



## **At the crossroads:**

### **The future development of Post War Single-Family Housing Estates in Germany**

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London, 28.11.2014





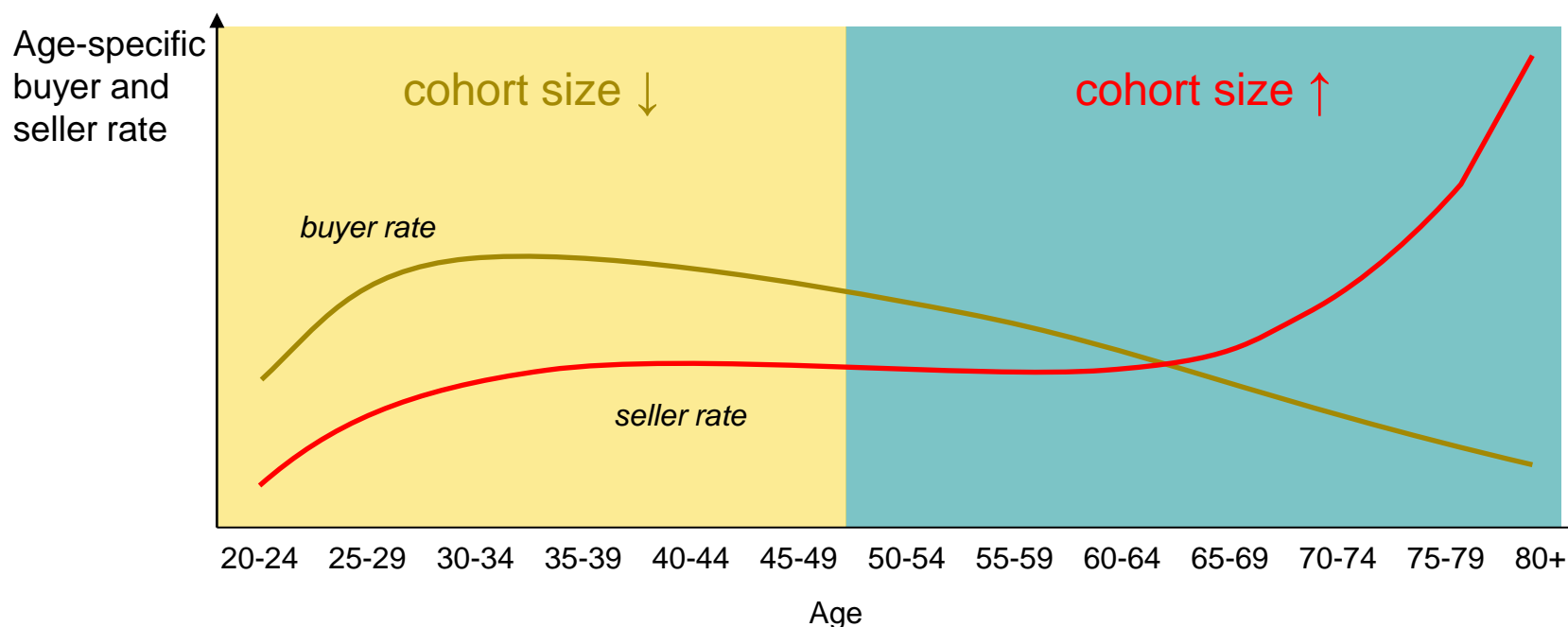
- the West-German suburbanisation after the second world war is manifested in a large stock of aging single-family houses
- nearly every third residential building is a single family home built between 1950 and 1980
- “remanence”-effect: long occupancy of the owners leads to a homogeneous age-structure which increases in average
- there is not enough interest amongst the descendants to live in, because they have already moved out to other regions
- uncertain living conditions hinder acquisition of property
- competition between housing stock and new building in greenfield building areas is high





## A Mismatch of Supply and Demand

Demographic change: structural imbalance of supply and demand?





## General analysis of the housing stock

Risk analysis on regional and municipal level

General characterisation of residential areas and housing types

## Case studies

Analysis of  
municipal data

Inspection of the  
case study areas

Interviews with  
local officials

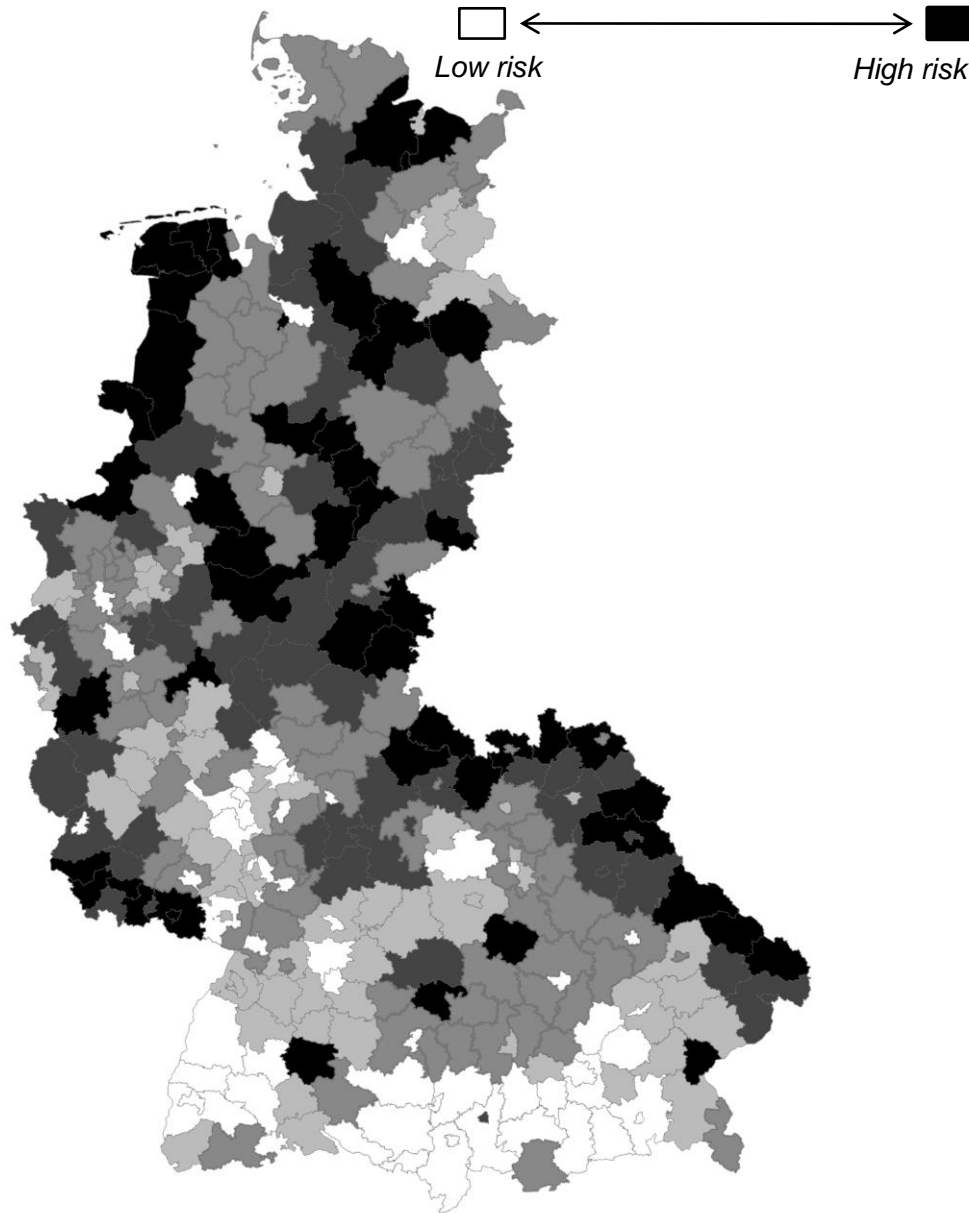
Interviews with  
property experts

Survey of  
residents

## Recommendations for a sustainable development of the residential areas

Recommendations on municipal and national scale

Scenarios of development options



## Supply-indicators

Share of detached and semi-detached houses from the 1950s to 1970s in the housing-stock 2005

Share of detached and semi-detached houses from the 50s to the 70s in the detached and semi-detached housing stock 2005

Increase of the old-age dependency ratio from 2005 to 2025

Average land value of the building areas 2003-2007

## Demand-indicators

Population development from 2005 to 2025

Decrease of the number of big households (three persons and more) from 2005 to 2025

Employees per 1000 inhabitants 2005

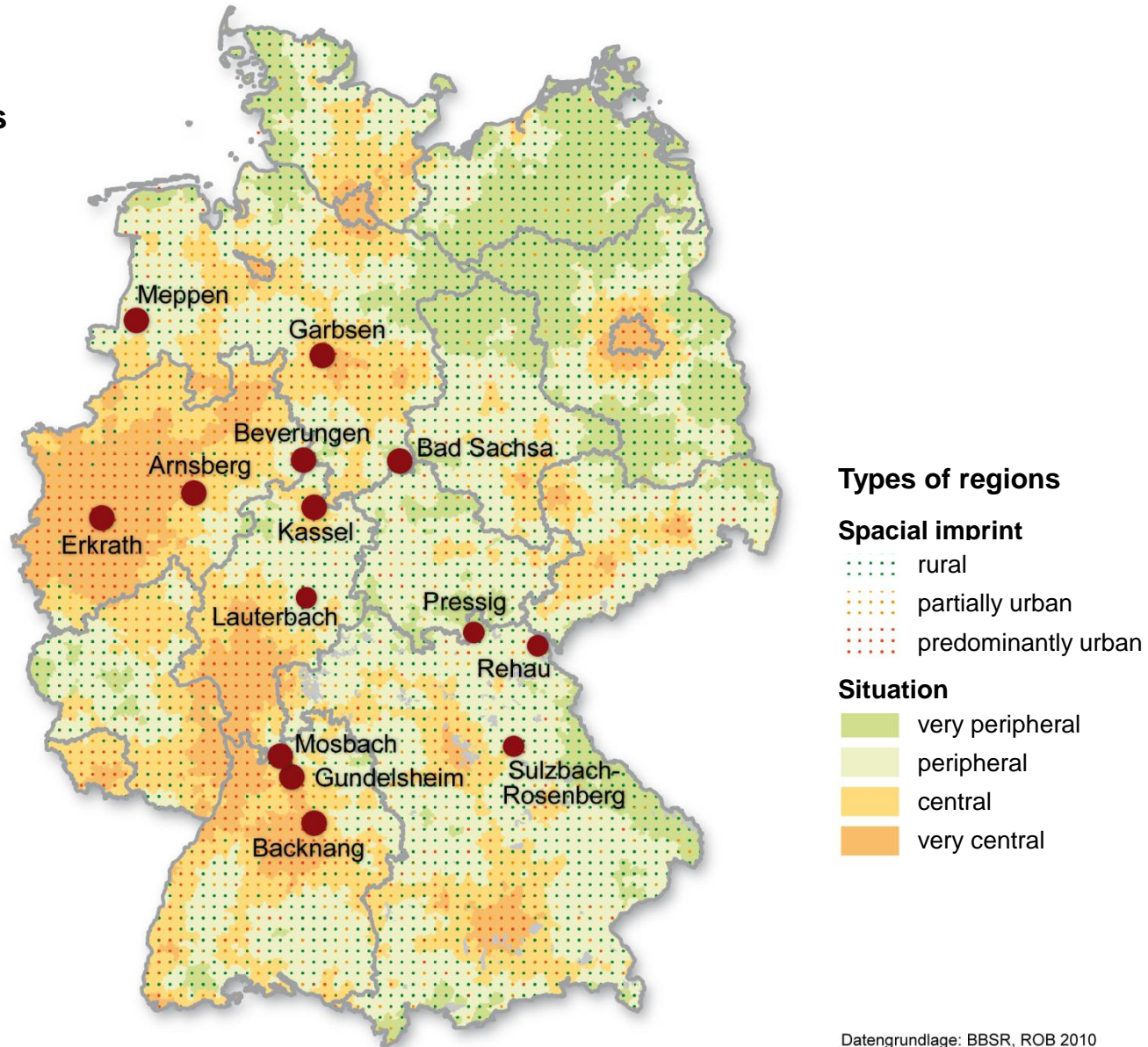
Changing in household income from 1996 to 2005

Access to the next high-order centre





## Participating municipalities



Datengrundlage: BBSR, ROB 2010





## Beverungen, administrative district Höxter

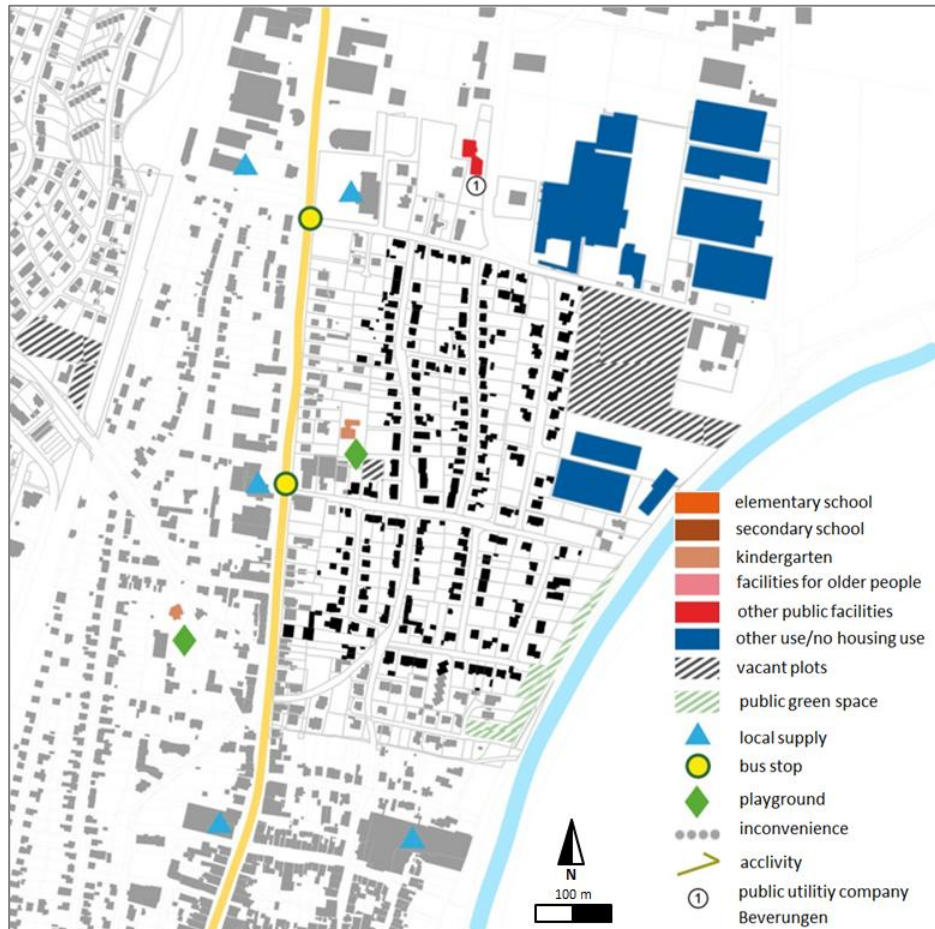


- 92,3 % detached and semi-detached houses
- 44,4 % 1950s – 1970s residential buildings
- Population development (2002-2012): - 11 %
- Population forecast (2011–2030, IT NRW): - 18,3 %
- Old-age dependency ratio 65 (2012): 0,37
- Share of foreigners: 5,8 %
- High risk for marketing difficulties of the stock of single-family houses





## Beverungen, North Rhine-Westphalia dwelling area „Poelten“ Settlement from the 1950s to the 1960s



Findings of data analysis	
distance to town center	1.35 km
extent of dwelling area (netto)	33 ha
not built-up plots	7.2 ha
number of buildings	293
number of detached houses	71 %
average parcel extent	605 m <sup>2</sup>
number of inhabitants	767 EW
old-age dependency ratio 65	0.54
share of foreigners	7.4 %
settlement density (netto)	23 inh./ha





Beverungen, North Rhine-Westphalia





### Core statements of the interviews:

„We really have the impression that considerably more used houses will be brought to market.... It's difficult to estimate if problems to sell the houses will occur.“

„The location of the houses is unfavourable for the elders and the size is too small for the younger.“

„The determining criterion is location, location, location.“

„In the villages the purchase prices will continue to decrease. You can better give the houses as a present . Nobody will buy a house there, in the centre the prices are still more or less acceptable.“

### Bargain

Single family house Beverungen



177 m<sup>2</sup>

~~79.000€~~

↓ **59.000€**



110 m<sup>2</sup>

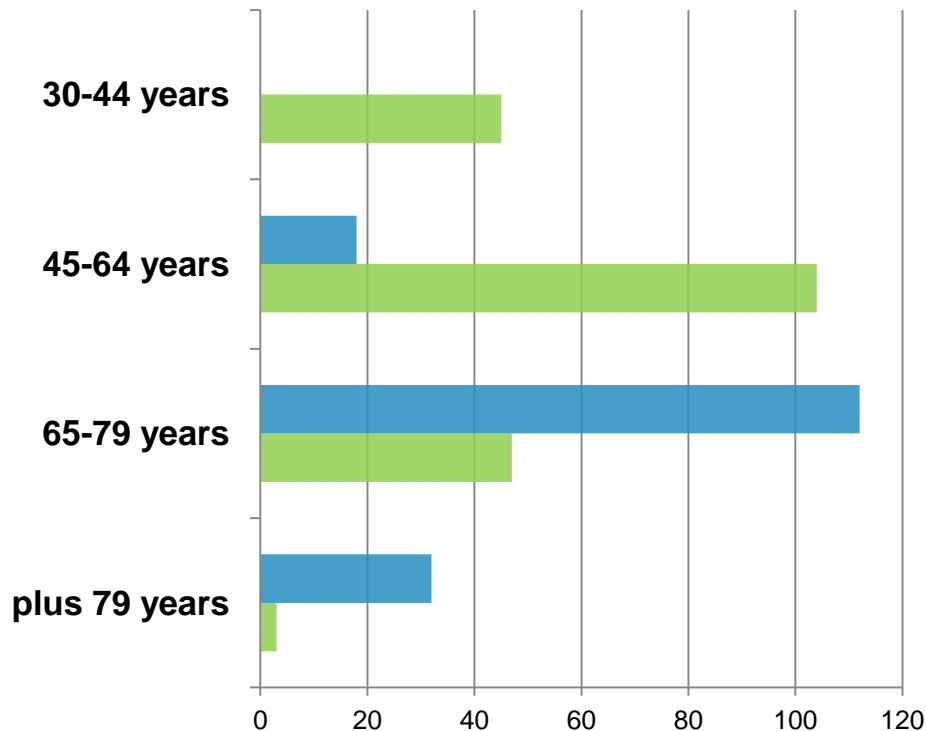
~~35.000€~~

↓ **29.000€**

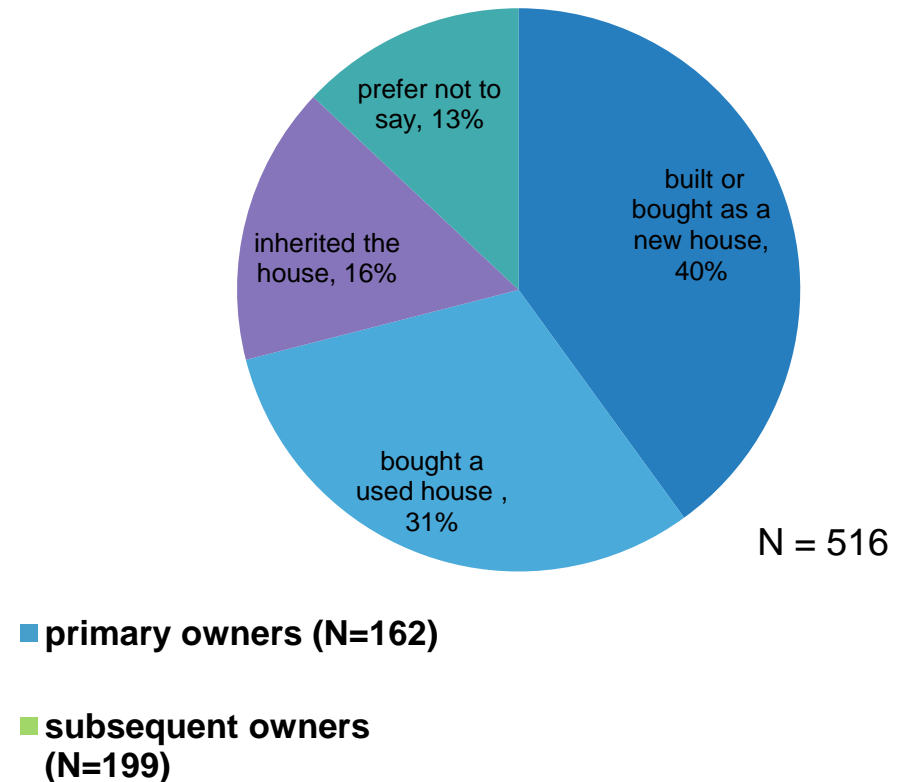


Total number of distributed questionnaires: 2004  
Response rate: 586 = 29,2%

## Age of inhabitants



## Ownership: First or subsequent owner



Nearly 90% of the primary owners are 65 years and older

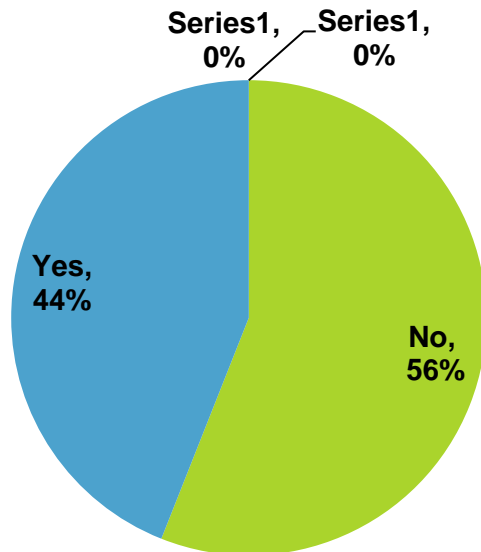
N = 361





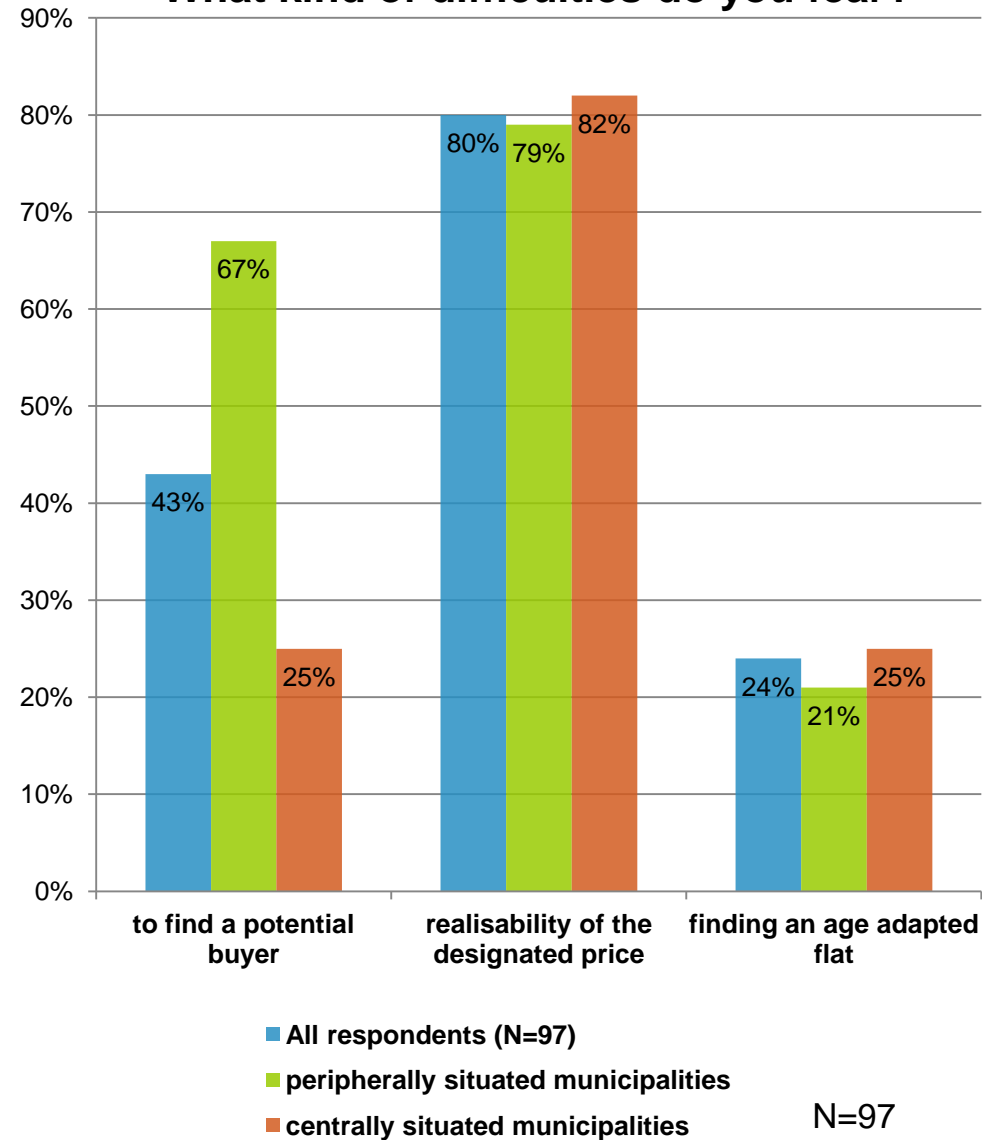
## Difficulties to sell the house

Do you fear difficulties to sell the house?



N = 232

## What kind of difficulties do you fear?





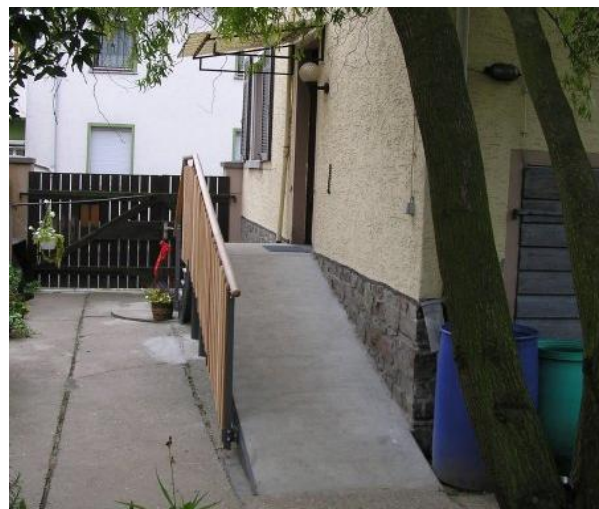
- **At present** there is not yet a serious marketing problem, **vacancies only punctual, problems in the future**
- **Generation change is still taking place** – high age average, low dwelling density (single inhabitant per house is very common)
- Many buildings are **not qualified for accommodating elderlies**
- Most buildings are (to some extent) upgraded; **main deficits in insulation**
- **No problems anticipated** for dwelling areas in **urban and suburban regions** (demand through other population groups)
- **Need for action** especially in **rural-peripheral and economically underdeveloped regions** and in **small and medium sized towns**





## Advancement-options for the single-family housing stock:

- **Stabilisation:** “Fast-selling items“, preservation of the actual structure and function, utilisation of location potentials (revaluation to the needs of the aging residents)
- **Qualification:** “Problems related to a long-term use“, upgrading to improve the utilisation perspective (measures to support generation change and attract new target groups for the dwelling area)
- **Restructuring:** “Problems of reuse are obvious“, deconstruction, substituting new buildings with favoured dwellings, conversions

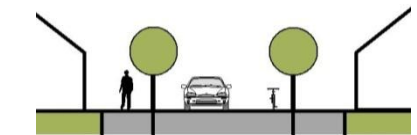
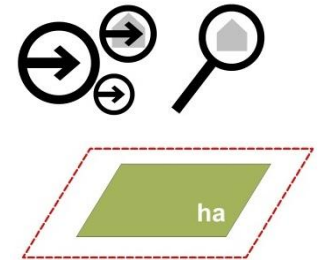




„**toolbox**“, a flexible range of instruments to be applied by local stakeholders individually or in different combinations:

- Strategic urban development planning and monitoring
- policies focusing on existing estates
- infrastructure and local amenities
- public space and townscape
- public transport and mobility
- buildings and houses
- residents and their participation

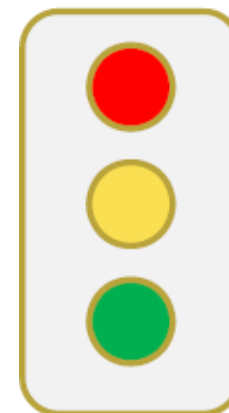
Superordinate topics (on governmental and regional scale)





### Strategic urban development planning and monitoring

- monitoring of supply and demand is needed
- compiling available data on municipal or regional scale:
  - use of buildings (vacancies), status of inhabitants (owner or lessee), including further data such as land value, infrastructure
  - interviews with inhabitants or estate agents to get full information
- objective: „detached houses area check“  
early warning system which enables municipalities to take actions before serious problems arise



**immediate action**

**further monitoring**

**fast-selling-item**



## Policies focusing on existing estates

- estate development centred on existing buildings, limitations on new development
- cooperation with neighbouring communities to avoid rivalry and supply surpluses
- activating vacant lots or brownfields
- conversion of vacant non-residential buildings
- stimulating demand towards existing buildings and gap sites

**FLÄCHEN.POOL**  
Nordrhein-Westfalen

**PFiF**  
Praktiziertes Flächenmanagement  
in der Region Freiburg

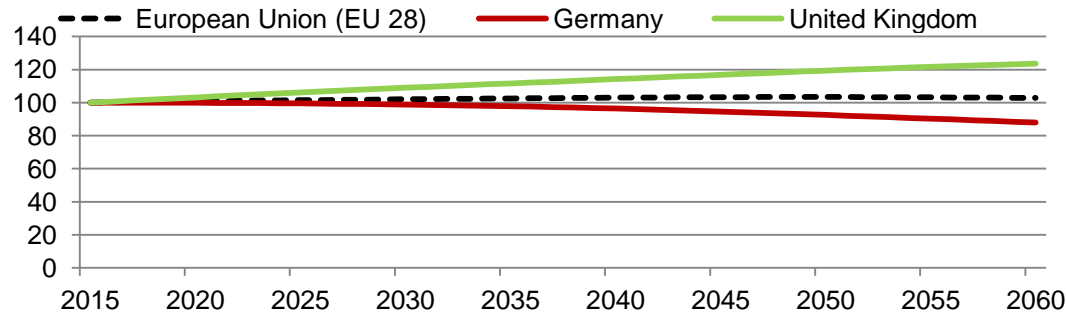






## Projections of Total Population

Index: 2015=100



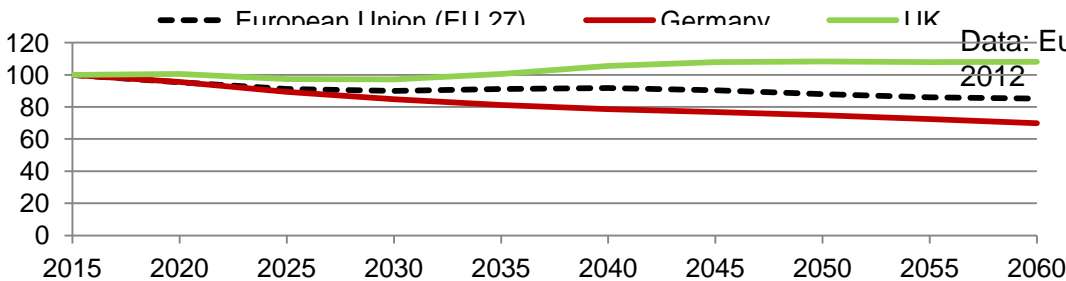
**Population (2015 in millions)**

EU 28: 508.2

Germany: 80.7

UK: 64.4

## Population in Family Formation (Age: 20-34)



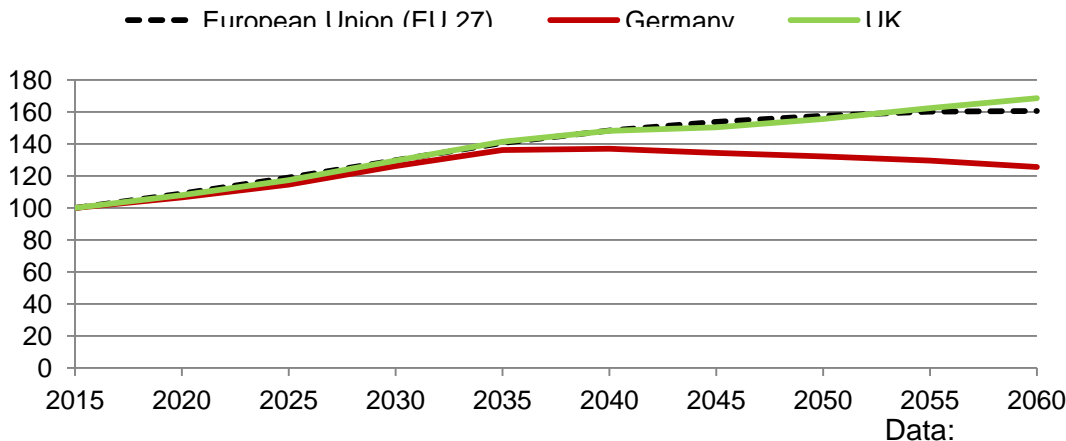
**Population (2015 in millions)**

EU 27: 97.3

Germany: 14.5

UK: 13.2

## Dependent Population (Age: 65 and above)



**Population (2015 in millions)**

EU 27: 95.0

Germany: 17.3

UK: 11.5

Data: Eurostat 2012

Data:

Thank you very much for your attention!

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Project report can be ordered for free:  
[info@wuestenrot-stiftung.de](mailto:info@wuestenrot-stiftung.de)

Article in **Comparative population studies** 18 June 2014  
“Prospects for West German Post-War Single-Family Home Neighbourhoods”

Article in **Journal of Urbanism** Vol. 7, No. 3, 03 Jul 2014  
“Demography-driven suburban decline? At the crossroads: mature single-family housing estates in Germany”

