

Report of residents' survey Vogeldorp

'Green and friendly'

November 6, 2020



Verenigd Vogeldorp

www.verenigdvogeldorp.nl

Vogeldorp is a garden village in the Vogelbuurt in Amsterdam North. The village was built in 1918 for working-class families from the city centre of Amsterdam. Originally, the houses were constructed as semi-permanent, but Vogeldorp has now existed for more than 100 years. Due to its architectural value and the place that Vogeldorp occupies in the history of social housing, the village has a legally protected status as a cultural heritage. In 2000, it was designated as a municipal monument and since 2014 it has been part of a state-protected cityscape. In 1999, Vogeldorp came into the hands of the De Key housing association which renovated it and split it conform to the cadastre. Since then, about half of the village consists of rental properties, the other half of owner-occupied homes. An important structural feature of Vogeldorp is that the houses are not pile-driven, but instead are built on unreinforced concrete slabs of approximately 20 centimetres thick.



Summary

Residents of Vogeldorp are clearly united in their great satisfaction with their home and the immediate environment and they mostly relate this to the neighbours and the greenery. The residents are also unanimous on what they would like to see improved in their home and the environment. Most are single without children. In addition to a strong sense of togetherness, however, people also experience some (neighbour) nuisance. Half of the village with an owner-occupied home is younger on average, has a higher income and feels better informed than the half with a rental home. Tenants reside in Vogeldorp longer and are less inclined to move than buyers. The Hamerkwartier is viewed in varying ways, but almost everyone is positive about the possibility of a green connection to it (trees, water). A large majority - including the temporary tenants themselves - expects that the temporary leases that De Key grants will have a negative impact on the village.¹

Conclusions

The great satisfaction of the Vogeldorp resident is mainly due to the garden village character of Vogeldorp: green and friendly. This deserves to be cherished. The average duration of residence for buyers is lower than for tenants (they seem to move to a larger home outside Vogeldorp, especially when the family is expanding). The average duration of residence will also decrease among tenants because De Key only grants temporary lease contracts. The turnover rate of residents in the village will therefore increase. In their response to this report, De Key states that they expect that, by 2030, 50% of the tenants in Vogeldorp will consist of temporary tenants. This is a development that requires attention because, as a result, the village feel that is characteristic of Vogeldorp could be in jeopardy. Also, because of the special constructional circumstances, Vogeldorp requires a (long-term) committed, united resident community (a supporting layer) that is prepared to take the necessary measures and investments. The living pleasure of Vogeldorpers can be further increased by reducing the nuisance as it emerges from the survey and realising the wishes expressed therein. Vogeldorp is united in many (positive) respects, but in terms of socio-economic and information position, tenants and buyers differ (strongly) from each other.

Suggestions

The results of this survey should be used to further strengthen the village feel, where possible and necessary. The widely shared appreciation for the village is also a good starting point for convincing all villagers of the special value of Vogeldorp and the need to take good care of and maintain it. More specifically, the De Key housing association will be asked to include this report in the yet to be drawn up "complex plan" for Vogeldorp, which is being discussed with the tenants' committee. Furthermore, the (information) position of tenants must be improved. Information to all residents about the (im)possibilities of insulation and sustainability is desired. The municipality is requested, in particular, to put the findings on the public space into action. United Vogeldorp intends to conduct further research into the experiences of temporary tenants in Vogeldorp.

¹ Hamerkwartier is the name of a new residential and working area to be built adjacent to the south of Vogeldorp.