

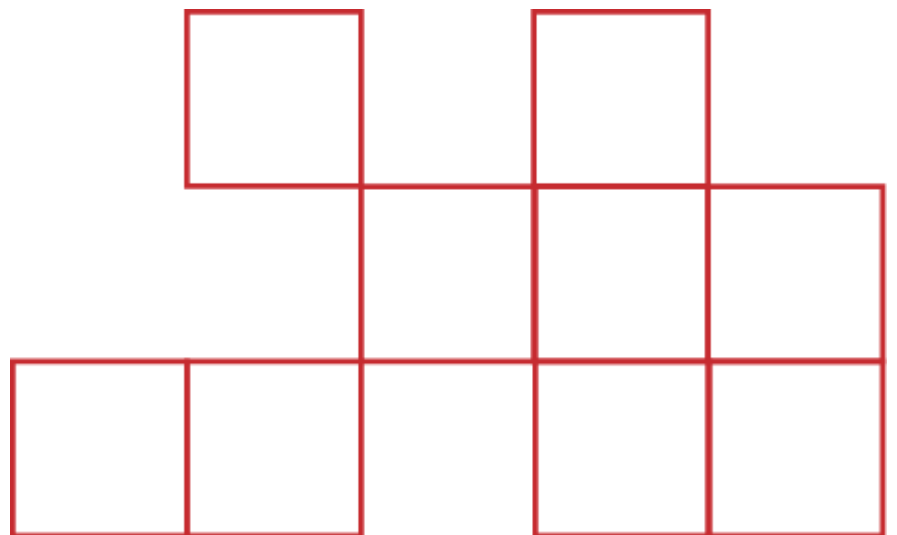


The Best Student Accommodation City 2022

Which city had the most affordable, accessible and adequate housing in 2022?



landelijke studentenvakbond



This is a production of the Dutch National Student Union (LSVb). For questions or extra information please email at: lsvb@lsvb.nl.

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Summary

In this report the state of student housing for students is examined on a city by city basis in the Netherlands.

This year's winner is Nijmegen, due to the good overall affordability and adequacy for students in difficult rental market conditions.

What follows in this report is an examination of the data available through the ministries of housing and education respectively to determine how we are able to conclusively compare Dutch cities when it comes to student housing, and thereafter a ranking of the 18 Dutch cities with at least 5,000 full-time University (WO) or technical College (HBO) students, otherwise known as higher education (HO).

Introduction

The end of 2022 brings us the fifth annual Dutch best student accommodation city ranking, published by the national student union in the Netherlands (Landelijke Studentenvakbond, hereafter LSVb). This report seeks to determine which city provides the best student housing climate when viewed through a lens of affordability and accessibility for students. The housing climate of a particular city rides on many different factors, thus despite examining the policy under which the particular conditions in a city operate, policy is understood here as a steering mechanism which may benefit some citizens whilst also proving to be a limiting factor for others. The housing market in the Netherlands is under pressure in many cities in the Netherlands, with the demand for starter dwellings high on the political agenda, the needs of students in the rental market has not received the attention it might deserve.

The housing shortage and policy decisions taken at national level have tried to ensure that actors such as private landlords, social housing agencies and investors are to the greatest extent possible produce housing to meet this demand in the property market; in the long term it is beneficial that the pressure is slowly released from the Dutch housing market. However, this means that student housing becomes less attractive to investors and landlords outside of the organisations specifically created to supply student housing. Following this, it is important for students in the Netherlands that the cooperation between local government, student housing corporations, private investors and the other parties which contribute to student housing is as smooth as possible. Furthermore, it is important that the communication between students or their representatives and local municipalities remains good, so that policy accurately reflects the particular housing needs related to the different types of student in those cities. The local municipal government in the Netherlands is understood in this report to be the local execution of the national politic, though with a particular flavour that reflects the need at the level of the local, in this report equitable to city municipalities. This report operates within the umbrella of the National Action Plan for Student Housing (Landelijke actieplan Studentenhuisvesting, LAP), and as follows that piece of literature that states “it is of great importance that action occurs at a local level as well as a national level” so as to reduce the pressure on student housing and student housing providers and improve the housing situation for students.¹

¹ Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, ‘Landelijk Actieplan Studentenhuisvesting 2022 tot 2030’, Landelijk Actieplan Studentenhuisvesting (Netherlands: Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 7 September 2022),

<https://www.rijksoverheid.nl/documenten/rapporten/2022/09/07/landelijk-actieplan-studentenhuisvesting-2022-2030>. p. 5.

The LSVb is concerned about the student room shortage in some cities in the Netherlands, this shortage means that a group of students is unable to find suitable housing on the rental market during their study, in particular there is a bottleneck as it pertains to accommodation at the start of the academic year. This impacts all kinds of different students; from first year students looking for their first student house; to international students moving on from their first year accommodation at the end of the student-only housing contracts; to master students who may have changed university to complete their academic career; to international students coming in for a 6 month exchange programme. The amount of pressure depends on the city and in some cities the bottleneck is worse than others and as such this report looks to differentiate between the cities under the most pressure in terms of accommodation to place this within the context of the affordability of the city and local policy direction. This creates room for a critical examination of the situation, city by city, as well as providing a framework from which to examine the influence of policy as a steering mechanism, with the eventual goal of sharpening policy tools to better be able to deal with student housing demand within a broader housing market. Affordable, adequate and safe accommodation over the course of the period of the equation is central to being able to make the most of the time individuals spend as a student - which includes both academic outcomes and personal development. Adequate housing provides an environment that ensures physical and mental wellbeing, with men as affordable housing reduces financial stress, whilst the type of accommodation can have an impact on feelings of loneliness. Reduced stress ensures better academic achievement and thus personal growth of students.

Housing provided by social housing providers must follow rules laid out in the the *Woningwaarderingstelsel* (WWS, the point-based system of valuing a dwelling based on the size and amenities provided by the living space), which caps how much accommodation is allowed to cost so as to be able to provide housing to low-income groups.² Students belong to the low-income group in the Netherlands, with an average total available monthly budget of €922.³ Due to the limited capacity of social housing in comparison to the current demand, this does not house all students. Some students live in properties offered by private landlords and research into rental listings online by

² 'Woningwaarderingstelsel (WWS)', Aedes, accessed 1 April 2023, <https://aedes.nl/huurbeleid-en-betaalbaarheid/woningwaarderingstelsel-wws>.

³ KENCES, 'LMS - 2. Betaalbaarheid - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/2--betaalbaarheid>.

ARGOS indicated that this accommodation is around €146 more expensive per month than similar accommodation provided by social housing.⁴

Literature Review

Due to the well-known student housing shortage, alluded to in the National Action Plan Student Housing (LAP), it is pertinent to briefly address the elephant in the room.⁵ Each city experiences pressure to a different degree at different periods of time; this report takes a snapshot of the reported pressure for 2022 from two different sources (LMS 2022 and Studiekeuze123) to place the decisions made at a policy level in context at the local level to better understand what the impacts are on students and student housing. Rental prices in the Netherlands have increased over the course of the last 10 years and in 2022 increased ever further as the Dutch cabinet looks to grow home ownership over expanding rental capacity.⁶ This strategy is beneficial for homeowners but leaves something to be desired for the many people, and a majority of students, who almost exclusively rent dwellings.

The LSVb would like to emphasise that it believes that adequate, that means to say, safe, heated and well maintained; and affordable studios, apartments and student rooms in houses and dormitories are essential in producing well educated and rounded students ready to take the next step into the working world in the Netherlands. Affordable living requires that a reasonable proportion of students' budgets are spent on rent over the course of a study. The cost of rent is understood to be the housing costs including service costs, as follows the aforementioned data. The impact of a reasonable proportion of budget spend on rent for students is twofold; firstly the short

⁴ Reinier Tromp, '8 van de 10 kamers op Kamernet zijn (veel) te duur', VPRO, 22 October 2021, <https://www.vpro.nl/argos/lees/onderwerpen/wooncrisis/2021/8-van-de-10-kamers-op-Kamernet-zijn-veel-te-duur.html>.

⁵ Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 'Landelijk Actieplan Studentenhuisvesting 2022 tot 2030', Landelijk Actieplan Studentenhuisvesting (Netherlands: Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 7 September 2022), <https://www.rijksoverheid.nl/documenten/rapporten/2022/09/07/landelijk-actieplan-studentenhuisvesting-2022-2030>.

⁶ Victoria Seveno, 'Dutch Rental Prices Continue to Rise, Reach Record Highs in 2022', IamExpat, accessed 13 March 2023, <https://www.iamexpat.nl/housing/real-estate-news/dutch-rental-prices-continue-rise-reach-record-highs-2022>; Wedia, 'Dutch Rental Prices Rose by Unprecedented 12 Percent over the Past Year', IamExpat, accessed 6 March 2023, <https://www.iamexpat.nl/housing/real-estate-news/dutch-rental-prices-rose-unprecedented-12-percent-over-past-year>; 'Netherlands: Average House Rent 2010-2021', Statista, accessed 6 March 2023, <https://www.statista.com/statistics/612261/average-housing-rent-in-the-netherlands/>; 'Netherlands: Housing Rent Change 1990-2022', Statista, accessed 6 March 2023, <https://www.statista.com/statistics/577189/housing-rent-increase-in-the-netherlands/>.

term stress of paying high relative rents will be reduced - leaving more room for students to focus on studies and extracurricular activities which in themselves provide, cultural, and economic value to cities; and secondly reducing the pressure on students to take out ever-larger loans to cover study fees and living expenses. Some students are lucky enough to have parents who can contribute financially to their education, but so as to ensure that Higher Education remains accessible it is paramount that this financial support is not taken for granted. Whilst this report is aware that changes to the student loan system will be applied as of early 2023 it is necessary to keep in mind those students who have completed their studies with the loan system as has existed since the start of the academic year in 2015 bearing in mind the loan debt that many have accrued during their study period, of which a large proportion will have gone towards rental housing costs.

Rent overburden & housing affordability

Housing, as reported by the OECD, is central to *inclusive* growth that contributes to increased social mobility and reduced wealth inequality; young people in general are overrepresented in the numbers of individuals who are required to rent, leading to a steep increase in wealth inequality between generations. Rent overburden rate is generally understood as "the percentage of the population living in households where the total housing costs represent more than 40 % of disposable income".⁷ This figure in particular is important later in this report when we look at the affordability of cities to understand how different cities are performing in terms of affordability. Larrimore and Schuetz put it as follows; "households that have little income left after paying rent may not be able to afford other necessities, such as food, clothes, health care, and transportation. The large share of income required for housing also limits the ability to save and accumulate wealth".⁸ The research completed for this report indicates that many students in the Netherlands pay closer to 50% of their monthly budget for housing related costs; a particularly difficult situation for those students who can not rely on fiscal support from their parents, especially due to extreme levels of competition for housing in some cities in the Netherlands.

Increased competition in a local market generally increases pressure (in other words: prices) at a greater rate than in other cities. It is the expectation of this report that the covered cities will not focus solely on ensuring that students have housing due to the fact that the local and city councils will most likely focus on resolving the issues that face

⁷ 'Glossary:Housing Cost Overburden Rate', accessed 27 February 2023, https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Glossary:Housing_cost_overburden_rate.

⁸ Jeff Larrimore et al., 'Assessing the Severity of Rent Burden on Low-Income Families', 22 December 2017, <https://www.federalreserve.gov/econres/notes/feds-notes/assessing-the-severity-of-rent-burden-on-low-income-families-20171222.html>.

the wider housing market. However, despite this lack of focus, it is still possible that these cities are doing right by their students and ensuring that the desired living conditions are met in the quantity necessary to satisfy the housing needs of the student population. Once again, this requires the Universities and government organs to work closely together in harmony to ensure that this can occur. This also requires both government organs and universities to work closely with their student representatives to ensure that these standards are upheld.

Factors that impact the adequacy of housing

This report draws on the research already done by Kences into the effect of various factors such as: distance from the centre/campus; the type of property owner (private/social rental); the cost of rent; relations with housemates or neighbours; relations with the owner or management; good upkeep of the property; and finally the level of noise pollution.⁹ The most important factors reported by students are low rental prices and a good relationship with their housemates and neighbours - indicating that price and sociability are two extremely important factors when taking into account the impact of housing on students' lives.¹⁰ This knowledge allows us to select three key criteria for this report, namely affordability, accessibility and adequacy of the accommodation. Other factors, such as a good relationship with landlords, good maintenance and lack of noise pollution are factors that require good landlordship and respectful communities - and are thus not within the scope of this report. The distance to the centre of the campus would require far more data than this report has access to, and is therefore also outside the scope of this report.

There are different types of student populations in the Netherlands, the first group studies at 'HBO' level, these degrees are achieved through technical colleges, with the majority of students living in their parents home. The vast majority of students living away from their parents are students that study at University, or WO, level. As this report is particularly interested in how life is for students, it would be foolish to overlook the fact that the student population in Higher Education, particularly at 'WO' Universities, has increased by 13,000 students between '20-'21 and '21-'22.¹¹ This is part of a growth trend at Dutch Universities, with year on year increases over the last 10 years increasing the number of students from 243,200 to 337,300. Growth is generally considered to be a good thing, although continued growth of WO students is likely to mean that housing costs and availability will remain problematic in cities that are

⁹ Kences, 'LMS - 4. Studentenwelzijn - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/4--studentenwelzijn>.

¹⁰ See *Table 1*. p. 9.

¹¹ KENCES, 'LMS - 2. Betaalbaarheid - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/2--betaalbaarheid>.

struggling to meet the demand for student housing. To ensure that accommodation remains satisfactory for students, that means to say affordable, accessible, and an acceptable basis for good mental and physical welfare it is entirely necessary that strong communication continues between the Universities and Municipalities to protect and support young individuals often taking their first steps away from home.

Table 1: Perceived impact on students' wellbeing by factor and accommodation type:¹²

Factor related to wellbeing	Student Room	Studio
Distance to centre/campus	Neutral	Positive
Landlord type	Neutral	Neutral
Low rental costs	Very positive	Positive
Good relations with housemates/neighbours	Very Positive	Very positive
Good relationship with landlord	Positive	Very positive
Good maintenance	Positive	Neutral
No noise pollution	Very positive	Very positive

Pressure

The LMS from Kences provides a pressure indicator - which identifies where students are looking for accommodation. This indicator identifies how many students live or are looking for accommodation in the city, subtracting individuals who intend to move, be that back in with their parents or elsewhere, and those who will no longer be students after 6 months. This provides an accurate indication of how many students are looking and where on a scale from "accommodation is relatively easy to acquire" to "there is a balance in the flow in and flow out of accommodation" to "accommodation is difficult to acquire". This indicator is at a fixed point in time in 2022 rather than being an ongoing measure. It provides a basis for analysing how well cities are housing their students as regards the accessibility - ideally the inflow of students is relatively similar to the outflow. In general terms, higher pressure leads to a competitive rental market, which in turn negatively affects how students will experience student housing in the city. In general this can be understood as the higher the pressure in a particular place, the

¹² Kences, 'LMS - 4. Studentenwelzijn - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/4--studentenwelzijn>.

more difficult it is in principle to perform well according to the metrics used in this report. Therefore, good performance in a difficult situation will receive plaudits due to doing well against the odds - although this comes with the caveat that steps must be taken in the near future to reduce the outcomes of long-term local rental market pressure.

Table 2: Rental market pressure indicator by city.¹³

City	Pressure Indicator	City	Pressure Indicator
Amsterdam	++	Leiden	++
Arnhem	o	Maastricht	o
Breda	+	Nijmegen	++
Delft	+	Rotterdam	++
The Hague	+	Den Bosch	++
Eindhoven	+	Tilburg	o
Enschede	o	Utrecht	++
Groningen	+	Wageningen	o
Leeuwarden	o	Zwolle	+

Students report that price and availability limit the choices they have to acquire a dwelling outside of their current living circumstances, with 48% of students living at home identifying cost as a limiting factor to moving elsewhere, whilst another 21% of the same group identified cost as a limiting factor.¹⁴ Following this, the LSVb assumes that the population of students looking for a room is greater than the total current capacity of occupied rooms. This is supported by the fact that Therefore the assumption follows that in cities where the total population of students is significantly higher than the total number of students who occupy their own accommodation, rather than living at home with parents, the actual numbers of students looking for accommodation each year will be higher. This increases pressure on the market of what is currently available, increasing competition for dwellings, ergo also the price and wait times for said dwellings. Furthermore, as the representative of the student, the LSVb feels that it is

¹³ KENCES, Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, and ABF Research. 'LMS - Samenvatting - Nederland', 8 September 2022. <https://studentenhuisvesting.incijfers.nl/mosaic/lms/samenvatting>.

¹⁴ KENCES, 'LMS - 1. Huidige Studentenpopulatie En Woonsituatie - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/1--huidige-studentenpopulatie-en-woonsituatie>.

necessary to identify that more students than currently are able to want to live independently, of those students who still lived at home, 48% said that the cost of living was too much for them to move away from home, and a further 21% identified that the lack of availability limited their options to move.¹⁵ This indicates to us that more students than currently do would like to live independently during their studies.

Methodology

The goal of this report is to identify which city is doing the best in the area of student housing. How is the LSVb able to identify exactly what is the best?

There are many ways to interpret the quality of housing, thus this report attempts to be as broad as possible in the variables that it examines whilst maintaining accuracy to the greatest extent possible. As a starting point it is useful to examine the cities in a financial sense; where is accommodation most affordable in comparison to other cities in the Netherlands? Affordability undoubtedly impacts how students experience housing, a high rent leads to financial insecurity and reduces accessibility. In this data set accessibility also seems to play a role at a macro level, where there is greater pressure on the market also seems to be where student room rental prices have risen most notably, although with some exceptions. Therefore we use accessibility to further inform us about the situation in each city for comparison. The adequacy of student housing also plays a role, though this is difficult to quantifiably measure. The adequacy of accommodation could include whether a dwelling is insulated adequately to temperature and sound, is free of mould and vermin, whether the accommodation is within reasonable distance to the universities and even the type of accommodation in question. Adequacy of student housing in this report, therefore, is crudely measured by the abundance of student rooms in comparison to studios and apartments. As it appears that studio dwellings are more attractive financially for investors, production of studios has increased in comparison to the number of student rooms. This effect has been intensified by national policy direction to limit the number of properties that are allowed to be sold to turn into shared amenity single unit dwellings. This is problematic due to the increased incidence of loneliness reported by students when living in studios. The distribution of accommodation types is thus used as a proxy to indicate the likelihood of loneliness occurring; this is not a perfect measure and is therefore weighted less than the metrics for affordability and adequacy.

¹⁵ KENCES, Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, and ABF Research. 'LMS - Samenvatting - Nederland', 8 September 2022. <https://studentenhuisvesting.incijfers.nl/mosaic/lms/samenvatting>. "Reden thuiswonen 2022".

Thus:

What is “the best”?

- Where housing is affordable
- Where housing is accessible
- Where housing is adequate

Data for rental prices was drawn from <https://www.studiekeuze123.nl/steden>. Data also drawn from various sections of the LMS 2022: <https://studentenhuisvesting.incijfers.nl/>. Data on population estimates was drawn from <https://www.citypopulation.de/> for the year 2022.

To determine these three variables this report completes a short case study on each city where the number of students in Higher Education¹⁶, attempting to answer key questions which the LSVb defines the student housing experience in each city.

1. In the following city in question;
 - a. What is the state of the housing market, in other words the context in which the local municipal government operates its steering mechanism?
 - i. What is the average rent for the different types of accommodation (student rooms, studios, apartments)?
 1. What is the difference between the average costs and the WWS point-score system?

This difference indicates how many students live in accommodation that is not rent controlled. The higher the average in comparison to the WWS value, the more students that live in liberal sector accommodation.
 - ii. What is the expected growth pressure on the supply and demand in a local area?
 1. Are there limits on where students are allowed to live? What does this look like in practice?
 - b. Are students able to find alternative accommodation?

To what extent is this made possible or limited in the city in question?

 - i. This includes housing costs and pressure on the market. Higher housing costs on average reduce mobility. Higher pressure means that the demand outweighs the supply; this is drawn from the LMS and studiekeuze123.
 - ii. How many properties were built? To what extent do those properties satisfy student housing needs?

¹⁶ Hoger Onderwijs, all students that study at WO or HBO level.

1. Further investigation is required to examine the proportion of student rooms that were and are being produced in comparison to studios and apartments.
 2. Further investigation is also needed to examine how many student rooms are being lost through sale or demolition, as production of studios instead of student rooms is financially more attractive for investors.
- iii. To what extent are new student houses allowed under current policy?
- c. Were there policy changes in the area of housing in general?
 - i. If yes, what were the changes?
 - ii. What impact does this have on students?
 - d. Are student room licences necessary, and if so what are the terms of these licences?

Affordability ranking and Adequacy ranking

The following analysis does not look for any causal link, instead takes figures reported in 2022 to determine the performance in different cities around the Netherlands. It is important to note that this report does not search for statistical significance of student housing, rather attempting to sketch an understanding of what the student experience in the Netherlands looks like and to what extent the environment in which they live shapes that experience. To accomplish the task of identifying which city is the best in terms of affordability, this report ranks each city from 1 to 18 on 9 metrics, including:

- The average rent weighted for abundance of accommodation type;
- The price of student rooms;
- The price of studios;
- The price of apartments;
- The difference between the WWSO and actual average rents for student rooms;¹⁷
- The difference between the WWS and the actual average rents for studios;¹⁸
- The percentage average budget spend for a student room;
- The percentage average budget spend for a studio; and
- The percentage average budget spend for an apartment.

The LSVb believes that measuring the affordability in this manner provides a clear and accurate picture of the real housing market situation for students, which in turn

¹⁷ Calculated for the average size of a student room in the respective city according to the data found on Studiekeuze123 for each city in question.

¹⁸ Calculated for the average size of a studio in the respective city according to the data found on Studiekeuze123 for each city in question.

provides a basis from which to compare the markedly different cities in the Netherlands. Hereafter this will be referred to as the *affordability score*.

Similarly to the affordability score, another set of metrics are used to establish a baseline from which to examine the adequacy of the types of student accommodation. These include:

- The average size of a student room;
- The average size of a studio;
- The average size of an apartment;
- The proportion of student rooms as a percentage of total accommodation;¹⁹ and
- The proportion of studios as a percentage of total accommodation.²⁰

Hereafter this score will be referred to as the *adequacy score*.

The score is weighted to represent the affordability of student rooms and studios to a greater extent than it represents apartments as the majority of students live in student rooms or studios, particularly younger students who are taking their first steps in a world of housing outside their parents' front doors and likely need greater support from either parental figures or authorities. Each metric awards each city with a rank between 1 and 18, with 1 representing good relative performance and 18 representing poor relative performance. The average of all these metrics combined results in the affordability score. It is important to remember here that studios under €442 a month can receive rental subsidies for students *under 23*, whilst this figure is €763 for students over 23.²¹ The average age of a student in the Netherlands is 22.6, indicating to the LSVb that around half of students are only eligible for rental subsidies if the rent is below €442 a month.²² Therefore, cities with rents in *studios* that are greater than this value will come under closer scrutiny in terms of affordability than those where rents are below this value.

Accommodation typing and weighted rents

This report identifies three types of accommodation: student rooms, studios and apartments. Each comes at a different price point in each city. In some cities the use of apartments is much like the use of student rooms for students - sharing facilities in pairs or trios rather than in larger groups, which is often the case with many student room properties. The weighted rent is a calculation of how much students spend on

¹⁹ The higher the better.

²⁰ The lower the better.

²¹ Toeslagenaanvraag.nl. 'Huurtoeslageregels 2022', 2022.

<https://www.toeslagenaanvraag.nl/huurtoeslageregels-2022/>.

²² KENCES, 'LMS - 2. Betaalbaarheid - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/2--betaalbaarheid>.

rent when the average of all rents accounts for the different average cost of the three different types of accommodation in each of the related cities in question. The data used for this, as well as student numbers, was taken from Studiekeuze123's information database.²³ This is compared to data drawn from the LMS 2022 to determine average available budgets and therefore percentages of budget spend used below. For example, this figure was calculated for Amsterdam by taking the student population, 74270, multiplying the figure by each percentage of rentals (45% student rooms - 33422 students spending €545 on average; 35% studios - 22995 students spending €535 on average; 7.8% single dwelling apartments - 5793 students spending €380 on average; and 12.2% shared apartments - 9061 students spending €380 on average) giving a weighted rent of €549.96. In this manner the figures take into account the number of students estimated to be paying rents at each price point to produce a more accurate reflection of the cost to rent student accommodation in each city.

Reported budget spend by city

The figure 'reported budget spend' is how much students themselves have relayed that they are able to spend each month. This figure is drawn from the LMS, which relates each budget spend to the city that the student studies in, which allows us to provide a rough estimate of the affordability of each city in terms of rent. This is done by comparing the available reported budget to the average rents for student rooms, studios and apartments, as well as comparing the average reported budget with the weighted rent for each city. As the dataset that this report uses is based on self reported budgets, in other words what students themselves reported to the survey it may not be entirely accurate for all students in all cities. However, it is the best available source and therefore can provide at worst a starting point in setting the agenda for affordability across the Netherlands.

Average budget spend by city²⁴

The percentage of budget spend equals cost to rent in a city divided by the average budget reported for said city. This provides an accurate reflection of rents paid in each city by students with the data that is available. This therefore ensures that data reflects what is occurring at the local level so that it is possible to compare different cities with entirely different housing policy and housing needs across the Netherlands in an objective manner to provide a snapshot of the situation in 2022. This is calculated with the reported budget spend of each city and the average weighted rent of each city.

²³ [studiekeuze123.nl](https://www.studiekeuze123.nl/over-studiekeuze123). 'Over Studiekeuze123 - Studiekeuze123'. Accessed 9 May 2023.

<https://www.studiekeuze123.nl/over-studiekeuze123>.

²⁴ Mentioned in the LMS 2022 as the woonquote. Our data differs in the sense that it examines the budget spent for each city, rather than looking at it for all students as a whole.

Affordability, accessibility and wellbeing

When accessibility is contrasted with affordability the two provide a framework from which to understand what it is like to be a student in one of those cities - how difficult it is to find housing and how much a student may expect to pay for various forms of accommodation. This framework is a useful tool in understanding the background of a city in comparison to others. The types of accommodation that are most prevalent must not be forgotten in this sort of analysis; whilst affordability defines the students' lives financially, the type of accommodation can have a significant impact on students' mental health. The link between living alone, loneliness and the feelings of social isolation are well documented, appearing to occur more commonly in those living in studios rather than student housing, although this period of increased loneliness occurred during the COVID-19 pandemic and may abate as long as no further lockdown measures are required, although this is uncertain.²⁵ With this framework of affordability, accessibility and policy the following analysis will look at each city and identify the winner of the best student room city of 2022.

The impacts of policy on student housing

The LSVb believes that policy plays a part in determining accessibility and must be taken into account when determining the best student housing city in the Netherlands. Whilst the pressure indicators provided by the LMS are a useful starting point for understanding accessibility, there is no causal relation between the two - only that there was or was not pressure on the housing market in 2022 in the city in question. This does not delve deeper into *why* this pressure has built up; however each city is afforded a short analysis of current policy direction and attempts to identify changes or lack thereof that may have impacted the situation for students in 2022.

It is with these criteria, as well as the criteria outlined in the methodology section that will assist the LSVb in determining the number one student housing city in the Netherlands for 2022.

²⁵ Snell, K. D. M. 'The Rise of Living Alone and Loneliness in History'. *Social History* 42, no. 1 (2 January 2017): 2-28. <https://doi.org/10.1080/03071022.2017.1256093>.

Housing Across the Netherlands: A Brief Summary

In 2022 it was decided that large sums would be invested into speeding up production of property to be used for accommodation.²⁶ Investment is spread across the country to ensure that there are more properties in general. For students this *should* mean that in the middle to long term the pressure will slowly reduce across the Dutch housing market, although that provides little consolation for students who currently study or will be beginning their studies in the summer of 2023. For students seeking to find accommodation with student housing organisations, the queues continue to grow; an increase in the waiting time for accommodation has grown across the Netherlands in the last year.²⁷ This is problematic and requires attention as soon as possible, lack of accommodation negatively impacts accessibility to educational institutions as discussed previously in this report.

Not all is doom and gloom - across the Netherlands 69,000 new properties were produced in 2021, and a further 74,000 produced in 2022 - evidence that the country is ramping up production of dwellings to address the housing need, although there is a long way to go to address the damage done by limiting production in the years after the financial crash of 2007-2008.²⁸ The central bureau of statistics in the Netherlands has even identified how much has been produced per region, rather than per city.²⁹ Unfortunately, due to how the data has been collected and presented, it is unclear at a *national* level how much of this housing is specifically for students and young people.

Amsterdam had the highest weighted rent (€549.96) and Maastricht had the highest Average budget spend (as % of total reported budget, per city)³⁰ at 61.41%. In general the rate of affordability (% total reported budget spend) ranges between 42.5% in

²⁶ Ministerie van Infrastructuur en Waterstaat and Welzijn en Sport Ministerie van Volksgezondheid, 'Kabinet investeert 1,2 miljard in infrastructuur voor het sneller bouwen van 135.000 nieuwe woningen - Nieuwsbericht - Rijksoverheid.nl', nieuwsbericht (Ministerie van Algemene Zaken, 23 June 2022), <https://www.rijksoverheid.nl/actueel/nieuws/2022/06/23/kabinet-investeert-12-miljard-in-infrastructuur-voor-he-t-sneller-bouwen-van-135.000-nieuwe-woningen>.

²⁷ Hoger Onderwijs Persbureau. 'Studenten wachten steeds langer op woonruimte'. Cursor @ TU/e, 3 February 2023. <https://www.cursor.tue.nl/nieuws/2023/februari/week-1/studenten-wachten-steeds-langer-op-woonruimte/>.

²⁸ 'In 2022 piekte het aantal nieuwbouwwoningen', Bouw en Uitvoering, 1 February 2023, <https://bouwenuitvoering.nl/nieuwbouw/in-2022-piekte-het-aantal-nieuwbouwwoningen/>; 'Bijna 69 Duizend Nieuwbouwwoningen in 2021', accessed 8 May 2023, <https://www.cbs.nl/nl-nl/nieuws/2022/04/bijna-69-duizend-nieuwbouwwoningen-in-2021>.

²⁹ Centraal Bureau voor de Statistiek, 'Voorraad woningen en niet-woningen; mutaties, gebruiksfunctie, regio', webpagina, Centraal Bureau voor de Statistiek, 26 April 2023, <https://www.cbs.nl/nl-nl/cijfers/detail/81955NFD?q=huisvesting>.

³⁰ KENCES, Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, and ABF Research. 'LMS - Samenvatting - Nederland', 8 September 2022. <https://studentenhuisvesting.incijfers.nl/mosaic/lms/samenvatting>.

Zwolle and 61.4% in Maastricht, although the vast majority of the cities in the Netherlands find themselves in the range between 45% and 55%. Students are by definition low income households, with much of their time that could be spent working used instead to study. Rent is therefore a significant financial burden for students in particular.³¹ This is problematic - the average student across every city in the Netherlands faces rent overburden during the course of their studies. In the LMS 2022 students have reported that lower rental costs contribute significantly to better student wellbeing, although the figures surrounding student rents appear to indicate that, in line with what we would expect, renting is anything but affordable and if current trends continue then prices will only continue to rise, further negatively impacting affordability for students.³² Naturally, this is not something any single city can address by themselves, although municipal governments provide agenda-setting impetus which drives the production and modification of housing stock in local areas, as well as deciding which properties are allowed to be inhabited by students and other vulnerable demographics.

Maastricht in particular appears to be a problematic outlier in terms of affordability. The rents are higher than we would expect to see for a city for its size and location outside of the Randstad (Amsterdam, Rotterdam, The Hague and Utrecht), leading to problematic affordability for many students as the rent burden there was greater than 60% of the reported budget. This indicates that there are serious issues regarding affordability in Maastricht, despite the fact that the pressure on the housing market there appears to be relatively average. As expected, the large cities in the Randstad; Amsterdam, Den Haag, Rotterdam and Utrecht are more expensive than anywhere else in the Netherlands, although Amsterdam is the only city that appears to be perceivably less affordable in real terms when compared with the rest of the Netherlands, the only city outside of Maastricht that breaks the 55% threshold for average budget spend per month. The vast majority of cities are clumped together in terms of average weighted rent, although the particular type of accommodation differs in each city within the local context. Delft and Leeuwarden are the cheapest cities of this group, although Arnhem is the most affordable when once again we bring budget into the picture. Wageningen is

³¹ 'Glossary:Housing Cost Overburden Rate', accessed 27 February 2023, https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Glossary:Housing_cost_overburden_rate; Jeff Larrimore et al., 'Assessing the Severity of Rent Burden on Low-Income Families', 22 December 2017, <https://www.federalreserve.gov/econres/notes/feds-notes/assessing-the-severity-of-rent-burden-on-low-income-families-20171222.html>; Khalid El Fayoumi, Jorge Salas, and Andreas Tudyka, 'Affordable Rental Housing: Making It Part of Europe's Recovery', *Departmental Papers* 2021, no. 013 (24 May 2021), <https://doi.org/10.5089/9781513570204.087.A001>; OECD, *Housing and Inclusive Growth* (OECD, 2020), <https://doi.org/10.1787/6ef36f4b-en>.

³² Kences, 'LMS - 4. Studentenwelzijn - Nederland', 8 September 2022, <https://studentenhuisvesting.incijfers.nl/mosaic/lms/4--studentenwelzijn>.

by far the cheapest student city in the Netherlands, although its size provides ample explanation as to why it is so much cheaper, although it is not necessarily more affordable than the cities in the central clump. Enschede, Nijmegen and Zwolle provide competition for the most affordable student cities in the Netherlands. All three are on the lower end of rents paid by students as well as requiring a smaller proportion of the monthly budget when compared to the central clump. Zwolle is an interesting outlier, reported budgets are one of the highest in the Netherlands whilst rents are relatively lower, thus appearing to be particularly affordable. Nijmegen performs particularly well when we consider the high market pressure there; it is the largest student city outside of the big four Randstad cities and Groningen but the prices there reflect the cities with the least competition in Enschede and Zwolle.

Figure 1: Weighted rents compared to reported budget spend

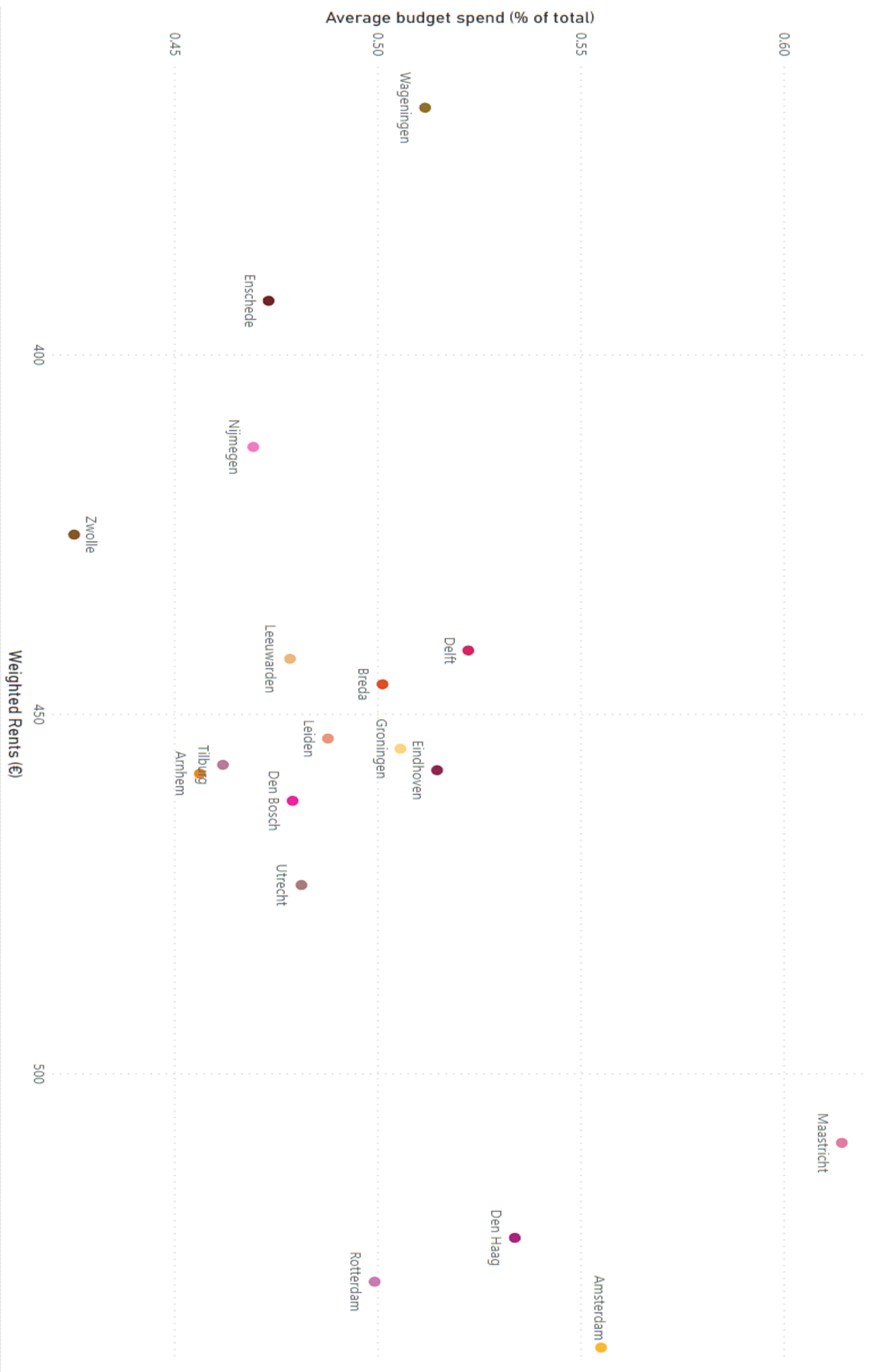
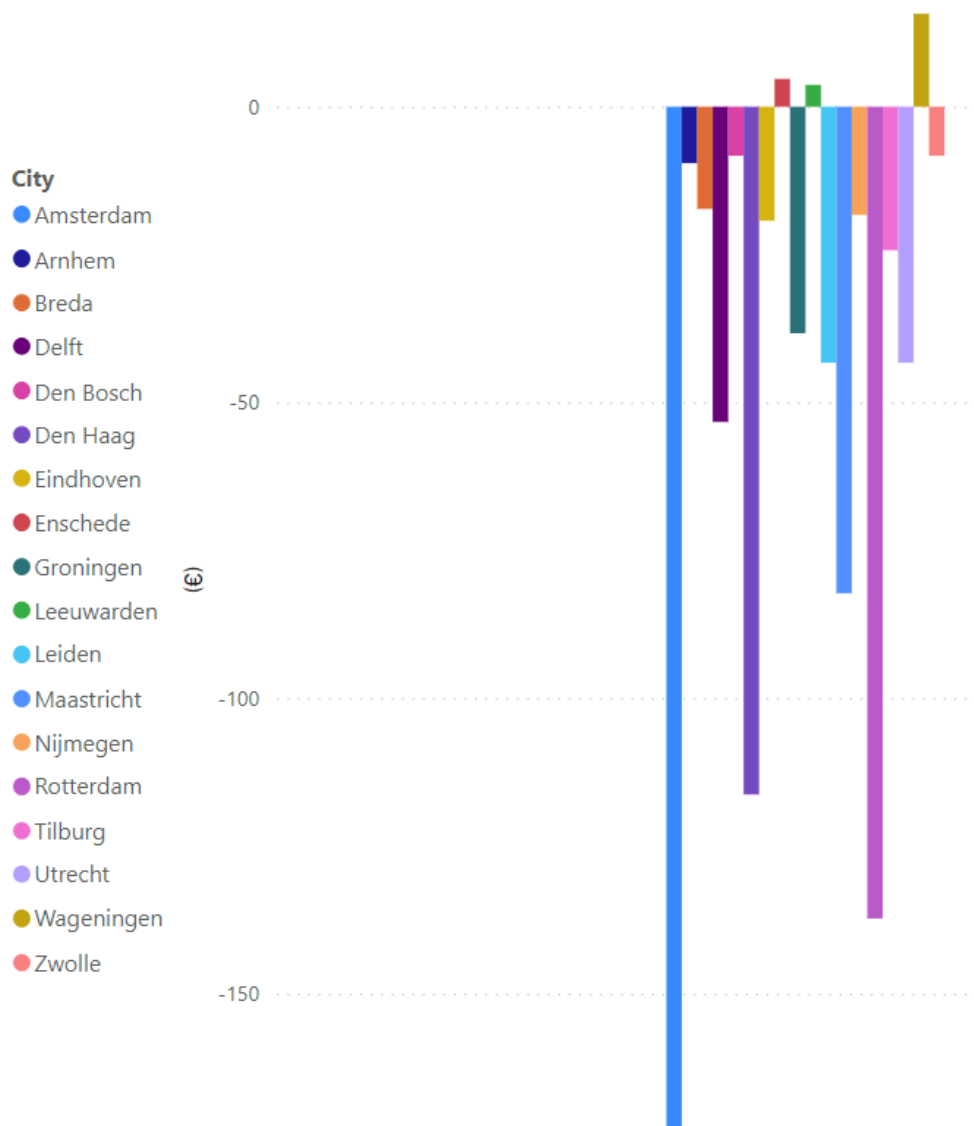
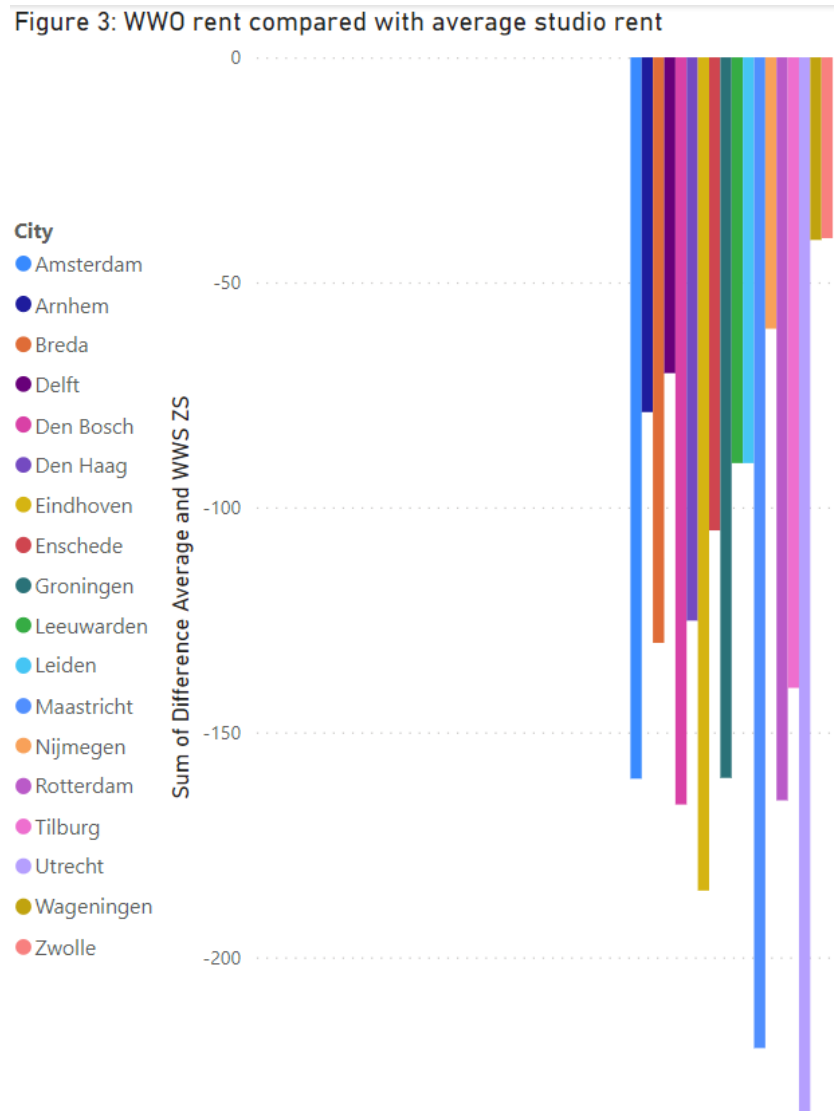


Figure 2: WWSO Rent compared to average student room rents



In *Figure 2* we see the difference between actual rents paid on average in comparison to the expected WWSO figure calculated for each city. The more negative the value in the chart, the more expensive per month the average rent is than the expected WWSO value for an average dwelling in the city in question. This calculation took the average size of the average student room per city assuming at least basic facilities and compared it with what is paid on average in rent in each city. Here we see that, once again, the largest discrepancies between what one might expect to pay in comparison to what is actually paid occurs in the largest cities of Amsterdam, Rotterdam and The Hague. As this report does not examine the different types of housing providers separately it is possible to assume that rents paid on the free market are causing the difference noted above, though the extent to which this difference exists informs us of the level of difficulty faced by the market. Only three cities on average were able to

provide housing that was below the WWSO value: Leeuwarden, Enschede and Wageningen - who have all done well in this regard to ensure rental prices remain within relative touching distance of the WWSO values as those prices are affordable when we also consider the available budgets of students to be important. In the other cities rental prices have slowly begun creeping upwards towards the largest cities, although this has happened to the greatest extent in Maastricht outside of the three largest cities in the Netherlands.



In *Figure 3* we see the same set of rents as in *Figure 2*, but rather than looking at student rooms it looks instead at studios. This difference was found by identifying the WWS value for an average studio with basic kitchen apparatus for each city in question, taking into account difference in studio size and the reported average price per city. Across the 18 cities selected for this report, 16 cities had more expensive studios in comparison to student rooms. The average cost of a student room across all cities was €417 per

month, whereas a studio averaged out at €513 per month. This does not account for the different costs associated with renting from the different organisations and private individuals that provide housing as this differentiation can be found in the LMS 2022. This could be done for each city as this would provide interesting insight into where measures can be implemented to improve affordability for students, as many of the factors which impact the cost of housing are specific to the challenges faced in the production and maintenance of housing at a local and municipal level. This ranges from the acquisition of building materials and available workforce to produce new housing stock or to repair current housing stock at a local level, to the particular rules and regulations that exist in each different municipality. Broadly it is possible to request rental subsidies for many studios, which is not the case for many student rooms. Furthermore, as studios generally possess a front door used for single-individual unit dwellings it is easier for said individuals to request such benefits as housing benefits or the energy subsidy, although students with student loans were for the most part excluded from energy subsidies in 2022. That said, there was no city in the Netherlands where an average studio cost less than the expected WWS value, with an average difference of -€126. The average studio in the Netherlands cost €96 more than a student room, although studios offer on average 7m² more space than a student room. This does not take into account shared facilities such as shared living rooms, kitchens or balconies which are common in student houses. This figure also does not account for the space in a studio dedicated to bathrooms and other (shared) amenities. Den Bosch, Maastricht and Utrecht are the three most expensive cities for studios; this is unsurprising considering the competition between students and other young people in general for dwelling spaces in these cities

Figure 4 visualises the price data per city used as a reference point in this report. Notably, in cities where studios appear to be more prevalent, the higher price of the rent of a student room. Alternatively, where there are a high proportion of student rooms as a percentage of the housing stock, the less student rooms cost in relation to studios. This indicates that to protect the price points at which student rooms are possible it is necessary to keep some form of balance between the available types of dwellings for students. Namely, studios should not be prioritised as the ideal housing type, especially for students of higher education who benefit greatly from the social aspect of living in a student house. It is naturally necessary that studios and apartments make up a proportion of the housing stock, although that proportion needs careful consideration to ensure that each individual student is able to access housing that sufficiently meets the needs of students. Once again, this report will not delve any deeper into this data as this report draws on the LMS 2022 which provides sufficient insight in this area.

Figure 4: Average rents by dwelling type

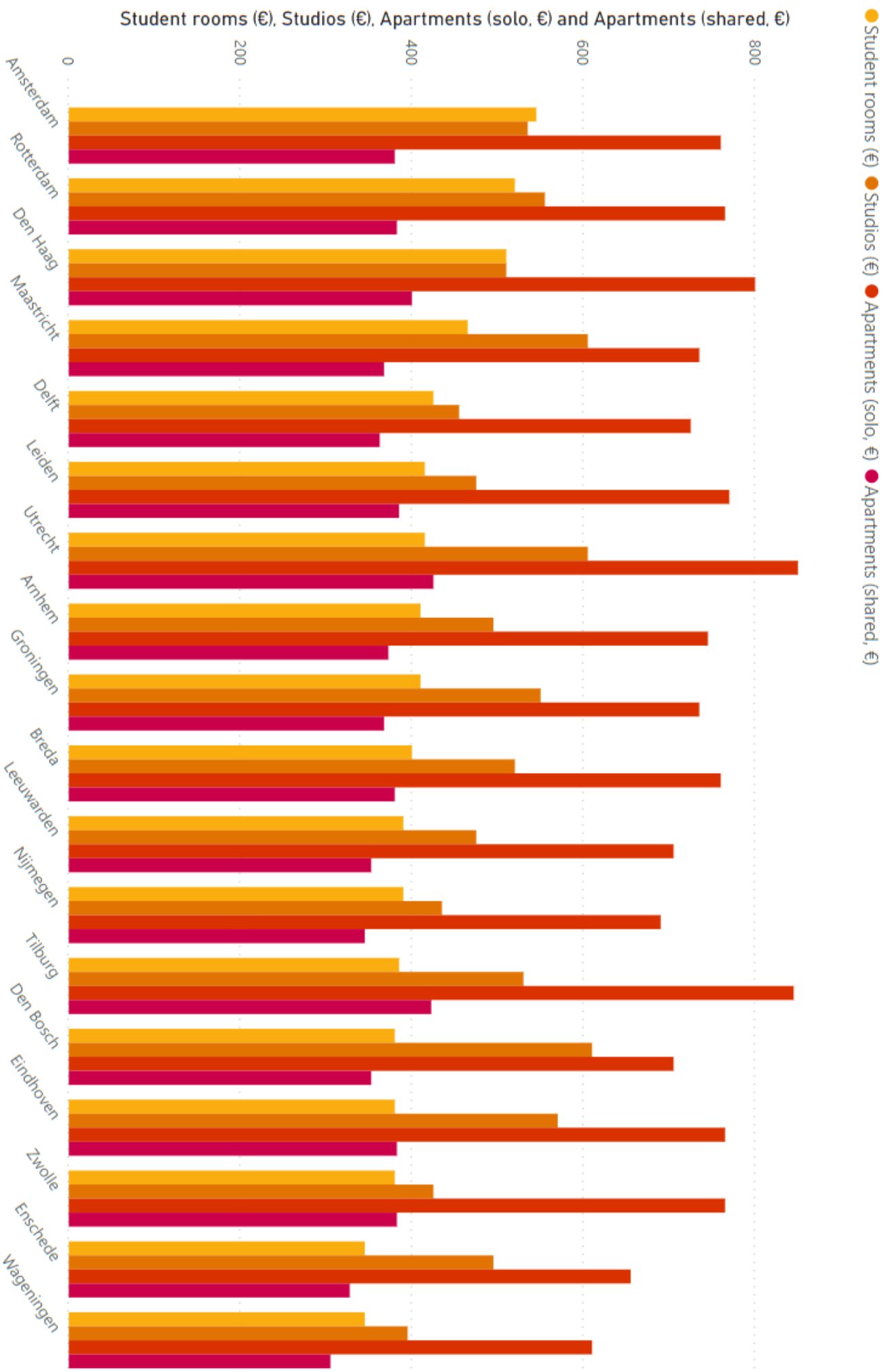
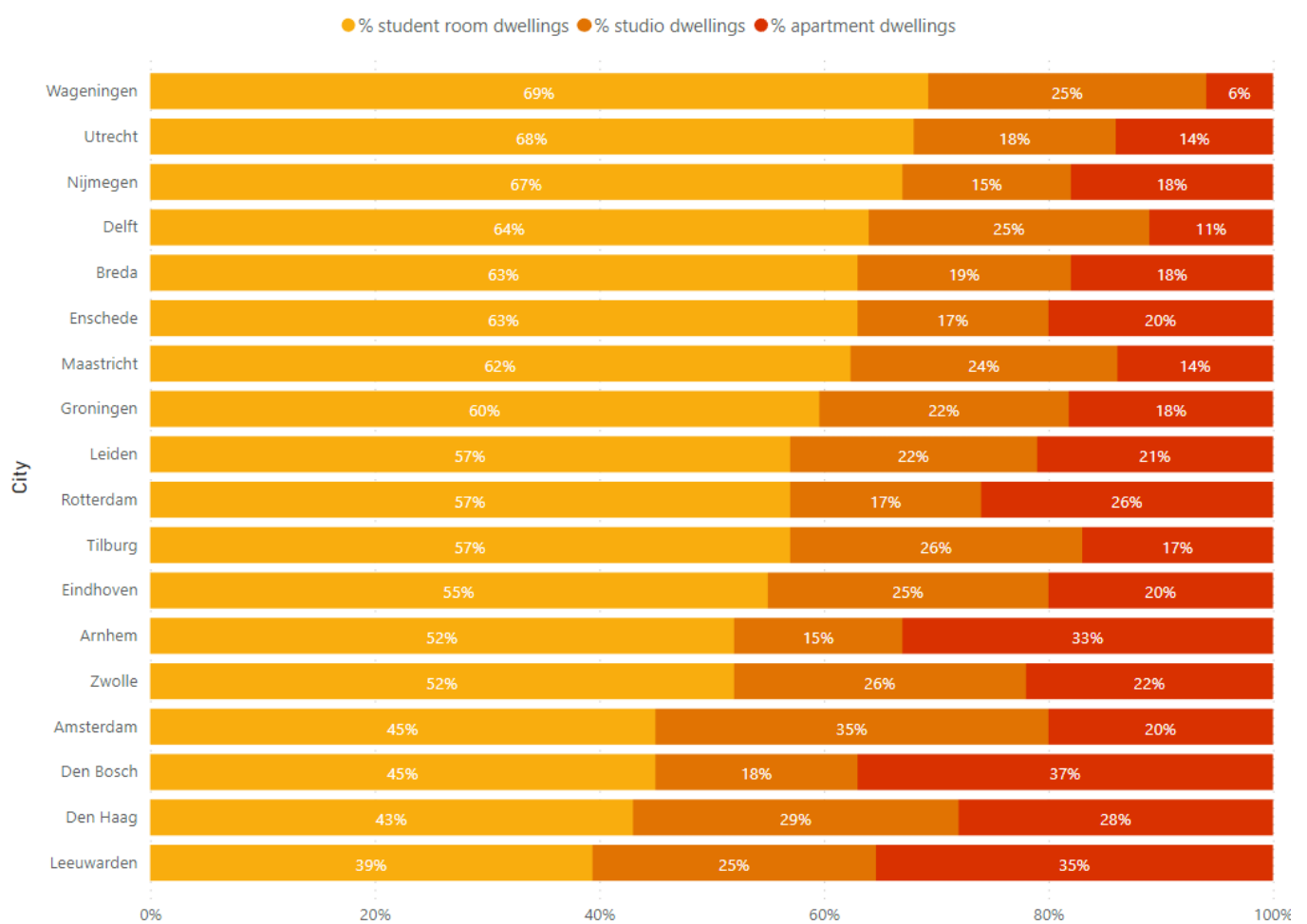


Figure 5 seems to support the conclusion that where there are more studios and apartments that are occupied by students, the more rent that a student will tend to pay for a student room. This is due to the fact that Amsterdam, Rotterdam and The Hague have relatively fewer student rooms in comparison to studios, and cities such as Wageningen, Utrecht and Nijmegen have proportionally more student rooms and the price of student rooms in said cities is significantly lower than that of the price of studios. However, due to the large number of factors that impact housing prices it is impossible to say that there is any form of causal relation. For example, Leeuwarden has the smallest relative proportion of student rooms, although the high relative number of apartments indicates that the structure of the housing market is slightly different there, similarly to Arnhem and Den Bosch.

Figure 5: Proportion of housing by type



Ultimately what is clear from the data above and the housing shortage in the Netherlands is that municipalities have to look for solutions in an area that remains contentious. As such, this report strives to take those limiting factors into account whilst

developing an objective overview of the housing situation in the Netherlands as it would be experienced by a student.

City By City Ranking

Now that a broader base of understanding has been laid for examining the different cities comparatively, this report will now look at each city individually so as to place them in situ and to decide on the best student housing city of 2022. This section will count down from position 18 to number 1, identifying the winner of the Best Student Room City in 2022.

Bottom 5:

To begin this countdown this list will start with the 5 cities where student life is made difficult because of the housing situation. Resolving the housing issues in the Netherlands will no doubt be a long, arduous process due to the difficulties faced across the country. What is absolutely and abundantly clear is that there are too few houses across the Netherlands and this underlies decisions taken at policy level.³³ The Municipalities work with imperfect information and limited resources to ensure that a dent can be made in the property deficit. Whilst broad ranging plans can be made at the national level it is ultimately the task of the municipality to manage the resources available to them to ensure that there is enough housing supply for low income groups such as students in particular, as these are the most vulnerable to market pressures. The following 5 municipalities are the ones where the most work is required to ensure that housing is affordable, accessible and adequate for students.

18 Maastricht

18.1 General information

Maastricht, the city all the way at the bottom of the Netherlands has this year found itself at the top of the list - in 18th. Maastricht is home to around 26,000 students, almost 20,000 of which live independently. Students make up 15.9% of Maastricht's 121,000 residents, with the majority of those 20,000 living in student houses (63%) and studios (24%). The average weighted rent across all housing types was €509.67 a month in Maastricht, fourth only behind the three largest cities in the Netherlands - in comparison: cities similarly sized to Maastricht but not including averaged €440.50 a month. The average reported budget of a student in Maastricht was €830. With an affordability score of 15.1, Maastricht has ranked last in terms of affordability. This is problematic for a city the size of Maastricht as student budgets resemble that of

³³ Senay Boztas. 'Priced out: Young People Needing Housing Face a Closed Door'. *DutchNews.Nl* (blog), 20 February 2023.
<https://www.dutchnews.nl/features/2023/02/priced-out-young-people-in-housing-need-face-a-closed-door/>.

similarly sized cities but rents resemble that of the biggest cities. After paying an average month's rent in Maastricht, students reportedly had on average only €320 a month left over after housing costs, the lowest figure in the Netherlands.³⁴ What is particularly concerning about the price points in Maastricht is that the pressure on the Maastricht market as well as the flow of students through accommodation did not seem to be particularly problematic in 2022 - finding accommodation is only relatively difficult and the stream of students through accommodation year on year is in balance.

It is interesting to note that between 2019 and the beginning of the 2022 academic year, student numbers rose from 19,000 to 22,400 at Maastricht university.³⁵ In 2022 a total of 3,400 new dwellings were realised in Limburg of which around 1800 were in Maastricht according to our calculations.³⁶ If we are to assume that 15% of these dwellings are for students (as that is the proportion of students in Maastricht) the total housing stock for students increased by around 300 dwellings in the same period.³⁷ In short, Maastricht's issues with affordability can directly be related to lack of supply and a subsequent increased demand for student rooms - indicating that the University and the municipality need to work together more closely to ensure the housing need is met as the current housing situation in Maastricht is not particularly affordable on an average student budget. Therefore it is extremely pertinent to examine policy direction in Maastricht so as to bring Maastricht back in line with other cities in terms of affordability.

18.2 Housing specific by type

In Maastricht the average student room cost €465 a month at €27.35 per square metre, once again only cheaper than the three largest cities. This is compounded by an average rent for studios sitting at €605 per month, behind only Utrecht and Den Haag. These figures are 56% and 73% of the total monthly budget for students respectively, well clear of the rent overburden figure of 40%. The only slight saving grace for student rooms in Maastricht is their relatively comfortable size - although that alone does not elevate it from last on this list.

³⁴ The average leftover budget for a city of around 100,000 people in the Netherlands was €483 (Leiden, Delft, Leeuwarden, Zwolle) and €464 on average across all cities.

³⁵ 'Facts & Figures - - Maastricht University'. Accessed 8 May 2023.

<https://www.maastrichtuniversity.nl/about-um/organisation/facts-figures>.

³⁶ 1.5% growth with a population of 121,151 is around 1800 new dwellings, 15% of that is 300.

³⁷ This assumes that all dwellings are studios, an increase of 80 student houses as follows Maastricht's regulations, which would result in slightly more total student dwellings as a single student house can hold more than one student.

18.3 Policy direction

The municipality Maastricht does not play a role in the rental of properties directly, like many other cities in the Netherlands, rather it plays an advisory and agenda-setting role for residents, building corporations and private landlords.³⁸ The central focus of this policy is protecting the supply for low-income groups whilst creating enough supply for middle-income groups. The plan from 2016-2020 identified that an increase in rent over the period, living costs increasing for students and the growth in the number of students was problematic, although it does not appear that these issues have subsided hereafter.³⁹ The total supply of social rental properties fell from 20,200 to 19,300 and is set to continue to fall in coming years. This has the effect of compressing competition for properties at the low end of the spectrum - more people are seeking a consistently more scarce price point of rental property.

The 2022 experience in Maastricht is, as expected, one of rental property shortages as outlined in their policy vision, despite an increase of 1400 rental properties specifically for students there was only a net gain of 738 properties up until 2020 due to property deconstruction.^{40 41} These developments have certainly not improved the student experience in Maastricht. Outside of the more general housing planning in Maastricht there are specific rules around renting to students; in total 120 dwellings per year can be converted into student rooms across the whole city which severely limits the number of new student rooms possible. Furthermore, rules are in place to limit the clustering of student housing - although house owners in Maastricht are allowed to rent out up to two rooms of their own property per year and these restrictions do not limit the reclassification of buildings to become large-scale (studio) accommodation, thus the total production figure may be higher.⁴² To conclude, the housing environment is a hostile one for students. Whilst the acquisition of accommodation is not as difficult as elsewhere in the Netherlands, the price points at which accommodation begins makes it an unappealing prospect for potential students.

18.4 Summary Maastricht

Affordability: 18th (Afs: 15.1).

³⁸ Gemeente Zwolle. 'Beleidsregel voor zelfstandige woonruimte'. Regeling. Accessed 9 May 2023. <https://lokaleregelgeving.overheid.nl/CVDR628660>.

³⁹ Pim Tiggeloven and Gemeente Maastricht. 'Huisvestingsverordening voor Maastricht?', 1 February 2016, 1–24.

⁴⁰ Gemeente Maastricht. 'Woonbeleid'. Accessed 9 May 2023.

<https://www.gemeentemaastricht.nl/wonen-en-verhuizen/woonbeleid>; 'Woonvisie Maastricht' 2018 p. 7.

⁴¹ Gemeente Maastricht. 'Woonprogrammering 2021-2030-Infographic', 2021.

<https://www.maastrichtbeleid.nl/beleidsinformatie/Raadsvoorstel/2020/Raadsvoorstel%20108-2020%20-%20Woonprogrammering%20Maastricht%202021-2030/Woonprogrammering%202021-2030-Infographic.pdf>.

⁴² Gemeente Maastricht. 'Woning splitsen of omzetten naar kamers'. Accessed 9 May 2023.

<https://www.gemeentemaastricht.nl/bouwen-en-verbouwen/woning-splitsen-omzetten-naar-kamers>.

Adequacy: 12th (AqS: 9.57)

Accessibility: Poor - stable flow of students but relatively difficult to find a dwelling.

Policy direction: Struggling to meet demand, even though issues with housing have been identified. The stream of students through accommodation is level, indicating that prices probably shouldn't be as high as they are and that more needs to be done to protect affordability for low income households such as students.

Silver lining: You can do your groceries in Germany. Supergeil.

17 Amsterdam

17.1 General information

By all measures Amsterdam is the Netherlands' largest student city, home to approximately 75,000 students living independently and a further 53,000 students who still reside at home. These 75,000 students living independently are accounted for by enrolments at the two large Universities in Amsterdam, the Free University Amsterdam and the University of Amsterdam with each University reporting 31,700 and 41,206 enrolments respectively.⁴³ Students account for 8.22% of the total population in Amsterdam municipality. With the fact that Amsterdam is as large as it is, especially in comparison to other Dutch cities, in reality there will be some students that live in the surrounding municipalities such as that of Diemen and Amstelveen and so forth that commute to their classes on a daily basis, ergo these figures are likely a small underestimation of the total population size against the student population. However, this does not take away from the fact that students make up a non-insignificant portion of the population in Amsterdam with a significant housing need.

17.2 Housing specific by type

As reported by both Studiekeuze123 as a representative of the Ministry of Education, Culture and Research (Ministerie OCW) as well as the national student housing monitor 2022 (LMS 2022) pressure on the Amsterdam housing market is high, reflected in both the relatively high price and the distribution of the type of accommodation available to students in Amsterdam.⁴⁴ As students are a group with a limited budget and limited time, they are the first to struggle when the market is pressured - as reflected by the price of both student rooms and studios in Amsterdam. As a student you can expect to pay the highest prices in the Netherlands for a student room at €545 per month.

⁴³ (University of Amsterdam. 'Intake Numbers for Bachelor's and Master's Students Increase Again'. University of Amsterdam, 4 November 2021.

<https://www.uva.nl/en/content/news/news/2021/11/intake-numbers-for-bachelors-and-masters-students-increase-again.html>.

Vrije Universiteit Amsterdam. 'Jaarverslag 2021'. Jaarverslag 2021, 2021.

<https://jaarverslag.vu.nl/jaarverslag-2021/2-onderrwijs/21-visie-en-kerncijfers>.

⁴⁴ studiekeuze123.nl. 'Studeren in Amsterdam - Studiekeuze123 - Studiekeuze123'. Accessed 6 February 2023.

<https://www.studiekeuze123.nl/steden/amsterdam>.

Studios are relatively cheaper at €535 per month, 7th relative to other cities, though that may be due to the prevalence of studios in Amsterdam. However the highest weighted rent in the Netherlands, Amsterdam ranks only ahead of Maastricht in terms of affordability with an average ranking across all of the metrics of 14.88.

Due to the unique problems that Amsterdam faces, the distribution of students across housing types is without doubt unique to the Dam, whose student population accounts for almost 20% of all students in the Netherlands. To accommodate the number of students that it does, Amsterdam has increasingly turned to single-unit (studio) living as a housing solution for students. Around 26,000 students in Amsterdam live in studios compared to 33,400 that live in more traditional student rooms. Studios are overrepresented in Amsterdam in comparison to the other cities in the Netherlands, Amsterdam accounts for 18.25% of total students and relatively 26.71% of students living in studios live in Amsterdam. Relatively only 14.72% of students that live in student rooms live in Amsterdam. That means to say 35% of the total housing stock occupied by students were studios, whilst the average across the Netherlands was 22%.⁴⁵ The LSVb finds this problematic as this means that a large proportion of the students in Amsterdam live alone, which brings into question the mental welfare of these students on a broader scale as living alone leads to increased incidence of feelings of loneliness which negatively impacts the lives of students.

17.3 Policy direction in Amsterdam

Due to its size and unique role as a tourist hub in the Netherlands, Municipality Amsterdam and surrounding municipalities have had to take steps to reduce the impact made by short term rentals on the wider housing market so as to keep many areas of Amsterdam livable for local people. This has, however, led to the limitation of how many houses that are given licence to be modified to function as student rooms. This has led to the trend noted above where a much larger proportion of students compared to what we would expect are living in studios. Whilst we understand why these measures have had to have been taken so as to move Amsterdam away from being an AirBnB haven, the impact the policy decisions have had on students lives has at least in the short term heavily limited the mobility and choices that are available to students. Competition for student rooms as well as studios is high, with 120,000 students competing for 75,000 dwellings across the capital. As noted above, we expect that around half of those students who currently still live at home could potentially prefer to live elsewhere, therefore it is clear that in Amsterdam there is more to be done to ensure the living security of students. With plans for 7500 new dwellings a year planned between 2022 and 2028 it remains to be seen if pressure on the rental market will

⁴⁵ As seen in *figure 5: proportion of housing by type*.

alleviate.⁴⁶ In its current state the housing market in Amsterdam remains difficult to navigate and costly for students, especially with limitations on the number of new student rooms possible in the city. It appears that the majority of student rooms will come from transformation projects of other buildings as this will be the majority (51%) of the building production in coming years.⁴⁷ It is likely then that much of the new production will be in the form of studios as properties with larger meterage will be reserved for families - limiting the number of student houses to the current capacity.⁴⁸ The broad-sweeping and clear policy direction to stimulate property development wherever possible is commendable and provides a litmus test for some of the ideas around the modern Dutch city, which may eventually be used elsewhere as other cities grow.

17.4 Amsterdam Summary

Affordability: 17th (A/S: 14.9).

Adequacy: 18th (AqS: 14.29)

Accessibility: Very poor; Student flow is very restricted and pressure on the market is very high

Policy direction: Not student orientated, although understandable given the operating conditions. Overall goal seems to be to encourage flow through student housing, although the significant number of students, a figure which has been predicted to grow, indicates that developments of a higher volume of student housing is necessary in order to meet demand.

Silver lining: Well it might be expensive and you will probably live in a shoebox, but you're living in Amsterdam so who needs room for activities anyway?

16 The Hague

16.1 General information

The third city of the Netherlands is home to 30,700 students at a higher education level making use of a Haagse dwelling. Whilst 5th overall in terms of students housed in the city, students make up a relatively small proportion of the total population in the Hague at only 5.56% of the total population of 553,400. If we are to assume that the largest

⁴⁶ Gemeente Amsterdam. 'Volg het beleid: Bouwen'. Webpagina. Amsterdam.nl. Gemeente Amsterdam. Accessed 9 May 2023.

<https://www.amsterdam.nl/bestuur-organisatie/volg-beleid/stedelijke-ontwikkeling/bouwen/>.

⁴⁷ Gemeente Amsterdam. 'Volg het beleid: Bouwen', *Woningbouwplan*, p4. Webpagina. Amsterdam.nl. Gemeente Amsterdam. Accessed 9 May 2023.

<https://www.amsterdam.nl/bestuur-organisatie/volg-beleid/stedelijke-ontwikkeling/bouwen/>.

⁴⁸ Gemeente Amsterdam. 'Volg het beleid: Bouwen'. Webpagina. Amsterdam.nl. Gemeente Amsterdam. Accessed 9 May 2023.

<https://www.amsterdam.nl/bestuur-organisatie/volg-beleid/stedelijke-ontwikkeling/bouwen/>.

Gemeente Amsterdam. '*Woningbouwplan*' 2022-2028 p. 40.

cities, especially large cities in the Randstad follow a pattern in terms of price increases then the Hague only reinforces this assumption. As seen in *figure 4*, rent prices for both student rooms and studios have converged resulting in an average weighted rent of €522.88 per month across all accommodation types. Similarly to Amsterdam, it is not entirely possible to say that each and every student enrolled at a higher education institution also live in the municipality of the Hague, therefore the above figures are best-guess estimates. However, the students of the Hague are uniquely independent, with 93% of all students in the city living away from home. The pressure on the Haagse rental market is slightly less than that of the other cities in the Randstad, although the stream of students is at a slightly lower rate than necessary for the city to be comfortable.

16.2 Housing specific by type

The Hague houses proportionally the second fewest students in student rooms in the entirety of the Netherlands, with only 43% of students living in student rooms. Such a room costs on average €510 a month, 3rd highest only behind Rotterdam and Amsterdam. This is the same as a studio in the Hague, also €510 a month. The Hague houses 29% of its students in apartments rather than student rooms or studios, with 10.9% of this group living alone. According to our calculations this means that around 40% of students in The Hague live alone. On top of questions regarding affordability, student welfare in the Hague is concerning. Due to high prices and the structural lack of rooms, the political centre of the Netherlands provided a less than ideal environment for students. Comparatively it was very slightly better than Amsterdam, and not very different from Rotterdam, but not close to the cities that performed better.

16.3 Policy direction

To create new student housing from existing stock requires a permit in The Hague for any accommodation that costs less than €1015,31. There are two separate sets of rules for properties between €806,06 and €1015,31, and below €806,06 per month.⁴⁹ The more expensive properties in this regard have a minimum capacity of at least two individuals and a salary ceiling of €77,521 and the properties worth below the lower limit have a salary ceiling of €51,863. Properties in the lower limit where the area of the

⁴⁹ Gemeente Den Haag. 'Huisvestingsvergunning aanvragen', 2019.

<https://www.denhaag.nl/nl/vergunningen-en-ontheffingen/woonvergunningen/huisvestingsvergunning-aanvragen.htm>.

's-Gravenhage. 'Huisvestingsverordening Den Haag 2019'. Regeling, 2019.

<https://lokaleregelgeving.overheid.nl/CVDR625553/5>.

property is greater than 80m² must be occupied by at least 3 individuals.⁵⁰ Purchasing property to rent was disallowed in 2022 to protect the market from investors so that starters are more readily able to find properties to buy.⁵¹

Requesting a permit cost only €51,45 and specifically has conditions for when an individual is a student; indicating that the local government in The Hague is aware of the need for student housing and is willing to consider housing a greater proportion of students in apartments - when used in this manner they are almost no different than student rooms, if we discount that a property with many student rooms generally houses more individuals.

The Hague has been focusing on building up its student housing stock as it was identified in previous years that the pressure on the student housing market in the Hague was problematic.⁵²

16.4 The Hague Summary

Affordability: 16th (AfS: 13.45)

Adequacy: 17th (AqS: 11.57)

Accessibility: Poor - the pressure on the market is high and the flow of students is somewhat restricted.

Policy direction: A rental permit costs only €51, although the ability to purchase property to then rent out was significantly limited. Den Haag is looking to expand its rental stock for students specifically as the local municipal government has identified this as a problem area.

Silver lining: You can lobby the Tweede Kamer from your bedroom window.

15 Rotterdam

15.1 General information

Rotterdam, like Amsterdam and the Hague, remains a tricky place to find accommodation. Pressure on the Rotterdamse housing market is high which, like Amsterdam, limits the flow of students in and out of accommodation in the city.

⁵⁰ Gemeente Den Haag. 'Huisvestingsvergunning aanvragen', 2019.

<https://www.denhaag.nl/nl/vergunningen-en-ontheffingen/woonvergunningen/huisvestingsvergunning-aanvragen.htm>.

's-Gravenhage. 'Huisvestingsverordening Den Haag 2019'. Regeling, 2019.

<https://lokaleregelgeving.overheid.nl/CVDR625553/5>.

⁵¹ Haag, Den. 'Opkoopbescherming in Den Haag, verhuurvergunning aanvragen'. Accessed 8 May 2023.

<https://www.denhaag.nl/nl/vergunningen-en-ontheffingen/woonvergunningen/opkoopbescherming-in-den-haag-verhuurvergunning-aanvragen.htm>

⁵² 'Gewijzigd Initiatiefvoorstel Hart Voor Den Haag: Studentenhuisvesting Op Orde', 2022.

<https://denhaag.raadsinformatie.nl/document/10468740/4/20220908-RIS309841+Gewijzigd+initiatiefvoorstel+Hart+voor+Den+Haag+Studenten+huisvesting+op+orde>.

Rotterdam competes with Groningen to be the 2nd largest student city in the Netherlands, home to an estimated 41922 students living independently (3rd) and 74,000 students total (2nd). Students account for 6.4% of the total population, estimated to be 655,000 for the purposes of this report - Rotterdam is home to many students but students are proportionally a smaller part of the population of the city - the 3rd largest in absolute terms but only 6th smallest in relative terms. Studiekeuze123 reports that finding an apartment in Rotterdam is very difficult and the LMS indicates that current pressure on the Rotterdam market is high - therefore accessibility to housing in Rotterdam is limited. However, Rotterdam's one saving grace is that accommodation is relatively good in terms of value for money - Yes it is an expensive place to live, but at least students in Rotterdam would have the space to put their money... if they had any.

15.2 Housing specific by type

The average student room cost €520 a month in Rotterdam, the 2nd most in the Netherlands behind only Amsterdam - and one of the only three cities where rent for a student room has broken the €500 per month mark. Like Amsterdam, it appears that the cost of student rooms each month is moving toward the value of renting a studio, which in Rotterdam comes to €555 a month on average. Due to this the average weighted rent comes to €529 a month, the 2nd most costly accommodation on average in the whole of the Netherlands. However, Rotterdam comes in at 15th in terms of affordability due to the relatively spacious dwellings made available to students and higher reported available budgets by students in Rotterdam. Apparently, the average student in Rotterdam seems to be able to afford living in the city, though this does not mean to say it couldn't be better there.

15.3 Policy direction

Rotterdam has limited the ability to create new student rooms from current housing, although there are plans to create 400 new student dwellings per year on top of the planned 2000 between 2018 and 2022.⁵³ The amount of time required to search for accommodation in Rotterdam is high - the pressure on the market is high and student room turnover is lower than the incoming number of students, indicating that more needs to be done to ensure student accessibility. Problems faced by the municipality are similar in nature to Amsterdam - and Rotterdam municipality themselves have identified that 400 new dwellings a year will likely not keep up with the need for student accommodation and thus are looking to limit the number of new students beginning

⁵³ Gemeente Rotterdam. 'Prestatieafspraken Woonstad 2022-2023', 2022. <https://backend-dvg.rotterdam.nl/media/1225?download=1>.

their studies in Rotterdam.⁵⁴ From a housing accessibility standpoint, reducing the load of incoming students will hopefully ease the pressure in Rotterdam in the short term but may limit education possibilities for low-income households who do not have the social mobility to look elsewhere in the Netherlands to study. Therefore, the LSVb do not necessarily view this as an effective long-term solution.

15.4 Rotterdam Summary

Affordability: 15th (*AfS*: 14.09)

Adequacy: 5th (*AqS*: 7.43)

Accessibility: Very poor - pressure is high and the flow of students through accommodation is very restricted.

Policy direction: Student housing need has been identified. Ability to build new student housing appears to be limited, therefore limiting *incoming student numbers* has been identified as the short term solution.

Silver lining: You're probably there for the "nightlife" anyway.⁵⁵

14 Utrecht

14.1 General information

The Netherlands' 4th largest student city finds itself 14th on this list, Home to 69,000 students, of which 35,300 live independently, 9.75% of the housing stock in Utrecht is occupied by students. According to our affordability metrics Utrecht performs broadly worse than the Hague and Rotterdam, receiving a score of 14.27. This is reflected in the average weighted rent across the city requiring €474 a month. However, Utrecht has managed to squeeze itself above the two aforementioned cities due to one simple trick - 68% of the housing stock is composed of student rooms. However, finding accommodation in Utrecht is as tricky as anywhere else in the Randstad, with *Studiekeuze123* reporting high levels of difficulty in finding a room and the LMS reporting high pressure on the existing stock of student accommodation.

14.2 Housing by type

Despite its relatively lowly standing, the spread of accommodation types in Utrecht is beneficial for students. A majority of the 35,200 students living in Utrecht live in student rooms, at 68% this is 2nd highest behind minnow Wageningen. This is what differentiates Utrecht from the other cities that have appeared so far on this list - the relative abundance of student housing in the form of student rooms has kept this particular type of accommodation more affordable for students, coming in at an

⁵⁴ Gemeente Rotterdam. 'Rotterdamse aanpak woningtekort studenten'. *Gemeente Rotterdam Persberichten* (blog), 10 February 2023.

<https://persberichtenrotterdam.nl/persberichten/rotterdamse-aanpak-woningtekort-studenten/>.

⁵⁵ I'm sure that rave was legal, dude.

average price point of €415 a month. However, studios and apartments in Utrecht are particularly expensive, requiring €605 and €850 a month respectively - accounting for almost a third of dwellings in Utrecht. It is slightly harsh on Utrecht that it appears so high on this countdown to number one and the LSVb finds it commendable that the student room culture has managed to survive in the volume that it has in Utrecht, ultimately allowing it to leapfrog Rotterdam and the Hague despite the steep price of studios and apartments which limits the ability to compete with the cities that have earned a higher ranking on this list.

14.3 Policy direction

In 2022 the local government of Utrecht recognised the issues with student housing, particularly for international students, for which they reserved 1150 dwellings for students, 200 of which were specifically for incoming international students at the start of the 2022-23 academic year..⁵⁶ Utrecht municipality have identified that there is a huge housing shortage and no single method will help alleviate the problems faced in Utrecht. This has resulted in a market that is very difficult for students to navigate despite the best intentions of those creating policy for the long term.⁵⁷ The vision for Utrecht and the agreements on social rental housing outline these points.⁵⁸ Not much has changed regarding the splitting or modification of dwellings, policy in 2022 related back to decisions taken in 2019, outlining the need to limit the splitting of properties as much as possible.⁵⁹ Unfortunately these plans did not keep up with the growth of students at Utrecht University, amplifying a housing situation that was already struggling to provide enough adequate housing.⁶⁰ Criticism also must be aimed at Utrecht University here, growth of students can not continue without adequate facilities and housing, neither of which seem to be in place for further growth. Functionally the

⁵⁶ 'Universiteit Utrecht. 'Universiteit Utrecht maakt afspraken over 200 extra woningen voor internationals bij start nieuwe collegejaar', 9 June 2022.

<https://www.uu.nl/nieuws/universiteit-utrecht-maakt-afspraken-over-200-extra-woningen-voor-internationals-bij-start-nieuwe>.

⁵⁷ 'Gemeente Utrecht. 'Afspraken Sociaal Huren - Omgevingsvisie', 2020.

<https://omgevingsvisie.utrecht.nl/thematisch-beleid/wonen/afspraken-sociaal-huren/>.

Gemeente Utrecht. 'Stadsakkoord Wonen', September 2019.

'Gemeente Utrecht. 'Woonbeleid Omgevingsvisie'. Accessed 8 May 2023.

<https://omgevingsvisie.utrecht.nl/thematisch-beleid/wonen/>.

⁵⁸ 'Gemeente Utrecht. 'Afspraken Sociaal Huren - Omgevingsvisie', 2020.

<https://omgevingsvisie.utrecht.nl/thematisch-beleid/wonen/afspraken-sociaal-huren/>.

Gemeente Utrecht. 'Stadsakkoord Wonen', September 2019.

'Gemeente Utrecht. 'Woonbeleid Omgevingsvisie'. Accessed 8 May 2023.

<https://omgevingsvisie.utrecht.nl/thematisch-beleid/wonen/>.

⁵⁹ Gemeente Utrecht. 'Beleid Voor Woningsplitsing En Omzetting - Omgevingsvisie'. Accessed 8 May 2023.

<https://omgevingsvisie.utrecht.nl/thematisch-beleid/woningsplitsing-en-omzetting/>.

⁶⁰ 'Hoe de Groei van Studenten Op de Huisvesting van de UU Drukt | DUB'. Accessed 8 May 2023.

<https://dub.uu.nl/nl/analyse/hoede-groei-van-studenten-op-de-huisvesting-van-de-uu-drukt>.

focus is upon stable long-term growth of the housing stock, however this results in a troubling atmosphere for current students.⁶¹ This may be due to the commitment to transformation of existing stock to improve the energy label; in this regard Utrecht is doing well in the modification of its housing stock to ensure long-term energy efficiency.⁶² SSH provides about 10,000 dwellings in Utrecht, the indicated waiting time for one of their apartments is 2 years just outside Utrecht and 3 to 5 years inside Utrecht. The fact is that such waiting times mean that student accommodation may become even more inaccessible in coming years.⁶³

14.4 Utrecht Summary

Affordability: 16th (AfS: 14.2)

Adequacy: 14th (AqS: 10.0)

Accessibility: Very poor - Pressure is high and finding accommodation is extremely difficult.

Policy direction: Struggling with housing shortages since at least 2019. Plans to develop 48,000 new properties whilst encouraging a stream of higher-income residents away from the cheapest housing stock so there is affordable housing for those with the lowest incomes. The total number of students at UU has grown dramatically in the past two years, from 33,344 to 37,986.⁶⁴ This was clearly unexpected at policy level and points towards a breakdown of communication between the relevant parties. To some extent growth is necessary to ensure that University education remains accessible, however growth to this extent is clearly problematic considering the issues Utrecht is already facing.

Silver lining: *"Oh my god, Utrecht is so pretty!"*

Middle of the pack:

The following 8 cities were particularly difficult to objectively split apart into a cohesive ranking. The average rent for these cities fell into a similar band, between €440 and €460 a month on average, weighted for accommodation type, and the cities were broadly relatively accessible compared to the bottom 5. The exceptions are Leiden and Den Bosch, which remain very difficult, rather than simply difficult, to find accommodation in.

⁶¹ University Utrecht. 'Herijkte Vastgoedstrategie Universiteit Utrecht', October 2021.

https://students.uu.nl/sites/default/files/publieksversie_herijking_shp21_oktober21.pdf.

⁶² University Utrecht. 'Herijkte Vastgoedstrategie Universiteit Utrecht', October 2021. p. 6, 3.3.

https://students.uu.nl/sites/default/files/publieksversie_herijking_shp21_oktober21.pdf.

⁶³ SSHx. 'Utrecht'. Accessed 8 May 2023. <https://www.sshxl.nl/nl/steden/utrecht>.

⁶⁴ Isabella Hesselink. 'Hoe de Groei van Studenten Op de Huisvesting van de UU Drukt | DUB'. Accessed 8 May 2023. <https://dub.uu.nl/nl/analyse/hoede-groei-van-studenten-op-de-huisvesting-van-de-uu-drukt>.

13 Den Bosch

13.1 General information

's-Hertogenbosch (des Hertogen bosch, the duke's forest)⁶⁵ is a city better known for ancient architecture such as the Saint John's cathedral dating to 1220 and the ramparts which surround the city than it is for students - with only 5877 students making up a measly 3.75% of the population. Den Bosch is part of a group of 4 cities in this list with a population between 100,000 and 200,000 with a student population of around 5%, although Den Bosch is uniquely the smallest student city in this regard. As a result of this Den Bosch has a relatively strange distribution of accommodation types which makes it seem very expensive at first glance. However, if you are able to find a student room then they are some of the most affordable in the whole of the Netherlands. Overall, Den Bosch sits 8th in terms of affordability but because of the number of students in the city and the relative difficulty in finding accommodation, this report argues that for *students* Den Bosch is out-performed by the cities in this section that, while they perform slightly worse in terms of affordability metrics overall, are more accessible and are more student oriented than Den Bosch.

13.2 Housing specific by type

Each month a student room in Den Bosch cost €380 a month, the third lowest figure per month across the country along with Zwolle and Eindhoven. However, only 45% of all accommodation in Den Bosch are student rooms, whilst 18% are studios and 37% are apartments. This strata of accommodation includes the 3rd fewest number of student rooms in the Netherlands behind Den Haag and Leeuwarden. Similarly to Den Haag, Den Bosch has relatively expensive studios and apartments. This is likely due to increased competition in the market overall for apartments in these cities. Den Bosch has a unique reason for having such expensive studios - they're massive! The average studio in Den Bosch is 35m², thus making the studios in Den Bosch the most affordable per square metre in the Netherlands. However, due to the fact that a studio would set you back €610 a month in Den Bosch, as well as an apartment costing around €705 a month, Den Bosch is not a particularly affordable city for more than half of the students that live there.⁶⁶ Den Bosch deserves some praise for the relative affordability of its student rooms.

13.3 Policy Development

Much of the policy surrounding housing and spatial planning in Brabant occurs at the provincial level, rather than being done by the municipal council like some of the other

⁶⁵ Shrek is a story about the founding of Den Bosch and you can't convince me otherwise.

⁶⁶ Students that share an apartment with a significant other can expect to pay €380, although this is not something taken into account in the ranking as students can not be expected to have a significant other only to be able to afford housing costs.

cities in this list. Brabant as a whole is looking at expanding housing capacity. Den Bosch banned buy-to-let from the middle of 2022, which is intended to protect low and middle-income properties to *buy*, though this has the knock on effect of reducing availability of properties on the rental market and limiting the options students have.⁶⁷ Part of a long-term strategy that may benefit everyone in the long term, although that remains to be seen, it is a strategy that negatively impacts the student experience in Den Bosch in the short term. This does not include property that was once used as office space, which means that there are possibilities for transforming this kind of property into student rooms at a later date. The rules for 2022, on housing were based on the laws re-written in 2014 and modified in 2021. The policy here is in line with the national policy surrounding housing.⁶⁸ At a provincial level the goal is greater production, regeneration and future-proofing of existing property.⁶⁹ This was the driving force behind changes in Den Bosch also, with the rules in place from 2017-2018 also valid for 2022.

The production over the coming years for Den Bosch can be found in the North-east Brabant area policy planning, where multiple municipal organs have chosen to organise production across all of the province rather than at a local level for a more cohesive living climate. At the start of 2022 Den Bosch itself accounted for 74,218 of the total housing stock, with another 11,120 properties planned in the city itself.⁷⁰ There is limited mention of what will be done for students, with the planning indicating that it will broadly attempt to follow agreements made in the national student housing action plan (LAP/LAS 2022-2030).⁷¹ Den Bosch has identified that the resources available to students in 2022 were not sufficient to help protect them from threats such as scammers and so-called rogue landlords.⁷²

13.4 Den Bosch summary

Affordability: 8th (A/S: 8.9)

⁶⁷ 'Gemeente 's-Hertogenbosch. 'Opkoopbescherming'. Accessed 8 May 2023.

<https://www.s-hertogenbosch.nl/inwoner/bouwen-en-wonen/huur-of-koopwoning/opkoopbescherming>.

⁶⁸ 's-Hertogenbosch. 'Huisvestingsverordening 's-Hertogenbosch 2021'. Regeling. Accessed 8 May 2023.

<https://lokaleregelgeving.overheid.nl/CVDR663057/1>.

⁶⁹ Noord-Brabant. 'Brabantse Agenda Wonen'. Accessed 8 May 2023.

<https://www.brabant.nl:443/onderwerpen/ruimtelijke-ontwikkeling/bevolking-en-wonen/wonen-in-brabant/programma-wonen>.

⁷⁰ Housing Covenant Noordoost-Brabant. 'Regionale Woondeal Noordoost-Brabant', 9 March 2023.

<https://www.rnob.nl/programmas/wonen>. p. 8.

⁷¹ Housing Covenant Noordoost-Brabant. 'Regionale Woondeal Noordoost-Brabant', 9 March 2023.

<https://www.rnob.nl/programmas/wonen>. pp. 17-18.

⁷² 'Dtv Nieuws - Gemeente Den Bosch wil betere voorlichting huurdersrecht en huurgeschillen voor studenten'. Accessed 8 May 2023.

<https://dtnieuws.nl/nieuws/artikel/gemeente-den-bosch-wil-betere-voorlichting-huurdersrecht-en-huurgeschillen-voor-studenten>.

Adequacy: 4th (AqS: 7)

Accessibility: Limited - pressure is high and the flow of students through accommodation is limited.

Policy direction: Much of the policy in Brabant is executed at regional rather than municipal level, following this the policy here is similar in its protection of property for the housing market over additional rental properties. Expansion of the housing stock is planned, to the tune of 11,120 new dwellings, although the only commitment to student housing refers back to agreements made in the national action plan 2022-2030.

Silver lining: *"DONKEY, THIS IS MY SWAMP!"*

12 Eindhoven

12.1 General Information

Eindhoven, well known globally as the city of Phillips, has managed a respectable 12th place on this list. In terms of affordability metrics it sits in 13th position, whilst in terms of dwelling distribution and value for money it sits in a lowly 16th place. Eindhoven is the 4th largest city on this list and is home to around 35700 students, of which 18700 live independently, making up 7.86% of the population of Eindhoven. Despite the metrics indicating poor performance in terms of student accommodation in Eindhoven, the absolute data indicates that it is only going poorly comparatively rather than in absolute terms. Finding accommodation in Eindhoven, like the rest of the Netherlands, is difficult, although the pressure on student housing in particular is slightly above average. Accessibility requires some work and will be explored further when we address policy direction.

12.2 Housing specific by type

As a larger city, prices are influenced more by greater competition for accommodation. However, the average weighted rent in Eindhoven comes to €457 a month, similar to the other cities in the middle band, whilst 55% of the 18700 students in the city live in a student room, which is also middle of the pack. Once again, Eindhoven sits comfortably in the bottom half of the affordability metrics, reflected by a score of 11.3, although the situation is distinctly better than in the cities which find themselves in the bottom 5. Eindhoven's student rooms cost a bargain €380 a month, comparable to some of the cheapest student rooms in the Netherlands, which is commendable. However, Eindhoven's studios push up the weighted rent, with 25% of students renting a studio at an average of €570 per month. The higher proportion of students in student rooms and slightly cheaper studio rents than Den Bosch have taken the 12th position in this list from its neighbour in North Brabant.

12.3 Eindhoven Policy direction

To begin with the LSVb would like to commend Gemeente Eindhoven on the comprehensive landing page with a set of FAQs for incoming students.⁷³ Eindhoven, like Den Bosch, falls under the planning area of Brabant as a whole. Eindhoven has plans to increase the capacity of the municipality itself by 21,375 by 2030. Eindhoven recognises the need for student housing and therefore wants to make student rooms more widely available, as well as allowing for dwellings to be split between multiple people.⁷⁴ This is limited to particular areas of Eindhoven, as the municipal policy wants to limit further pressure on those areas of Eindhoven that they have decided are too pressured to allow for more dwellings. Properties in these areas will not receive licensing for splitting or room rental.⁷⁵ The rules established in 2022 mean that there is a 30 metre rule for new student housing: apart from in Eindhoven centre no new student houses can be established.⁷⁶

Students are able to form a household if they are friends, although this is up to a maximum of two students in a single shared dwelling. Students are also allowed to rent a single room as a part of somebody else's household as long as they have occupied that dwelling for at least a year.⁷⁷ Outside of these cases, groups of students will need to request a licence to make use of housing stock in Eindhoven. This fairly limited restriction does allow some room to manoeuvre for students as living with a family, for example, is possible, as well as making apartments more accessible to split between students. This is reflected in the relatively balanced proportion of students between student rooms, studios and apartments in Eindhoven. Requesting a licence costs €345 in Eindhoven, which is relatively cheap in comparison to other cities, meaning it is relatively more accessible.

Whether the current plans will be able to keep up with housing needs if current levels of growth continues remains to be seen.⁷⁸ This will need to be monitored in future reports as pressure on the housing stock in Eindhoven could increase which would reduce accessibility for incoming students.

⁷³ Gemeente Eindhoven. 'Woonruimte voor studenten'. Overheid:webpagina. Accessed 8 May 2023.

⁷⁴ Gemeente Eindhoven. 'Beleidsregels kamerbewoning en woningsplitsing Eindhoven 2020'. Regeling. Accessed 8 May 2023. <https://lokaleregelgeving.overheid.nl/CVDR640451>.

⁷⁵ Gemeente Eindhoven. 'Kamerverhuur'. Overheid:productbeschrijving. Accessed 8 May 2023. <https://www.eindhoven.nl/stad-en-wonen/wonen/huren-en-verhuren-in-eindhoven/kamerverhuur>.

⁷⁶ Gemeente Eindhoven. 'Woningsplitsing'. Overheid:webpagina. Accessed 8 May 2023. <https://www.eindhoven.nl/stad-en-wonen/wonen/woningsplitsing>.

⁷⁷ Gemeente Eindhoven. 'Kamerverhuur'. Overheid:productbeschrijving. Accessed 8 May 2023. <https://www.eindhoven.nl/stad-en-wonen/wonen/huren-en-verhuren-in-eindhoven/kamerverhuur>.

⁷⁸ Cursor. 'Waar ligt de grens van groei voor Eindhoven?' This is news at TU/e, 3 February 2023. <https://www.cursor.tue.nl/nieuws/2023/februari/week-1/waar-ligt-de-grens-van-groei-voor-eindhoven/>.

12.4 Eindhoven summary

Affordability: 13th (AfS: 11.3)

Adequacy: 16th (AqS:11.30)

Accessibility: Poor - pressure is slightly higher than expected and the flow of students is limited.

Policy direction: Standard rules apply for acquiring a licence for student housing. Plans to increase housing stock by around 20,000 dwellings by 2030. It is unclear at this point in time whether that will be able to cope with the expected growth of the city of Eindhoven.

Silver lining: At least student accommodation will be repaired quickly here, right? *Right??*
What do you mean they don't have any screwdrivers?

11 Groningen

11.1 General information

In 11th place we have the first of the two northern cities - Groningen. Groningen is a city indisputably dominated by students - with 63583 students making up around a quarter of the total population of around 235,000. Of those 63583, 42270 of those students live independently, making up 18% of the population - proportionally the third most in the Netherlands. Groningen finds itself in 11th place. Groningen is 12th overall in terms of affordability with a score of 10.5 and 9th overall in terms of room size and distribution of type. The weighted rent in Groningen comes out to €459 per month. Finding accommodation in Groningen appears to be difficult, although in the previous year the housing market has found a more stable flow compared to what it was in 2021 - a positive for incoming students. Groningen's position in the north also means that there is ample room for further development of accommodation, particularly campus accommodation and buildings specifically targeted towards student living. This potential for expansion will hopefully see Groningen perform better than mid-table in 2023s version of this report, although structural housing change occurs at a snail's pace.

11.2 Housing specific by type

Around 60% of Groningen's students live in student houses, a healthy proportion of students who paid around €410 a month for their accommodation. Groningen's student rooms are average when it comes to size and proportion of student rooms, coming 7th and 8th in these metrics respectively. A studio in Groningen is rather more expensive, with an average price point of €550 paid by students, while an apartment would set you back around €735 a month. The average price point of €550 for a studio ranks at 6th highest in the Netherlands. Groningen must ensure that the price point of student rooms does not begin trickling upwards towards the value of studios as it would mean

the acquisition of accommodation for young students would be particularly expensive, especially if students under 21 are only able to find accommodation in studios rather than a student room.

11.3 Groningen Policy direction

The housing programme 2022 of Groningen did not mention students, which is surprising considering the large proportion of students in the city, although this may be because the housing is managed by other corporations and organisations.⁷⁹ Population growth in Groningen was expected to increase by around 7000 residents up until 2023, and the same again by 2028.⁸⁰ Groningen policy makers have noted that pressure in the to-buy housing market, although that is across the entire province rather than the city of Groningen alone.⁸¹

In the budget planning for 2022 the need for more housing is identified.⁸² This will be realised by more campus accommodation as well as more “flex” accommodation in the short term, in other words more container accommodation around the city. The city itself is focused on preparing sufficient terrain on which to expand housing stock. There are plans to build between 2000 and 2600 further dwellings in the Reitdiepzone.⁸³ New student rooms or apartments require a rental licence from the municipality, in 2022 this would cost €365.82 to request. This includes office space that could be rebuilt into apartments or studios.⁸⁴ At the provincial level there are plans to increase housing capacity by 20,000 in Groningen.⁸⁵ Overall the steps taken in Gemeente Groningen show positive signs. At a policy level there is a lot being done to assist students; issues that face students have been taken seriously. However, housing shortages remain and further steps, such as the test of home sharing and room rentals, remain necessary to

⁷⁹ Gemeente Groningen. ‘Huisvestingsverordening 2022’. Regeling. Accessed 8 May 2023.

<https://lokaleregelgeving.overheid.nl/CVDR673372>.

⁸⁰ Document. ‘Woonvisie gemeente Groningen’, June 2020, 46. <https://gemeente.groningen.nl/woonvisie>.

⁸¹ Centraal Bureau voor de Statistiek. ‘2. Kernbevindingen’. Webpagina. Centraal Bureau voor de Statistiek, 28 February 2023.

<https://www.cbs.nl/nl-nl/longread/aanvullende-statistische-diensten/2023/woningmarktontwikkelingen-rondom-het-groningenveld-resultatenrapport/2-kernbevindingen>.

⁸² Gemeente Groningen. ‘Ontwerpbegroting 2022’. Accessed 8 May 2023.

<https://gemeente.groningen.nl/sites/groningen/files/2022-03/Begroting-2022.pdf>.

⁸³ Gemeente Groningen. ‘Ontwerpbegroting 2022’. Accessed 8 May 2023.

<https://gemeente.groningen.nl/sites/groningen/files/2022-03/Begroting-2022.pdf> p. 243.

⁸⁴ Gemeente Groningen. ‘Ontwerpbegroting 2022’. Accessed 8 May 2023.

<https://gemeente.groningen.nl/sites/groningen/files/2022-03/Begroting-2022.pdf> p. 254.

⁸⁵ Provincial Government Groningen. ‘Provincie Groningen krijgt er komende jaren 28.500 nieuwe woningen bij’, 5 October 2022.

<https://www.provinciegroningen.nl/actueel/nieuws/nieuwsartikel/provincie-groningen-krijgt-er-komende-jaren-28500-nieuwe-woningen-bij/>.

make sure that this progress continues, considering that the University grew by around 2,000 enrolments since 2020.^{86 87}

The Gemeente Groningen deserves praise for creating the reporting point created for “ongewenst verhuurgedrag” (Improper landlordship) as this provides a local data collection point for the impact of landlord behaviour toward students (and poor landlordship in general).⁸⁸

11.4 Groningen summary

Affordability: 12th (A_fS: 10.5)

Adequacy: 9th (A_qS: 9.0)

Accessibility: Poor - finding accommodation is problematic and the flow of students through student accommodation is restricted.

Policy direction: Focused on expanding the housing stock overall. Pressure has reduced on the to-buy market but the to-let market is still relatively inaccessible for students.

Policy direction appears positive in reaction to a difficult period.

Silver lining: *Er gaat niets boven Groningen*

10 Leiden

10.1 General information

Home to 38,400 full time students of which 19,500 live independently, Leiden is the second of the *student dominated cities* on this list, with 16% of the total 125,000 residents being students that live independently, whilst there are around 38440 students that live in Leiden. An average month will see you pay €453 for accommodation in Leiden, whose students reported an average budget of €930 per month. Studiekeuze123 reports that finding accommodation in Leiden is very difficult whilst the LMS 2022 indicates that pressure is high. The average rent in Leiden for a student would have set you back €453 a month, meaning that it sits in 8th place for this figure. This is relatively surprising considering its position in the Netherlands between the largest cities, managing an affordability score of 9.6. Leiden is doing well in this

⁸⁶ Gemeente Groningen. 'Voorwaarden Voor Kamerverhuur'. Accessed 9 May 2023.

<https://gemeente.groningen.nl/voorwaarden-voor-kamerverhuur>.

⁸⁷ University of Groningen. 'Limited Growth in the Number of UG Students'. University of Groningen, 4 November 2021. <https://www.rug.nl/news/2021/11/beperkte-groei-aantal-rug-studenten>.

———. 'Limited Growth in the Number of UG Students'. University of Groningen, 4 November 2021.

<https://www.rug.nl/news/2021/11/beperkte-groei-aantal-rug-studenten>.

⁸⁸ Gemeente Groningen. 'Beleid Jongerenhuisvesting'. Accessed 9 May 2023.

<https://gemeente.groningen.nl/beleid-jongerenhuisvesting>.

———. 'Voorwaarden Voor Kamerverhuur'. Accessed 9 May 2023.

<https://gemeente.groningen.nl/voorwaarden-voor-kamerverhuur>.

regard considering how many students it is necessary for the city to house (15% of its population) and the size of the city - on average €50 a month less than Maastricht despite a higher level of pressure and a relatively similar number of students looking for accommodation. It is for this reason that Leiden has managed to jump its way into 10th place.

10.2 Housing by type

Leiden has a relatively normal proportion of accommodation across the three accommodation types for the Netherlands. More than half of the accommodation available is a student room and another 22% are studios. The average student room would have set you back €415 a month and the average studio €475. It is for this reason that Leiden has managed to sneak ahead of Den Bosch, Eindhoven and Tilburg. An apartment in Leiden was fairly middle of the pack at €770 (€385) per month and accounted for a further 21% of dwellings.

10.3 Policy direction

In November 2019 the local municipal court installed the action agenda of 2020-2023, under which falls the living agenda for the period 2020-2023.⁸⁹ Leiden's planned new-build monitor is a very useful step in the management and control of city areas with increased housing demand. This provides a clear pathway towards data collection at the local level which can help steer housing governance.⁹⁰

The clarity around the housing situation in Leiden, informed by predictions made in 2017 identified that the trends at the time would lead to a shortage of housing of around 2,600 to 2,700 dwellings.⁹¹ Leiden municipality has ensured that there were year on year increases to the student housing stock, with 607 dwellings created in 2019, 198 in 2020 at the same location; and a further 1283 planned for completion between 2022 and 2023.⁹² Student dwellings were given a significant portion of the agenda in Leiden and this has resulted in Leiden outperforming its neighbours in 2022 from what the LSVb can see statistically in terms of student dwellings. These dwellings are on top of the regular stock that Leiden municipality planned on increasing by 8,180 new

⁸⁹ Gemeente Leiden. 'Stedelijke Ontwikkeling | Programmabegroting 2023'. Accessed 9 May 2023. <https://programmabegroting.leiden.nl/beleidsbegroting/programmabegroting/stedelijke-ontwikkeling>.

⁹⁰ Gemeente Leiden. 'Uitvoeringsagenda Wonen Leiden 2020-2023', 2020. <http://palleiden.nl/wp-content/uploads/2019/08/2019-08-15-190329-Uitvoeringsagenda-Wonen-Leiden-2020-2023.pdf>.

⁹¹ Gemeente Leiden. 'Uitvoeringsagenda Wonen Leiden 2020-2023', 2020. <http://palleiden.nl/wp-content/uploads/2019/08/2019-08-15-190329-Uitvoeringsagenda-Wonen-Leiden-2020-2023.pdf>. p. 23.

⁹² Gemeente Leiden. 'Uitvoeringsagenda Wonen Leiden 2020-2023', 2020. <http://palleiden.nl/wp-content/uploads/2019/08/2019-08-15-190329-Uitvoeringsagenda-Wonen-Leiden-2020-2023.pdf>. p. 23.

properties. 60 percent of which were to be designated as rental properties. The total completed dwellings at the beginning of 2022 was 831; with 1,045 expected to be completed by the end of 2022.⁹³ To meet the goals initially set in 2019 increased production is necessary, although the fact that Leiden has set up these critical organs to monitor the housing situation so precisely is commendable.

You need a licence to create student rooms, this is to the tune of €900,67. Leiden reasons that further licensing is not necessary at the current time.⁹⁴ This may soon change, however, as the court in the Hague ruled against the rejection of a licence of modification of property use out of hand, as was the case in Leidse policy.⁹⁵ In principle, removal of this policy allows for, in principle, the creation of further student rooms, although there is no guarantee that it will actually occur.

10.4 Leiden Summary

Affordability: 10th (*AfS*: 9.6)

Adequacy: 15th (*AqS*: 10.9)

Accessibility: Very poor - the flow of students through the existing stock is somewhat limited, finding accommodation is particularly difficult.

Policy direction: Leiden's data collection and insight into student housing is clear and concise. The student housing monitor that was set up in Leiden provides further insight and ability to ensure accountability in that policy plans are realised. It costs €900 to pay for a licence to create rooms from existing property.

Silver lining: The city of Leiden is located smack-bang in the middle of the Randstad - the perfect place if you're too indecisive to choose between Amsterdam, Rotterdam and The Hague but don't want to sell your firstborn child to pay rent.

9 Tilburg

9.1 General information

In Tilburg we have the third Brabants city on this list in the last 4 cities - potentially indicating that affordability and policy direction is also in the hands of the provinces rather than the municipalities alone, although that is certainly something that requires further analysis when it comes to student accommodation. By the affordability metrics used in this report, Tilburg is the 11th most affordable city in the Netherlands and in terms of value for money and distribution of accommodation by type it sits in 11th

⁹³ Rapportage Woningbouwmonitor Gemeente Leiden Meting 2022-1', 1 July 2022.

⁹⁴ Leiden, 'Samenvoegen, omzetten en onttrekken woonruimte', productbeschrijving (Leiden), accessed 17 April 2023, <https://gemeente.leiden.nl/inwoners-en-ondernemers/wonen-en-bouwen/wonen/vergunningen-wonen/samenvoegen-omzetten-en-onttrekken-woonruimte/>.

⁹⁵ ECLI:NL:RBDHA:2022:13797, Rechtbank Den Haag, SGR 21/2175, No. ECLI:NL:RBDHA:2022:13797 (Rb. Den Haag 21 December 2022).

place. Another relatively large city by Dutch standards with a population of 224,450, students that live independently make up 8% of the population - of the 31491 students in Tilburg, 17979 live independently. These students pay an average weighted rent of €444 a month.

9.1 Housing specific by type

When we dive into the data in Tilburg we see that the cost for a student room is on the lower end, in fact a student room here would have set you back €385 a month in 2022 - and if this were the only kind of accommodation available it would have landed a 6th place finish, but it accounts for 55% of the accommodation in Tilburg. Studios account for 25% of the accommodation and the average cost of a studio each month was €530, slightly above the average for a studio and 11th in this metric.

9.3 Policy direction

Creating more student rooms from current stock requires a licence, with no new rooms allowed within 25 or 50 metres of existing student rooms, depending on the location in the city.⁹⁶ The locations are clearly displayed on a map of where it is and is not possible in Tilburg.⁹⁷ Policy planning is counting on there being 8,095 properties built in Tilburg by 2028.⁹⁸ The necessary addition per year to meet this goal is around 880 dwellings per year, although currently only 5,000 have set in stone plans. There is no mention in the Tilburg policy direction of the split between types of property, although the LAP identifies that between 300 and 400 need to be built each year to keep up with the increase in student demand.⁹⁹

9.4 Tilburg summary

Affordability: 11th (*AfS*: 9.9)

Adequacy: 11th (*AqS*: 9.29)

Accessibility: Limited, finding an accommodation is relatively difficult and the flow of students through accommodation is somewhat restricted.

⁹⁶ Gemeente Tilburg. 'Kamerverhuur'. Gemeente Tilburg. Accessed 9 May 2023.

<https://www.tilburg.nl/inwoners/vergunningen/kamerverhuur/>.

⁹⁷ 'ArcGIS Web Application'. Accessed 9 May 2023.

<https://geo.tilburg.nl/portal/apps/webappviewer/index.html?id=8d4e9d88cce440ba8a47b5a9b40a1342>

⁹⁸ Provincie Noord-Brabant, 'Brabantse Agenda Wonen', September 2017,

<https://www.brabant.nl:443/onderwerpen/ruimtelijke-ontwikkeling/bevolking-en-wonen/wonen-in-brabant/programma-wonen>.

⁹⁹ Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 'Landelijk Actieplan Studentenhuisvesting 2022 tot 2030', Landelijk Actieplan Studentenhuisvesting (Netherlands: Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 7 September 2022),

<https://www.rijksoverheid.nl/documenten/rapporten/2022/09/07/landelijk-actieplan-studentenhuisvesting-2022-2030>. p. 37.

Policy direction: Requesting a licence for transforming property is limited. There are plans to expand housing, though it is unclear within Tilburg's policy planning how many of these are for students.

Silver lining: Tilburgse Kermis.¹⁰⁰

8 Breda

8.1 General information

We've done it. We're past the half-way point. And for some reason, we're still in North Brabant. The final Brabantse city on this list is home to 184,702 inhabitants, of which 20,106 are students; 10,934 live independently which makes up 5.92% of the population. Breda is similar to Den Haag in this aspect, although on a slightly smaller scale overall. The average rent weighted for accommodation type was €446, finding a room was relatively difficult, with an expected wait time of 2-4 months and pressure was above average, meaning that the flow of students into accommodation is more than the figure leaving their accommodation.

8.2 Housing specific by type

63% of Bredas students live in student rooms, whilst only 19% live in studios. This is a healthy proportion and why Breda has managed to edge out its neighbour Tilburg. Overall in terms of affordability, despite the average student room being more expensive, the greater proportion of studios at a higher price point in Tilburg has allowed Breda to sneak past, into 8th place in an otherwise very close Brabantse derby. Interesting to note is that Breda performs especially well when we examine the distribution of dwelling types and size of the dwellings - possessing the joint 4th largest student rooms and joint 3rd largest studios on average. This is more likely the result of historical city planning in Breda than recent policy direction - but it sure does make for comfortable living.

8.3 Policy direction

The plan in Breda is to at minimum expand housing by 6,000 dwellings, and to ensure that there are concrete plans to do so. Of those 1,800 are to buy or to let in the middle income bracket, This leaves 4,200 dwellings that could be used for student housing, although this was not clear from the available documentation.¹⁰¹ The LAS 2022-2030 has identified that cities of a similar student population size to Breda will need to add at least 300 and up to 400 student dwellings per year to keep up with the expected growth

¹⁰⁰ De Tilburgse Kermis. 'Dé officiële Tilburgse Kermis website - 10 Dagen feest'. Accessed 9 May 2023. <https://detilburgsekermis.nl/>.

¹⁰¹ 'Begroting 2022 - Duurzaam wonen in Breda', accessed 17 April 2023, <https://www.hetgeldvanbreda.nl/begroting-2022/programma/duurzaam-wonen-in-breda>.

of students.¹⁰² Student accommodation was not referenced in the budget announcement for Breda, although it notes that in previous years investments had been made in social housing corporations due to the decentralisation of educational accommodation.¹⁰³

8.4 Breda Summary

Affordability: 9th (Afs: 9.0)

Adequacy: 2nd (AqS: 6.0)

Accessibility: Limited - the pressure on the market is high and the stream of students through accommodation is limited.

Policy direction: It is unclear what exactly the plan is as regards student housing in Breda at a policy level.

Silver lining: We're finally near the end of this list.

7 Delft

7.1 General information

The city of Delft ranks 7th on this list - missing out on the top 5 but the housing situation in 2022 was generally quite good. A weighted rent of €441 a month is one of the top five most affordable, a particularly impressive feat considering its position in the Randstad - squeezed between Rotterdam and the Hague. In the two larger cities the rent for a student room was €80 and €85 more expensive respectively; furthermore a studio was €100 and €55 cheaper in Delft. Delft is home to 18950 students, with 30375 students enrolled at the various institutions in the city. 18.12% of the 104,572 residents of Delft were students. Housing is relatively tricky to come by, with a slightly higher than average pressure rating and an indication from Studiekeuze123 that acquisition of accommodation is difficult. As regards the room sizes Delft is nothing spectacular, averaging 10th across those metrics.

7.2 Housing specific by type

Student rooms are very well represented in Delft, 64% of the housing stock occupied by students were that kind of accommodation, another quarter consists of studios, and the remaining 11% made up of apartments. If we are to consider a higher proportion of student rooms to be beneficial then Delft performs extremely well in this regard. This may be in part influenced by the sheer number of students in comparison to the overall

¹⁰² Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 'Landelijk Actieplan Studentenhuisvesting 2022 tot 2030', Landelijk Actieplan Studentenhuisvesting (Netherlands: Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 7 September 2022), <https://www.rijksoverheid.nl/documenten/rapporten/2022/09/07/landelijk-actieplan-studentenhuisvesting-2022-2030>.

¹⁰³ Gemeente Breda, 'Begroting 2022 - Duurzaam wonen in Breda', accessed 17 April 2023, <https://www.hetgeldvanbreda.nl/begroting-2022/programma/duurzaam-wonen-in-breda>.

population - one potential resulting factor here is that students may tend to move away from Delft to one of the larger surrounding cities on completion of their studies. A student room cost €425 whilst a studio cost €455 per month - expensive for a student room and relatively cheap for a studio.

7.3 Policy direction

Delft wants to save as many dwellings as possible for families, therefore only in particular situations is it possible to request a housing licence. It is not necessary to request a licence to split a dwelling, or in the case of a spare room, although the real life use case scenarios of these two are unknown. Requesting a housing licence costs €1.592,95 in Delft.¹⁰⁴

Delft University is looking at expanding to 40,000 students by 2030 - therefore the housing stock in Delft will need to keep up with this challenge.¹⁰⁵ As a part of Haaglanden, construction in Gemeente Delft will account for a part of the 75,000 new buildings in the region planned for 2030, however it is unclear how many of these will be in Delft specifically.¹⁰⁶ The relevant information for Delft can be found in the *Omgevingsvisie*.¹⁰⁷ There are plans to build 1,000 dwellings on the TU Campus itself, although it also suggests that some of these should not be student dwellings to improve links between the city and the campus..¹⁰⁸ In the same report we see that Delft views an increase of 15,000 dwellings necessary by 2040, or an increase of 30% of its own capacity.¹⁰⁹

7.4 Delft summary

Affordability: 7th (AfS: 8.7)

Adequacy: 10th (AqS: 9.14)

Accessibility: Limited - the flow of students through accommodation is restricted and finding accommodation is tricky.

Policy direction: There are plans to expand the campus at Delft University, as well as add some housing stock for students across the city itself, although the total numbers in

¹⁰⁴ 'Omzettingsvergunning Kamerverhuur | Gemeente Delft', accessed 18 April 2023, <https://www.delft.nl/wonen/wonen-delft/huren-en-kopen/omzettingsvergunning-kamerverhuur>.

¹⁰⁵ 'TU Delft wants to grow to 40 thousand students', accessed 18 April 2023, <https://www.delta.tudelft.nl/article/tu-delft-wants-grow-40-thousand-students>.

¹⁰⁶ 'Haaglanden Gaat Voor 75.000 Woningen | Gemeente Delft', accessed 18 April 2023, <https://www.delft.nl/nieuws/haaglanden-gaat-voor-75000-woningen>.

¹⁰⁷ W.J. Daggenvoorde, S. Zondervan, and J.J. Verhoeven, 'Omgevingsvisie Delft' (Delft: Gemeente Delft), accessed 18 April 2023, <https://delft.raadsinformatie.nl/document/10134903/1>.

¹⁰⁸ W.J. Daggenvoorde, S. Zondervan, and J.J. Verhoeven, 'Omgevingsvisie Delft' (Delft: Gemeente Delft), accessed 18 April 2023, <https://delft.raadsinformatie.nl/document/10134903/1>. p. VIII.

¹⁰⁹ W.J. Daggenvoorde, S. Zondervan, and J.J. Verhoeven, 'Omgevingsvisie Delft' (Delft: Gemeente Delft), accessed 18 April 2023, <https://delft.raadsinformatie.nl/document/10134903/1>. Point 6.1.

the *Omgevingsvisie* are limited to 1,000 dwellings on campus. The numbers for the city itself are unknown.

Silver lining: If you like pottery then have I got news for you...

6 Arnhem

6.1 General information

Arnhem is home to 11,700 students, the fewest in the Netherlands; 10,000 of those live independently, which makes up 6.23% of the Arnhem population. Arnhem's students live in relative comfort - with an average area of 20m² for student rooms and 28m² for studios. The relative-stress indicator on the Arnhem market advises us that the flow of new students through the existing accommodation is balanced, reflected in the average prices paid by students living in Arnhem. As Arnhem finds itself outside the Randstad there is naturally less competition on the housing market in general, paired with the fact that there are fewer students proportional to the size of the city than some of the other cities in the Netherlands, Arnhem municipality has less to do than some other municipalities in terms of coordination of resources.

6.2 Housing specific by type

A student with shared facilities could expect to pay €410 per month, although weighted for all types of accommodation students in Arnhem pay €533 per month. This difference is due to the relatively high number of students living in apartments or accommodation where rent is on average €745 per month. When the average reported budget spend in Arnhem is compared to other cities it becomes clear that the average reported budget is higher compared to a relatively lower rent, thus appearing to be very affordable for students, whilst in reality Arnhem does not differ much from other similarly sized cities. For example average rents paid in Nijmegen, a similarly sized city, the average rent weighted for incidence of the type of dwelling is around €80 per month cheaper.

Student housing in Arnhem appears to be in a relatively healthy state where not much change is necessary to keep a balance between the flow of incoming and outgoing students, the proportion of accommodation with shared facilities is relatively high and the accommodation is relatively affordable. Naturally, this is dependent on stable growth in student numbers - although Arnhem's placement, size and student population size in comparison to the total number of residents makes it an ideal location for campus accommodation. If growth does occur it is important that Arnhem addresses the growth both during the intake period as well as the redistributive period where first year students are required to acquire more permanent accommodation in the form of a student room or studio, in place of fixed-contract university supplied accommodation.

6.3 Policy direction

There is limited creation of rooms or apartments from housing to protect neighbourhoods, to request a licence it costs €819 in Arnhem.¹¹⁰ In general the housing policy in Arnhem is in line with the goals stated in the LAP.¹¹¹ Available policy documentation is limited for Arnhem so it is difficult to see exactly what the plans are. Arguably, if nothing is going wrong then it is unlikely that policy would identify it as problematic and in need of a fix, which may explain the dearth of documentation in this case.

6.4 Arnhem Summary

Affordability: 6th (Afs: 8.10)

Adequacy: 3rd (AqS: 6.71)

Accessibility: Limited - finding accommodation is difficult but the flow of students is relatively even.

Policy direction: Not much interesting of note, you need to ask the municipality if you want to create student rooms, the flow of students is even, even if it's relatively tricky to find accommodation.

Silver lining: We don't need this any more!! These cities are doing pretty well all things considered.

Top 5:

This is the moment you've all been waiting for. The countdown of the top 5 student housing cities in the Netherlands starts here. Simply put, these cities are the most affordable cities in the Netherlands for students, and perform particularly well when it comes to affordability in comparison to their neighbours. Others in this list perform particularly well in terms of the distribution of the types of accommodation. This year's winner performs well across all metrics, but this report will explore that more later.

5 Leeuwarden

5.1 General information

So, this year's king in the north has arrived. Leeuwarden is home to 125,524 inhabitants, of which 7.52% of those are students who live independently, or 9435 in total. Frisians are known for doing things a little bit differently - and this is also the case with student housing as we shall come to examine. Leeuwarden's weighted average rent came to

¹¹⁰ 'Regels woningsplitsing en verkamering', accessed 18 April 2023, https://www.arnhem.nl/inwoners/bouwen_en_verbouwen/Regels_woningsplitsing_en_verkamering.

¹¹¹ 'Facetplan Woningenplitsing En Verkamering', 2021, https://www.ruimtelijkeplannen.nl/web-roo/transform/NL.IMRO.0202.959-0301/pt_NL.IMRO.0202.959-0301.xml#NL.IMRO.PT.s140.

€446 a month, a figure which is 7th overall, although only €1 a month more expensive than Breda and €5 more than Delft overall, barely missing out on the top 5 in this metric.

5.2 Housing specific by type

Leeuwarden is a unique case when it comes to housing due to the apparent lack of student rooms in comparison with other cities in the Netherlands - with only 40% of its students living in student rooms - although rather than studios many of Leeuwardens students live in apartments, which account for 35% of the housing stock. However, this is affordable for students due to the fact that around 21% of these apartments are shared.¹¹² In this regard Leeuwarden is similar to the Hague, although cheaper than the political capital of the Netherlands by some way. Leeuwarden's student rooms cost €390 a month, a studio €475 a month and an apartment an average of €705 a month - although that comes down to €353 when shared. Student rooms and apartments, which are occupied interchangeably, are both in the top 4 most affordable in the Netherlands. The monthly price of studios in Leeuwarden, which make up a quarter of the housing stock, is also in the top 5. Leeuwarden thus makes a strong case for a stable student city - even though the distribution is potentially slightly different to what the LSVb would view as an ideal case with a limited number of student rooms.

5.3 Policy direction

Despite a growth in the total number of student accommodation corporations in the city, Leeuwarden municipality has noted that in recent years it has experienced the same phenomena as many other cities in the Netherlands with cheap to-buy dwellings; private investors are buying these up and transforming them into student dwellings to meet the demand.¹¹³ It was decided from 2022 that it was not possible to request a licence to modify a dwelling into student rooms, although it is possible to rent out rooms of a house if the owner is using that house as a primary dwelling.¹¹⁴

Even in places with less intense competition such as Leeuwarden, there's still competition, with the College in Leeuwarden recommending beginning a search at least

¹¹² LMS indicates that 61% of apartments are shared across the Netherlands, this assumption has been applied to the 35% of apartments in Leeuwarden to come to this figure. Like The Hague, these apartments function like student rooms.

¹¹³ Gemeente Leeuwarden, 'Volkshuisvestingsvisie 2021 Leeuwarden: Ongedeeld En Vitaal!', 2021, https://www.leeuwarden.nl/wp-content/uploads/import/volkshuisvestingvisie_2021_ongedeeld_en_vitaal_lr_1.pdf. p 45.

¹¹⁴ 'Kamerverhuur', Gemeente Leeuwarden, accessed 18 April 2023, <https://www.leeuwarden.nl/omgevingsvergunning/kamerverhuur/>.

4 months in advance.¹¹⁵ Leeuwardens building trajectory has been in balance since around 2016, when the city was last analysed on a broad scale.¹¹⁶ This plan included 2,750 new dwellings, of which at least 70 percent would be built near the centre of Leeuwarden itself.¹¹⁷ In 2022 they managed to produce almost 1,000 properties to deal with the increasing population of the city.¹¹⁸ It is unclear exactly how many of these were for students, and within Leeuwarden's policy it appears that generally students fall under the umbrella of 'youth' rather than there being any particular split between students and other young people.

5.4 Summary

Affordability: 5th (Afs: 5.60)

Adequacy: 8th (AqS: 8.28)

Accessibility: Limited - the flow of students through accommodation is stable, although finding accommodation is still quite hard.

Policy direction: Students fall under the umbrella of young people in Leeuwarden; there does not seem to be policy directed at student housing apart from the limit on private investors. This is probably OK in the short term as the flow of students through accommodation seems balanced, therefore at the moment further accommodation for students alone appears unnecessary; although in the long term it would certainly benefit Leeuwarden to implement stronger data collection and reporting mechanisms to ensure accountability for students in the city, if those are not already in place.

4 Wageningen

4.1 General information

In 4th place this year we have Wageningen, a city so small most Dutch people aren't sure whether it really exists or not. With a population of 40,000 inhabitants and around 13,000 of those being students, Wageningen is the most student dominated city across the whole of the Netherlands. Proportionally only Groningen and Delft are close to the minnow, which houses around 8,300 students independently. Wageningen is undoubtedly the cheapest student city on this list with a weighted rent of €366 a month. This means that the average student in Wageningen is able to get by on €715 a month,

¹¹⁵ 'Studentenhuisvesting Leeuwarden | NHL Stenden', accessed 18 April 2023,

<https://www.nhlstenden.com/studeren-bij-nhl-stenden/ontdek-studeren-in-leeuwarden/studentenhuisvesting-leeuwarden>.

¹¹⁶ Gemeente Leeuwarden, 'Afwegingskader Woningbouw', June 2016,

https://www.infomil.nl/publish/pages/120767/afwegingskader_woningbouw_in_pdf.pdf.

¹¹⁷ Gemeente Leeuwarden, 'Afwegingskader Woningbouw', June 2016,

https://www.infomil.nl/publish/pages/120767/afwegingskader_woningbouw_in_pdf.pdf. pp. 4-27.

¹¹⁸ Oproep Fryslan, 'Leeuwarden kreeg dit jaar meer dan duizend nieuwe woningen, maar ook veel meer inwoners', 23 December 2022,

<https://www.omropfryslan.nl/nl/nieuws/1183822/leeuwarden-kreeg-dit-jaar-meer-dan-duizend-nieuwe-woningen-maar-ook-veel-meer-inwoners>.

making Wageningen uniquely affordable, although this is not particularly surprising - competition for properties in Wageningen is no doubt less intense than in other cities in this list, which range from two to thirty times larger. Flow through accommodation in Wageningen appears to be stable, although Studiekeuze123 reports that it is still relatively difficult to find accommodation.

4.2 Housing specific by type

Wageningen has by proportion the most student houses in the Netherlands. Around 70% of the housing stock in Wageningen is composed of student rooms, a fact that the LSVb would like to commend. Wageningen's student rooms and studios do have a downside though - they are some of the smallest in the Netherlands, ranking 2nd last for student rooms and last for studios. That said, they are still the cheapest by cost per metre squared - although the gap is smaller than the one we see with the weighted figure rents. Around a quarter of the housing stock is composed of studios, at €395 a month, and a further 5% is accounted for by apartments. Wageningen may feel hard done by its fourth place finish this year, seeing as it performs well across affordability metrics, and considering the ratio of student rooms in comparison to other accommodation. However, Wageningen does perform slightly worse in terms of reported percentage budget spend than our top three and its small size relative to other cities means that while it has fewer resources overall, more of its resources proportionally can be devoted to students, which makes supporting students relatively easier. Overall, third place when only housing has been examined so far is positive - in reality not much needs to be done to ensure that student housing in Wageningen remains in a good spot, a position not replicated by many other cities in the Netherlands.

4.3 Policy direction

Wageningen municipality is in the beneficial position of having a balanced flow through its student housing stock. This means that most of the policy can be focused on ensuring that core to work in Wageningen is the maintenance and slow growth of the housing stock, rather than a push for expansion, the likes of which is occurring in many other cities.¹¹⁹ This is reflected in the budget planning for Wageningen between 2021 and 2024, where student numbers are expected to grow. The expectation is that 742 student rooms would be delivered in 2022 and a further 560 student dwellings before

¹¹⁹ Gemeente Wageningen. 'Programmabegroting 2021-2024 Programma 8 Wonen'. Accessed 9 May 2023. <https://wageningen.begrotingsapp.nl/Data/20a61ebd-cb65-4156-9ae7-945aad368efa/Public/Programmabegroting%202021%20-%20programma-8-wonen.pdf>, pp. 2-12.

the end of 2024.¹²⁰ They have also begun looking for student housing locations for the long term. Analysis done on the supply and demand of student housing in previous years has left Wageningen municipality in a good position to continue providing sufficient housing for its students.

As with other cities, Wageningen is subject to buyers protection, houses can only be bought-to-let if a licence is requested for the property and the property and tenants meet the restrictions laid out in the housing ordinance for the city.¹²¹ As with other cities, this limits the number of student houses and therefore rooms that can be produced; although this only applies to accommodation where three or more rooms are rented out to three individuals - which works very much in the benefit of students potentially interested in living together to cut housing costs.¹²² The limitation also occurs when student dwellings would constitute more than 5% of houses in a street, so expansion to student housing very much relies on new builds.¹²³

4.4 Summary

Affordability: 1st (*AfS*: 3.4)

Adequacy: 13th (*AqS*: 9.86)

Accessibility: Limited - Finding accommodation is still relatively difficult despite decent conditions; although the flow of students through accommodation is stable which is a good sign.

Policy direction: Wageningen must simply maintain the current standings of housing. Sounds more simple than it is in practical terms. The number of students as a proportion of the population in Wageningen indicates that students are the beating heart of the city - and that is reflected by how prominent student housing is within municipality Wageningen's policy literature.

3 Zwolle

3.1 General information

This year Zwolle has managed to find itself in third place due to good performance in terms of affordability. On average a room in Zwolle would have cost its 6375 students

¹²⁰ Gemeente Wageningen. 'Programmabegroting 2021-2024 Programma 8 Wonen'. Accessed 9 May 2023. <https://wageningen.begrotingsapp.nl/Data/20a61ebd-cb65-4156-9ae7-945aad368efa/Public/Programmabegroting%202021%20-%20programma-8-wonen.pdf>. p. 5.

¹²¹ Gemeente Wageningen. 'Verordening van de gemeenteraad van de gemeente Wageningen houdende regels omtrent huisvesting (Huisvestingsverordening Wageningen 2021)'. Regeling. Accessed 9 May 2023. <https://lokaleregelgeving.overheid.nl/CVDR650344/1>.

¹²² Gemeente Wageningen. 'Huisvestingsverordening Wageningen 2022'. Regeling. Accessed 9 May 2023. <https://lokaleregelgeving.overheid.nl/CVDR671998/1#d153304139e62>.

¹²³ Gemeente Wageningen. 'Vergunning Kamerverhuur Aanvragen'. Accessed 9 May 2023. <https://www.wageningen.nl/direct-regelen/bouwen-wonen-groen/wonen/vergunning-kamerverhuur-aanvragen/>.

€425 a month. In total 21950 students live in Utrecht, although only a third of those live independently in a city of 130,000 people, so at 4.88% it is the second smallest city in terms of students on this list. Zwolle's Windesheim University of Applied Sciences offers education broadly in Dutch, with two Bachelors degree programmes offered in English.¹²⁴

3.2 Housing specific by type

Student rooms account for 52% of the student accommodation in Zwolle, which on average cost students there €380 a month, whilst studios account for a further 26% and would set you back €425 a month. Both of these figures are relatively affordable in absolute terms when compared with the other cities on this list, although Zwolle performs the best when percentage budget spend is examined - with the lowest percentage spend of total budget for both student rooms and studios. It must be noted that this is also related to the relatively high budget reported by students in Zwolle in comparison with other cities - the low cost of student rooms in Zwolle contributes to an environment that is comfortable for students. Furthermore, the relatively few students in Zwolle means that competition for student rooms should in principle be less intense than in some other cities where turnover of student rooms is higher. However, in reality this isn't the case, as finding a room in Zwolle remains difficult and the turnover is slightly slower than the ideal scenario.

3.3 Policy direction

To begin with, it appears that in Zwolle municipality it is not necessary to request a licence to rent out houses to students. For some properties, such as offices or schools it is necessary to request licensing, which costs €163,-; however it is unclear if this is per building or per dwelling. The municipality of Zwolle wants to limit the number of currently available housing stock that are split into smaller dwellings, thus have been attempting to limit the number of properties that are split into shared dwellings.^{125 126}

The basis of Zwolle's housing plans are found here in section 2.2.3.2 of the local municipal vision for living space (*Gemeentelijke Woonvisie*) 2017-2027; the umbrella plan for urban planning in the city.¹²⁷ The planning outlines the need for the growth of

¹²⁴ 'International Bachelor's Degrees'. Accessed 9 May 2023.

<https://www.windesheim.com/study-programmes/bachelor-s-degrees>.

¹²⁵ Gemeente Zwolle. 'Beleidsregel voor zelfstandige woonruimte'. Regeling. Accessed 9 May 2023.

<https://lokaleregelgeving.overheid.nl/CVDR628660>.

¹²⁶ Gemeente Zwolle. 'Zwolle, Parapluplan Woningsplitsing: Toelichting. Accessed 9 May 2023.

https://www.planviewer.nl/imro/files/NL.IMRO.0193.BP18004-0002/t_NL.IMRO.0193.BP18004-0002.html.

¹²⁷ Gemeente Zwolle. 'Bestemmingsplan Zwolle, parapluplan woningsplitsing | Planviewer, het Nationale Locatie Platform'. Accessed 9 May 2023.

<https://www.planviewer.nl/bestemmingsplannen/view/NL.IMRO.0193.BP18004-0002>.

around 550 to 600 properties per year overall. This documentation, in line with other documentation from Zwolle municipality, does not detail any specific plans for student dwellings, most likely due to the broad need for youth and starter dwellings in the city and the relatively low number of students that live there. It appears that student specific housing policy only becomes indisputably necessary once the student population reaches a particular size as a percentage of the population. This makes the approach in Zwolle particularly interesting - as the student population grows the municipality may feel the need to modify their policy structure to account for student housing needs. The LSVb recommends that this matter be revisited by Zwolle municipality to ensure that student interests are represented at a policy level as the student population grows. Of particular importance is the awareness of what needs to be done for students if further courses open up for International students.

3.4 Summary

Affordability: 3rd (Afs: 4.2)

Adequacy: 7th (AqS: 8.0)

Accessibility: Limited - flow through the accommodation is limited but the affordability means that finding somewhere accessible is more likely.

Policy direction: Doesn't mention students. Policy indicates splitting up residential houses for single dwelling student rooms with shared amenities does not fall in line with their planning for cohesive local urban living spaces. The LSVb recommends that

2 Enschede

2.1 General information

In second place we have the second representative from Overijssel in a row - once again this clumping may reflect that changes at the local level are also impacted by decisions taken at the provincial level, though that won't be examined further here. Enschede was the 2nd most affordable city in the Netherlands in 2022, some way short of Wageningen, although the fact that it is significantly cheaper than 9 cities of a similar size whilst still hosting 15651 students is commendable. A student in Enschede would expect to pay around €392 on average, only the 2nd city on this list to have an average weighted rent of below €400 a month. Students make up around 10% of the population in Enschede, whilst 53% of the students live independently. Overall student housing appears to be in a relatively healthy situation in Enschede, particularly thanks to the steady flow of students through student housing. Studiekeuze123 has indicated that finding a room in Enschede is still quite difficult - so there appears to be some room for improvement even this close to the number 1 spot on this list.

2.2 Housing specific by type

In Enschede 63% of the students live in student rooms, a proportion that is healthily above the average figure. The average cost of a student room was €345 a month in 2022. A further 17% of the housing stock is made up of studios. A studio in Enschede would have cost €495 a month, which is below average across the Netherlands, although relatively more expensive than in other metrics at 7th overall in this metric alone. The last section is composed of apartments, where again Enschede was affordable, on average an apartment cost €655 a month, or €328 if shared.

2.3 Policy direction

Policy documentation pertaining to housing in Enschede did not contain details that examined the need for student housing.¹²⁸ Enschede houses almost 10,000 students, and performed well in the version of this report from 2018 due to proactive production of student housing as noted then.¹²⁹ The municipality does not have much work on its hands to ensure this, though, as many students live on the campus of the University of Twente.¹³⁰ It will be interesting to see, in future, if the UoT will further expand its campus or combine campus and city living for education, as campus living appears to provide a financially favourable housing solution for students.

2.4 Summary

Affordability: 2nd (AfS: 4.0)

Adequacy: 1st (AqS: 5.86)

Accessibility: Limited - finding accommodation will be a little difficult, and the flow through accommodation is somewhat restricted.

Policy direction: Not needed thanks to university campus accommodation.

1 Nijmegen

1.1 General information

Nijmegen is the winner of this year's Best Student Housing City of the Netherlands 2022. Nijmegen is home to 46,971 students, of which 21,157 live independently - making it the 5th largest student city in the Netherlands behind Amsterdam, Rotterdam, Utrecht and Groningen. However, unlike those cities, the average weighted rent per month in Nijmegen is €413 a month. Nijmegen is a city of 179,100 inhabitants, meaning 11.81% of the population is composed of students. The only downside to living in Nijmegen that our metrics could identify was the relative difficulty of finding a place to live initially, with

¹²⁸ Mesevic, N, and E Harink. 'Beleidskader Vastgoed 2021'. *Mediabank gemeente Enschede / archief VBE*, 2021.

¹²⁹ Rik Visschedijk. 'Enschede Is "Beste Studentenkamerstad"', 8 March 2019.

<https://www.utoday.nl/news/66649/enschede-is-beste-studentenkamerstad>.

¹³⁰ Universiteit Twente. 'Onze campus | Campus'. Accessed 9 May 2023.

<https://www.utwente.nl/campus/>.

Studiekeuze123 identifying that acquisition of housing was very difficult and the flow through housing was far lower than necessary to house all incoming students. It is despite this stiff competition that Nijmegen remains very affordable - as well as performing well across other metrics as we shall examine below.

1.2 Housing specific by type

In Nijmegen the vast majority of student housing, at 67%, is made up of a student room. At €390 a month on average this is 4th overall for a student room, although the difference in Nijmegen to some of the other cities outside of the top 5 is that a large proportion of student rooms ensures that competition for a student room is relatively limited to that of studios. Interestingly, Nijmegen has relatively few studios, with only 15% of the housing stock composed of this accommodation type. A studio cost €435 a month on average in Nijmegen, whilst apartments made up a further 18% and cost an average of €690. Despite high pressure on the available stock Nijmegen performs very well in terms of affordability - although it is necessary that the good performance continues so as to ensure that student housing remains affordable. To remain at the top Nijmegen will have to ensure that the pressure on the available housing stock declines without sharp increases in rental prices which would see it shoot back up this list in 2023.

1.3 Policy direction

Due to a lack of social housing, Nijmegen municipality ruled in 2019 that it was necessary to request a licence.¹³¹ This was developed into a full buy-to-let protection policy at municipal level in November 2022.¹³² This has not stopped Nijmegen from being a good place to live for students for the challenges that the city is facing. Its 21,157 students pay relatively some of the lowest prices in the Netherlands despite the proportionally high number of students in the city and the issues faced by lack of housing. A high proportion of students live in student rooms - therefore the LSVb believes that if the current housing stock is protected without student rooms being sold and replaced, whilst further student studios are added at a slower rate, the standard of housing in Nijmegen will remain at a good level.

1.4 Summary

Affordability: 4th (A_fS: 4.9)

Adequacy: 6th (A_qS: 7.71)

¹³¹ Gemeente Nijmegen. 'Huisvestingsverordening Gemeente Nijmegen 2020'. Regeling. Accessed 9 May 2023. <https://lokaleregelgeving.overheid.nl/CVDR630153/1>.

¹³² Gemeente Nijmegen. 'Wijziging van de Huisvestingsverordening Gemeente Nijmegen 2020', 2 November 2022.

Accessibility: Very Poor - the flow through accommodation is very restricted and finding accommodation is difficult.

Policy direction: Not focused on students, however the city does perform well in the metrics as regards affordability and is still pretty accessible, especially considering the number of students that live in Nijmegen. The LSVb would recommend that Nijmegen continues to work toward ensuring that student accommodation in the city is affordable, accessible and adequate in the years to come.

Conclusion

The best student room city report is a yearly feature created by the LSVb. The intention of the report is to try and identify which city is the best to live in for students via a combination of data analysis and policy analysis. Of particular importance for students is the affordability, accessibility and adequacy of the accommodation. The affordability and accessibility can be examined using data metrics, the price of accommodation and budgets of students in each city informs us as regards how affordable the accommodation is, whilst accessibility is determined by the ease at which a student may find a room for themselves. This report posits that policy decisions taken at municipal council level provide a steering mechanism for local areas. This results in an impact on the living conditions for students in Dutch cities, which are compared quantitatively in this report to determine which city was the best for students in 2022. This report uses multiple factors to determine comparatively across various affordability and adequacy metrics to see how much student housing costs and how accessibility impacts student experiences of student housing, assuming that the experience at Universities is relatively similar across the Netherlands. The report ranks the cities from 18th down to first, and ultimately Nijmegen was crowned this year's winner.

Despite the length and level of detail this report has managed, it is not without its flaws to work on for better understanding of the student experience. For example, the distribution of students under 23 and over 23 could be looked at for previous years, although there are plans to modify the boundary downwards to 21 years of age.¹³³ For students under the age of 21 in particular this could be looked at to see how it has an impact on student welfare and mobility. Another point for improvement would be to examine how many student rooms have been demolished, repurposed or remodelled across each city; however this data appears to be difficult to collate, therefore it has not been used in this report. Furthermore, examining whether there is a local covenant for

¹³³ Ministerie van Algemene Zaken. 'Recht op huurtoeslag voor meer huurders met lage inkomens - Nieuwsbericht - Rijksoverheid.nl'. Nieuwsbericht. Ministerie van Algemene Zaken, 17 February 2023. <https://www.rijksoverheid.nl/actueel/nieuws/2023/02/17/recht-op-huurtoeslag-voor-meer-huurders-met-lage-inkomens>.

housing and a local action plan in place for student housing would also be beneficial for understanding the local impact of housing for students. Lastly, separation between international students and native students could be made to understand how to equitably improve accommodation circumstances for both groups of students.

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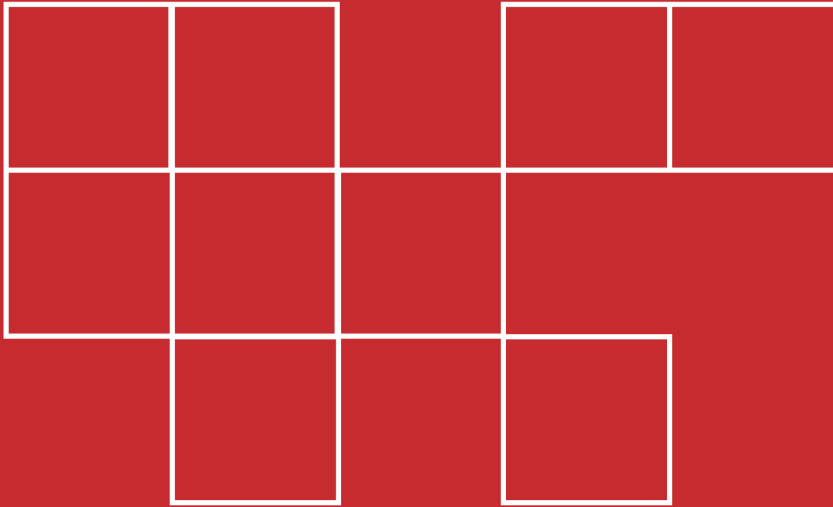
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