2020
2015
2009
2004
2000
1995
1992
1987
1983
1981
1979

Large Housing Estates in East Germany - challenges over 40 years

Results of a sociological longitudinal study

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UFZ HELMHOLTZ
Zentrum für Umweltforschung

INTERVALLSTUDIE
Wohnen und Leben in Grünau
2020

1979 1981 1983 1987 1992 1995 2000 2004 2009 2015 2020

Sigrun Kabisch, Janine Pößneck

GRÜNAU 2020
Ergebnisse der Bewohnerbefragung
im Rahmen der Intervallstudie
„Wohnen und Leben in Leipzig-Grünau"

UFZ BERICHT 1|2021

Large Housing Estates (LHE) in Germany

Brief Overview

- Approx. 4 million apartments for 8 million inhabitants
- Construction in West Germany since 1960s, in East Germany since 1970s to overcome the great housing shortage after the Second World War
- Industrial housing construction by prefab elements
- In former GDR, 23% of the population lived in LHE with at least 2.500 ap., in the FRG (old) only 1,7%
- Largest estates in East-G: Berlin-Marzahn 40.000 ap.
  in West-G: Munich-Perlach 20.000 ap.

Altrock, U., Grunze, N., Kabisch, S. (2018) (Hg.) Großwohnsiedlungen im Haltbarkeitscheck.
Differenzierte Perspektiven ostdeutscher Großwohnsiedlungen. Springer VS, Wiesbaden, 335 pp.

History of LHEs in East-Germany: the example Leipzig-Grünau

1976 – Foundation stone laid

German reunification

Vacancy and demolition

Renovation and construction

Flight and migration

COVID-19

Flight and migration

1979 1981 1983 1987 1992 1995 2000 2004 2009 2015 2020

11 Surveys

LHE Leipzig-Grünau

- 1976 to 1989: 85.000 inhabitants in 35.000 apartments
- 1990s and 2000s: Housing vacancy 20%, demolition of 6.800 ap.
- Since 2010: 45.000 inhabitants, housing construction

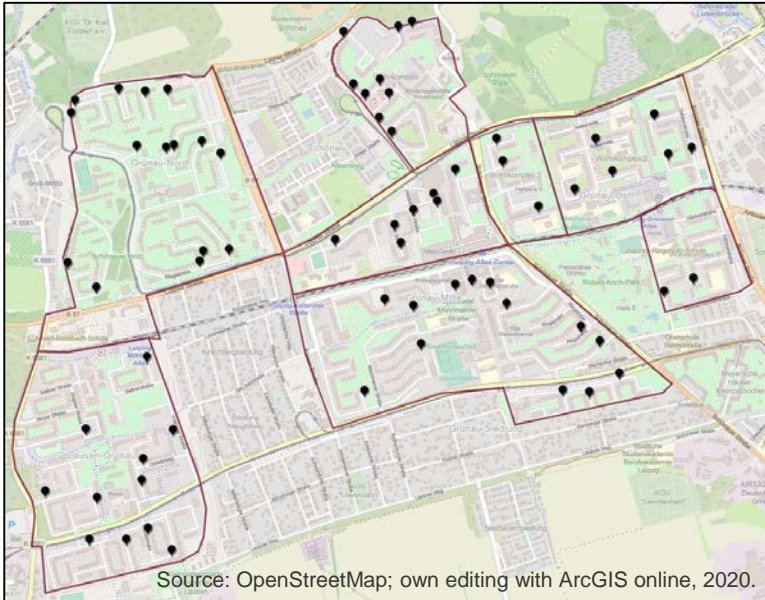# Geographical features

City of Leipzig

297.8 km² area
616.000 inhabitants
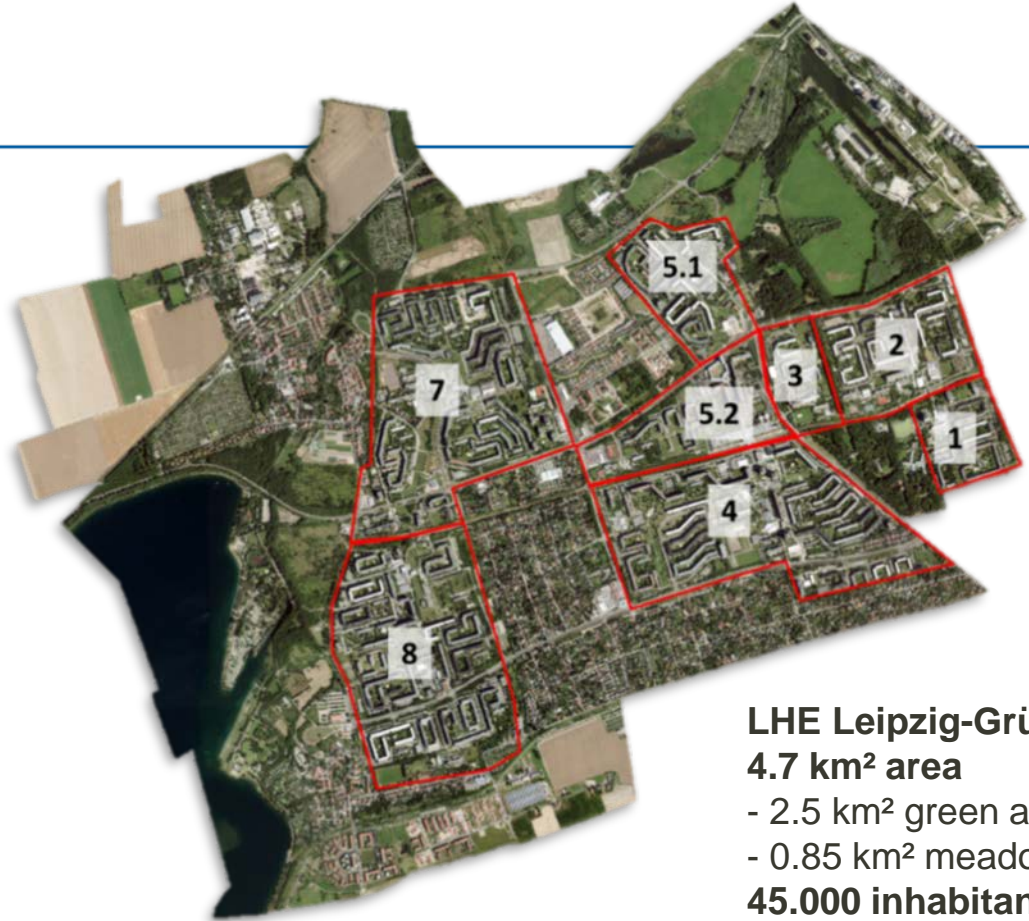
LHE Leipzig-Grünau
4.7 km² area
- 2.5 km² green area
- 0.85 km² meadow
45.000 inhabitants

Methodology

- **Personal distribution of 1.000 questionnaires from June 26 to July 18, 2020 – Response rate: 73%**
  - Expert interviews with 13 housing enterprises, spring 2020
  - Focus groups and interviews with migrants, June-July (Syria, Iraq, Afghanistan)

Source: OpenStreetMap; own editing with ArcGIS online, 2020.

The UFZ-Team

- 18 pages
- 61 questions

Kabisch, S., Pößneck, J. (2024) Wohnen mittels Langzeitstudien erforschen. Zur Perspektive der Bewohner:innen auf die Dynamik des Wohnens. In: Meuth et al. (Hrsg.) Wohnen erforschen, forthcoming

Building monotony
versus diversity

Image

"Would you recommend living in Grünau to a good friend?" 1979-2020
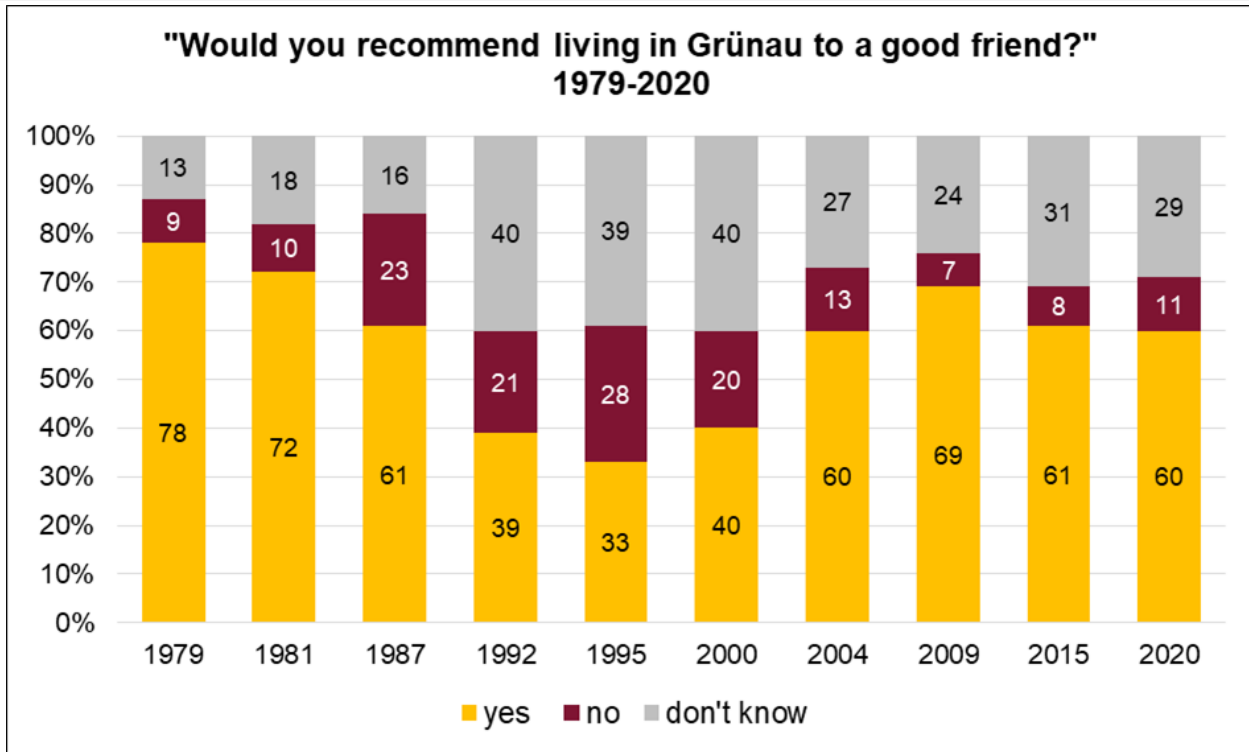
- Indicator serves as comprehensive assessment
- Strong alterations: appreciation, decline, upgrading
- High level of uncertainty concerning decision-making

Kabisch, S., Pößneck, J. (2022) Various images versus the stigma of LHE: The Leipzig-Grünau example.
disP-The planning review 58(1), 36-48

Residential satisfaction

Kabisch, S. et al. (2021) Measuring residential satisfaction over time: results from a unique long-term study of a large housing estate. In: Housing Studies, DOI: 10.1080/02673037.2020.1867083.

„Do you feel comfortable living in Grünau?" in long-term perspective

"Do you feel comfortable in Grünau?" 1979-2020
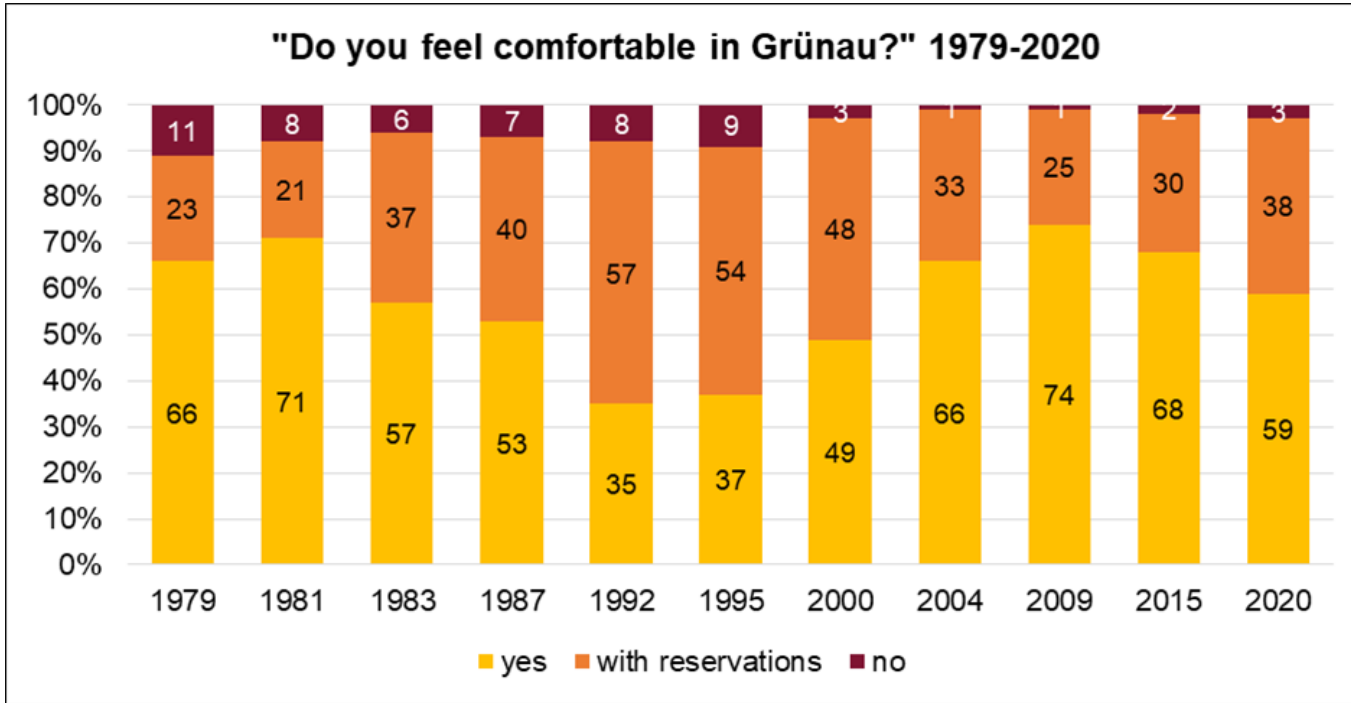
- ➢ **High level of acceptance**
- ➢ **Share of acceptance with constraints is increasing**
- ➢ **Positiv: Large green and recreation spaces, calm, infrastructure facilities, affordable rents**

„Do you feel comfortable living in Grünau?"
- according to housing complexes in 2020

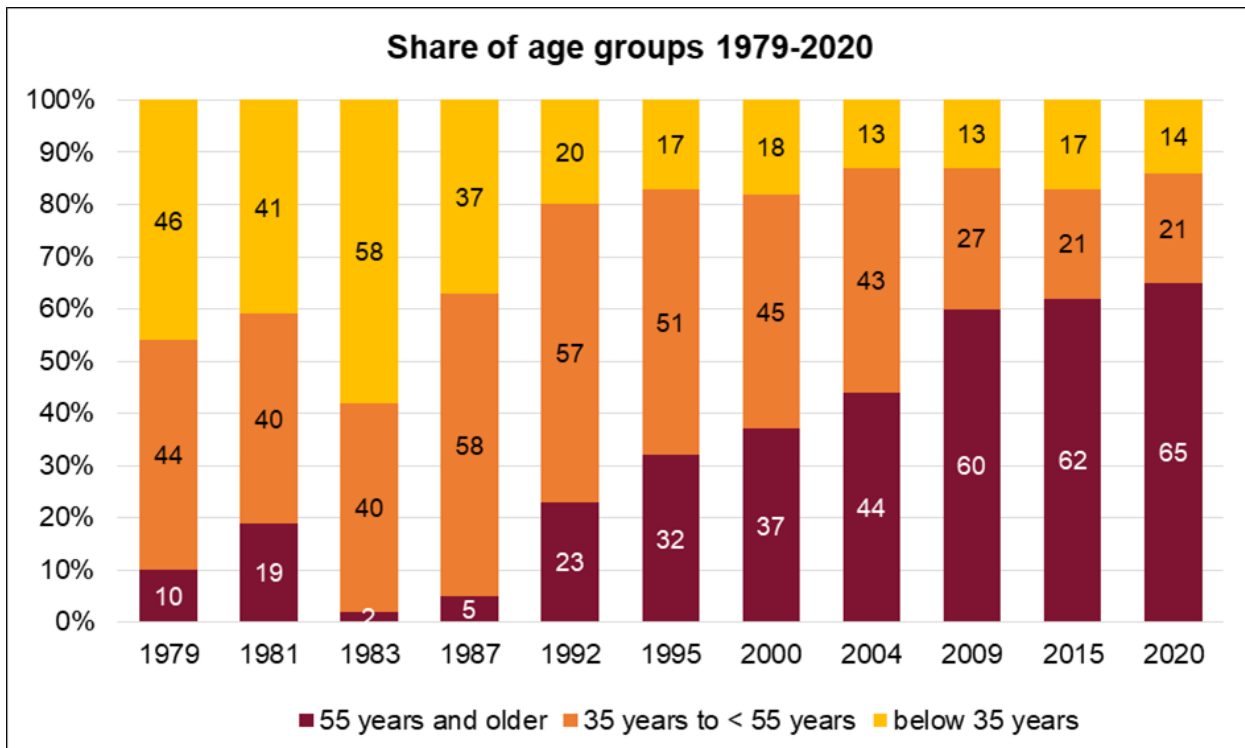Feeling comfortable in Grünau according to housing complexes
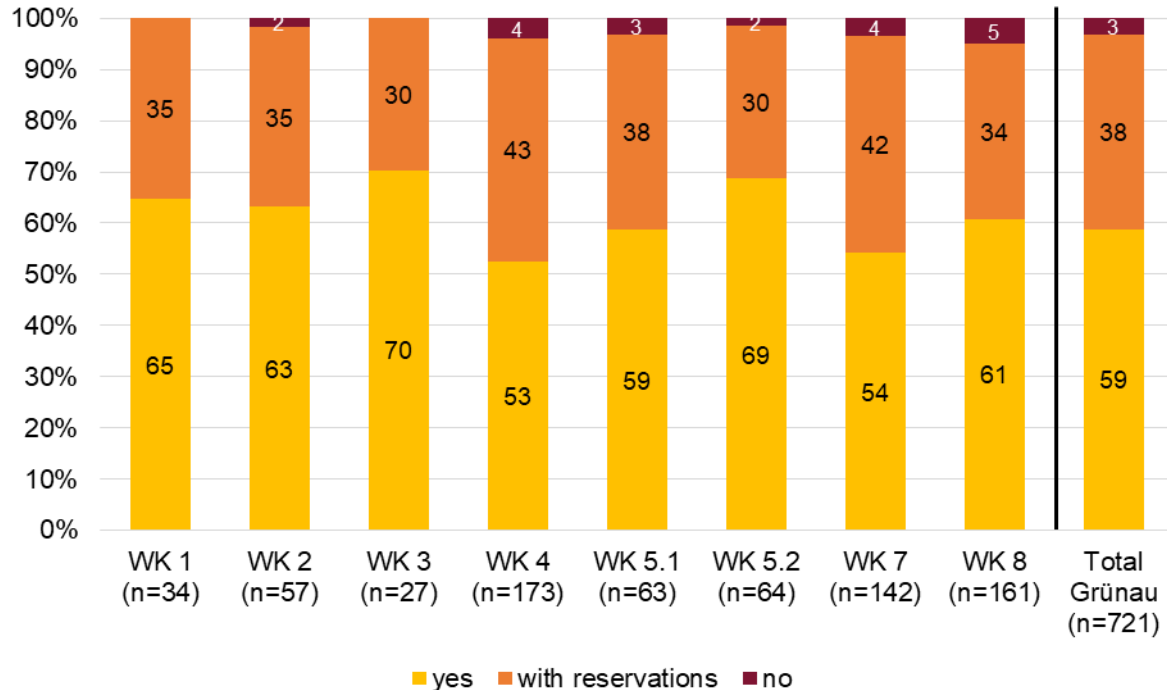
- ➤ **Distinct differences between the housing complexes**
- ➤ **WKs 4 und 7 most critical**

- ➤ **Reasons (open question):**
- – Fear of crime
- – Deteriorated social conditions
- – Noise
- – Litter pollution
- – Reference to the large number of migrants

Kabisch, S. et al. (2018) Local residential quality from an interdisciplinary perspective: Combining individual perception and micrometeorological factors. In: Kabisch, S. et al. (Eds.) Urban Transformations, Springer, Cham, 235-256

Socio-demography
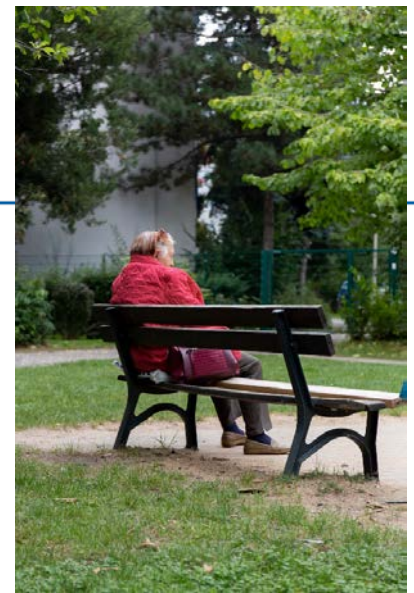
Age groups in long-term perspective

Share of age groups 1979-2020

Year	55 years and older	35 years to < 55 years	below 35 years
1979	10	44	46
1981	19	40	41
1983	2	40	58
1987	5	58	37
1992	23	57	20
1995	32	51	17
2000	37	45	18
2004	44	43	13
2009	60	27	13
2015	62	21	17
2020	65	21	14

■ 55 years and older ■ 35 years to < 55 years ■ below 35 years

1986

2012

2020

Household groups in long-term perspective

Household Size 1979 - 2020

Year	1 person	2 persons	3 persons	4 persons and more
1979	9	15	40	37
1981	11	21	36	32
1983	5	10	43	41
1987	9	12	38	42
1992	13	29	32	25
1995	15	35	28	22
2000	22	40	21	16
2004	30	43	18	9
2009	32	46	12	10
2015	34	45	13	8
2020	43	40	10	8

Legend: ■ 1 person ■ 2 persons ■ 3 persons ■ 4 persons and more
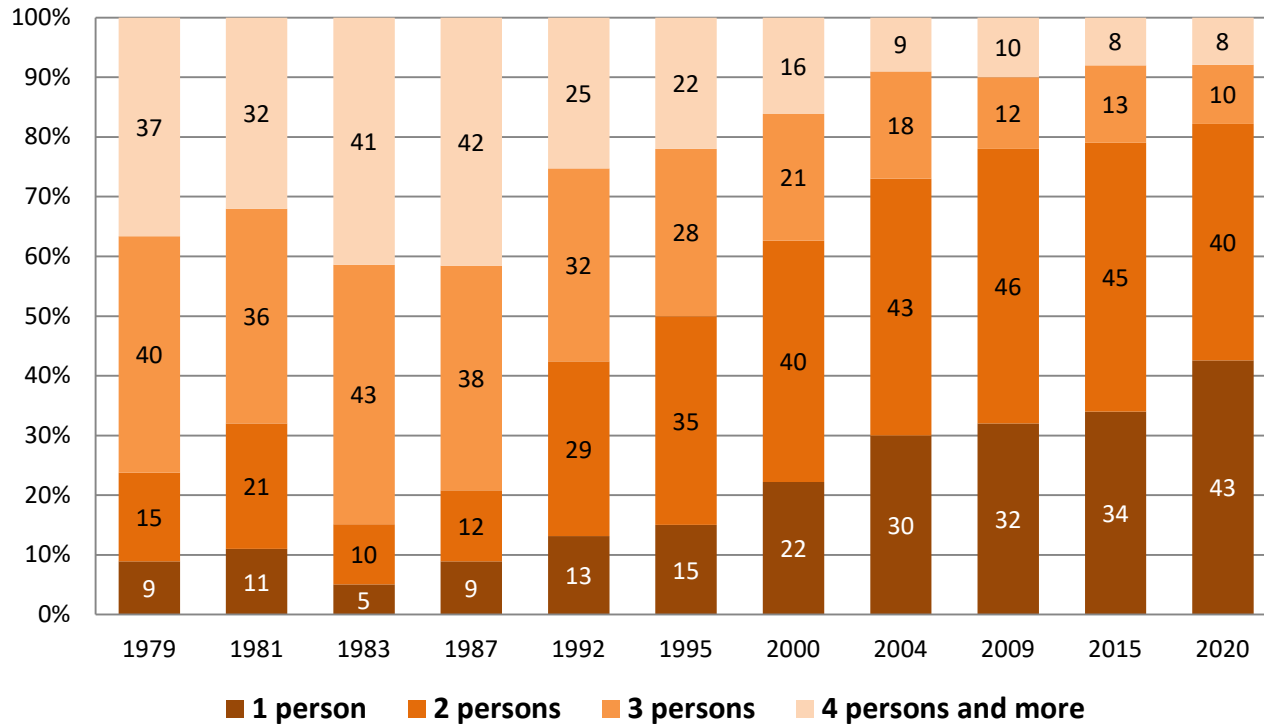
Importance of "chat benches" close to the apartment

➢ **Aging**
➢ **Loneliness**
➢ **Health problems**
➢ **Remain in apartment**
➢ **Unnoticed deaths**

Professional training in long-term perspective

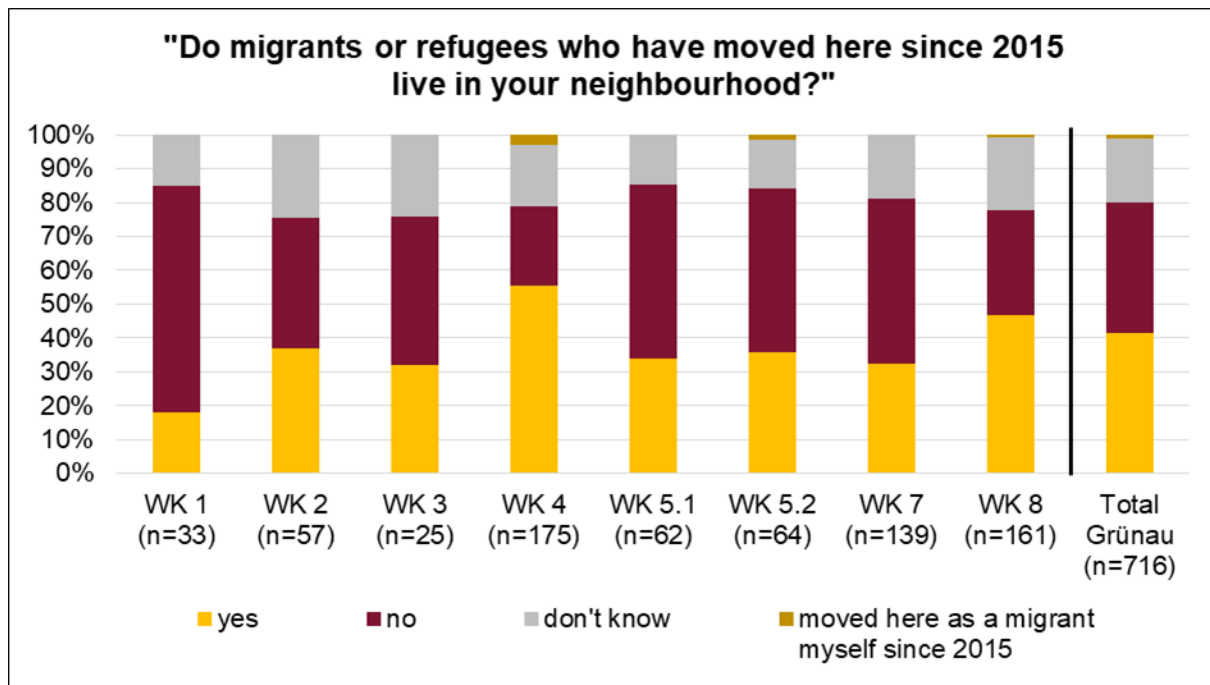Share of graduation level 1979-2020
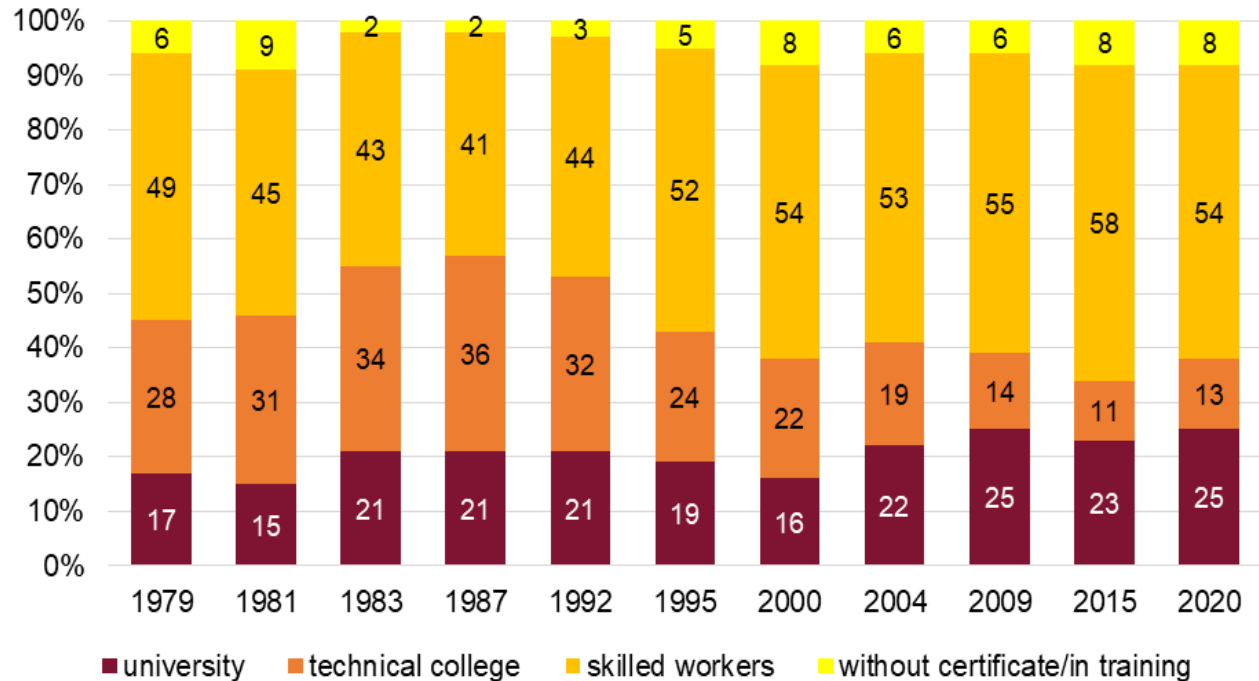
- ➢ **Share of university degree still high**
- ➢ **Strong correlation between university degree and age**
- ➢ **Corresponding: the older the respondents, the higher the incomes**

Living together with migrants

Migrants as new neighbours

"Do migrants or refugees who have moved here since 2015 live in your neighbourhood?"

Legend: yes | no | don't know | moved here as a migrant myself since 2015

District	2015	2020	Increase
Grünau-Ost (WKs 1, 2, 3)	8,3%	12,2%	+ 3,9
Grünau-Mitte (WKs 4, 5.2)	19,2%	27,6%	+ 8,4
Schönau (WK 5.1)	8,7%	12,4%	+ 3,7
Grünau-Nord (WK 7)	9,9%	19,5%	+ 9,6
Lausen-Grünau (WK 8)	7,8%	15,6%	+ 7,8

➢ **59% of the respondents indicate no contact with migrants (arrived 2015/2016)**
➢ **Contact areas: playgrounds, schools, kindergartens, neighbourhood**

Haase, A.,…, Kabisch, S. (2020) Leipzig's inner east as an arrival space? Exploring the trajectory of a diversifying neighbourhood. Urban Planning 5(3), 89-102

Migrants' perspective on their living conditions

Key subjects:

- Language problems (primarily speaking, only few offers in Grünau to learn German)
- School and kindergarten inclusion of kids
- Fear and insecurity, racism in every-day life
- Worry about contacts of kids with drug dealers
- Criticising litter pollution
- …

What do you like most in Grünau?

ما اكثر ما يعجبك في Grünau؟

➢ **Migrants identified the same issues and problems as those expressed in the survey**
➢ **To push integration, diversified opportunities to contact each other, are required**
➢ **Adults as well as children and adolescents need support (esp. after Covid-19 pandemic)**

Homeownership within the estate

Type of Homeownership

Large housing estate Leipzig-Grünau: Types of ownership of residential buildings in 2020
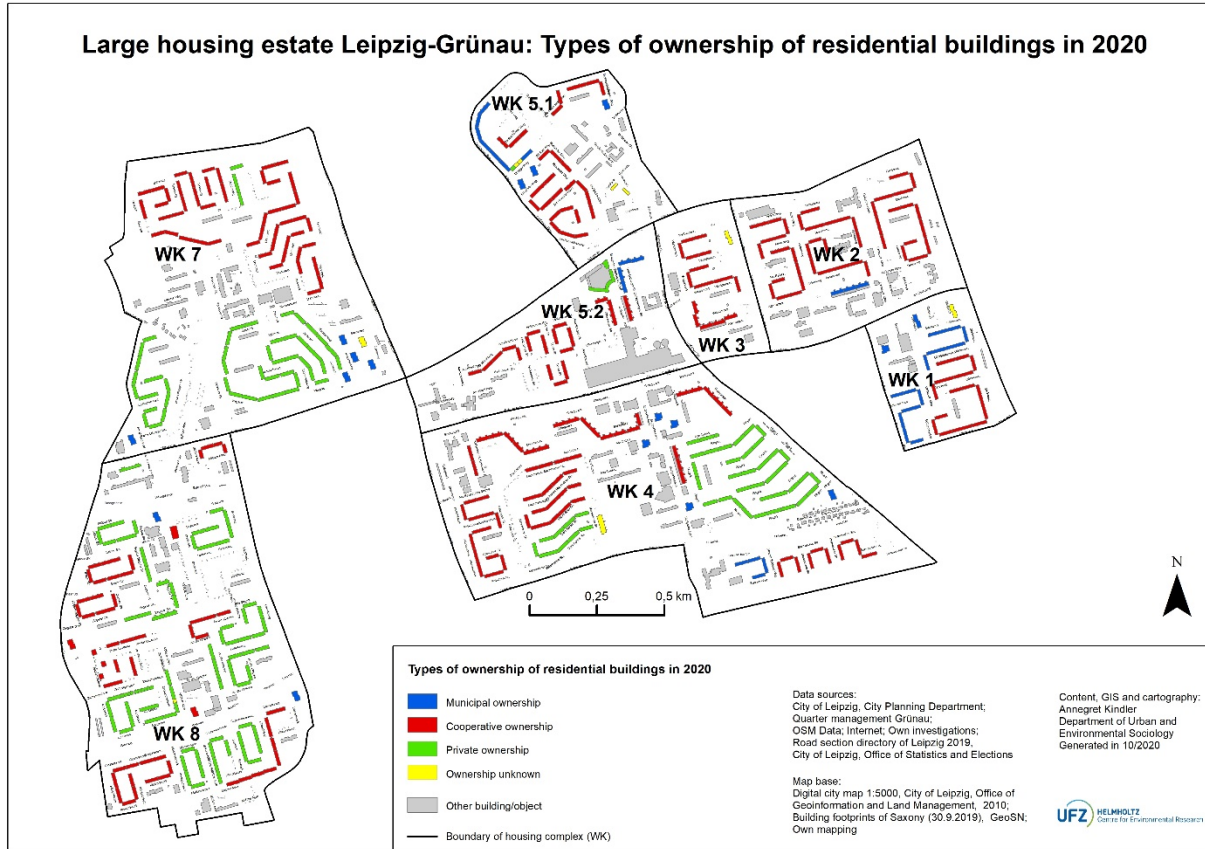
25 Housing enterprises

- **1 LWB (municipal)**
- **8 Housing cooperatives**
- **16 Private enterprises**
- Very few owner-occupied dwellings

Dominance of six-storey buildings

Large housing estate Leipzig-Grünau: Number of storeys of residential buildings in 2020

Availability of lifts – very few in six-storey buildings

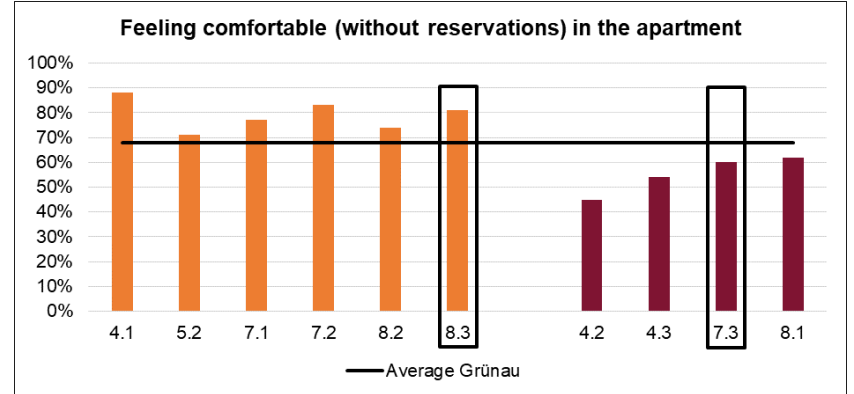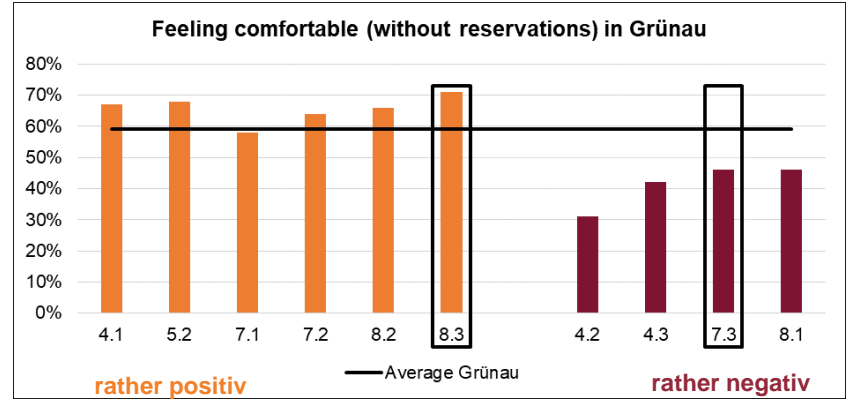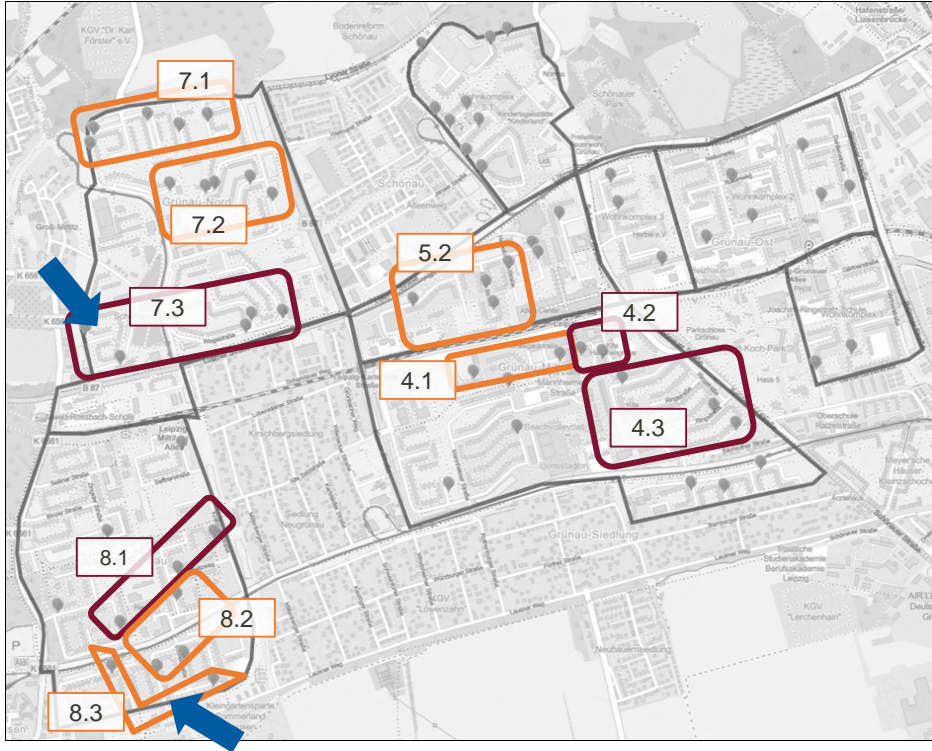Large housing estate Leipzig-Grünau: Residential buildings with lift in 2020
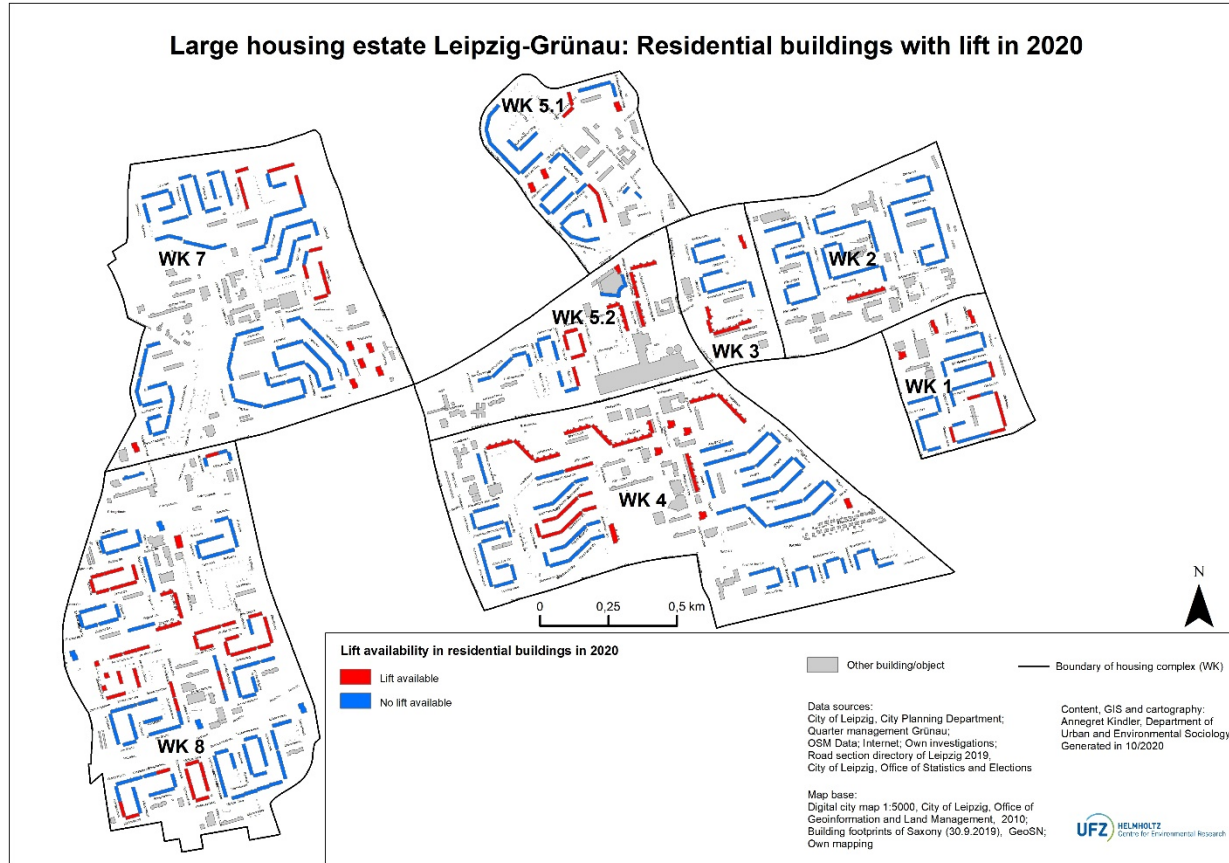
Many six-storey buildings without lift

Coincidence of physical and social features

-apartment characteristics
-renting strategies

-social characteristics
-housing satisfaction

Small-scale spatial assessment to take targeted decisions

Feeling comfortable (without reservations) in Grünau

rather positiv — Average Grünau — rather negativ

Feeling comfortable (without reservations) in the apartment

— Average Grünau

Summary and conclusions

- ➢ **Residential satisfaction fluctuates over time and varies spatially within the estate.**

- ➢ **Identified small-scale problematic spaces should not transfer to the entire estate.**

- ➢ **Particular attention must be paid to ageing households, as they face challenges such as isolation and loneliness.**

- ➢ **Ongoing generation change and its consequences for the socioeconomic balance require attention.**

- ➢ **Respectful public reporting on the estate and its residents is essential to avoid stigmatisation.**

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Results of a sociological longitudinal study

Thank you for your attention!

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