

Large Housing Estates in European Cities:

An overview of the results of the
RESTATE project

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General background



- Large housing estates need more attention because of emerging and increasing problems
- Large housing estates are part of an urban fabric
- Cities are the dynamos of the national economy
- Areas that do not function well hinder positive developments
- In Europe: 40 million people in “large housing estates” (large part of this is high-rise)

RESTATE: some details

- Try to find out how these estates can develop in the near future
- 10 countries (DE, ES, F, HU, I, NL, PL, S, SLO, UK)
- 16 cities
- 29 estates (often two per city)



What is an estate?

- Groups of at least 2,000 housing units that are recognized as distinct and geographical areas, planned by the state or with state support.
- In RESTATE: Focus on post-WWII estates

The cities in the project



28/06/2005

Restate conference

Aim of the presentation



- Give a picture of the estates in our project
- Who lives there?
- What do inhabitants think of their estates? Are they happy?
- What about the future?
- Not: about policy (Murie and workshops)

Why were large housing estates built?



- Relieving housing shortage
- Technical possibilities
- Trust in modern architecture →
"fair society"
- State support

Comparable results

- Enormous production: (sometimes even 1 million in 15 years, S, HU)
- Pre-fab techniques: large parts were built somewhere else
- Large estates at the outskirts of the cities
- A lot of public space, a lot of green areas
- Mostly built in social rented sector

Lyon, Rillieux

A photograph of a multi-story apartment building facade. The building features a grid of windows and balconies. The balconies are recessed and have a light-colored, textured finish. The windows are white-framed and some have white shutters. The building is set against a clear blue sky. The text "Lyon, Rillieux" is overlaid on the image in a black serif font.



Slovenia, Ljubljana



Madrid, Orcasitas



Nyiregyhaza, Josavaros



Berlin, Marzahn



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Budapest, Havana



Utrecht, Kanaleneiland



General characteristics

- Large housing estates across Europe look very much alike
- Very important function on the housing market
- Many social rented dwellings (especially in Northern and Western Europe)
- Much owner-occupation (Southern and Central Europe)
- Relatively small dwellings (3 or 4 rooms)
- Often relatively cheap dwellings

Problems emerging...

- Physical problems
- Social problems
- Other problems

Physical problems

- Bad materials (NESW)
- Bad insulation (NESW)
- Small rooms (NESW)
- Cities difficult to reach (E)
- Parking problems (E)

Social Problems

- New population groups, mix of cultures and lifestyles (NW, but upcoming SE)
- Criminality, drugs (NW, later also SE)
- Lack of social contacts (NW, upcoming in E)

Other problems

- Competition of new housing types (W)
- Management problems (NESW)
- Problems with jurisdiction over public space (E)
- Problems with privatization (E)

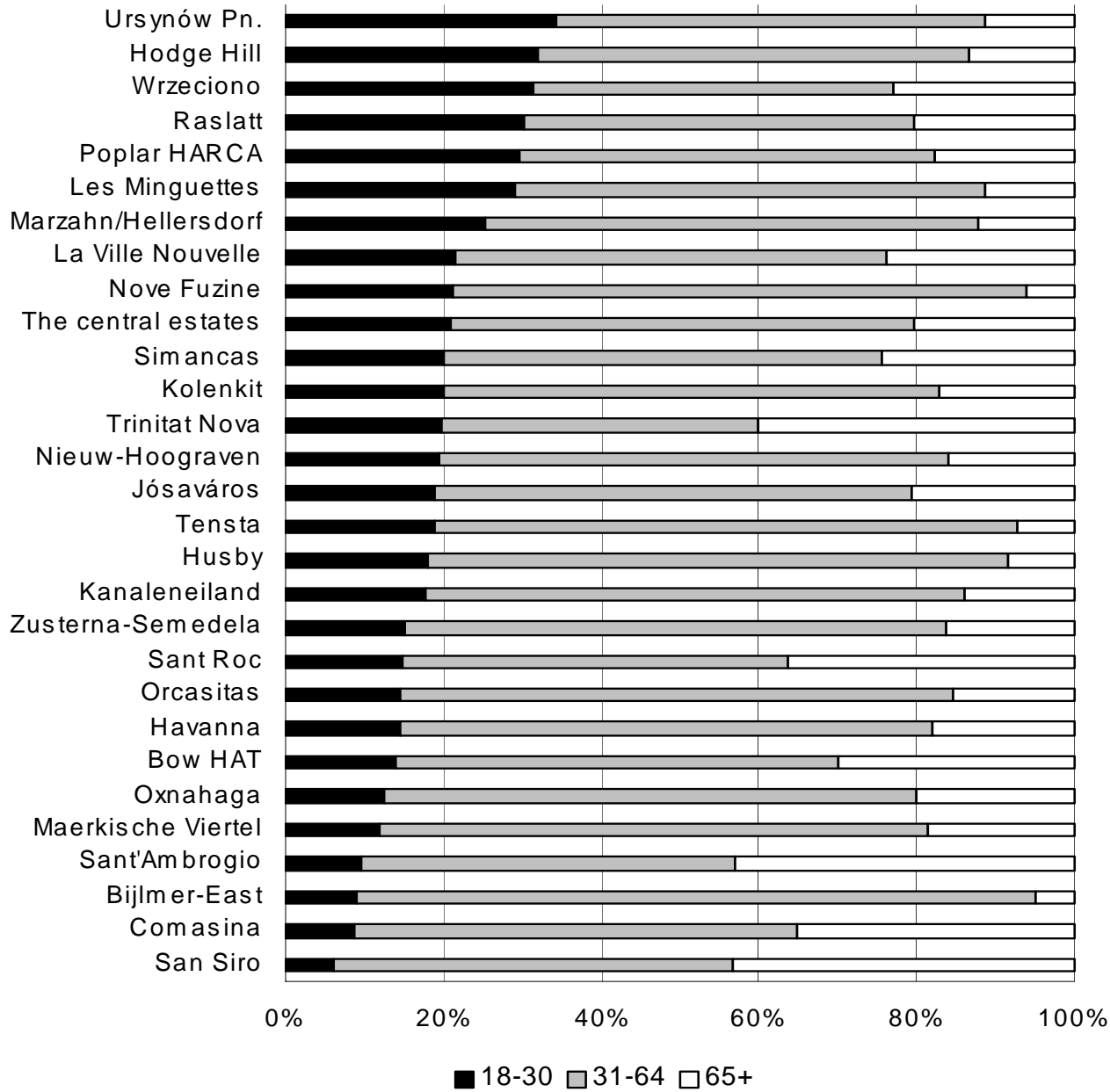
RESTATE survey

- The same questionnaire in all 29 estates in Spring 2004
- Random sample
- Between 100 and 350 respondents per estate
- Questions relating to present and future
- Representativeness basically OK
- 4,756 valid questionnaires

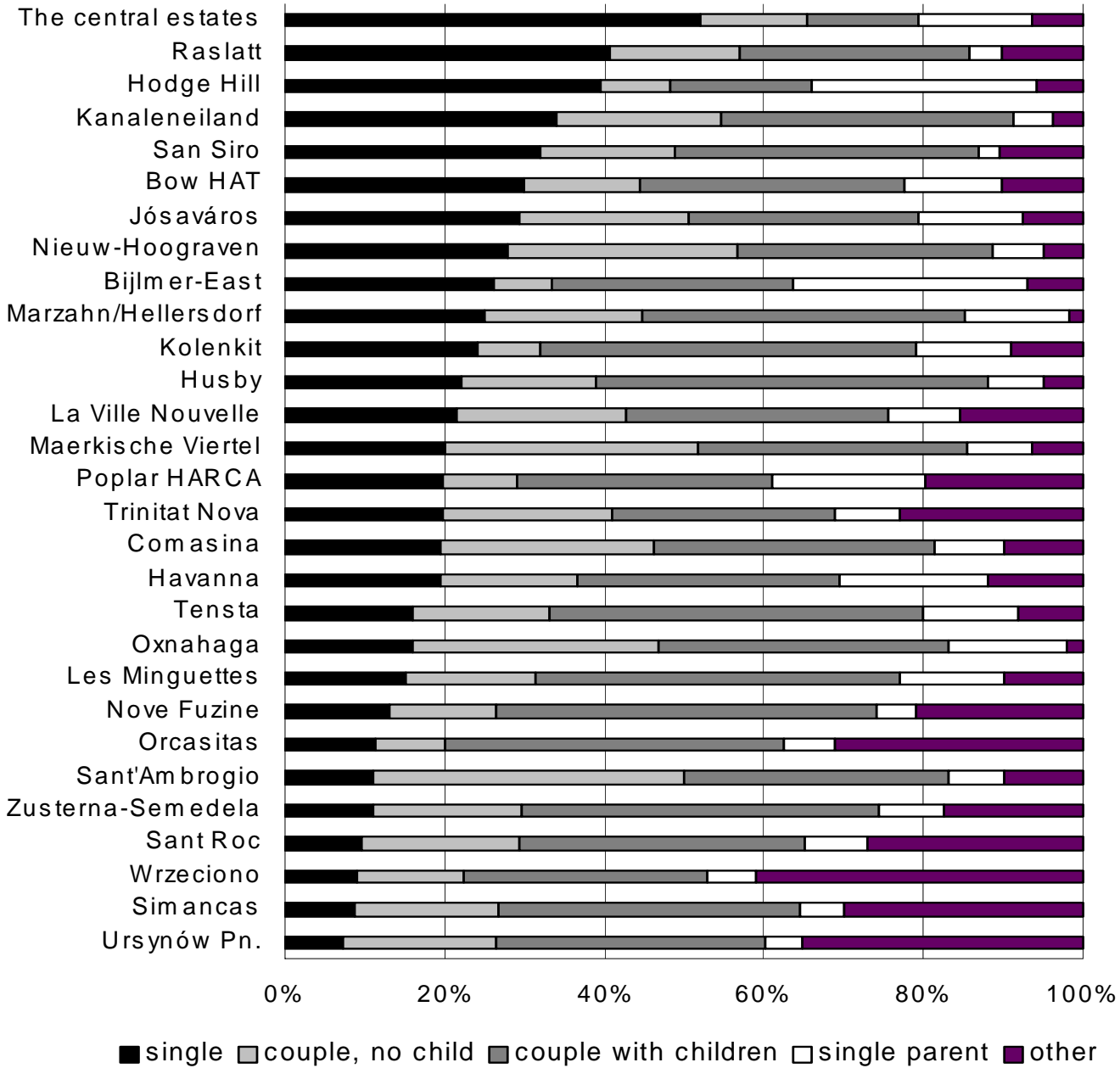
Reading the graphs

- 29 estates
- Sorted per aspect
- Do not try to find differences between estates
- Try to find the general picture

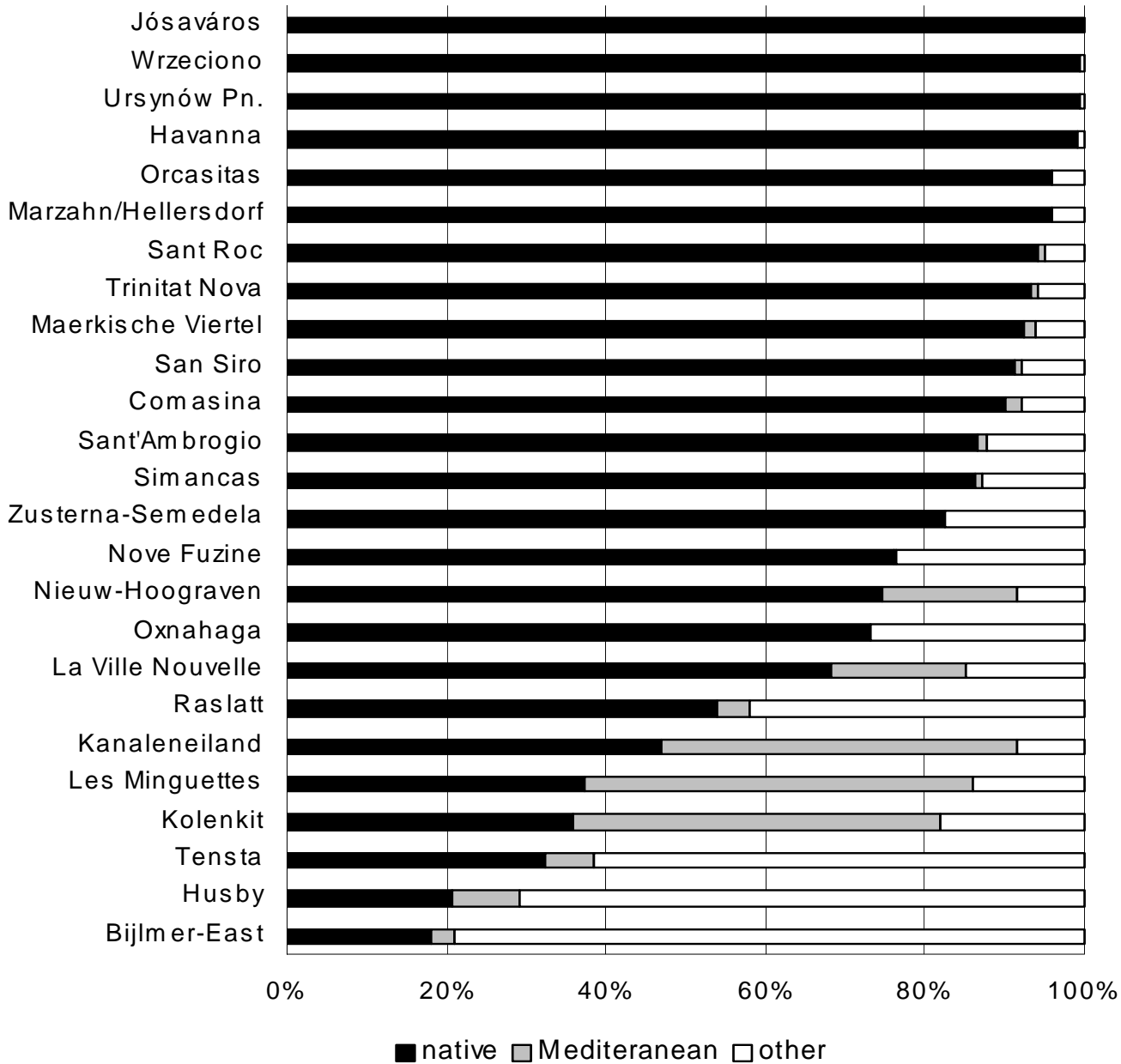
Age structure



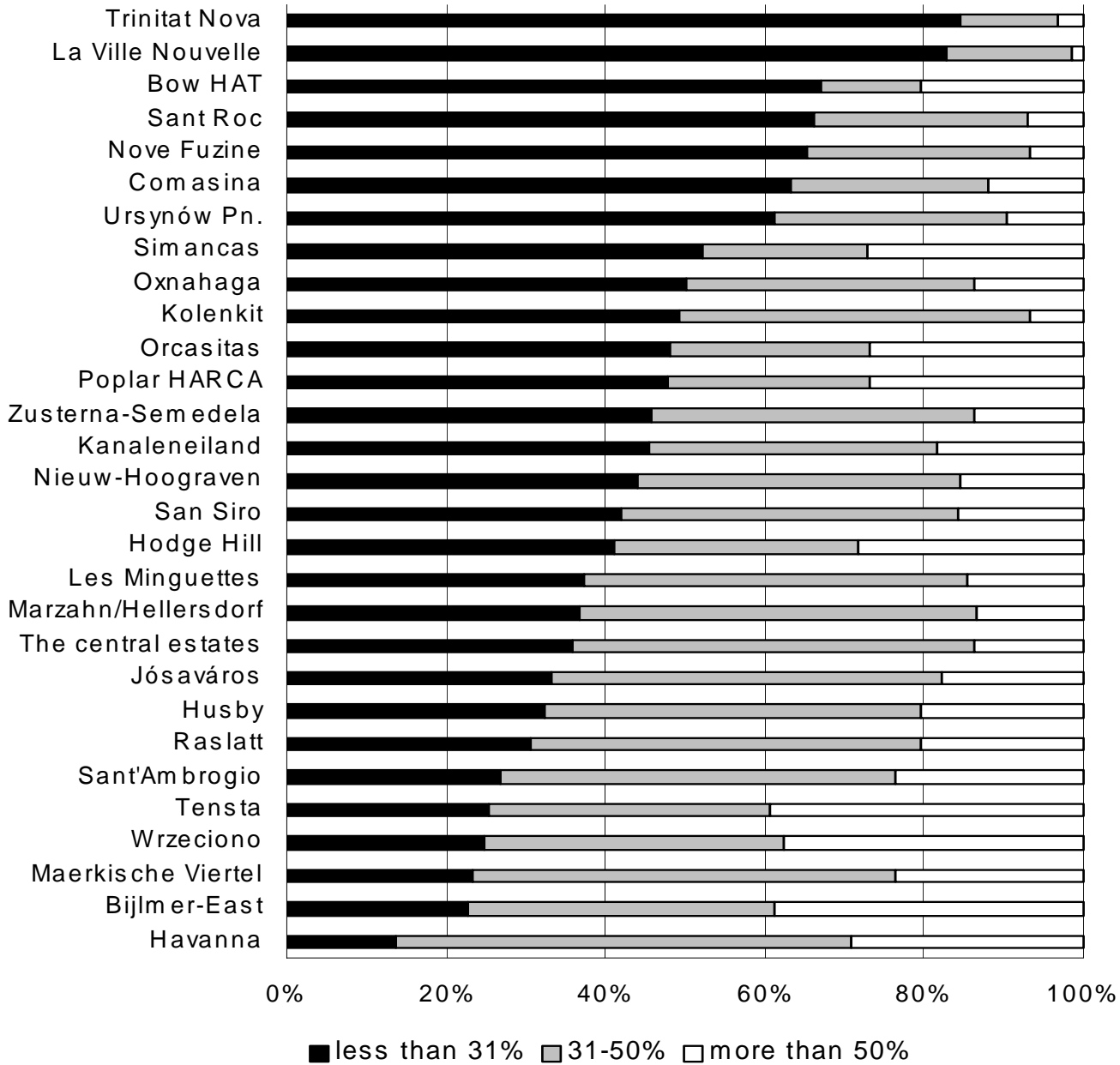
Household composition



Ethnic composition

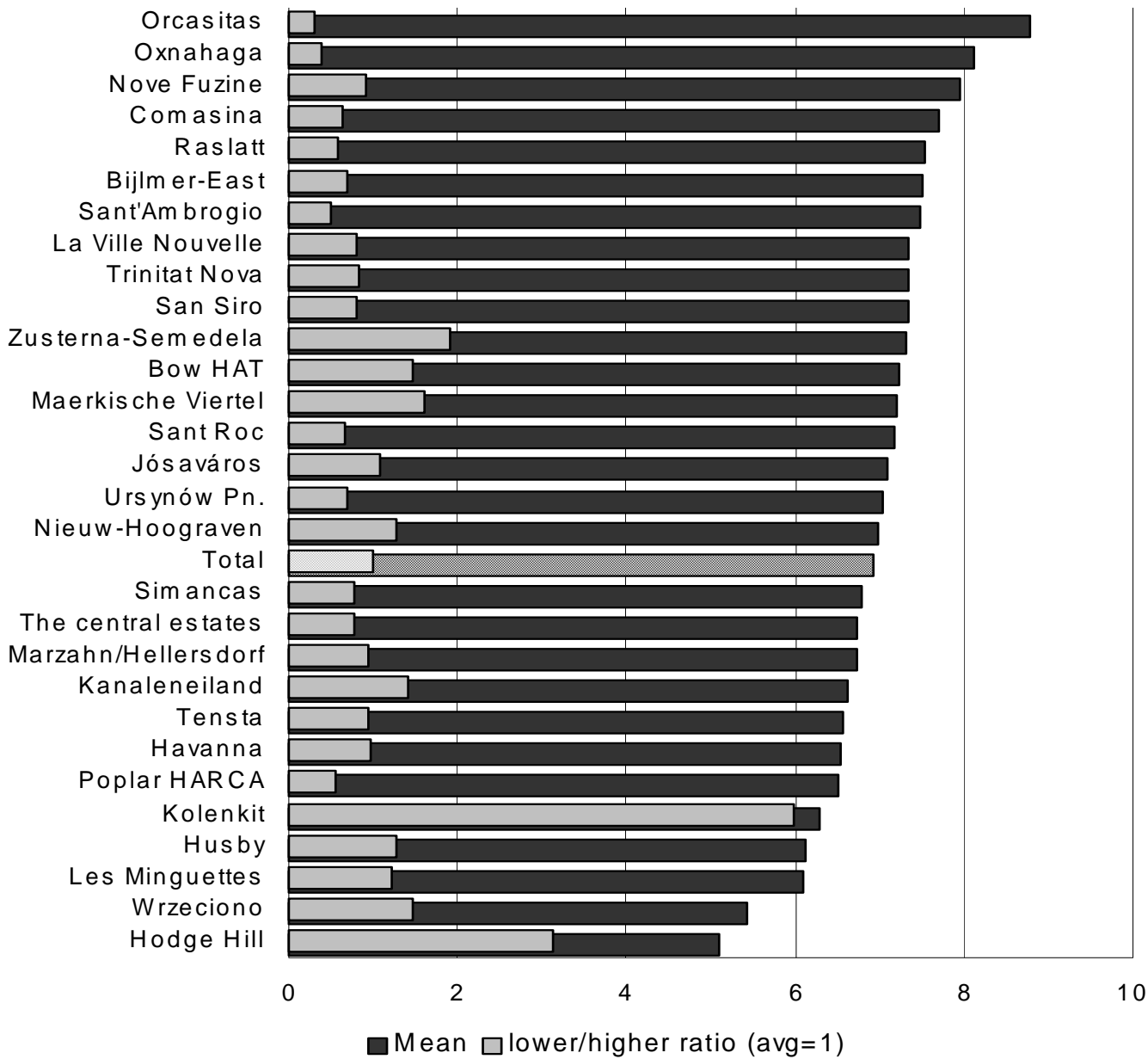


% of income spent on housing



Satisfaction and dissatisfaction

- Many critical reviews on large and high-rise housing estates
 - Barriers between people, individualisation
 - Bad for children
 - No responsibility for environment

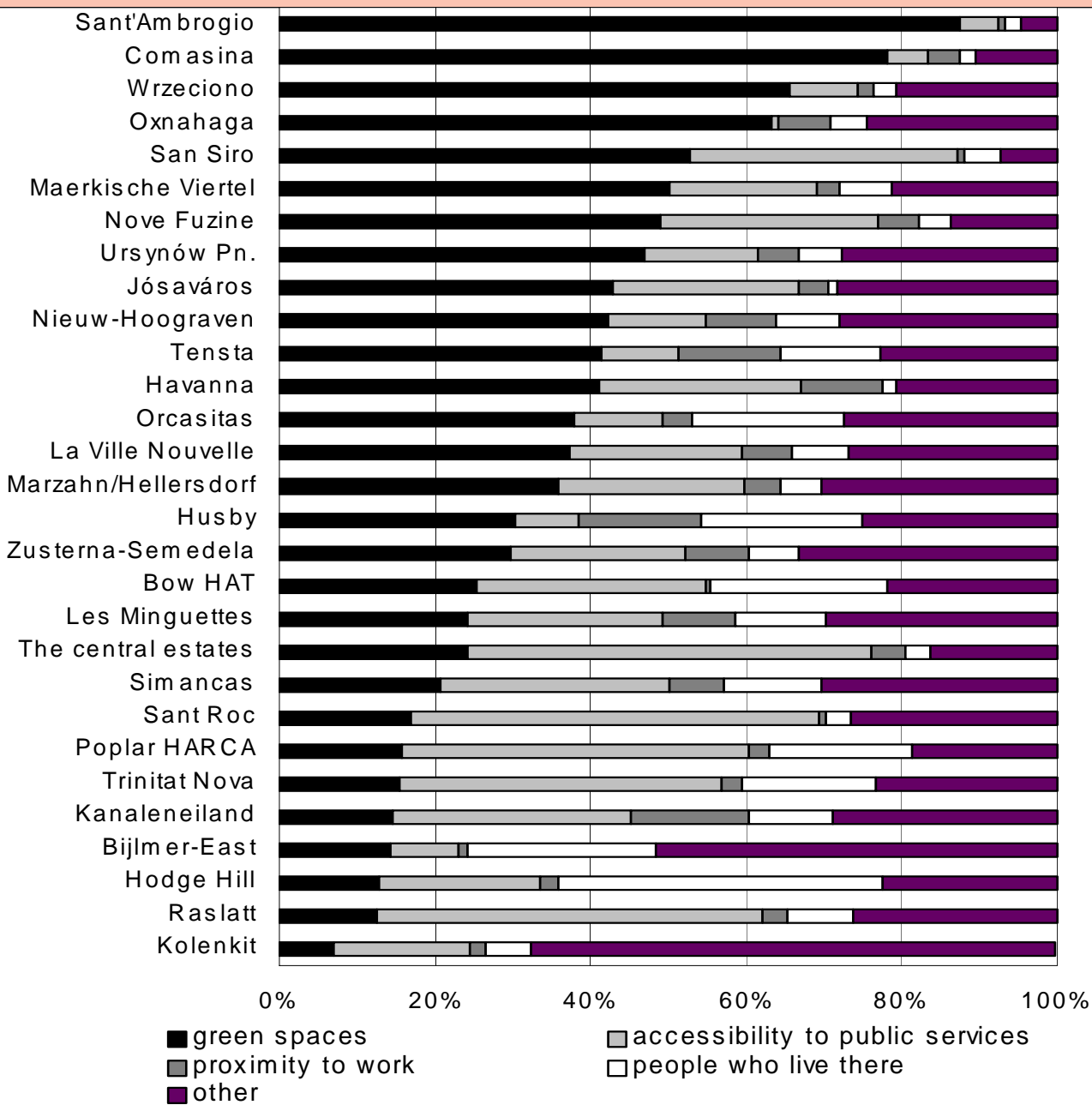


Average
Satisfaction
(max=10)

and

Ratio
lower/higher
(high=bad)

Neighbourhood Aspects Most Liked



Staying or leaving?

- Between 8 and 49 per cent would like to move within a period of two years (so: definitely not everybody)
- People want to move from multicultural estates
- People want to stay in Italian estates

Conclusions I

- Large housing estates should not (only) be characterized as the hellholes of society
- They have a diversified population
- Many inhabitants are satisfied
- Large housing estates are there to stay

Some further thoughts

- Developments in large housing estates are inextricably linked to wider (economic, social and political) developments
- Development is also related to political choices and decisions on various levels
- Development is related to local forces

Whose neighbourhood?



- Multicultural population?
- Focus on income mix?
- Focus on specific groups such as elderly?
- Let go or take action?
- But with what aim?

Whose task?

- Inhabitants (tenants and owner-occupiers)
- Local government
- Housing corporations
- Regional government
- National government
- EU

Where to go?



- Large housing estates as disparate islands in a sea of prosperity?
- Large housing estates as prosperous islands in a sea of despair?
- OR...?

End of presentation

