



Hanze  
University of Applied Sciences  
Groningen



## 10 Years Barometer Public Real Estate in the Netherlands

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# Findings of 10 years Barometer for Public Real Estate in the Netherlands

## Contributions for public real estate in the Barometer for Public Real Estate 2008-2016

#	Year	# People	Topics
1	2008	18	Research into municipal real estate: real estate portfolio (types, quantity, quality); core tasks and organization; vision and policy, collaboration with market parties; future.
2	2009	54	Research into municipal real estate: follow-up of 2008; outsourcing of management and operation.
3	2010	16	Research into municipal real estate: follow-up of 2008-2009
4	2011	77	Trends and developments in social real estate 2011-2015. 9 contributions on research into municipal real estate, follow-up of 2008-2010; educational real estate; cultural real estate; new providers; outsourcing; sustainable operation.
5	2012	161	Vision and research. 14 contributions on lectorate on social real estate; municipal real estate, follow-up 2008-2011; vision and goals; professionalisation, performance measurement, benchmark for municipal real estate; the changing market; the role of various actors; real estate manager profile.
6	2013	358	Research and perspectives of social and financial return. 49 contributions on lectorate on social real estate; municipal real estate; educational real estate; corporations, healthcare real estate; innovation; technology; costs and returns; investments; value, valuation and value chains; sustainability and energy; actors; collaboration; knowledge exchange; reallocation; liveable city.
7	2014	591	Corporate social responsibility. 65 contributions on municipalities (including follow-up of 2008-2012); healthcare; education; housing corporations; corporate social responsibility; space and society; financial aspects; sustainability and energy; real estate management.

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#	Year	# People	Topics
8a	2015	301	Part 1: Public real estate international. 32 contributions on municipal real estate (follow-up of 2008-2012, 2014); forerunners of municipal real estate companies, government real estate company; developments in social real estate; international research.
8b	2015	170	Part 2: Healthcare real estate international. 19 contributions on developments in healthcare real estate; valuation and financing of healthcare real estate; asset management for healthcare real estate.
9	2016	514	Research, trends and developments in healthcare real estate and municipal real estate.
		282	Part 1. Healthcare real estate. 26 contributions on developments in healthcare and healthcare real estate; healthcare real estate financing and investments; obligations; taxation and counting on healthcare real estate; asset management for healthcare real estate.
		160	Part 2: Municipal social real estate. 19 contributions on barometer and research results (follow-up of 2008-2014); developments in municipal real estate.
		40	Part 3: Involvement of lectorate. 3 contributions on research into earthquake territory in Groningen; public sector asset management of university real estate.
<b>TOTAL 2260 pages</b>			

# Findings of 10 years Barometer for Public Real Estate in the Netherlands

## Future tasks in Social Real Estate: introduction

Looking at the future, there are challenges that require attention:

- (1) **The first challenge** is the further valorization of the knowledge developed by the lectorate together with students, new and existing professionals, knowledge institutions in Innovation Workshops, Living Labs, Real Estate Lab, NoorderRuimte Knowledge Center (KCN), the recently started RICS Department of Social Real Estate, the RICS Department of Research & Innovation, Zorg Innovatie Forum (ZIF), a structural collaboration with NeVaP knowledge and innovation platform in the real estate sector (600 members), RICS Europe (125,000 members worldwide) and the accrued network of the Social Real Estate research group. International exchanges and publications in journals also have our ongoing attention.
- (2) After a positive evaluation of the Social Real Estate lectorate in 2016, the lectorates for Social Real Estate and Real Estate were merged in 2017.
- (3) The new assignment of the (Social) Property lectorate will therefore consist of two main themes:
  - (1) Social Real Estate and
  - (2) An agile real estate economy with disruption, blockchain and real estate. The second theme started at the Noordelijk Vastgoedcongres 2017 on 12 October, an initiative of Villa '96 – the student association for Real Estate & Brokerage study – and the lectorate (Social) Real Estate.

## Findings of 10 years Barometer for Public Real Estate in the Netherlands

### Future tasks in Social Real Estate I

**The second challenge** is the new challenges for social real estate that come from the publications as experts have now looked at the Barometers of Social Real Estate in the past 10 years. A number of challenges are as follows (10 years of Barometer for Social Real Estate 2017, Veuger et al 2017: 5-8):

- We think it is important that organizations that manage public real estate do so in a manner that can count on political and social support and that adapts to changing social attitudes (for example, about sustainability) and needs (e.g. other forms of housing, education and healthcare). This applies to central government and also to public institutions that can make real estate decisions with a large degree of autonomy, such as healthcare or educational institutions (Montfort, van der Maas, Noort-Verhoeff and van der Zanden, 2017).
- Almost all municipalities work on the professionalization of their commissioning role and, for example, carry out pilots with new forms of cooperation. They recognize the need for a better securing of knowledge about new forms of commissioning, because they are faced with a strong, dynamic market in this area. Competency development is one of the most obvious jumping themes (Hermans, Huizing, Amesz and Veuger, 2017).
- The most important current challenges for the municipal real estate portfolios are making the entire property portfolio more sustainable. The impact of the rapid technological developments and the increasingly strategic role that municipalities demand on the basis of the principle 'back to the core tasks' (Wildenberg, 2017).

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### Future tasks in Social Real Estate II

- The distinction between sector-specific and more generic knowledge, data and learning points is an important point of attention (Voordt, 2017).
- Seen in this way, there are indeed opportunities for taking on the sustainability of educational accommodation in the short term. This does not alter the fact that the funding of new construction in the PO and VO falls short and should be reformed (Postema, 2017).
- The question I think seems to be how organizations in social real estate can combine the advantages of small organizations with the purchasing and expertise benefits of larger-scale organizations (Koolma, 2017).
- A related question is that of the trade-off between outsourcing and in-house management. Which combination of activities yields added value? (Koolma, 2017).

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### Future tasks in Social Real Estate III

- It would be better if there were separate measurements to estimate return on investment and social return on investment. However, measuring social real estate is still in its infancy (Koolma, 2017).
- Furthermore, I would like to argue for more research into how administrators, managers and frontline workers make their decisions regarding social real estate (Koolma, 2017).
- In order to regain control capacity (in the care for the elderly) or to not lose capacity (education), without going back to supply management as it was, there are two options. First, strengthening the spatial track, for example by means of an environmental vision (drawn up by cooperating municipalities) on the facilities structure and in connection to the housing vision. Second, by sectoral funding as the starting point for spatial control, but in a new way, as is the case with the decentralization in education (Tennekes, 2017).

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### Future tasks in Social Real Estate IV

- The experiences from the first year of the municipal benchmark effectively form a roadmap for digitization and integral real estate management (Jansen 2017).
- To be able to think in an efficient and effective way about the challenges resulting from demographic transition and selective migration patterns (facilities, mobility, housing, heritage, etc.) a cognitive shift is necessary. From thinking about a complete core to thinking about a complete region (Bulder 2017).
- The quality of real estate and facility management will be able to further improve (even) more to carry out high-quality research in which the added value of real estate and facilities for user and owners can be demonstrated even better (Mobach and Himmans, 2017).

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