

# Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



## Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners ([Examencommissie-BK@tudelft.nl](mailto:Examencommissie-BK@tudelft.nl)), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

<b>Personal information</b>	
Name	<b>Lieve van der Putte</b>
Student number	4276655
Telephone number	
Private e-mail address	<a href="mailto:lievevanderputte@hotmail.com">lievevanderputte@hotmail.com</a>

<b>Studio</b>	
Name / Theme	<b>Management in the Built environment – Housing</b>
Teachers / tutors	Gerard van Bortel, Marja Elsinga & Harry Boumeester
Argumentation of choice of the studio	Within MBE I opted for housing because it is a social responsible topic. Housing is a topic that concerns everyone in society. In addition, my interest during architecture studies have always been what is behind complex issues and administrative processes, this is something I want to develop that fits well with the subject of housing.

<b>Graduation project</b>	
Title of the graduation project	Justice in housing; Accessibility for starters at the Dutch housing market. A longitudinal comparison in time for justice in the housing market.

<b>Goal</b>	
Location:	The Netherlands
The posed problem,	<p>In recent years an enormous pressure on the housing market has been developed in the Netherlands as a result of an increasing housing shortage. This housing shortage is caused by a disbalanced market in terms of demand and supply.</p> <p>In this current housing market different groups in the society have difficulties finding a place to live. This research will focus in particular on starters of the housing market, a group that increasingly has difficulties in finding affordable housing.</p> <p>The main goal of the research can be formulated as follows: <i>“to get a profound insight of the current housing market in terms of accessibility for starters in the</i></p>

	<p><i>Dutch housing market</i>". By analysing the accessibility for starters in housing over different times, namely 2018 and 1993, lessons learned can be learned and from these lessons or conclusions recommendations can be made.</p>
<p>research questions and</p>	<p>Main question:</p> <p><i>How is the current accessibility for the allocation system of the whole housing market for starters?"</i></p> <p>Sub questions:</p> <p><i>I. What is the current situation of the starters in the housing market?</i></p> <ol style="list-style-type: none"> <li>1. What are the possibilities (e.g. theoretical affordability and actual accessibility) or chances for starters in the housing market?</li> <li>2. What are the developments in these possibilities (for starters in time, compared with 1993?</li> </ol> <p><i>II. How is the current allocation policy structured in the housing market?</i></p> <ol style="list-style-type: none"> <li>1. What are the main criteria to allocate starters in the housing market?</li> <li>2. What is the availability of housing for starters?</li> </ol>
<p>design assignment in which these result.</p>	<p>Dissemination and audiences:</p> <p>The recommendations will be written for the main actors involved in the housing allocation policies such as housing associations, municipalities, advisors, financiers and policy makers. in addition, a graduate internship will take place during the process at KPMG public advisory department. This department will be the main audiences for this research. The recommendations will be validated by a panel of professionals</p>

form the field of housing in the Netherlands. The final conclusions will we presented to the department of the above-mentioned internship company and the faculty of Architecture. In addition, the research would be made freely accessible in the repository of Delft University of Technology. An appropriate dissemination strategy will ensure that the research will be done in accordance with the FAIR (Findable, Accessible, Interoperable and Reusable) principles.

## **Process**

### **Method description**

The research will be done by a comparison of the accessibility for starters in the housing market over time. In order to ultimately be able to determine whether the state of accessibility for starters is increased or decreased more just over time in terms of justice.

#### *Literature review*

Firstly, a literature study will be done to explore the context and background of the topic. A literature study is useful to find out what is already known about the subject, which concepts and theories have been applied to this subject and which methods have been used for this. The literature study in this research will focus on the current housing market, its history and developments. In addition, the literature study will focus on the concept of justice and allocation policy. The results of this literature study are variables that are used for empirical research. These variables will be used as input for the data analysis and ensure that the correct selection of samples is chosen for the data analysis. After the literature study, the data will be collected through a statistical analysis of an existing survey.

#### *Survey / Quantitative research*

The second part of the study consist of a quantitative study. Hereby a data analysis will be done on an existing survey. The survey that is being consulted is the WoOn Netherlands. This is the Dutch housing survey that the government carries out every 3 years in which people live and want to live, moving behaviour, housing cost etc. Because it is a longitudinal research design, this survey of two different moments in time will be used, namely that of 2018 and 1993. In this survey will examine the main and sub questions. This data has been obtained from the OTB of the TU Delft. The detailed explanation of the steps to be taken will be explained in the chapter of data collection and analysis. After the results of this analysis have been done on the survey, there will be done a comparison between the different times and will be tested to the degree of justice for starters.

#### *Focus group / Qualitative research*

The results of this comparison of the survey will result in recommendations and these recommendations can be tested by means of a focus group or workshop with professionals from the housing industry. These professionals can be people from the municipalities, housing associations, policy makers and advisors. This will be done in order to validate the findings of the study. This validation will be used to draw conclusion and to test the results on their applicability.

Overall the research has a descriptive character, but also an analytical and explanatory scope.

### **Literature and general practical preference**

In literature research relevant theories of the research theme will be discussed and the main points will be determined by means of the theoretical background these themes are:

- Context and developments of Dutch housing systems for social housing
- Unitary and dualist systems (Kenemy, 1995)
- Starters at the housing market
- Accessibility for starters in the housing market
- Justice in housing
- Comparison of 1993 and 2018.

### **Reflection**

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?

The relationship between the graduation research and the master Management in the Built Environment is that the research focuses on the mutual relationships of important stakeholders in a complex process of housing policy in the Netherlands. The research makes a link between theoretical accessibility and actual access to the housing market based on affordability. The research and aimed analyses of these subjects has a strong relationship with the master track.

2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

The societal relevance is focused on the fact that in a developed country the government should regulate at least three major subjects, health care, education and housing (Boelhouwer & Schiffer, 2016). All three subjects should be accessible in an easy way as a result of being a developed country as the Netherlands is. Health care and education are taken care of and regulated by the government. The third subject however is under a constant restrain in the Netherlands. The housing market is mainly market and commercially driven and for the last few years because of the upswing of economy and the openness of the country towards immigration, the housing market actually exploded from the demand side. At the same time the housing market couldn't provide for a certain group of citizens (starters) affordable housing. This gap between offer and demand is a social issue. This study can give more insight in this problem and can provide with some recommendations to overcome this gap (Boelhouwer & Schiffer, 2016).

The scientific relevance is focused on the fact that from a 'justice' perspective there are not many academic publications on this subject in relation with housing. More elaborated research on justice is done for example in philosophy and economics (Piketty, 2014).

In the field of housing the publications and studies which are done on this topic do not have an overarching consensus of justice. In the behavioral sciences normative statements are avoided (Fainstein, 2014).

The scope of this study is how justice is positioned in the housing market in the Netherlands with a special focus on the starters market, because for this group it seems that the developed country the Netherlands cannot provide an easy way to enter the housing market (S. Groot et al., 2016).

All research and directions to give more insight in the phenomenon of 'justice' have to be welcomed from an academic perspective to get at the end a better understanding how to describe and analyse the aspect of justice in general and specifically in the case of allocation of housing for starters in the Netherlands.