

## Brussel over corporaties en maatschappelijk vastgoed

Fragment uit brief van Europese Commissie van 15-12-2009 over staatshulp aan woningcorporaties (in de vorm van borging door het WSW) in relatie tot maatschappelijk vastgoed, inclusief een 'quasi-exhaustive' overzicht van wat onder maatschappelijk vastgoed verstaan dient te worden.

### III.6. Commitments made by the Dutch authorities

41. Dutch authorities have by letter dated 3 December 2009 made commitments to amend the functioning of wocos and the measures favouring them. For several of the planned changes the Dutch authorities have submitted draft rules to the Commission. The new rules will be implemented with a new ministerial decree from 1 January 2010 and a new Housing Act from 1 January 2011. Aid will be made available to the wocos for the following activities and under the following conditions:

(...)

#### iii. *Construction and renting out of public purpose buildings (maatschappelijk vastgoed)*

Public purpose buildings comprise community centres, health centres, women shelters, care homes for the elderly, cultural centres, sport centres etc. These establishments are owned and maintained by wocos and let out to non-governmental organisations or a public body. The following conditions will apply:

- n) Only establishments that truly serve a public purpose and contribute to the liveability of neighbourhoods, for example neighbourhood centres, community centres, youth centres etc, qualify for aid. A quasi-exhaustive list establishments that qualify as public purpose buildings will be defined in an administrative act and is reproduced as an Annex to this decision.
- o) Wocos will be obliged to rent out these buildings to the tenants at a rent that is lower than the market rent, thereby passing the advantage received by the wocos to the social organisations operating in the buildings.
- p) The aid is restricted to the minimum necessary.
- q) The construction works will be tendered out by the wocos.
- r) The Dutch authorities will set up an effective monitoring mechanism. The non-compliance with these principles will result in the reimbursement of the aid.
- s) The independent audit of the wocos will include verification of compliance with the principles above.
- t) The above provisions will be transposed into a ministerial decree that will be communicated to the Commission.

**ANNEX – ESTABLISHMENTS THAT QUALIFY AS PUBLIC PURPOSE  
BUILDINGS**

(as per annex of a ministerial order)

- neighbourhood centres
- community centres
- youth centres (without catering facilities)
- primary schools, pre-vocational secondary schools, pre-university schools, school buildings for special education
- community schools with rooms for preschool-age children and watching over children before school, during lunch breaks and after school, neighbourhood sports hall/sports complexes (so-called 'multifunctional accommodation')
- neighbourhood sports facilities
- accommodation for social work
- accommodation for welfare work
- reception centres (shelters for abuse victims, day and night centres for the roofless, homeless and addicts)
- care assistance centres
- advice centres for debt clearance and budget management for households in financial problems
- Youth and Family Centres
- accommodation for daytime facilities for the disabled/elderly, including some healthcare infrastructure
- hospices
- multifunctional centres for social service
- village or community libraries
- dedicated office space
- refuges
- centres for employment and/or promotion of economic activities in the community;
- small scale cultural facilities.