

Housing stock maintenance and building land designation

Results of surveys of German municipalities



RSA Winter Conference 2018

New Horizons for Cities and Regions in a Changing World

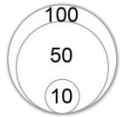
Suburban Futures – Alternative Development Paths for Stagnating and Shrinking Municipalities

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- Methods
- Results of the quantitative online survey and comparison to official statistics
- Some case studies (exemplarily)
- Results of the expert interviews (local representatives) in reference to survey results
- Conclusions

Survey of Municipalities

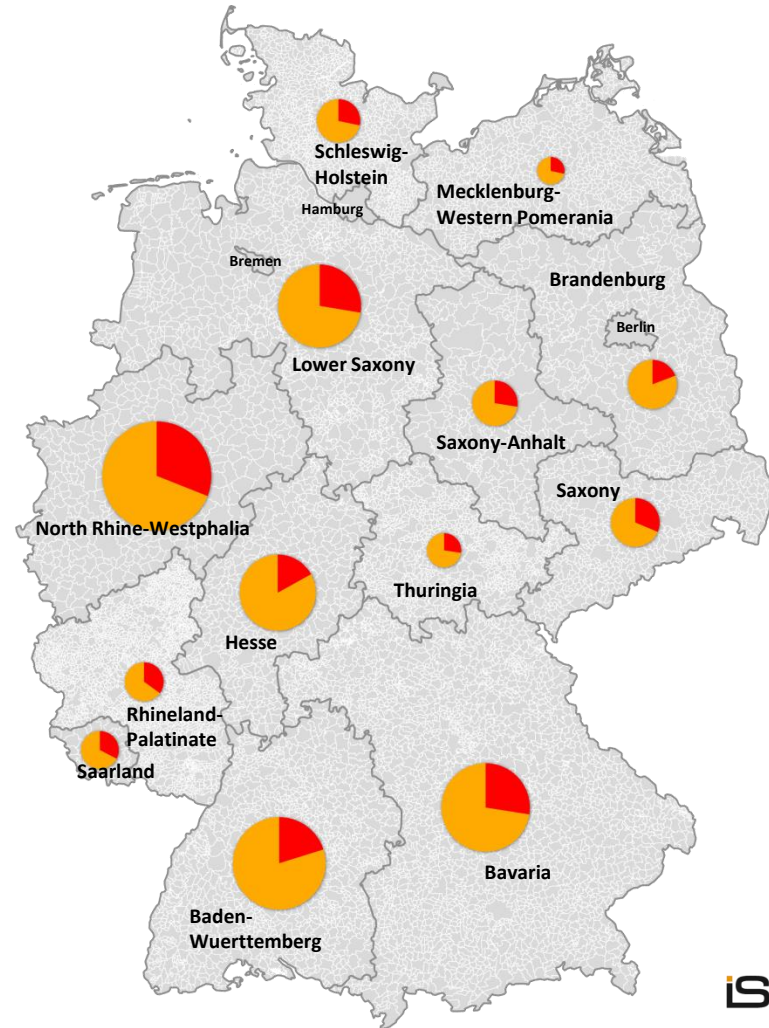
Number of respondents



■ have answered
■ have not answered

Federal States
 Municipalities

- Survey supported by the German Association of Cities and the German Association of Towns and Municipalities
- Online survey of 1,550 municipalities (more than 10,000 inhabitants/
ca. 14% of all municipalities)
- 365 completed questionnaires (plus 467 incomplete questionnaires)
- → **Response rate: 26,2 %**



Case studies and interviews of municipal experts

- General information about the urban development and problem areas
- Problem perception of the municipalities concerning detached housing areas
- Discussion of adaptation options

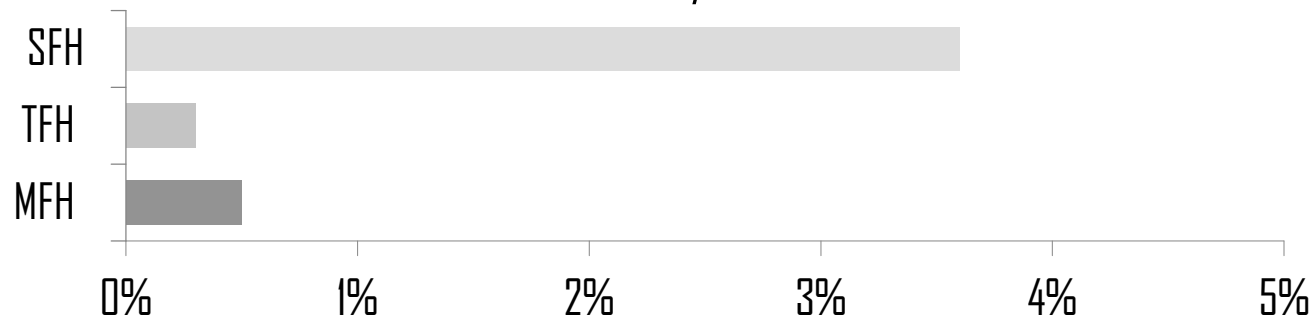




Key Data	
State	Hesse
District	Vogelsbergkreis
Population	16,142
Old-age dependency ratio	41.7
Population development (2011-2015)	-1 %
Population forecast 2012 to 2030	-17 %
Proportion of single family homes	78 %

Data base: <https://www.destatis.de>

Vacancy rate 2011



Case Study: Pirmasens

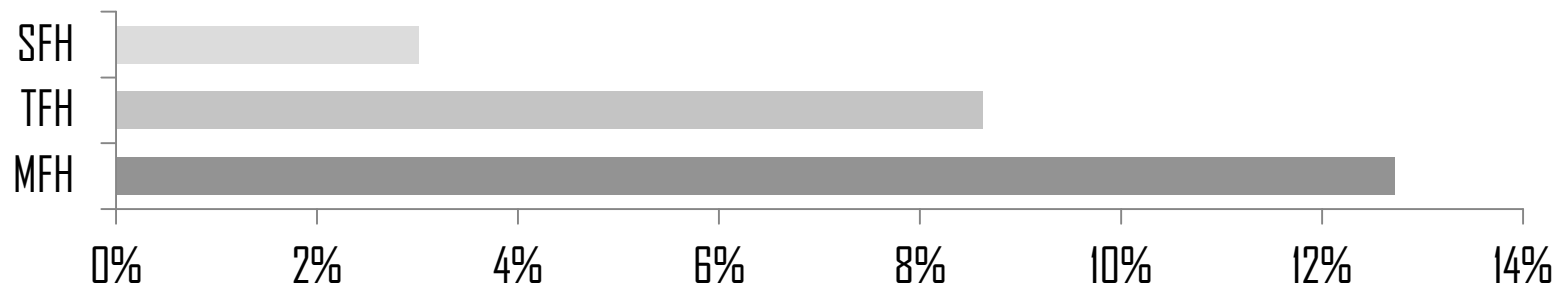


Key Data

State	Rhineland-Palatinate
District	District-free city
Population	42,295
Old-age dependency ratio	44.2
Population development (2011-2015)	-1.3 %
Population forecast 2012 to 2030	-10.9 %
Proportion of single family homes	54 %

Data base: <https://www.destatis.de>

Vacancy rate 2011

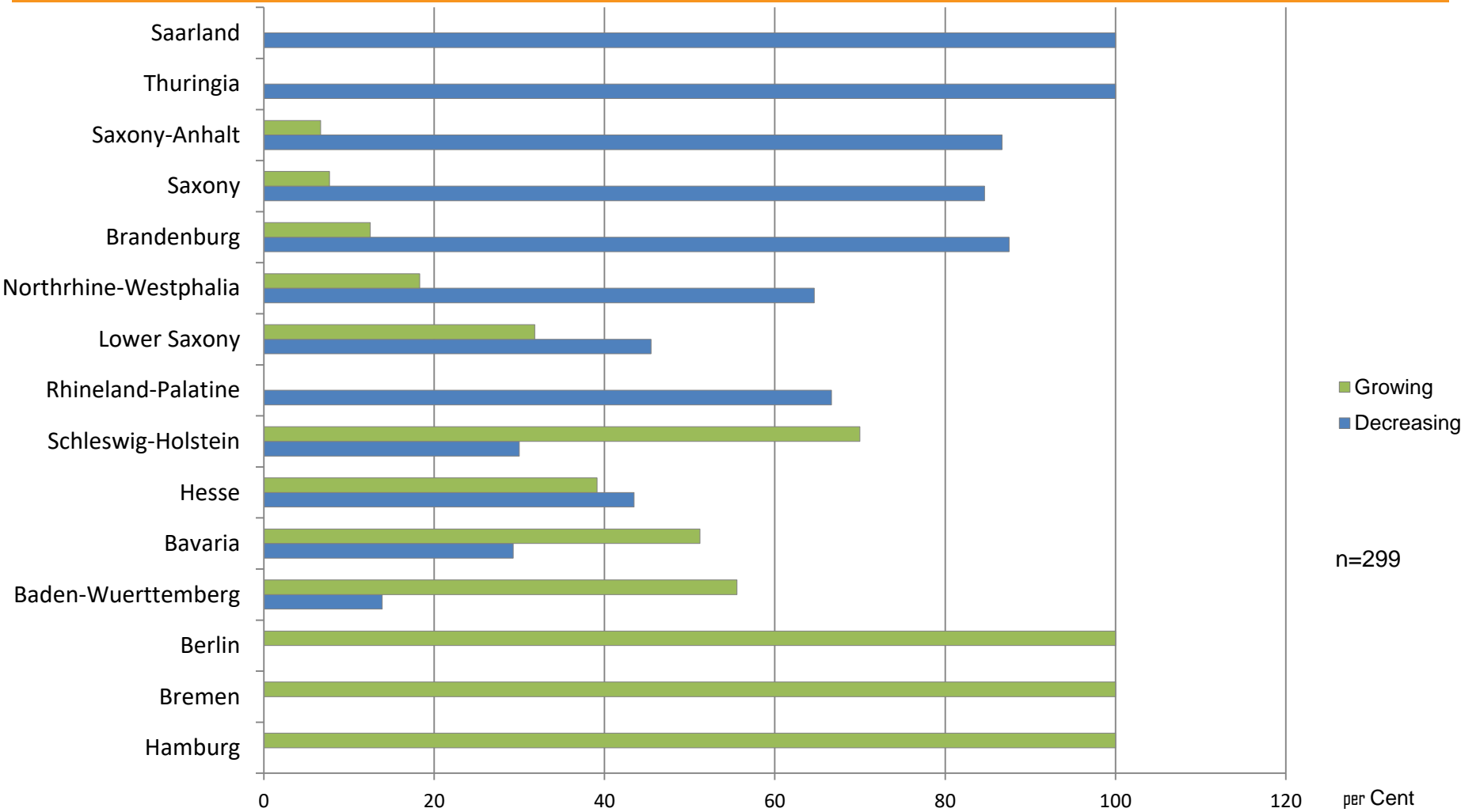


Data base: <https://www.regionalstatistik.de>

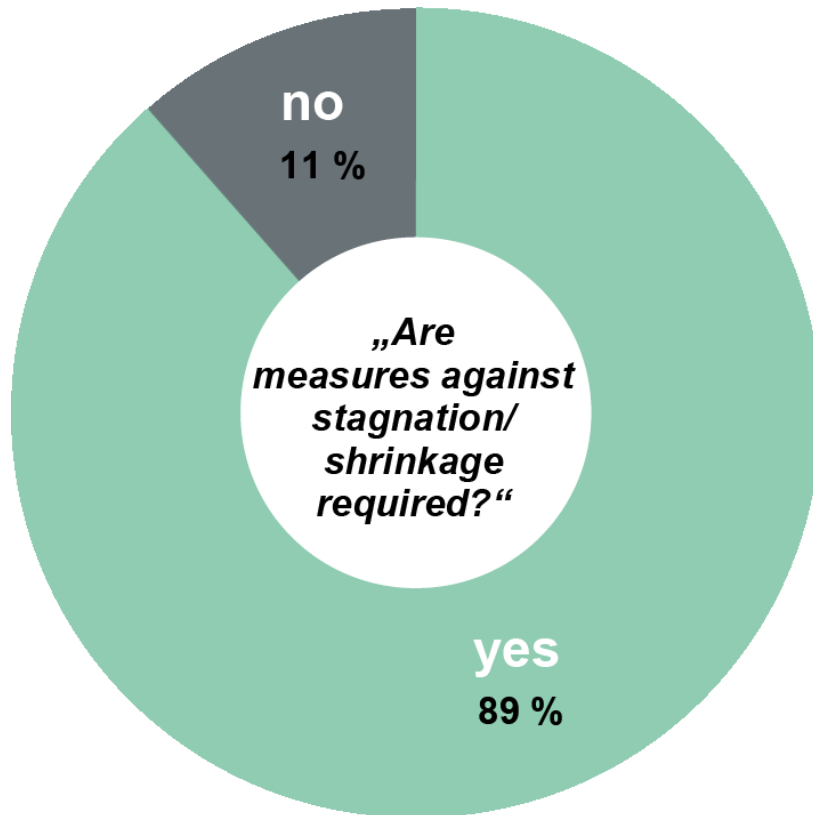
Case studies: Impressions of the neighbourhoods



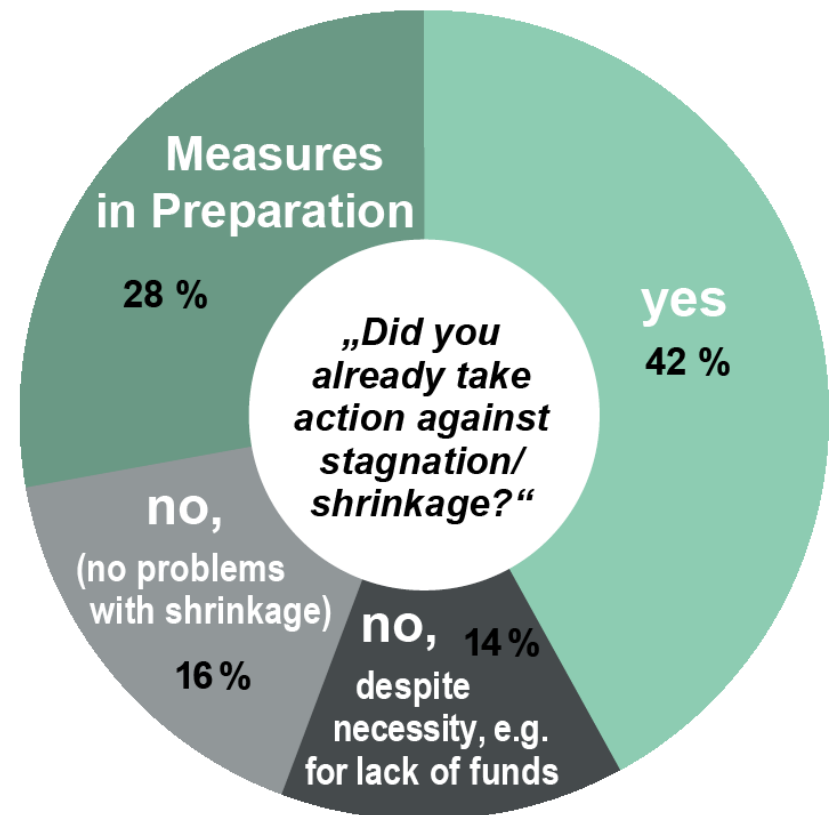
Survey results:
Population development on district level



Survey results:
Measures to handle shrinkage (municipalities' level)



n = 279



n = 305

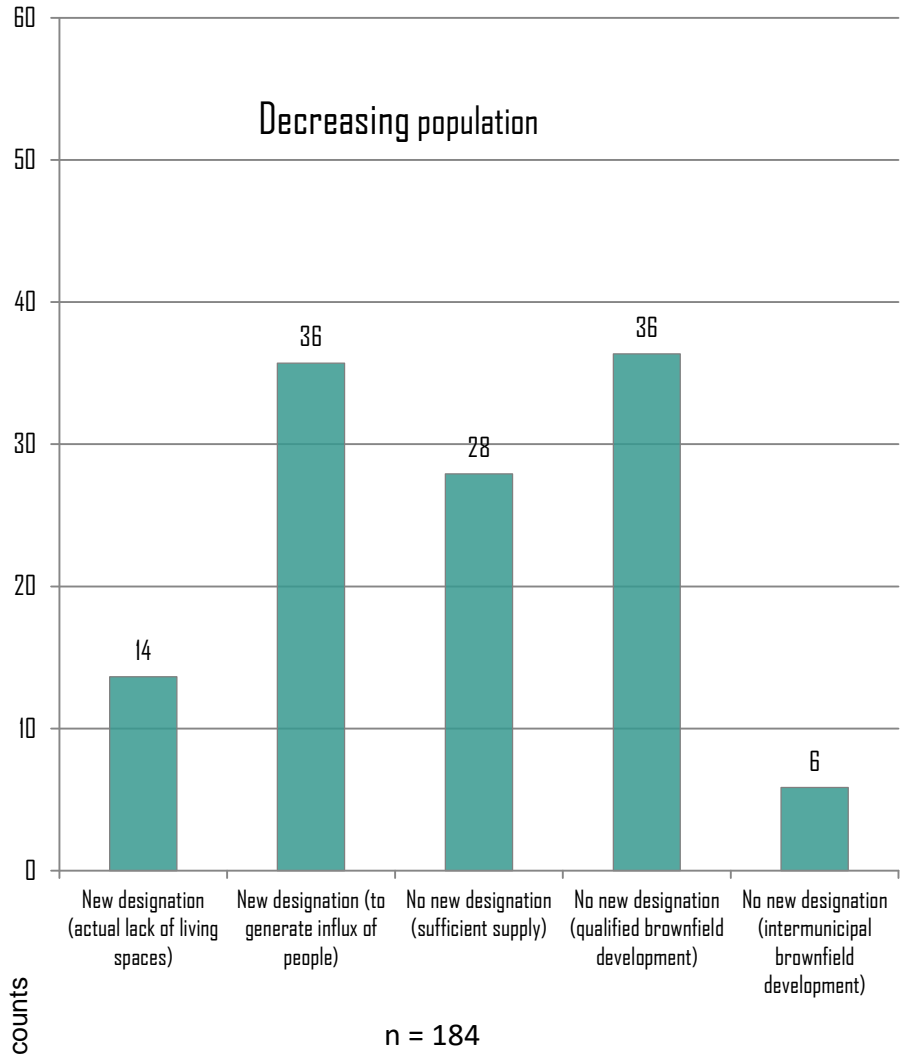
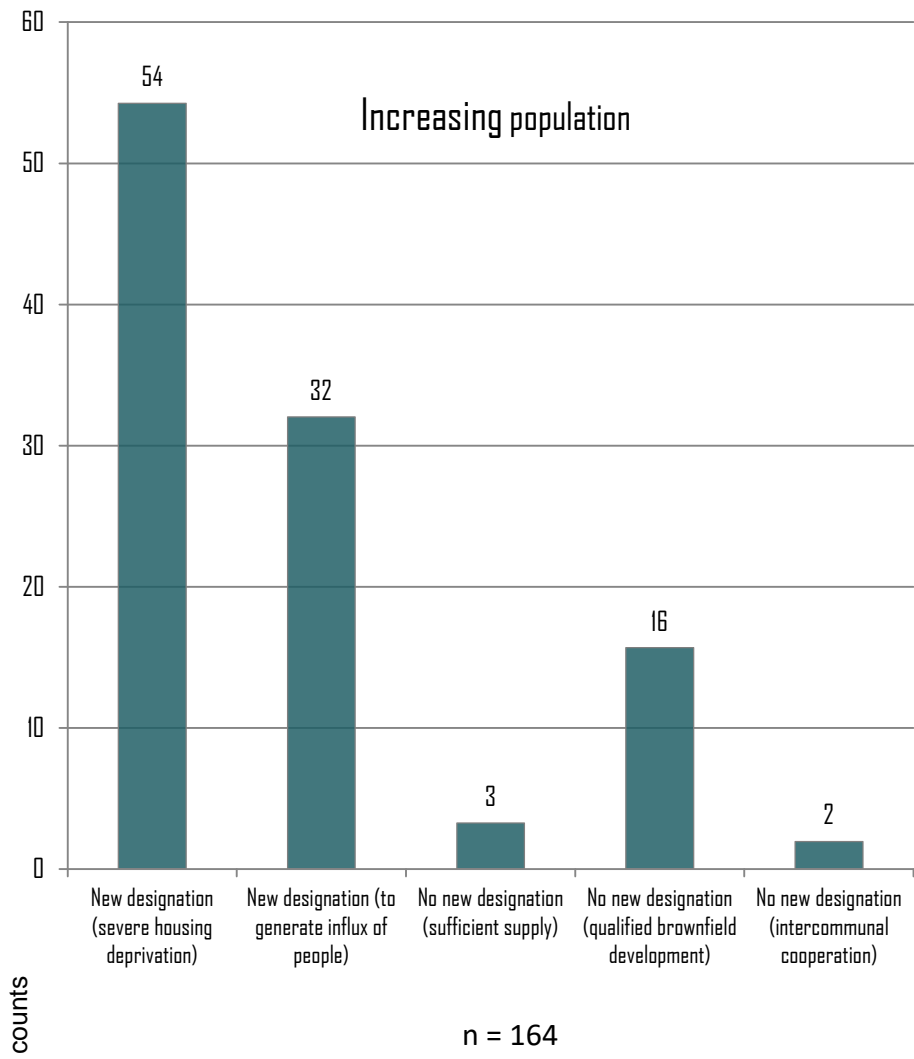
Survey results:

Some measures applied by the municipalities for dealing with shrinkage



- European funding programs (EFRE, ELER, LEADER) for rural development
- Urban development funding for demolition (Stadtumbau Ost und West)
- Village Renewal program (like IKEK)
- Municipal funding of town- and village centres
- Urban historical monuments programs
- Masterplan for the centre
- Land register of vacancies and gaps between buildings

Survey results:
Land management strategy - Pro and contra new building land

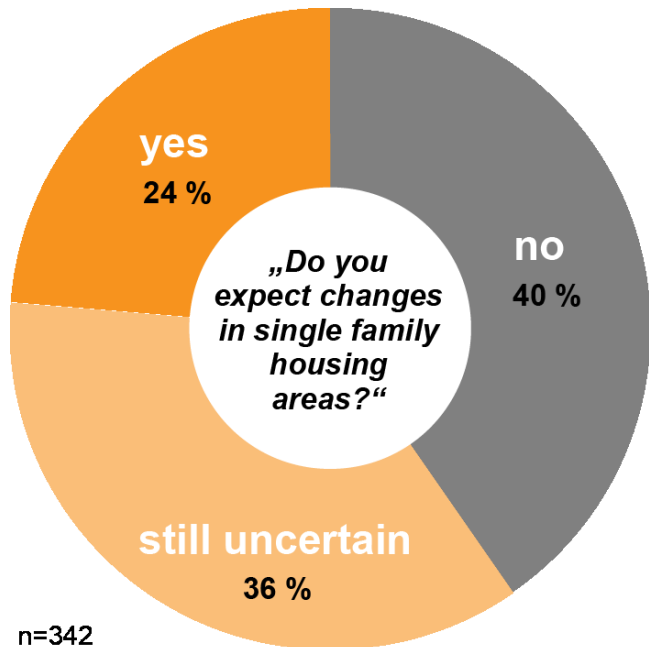


Arguments for the building land designation are the expensive modernization of old buildings and the competition for inhabitants:

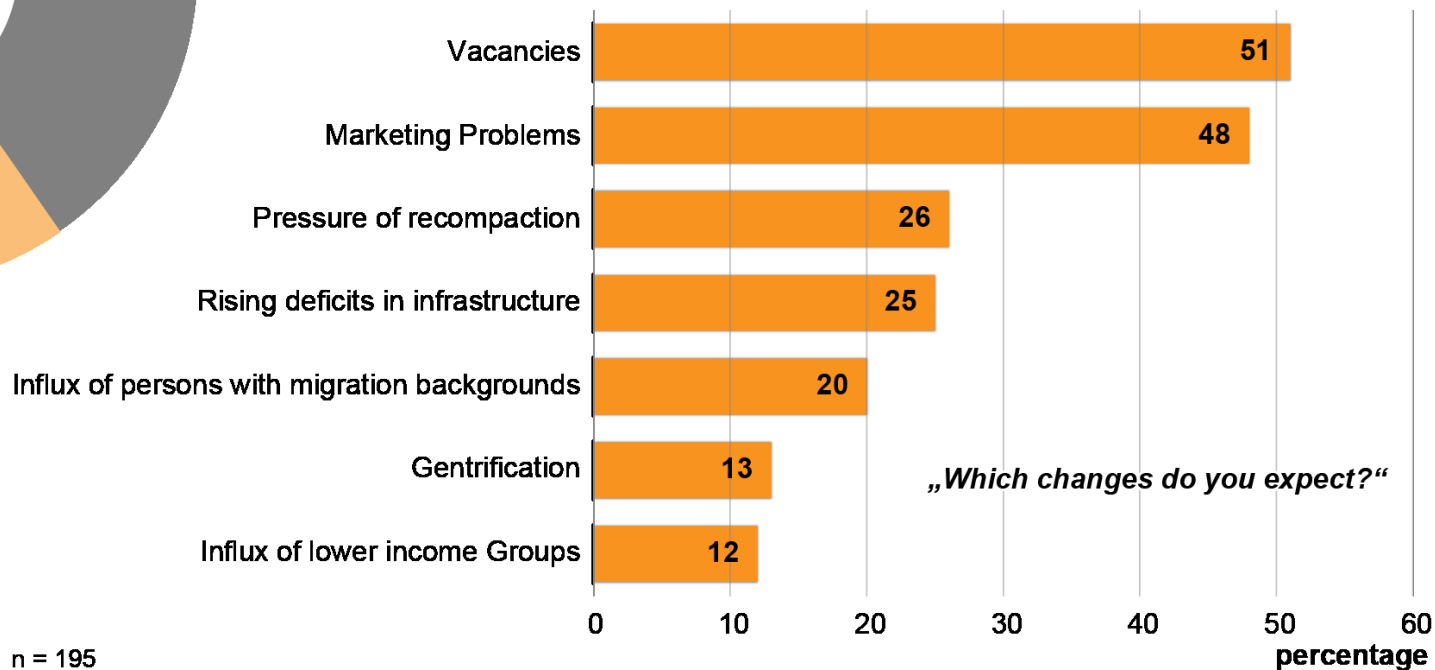
- „...Thinking about the investments to achieve the energy standard and the normal housing standard I believe that demolition or renovation often is the more expensive option than to buy a new plot.” (Town in Lower Saxony, 45,000 inhabitants)
- „...the question arises where and to what extent we really have to designate new building land? We have the need for it and towns are facing a competitive pressure.” (Town in Saxony, 16,000 inhabitants)

But most of the surveyed municipalities declare their support of internal development:

- „....We don't enter the competition with the surrounding communities to designate new building land any more.” (Town in Rhineland-Westphalia, 41,000 inhabitants)
- „...we can't designate new building land on and on. That means..., that the inner cities are bleeding away...” (Town in Saxony-Anhalt, 14,500 inhabitants)



Which Changes do you expect?
(Multiple answers possible)



Interview results:

Statements regarding the future use of the single-family housing stock

Statements on the ongoing existing demand and new user groups:

- „A Chinese family has bought the butcher’s shop in my town. And there was a Chinaman standing outside my door on Sunday and wanted to buy a house, too.”(Town in Rhineland-Palatinate, 4,000 inhabitants)
- “So far vacancies are not an issue ...Currently people invest their money in real estate. (Town in Brandenburg, 2,800 inhabitants)

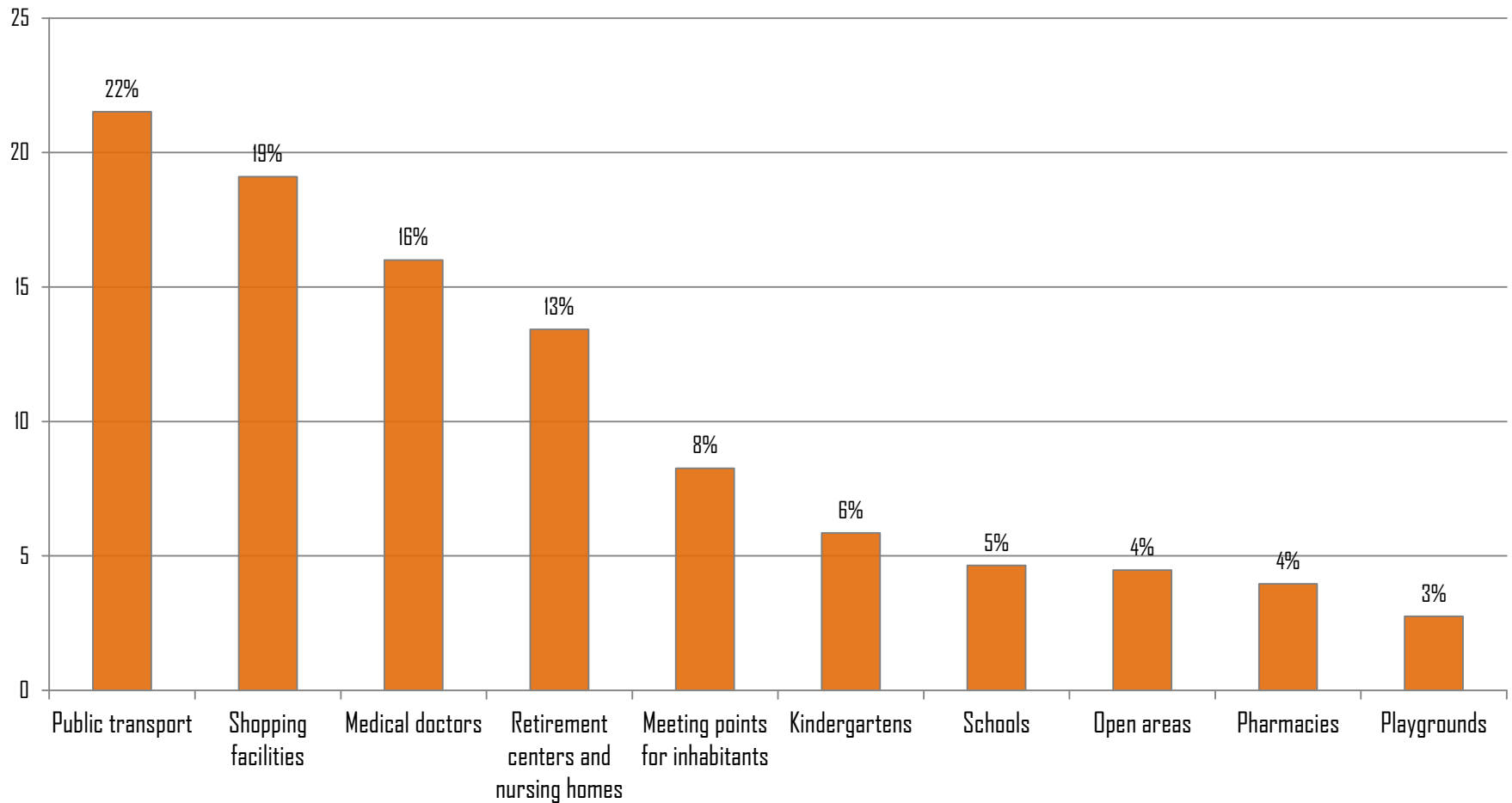
Statements on vacancies or impending vacancies

- „...my nephew is a single child. He has married a single child. There are now four houses in his environment. Should a young couple with one child inhabit them? (Town in Saarland, 7,000 inhabitants)

Survey results: Missing infrastructure in single-family housing neighbourhoods (municipalities' level)



Missing infrastructure (n=581)



- The stock of detached and semi-detached houses is currently still a robust part of the housing market
- Up to now no larger vacancies exist
- Underuse and „inner vacancies“ are wide-spread
- Future danger of a significant oversupply in the single family housing sector against the background of long-term demographic decline and urban migration
- Deep discounts determine the market developments in disadvantaged regions
- Housing property as an old age insurance is no longer working properly
- Until today no tenants' market

 **Despite declining populations building land designation is taking place almost everywhere and strengthens vacancy trends**

 **Donut-effect: greater numbers of vacancies in the town and village centres**

Thank you very much for your attention!

**ILS – Institut für Landes-
und Stadtentwicklungsforschung**



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