



## 8th Impact Report (2016-2024) of the 2016 BNG Bank Social Bond for Dutch Housing Associations



# **8th Impact Report (2016-2024) of the 2016 BNG Bank Social Bond for Dutch Housing Associations**

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## Het PON & Telos reference number

24105.09

## Date

June 2024

## Cover photo

BNG Bank



Official Partner  
Tilburg University

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## Executive summary

This eighth impact report for the 2016 BNG Bank Social Housing Bond is based on a framework for assessing the sustainability performance for social housing associations. The Framework combines the internal and external sustainability performance of the association. Where the internal focusses on the operational management and the housing stock, the external focusses on the geographic location and their sustainability score of the housing stock.

The original group of 92 elected housing associations for the 2016 bond was transformed into a group of 71 elected associations in 2024 because of mergers.

The 71 elected associations have improved their total sustainability score from 44.7 to 49.7 over the reporting period 2016-2024. A similar improvement has been made by the total group of 250 associations, see Table 1. The elected group and the total group of social housing associations both improved their sustainability score by 4.9 percentage points.

Table 1. Overview of the changes in sustainability scores over 2016-2024 for the groups of elected (n=71) and total (n=250) group of housing associations

Sustainability Field and capital	Total 2016	Elected 2016	Total 2024	Elected 2024	Total: Difference* 2016-2024	Elected: Difference* 2016-2024 <sup>1</sup>
Total	43.6	44.7	48.5	49.7	4.9	4.9
Internal	42.3	44.3	47.3	49.1	5.0	4.8
External	44.8	45.2	49.7	50.2	4.8	5.1

\*Percentage points

All types of housing associations show an improvement in their sustainability score over the period 2016-2024. Housing associations with mostly one-family dwellings have the highest score in 2024 and show the highest improvement of all typologies, compared to 2016. The lowest score is found in the group of extra-large associations.

The ten elected housing associations with the highest improvement over the reporting years are listed in Table 2. 'Woonstichting Land van Altena' shows the largest increase in sustainability score over the reporting period.

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<sup>1</sup> The calculated differences can be 0.1 percentage point higher or lower due to rounding differences in the calculation. This is the case for all calculated differences in the report.

Table 2. Elected housing association with the highest sustainability improvement over reporting years 2016-2024

	CoC number	Housing association	Sustainability score 2016	Sustainability score 2024	Difference*
1	18115616	Woonstichting Land van Altena	41.0	55.3	14.3
2	27212730	Stichting rondom wonen	40.1	53.6	13.5
3	36005091	Stichting Woningbeheer De Vooruitgang	40.2	53.4	13.2
4	09055271	Stichting Woonstede	41.9	54.2	12.3
5	16024073	Woonmeij	39.4	51.4	11.9
6	05047324	Woonstichting VechtHorst	47.9	59.7	11.8
7	27212938	stichting 3B Wonen	43.0	53.6	10.6
8	24108291	Stichting Woonbron	37.9	48.2	10.3
9	40236239	Woningstichting Compaen	41.8	52.0	10.2
10	38023122	Woonstichting De Marken	42.6	52.7	10.2

\*Percentage points

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# 1. Introduction

On 13 July 2016, BNG Bank issued its first Social Housing Bond, based on a prototype framework report<sup>2</sup> developed by Het PON & Telos, an official partner of Tilburg University, at the request of BNG Bank on 2 February 2016. The 8-year, € 1 billion, social bond is used to finance social housing associations in the Netherlands. During 2016, as agreed, Het PON & Telos developed a more detailed framework, based on the prototype framework used for the bond. This framework included not only the performance of the operational management of housing associations, the dwellings themselves, but also the characteristics of the neighbourhood of the rental units. This framework<sup>3</sup> was accepted by BNG Bank at the end of 2016. In January 2017 BNG Bank decided to use the framework as the basis for the 8-year of impact reporting of the 2016 BNG Bank Social housing bond. The 2016 BNG Bank Social housing bond will mature on 13 July 2024.

Version impact report	Issue date
1	July 2017 <sup>4</sup>
2	August 2018 <sup>5</sup>
3	August 2019 <sup>6</sup>
4	November 2020 <sup>7</sup>
5	Oktober 2021 <sup>8</sup>
6	August 2022 <sup>9</sup>
7	July 2023 <sup>10</sup>

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<sup>2</sup> B.C.J. Zoeteman, R. Mulder and R. Smeets, A first framework for a BNG Bank Sustainable Social Housing Bond, Assessment from an integrated ecological, social, economic and governance point of view, Telos Report nr 16.145, 18 May 2016, Tilburg University, <http://www.telos.nl/Publicaties/PublicatiesRapporten/default.aspx#folder=571960>

<sup>3</sup> B.C.J. Zoeteman, and R. Mulder, Elaborated Framework 2016 for a BNG Bank Social Bond for Dutch Housing Associations, Assessment from an integrated ecological, social, economic and governance point of view, Telos report nr 16.160, 27 December 2017, Tilburg University, <http://www.telos.nl/Publicaties/PublicatiesRapporten/default.aspx#folder=813915>

<sup>4</sup> Report can be requested from BNG bank

<sup>5</sup> Ibid

<sup>6</sup> Ibid

<sup>7</sup> <https://www.bngbank.com/-/media/Project/CBB/BNG-Bank-COM/Documents/Fourth-Impact-20162020-of-the-2016-BNG-Bank-Social-Housing-Bond.pdf>

<sup>8</sup> <https://www.bngbank.com/-/media/Project/CBB/BNG-Bank-COM/Documents/Impact-Reports/2021/5th-Impact-Report-2016-2021-BNG-Bank-Social-Housing-bond.pdf?la=en&rev=6d182995733e418696c8776aa50902dd&hash=73A5E60731F36DA667491D1285C5F919>

<sup>9</sup> [https://www.bngbank.com/-/media/Project/CBB/BNG-Bank-COM/Documents/9a-Sixth-impact-report-2016-2022-BNG-Bank-Social-Housing-bond-\(2\).pdf](https://www.bngbank.com/-/media/Project/CBB/BNG-Bank-COM/Documents/9a-Sixth-impact-report-2016-2022-BNG-Bank-Social-Housing-bond-(2).pdf)

<sup>10</sup> <https://www.bngbank.com/-/media/Project/CBB/BNG-Bank-COM/Documents/esg-bonds/reports/7th-Impact-report-2016-2023-BNG-Bank-Social-Housing-bond.pdf?rev=2edebc26fdf540bca7f20149a3b98491>



This is the eighth and final impact report for the 2016 Social Housing Bond. It briefly outlines the elaborated framework for impact assessment and the outcome in the 2024 reporting year for the housing associations elected as best in class for the 2016 BNG Bank Social Housing Bond.

The yearly impact reports assess the following aspects:

- 1) A comparison of the sustainability scores over the assessment period of the group of elected housing associations and a comparison with the performance of the total group of housing associations.
- 2) An analysis at the stock level, and occasionally at indicator level, to better understand the causes of changes in performance.
- 3) A top list of elected associations that have shown the largest improvement in overall score and, for example, energy performance.

## 2. The methodology for assessing sustainability of social housing associations

### 2.1. The framework

The framework for assessing the sustainability performance of housing associations is based on measuring the internal sustainability performance of the organization, including its housing units, and the external sustainability performance of the neighbourhood of the housing units.

To operationalise the external performance, it is necessary to know the location of the rental units. However, location-specific data is not easily accessible. Therefore, an approximation of the location-specific sustainability characteristics of the rental units of housing associations is used, as was also done for the framework of the later BNG Bank Social Housing Bonds.

The result is a framework based on 3 internal performance areas (called capitals), including environmental, social and economic aspects, and 3 external performance capitals (also environmental, social and economic). The scores for the 6 capitals are calculated based on 21 themes (called stocks) derived from a total of 63 indicators. A description of these indicators is provided in Annex A.

Due to changes in data availability and new scientific knowledge, some adjustments have been made to the framework. To keep the data comparable between reporting years, the adjustments have also been applied to the 2016, 2017, 2018, 2019, 2020, 2021, 2022, and 2023 datasets. A detailed overview of the changes in the dataset is provided in Annex A.

Internal and external performance are weighted equally, as are capitals within the internal and external sustainability domains. The framework considers the same classes for associations as in the 2016 prototype framework.

### 2.2. Data sources

The data for the internal Sustainability Impact Report are mainly derived from the Dutch Inspectorate for the Environment and Transport (ILT) in its annual accountability report on social housing associations (DVI, 2022), the Dutch Statistical Office (CBS) and the latest Aedes benchmark report (2023) on the performance of Dutch housing companies. Table 3 shows the sources of the internal and external indicators.

Table 3. Sources of indicators

Capital	Sources
<b>Ecological Capital</b>	Centraal Bureau Statistiek (CBS), CBS Microdata, Emissieregistratie, Grootschalige Concentratiekaarten Nederland, RIVM, Risicokaart, Nationale Databank Flora en Fauna, Rijkswaterstaat klimaatmonitor, Human Environment and Transport Inspectorate (ILT, Corpodata), GGD, Atlas natuurlijk kapitaal, Earth Observatory Group, Aedes Benchmark
<b>Economic capital</b>	National Statistics (CBS), OVapi, Human Environment and Transport Inspectorate (ILT, Corpodata), Eco-movement, Aedes datacentrum, Aedes Benchmark
<b>Socio-cultural capital</b>	National Statistics (CBS), CBS-microdata, Databank Verkiezingsuitslagen, RIVM, WoON, Human Environment and Transport Inspectorate (ILT, Corpodata), Aedes benchmark, Rijkswaterstaat (Water, Verkeer en Leefomgeving), Databank politie

Most of the external sustainability data was collected at the neighbourhood level, as described in the 2020 framework report. The data was then recalculated and allocated to the housing associations using a model developed by Het PON & Telos. More detailed information about this model can be found in the elaborated framework reports.

### 2.3. Elected housing associations

Based on the 2016 framework report on sustainable housing associations, a group of 92 associations was elected from the original group of 328 associations. However, four of the originally elected 92 associations were no longer included in the first impact report of 2017.

- Stichting Woonservice Urbanus' (L1723) has been merged with 'Woningstichting WoonWENZ' (L0274), so 'Stichting Woonservice Urbanus' is no longer in the group of elected associations.
- Bernardus Wonen' (elected) and 'Woningstichting Dinteloord' (elected) have merged with 'Brabantse Waard' (not elected) to form the new housing association Woonkwartier. They have therefore left the selection.
- Alkemade Wonen' (not elected) and 'Woningstichting Buitenlust' (elected) merged to form the new housing association MeerWonen.

Therefore, four of the original group of 92 associations were transformed, resulting in a total group of 88 elected housing associations for the 2017 impact report.

The situation changed again in 2018. A total of 331 associations were assessed. The group of elected associations has further decreased from 88 in 2017 to 85 in the 2018 reporting year. This is the result of three mergers.

- Woningstichting Nijkerk' (elected) merged with 'Stichting De Nieuwe Woning' (not elected) and was therefore removed from the group of elected associations.
- Woonstichting St. Joseph' (elected) merged with 'Stichting Goed Wonen Liempde' (elected). The new 'Woonstichting St. Joseph' remains in the elected group.
- Woningstichting Kessel' (elected) merged with 'Stichting Antares Woonservice' (not elected) and thus left the elected group.

The same applies to the situation in 2019. In total, a group of 320 associations was assessed. The group of elected associations continued to decrease from 85 in 2018 to 82 in the 2019 reporting year. This is the result of three mergers.

- Wovesto (L1857, elected) merged with Bouwvereniging Huis en Erf (L0643, elected) to form the new housing association Woonmeij (L0643). The new housing association 'Woonmeij' is therefore included in the elected group.
- Woonstichting Spaubeek' (L0264, elected) merged with 'Stichting Zo Wonen' (L0269, not elected). It has therefore been removed from the elected group.
- Woningbouwvereniging Lopik' (L1866, elected) merged with 'Goed wonen Benschop' (L1550, not elected) and 'Woningbouwvereniging Oudewater' (L1892, not elected) to form the new housing association 'De Woningraat' (L1892). The housing association was therefore removed from the elected group.

The same applies to the situation in 2020. In total, a group of 304 associations was assessed. The group of elected associations has further decreased from 82 in 2019 to 81 in 2020. This is the result of a merger.

- De Goede Woning Driemond' (L1034) merged with 'Woningcorporatie Eigen Haard' (not elected) and was therefore removed from the elected group.

There were also several mergers between social housing associations in 2021. In total, a group of 281 associations was assessed. The group of elected associations decreased from 81 in 2020 to 76 in 2021. This is the result of four mergers.

- Stichting Wonen Zuidwest Friesland' (L0676) was taken over by 'Stichting Lyaemer Wonen' (not elected). It has therefore been removed from the elected group.
- Stichting Vallei Wonen' (L1543) has been taken over by 'Stichting Omnia Wonen' (not elected). The housing association has therefore been removed from the elected group.
- R&B Wonen' (L0543) has been taken over by 'Regionale Woningstichting Samenwerking' (elected), so the housing association 'Regionale Woningstichting Samenwerking' is included in the elected group.
- Woongod Goeree Overflakkee (L1544) was taken over by Fides Wonen (not elected) and is therefore not included in the elected group.

In the reference year 2022, 'Stichting Huisvesting Vredewold' is removed from the elected group as it merged with 'Woningcorporatie Wold & Waard' (not elected). Five associations were excluded from the analyses due to poor data quality. The remaining 76 associations have been assessed in the sixth impact report.

In reporting year 2023, five associations were excluded from the analyses due to insufficient data, leaving 275 housing associations assessed in the report. The number of elected associations remained the same as the previous year.

In the reference year 2024, the number of housing associations in the elected group decreased from 76 to 71 as a result of the following:

- 'Viveste' (not elected) was taken over by 'Stichting Mitros' (elected) to form the new housing association 'Woonin'. The housing association 'Woonin' is included in the elected group.
- 'Woningstichting Leusden' (elected) merged with 'Eemland Wonen' to form the new housing association 'Omthuis' (not elected). The housing association was therefore removed from the elected group.
- Twenty-five associations were excluded from the analyses due to insufficient data, resulting in 250 housing associations assessed in this report. Four of these were in the elected group, leaving 71 elected associations.

### 3. Overall performance of housing associations over 2016–2024

#### 3.1. Sustainability performance of the elected housing associations over 2016–2024

Table 4 gives an overview of the overall performance over the last few years. The values express the percentage points towards the sustainability goal for a certain aspect. The table presents the differences at the level of the total sustainability scores, the internal and external sustainability scores and the more detailed capital scores.

The group of 71 elected associations has improved its average sustainability score from 44.7 to 49.7 over the reporting period 2016-2024, continuing the trend of the last years.

A closer look at the more detailed data indicates that the improvement can be attributed to the internal and the external sustainability field. The internal performance score increased by 4.8 percentage points over the period 2016-2024. This increase is mainly due to the large increase ecological capital, which increased by 17.3 percentage points. The socio-cultural capital increased by 0.3 percentage points. However, the economical capital decreased by 3.2 percentage points. The causes for these changes are discussed in chapter 4.

We see a different pattern in the external sustainability score. The external performance score increased by 5.1 percentage points over the period 2016-2024. The largest improvement in the external sustainability field can be attributed to the economical capital, which increased by 11.6 percentage points over the period 2016-2024. The ecological capital also made progress with an increase of 4.5 percentage points. However, the socio-cultural capital decreased by 0.9 percentage points. The more in-depth analysis will be elaborated on in chapter 4.

Overall, these results are very positive and may be due to the general economic improvement in the country after earlier years of recession. A disclaimer to the economic growth is the shortage in the labour market, which is putting pressure on many sectors and regions.<sup>11</sup> This could have an impact on the economic growth in the Netherlands in the coming years. In addition, the significant improvement in the ecological capital of the internal sustainability field could be the result of progress in the energy transition, in which social housing associations play an important role by making their dwellings more sustainable.

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<sup>11</sup> <https://www.cbs.nl/nl-nl/nieuws/2023/20/krapte-op-de-arbeidsmarkt-blijft-op-zelfde-niveau-in-eerste-kwartaal>

Table 4. Overview of the differences in sustainability performance (% of achieving sustainability goals) of 71 elected housing associations over 2016-2024 compared to the total group (n=250)

Field and capital	Total 2016	Elected 2016	Total 2017	Elected 2017	Total 2018	Elected 2018	Total 2019	Elected 2019	Total 2020	Elected 2020
<b>Total</b>	43.6	44.7	43.7	45.0	43.9	44.9	44.5	45.6	45.1	46.3
<b>Internal</b>	42.3	44.3	42.1	44.5	42.2	43.8	42.4	44.3	43.3	45.2
- Ecological	26.1	28.0	26.5	28.6	27.3	29.5	29.0	31.5	30.9	33.2
- Socio-cultural	45.2	47.3	45.6	47.8	46.5	48.6	47.0	49.2	45.8	48.2
- Economic	55.6	57.7	54.0	57.1	52.7	53.3	51.2	52.2	53.2	54.1
<b>External</b>	44.8	45.2	45.3	45.5	45.7	46.0	46.6	46.9	46.9	47.4
- Ecological	45.3	45.2	45.2	45.1	45.4	45.4	45.8	45.8	46.0	46.0
- Socio-cultural	47.9	48.2	48.8	49.1	48.8	49.3	49.0	49.5	48.6	49.0
- Economic	41.4	42.2	42.0	42.3	42.8	43.4	44.9	45.5	46.1	47.1

Field and capital	Total 2021	Elected 2021	Total 2022	Elected 2022	Total 2023	Elected 2023	Total 2024	Elected 2024	Total: Difference* 2016-2024	Elected: Difference* 2016-2024
<b>Total</b>	45.8	47.2	47.1	48.2	48.0	49.1	48.5	49.7	4.9	4.9
<b>Internal</b>	43.7	46.2	45.8	47.4	46.8	48.6	47.3	49.1	5.0	4.8
- Ecological	33.5	35.3	38.2	39.7	38.9	40.7	43.7	45.3	17.6	17.3
- Socio-cultural	45.7	47.7	45.9	48.4	48.9	50.6	45.9	47.5	0.7	0.3
- Economic	51.9	55.6	53.4	54.2	52.6	54.5	52.4	54.5	-3.3	-3.2
<b>External</b>	47.9	48.3	48.4	49.0	49.2	49.6	49.7	50.2	4.8	5.1
- Ecological	46.9	46.9	48.6	48.7	48.6	48.7	49.6	49.7	4.3	4.5
- Socio-cultural	48.8	49.2	47.2	47.5	47.4	47.9	46.7	47.2	-1.2	-0.9
- Economic	48.0	48.7	49.4	50.8	51.6	52.3	52.7	53.7	11.3	11.6

\*Percentage points

### 3.2. Differences between the group of elected associations and the total group over 2016-2024

The performance of both the elected group and the total group of housing associations has improved in recent years. The group of 71 elected associations managed to maintain its lead in sustainability performance. The difference between the elected group and the total group of housing associations has shrunk slightly from 1.1 percentage points in 2016 to 0.7 percentage points in 2024.

Looking at the underlying concepts of the sustainability score, it becomes clear that the difference between the elected and the total group is slightly smaller for the external sustainability, than for the internal sustainability. In 2024, the difference between the



elected group and the total group is 1.8 percentage points for the internal sustainability and 0.5 percentage points for the external sustainability.

### 3.3. General statistics for the elected housing associations 2016–2022

This section compares the general differences between the total group of housing associations and the elected associations. Table 5 provides a summary of the number of new dwellings, the number of new tenants and the number of dwellings owned by housing associations in general, realized in the period 2016-2022<sup>12</sup> for both groups of housing associations.

Table 5. General statistics of the 71 elected housing associations and the total group of associations (n=250) over 2016-2022

	Total 2016	Total 2017	Total 2018	Total 2019	Total 2020	Total 2021	Total 2022	Total: Difference * 2016- 2022	Total: 2016-2022 (%)
<b>New houses developed</b>	13,163	13,387	13,185	13,760	14,800	16,334	15,136	1,973	15
<b>Allocations of new tenants</b>	179,995	164,111	166,401	166,184	160,700	170,179	165,031	-14,964	-8
<b>Dwellings</b>	2,131,092	2,137,561	2,143,911	2,175,337	2,188,125	2,202,717	2,221,690	90,598	4

	Elected 2016	Elected 2017	Elected 2018	Elected 2019	Elected 2020	Elected 2021	Elected 2022	Elected: Difference* 2016-2022	Elected: Difference 2016-2022 %
<b>New houses developed</b>	4,140	3,698	3,433	4,047	4,137	5,784	4,997	857	21
<b>Allocations of new tenants</b>	43,325	40,439	39,985	42,174	40,286	43,940	42,671	-654	-2
<b>Dwellings</b>	492,632	494,465	498,835	511,305	512,490	517,782	528,349	35,717	7

\* Percentage points

<sup>12</sup> 2022 is the most recent year of data availability

Figure 1. Annual development of new houses (in %): each year compared to 2016

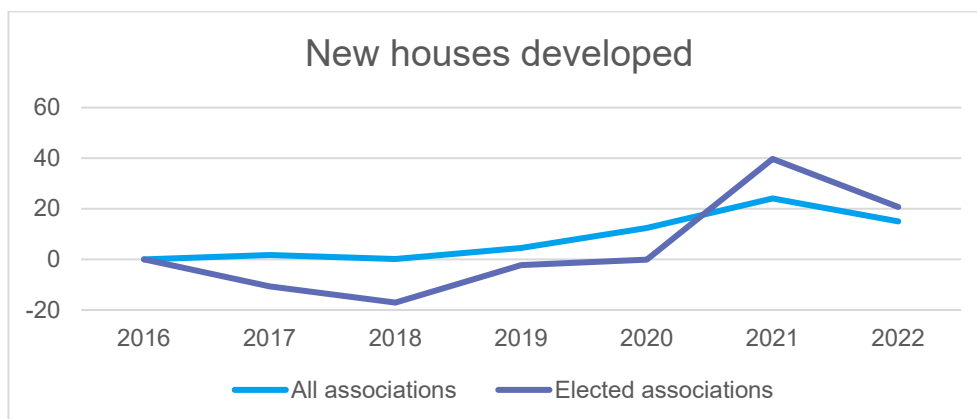


Figure 2. Annual change in allocation of new tenants (in %): each year compared to 2016

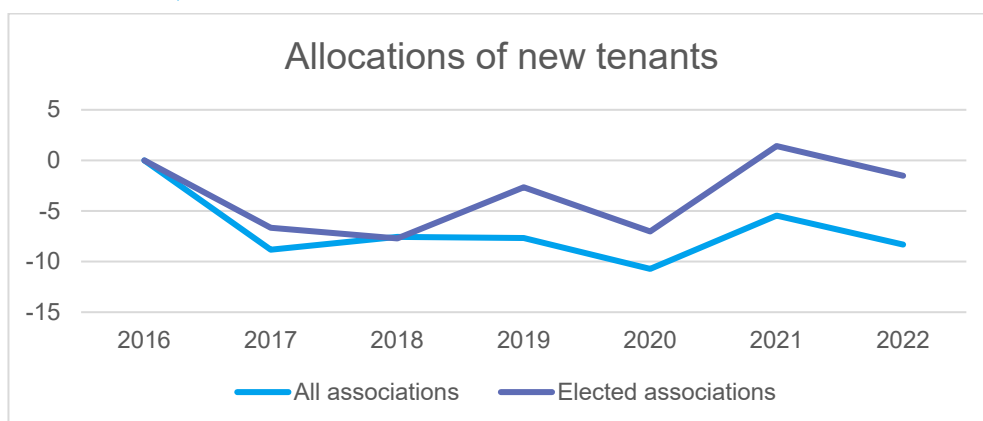


Figure 3. Annual growth in number of dwellings (in %): each year compared to 2016

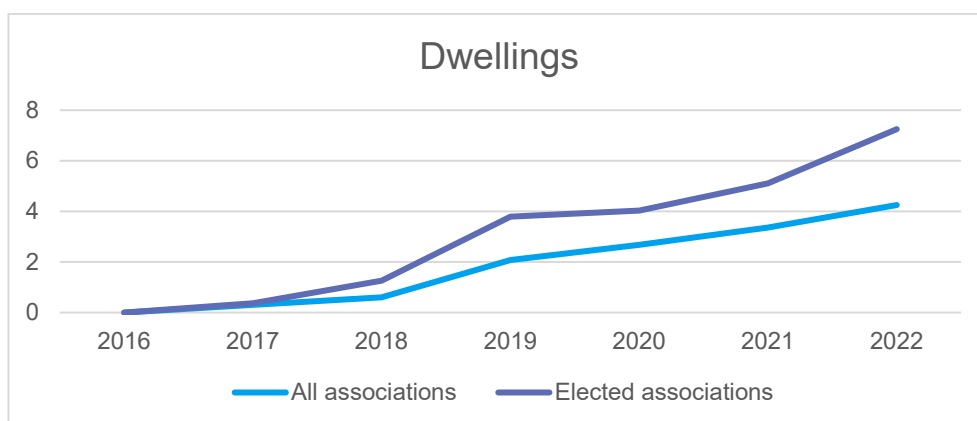


Figure 1 shows that the total number of new houses developed in 2022 is higher than in 2016 and is quite similar to the growth in new houses developed by the elected group (21% vs. 15%). The elected group scores better in terms of the allocation of new tenants than the total group (-2% vs -8%). Figure 3 shows that in 2022 the number of dwellings in the elected

group has increased compared to previous years and performs better than the number of dwellings for the total group (7% vs 4%).

## 4. Detailed analysis of the sustainability of elected associations

This chapter looks in more detail at the causes of the differences in sustainability scores identified in chapter 3.

### 4.1. Differences in internal sustainability scores

Internal sustainability improved between 2016 and 2024 by 4.8 percentage points for the elected associations and by 5.0 percentage points for the total group. The group of elected associations scored 1.8 percentage points higher than the total group in terms of internal sustainability. The details are shown in Table 6a.

Table 6a. Detailed differences at internal stock level over reporting years 2016-2024 for the elected associations group and the total group

Sustainability field and capital	Total 2016	Elected 2016	Total 2024	Elected 2024	Total: Difference 2016-2024	Elected: Difference *2016-2024
<b>Total score</b>	43.6	44.7	48.5	49.7	4.9	4.9
<b>Internal</b>	42.3	44.3	47.3	49.1	5.0	4.8
- Energy	30.4	31.1	53.8	52.6	23.4	21.5
- Resources and Waste	21.7	24.9	33.6	37.9	11.8	13.0
- Physical and economic accessibility	56.1	56.5	37.2	38.5	-18.9	-18.1
- Living quality	43.0	46.6	47.9	49.1	4.9	2.5
- Safety and Security	33.5	35.3	46.3	49.0	12.8	13.7
- Residential satisfaction	48.3	50.6	52.2	53.6	3.9	3.0
- Corporational valuation	68.1	67.6	68.1	67.6		
- Future Constancy	43.1	47.7	36.6	41.4	-6.5	-6.3

\*Percentage points

This table shows that the progress for some stocks is quite high. In particular, the improvement in 'Energy', over recent years has continued. With an increase of 21.5 percentage points for the elected group, this is the largest improvement within the internal performance. This is a very welcome and important trend as these were some of the lowest scoring stocks in 2016. It seems that the pressure on housing associations from the UN Paris Agreement on Climate Change and the UN Sustainable Development Goals, as well as the Dutch national policy on climate action is starting to pay off.

The stock 'Resource and Waste' also shows a strong improvement of 13.0 percentage points for the elected group and 11.8 percentage points for the total group. The stock 'Resource and Waste' scored the lowest in 2016. Therefore, this improvement in the sustainability score is very important.

There are also large improvements in the 'Safety and security' stock. The 'Safety and security' stock improved by 13.7 percentage points for the elected group and 12.8 percentage points for the total group. Research shows that crime rates have fallen in recent years.<sup>13</sup> Especially the number of violent offences and vandalism is decreasing, which may explain the strong improvement.

For the stock 'Physical and economic accessibility', the performance decreased by 18.9 percentage points for the total group and 18.1 percentage points for the elected group. The stock 'Future constancy' also declined (-6.5 percentage points for the total group, -6.3 percentage points for the elected group).

Although the total group tends to close the gap with the elected group, the process is slow. The elected group still outperforms the total group on almost all aspects of the internal sustainability score, except for the stocks 'Energy' and 'Corporational valuation'.

#### 4.2. Differences in external sustainability

The external sustainability has been included in the analysis because social housing associations have some influence on the quality of the neighbourhood in which their dwellings are located. However, the direct influence of specific investments has been limited by recent national policy decisions, but the indirect impact remains considerable. The impact analysis, as shown in Table 6b, indicates that the external sustainability score improved for both groups, but slightly more outspoken for the elected group of housing associations than for the total group (5.1 versus 4.8).

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<sup>13</sup> CBS (2020). Minder traditionele criminaliteit, meer cybercrime.  
<https://www.cbs.nl/nl-nl/nieuws/2020/10/minder-traditionele-criminaliteit-meer-cybercrime>

Table 6b. Detailed differences at external stock level over reporting years 2016-2024 for the elected associations group and the total group

Sustainability field and capital	Total 2016	Elected 2016	Total 2024	Elected 2024	Total: Difference 2016-2024	Elected: Difference *2016-2024
<b>Total score</b>	43.6	44.7	48.5	49.7	4.9	4.9
<b>External</b>	44.8	45.2	49.7	50.2	4.8	5.1
- Air	43.5	43.2	54.5	54.4	11.0	11.2
- Annoyance and Emergencies	45.9	48.9	47.7	51.3	1.8	2.4
- Nature and Landscape	46.4	43.5	46.4	43.5	0.0	0.0
- Social Participation	43.4	44.4	35.5	36.1	-7.9	-8.3
- Economic Participation	36.7	39.0	41.1	43.6	4.4	4.7
- Arts and Culture	59.4	58.5	57.9	56.9	-1.5	-1.6
- Health	45.0	45.5	41.9	42.4	-3.1	-3.1
- Residential Environment	58.4	57.1	56.4	55.2	-2.0	-1.9
- Education	44.3	44.5	47.4	49.2	3.1	4.7
- Labour	29.0	30.5	50.5	52.4	21.5	21.9
- Competitiveness	44.8	44.5	55.1	56.1	10.3	11.7
- Infrastructure and Accessibility	50.4	51.5	52.6	52.7	2.2	1.2

\*Percentage points

A closer look at the underlying stocks shows that the performance of the 'Labour' stock increased most over the reporting period (21.9 percentage points for the elected group, 21.5 percentage points for the total group). Another stock that improved quite a lot is the stock 'Competitiveness' (11.7 percentage points for the elected group, 10.3 percentage points for the total group). This is mainly due to the flourishing economy in the Netherlands. There is currently a shortage of labour on the labour market, which is putting pressure on many sectors and regions.<sup>14</sup> At the moment the number of empty shops is increasing due to a decline in the number of active retailers. In 2023 ten large retail chains went bankrupt, resulting in the closing of several shops.<sup>15</sup> This might have an impact on the economic growth of the Netherlands, and consequently influence the stocks 'Labour', 'Economic Participation', and 'Competitiveness' in the coming years.

The performance of the stock 'Air' has also increased (by 11.2 percentage points for the elected group and 11.0 percentage points for the total group). It is possible that the national

<sup>14</sup> <https://www.cbs.nl/nl-nl/nieuws/2023/20/krapte-op-de-arbeidsmarkt-blijft-op-zelfde-niveau-in-eerste-kwartaal>

<sup>15</sup> <https://locatus.com/blog/leegstand-begint-weer-te-stijgen/>

policies to tackle climate change and to meet the goals of the UN Paris Agreement on Climate are having an impact.

However, the stocks 'Social Participation', 'Health', 'Arts and Culture' and 'Residential Environment' are under pressure. The decline in 'Social Participation' is partly due to a fall in the number of volunteers.<sup>16</sup> In addition, the turnout for the municipal elections of 2022 was historically low,<sup>17</sup> which also has its effect on the stock 'Social participation'.

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<sup>16</sup> <https://www.cbs.nl/nl-nl/nieuws/2022/42/steeds-minder-mensen-doen-vrijwilligerswerk>

<sup>17</sup> <https://nos.nl/collectie/13894/artikel/2421544-historisch-lage-opkomst-waarom-gingen-zo-weinig-mensen-naar-de-stembus>



## 5. Specific performance of individual associations 2016–2024

This chapter looks at specific performance aspects of housing associations in the elected group. First, the impact of association typology on performance will be discussed. Elected associations with the largest improvements or reductions will be presented in the following chapter.

### 5.1. Association typology and performance differences

In the framework<sup>18</sup> for the 2016 BNG Bank Social Housing Bond, 10 types of housing associations and their performance differences are discussed. Based on the impact data collected, differences for these 10 types of associations are presented in Table 7.

Table 7. Impact of association typology on differences in sustainability performance

Typology	Total sustainability score 2016	Total sustainability score 2024	Difference * 2016-2024
<b>Small</b>	45.7	50.3	4.6
<b>Medium</b>	45.9	50.0	4.1
<b>Large</b>	44.7	50.0	5.3
<b>X-Large</b>	43.5	48.7	5.1
<b>One-family dwellings</b>	47.1	53.0	5.9
<b>High-rise buildings</b>	43.5	49.1	5.7
<b>Oldest property</b>	45.9	50.0	4.1
<b>Old property</b>	44.2	49.3	5.1
<b>New property</b>	45.2	49.3	4.1
<b>Newest property</b>	44.7	50.0	5.3

\*Percentage points

All types of housing associations show an improvement in their sustainability score over the period 2016-2024. One-family dwellings housing associations have the largest score in 2024 and show the largest improvement of all typologies, compared to 2016.

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<sup>18</sup> B.C.J. Zoeteman, R. Mulder and R. Smeets, A first framework for a BNG Bank Sustainable Social Housing Bond , Assessment from an integrated ecological, social, economic and governance point of view, Telos Report nr 16.145, 18 May 2016, Tilburg University, <http://www.telos.nl/Publicaties/PublicatiesRapporten/default.aspx#folder=571960>

The lowest score is for the group of extra-large associations. However, they improved their score by 5.1 percentage points between 2016 and 2024. The lowest improvement in the sustainability score can be found for the groups of medium-sized housing associations, oldest property, and new property housing associations. However, the overall impression is that the sector is rapidly improving its sustainability performance for all types of associations.

## **5.2. Housing associations with the largest improvement over 2016–2024**

Table 8 shows the 10 associations improving their sustainability score most over the period 2016–2024. 'Woonstichting Land van Altena' shows the largest increase in its sustainability score over the reported period. They have worked on several sustainability projects in the past few years, including Altena Woont Slim. In collaboration with the municipality, they help households to take measures to save energy.<sup>19</sup> The second largest increase in the sustainability score is for 'Stichting rondom wonen', with an increase of 13.5 percentage points. As they write on their website, they carry out various actions to make their houses more sustainable. Not only to meet climate goals, but above all to keep the energy costs affordable for tenants.<sup>20</sup>

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<sup>19</sup> <https://www.landvanaltena.nl/berichten/altena-woont-slim>

<sup>20</sup> <https://www.rondomwonen.nl/over-ons>

Table 8. Elected associations showing largest sustainability improvement

	CoC number	Housing association	Sustainability score 2016	Sustainability score 2024	Difference
<b>1</b>	18115616	Woonstichting Land van Altena	41.0	55.3	14.3
<b>2</b>	27212730	Stichting rondom wonen	40.1	53.6	13.5
<b>3</b>	36005091	Stichting Woningbeheer De Vooruitgang	40.2	53.4	13.2
<b>4</b>	09055271	Stichting Woonstede	41.9	54.2	12.3
<b>5</b>	16024073	Woonmeij	39.4	51.4	11.9
<b>6</b>	05047324	Woonstichting VechtHorst	47.9	59.7	11.8
<b>7</b>	27212938	stichting 3B Wonen	43.0	53.6	10.6
<b>8</b>	24108291	Stichting Woonbron	37.9	48.2	10.3
<b>9</b>	40236239	Woningstichting Compaen	41.8	52.0	10.2
<b>10</b>	38023122	Woonstichting De Marken	42.6	52.7	10.2

### 5.3. Housing associations showing greatest reductions over 2016–2024

Some of the elected housing associations were not able to improve their sustainability score between 2016 and 2024. The largest decrease in sustainability score was realized by ‘Stichting Destion’. Their sustainability score decreased by 4.6 percentage points. The second largest reduction in sustainability score was 3.1 percentage points, realized by ‘Woningstichting Vanhier Wonen’.

A more general overview of the differences in performance over the period 2016–2024 for the group of elected associations is given in Annex B. Annex C shows the development of the sustainability score changes over the period 2016–2024 for all 250 housing associations.

Table 9. Elected housing associations with the greatest reductions in sustainability performance over 2016–2024

	CoC number	Housing association	Sustainability score 2016	Sustainability score 2024	Difference
<b>1</b>	12012267	Stichting Destion	49.6	45.0	-4.6
<b>2</b>	14021204	Woningstichting Vanhier Wonen	52.9	49.9	-3.1
<b>3</b>	18030601	Tiwos, Tilburgse Woonstichting	46.6	44.1	-2.5
<b>4</b>	30040468	Woonstichting Jutphaas	46.4	44.0	-2.3
<b>5</b>	14614646	Krijtland Wonen	47.7	45.7	-2.0
<b>6</b>	05047482	Woningstichting SWZ	45.6	44.9	-0.7
<b>7</b>	41023459	Stichting Harmonisch Wonen	40.2	39.7	-0.5
<b>8</b>	14615881	Woningstichting Meerssen	51.7	51.3	-0.4
<b>9</b>	04017296	Stichting Domesta	41.6	41.6	0.0
<b>10</b>	41133736	Stichting Waterweg Wonen	42.5	43.4	0.8

## 6. Energy performance results within the group of elected associations

The energy transition is currently at the forefront of (inter)national sustainability policies. This impact report will focus on the indicators that are relevant for the total energy score: electricity consumption, gas consumption, energy efficiency, CO2 emissions due to gas consumption, costs of improvements and solar power.

### 6.1. Housing associations showing highest improvement in energy performance between 2016–2024

Table 10 shows the 10 best performing housing associations for ‘energy’. In general, a shift towards less gas-related CO2 emissions is dominant, accompanied by a reduction in electricity consumption in dwellings, and increased costs of improvements. For energy improvements, the score can vary widely from year to year, as these are often realized in large projects.

Looking at the individual associations, ‘Stichting Beveland Wonen’ improves its overall energy performance score by 30.4 percentage points between 2016 and 2024. The second largest improvement is seen for ‘Stichting Woonbron’ – they improved their total energy score by 29.4 percentage points. Looking at the difference in electricity consumption, ‘Stichting Beveland Wonen’ improves its score by 50.0 percentage points between 2016 and 2024. This is followed by ‘Woningstichting SWZ’ which improves its score on electricity consumption by 49.2 percentage points. ‘Tiwos, Tilburgse Woonstichting’ stands out when it comes to their score for CO2 emissions due to gas consumption – they improved their score by 50.1 percentage points. Another housing association that stands out is ‘Woningstichting Woningbelang’ – which increased its score for costs of improvements by 55.0 percentage points.

There were small improvements made in this top 10 group when it comes to energy efficiency. One reason for this may be that not all units have been given an energy label in the past. This is mandatory when a property changes ownership. The score may become negative when old properties change ownership and can be positive when a new complex of rental units is completed, or an existing complex is renovated.

Table 10. Ten housing associations with the highest energy performance differences over 2016-2024

	CoC number	Elected Association	Electricity consumption	Gas consumption	Solar power**	Co2 Emissions	Energy efficiency (EP2)	Costs of improvements	Total Energy Score
			Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024
<b>1</b>	22025529	Stichting Beveland Wonen	50.0	28.3	*	43.1	10.2	20.3	30.4
<b>2</b>	24108291	Stichting Woonbron	30.9	23.7	*	50.9	6.3	35.2	29.4
<b>3</b>	37080102	Stichting Woonwaard Noord-Kennemerland	48.5	32.5	0.0	40.4	9.8	35.9	27.8
<b>4</b>	40156630	Stichting KleurrijkWonen	24.1	31.7	0.0	40.0	8.1	42.3	24.4
<b>5</b>	17024197	Woningstichting Woningbelang	21.4	29.7	0.0	36.5	1.7	55.0	24.0
<b>6</b>	05047482	Woningstichting SWZ	49.2	34.9	0.0	41.4	15.0	3.3	24.0
<b>7</b>	13017362	Stichting Nester	5.5	22.9	0.0	48.6	12.5	53.8	23.9
<b>8</b>	41041780	Stichting ProWonen	29.8	29.0	0.0	42.5	4.6	34.7	23.4
<b>9</b>	18030601	Tiwos, Tilburgse Woonstichting	16.6	13.7	0.0	50.1	5.6	51.5	22.9
<b>10</b>	06033011	Stichting Reggewoon	13.4	31.9	0.0	31.5	12.4	46.5	22.6

\* No data available

\*\* Only one year data is available for solar power

\*\*\* Percentage points

## 6.2. Housing associations showing smallest differences energy performance between 2016–2024

Finally, Table 11 provides an overview of the bottom 10 elected housing associations in terms of energy scores. None of the housing associations show a decrease in energy score between 2016 and 2024. For energy improvements, the score can vary largely from year to year, as these are often realized in large projects. The lowest energy performances are mainly due to these fluctuations.

Looking at the individual associations, ‘Stichting Destion’ shows the smallest difference in energy performance, with an improvement of 1.0 percentage points between 2016 and 2024. ‘Woningstichting Tubbergen’ shows the second smallest improvement in energy performance, improving its overall energy score by 1.8 percentage points. Looking at the performance on the individual energy indicators, Table 11 shows that ‘Stichting Rhiant’ reduced its score on costs of improvements the most, with a reduction of 58.8 percentage points. ‘Krijtland Wonen’ also reduced its score for costs of improvements by 42.5 percentage points. ‘Stichting Harmonisch Wonen’ stands out as it did not improve its scores on CO2 emissions due to gas consumption, energy efficiency, and costs of improvements.

Small improvements were made in this bottom 10 group when it comes to electricity consumption and energy efficiency. One reason for this may be that not all units have been labelled in the past. This is mandatory when the property changes ownership. The score may become negative when old properties change ownership and positive when a new complex of rental units is completed, or an existing complex is renovated.

Table 11. Ten housing associations with the lowest energy performance differences over 2016-2024

	CoC number	Elected Association	Electricity consumption	Gas consumption	Solar power**	CO2 Emissions	Energy efficiency (EP2)	Costs of improvements	Total Energy Score
			Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024	Difference *** 2016-2024
<b>1</b>	12012267	Stichting Destion	9.5	24.4	0.0	8.9	3.9	-40.7	1.0
<b>2</b>	06032887	Woning-stichting Tubbergen	11.8	22.1	*	12.9	2.3	-40.3	1.8
<b>3</b>	41023459	Stichting Harmonisch Wonen	5.1	12.8	0.0	0.0	0.0	0.0	3.0
<b>4</b>	27090567	Stichting De Goede Woning	7.3	25.8	*	25.4	6.9	-41.5	4.8
<b>5</b>	14614646	Krijtland Wonen	21.8	26.1	0.0	17.4	8.0	-42.5	5.1
<b>6</b>	23036526	Stichting Rhiant	32.3	27.2	*	29.3	2.8	-58.8	6.5
<b>7</b>	32032703	Stichting Woning-corporatie Het Gooi en Omstreken	20.3	30.9	0.0	21.3	4.1	-36.6	6.7
<b>8</b>	27212730	Stichting rondom wonen	7.9	11.6	*	6.5	3.4	6.0	7.1
<b>9</b>	39047475	Woon-stichting Centrada	5.1	12.8	0.0	27.2	1.1	2.6	8.1
<b>10</b>	18115616	Woon-stichting Land van Altena	11.7	31.9	0.0	26.6	1.6	-22.1	8.3

\* No data available

\*\* Only one year data is available for solar power

\*\*\* Percentage points



## 7. Discussion and overview of the results for the 2016–2024 assessment period

This eighth impact report for the 2016 BNG Bank Social Housing Bond is based on a framework for assessing the sustainability performance of social housing associations. The Framework combines the internal and external sustainability performance of the association. While the internal focuses on the operational management and the housing stock, the external focuses on the geographical location and the sustainability score of the housing stock.

The original group of 92 elected housing associations for the 2016 bond was transformed into a group of 71 elected associations in 2024 due to mergers. Both the 71 elected associations and the total group improved their total sustainability score by 4.9 percentage points over the reporting period 2016-2024. However, the elected group still outperforms the total group (49.7 vs 48.5). The elected group improved slightly more in the external field (5.1 percentage points) than in the internal field (4.8 percentage points). Within the internal field, the largest improvement was in the ecological capital, where the elected group improved its sustainability score by 17.3 percentage points. Within the external field, the economic capital showed the largest increase, with a rise of 11.6 percentage points.

Looking at some general statistics of the 71 elected housing associations, we can see that this group of housing associations developed 21% more dwellings compared to 2016. The total number of dwellings increased by 7%. However, the allocation of new tenants decreased by 2% compared to 2016.

All types of housing associations show an improvement in their sustainability score over the period 2016-2024. Housing associations with predominantly one-family dwellings have the highest score in 2024 and show the highest improvement of all typologies, compared to 2016. The lowest score is found in the group of extra-large housing associations.

‘Woonstichting Land van Altena’ shows the largest increase in sustainability score over the reporting period (2016-2024), followed by ‘Stichting rondom wonen’ and ‘Stichting Woningbeheer De Vooruitgang’. In terms of energy performance, the largest increase in score can be found for ‘Stichting Beveland Wonen’, followed by ‘Stichting Woonbron’.

It is not always the housing association with the highest score in a given category that improves its score the most in the following year. The advantage of a high sustainability score can be turned into a (temporary) disadvantage. Yet, the differences in position on a scoring list and the magnitude of improvement or deterioration from year to year provide

relevant incentives for housing associations to better understand their position, to learn from each other, to reduce vulnerabilities and to develop new approaches to existing and emerging challenges. Impact reporting of social bonds stimulates elected and other housing associations to invest proceeds from the bonds and other resources in the most effective operational and innovative structural activities to improve sustainability.

## Annex A Description of indicators used for this framework

### Adjustments in indicator set

Adjustments to the dataset and framework can occur on a yearly basis. Changes in data availability, new scientific insights, and policy changes are examples of reasons to reconsider or adjust the framework. As the data sets should be comparable across reporting years, adjustments are reconstructed for the previous years.

Three different kinds of changes were implemented to the data in this report. Some indicators have been added, some have been deleted from the analysis and some have been changed in definition. An overview of the adjustments is described in the next paragraphs. This year, we have re-evaluated the framework for the social housing bond, which has resulted in several adjustments to the dataset. The main reason for adjusting the framework is directly related to the five objectives of housing associations. The five objectives are availability, affordability, quality of life, sustainability, and a financially sound organization. These changes have resulted in a sharper distinction between the objectives, the direct impact of housing associations and the indirect impact. This has resulted in a greater adjustment to the set than in previous years but is more in line with current understanding of impact measurement.

### Added indicators

- ‘Livability investments – per dwelling’ has been added to the stock ‘Living quality’.
- ‘Rental price’ has been added to the stock ‘Physical and economic accessibility’.

### Changed indicators

- ‘A minimum household capital of € 5000,-’ has become ‘Financial buffer’, due to a change in the definition of the indicator.
- ‘Smoking’, ‘Alcohol’, and ‘Overweight’ have been merged into one indicator ‘Risky behaviour’.
- ‘Loan to value’ has been changed to ‘LTV ratio’, due to a change in source.
- ‘CO<sub>2</sub> reduction social housing associations’ has changed to ‘CO<sub>2</sub> emissions gas’, due to a change in the source and definition of the indicator.
- ‘Energy improvements’ has been changed to ‘Costs of improvements’, as this indicator name more accurately reflects the definition of the indicator.
- ‘Solar power’ has been changed to ‘Solar power - social housing’, due to a change in the source and definition of the indicator.
- ‘Violence’ has been changed to ‘Violence and sexual offences’, as the definition and calculation has changed.

- The name of the indicator 'Active labour force' has been changed to 'Net labour force participation'.
- The name of the indicator 'Education level' has been changed to 'Lower educated people', as this better reflects the definition of the indicator.
- The name of the indicator 'Early leavers education' changed to 'School dropout rate'.
- The source and definition of the indicator 'Interest coverage ratio' have been changed, and the indicator has been moved to the stock 'Corporational valuation'.
- The name of the indicator 'Corporational valuation' has been changed to 'Housing quality satisfaction'.
- The name of the indicator 'Urban heat islands' has been changed to 'Heat stress'.
- The indicator 'Electric vehicle charging station' has been changed to 'Charging stations' and has moved to the stock 'Energy'.
- 'Loneliness' has moved from the 'Social participation' stock to the 'Health' stock.

#### Removed indicators

- The indicators 'Rate higher educated people', 'Distance main road', 'Public trees', 'Satisfaction with living environment', 'Distance to goods and services', 'Informal caregiving', 'Energy efficiency', 'New housing units prognosis', 'Standardized corporation value per rental unit', 'Assessment of dwelling quality', 'Solvency ratio', 'Rental price in percentage of the assessed value', 'Rent price as a percentage of the maximum permitted rent', 'Allocation based on income', 'Affordable rental homes', 'Separation percentage bulky household waste', 'Loss of rental income due to vacancy', 'Average value rental units', 'Plastics', 'Paper/cardboard', 'Compostable waste', and 'Dangerous waste' have been removed from the data due to the reorganization of the framework. The removed indicators contribute less to the five objectives of the companies or are measured by another or composite indicator.
- 'Distance to recreational water' has been removed from the data as it the data have not been updated for some time.
- 'Landscape aesthetic value' has been removed from the data as it has not been updated for some time.

An overview of all the capitals, stocks, and indicators can be found in the table below.

Table 12. Indicators used in the external sustainability performance

Capital	Stock	Indicator	Calculation	Unit	Aggregation
Ecology	Air	CO <sub>2</sub> emissions	Average CO <sub>2</sub> emissions per inhabitant to the air from the sectors Consumption, Transport, and Commerce, Services and Government.	kg/inhabitant	District
Ecology	Air	Nitrogen emissions	Average nitrogen emissions to the air per inhabitant from the sectors Consumption, Transport, and Commerce, Services and Government.	kg/inhabitant	District
Ecology	Air	Particulate matter emissions	Average particulate matter emissions to the air per inhabitant from the sectors Consumption, Transport, and Commerce, Services and Government.	kg/inhabitant	District
Ecology	Air	Particulate matter concentration	The average concentration of particulate matter (PM2.5) in the air.	µg/m <sup>3</sup>	Surface area
Ecology	Air	Nitrogen concentration	The average concentration of nitrogen in the air.	µg/m <sup>3</sup>	Surface area
Ecology	Annoyances and emergencies	Noise intensity	Percentage of land area affected by noise levels of 55 dB or more.	Percentage	Neighbourhood
Ecology	Annoyances and emergencies	Noise disturbance neighbours	Percentage of residents experiencing excessive noise disturbance from neighbours.	Percentage	Neighbourhood
Ecology	Annoyances and emergencies	Heat stress	Average annual temperature difference due to the heat island effect.	°C	Neighbourhood
Ecology	Annoyances and emergencies	Light intensity	Annual emission of artificial light.	nanoWatts/cm <sup>2</sup> /sr	Neighbourhood
Ecology	Annoyances and emergencies	Risk of flooding	Number of probable victims in case of a flood with a medium chance.	Number of probable victims	Municipality
Ecology	Annoyances and emergencies	Industrial risk	Distance to high-risk locations.	meter	Neighbourhood
Ecology	Nature and landscape	Public green space	Percentage of the area of a neighbourhood covered by low greenery, excluding agriculture.	Percentage	Neighbourhood
Ecology	Nature and landscape	Species diversity	Total number of species observed in the area over a 10-year period.	Count/km <sup>2</sup>	District
Economic	Competitiveness	Gross regional product	The total regional production divided by the number of inhabitants resulting in a regional version of gross domestic product (GDP).	Euro	COROP

Capital	Stock	Indicator	Calculation	Unit	Aggregation
Economic	Competitiveness	Vacant retail space	Share of vacant retail space.	Percentage	Municipality
Economic	Infrastructure and accessibility	Distance to public transport (bus, tram, metro)	Average distance per inhabitant to a bus, metro or tram stop.	meter	Neighbourhood
Economic	Infrastructure and accessibility	Distance to train station	Average distance per inhabitant to a train station.	km	Neighbourhood
Economic	Labor	Net labour force participation	The share of people in the population (15-75 years old) that are active in the labour force.	Percentage	Neighbourhood
Economic	Labor	Unemployment rate	Percentage of unemployed people in the potential labour force.	Percentage	Municipality
Socio-cultural	Arts and culture	Distance to museums	Average distance per inhabitant to a museum.	km	Neighbourhood
Socio-cultural	Arts and culture	Distance to performing arts & cinema's	Average distance per inhabitant to for instance a theatre or cinema.	km	Neighbourhood
Socio-cultural	Economic participation	Poor households	The share of households with a household income below 101% of the social minimum.	Percentage	Neighbourhood
Socio-cultural	Economic participation	Government support	Average number of inhabitants receiving state benefits.	Percentage	Neighbourhood
Socio-cultural	Economic participation	Financial buffer	Percentage of households with sufficient financial reserves.	Percentage	Neighbourhood
Socio-cultural	Economic participation	Financial struggle	Percentage of people (>18 years) who reported having difficulties making ends meet in the last 12 months.	Percentage	Neighbourhood
Socio-cultural	Education	Distance to elementary school	Average distance per inhabitant to the closest elementary school.	km	Neighbourhood
Socio-cultural	Education	Distance to secondary education	Average distance per inhabitant to a school for secondary education.	km	Neighbourhood
Socio-cultural	Education	Lower educated people	The total share of lower educated people.	Percentage	Neighbourhood
Socio-cultural	Education	School dropout rate	The share of people that leaves the education circuit without a diploma.	Percentage	Municipality
Socio-cultural	Health	Distance to general practitioner	Average distance per inhabitant to a general practitioner.	km	Neighbourhood
Socio-cultural	Health	Distance to hospital	Average distance per inhabitant to a hospital.	km	Neighbourhood

Capital	Stock	Indicator	Calculation	Unit	Aggregation
Socio-cultural	Health	Perceived health	Percentage of inhabitants who rate their own health as 'good' or 'very good'	Percentage	Neighbourhood
Socio-cultural	Health	Loneliness	Percentage of population with a high emotional or social loneliness score (adults over 19).	Percentage	Neighbourhood
Socio-cultural	Health	Mental healthcare costs	Average mental health care costs per inhabitant.	Euro	Neighbourhood
Socio-cultural	Health	Life expectancy	Life expectancy at birth.	Year	Municipality
Socio-cultural	Health	Medicine use	The average medicine use per inhabitant.	Count	Neighbourhood
Socio-cultural	Health	Insufficient exercise	Share of the inhabitants not meeting the requirements for sufficient physical activity.	Percentage	Neighbourhood
Socio-cultural	Health	Risky behaviour	Average percentage of excessive alcohol consumption, smoking and severe obesity.	Percentage	Neighbourhood
Socio-cultural	Health	Stress	Percentage of people aged 18 or 18+ who have experienced (a lot of) stress in the past 4 weeks.	Percentage	Neighbourhood
Socio-cultural	Residential environment	Distance to catering industry	Average distance per inhabitant to restaurants, bars or hotels.	km	Neighbourhood
Socio-cultural	Residential environment	Distance to leisure facilities	Average distance per inhabitant to leisure facilities.	km	Neighbourhood
Socio-cultural	Social participation	Turnout Municipal Elections	The average turnout at municipal elections.	Percentage	Municipality
Socio-cultural	Social participation	Volunteering	The share of people that was enrolled in any form of volunteer work.	Percentage	Neighbourhood



Table 13. Indicators used in the internal sustainability performance

Capital	Stock	Indicator	Calculation	Unit	Aggregation
Ecology	Energy	CO2 emissions gas	Average CO2 emissions due to gas consumption of dwellings owned by social housing corporations.	kg/m2	Housing association
Ecology	Energy	Gas consumption rental houses	Average gas consumption of households living in rental houses.	m3	Neighbourhood
Ecology	Energy	Electricity consumption rental houses	Average electricity consumption of households living in rental houses.	kWh	Neighbourhood
Ecology	Energy	Costs of improvements	Average costs of improvements (e.g. energy use, livability for the elderly) per rental unit.	Euro	Housing association
Ecology	Energy	Charging stations	Total number of (semi-)public charging stations for electronic vehicles.	Number per 1.000 cars	Charging station
Ecology	Energy	Solar power - social housing	The share of housing association' dwellings with solar panels.	Percentage	Housing association
Ecology	Resources and waste	Separation of fine household waste	Share of separated fine household waste.	Percentage	Municipality
Ecology	Resources and waste	Total amount of household waste	Total amount of household waste produced.	kg/inhabitant	Municipality
Economic	Corporational valuation	Interest coverage ratio (ICR)	The ICR tests whether the association generates sufficient operational cash flows in the short and medium term to meet its interest obligations.	Ratio	Housing association
Economic	Corporational valuation	LTV ratio	The LTV tests whether the properties in operation generate sufficient long-term cash flows from the nominal debt position.	Percentage	Housing association
Economic	Future constancy	New housing units realized	Number of newly constructed dwellings as a percentage of the total stock.	Percentage	Housing association
Socio-cultural	Living quality	Livability investments - per dwelling	The average investment in livability per rental unit.	Euro	Housing association
Socio-cultural	Physical and economic accessibility	Rental price	Rental price of DAEB houses per month	Euro	Housing association
Socio-cultural	Physical and economic accessibility	Match between target population and rental homes	Match between a social housing associations' housing stock and the target group.	Percentage	Housing association

Capital	Stock	Indicator	Calculation	Unit	Aggregation
Socio-cultural	Residential satisfaction	Residential satisfaction	Score of new tenants' satisfaction with the housing association.	Score	Housing association
Socio-cultural	Residential satisfaction	Rating of repair requests	Score based on tenants' judgement of repair requests.	Score	Housing association
Socio-cultural	Residential satisfaction	Housing quality satisfaction	Tenant housing quality rating.	Score	Housing association
Socio-cultural	Safety and security	Violence and sexual offences	The number of registered violent and sexual offences per 1,000 inhabitants.	Number per 1,000 inhabitants	Neighbourhood
Socio-cultural	Safety and security	Vandalism	The number of crimes of vandalism registered by the police per 1,000 inhabitants.	Number per 1.000 inhabitants	Neighbourhood
Socio-cultural	Safety and security	Traffic safety	The number of traffic accidents per kilometre road.	Traffic accidents per km road	Neighbourhood
Socio-cultural	Safety and security	Property crimes	Annual number of property crimes registered by the police per 1,000 inhabitants.	Number per 1.000 inhabitants	Neighbourhood

## Annex B Sustainability progress of elected housing associations

Table 14. Sustainability performance of elected housing associations.

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
18115616	Woonstichting Land van Altena	41.0	55.3	14.3
27212730	Stichting rondom wonen	40.1	53.6	13.5
36005091	Stichting Woningbeheer De Vooruitgang	40.2	53.4	13.2
09055271	Stichting Woonstede	41.9	54.2	12.3
16024073	Woonmeij	39.4	51.4	11.9
05047324	Woonstichting VechtHorst	47.9	59.7	11.8
27212938	stichting 3B Wonen	43.0	53.6	10.6
24108291	Stichting Woonbron	37.9	48.2	10.3
40236239	Woningstichting Compaen	41.8	52.0	10.2
38023122	Woonstichting De Marken	42.6	52.7	10.2
10016923	Stichting Waardwonen	45.1	54.9	9.8
06032843	Stichting Wonen Delden	42.5	52.3	9.8
17060165	Woningstichting de Zaligheden	44.6	54.2	9.6
10017157	Stichting Talis	42.8	52.4	9.6
01031631	Stichting v/h de Bouwvereniging	43.5	52.7	9.1
04034448	Stichting Woonservice Drenthe	37.4	46.4	9.0
23036526	Stichting Rhiant	46.3	54.2	7.8
41215563	Woonstichting Lieven de Key	42.7	50.2	7.5
32032703	Stichting Woningcorporatie Het Gooi en Omstreken	39.8	47.0	7.2
16024825	Woonstichting JOOST	46.1	53.1	7.1
17038530	Stichting woCom	40.3	47.2	7.0
10017041	Stichting Woonwaarts	47.6	54.1	6.5
09086671	Woningstichting Barneveld	42.9	49.2	6.3
16024144	Stichting BrabantWonen	44.5	50.4	5.9
06032887	Woningstichting Tubbergen	43.2	49.0	5.9
02028562	Stichting Christelijke Woongroep Marenland	39.6	45.5	5.8
13017362	Stichting Nester	39.4	45.1	5.6
09056706	Stichting Woonservice IJsselland	42.1	47.7	5.6
01032035	Stichting Wonen Noordwest Friesland	47.6	53.1	5.4
22025529	Stichting Beveland Wonen	45.3	50.6	5.3

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
37080102	Stichting Woonwaard Noord-Kennemerland	42.2	47.5	5.2
18014093	Stichting TBV	46.9	52.1	5.1
18111768	Casade	44.6	49.7	5.1
01031925	Stichting WoonFriesland	40.9	45.9	5.0
41042105	Woningstichting Nijkerk	51.3	56.2	4.9
17058500	Stichting Woonbedrijf SWS.Hhvl	44.3	49.2	4.8
38013279	Woningstichting SallandWonen	46.7	51.5	4.8
08025640	Ons Huis, woningstichting	46.9	51.6	4.7
30136131	Stichting Woonin	49.2	53.8	4.7
40156630	Stichting KleurrijkWonen	44.5	48.9	4.4
23028047	Stichting Lek en Waard Wonen	44.4	48.8	4.4
10016860	Oosterpoort Wonen	49.9	54.3	4.4
10022513	WOONstichting Gendt	49.4	53.6	4.2
06032993	R.K. Woningstichting Ons Huis	42.1	46.3	4.2
12012275	Woningstichting Woonwenz	42.4	46.2	3.8
39036239	Woningstichting GoedeStede	42.6	46.3	3.8
34057863	Stichting Woonopmaat	49.0	52.3	3.2
39047475	Woonstichting Centrada	40.2	42.8	2.6
08025155	Stichting IJsseldal Wonen	47.1	49.6	2.5
37030590	Woonstichting Langedijk	49.0	51.4	2.4
09002855	de Woningstichting	52.3	54.3	2.1
17024197	Woningstichting Woningbelang	48.6	50.6	2.0
05042873	Openbaar Belang	40.3	42.3	2.0
16045467	Stichting Wonen Vierlingsbeek	45.3	47.0	1.8
17024184	Woonstichting thuis	48.1	49.7	1.6
41041780	Stichting ProWonen	47.1	48.6	1.5
27090567	Stichting De Goede Woning	45.3	46.7	1.4
06033011	Stichting Reggewoon	50.5	51.8	1.3
09051283	Stichting Wonion	44.0	45.1	1.1
16046495	Woonstichting Charlotte van Beuningen	47.2	48.3	1.1
17024194	Stichting Goed Wonen Gemert	49.9	50.9	1.0
41133736	Stichting Waterweg Wonen	42.5	43.4	0.8
04017296	Stichting Domesta	41.6	41.6	0.0
14615881	Woningstichting Meerssen	51.7	51.3	-0.4
41023459	Stichting Harmonisch Wonen	40.2	39.7	-0.5

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
05047482	Woningstichting SWZ	45.6	44.9	-0.7
14614646	Krijtland Wonen	47.7	45.7	-2.0
30040468	Woonstichting Jutphaas	46.4	44.0	-2.3
18030601	Tiwos, Tilburgse Woonstichting	46.6	44.1	-2.5
14021204	Woningstichting Vanhier Wonen	52.9	49.9	-3.1
12012267	Stichting Destion	49.6	45.0	-4.6

## Annex C Sustainability progress of all 250 housing associations

Table 15. Sustainability performance of all housing associations.

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
22014999	Stichting Woongoed Middelburg	41.2	55.9	14.7
18115616	Woonstichting Land van Altena	41.0	55.3	14.3
27212730	Stichting rondom wonen	40.1	53.6	13.5
36005091	Stichting Woningbeheer De Vooruitgang	40.2	53.4	13.2
14614733	Woningstichting Servatius	39.8	52.9	13.1
09055271	Stichting Woonstede	41.9	54.2	12.3
04031749	Stichting Woonborg	39.1	51.3	12.2
02028204	Stichting Nijestee	41.4	53.6	12.2
36003604	Stichting Intermaris	40.3	52.3	12.0
32023773	Stichting Dudok Wonen	39.3	51.3	12.0
16024737	Zayaz	38.9	50.8	11.9
16024073	Woonmeij	39.4	51.4	11.9
28073027	Stichting Woondiensten Aarwoude	39.3	51.1	11.8
05047324	Woonstichting VechtHorst	47.9	59.7	11.8
28023118	Stichting Rijnhart Wonen	44.6	56.2	11.6
14021260	Woningstichting HEEMwonen	40.4	52.0	11.6
02036488	Woningstichting Goud Wonen	38.7	49.4	10.6
27212938	stichting 3B Wonen	43.0	53.6	10.6
08017332	Woningstichting De Goede Woning	41.9	52.4	10.5
21013149	Stichting Woongoed Zeeuws-Vlaanderen	41.0	51.4	10.4
31036365	Stichting Mooiland	38.8	49.1	10.3
24108291	Stichting Woonbron	37.9	48.2	10.3
05040996	Woningstichting Vechtdal Wonen	43.4	53.6	10.3
40236239	Woningstichting Compaen	41.8	52.0	10.2
38023122	Woonstichting De Marken	42.6	52.7	10.2
13021011	Woningvereniging Woonik	39.8	50.0	10.2
18028418	Woonstichting Leystromen	40.9	51.1	10.2
17024195	Woningstichting Helpt Elkander	41.6	51.6	10.0
10016923	Stichting Waardwonen	45.1	54.9	9.8
06032843	Stichting Wonen Delden	42.5	52.3	9.8
30038949	Woningbouwvereniging Maarn	39.7	49.3	9.7

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
24108268	Woningbouwvereniging Hoek van Holland	37.4	47.0	9.7
17060165	Woningstichting de Zaligheden	44.6	54.2	9.6
10017157	Stichting Talis	42.8	52.4	9.6
17024192	Woningbouwvereniging Bergopwaarts	43.5	53.0	9.5
23060266	Stichting Woonkracht10	39.2	48.6	9.4
31015064	Stichting Omthuis	45.9	55.3	9.4
24108167	Woonstichting Patrimonium Barendrecht	46.5	55.8	9.3
01031631	Stichting v/h de Bouwvereniging	43.5	52.7	9.1
20024511	Stichting Alwel	41.5	50.6	9.1
02040386	Stichting Wold & Waard	40.3	49.4	9.0
04034448	Stichting Woonservice Drenthe	37.4	46.4	9.0
09051070	Baston Wonen Stichting	38.0	46.9	9.0
30040187	Woningstichting Vecht en Omstreken	39.2	48.1	8.9
09043274	Stichting Plavei	39.6	48.4	8.8
38009327	Rentree	47.3	56.1	8.8
06032903	Almelose Woningstichting Beter Wonen	36.7	45.5	8.8
05047339	Stichting Wetland Wonen Groep	40.3	48.9	8.6
14021286	Stichting Weller Wonen	38.5	47.1	8.6
02319720	Stichting Acanthus	39.0	47.5	8.5
23036735	Stichting Lekstedewonen	44.6	53.1	8.5
01031973	Woningstichting Weststellingwerf	40.7	49.2	8.5
35010466	Stichting WormerWonen	45.5	54.0	8.5
05024541	Stichting Beter Wonen	48.3	56.8	8.4
17076031	Stichting Woonpartners	40.2	48.6	8.4
22014935	Stichting l'escaut woonservice	42.8	51.1	8.4
18113959	Woningstichting Woonvizier	40.5	48.8	8.3
18115545	Stichting Woonveste	45.9	54.1	8.3
29012831	Groen Wonen Vlist	40.8	49.1	8.3
04024478	Stichting Woonconcept	37.9	46.0	8.1
28027900	Woningstichting Ons Doel	44.7	52.6	7.9
23036526	Stichting Rhiant	46.3	54.2	7.8
10031122	Woonstichting De Kernen	45.4	53.2	7.8
30039328	Woonstichting SSW	37.2	44.9	7.6
39024407	Mercatus	39.3	46.9	7.6
23006058	Stichting Trivire	37.9	45.6	7.6

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
41041816	Woningstichting Veluwonen	39.4	47.0	7.6
16024880	Stichting Area	47.2	54.8	7.6
41215563	Woonstichting Lieven de Key	42.7	50.2	7.5
21011288	Stichting Clavis	43.4	50.9	7.5
30039668	Woningstichting Veenvesters	45.7	53.2	7.4
08027485	Woonstichting Triada	43.4	50.8	7.4
22015083	Woningbouwvereniging Arnhemuiden	43.2	50.6	7.4
02033956	Woningstichting Wierden en Borgen	42.4	49.6	7.3
32032703	Stichting Woningcorporatie Het Gooi en Omstreken	39.8	47.0	7.2
16024825	Woonstichting JOOST	46.1	53.1	7.1
01031632	Stichting Thús Wonen	40.8	47.8	7.0
17038530	Stichting woCom	40.3	47.2	7.0
28036171	Woningstichting Sint Antonius van Padua	47.8	54.7	6.9
23032248	Stichting Poort6	39.9	46.7	6.9
39048769	Stichting de Alliantie	43.8	50.4	6.7
17007288	Stichting Wooninc.	42.7	49.3	6.7
06032957	Stichting Welbions	43.8	50.4	6.6
35010382	Stichting Parteon	38.2	44.8	6.6
37030580	Woningstichting Anna Paulowna	40.1	46.6	6.5
10017041	Stichting Woonwaarts	47.6	54.1	6.5
20024605	Laurentius	39.4	45.8	6.4
04034340	Woningstichting De Volmacht	38.6	45.0	6.4
14614645	Stichting Wonen Wittem	40.3	46.6	6.3
28065875	Woningstichting Nieuwkoop	39.0	45.3	6.3
09086671	Woningstichting Barneveld	42.9	49.2	6.3
16049902	Stichting PeelrandWonen	41.4	47.7	6.3
36001723	Stichting Wooncompagnie	46.7	52.9	6.2
21014394	Woonstichting Hulst	42.6	48.7	6.1
11013536	Woningstichting Maasdriel	38.9	45.0	6.1
08012356	Stichting Uwoon	48.0	54.0	6.0
22015097	Stichting Zeeuwsland	49.0	55.0	6.0
27070420	Woningstichting Haag Wonen	37.9	43.8	6.0
16024144	Stichting BrabantWonen	44.5	50.4	5.9
24108317	Stichting Havensteder	38.4	44.3	5.9
06032887	Woningstichting Tubbergen	43.2	49.0	5.9



CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
24218464	Stichting Maasdelta Groep	42.2	48.1	5.9
02028562	Stichting Christelijke Woongroep Marenland	39.6	45.5	5.8
09055542	Sité Woondiensten	39.4	45.2	5.8
13017362	Stichting Nester	39.4	45.1	5.6
33012701	Woningstichting Rochdale	41.6	47.3	5.6
09056706	Stichting Woonservice IJsselland	42.1	47.7	5.6
30038487	Stichting Portaal	45.5	51.1	5.6
28023790	Woonstichting Stek	43.1	48.6	5.4
01032035	Stichting Wonen Noordwest Friesland	47.6	53.1	5.4
35017759	Woningbouwvereniging Oostzaanse Volkshuisvesting	41.2	46.5	5.3
06032776	Woningstichting Sint Joseph Almelo	35.2	40.5	5.3
23031811	Oost West Wonen	44.5	49.8	5.3
22025529	Stichting Beveland Wonen	45.3	50.6	5.3
27070711	Wassenaarsche Bouwstichting	39.3	44.7	5.3
37030892	Van Alckmaer voor Wonen	39.5	44.8	5.3
37080102	Stichting Woonwaard Noord-Kennemerland	42.2	47.5	5.2
34069796	Brederode Wonen	40.7	45.8	5.2
18014093	Stichting TBV	46.9	52.1	5.1
33107894	Stichting Woonzorg Nederland	41.1	46.2	5.1
24217811	Woningstichting Samenwerking Vlaardingen	36.0	41.1	5.1
18111768	Casade	44.6	49.7	5.1
29013498	Woningbouwvereniging Reeuwijk	47.4	52.5	5.0
01031925	Stichting WoonFriesland	40.9	45.9	5.0
41042105	Woningstichting Nijkerk	51.3	56.2	4.9
17058500	Stichting Woonbedrijf SWS.Hhvl	44.3	49.2	4.8
24041502	Stichting Woonstad Rotterdam	41.8	46.7	4.8
29045958	Woonpartners Midden-Holland. Stichting voor bouwen en beheren	45.5	50.3	4.8
02028826	Stichting Lefier	41.3	46.1	4.8
41038970	Woningstichting de Woonplaats	38.8	43.6	4.8
38013279	Woningstichting SallandWonen	46.7	51.5	4.8
20054748	Woningstichting Woensdrecht	37.7	42.4	4.7
30002710	Stichting Bo-Ex '91	42.3	47.1	4.7
04031659	Stichting Eelder Woningbouw	42.9	47.6	4.7

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
08025640	Ons Huis. woningstichting	46.9	51.6	4.7
30136131	Stichting Woonin	49.2	53.8	4.7
30039108	R.K. Woningbouwstichting Zeist	46.4	51.0	4.6
41134627	Ressort Wonen	42.9	47.5	4.6
20024594	Stichting Thuisvester	44.8	49.4	4.6
41129724	Stichting MaasWonen	39.2	43.7	4.5
30141504	Stichting Rhenam Wonen	52.2	56.7	4.5
04017657	Stichting Actium	39.2	43.7	4.5
13011993	Stichting Wonen Zuid	40.3	44.8	4.4
40156630	Stichting KleurrijkWonen	44.5	48.9	4.4
23028047	Stichting Lek en Waard Wonen	44.4	48.8	4.4
10016860	Oosterpoort Wonen	49.9	54.3	4.4
34061728	Pré Wonen	44.7	49.0	4.3
37030918	Woningbouwvereniging Beter Wonen	40.1	44.4	4.3
24108743	Stichting Wooncompas	43.3	47.6	4.3
18114807	Stichting Bazalt Wonen	49.4	53.6	4.3
10022513	WOONstichting Gendt	49.4	53.6	4.2
06032993	R.K. Woningstichting Ons Huis	42.1	46.3	4.2
28028654	Woningbouwvereniging De Sleutels	42.4	46.6	4.2
30070521	De Woningraat	48.2	52.3	4.2
39024884	Stichting Oost Flevoland Woondiensten	42.2	46.3	4.1
09070389	Stichting Idealis	45.0	49.1	4.1
02028302	Christelijke Woningstichting Patrimonium Groningen	42.2	46.2	4.0
30038801	Stichting Habion	35.7	39.7	4.0
20067125	Stichting WonenBreburch	41.9	45.8	3.9
28032485	Stichting MeerWonen	49.4	53.3	3.8
12012275	Woningstichting Woonwenz	42.4	46.2	3.8
39036239	Woningstichting GoedeStede	42.6	46.3	3.8
02319567	Woonstichting Groninger Huis	41.6	45.4	3.8
41212857	Stichting Ymere	46.0	49.7	3.7
14021205	ZOwonen	41.9	45.5	3.7
41134270	Woonstichting De Zes Kernen	36.2	39.8	3.7
12012288	Stichting Antares Woonservice	42.7	46.2	3.5
20038082	Stichting Stadlander	44.6	48.1	3.5
38013096	Stichting Woonbedrijf Iederl	46.6	49.8	3.3

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
34057863	Stichting Woonopmaat	49.0	52.3	3.2
08025175	Stichting De Woonmensen	44.5	47.5	3.0
13012102	Stichting Wonen Limburg	46.4	49.4	3.0
34099987	Stichting Woningbedrijf Velsen	42.2	45.1	2.8
23036284	HW Wonen	46.3	49.0	2.7
28023102	Stichting Woonforte	45.9	48.6	2.7
24107420	Stichting QuaWonen	48.1	50.7	2.6
09031467	Stichting Vivare	46.2	48.8	2.6
41022121	Stichting Woonpalet Zeewolde	40.4	43.0	2.6
34090425	Stichting Velison Wonen	39.7	42.3	2.6
36000581	Woningstichting Het Grootslag	45.4	48.0	2.6
14031369	Stichting Vincio Wonen	34.8	37.4	2.6
39047475	Woonstichting Centrada	40.2	42.8	2.6
23036310	Stichting Tablis Wonen	47.4	49.8	2.5
08025155	Stichting IJsseldal Wonen	47.1	49.6	2.5
33011078	Stichting Stadgenoot	45.3	47.7	2.4
37030590	Woonstichting Langedijk	49.0	51.4	2.4
09002855	de Woningstichting	52.3	54.3	2.1
17024197	Woningstichting Woningbelang	48.6	50.6	2.0
05042873	Openbaar Belang	40.3	42.3	2.0
35010383	Stichting Zaandams Volkshuisvesting	39.7	41.5	1.8
31014972	Stichting Omnia Wonen	43.4	45.2	1.8
16045467	Stichting Wonen Vierlingsbeek	45.3	47.0	1.8
17024184	Woonstichting thuis	48.1	49.7	1.6
29012913	Stichting Mozaïek Wonen	44.8	46.4	1.5
41041780	Stichting ProWonen	47.1	48.6	1.5
27090567	Stichting De Goede Woning	45.3	46.7	1.4
14614656	Stichting Woonpunt	44.3	45.7	1.4
06033011	Stichting Reggewoon	50.5	51.8	1.3
08013464	Woningstichting Puten	49.9	51.2	1.3
37030575	Stichting Woontij	41.5	42.8	1.3
41134252	Stichting Woonplus Schiedam	43.1	44.3	1.3
36004130	Stichting De Woonschakel Westfriesland	49.8	50.9	1.1
09051283	Stichting Wonion	44.0	45.1	1.1
16046495	Woonstichting Charlotte van Beuningen	47.2	48.3	1.1

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
17024194	Stichting Goed Wonen Gemert	49.9	50.9	1.0
20050013	Woonkwartier	43.8	44.6	0.9
41133736	Stichting Waterweg Wonen	42.5	43.4	0.8
06032802	Stichting Viverion	47.6	48.3	0.8
01031591	Stichting Accolade	44.8	45.5	0.7
37030636	Woningstichting Den Helder	42.3	42.8	0.5
05003860	Stichting deltaWonen	44.0	44.5	0.5
30086686	Stichting Heuvelrug Wonen	48.4	48.7	0.4
27212980	Stichting Vidomes	44.2	44.4	0.3
34009775	Stichting Elan Wonen	45.1	45.4	0.3
27212687	Stichting Wonen Wateringen	43.3	43.5	0.2
37030589	Woningstichting Kennemer Wonen	48.9	49.0	0.1
28042168	Stichting Dunavie	50.7	50.8	0.1
04017296	Stichting Domesta	41.6	41.6	0.0
32023314	Woningstichting Naarden	45.9	45.9	0.0
27070802	Stichting Staedion	42.9	42.7	-0.2
01031575	Stichting Elkien	45.8	45.6	-0.2
33006516	Woningstichting Eigen Haard	48.1	47.9	-0.2
01031931	Dynhus	45.3	44.9	-0.4
14615881	Woningstichting Meerssen	51.7	51.3	-0.4
41023459	Stichting Harmonisch Wonen	40.2	39.7	-0.5
41032244	Stichting Mijande Wonen	47.6	47.0	-0.6
11011893	Stichting Thius	45.8	45.2	-0.6
14614794	Woningstichting Maasvallei Maastricht	45.8	45.1	-0.6
05047482	Woningstichting SWZ	45.6	44.9	-0.7
10039364	Woonstichting Valburg	46.7	45.8	-1.0
17024189	Woningbouwvereniging Volksbelang	43.2	42.3	-1.0
27082731	Stichting WoonInvest	44.5	43.1	-1.5
09063142	Stichting Volkshuisvesting Arnhem	46.8	45.1	-1.7
14614618	Woningstichting Berg en Terblijt	51.1	49.5	-1.7
30039138	Stichting Woongoed Zeist	45.1	43.4	-1.7
14614646	Krijtland Wonen	47.7	45.7	-2.0
06032990	Christelijke Woningstichting De Goede Woning	52.2	50.2	-2.1
28023105	Woningbouwvereniging Habeko Wonen	47.3	45.2	-2.1
23027876	Stichting Fien Wonen	49.7	47.6	-2.1

CoC number	Housing Association	Total sustainability score 2016	Total sustainability score 2024	Difference 2016-2024
02028153	Stichting De Huismeesters	49.0	46.8	-2.2
30040468	Woonstichting Jutphaas	46.4	44.0	-2.3
27212889	Stichting Arcade mensen en wonen	43.0	40.5	-2.5
18030601	Tiwos. Tilburgse Woonstichting	46.6	44.1	-2.5
14021210	Woonstichting Zaam Wonen	45.9	43.2	-2.8
27070397	Woningbouwvereniging St Willibrordus	48.4	45.4	-3.0
14021204	Woningstichting Vanhier Wonen	52.9	49.9	-3.1
41055121	Stichting SSHN	50.4	46.8	-3.6
39049354	Chr. Woonstichting Patrimonium	49.8	46.2	-3.6
12012267	Stichting Destion	49.6	45.0	-4.6
27212813	Stichting Wonen Midden-Delfland	54.0	48.1	-5.9

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OPGERICHT IN  
**1947**



GEVESTIGD IN  
**TILBURG**

## KENNISONDERNEMING

STICHTING ZONDER WINSTOOGMERK

### AANTAL MEDEWERKERS

**35**



## INTENSIEVE SAMENWERKINGEN

MET UNIVERSEITEN EN ANDERE  
KENNISINSTELLINGEN

### EXPERTISE

- > PARTICIPATIE & GOVERNANCE
- > WOON- & LEEFOMGEVING
- > DUURZAAMHEIDSTRANSITIES
- > SOCIAAL DOMEIN & ARBEID
- > CULTUUR & ERFGOED
- > DUURZAAMHEIDSIMPACT
- > DATA EN METHODEN

### ONZE OPDRACHTGEVERS

- > PROVINCIES
- > GEMEENTEN
- > ZORG- EN WELZIJNSINSTELLINGEN
- > FONDSEN
- > BANKEN

## About Het PON & Telos

### Improving social decision-making

Het PON & Telos is a social knowledge organization at the heart of society. We consider it our mission to improve social decision-making. We do this by linking scientific knowledge to practical knowledge. In this process every voice counts! We collect, investigate, analyze, and interpret opinions and facts using stimulating approaches and innovative methods. In doing so, we are always focused on sustainable development: the harmonious connection between social, environmental and economic objectives. In this way we contribute to the quality of society at large, now and in the future.

With a multidisciplinary and creative team of nearly 30 research consultants, we work mainly for local and regional authorities in the Netherlands, but also for corporate bodies, banks, care and welfare institutions, funds, and social organizations. We work closely with civic organizations and other knowledge institutions and are an official partner of Tilburg University. We use our knowledge and insights to advise initiators, policy-makers and managers. This enables them to make informed choices and give a positive impulse to the society of tomorrow.