

# de nieuwe meent

*A housing cooperative organised  
around the principles of  
commoning.*

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Structural advisor: STEP Engineering  
Sustainability and building physics: W/E Adviseurs  
Installations: Klomp Technisch Buro

Public partners:  
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Gemeente Amsterdam  
Team Zelfbouw Amsterdam

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TIME TO  
**ACCESS** Roel van  
der Zeeuw  
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# WOONCOOPERATIE

## COMMONING

de Nieuwe Meent (dNM) is the first housing cooperative in Amsterdam that is organised entirely around the principles of commoning. We understand commoning as the shared and participative use of resources, such as land (“meent”), water, food, energy, education, housing, income, social services and care.

Commoning enables people to access essential resources in fair, sustainable, self-organized and participatory ways, and shape their communities without interference from a profit-driven market economy. At dNM, we feel strongly that commoning enables a more just, resilient and humane society.

It is a wonderful privilege to build from scratch in a city like Amsterdam. dNM therefore also aims to be an exemplary project in co-housing, sustainable building, care giving and self-management. We are already collaborating with designers, researchers and media to make dNM design and experience widely accessible to the general public, as an open blueprint for future replications and adaptations. Our ambition is to be at the forefront of the collective effort to future-proof housing development in Amsterdam.



## CORE VALUES

### Approaching cooperative housing through commoning.

Commoning tackles major questions about how people can best live their lives, both with each other and with the environment. Globally, millions of people are already using the social practices of commoning, bringing personal nourishment, urban regeneration and broader transformational change. We feel strongly that commoning enables a more just, resilient and humane society. In practice, this means our living group model and our emphasis on shared use of facilities are core parts of commoning for housing. And dNM will keep looking for new forms of commoning as the project develops.

**Creating a community around care.** In Amsterdam, many individuals and families rely on ‘care services’ provided by an industry. At dNM, we want to provide care based on mutual exchange instead of one-time purchase. Among the plans is a time bank, which can be established to organize care and make it manageable for all participants. Residents can sign up with their time depending on their abilities, interests and expertise. At a later stage, we also hope to integrate our internal time bank with a neighbourhood communal currency.

**Building and living together sustainably.** Sustainability is central to every aspect of dNM. We understand that the environmental impact of dNM includes the entire lifecycle of the building – from its construction and use to eventual repurposing of units or facilities. dNM will therefore be circular, carbon neutral, adaptive and long-lasting. Importantly, saving resources is about using less of them. We will therefore share our common facilities, ranging from washing machines to tools and parts of the infrastructure, toy collections, libraries and an exchange service for children’s clothes. Because many facilities are shared, maintenance costs will also be lower. Energy will come from renewable sources integrated in the building.

**Fostering a diversity community.** We want to create and maintain a diverse, inclusive and democratically structured community. Our notion of diversity does not stop at nationality and income levels. It expands to ethnicity, gender identity, sexual orientation, religion, age, education, ability, marital, and parental status. De Nieuwe Meent aims at bringing people together who otherwise would not spend much time with each other. This is a powerful and difficult aim, because society is structurally built to keep us segregated and thus less united and powerful. Diversity for dNM means that people with different experiences of reality will be living together, and in order to better understand these

different experiences, we expect people to want to engage in an ongoing process of learning and unlearning in order to create more understanding and solidarity within the community: wanting to live in a diverse community means that all members put in the necessary work, become more aware of our own oppressive behaviours, have difficult yet essential conversations, giving each other space when asked, etc.



## ACTION PLAN WOONCOOPERATIE

The project started in 2018 with the participation to the tender organized by the city of Amsterdam within the frame of the Action Plan Wooncooperatie Amsterdam. dNM is the 2nd pilot project in a new program of the municipality of Amsterdam to stimulate the growth of the number of housing cooperatives in the city. In the next 2 years, 15 to 20 housing cooperatives will start with rental properties in the social and middle segment. The number of cooperative homes should rise to 7,000 in 2025 in the years thereafter and then grow to 40,000 cooperative homes in 2040. dNM works in close collaboration with the project team of the Gemeente and Team Zelfbouw to open the way to a movement of new exciting Housing cooperatives.





# DESIGN

## PROCESS

de Nieuwe Meent is designed as a large co-housing organism which offers a mix of independent social housing units and shared apartments for self-organized living groups, all sharing communal facilities plus public spaces open to the city.

dNM is designed by Time to Access in collaboration with Roel van der Zeeuw Architects, together with the future inhabitants, in a participatory co-design process that creates a house tailor-made upon the needs and desires of the different members of the group. This type of process future inhabitants and enhances the creation of a strong community and innovative design solutions for shared spaces, and diverse housing types.



The plot is located in Archimedesplantsoen 100, Amsterdam Oost.

- Communal spaces
- Non-housing
- Ground bonded independent social housing 15 units
- Tower's woongroepen, 5 floors, each with 5 units

## PLINTH AND OUTDOOR SPACE

The plinth is structured around a sunny courtyard that functions as dNM's main outdoor area and is the perfect example of communal living. The green roof of the plinth is also a fundamental part of the communal life: it extends the courtyard and is accessible for residents. The backyard on the north-west side provides bike parking and a recycling station.

The plinth features 15 independent social housing units averaging ca. 45m<sup>2</sup> GO with direct access from the courtyard or the street. They are differentiated into 2 types of units: single storey and duplex..

The non-housing functions are located on the east wing of the building, facing both the station square and the courtyard and spreading on two levels of 180m<sup>2</sup> BVO in total. They are the public interface between the building and the neighborhood.

The semi-public courtyard extends indoors, and becomes a 2-storey communal lobby at the base of the tower. At ground level, it has a double-height living area, a large professional kitchen and a long table for collective dinners. On the back side, shared facilities such as a laundry room, storage and toilets are available. The mezzanine has a more quiet polyfunctional room with a shared library, usable for meeting and learning, music and games, yoga and meditation, etc. The whole building is designed to be completely accessible to disabled people.

## TOWER

The five stories of the tower offers 25 housing units in a co-living setup. The units have large windows and shared green balconies facing South, while the North facade will, due to the sound load, be a closed deaf facade that contains all circulation (stairs, elevators and corridors) and serving spaces (storage, toilets / bathrooms, technical spaces). Each floor will host one woongroep consisting of 5 private units. Thanks to a flexible and adaptive design, each woongroep is free to determine its way of living, the layout of its floor plan and the ratio between the private and shared spaces.

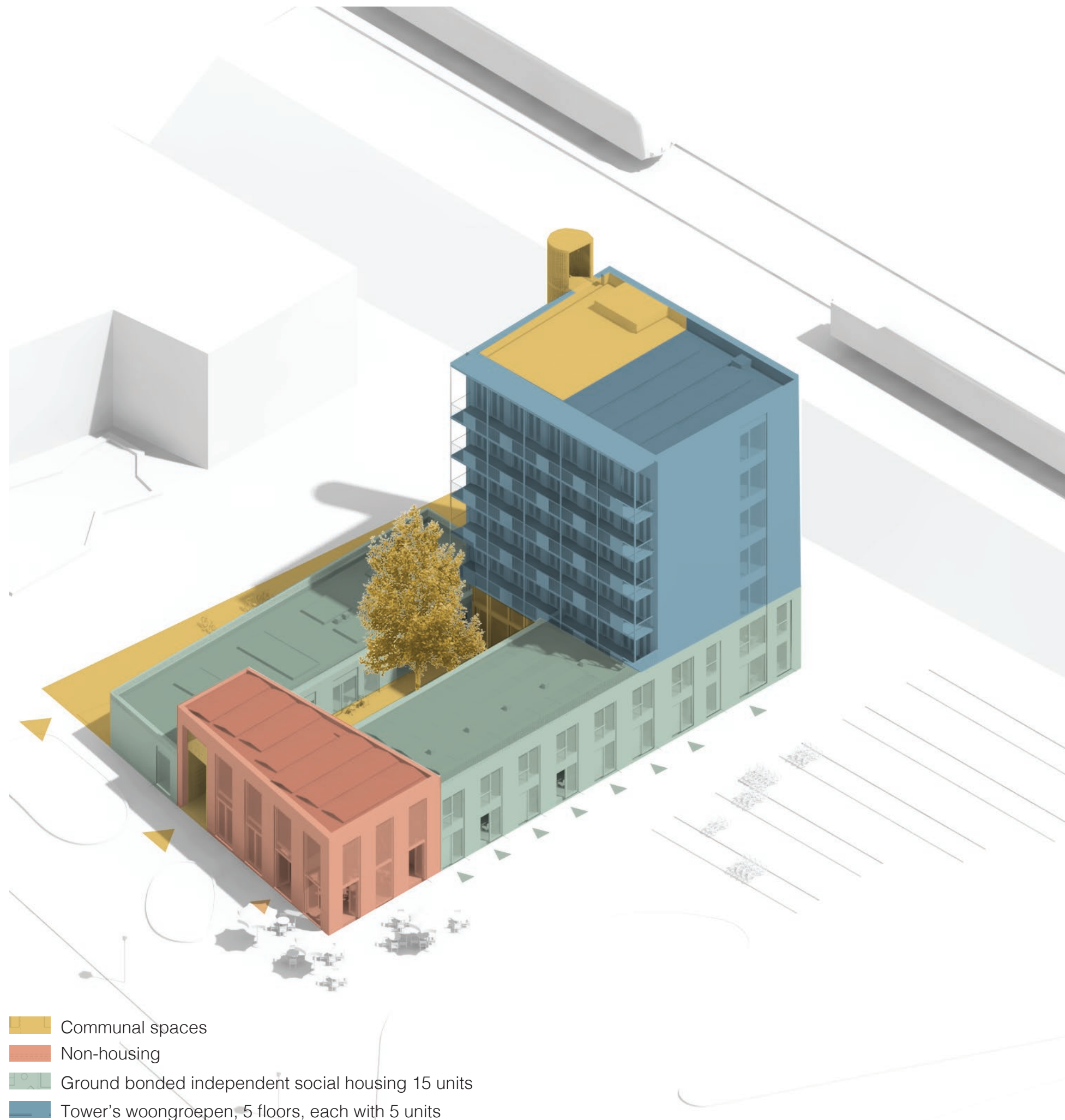
The tower's roof is also accessible, half of it is dedicated to energy production and the remaining space hosts a communal terrace with an amazing view towards the city and a collective hot tub!











# PROGRAM

PLOT area	1.130 m <sup>2</sup>
Built	965 m <sup>2</sup>
Unbuilt	165 m <sup>2</sup>
FSI	2,03

TOTAL BVO	2.300 m <sup>2</sup>
Housing	2.100 m <sup>2</sup>
Non-housing	200 m <sup>2</sup>

TOTAL GO/VVO	2.040 m <sup>2</sup>
Housing	1.860 m <sup>2</sup>
Non-housing	180 m <sup>2</sup>

TOTAL UNITS	40
Social housing 1 floor	8 x 41 m <sup>2</sup>
Social housing duplex	7 x 52 m <sup>2</sup>
Woongroepen	5 x 180 m <sup>2</sup>
Units in woogroup	5 x 5 = 25

# PLANNING

Vision and start dNM	Q4 2018
Tender and SO	2019
Definitive VO	Q2 2020
Definitive DO	Q3 2020
Omgevingsvergunning	Q4 2020
Startbouw	Q3 2021
Completion	Q4 2022
Move in	Q1 2023



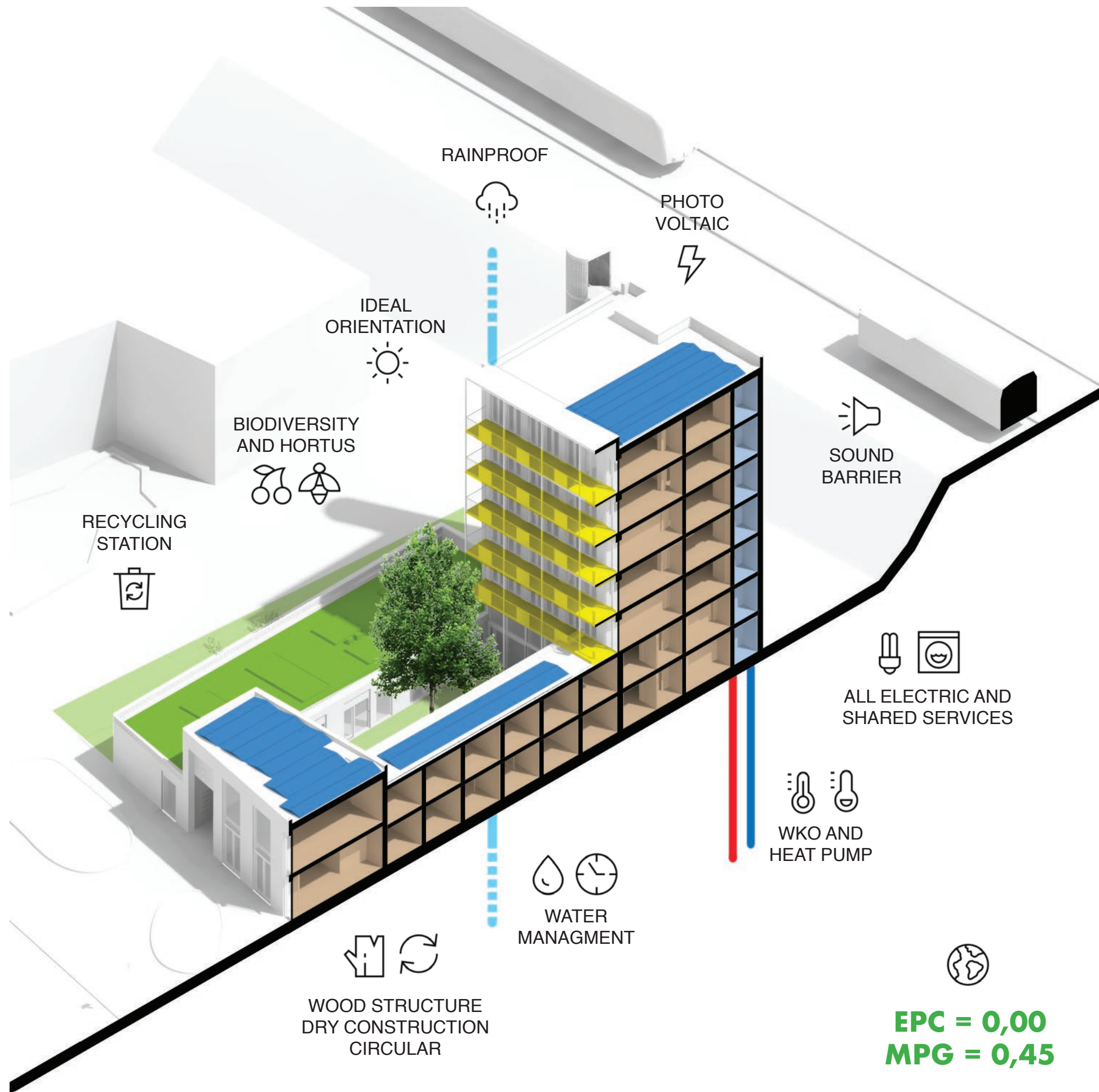
# SUSTAINABILITY

Today, any discourse around re-thinking the future must address climate change. To face this challenge, cities need to radically minimize the resources they use and the waste materials they generate. We understand that the environmental impact of dNM includes the entire lifecycle of the building – from its construction and use, to its repurposing. Therefore, dNM will strive to be circular, carbon and energy neutral, rainproof and adaptive.

dNM has a wood load bearing structure and is built up as much as possible with dry systems that makes for easier internal re-configurations and the future dismantlement of the building. Great attention is given to the material selection to minimize the building footprint (MPG = 0,45). Energy will come from renewable sources integrated in the building, solar and geothermal energy combined with an efficient and well insulated building envelope makes the building completely energy neutral (EPC=0,0)

de Nieuwe Meent is nature inclusive. We will plant and maintain ourselves not only the courtyard but also green roofs and facades. Low-tech but innovative solutions are used for a smart water management system and to include flora and fauna biodiversity.

More importantly, saving resources is about using less of them. We will share our common facilities – from the washing machine to tools, the toy collection and clothes for children. Because many facilities are shared, costs will also be lower. Crucially, in the face of an even more unpredictable future and given the likelihood of dNM residents changing, we have embedded high flexibility and adaptability in the building design, allowing dNM to be resilient and long-lasting.



# BUSINESS CASE

## WOONCOOPERATIE

Access to housing in Amsterdam is increasingly difficult. Buying an individual property through a mortgage is impossible for many. The social rent sector is shrinking and it is limited to low income households. The private rental market has sky high prices.

A housing cooperative offers an alternative model of access to housing based on principles of collective ownership, solidarity and sharing. The cooperative is a legal entity owning the real-estate. The individual members of the cooperative govern the cooperative together, rent dwellings and manage the real-estate at the same time. This way, the real-estate cannot be divided into individual units sold on the private market. The cooperative is non-for profit and solidarity based: all the rent is used to manage the building and to cover the costs of living and maintaining the building.

The municipality of Amsterdam is aware of the potential that housing cooperatives have for housing affordability in the city. The current city government, via the Action Plan Wooncooperatie (LINK) aims to deliver 7000 dwellings through housing cooperatives in the next 5 years. De Nieuwe Meent is the second pilot of this program. Its success can pave the way for collective home ownership in the city.

## FINANCING

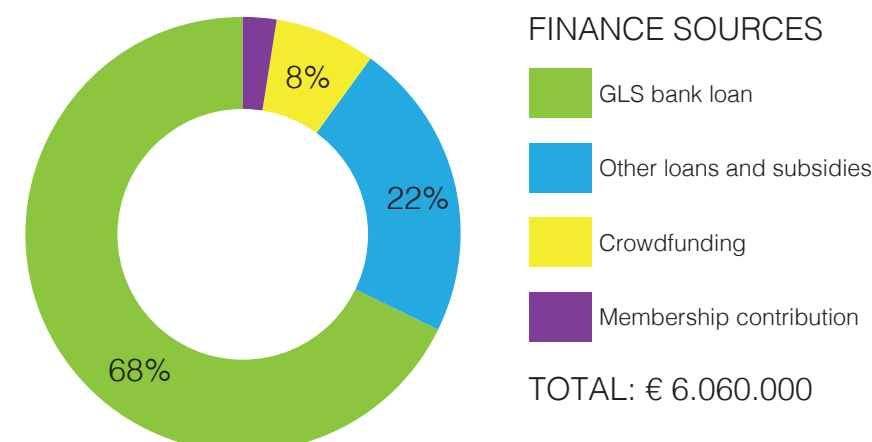
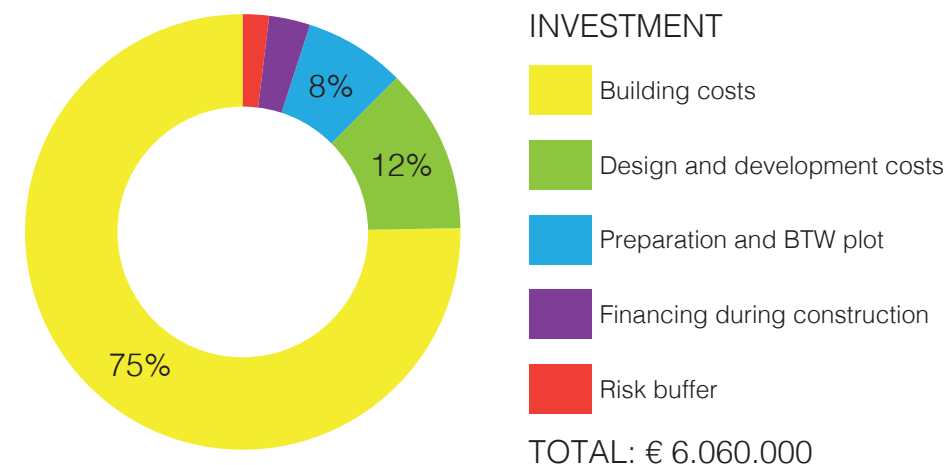
The total investment of the project is about €6M, most of it to cover construction costs, ca. €4,5M, and design and development costs, ca. €750.000.

68% of the total budget is covered by a long term loan from GLS a German, ethical, cooperative bank. 2% is covered by a personal contribution that all members of the cooperative give upon access to the dwelling. 22% consists of loans and subsidies dedicated to social and/or sustainable projects offered by the city of Amsterdam, the Province of NH and the State. We already received €160.000 used to cover the project costs so far. The city of Amsterdam has also instituted a special fund of 50mln Euros to support wooncoops.

The remaining 8% of our total budget of €450k will be covered

through crowdfunding. Through crowdfunding we can meet our goals and also become eligible for larger funding sources. We will launch a crowdfunding campaign soon. Supporters will be able to donate or buy project bonds with 5-10-15 years time span with an interest rate of 1,8%. All supporters will become an official “dNM Neighbour” of the dNM community

Upon completion of the building, in a zero-sum game, the rents collected will cover our operating costs and loan repayments. As defined in dNM Statute, once the debts are paid back, all surplus will be used by the cooperative itself on improvements to the common good or invested in projects that share the same principles of collective home ownerships, solidarity and sharing. In this way we will let the wooncooperatie movement grow strong!



## SUPPORT DE NIEUWE MEENT CROWDFUNDING CAPAIGN

The goal of this crowdfunding campaign is to raise €450.000 before the end of 2020! This sum is essential to cover 9% of our €6M total investment.

It is easy to support our cause. Starting from the 1st of July, on our website you can find two possible ways of contributing: Donations or dNM Bonds (obligatie). If you decide to buy an Obligatie, you can choose between three different time-span options: 5, 10 or 15 years. All three yield a yearly 1,8% interest.

If you have any question or if you want to arrange your contribution personally with us, please feel free to write or call: [treasurer@nieuwemeent.nl](mailto:treasurer@nieuwemeent.nl) Andrea 06-25574593

By supporting us you will become an official “dNM Neighbour.” As a “dNM Neighbour”, you will receive personal updates on the status of the project, an invitation to the celebrations for the closing of the crowdfunding campaign, to the annual “dNM Neighbours” event, and most importantly to the dNM big opening party at the beginning of 2023!

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