

National Performance Agreements 2025-2035

Agreements on the Dutch Social Housing Sector



Availability

New social homes



30,000 social homes will be built annually from 2029.

Affordable homes



Significant acceleration in the delivery of affordable homes.

Planning reforms



Joint efforts to ensure adequate programming and accelerate ongoing projects.



Affordability

Rent cap



Rent increase of 4.5% in 2025.

Reduce inflation risk



Smoothen annual rent increase.

Formula rent



Formula rent for A+ label homes increased by €25.

Decent homes



Focus on the quality of housing.

Living environment



Improving the living environment.

Damp and mould issues



Addressing issues of damp and mould.

Housing vulnerable groups



Contributing to housing vulnerable groups.



Quality

Living comfort



Improving living comfort and reducing energy costs.

Energy costs



No E, F, or G labels by 2028.



Priority on insulation of social homes.

A-label homes



70%-75% of housing stock with A label by 2034.



Sustainability



Dutch National Performance Agreements

Ambitious but realistic goals for housing associations

A set of binding and reciprocal agreements made between the Dutch government, local authorities, and housing associations, the National Performance Agreements (NPA) aim to address various housing challenges in the Netherlands, which include availability, affordability, sustainability, and quality.

The agreements for the 2025-2035 period were signed on December 11, 2024. They are structured to enhance enforceability and to promote stronger collaboration among the involved parties to achieve the set objectives. The tasks and resources outlined in the performance agreements are defined at different levels:

- **National level:** The general goals and guidelines are established by the government in collaboration with national organizations, including the social housing federation Aedes. This level includes the overall targets for new construction, sustainability, and affordability that need to be achieved nationally.
- **Regional level:** National goals are adapted to align with regional needs. Suitable options are developed in collaboration with provinces and regional partnerships, considering the region's unique demographic and economic conditions
- **Local level:** Local authorities and housing associations collaborate to implement the regional goals into local plans. This involves identifying specific projects, allocating resources, and monitoring progress at the local level.

This multi-layered approach ensures that tasks and resources are effectively aligned with the needs and capabilities of each area.

Organizations involved

The National Performance Agreements in the Netherlands were established through a collaborative process involving multiple stakeholders:

- **Aedes:** The Dutch national housing federation, which represents the interests of housing associations and plays a central role in the agreements.
- **The Dutch Government:** Multiple ministries, including the Ministry of the Interior and Kingdom Relations, responsible for housing policy and regulations.
- **Local authorities:** Local governments working closely with housing associations to implement the agreements at a local level.
- **Ortec Finance:** Responsible for the financial calculations and assessments related to the NPA. Specifically, Ortec Finance conducts the financial analysis to determine the feasibility of the housing targets and measures outlined in the agreements.
- **ABF Research:** Provides data analysis, research, and insights to support the decision-making process for housing policies. ABF Research conducts studies and specialises in providing statistical information on various aspects of housing, such as population forecasts, housing market trends, and the impact of policy measures.

These organizations worked together to develop a comprehensive and enforceable set of agreements aimed at addressing various housing challenges in the Netherlands.