Labour migration and its challenge for local housing policy

Erwin De bruyn

19/10/2017

[Stebo presented in **6** features]

6

6 departments for 5 sectors

69 staff with rich diversity

67 financing contracts

6500 beneficiaries each year

6 specialised competences

6 offices

www.stebo.be

[introduction]

Labour migration is of all places and all times

It is an ongoing drive of mankind

History of labour migration in our region Limburg (FLanders)

a. Mining history

b. Fruit Agriculture

In common: from temporary to permanent and responsability of employer

[Mining and Industrial Culture: from temporary to permanent]

stebo
ondernemend
voor de samenleving

[Fruit Agriculture: from temporary to permanent]

stebo
ondernemend
voor de samenleving

History of labour migration in our region Limburg (FL)

- Since 2004: expansion EU with Eastern European Countries
- Free trafic of EU citizens = corner stone of EU open market
- From temporary to permanent
- From certain economic sectors to all economic sectors

Actual situation of labour migration in Belgium

3.4.3 Door de gemeenten afgeleverde kaarten (na een instructie van de Dienst Vreemdelingenzaken of ambtshalve afgegeven door de gemeenten)

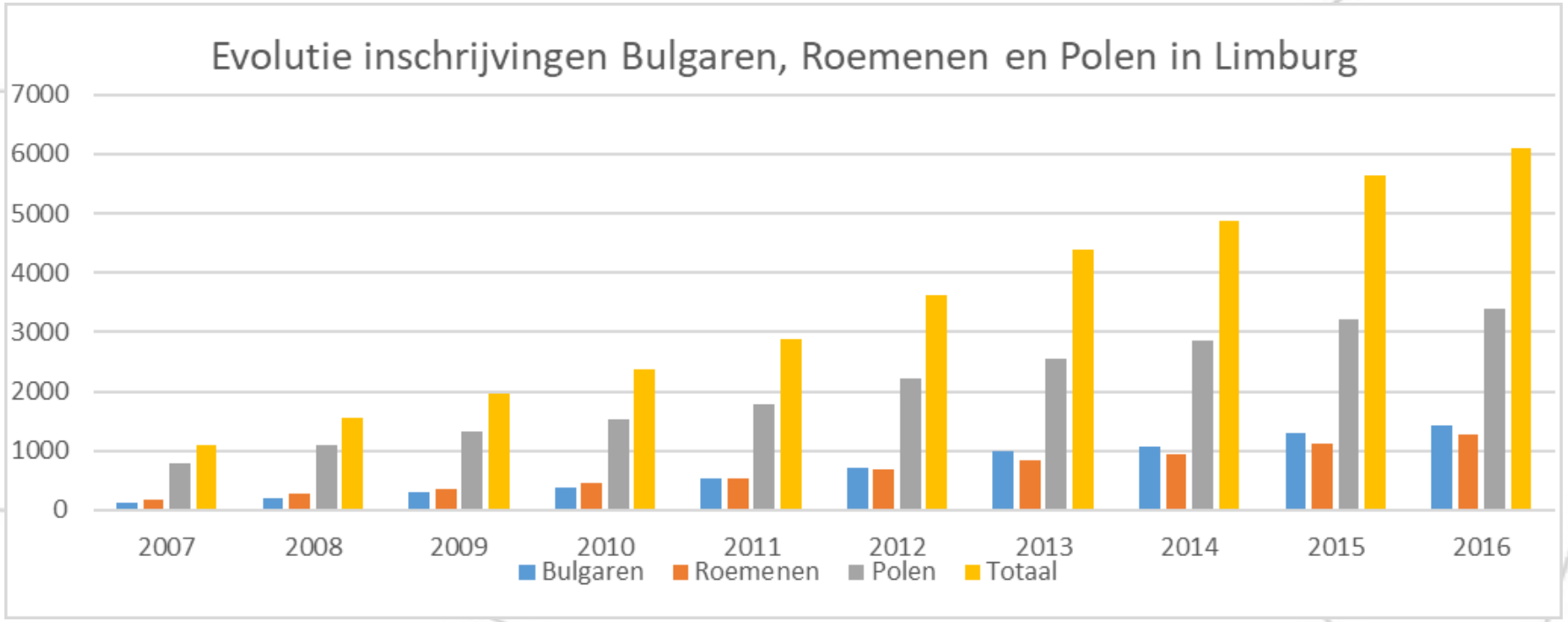
Afgeleverde E-kaarten
78.744

Top 5 afgeleverde E-kaarten	
Roemenië	14.028
Frankrijk	13.760
Nederland	11.273
Polen	9.242
Italië	5.860

Noot: E-kaart is verblijfskaart voor unieburgers die voor een verblijf van meer dan drie maanden naar België komen.

Limburg has relatively the highest rate of labour permits for foreigners/capita of all Flemish provinces

Actual situation of labour migration in Limburg (FL)

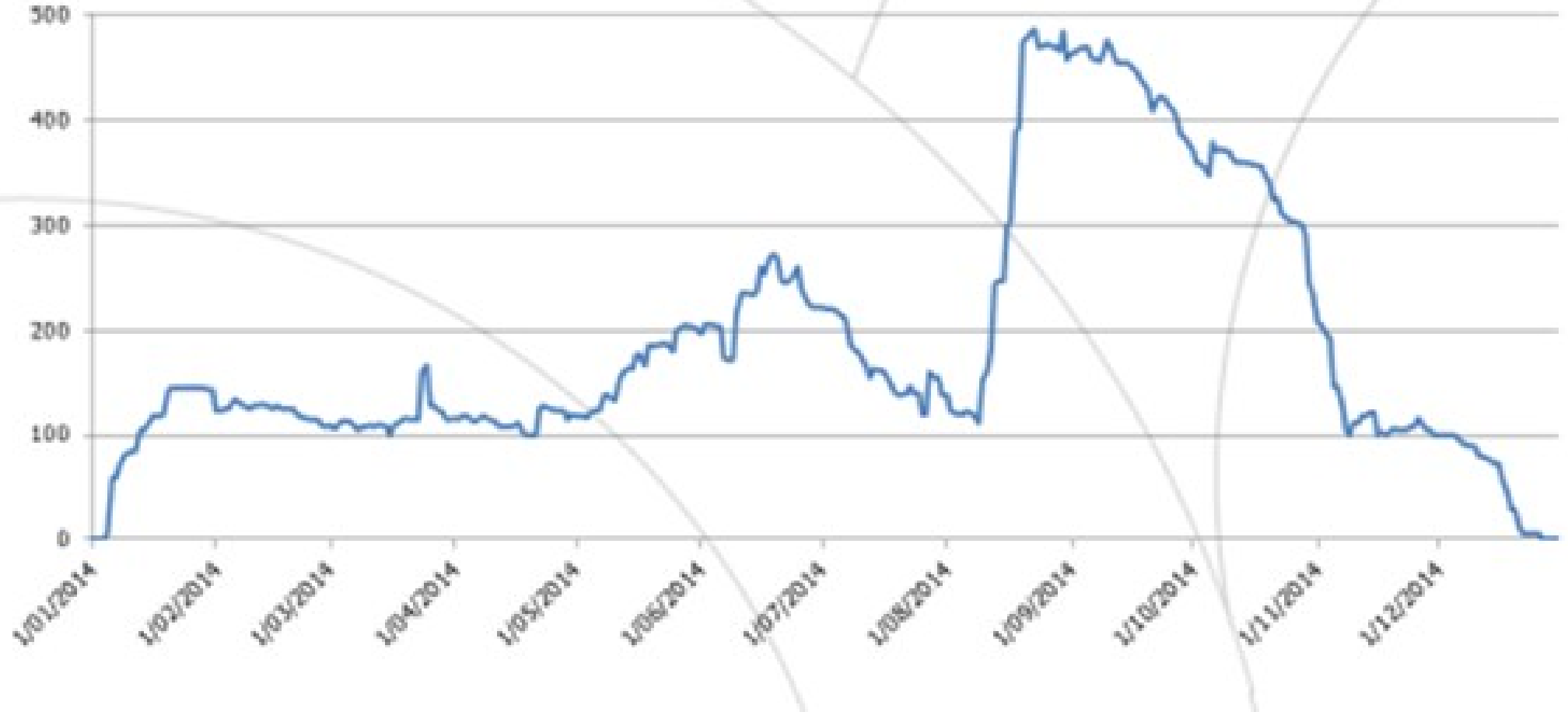


voor de samenleving

Huisvesting seizoensarbeiders Nieuwerkerken – 2014

Categorie	Aantal
Inwoners Nieuwerkerken	6.748
Seizoensarbeiders	1.394
Tewerkstellingsdagen	25.262
Fruittelers met SA	47
Adressen huisvesting	51

→ Piek op 23/08/2014: 486 seizoensarbeiders



Where do labour immigrants live?

- Parkings
- On the site/wharf/yard (regular/irregular)
- In recreation/natural parks or tourist infrastructure
- In the housing market (regular/irregular)

Where do labour immigrants live? (1)

Where do labour immigrants live? (2)

Where do labour immigrants live? (2)

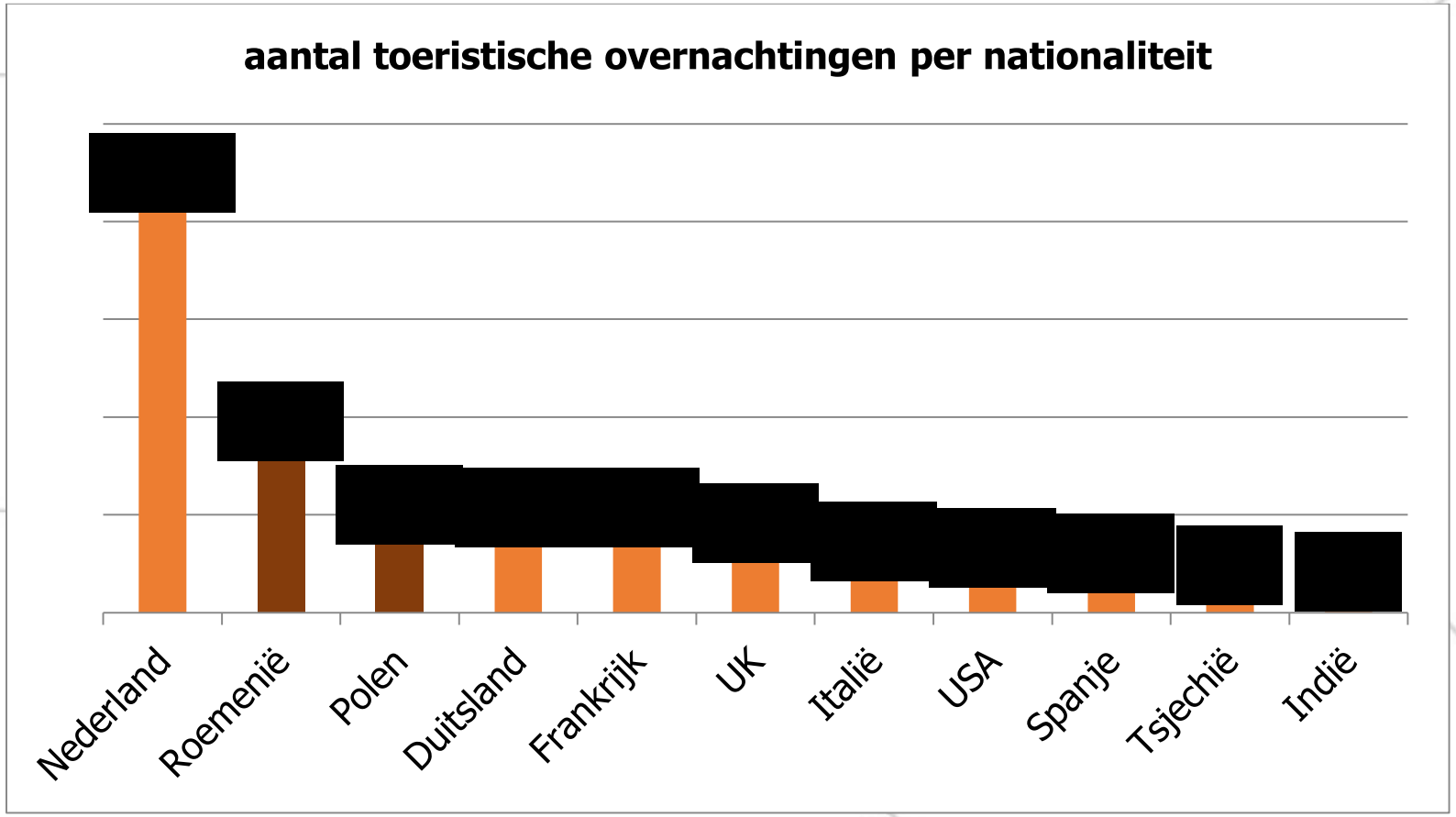
Huisvesting seizoensarbeiders
Nieuwerkerken – 2014

SA / fruitteler	Aantal telers
0 – 9	14
10 – 19	15
20 – 29	6
30 – 39	3
40 – 49	1
50+	8
	47

→ Grootste fruitteler: 363 seizoensarbeiders tewerkgesteld in 2014

Where do labour immigrants live? (3)

Where do labour immigrants live in Haspengouw?



Figuur 1: absolute cijfers 'toeristische' overnachtingen per nationaliteit. Bron: toerisme Vlaanderen – 2011, Verwerking: Stebo

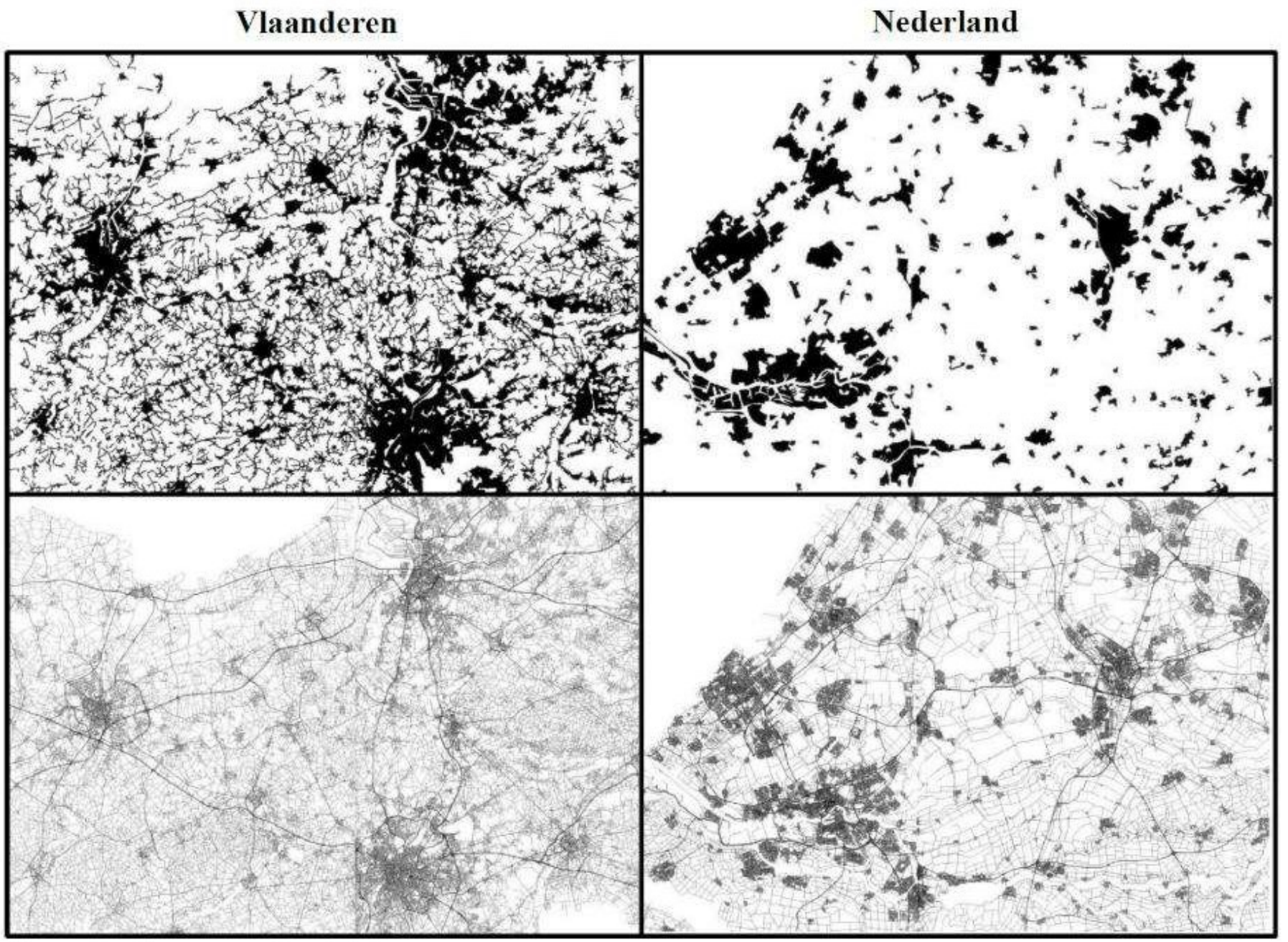
Where do labour immigrants live in Haspengouw?

Figuur 1: Tabel 4: top 5 overnachtingen toeristische verblijven per nationaliteit (uitgezonderd België + buurlanden). Bron: toerisme Vlaanderen – 2011, Verwerking: Stebo

Why is this problematic?

- Recreation parks are suited for leisure/temporary
- Pressure on housing quality/energy/waste/trafic…
- Tensions with recreants, tourists and guests
- Pressure on land use/urbanisation of open space/

- Local authorities do not have all the competences to intervene



Bron: de Geyter *et al*. (2002)

stebo
ondernemend
voor de samenleving

Labour immigrants on the housing market (4)

- Regular use of housing stock by ethnic networks, employers, interim labour agencies,…

- Irregularities on housing market:
  - Illegal renting conditions
  - Failing Quality standards
  - Non registration

Why is this problematic?

More pressure on lower site of housing market

- Employers/companies buy/rent ‘cheaper’ houses: less opportunities for lower income groups
- Loss of housing quality by inapropriate use (low investment, trade off salary,..)
- Nuisance by ‘male behaviour’
- Frustrations for social vulnerable groups

Solutions

Let's face reality and act more proactive

- ✓Cooperation between authorities, employers, institutions for housing policy, trade unions, community work, …
- ✓Creating a policy for 'studio's
- ✓Activate vacant houses and a-typical buildings
- ✓But only in the villages and urban grids
- ✓Organize control and maintainance:
  - ✓On housing quality standards
  - ✓On renting conditions
- ✓Proper taxation to balance gains and pains