here.



Figure 34: Logo Randstad N.V. Rotterdam.

why it is situated on Rotterdam Zuid. There is no strong connection with the neighbourhood of Carnisse. Where the people that are soliciting are from is not clear and apparently not that interesting for the business. Randstad has partners paying, to look for employees for their vacant jobs. Randstad does not offers jobs from the local businesses in Carnisse.

The employment agency does not go out into the neighbourhood to reach the residents. They need to come there themselves if they want help searching for a job. The office is not really a place for the locals to come around. Also, through

4.5 Lessons Learnt

Although residents from Carnisse are happy with their neighbourhood in general, however much improvement is still desired. In their opinion the housing is very poor, especially the living space is often found to be too small. The lack in housing diversity makes it impossible to move to a larger home nearby, when desired.

According to the interviews people, from the neighbourhood feel unsafe. This corresponds with the statistics found in chapter 2 on high rates of crime and also underlines the fact that people are more precautious when it comes to suspicious behaviour on the streets.

The employment agency Randstad did not have the desired information available during the meeting. Information about work and income from Carnisse is not collected by this private company. It does not have a strong connection with its direct surroundings.

The employment agency does organise activities for the neighbourhood residents. Neither does it work together with the municipality to help reduce the amount of workless. There is no involvement with local businesses, only large companies are partners of this Randstad office.

Woonbron acknowledges that a lot of improvements can be made in Carnisse. The neighbourhood as a whole can use more diversity and quality in housing stock and private owners taking more care of their property. Currently VvE's are not functioning and home maintenance is declining because of this.

Current plans of Woonbron in Carnisse consist of: increasing ownership, combining existing housing and develop new housing after demolishing. Higher quality and more diversity in housing could increase the neighbourhood reputation. It is unfortunate that some residents have to move and probably won't have a chance to return. But to improve the neighbourhood this can't be avoided.

5. Anchor Points

5.1 Approach

To get an understanding which places within Carnisse have the best potential according to the different levels of housing, work related opportunities, shopping facilities and spots for local social networking, anchor points have been defined to map out these potential spatial hotspots. With the different datasets and maps from chapter 2 each different subject has been analysed with possible hotspot locations.

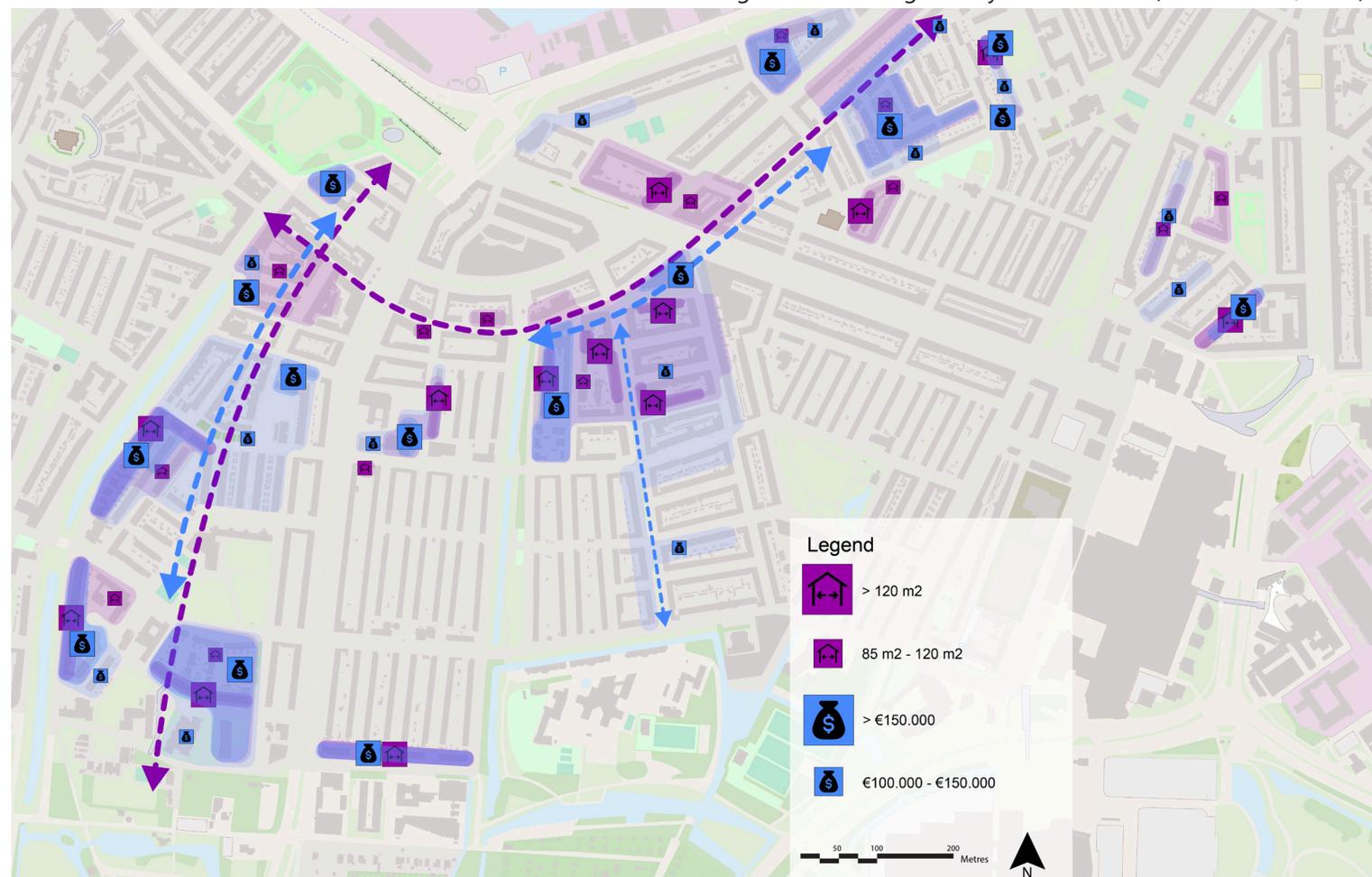
This chapter will show the connection between different hotspots. It is expected that hotspots are clustered. When these points would be layered atop of each other prime locations should be found, thus locating the anchor points. The team will also take a look at locations that are left out of these areas and show why they are lacking in hotspots.

5.2 Housing Anchor Points

To analyse the main anchor points from the neighbourhood on the current housing stock, two important subjects have been selected to define these anchor points. To get an understanding what the current state of the neighbourhood is, according to the housing quality, anchor points on the current WOZ value and the quality of the living space have been defined.

Within Carnisse, the current housing stock is very one-sided (chapter 2) and of low quality (chapter 2). Even the current residents from Carnisse agree with the fact of the low amount of quality in the current housing stock (chapter 3). Alongside the Katendrechtse Legendijk the most valuable housing can be found (see figure). This street connects the more valuable housing with the same quality housing in the surrounding neighbourhoods Oud-Charlois (left) and Tarwewijk (right). Along this axis the main anchor points related to housing quality can be located (see figure 30). The rest of the neighbourhood does not contain many places where the current housing quality is of equal quality. You can argue that the current dwellings owned by the housing corporations are qualitatively better (see figure 30), as a result of the amount of maintenance and control the housing corporations can arrange for within a working VvE (see Social Networks).

The other areas of Carnisse are characterised by housing from specific time periods, where the new developments before the Second World



War and the wave of immigration of the 1950, caused the construction of many affordable housing in a short amount of time. These buildings now represent the low quality and low value housing of Carnisse, where local VvE's are failing and local real estate owners become too powerful (see chapter 3).

In general the current housing stock in Carnisse is qualitatively bad compared to the surrounding neighbourhoods and has its main anchor points located near the Katendrechtse Legendijk. These places contain the highest quality housing in Carnisse, characterised with more diverse housing typologies and more living

space for possible families. These homes are of higher value because of recent renovations or because they are newly build. Another cause could be better working VvE's through the involvement of residents or housing corporations.

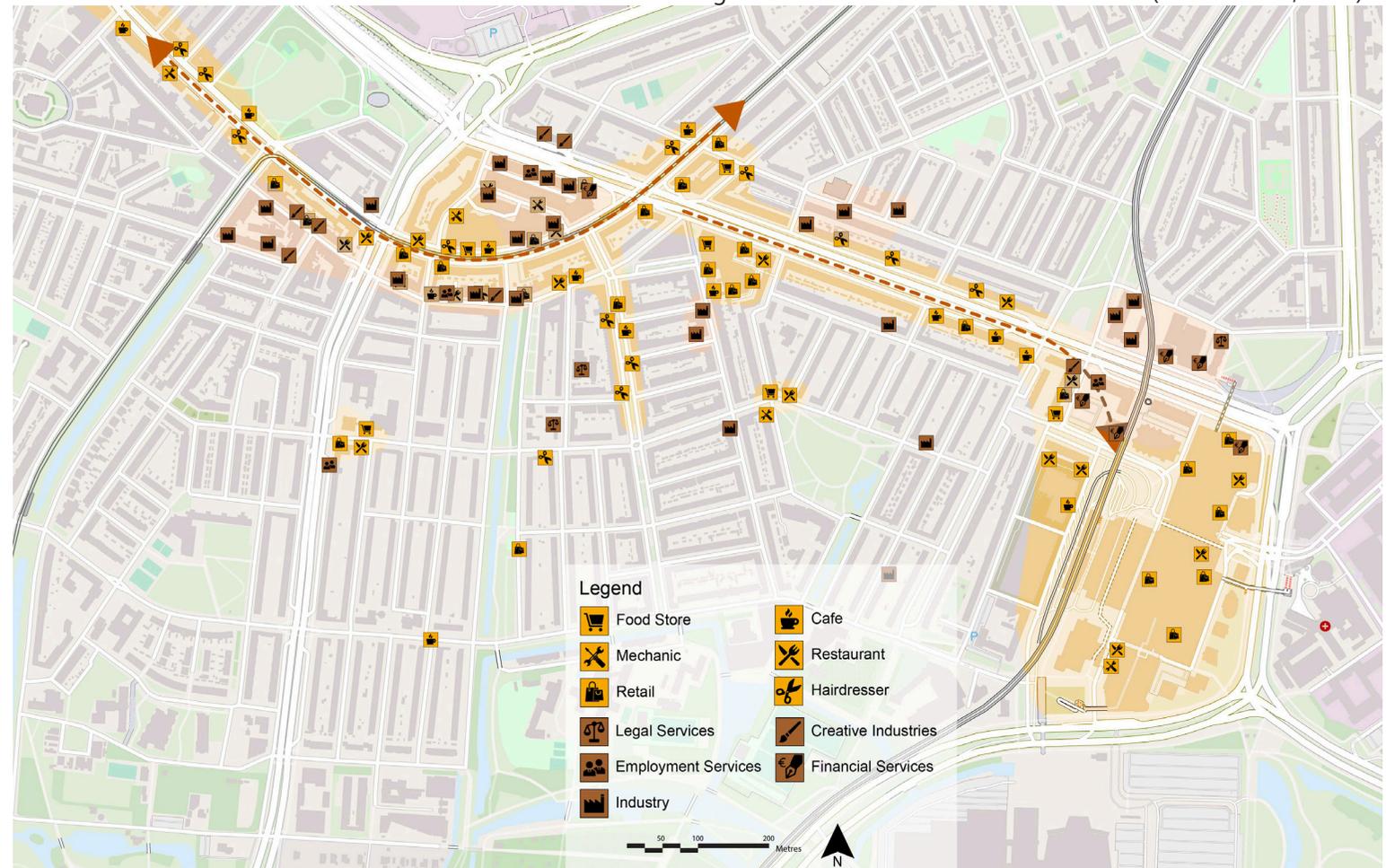
5.3 Work and Business Anchor Points

There are a number of economic hotspots in and around the neighbourhood of Carnisse which have been identified in Figure 31. The main shopping precinct on a neighbourhood scale is centralised on the corner of the major arterial roads Pleinweg and Dorpsweg and appears to continue along to main road Wolphaertsbocht into neighbourhoods Oud-Charlois and Tarwewijk. This shopping precinct mainly provides access for local residents to groceries, cafes, and restaurants. This precinct provides local residents with an area in the neighbourhood where they can meet and engage with other residents.

The other major shopping precinct is Zuidplein, which is a major regional economic centre located to the east of Carnisse. As the largest indoor shopping centre in the Netherlands ("Indoor shopping in Rotterdam", 2019) Zuidplein provides the residents of the surrounding areas with access to large retail chains and also attracts people from further distances.

Both of these shopping precincts are essential to the neighbourhood as they provide the residents access to a variety of goods and services (see chapter 3).

Figure 31: Work and Income Anchor Points (Authors own, 2019)



5.4 Social Network & Facilities Anchor Points

From the responses of the residents in the interviews conducted, it has become evident that there is a limited amount of social networking within the area. As many of the residents are migrant workers it has been found that most residents only socialise with other individuals of the same ethnicity. This is a major challenge of the city of Rotterdam to integrate these different groups to encourage them to build on their social networks, even more if these residents are not even staying in the neighbourhood for a long time (see chapter 3). There have been a number of locations identified that facilitate the interaction between residents.

In regards to work and income it is evident in figure 31 that for most blue-collar workers the main economic centres of the area provide sufficient opportunities to build social networks. In terms of social networking in relation to housing and skilled workers it is more challenging to determine the locations where this may occur. It has been determined that key locations for housing and work related social networks may include employment agencies, VvE Unions, real estate agencies, and housing corporation offices. These locations provide important central areas for residents to visit to get connected with future housing and work opportunities. It is evident in figure 31 that these social network related locations align with the work and income anchor points identified in figure 30 above.

Figure 31: Public Space and Social Networks Anchor Points(Authors own, 2019)



To gain a more general view, public spaces have also been included in the map because they are also a place for social networks within the neighbourhood. These areas, which mainly consist of public parks, allow for residents to visit these areas either alone, with children, or dogs, to partake in recreational

activities and build social networks with other residents of the surrounding areas. It is evident in Figure 31 above that there are a large number of local sized public spaces scattered throughout Carnisse and surrounding neighbourhoods to encourage local social networks within those areas. There is also a major regional

park located to the south of Carnisse that could draw people from the other regions throughout Rotterdam South. This park is a large public area that could facilitate the interaction between people from both local neighbourhoods and across Rotterdam.

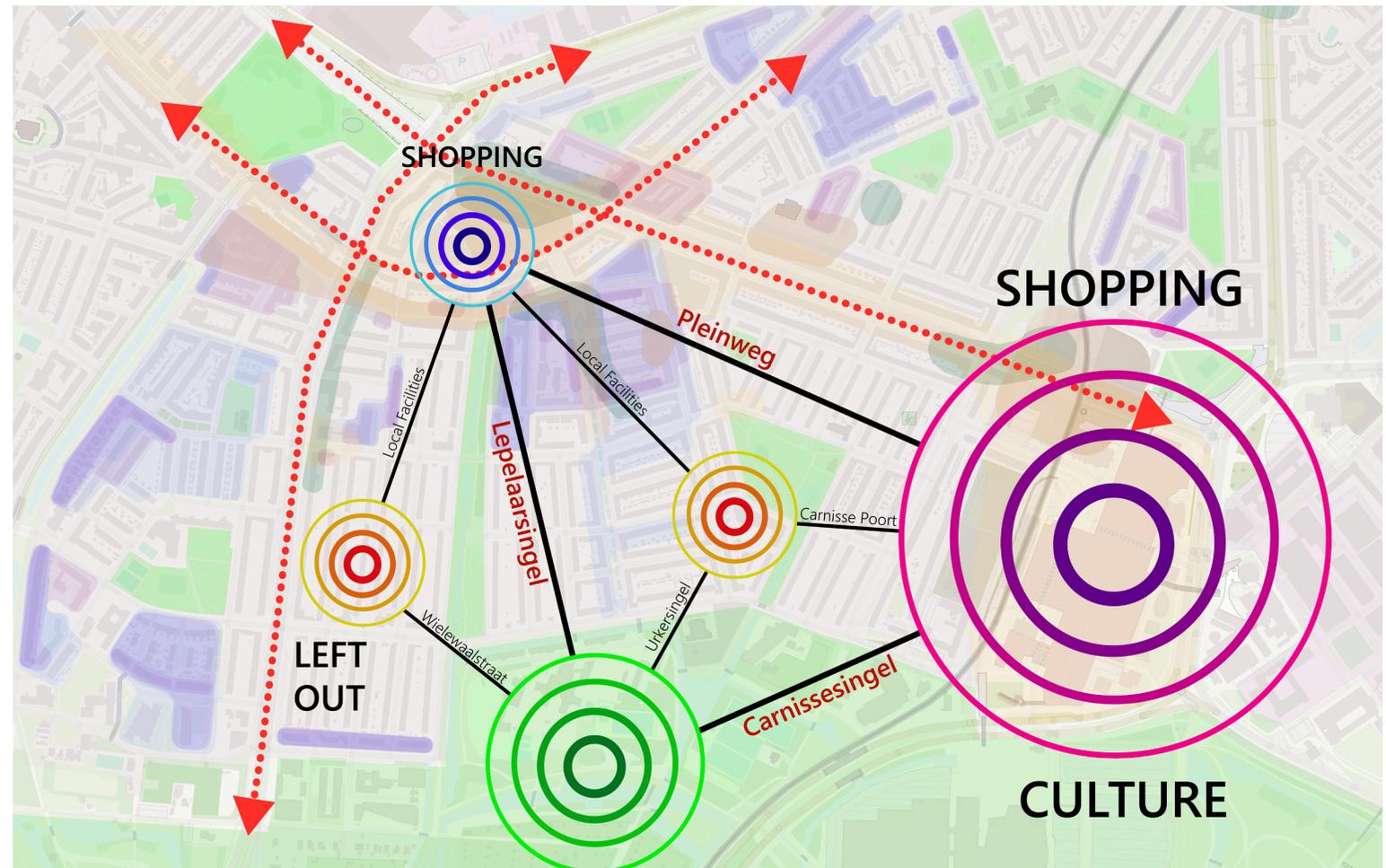
5.5 Merged Map of Anchor Points(1)

When we put all the different anchor point maps together, it results in the map from figure 32. In this map the formulated anchor points of the previous maps have been transformed into bigger central points on different scales. Three main centres can be placed from the collecting of the different anchor points. A triangle between Zuidplein, the Zuiderpark and the local shopping centre makes up the different hotspots surrounding Carnisse.

'De Kop van Carnisse' or the local shopping centre in the northern part of Carnisse has been characterized with an abundance of local shops (orange) business areas (brown) and places for social networking (dark green). These facilities are predominantly for the local residents of Carnisse (and maybe Tarwewijk and Oud-Charlois) and a possibility to become a place for residents to meet and mingle with one another. Therefore this area only influences on the neighbourhood scale of Carnisse.

The Zuiderpark in the southern part of Carnisse is more of a regional, or even city, influence. Because of the connection of Zuiderpark with other neighbourhoods in Rotterdam South, Zuidpark becomes the biggest social network hub where residents all over Rotterdam South can meet and mingle with each other. Inside the biggest public park of the Netherlands, lie also different educational institutions of high schools and two colleges, who provide

Figure 32: Anchor Points Merged(Authors own, 2019)



the neighbourhood with an opportunity for children to develop themselves and for social networking to develop among the children and even the parents. The Zuiderpark is on a regional and local scale a possible social networking hub for the residents of Carnisse.

The largest circle contains the biggest indoor shopping mall in the Netherlands and the area of AHoy. All over the Netherlands AHoy is known for its cultural and sporting events. The shopping mall contributes to the neighbourhood with an abundance of retail shops and offers a more diverse facilities than the local

shopping centre. The neighbourhood of Zuidplein can also provide multiple social networking opportunities to the residents of Carnisse to meet people from other neighbourhoods and even from outside the municipality.

5.5 Merged Map of Anchor Points(2)

Within these circles lie the current houses of Carnisse. The housing of Carnisse is connected with the three circles because of facilities, sporting opportunities, education and nature. These circles provide social networking opportunities for the residents on different levels. The lines between the circles of housing and the three main circles represent roads where the circles are connected on a physical manner. These outer lines (Pleinweg, Carnissesingel and Lepelaarsingel) are also the main areas where the NPRZ focusses on in Carnisse (see Future perspective of the neighbourhood Carnisse). With the close proximity to these three circles, social networking should be easily build. Only this is not the case (see chapter 3). Only in little bubbles can social networks emerge. The link between the people is missing and this problem can be defined with the current housing situation in Carnisse.

Chapter 6: Conclusion

Throughout this report a number of key findings and learnings have been identified through conclusions of each chapter. This chapter will provide a summary of these conclusions.

Firstly, through the use of open observations it was possible to create an initial understanding of the issues within the area in relation to the expected average income, the quality of housing, and the employment rate. The impression of these topics was that people were living in poorer conditions than the general population in Rotterdam, which was likely to be a result of the limited employment available to unskilled residents. It was also evident from observations that the quality and variation in housing was very limited, through the observation of dilapidated housing in some sections of the neighbourhood.

Secondly, the data collected through the desk research reinforced that these initial assumptions from the observations were

correct. Carnisse is a neighbourhood with a strong mix of ethnicities and a high amount of 1-2 person households living within the neighbourhood. The abundance of local facilities in the north and the facilities from the Zuidplein bring these facilities closer to the residents. It was found that the average income was significantly lower than that of Rotterdam and slightly lower than Charlois. With the high amount of low income residents, the amount of self-employed businesses is very high compared to other neighbourhoods. We also found data on the property values and the occupancy of housing within the neighbourhood, which provided valuable insights into the current residents. This data showed that the property values were also significantly lower than the Rotterdam average and that there was an unusually high turnover rate of residents. These findings have been concluded to be due to the lack of investment from property owners to maintain and renovate the properties.

Thirdly, various interviews with both residents and organisations within the area provided further valuable insights into the opinions of people who frequently experience these (housing) problems with the neighbourhood during their everyday routine. Residents have been spoken to asked to give their opinions on certain topics (safety, housing quality, neighbourhood quality and the future of Carnisse). With high crime numbers, the feeling of safety in the neighbourhood is obviously affected. People tend to feel unsafe, especially at night. The overall



Figure 36: Lepelaarsingel Carnisse Rotterdam (Gemeente Rotterdam)



Figure 35: Logo VVE-010 Rotterdam.

opinions on the housing quality match the results from the datasets on WOZ value, typology and living space. According to the residents, the current housing stock is dilapidated, one-sided and not suitable for families. People tend to move when entering another period in life. When asked about the current developments of the municipality, people tend to agree, even with the relocations of some residents. But trust in the municipality is not quite there. The relation between the residents of Carnisse can be described as pleasant but large social networks are not present within Carnisse. A lack of safety and the gap between cultures tend to form only small social networks.

Housing corporation Woonbron has the same opinion about the housing stock as the residents. Variety in housing is low and many homes are deprived. With their

future plans the lack of higher income and higher quality houses will be decreased. This will be accomplished by combining existing homes and building new homes after demolition of an existing building block. By increasing the amount of owned homes, Randstad will be in more VvE's and have the possibility to start needed home maintenance and home renovation. Woonbron has hopes to increase the reputation of the neighbourhood, but will only change a small part of the housing stock. Its efforts will be a first step in the right direction, but it will not directly improve the conditions in privately rented homes.

Employment agency Randstad did not have a good connection with Carnisse and had no knowledge about the neighbourhood unemployment and

Chapter 6: Conclusion

income. Since many residents don't have the right skills, the Randstad office is not a place for them to come around. Randstad does not go out looking for employees nearby, they would have to come in to apply for jobs themselves. There are also no collaboration with the municipality or local businesses.

The fourth exercise identified the anchor points of the neighbourhood relating to each of the three key themes. These anchor points allow areas of potential, on the different levels, to be identified to determine where future activities and investments can be realised. In regards the work related anchor points it was found that the main areas for economic activity were at Zuidplein, 'de Kop van Carnisse' and alongside the main arterial roads Wolphaertsbocht, Pleinweg and Dorpsweg. These anchor points are common between other themes as well, such as the social networks theme which also identifies these areas as key spaces for social interactions of residents on the subject of housing and work opportunities. A similar pattern is also evident in regards to the housing related anchor points. The housing related anchor

points have been identified within close proximity to 'de Kop van Carnisse' due to the higher income residents have and the newer housing of higher value in close proximity to the main activity centres. The houses have a better quality than some areas within Carnisse.

In the beginning of this report the general research question was formulated. After different interviews with employment agencies, residents and housing corporations, the research question was more defined to: How does socio-spatial inequality manifest itself within the current housing stock of Carnisse?

The current housing stock of Carnisse is very one-sided with an abundance of 'portiek' housing. This typology of housing in the Netherlands is characterized by low living spaces and low valuable housing. But what makes Carnisse special are the owners of current housing stock. A large mix in different cultures and ethnicities combined with a high number of private renters active in Carnisse, makes Carnisse special. During the interviews with Woonbron, one of the housing corporations present in Carnisse,

and multiple residents facts were mentioned about the current housing market in Carnisse. The private renting sector within Carnisse is seen as unregulated. Residents spoke of 'huisjesmelkers' ruling different parts of the neighbourhood because they own larger votes within the VvE's. According to Woonbron, the current developments of Carnisse under the NPRZ even increased the amount of private renters who invest in Carnisse. With a lack of attention (recently Woonbron and partners finished a private renting investigation) and a diverse mix of ethnicities who prefer to keep quiet about their housing conditions, private renters could take advantage of the situation.

The current housing stock attracts one a small selective group to the neighbourhood. Mostly 1-2 person residents with ethnic differences are being taken advantage of by local private renters. With a skewed power distribution within VvE's, the sense of feeling unsafe in the streets and the high amount of people leaving the area causes a lack of social networking within the current housing market. Because of the low amount of housing regulated by housing corporations who do want to make sure the VvE's are working within a housing unit, people do not get a grip on the huge private renting sector.

Because of the high amount of these abusive private renters, the lack of safety and the lack of institutions within the area who support the residents with their housing problems, the concept of social inequality has the chance to manifest itself within the area.

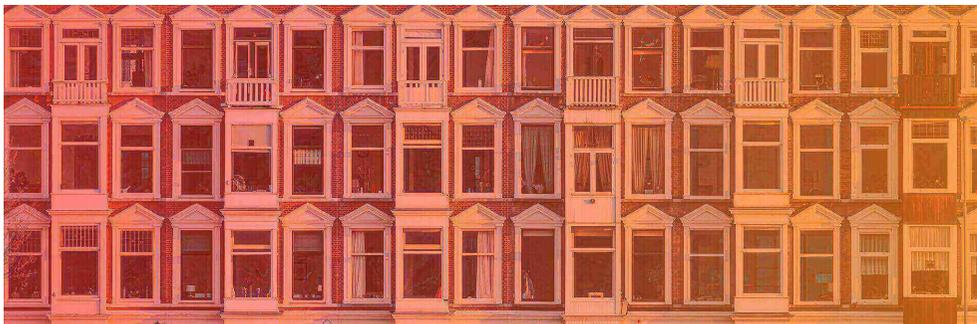


Figure 37: Concept of a VvE within one building (VVE-010)

Chapter 6: Reflection

This report is made for the 7472 course: Engaging with Practice of Social Inequality. In week 1 at the beginning of the course the research group had to immediately take a practical approach to make observations for the first assignment. Doing this we got our first impressions and opinions about the neighbourhood. These were useful when comparing them to the findings in literature and interviews in later weeks.

During the progress of data collection we learned that what's happening inside a neighbourhood is not easily defined. A lot of things like housing, education and public space are related. This forced us to think more broad and find connections to explain phenomena. Useful findings from other groups were exchanged during the workshops on Wednesday.

Thanks to the sources and contacts of the Veldacademie we were never short on information. During the interviews we got the chance to learn about the neighbourhood from professionals in relation to their own field of expertise. This step taught us the value of quantitative versus qualitative research. Speaking to inhabitants can give other insight than statistics.

In hindsight, the feedback moment when we were advised to narrow our research down was the biggest turning point. Before this, we lost sight of our research direction, because to many things seemed interesting to be analysed. Being able to focus on housing gave us more depth within our project. However, doing very broad research before focussing had given us a better understanding of Carnisse on many fronts. But in the end we are glad that we only focussed on the housing of Carnisse, because of the massive amount of data that is available.

As a result of this course our team had learned to build a layered analysis from the bottom up. The different strategies and analysing methods helped us understand the neighbourhood on very different levels. Because Bouwkunde offers a more exact way of looking at things, the Veldacademie showed us the more social side of the story by constantly challenging us to keep the concept of social inequality in mind. For us as future urban planners, this gave us a more broad perspective on the profession ,an urban planner needs to fulfil.

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Apendix

Interview for the Residents

Interview

Leeftijd:
Woonsituatie:

- Hoelang woont u al in Carnisse?
- Hoe zou u uw huidige kwaliteit van de woonomgeving omschrijven?
- Wat zouden opties kunnen zijn om de woonomgeving van Carnisse te kunnen verbeteren?
- Wat vindt u van het huidige woningaanbod en de woningvoorraad in de wijk?
- Hoe zou u uw huidige kwaliteit van uw woning omschrijven?
- Wat zouden opties kunnen zijn om de woningkwaliteit van Carnisse te kunnen verbeteren?
- Hoe vindt u dat de woningcorporaties en de Gemeente Rotterdam een steentje bijdragen aan de kwaliteit van de wijk?
- Hoe vindt u de relatie tussen uzelf en de verhuurders van uw woning (sociaal of privaat)?

- Hoe ervaart u de relatie tussen uzelf, mogelijke burens en de andere wijkbewoners?

- Wat vindt u van het huidige aanbod van voorzieningen in de wijk?

Toekomst

- Wat vindt u van de toekomstvisie van de Gemeente Rotterdam om het woningaanbod te veranderen in de wijk?

- Vindt u dat daar huizen van de huidige bewoners van Carnisse voor moeten worden gesloopt?

- Wat vindt u van de toekomstvisie van de Gemeente Rotterdam om Hart van Zuid helemaal te renoveren? (Songfestival, Programma Hart van Zuid)

- Zullen deze maatregelen ook daadwerkelijk voelbaar zijn voor de huidige bewoners van Carnisse?

- Wat zou in de toekomst uw ideaal beeld zijn van de wijk Carnisse?

1. Een vrouw van middelbare leeftijd en een jongere vrouw met kind die de hond aan het uitlaten waren. (Amelandse straat)

- Eerste koopwoning samen met klein jongetje (verhuisneigingen omdat het te klein is)
- 10 jaar wonend in Carnisse.
- De buurt is vastgeroest (de mensen zitten er heel lang en zullen ook niet weg gaan).
- Gezellige straat en buurt.
- Veel ouderen wonend in de buurt (veel zitten er al rond de 30-40 jaar).
- Kleine woningen in oude huizen maar met wel een goede sfeer. Te klein voor een gezin.
- De woningen zijn overal hetzelfde. (eenzijdig woningtype)
- Overall in de buurt is er ellende, Veel last van overlast en criminaliteit
- Speelkoetjes (wipwap) en hokje met gratis spulletjes in de brand gestoken door hangjongeren
- 's avonds is het in de buurt en in het park niet veilig.
- Honden uitlaten in het park waarvoor het niet bedoeld is. (honden over het hek tillen)
- Ze kunnen zich wel afsluiten van de overlast en voelen zich veilig in het woning.
- Samenvoegen van boven en benedenwoningen is ideaal voor het vergroten van het aanbod.
- Het verwijderen van huidige bewoners moet maar gebeuren ook al is het egoïstisch.
- Goede ontwikkeling voor het invoegen van meer gezinnen. Zal voor de buurt goed zijn.
- Meer toezicht in de wijk is noodzakelijk.
- Wijkagent is aanwezig maar is niet te zien op de straat en in de buurt (is niet te bereiken)
- Hoopvol over het opleuken en het ontwikkelen van de wijk.

2. Poolse vrouw op een bankje met haar kind in de speeltuin

- Kon niet goed Nederlands en Engels
- 'Good Playground'

3. Vrouw met een migratieachtergrond op een bankje met haar kind in de speeltuin

- Ze vindt het een drukke buurt met veel mensen.
- Ze woon al 9 jaar in Carnisse.
- Wat zij ervaart is dat er niet veel mensen willen of gaan verhuizen.
- Ze heeft een benedenwoning, koopwoning.
- Het zijn wel erg oude woningen.
- Vindt dat er gesloopt moet worden om meer diversiteit in de wijk te krijgen.
- Ze is voor het feit dat er meer woningen worden gebouwd in de buurt.
- Ze maakt veelvuldig gebruik van het buurt winkelcentrum (Nettomarkt)
- Er zijn genoeg voorzieningen aanwezig.
- De bestaande (of nieuwe) woningen hoeven niet te worden omgetoverd tot huurwoningen
- Koopwoningen zijn gewoon goed in de wijk.

4. Oude Duitse man die de hond aan het uitlaten was (sprak wel Nederlands).

- Hij woont al 10 jaar in Carnisse.
- Woont in een koopwoning.
- Hij vindt de relatie in de buurt maar matig
- Hij vindt dat er te veel Polen, Turken en Marokkanen in de buurt wonen.
- Hij gaat daarom ook niet naar de Poolse winkels.
- Alle Nederlanders zijn vertrokken naar andere wijken.
- Zijn tuin en woonkamer hebben net onderhoud gekregen door nieuwe ramen te installeren.
- Zo maakt het de woning weer wel mooier.
- Hij was tegen sloop van de huidige bebouwing. De huidige bebouwing is gewoon goed.
- Er vonden veel verhuizingen plaats in zijn buurt.
- Maakt veelvuldig gebruik van de Aldi en Nettomarkt in het buurtcentrum.
- Het mooier maken van de wijk kan heel goed zijn voor de buurt.

5. Oude mevrouw die alleen woont, die haar hond aan het uitlaten was

- Woont aan het park
- Woont al 10 jaar in Carnisse en gaat in de nabije toekomst verhuizen.
- Het wonen in de buurt vindt ze wel heel prettig.
- Ze kent iedereen in de omgeving en heeft een goede relatie met de buurtbewoners.
- Veel studenten wonen in haar blok die volgens haar een prettige sfeer brengen in de buurt.
- Studenten zijn stil en zeer behulpzaam. Brengen goede invloeden.
- Wel is er veel overlast in de buurt en in het park door hangjongen.
- Ze spreekt veel over mensen die vanuit andere buurten komen om hier drugs te dealen.
- Grotere woningen in de buurt is een MUST.
- Haar dochter kan er nu wel in wonen maar als ze later kinderen krijgt en een gezin start is het gewoon te klein.

6. Jong buitenlands stel

- Wonend in de sociale huursector
- Ze wonen al ongeveer 3 jaar in Carnisse.
- Er zijn veel verhuisneigingen in de buurt, al 3 verhuizingen in een korte tijd in dezelfde straat.
- Genoeg diversiteit van voorzieningen in de buurt.
- Overlast door de woningen
- Vloeren moeten ze zelf kopen. De huidige vloeren zijn te gehorig
- Wandelen zijn heel dun dat als je er hard op slaat je er een gat in kan slaan. Zijn ook nog heel gehorig.
- Woning is veel te klein. De man is al 2 jaar aan het zoeken naar een andere woning maar kan niks in de huursector vinden.

- Vernieuwingen die gepland staan in de wijk vinden ze zeer hoopvol.
- Goede instelling voor het samenvoegen van woningen.
- Vinden de toekomstige allure en voorzieningen van het Hart van Zuid goed.

- Ze vinden dat ze in een goede en prettige buurt wonen.

7. Turkse man van middelbare leeftijd die geen Nederlands kon (Via google vertalen)

- Goede wijk om in te wonen
- Kwaliteit van de huizen is normaal
- Kwaliteit van de voorzieningen is normaal
- Heeft geen last van overlast (maar weet dit ook niet)
- De mensen zijn goed en vriendelijk.

8. Oude mevrouw die haar hond aan het uitlaten was

- Gemeente is walgelijk en ze luisteren niet naar wat de bewoners willen (ging over het feit dat voor het samenvoegen of mogelijk sloop mensen moeten vertrekken)
- Wat er gebeurt rond het Zuidplein is zeer veelbelovend.

- Veel Nederlandse winkels en zaken gaan dicht.
- Bij Turkse en Poolse winkels wordt geen Nederland gepraat maar is wel goed voor diversiteit.

- Er moet meer aankleding in de wijk komen, meer kunst in de parken.
- Vroeger was het mooier. Meer bomen en struiken, nu alleen maar gras.

- Huizen die aangeboden worden zijn te duur.
- Ze (bijstand) woont in een koophuis met 2 hypotheke, samen met haar man (Ieraar) verdienen ze onder modaal inkomen.
- De mensen die in de wijk komen te wonen laten de omgeving verloederen.
- Dit heeft te maken met het grotere aantal buitenlanders en minder Nederlanders in de wijk (zal wel aan de cultuur liggen)
- Het onderhoud wordt wel heel goed gedaan door de gemeente Rotterdam.
- De buurt heeft een wijkagent nodig.
- Er zijn veel huisjesmelkers in de buurt (daarvoor moet men oppassen) 1 woning wordt opgedeeld in drie kamers waar 3 huurders wonen die 600 euro huur betalen.

- Ze woont al 15 jaar in Carnisse
- Ze heeft twee onderwoningen, hierdoor heeft ze een extra grote tuin. Ze is blij met haar woning.
- De andere woningen in haar blok worden allemaal privaat verhuurd.
- Deze bovenwoningen zijn waardeloos. Geen balkon, geen ruimte voor kinderen.

- Veel verhuizingen vinden plaats in de buurt.
- Huur die ze vragen voor de woning is te duur aangezien de kwaliteit.
- Veel te klein voor mensen met kinderen.

- Kritisch op de plannen van de gemeente Rotterdam
- Alles moet niet te duur worden voor de huidige bewoners die niet makkelijk rondkomen

- Meer woningen in de buurt zit ze wel zitten, met ook nog een diversiteit aan segmenten.

9. Alleenstaande moeder met dochter van 8 jaar (zwager was ook in de buurt)

- Ze was met haar zwager aan het werken aan een zwerfboekenbieb.
- Ze werkt bij de politie.

- Ze woont nu al 13 jaar in Carnisse (in de moderne huizen)
- Eerst verhuist vanuit het centrum naar Carnisse in een appartementenblok.
- Is samen met haar bovenbuurman en buurbouw naar hetzelfde nieuwbouwproject in die tijd verhuist.
- Reden: de woningen waren te klein.
- De woningen zouden eerst voor 300.000 verkocht worden maar werden niet gekocht. Verdieping eraf en de prijs zakte tot rond de 250.000

- Goede en veel diversiteit van voorzieningen in de buurt.
- Woningen in de buurt over het algemeen veel te klein. In haar huidige woningblok wonen dan ook alleen gezinnen.

- Vindt het een goede en prettige buurt om te wonen
- Veel 'ongeschoolde' mensen uit de Oostblok landen, die de plaats verloederen.

- Staat achter de plannen van de gemeente Rotterdam al moet er wel goed gekeken worden naar de huidige bewoners.
- 'Offer dan net zo goed groen op voor meer woningen'.
- Begrijpt dat er keuzes moeten worden gemaakt over de huidige bewoners die weg moeten, maar er moet wel een woning in de buurt worden aangeboden.
- De gemeente Rotterdam moet zich niet alleen richten op gezinnen.
- Woningen voor jongeren = MUST. Anders kunnen ze niet doorgroeien.
- De jongeren moeten een kans krijgen op educatie en een woning in de buurt. (Spreekt uit ervaring met jongeren bij de politie)

- Pandjesbazen zijn de baas in de buurt. De man met de meeste huizen beslist wat er in de wijk gebeurt. Groot probleem in de buurt.

- De bestaande bewoning moet zoveel mogelijk worden behouden → Toegankelijk worden gemaakt voor de jongeren.
- Er moet meer gebeuren in de buurt voor jongeren en kinderen.
- Vindt dat de woningcorporaties te veel macht hebben in de buurt.

Apendix

Preparation Interview with Woonbron

Interview woonbron - voorbereiding

1. Formaliteiten

- Functie, achtergrond, wijken, jaren werkzaam

2. Basiswerking woningcorporatie

- Hoe zoekt met woningen, wachtlijst, woningen in Carnisse gewild?
- Hoe is de kwaliteit sociale huurwoningen in Carnisse.
 - Type
 - Oppervlak
 - Onderhoud
- Demografie bewoners: Studenten/ bejaard?
- Hoe gaan de opzichters te werk? Hoe staan zij in contact met de bewoners?
- Wrm verhuist men snel door in de buurt?

3. Netwerk

- Hoe weet de corporatie van de wensen van de bewoners.
Wat zijn de huidige wensen?
- Staat Woonbron in contact met VVE's? Hoe verloopt dit contact?
 - Hoe worden hun meningen verwerkt?
 - Hoe wordt er begonnen aan onderhoud? Bij grote projecten?
- Oorzaak klein aantal sociale huurwoningen in Rotterdam zuid, Carnisse?
Groot aantal particuliere eigenaren. Kansen in Carnisse?
- Activiteiten en relatie met de gemeente Rotterdam?

4. Toekomstvisie

- NPRZ. Plannen van de woningcorporatie?
 - Reeds uitgevoerd, hoe gaat het?
 - Waarom niet meer geplande uitbreiding sociale huurwoningen in wijk?
- Wat is het standpunt tov van de uitbreiding van sociale huurwoningen?
- Hoe werkt de samenwerking met de gemeente?
 - Financiering
 - Verplichtingen
 - Voordelen voor corporatie
- Wat vinden de VVE's van de uitbreiding?
 - Huidige bewoners uitgeplaatst, terugkeer?
 - Hoe duur komen de woningen terug op de markt: Duur segment?
- Wensen in relatie tot de typen woningen in de buurt?
Zijn er ook andere plannen voor de verbetering van de buurt?
- Mening over samenvoegen woningen:
 - Te duur?
- Is woonbron betrokken bij de aankoop en sloop van de woningen
- Welke gevolgen kan NPRZ hebben voor de kwaliteit en de reputatie van de wijk?

Apendix

Interview Woonbron worked out

Overview

1. Formalities
2. Neighbourhood characteristics & basic functioning of housing corporations
3. Network
4. Vision on the future

1. Formalities
Victor Dreissen

2. Neighbourhood characteristics & basic functioning of housing corporations

- Privately owned homes in the neighbourhood about 90 percent, only small part is related to Woonbron
- MGE: maatschappelijk gebonden eigendom
 - People bought the homes at **taxatie** value and a discount, funded by the municipality(?). Deprived homes get improved by this
 - The homes have to be sold back to Woonbron and together they share any profit or losses. Deals **akte**
 - Currently the discount is no longer available
 - Gives grip over private renting sector: No people exploitation or unfair sub renting
- Woonstad has 500 homes.
Woonbron has 300-400 homes and about 300 of them are sold through the MGE, but they will eventually be owned again
Total of 150 completely owned rental homes

Woonbron wants to be the involved neighbourhood

When homes are owned privately or through the MGE the owners themselves are responsible for the maintenance. But usually these buildings are part of larger VVE building blocks of which Woonbron owns a large share. (150 owned homes). So they have quite a strong position on decision making.

- About Carnisse:
Carnisse residents roughly: about 1/3 eastern European, 1/3 original(elderly) owners and 1/3 Mix
Starting neighbourhood, high flow of new residents, low social cohesion
Assumption: Original inhabitants stay, the other groups keep moving
The price quality level is not great in the neighbourhood
- Homes rented from Woonbron are probably not necessarily inhabited by a high amount of eastern Europeans. Waiting lists take too long, don't know official procedures
- Our MGE homes make sure that there are not people subletting illegally or keep this from happening because the homes Woonbron owns cannot be used by people with bad intentions. The buyers that live there, often have a job, big purchase.

- Relation renters and corporation, conversation about the future:
 - Carnisse not right example: only small amount completely owned
 - Renters of Woonbron are not in same blocks or united
 - No conversations between a group of renters vs Woonbron
 - Future big housing projects are often not for the current residents
- New projects(not in Carnisse), procedure
 - Trying to move current residents 1,5 years beforehand. First in line of choosing new home, 6000 euro
 - Offering 3 homes
 - Temporary contracts for new renters
- 2 new projects in Carnisse in collaboration municipality
 - o Urkersingel
 - Through municipality regulation Woonbron buys all the homes, first in line, meanwhile temporary found to make up for losses until building process.
 - Process described above here
 - 10 million municipality an 10 Woonbron
 - Overview: Woonbron buys, lends and demolishes. Only allowed to sell empty space. Municipality develops new homes
 - Municipality wants to prevent expensive disowning
 - Conflicted process: Corporation invests in private homes, which profit the investors. Corporation gets reduced verhuurdersheffing: Taxes reduction and reduction in new investments
 - o Eilandengroep
 - Same
 - In 10 years 50 times homes combined
 - Ideal for people that get children and want to move nearby
 - Woonbron: financially no reason to combine, but in line with vision to realise diverse home sizes. Peoples needs
Combining costs 40-60000, two purchase sums when combining = expensive
 - Stays owned by woonbron
- Maintenance and control
 - Checking owners sub renting illegal y
 - Complaints of disturbance like trash and noise
- Finding dysfunctional private lending; check by municipality and Woonbron
 - Bureau Urbannerdam. Checked almost 300 homes.
 - Check size and price, opinion renters
 - People in the neighbourhood often pay 100-300 too much. 10 percent pays more than 300 too much
Correct renting price would often be 300-400
 - Problems: lack of information, intimidation, difficult contracts, illegal ending of contracts for more paying renters
Private owners: "I'm here for the profit, no concern for the wellbeing of the renter"

Apendix

Interview Woonbron worked out

- This team has 75 percent chance to find abusive situations
- New approach(in process) to stop exploitation (through wethouder and Bouw- en woningtoezicht)
 - Permit before renting out, or after two times caught lacking then get permit first
 - Spreading information to renters: video in different languages,
 - Data based research
 - Hard because the municipality is not allowed to determine rent pricing
- NPRZ
 - Woonbron is competing with people looking for private homes and investors. Difficult: homes are expensive and public goal: have to pay the taxation price Other investors are able to make higher bids.
 - At taxation: Are there factors that can improve the value of the home. Yes, NPRZ
 - Too many privately owned rented out in neigh. Right now no good conditions in homes. VVE not working
The neighbourhood needs people who own and live in their home. When living there concern for neighb. Care for: maintenance, look of neigh, appealing to visitors, safe place for children.
Immigrants may not have the same concerns: leaving in half a year.
- Woonbron is looking at factors they want to change in neighbourhoods, like eilandengroep:
 - Attract investors
 - Making it attractive for people to invest in their homes
 - Concerned neighbours
 - Diverse home sizes
 - Diversity income and education
- We are a private company with public concerns and have to follow certain regulations. But still independent and able to choose own investments, determine budget, elect boss.
We're in the middle field.
- Interview question: Hard for people to improve own home, but stopped by big home owners.
Answer: Big players can stop decisions for big renovations, mayority share and also most votes.
For example when a plan gets too expensive.
It is people also get intimidated out of plans...
- "Role in neighbourhood improvements"
Not necessarily better only by building social housing. But some actions related to social housing can make improvements like combining for larger homes. Also keeping homes out of the wrong hands. Like it a lot to see people invest more in their own homes and manage their homes with neighbours in a VVE.
But the housing market is not functioning, too interesting for investors. To stop his there needs to be an intervention and we can help in that.
By changing ownership constructions, helping in VVE's: voting to renovate. Making plans to put money aside for improvements by raising awereness or even going to court and force them through.
- Manegement(beheer) is really important
- Corporation loses 100000 per home in demolition projects. Whole neighbourhoods owned by corp can easier be improved, way cheaper. '

- Jens: Will the municipality again try to force corporation to buy and demolish building blocks again?
Need more money or better investors first
Renovation is a bigger focus now.
- Demolishing buildings
Unfair, need to find homes for the current people living there. New homes probably not for current residents. Corporations can be stopped if the people in the neighbourhood are treated unfair.
Uneducated people are usually more connected to their surroundings. Low mobility work and family are close.
- (Talking about similar projects stat have been renovated)
Insulation wall
- His own recap
 - Small ownership but concerned neighbour
 - Funding through lower taxes on verhuurdersheffing
 - Maintenance is important focus
 - Two project running
 - One demolish and develop
 - One combining homes

Apendix

Marcella van Leeuwen

Baan: Ondersteunend Administratief medewerker

17-9-2019

Randstad kantoor

Werkwijze Uitzendbureau

- Dit kantoor focust zich op het vinden van werknemers in de logistieke sector. Ofwel productiemedewerkers of operators. Dit is bijvoorbeeld werk in magazijnen. De bedrijven waarmee Randstad hiervoor deals heeft, zijn Quaker, Meneba en Unilever. (Eerste twee dicht in de buurt)
- Aannemen nieuw personeel: Je moet goede papieren hebben en diploma's en certificaten. Randstad is de duurste maar ook de grootste van de uitzendbureaus. Veel eisen grote bedrijven.

Nieuwe werknemers doorgaan 3 fases:

1. 0 uur contract voor 1,5 jaar
2. Meerdere uren contract voor...
3. Overgenomen door bedrijf

Bij de eerste twee fases krijgt randstad al betaald, maar de werknemers vallen onder zijn verantwoordelijkheid. Bij de derde wordt Randstad afbetaald.

Randstad belt en mailt in 1 en 2 om interesses hoog te houden en problemen op te vangen. Het directe contact wordt gemist: de borrel op vrijdag na uren inleveren, makkelijker ei kwijt

- Marcella over de buurt: Veel productiemedewerkers(MBO opgeleid), Veel Pools. Zij kunnen hier niet werken: Beheersen geen engels en hebben geen diploma's.
- Randstad kantoren verdwijnen door digitalisatie. Jongeren zoeken online. Kantoren zijn gespecialiseerd voor de omgeving. Technisch geschoolden naar bureau in centrum.
- (Netwerk vraag: Er is weinig zicht op, niet bijgehouden) Een neef van iemand kwam nadat hijzelf een baan had gekregen

Relatie gemeente

- UWV en Randstad werken samen. Randstad medewerker bij de gemeente: gemakkelijk mensen in bijstand koppelen. Erg handig
- Geen projecten vanuit de gemeente, want particulier.

Projecten om mensen in buurt aan baan te helpen?

- Alleen activiteiten voor bedrijven: klanten werven. Medewerkers zelf langskomen.

Doorgroeikansen

- Topper kan niet doorgroeien in bedrijf omdat er een certificaat mist. Bedrijven hebben veel aan iemand die ingewerkt is en hoger op wil. randstad betaalt kleine opleidingen maar niet hele MBO's. Werknemer moet wel voor langer tekenen.

Werk voor lokale bevolking

Interview with Employment Agency Randstad

- Nee, want veel immigranten. Certificaten nodig voor logistiek.
- Laaggeschoolden werklozen komen niet binnen

Toekomst, NPRZ

- Geloof er niet in: Voorzieningen(bad, Ahoy). Niet te betalen voor lokale werklozen.
- Zouden eerst mensen daar moeten helpen, niet weggagen.
- Carnisse zijn arbeiders
- Weinig werk in buurt en omgeving: Bussen naar Westland. Marcella woont op Zuidplein: Bouw wordt gedaan door mensen buiten Rotterdam, busjes

Werknemers

- Marcella overziet er meer dan 300
- Uitzendkracht mogelijk zwaar in logistiek: Door parttime werken en onbekend zijn.
- Motiveren is bij sommige groepen lastig
 - Stoppen na drie weken
 - Ziek melden
 - Gooien er met de pet naar

Conclusie

- Uitzendbureau randstad helpt de lokale werkzoekenden niet.
- Er zijn geen statistieken over de wijk beschikbaar
- Lokale bedrijven worden niet gepromoot