



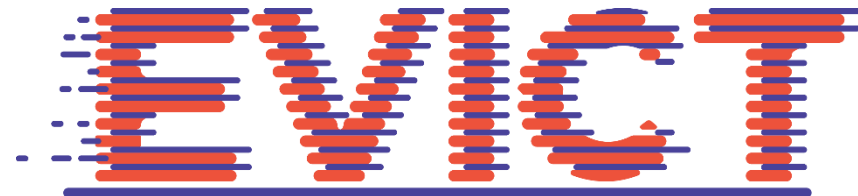
# Slum landlords, substandard housing, and property inspections

An empirical analysis of the enforcement of the Dutch Housing Act

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# Outline

- > Substandard housing and rogue landlords
- > Governments fight the problem
- > Empirical analysis of the enforcement of the Housing Act
- > Effectiveness?



# Definitions

## Substandard housing

- › Housing that poses a risk to the health, safety or physical well-being of its occupants, its neighbors and visitors.
  - In a Dutch context: violations of Housing Act

## Rogue landlords / Slumlords

- › Own more than one substandard building
- › Repeat player (Galanter 1978)
- › Rack-renter / excessive rents
- › Drug dens / cannabis farms
- › Intimidation of tenants etc





# Dutch Housing Act

- › Repair notices subject to a penalty (2007)
- › Administrative enforcement action (2007)
- › Administrative fines (2015)
- › Closure orders (1997-2015)
- › Management control orders (2015)
- › Expropriation order (1997)



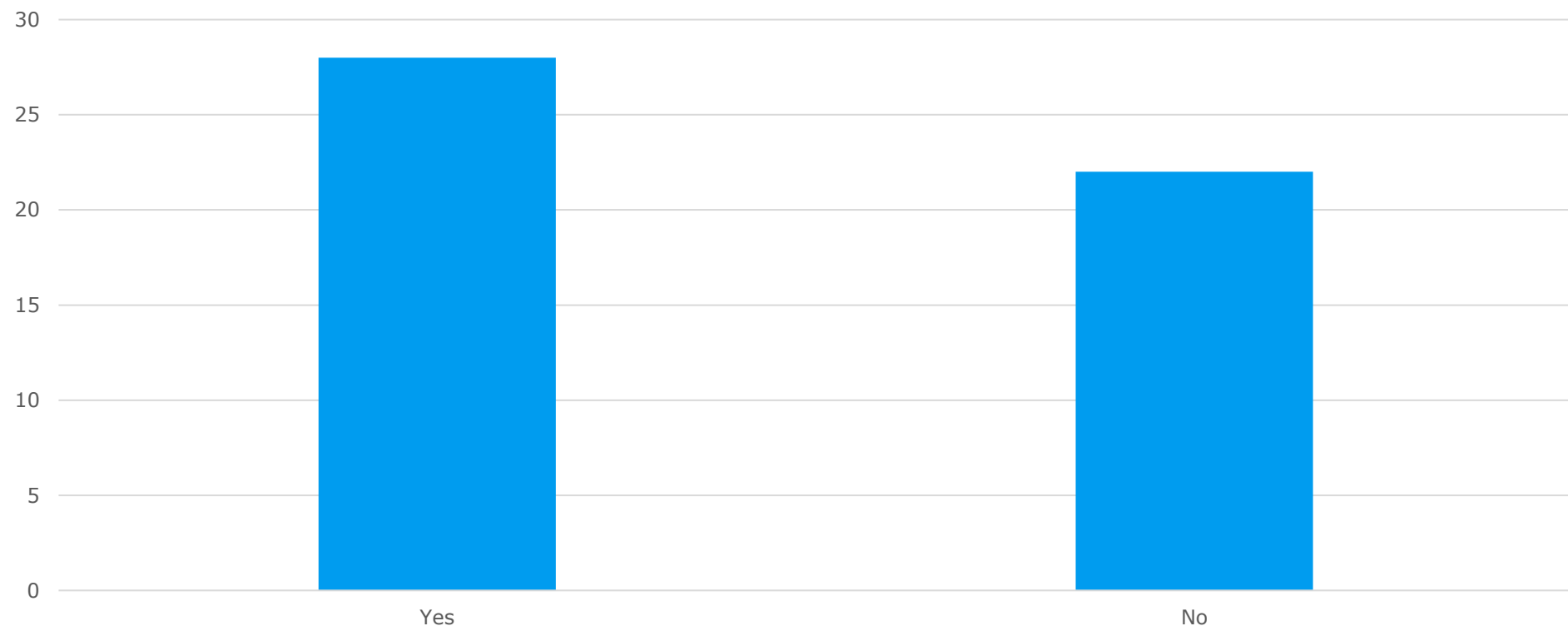
# Empirical analysis

- > Analysis of policy documents of 50 local authorities
- > Survey among 50 local authorities
  - About use of instruments in 2015 & 2016
- > 25 interviews with practitioners
- > 7 discussion meetings with practitioners with field visits



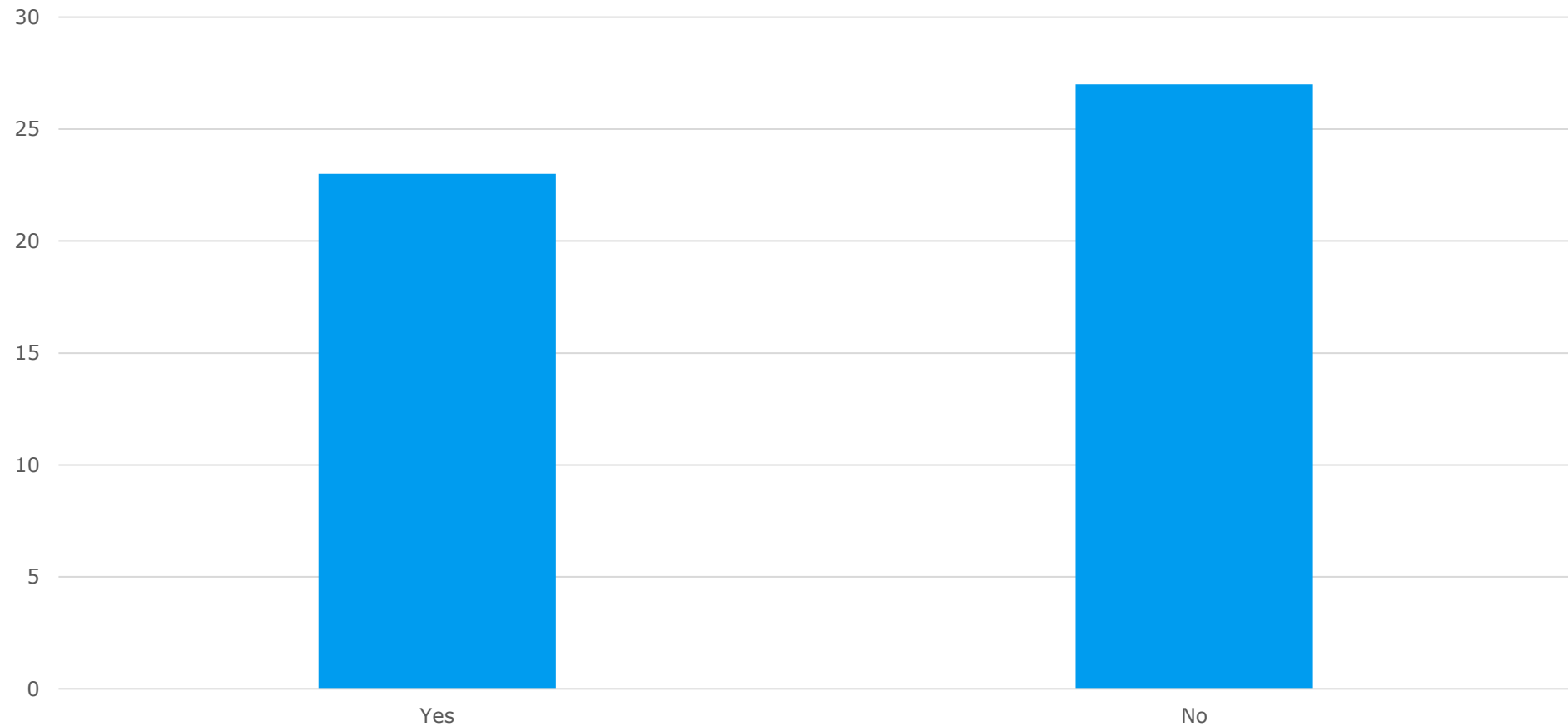
# Policy document analysis (2015 & 2016)

Does the local authority report problems concerning rogue landlords? (n=50)



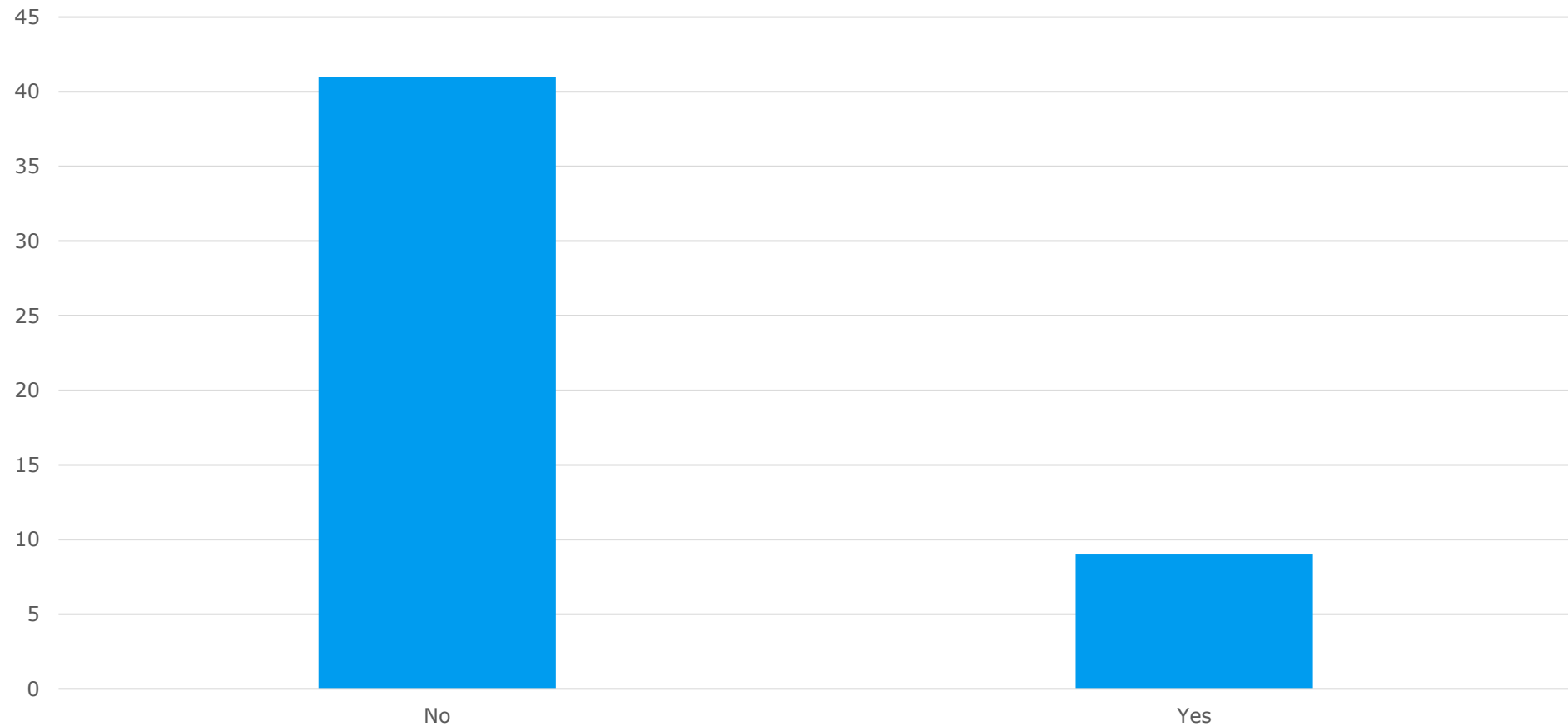


## Does the local authority have a policy plan to tackle rogue landlords? (n=50)





## Does the local authority refer to the new instruments in the documents? (n=50)





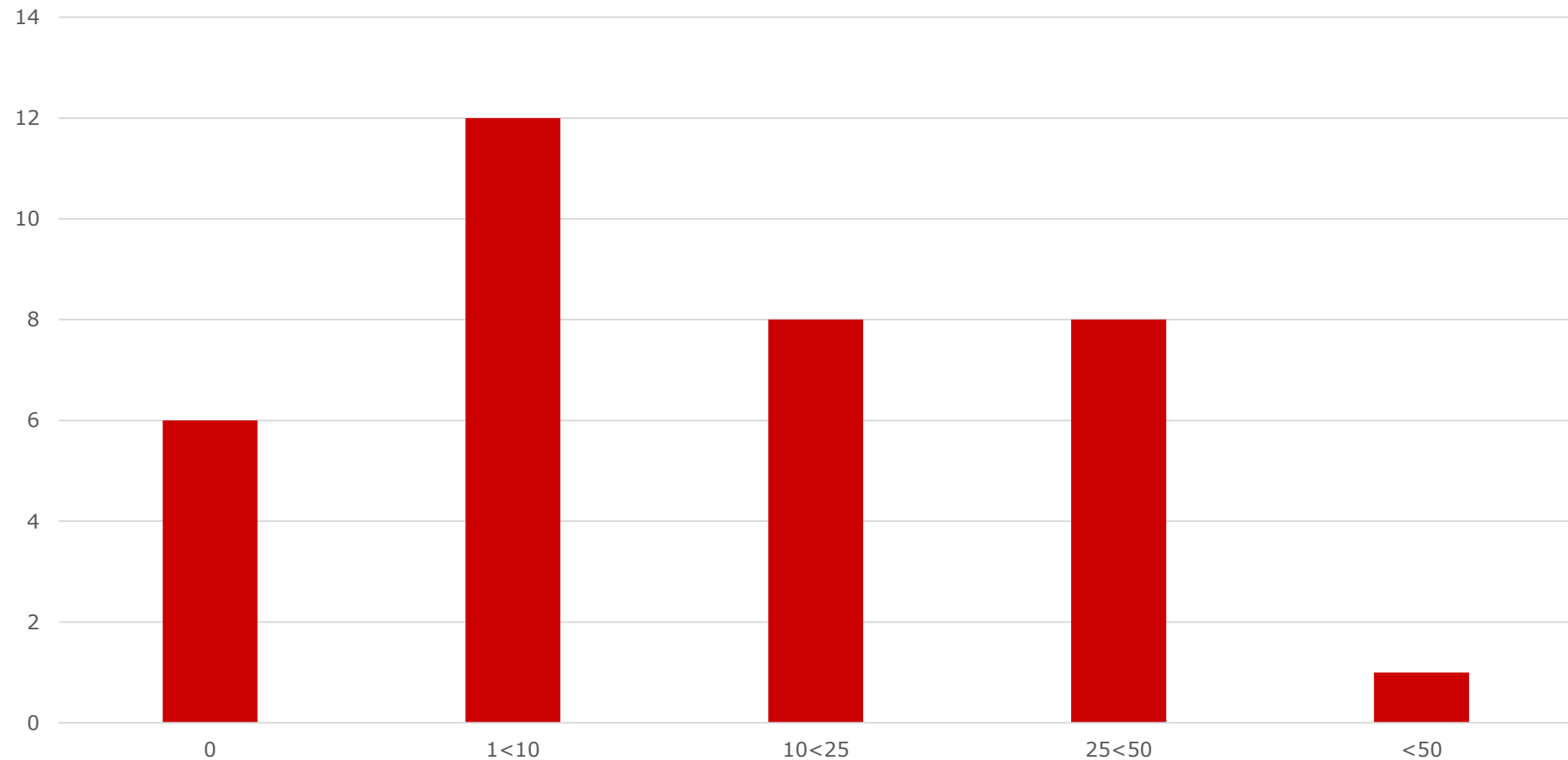


# Quantitative analysis (2015)

- > Survey among 50 local authorities

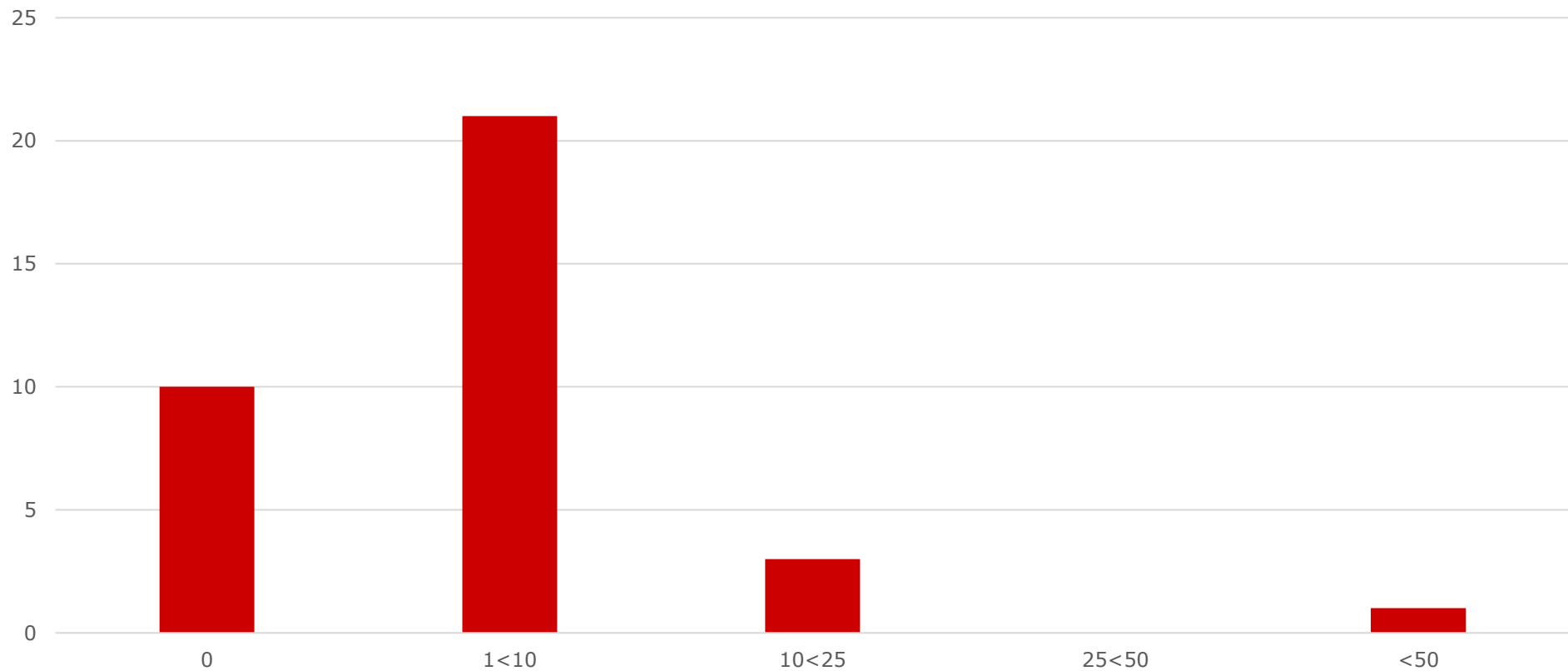


## How many times did the local authority issue a repair notice? (n=35)



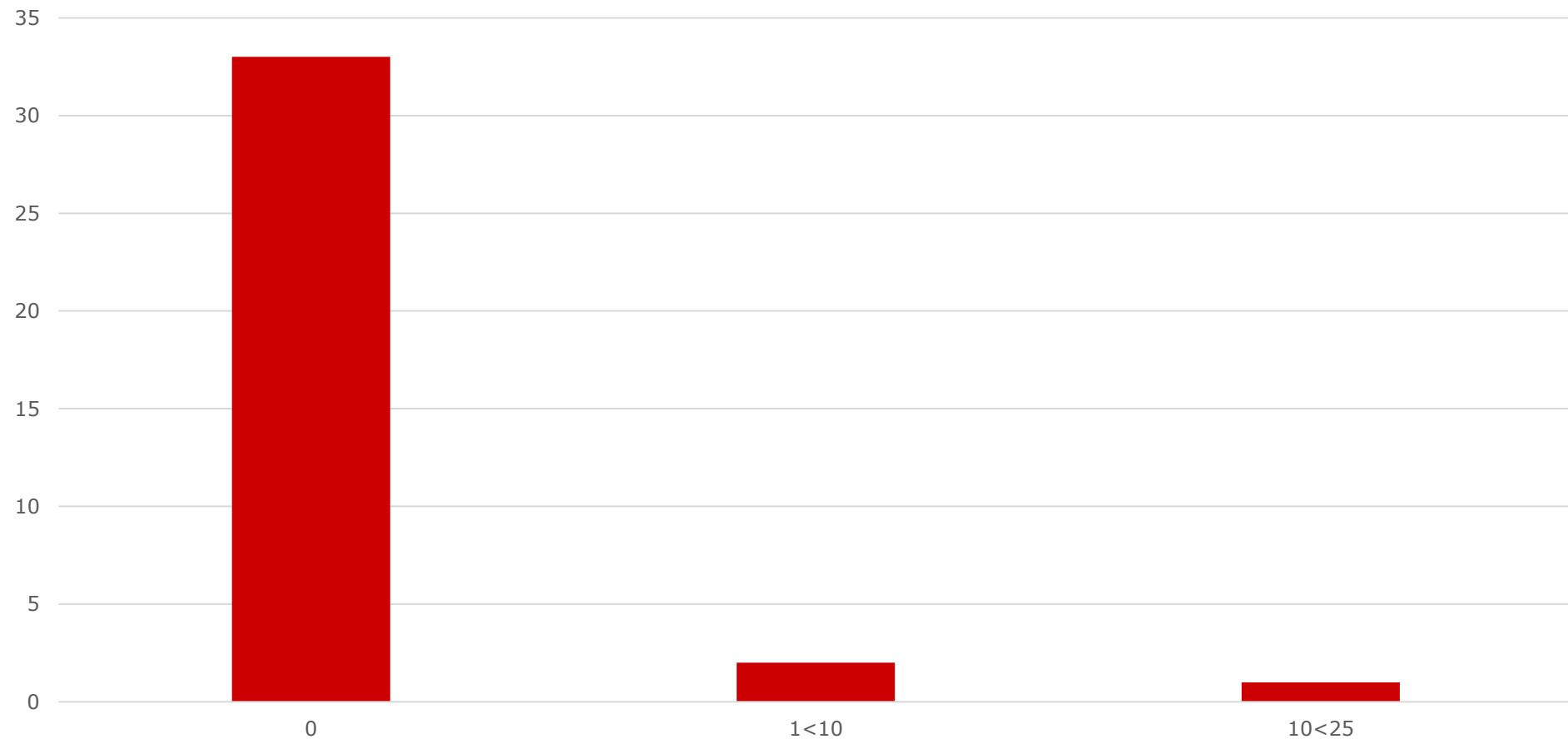


## How many times did the local authority take administrative enforcement action?(n=35)



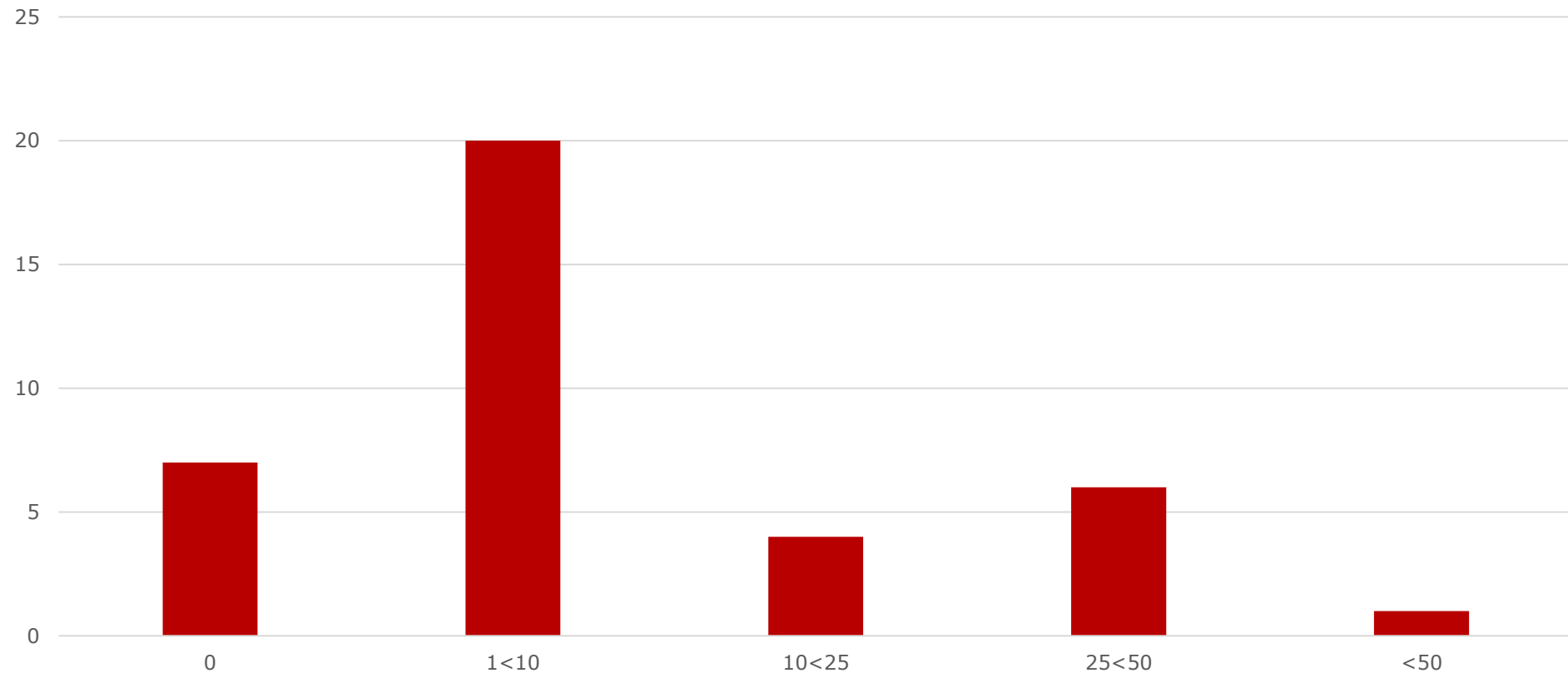


## How many times did the local authority issue an administrative fine? (n=36)





## How many closure orders because of drug-related activities did the local authority issue? (n=38)





# Other instruments

- > Management control orders
  - No local authority used this power (n=35)
- > Expropriation order
  - No local authority used this power (n=35)



# Qualitative analysis

- > Interviews & meetings with practitioners
  - Why do you use (or don't use) the instruments?
  - Are the instruments effective?



## Results:

- > One-shotters can be addressed with warnings and repair notices
- > 'We just started'
- > Housing Act too difficult to understand and apply





# Results II

- › Local authorities develop their own local legal frameworks.
- › Landlords use tenants as a shield against enforcement
  - Political pressure, media attendance



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