Challenges for Large Housing Estates
Problems and solutions during three decades

Hedvig Vestergaard, hev@sbi.aau.dk

Overcoming the crisis - integrating the urban environment
25th ENHR Conference, Tarragona 19-22 June 2013
Keywords

• Troubled housing estates
• Large housing estates
• Improvement schemes
• Housing policy
• Examples
Utopia lost! - The situation in the 1980s

- Urban renewal in the private sector
- Troubled SH estates
- Building programmes in place after WW2

- The universal model - CIAM, 1933; Congres Internationaux d'Architecture Moderne
Troubled housing estates in Denmark

Comprehensive schemes since 1985

• Physical improvements
• Social activities
• Residents involvement

• Communication, a better image

• Residents with more resources!
  – new assignment rules

National Building Fund established 1966
Troubled estates in other countries

• An Europe wide issue
• The transition countries

Sweden, UK, Ireland, The Netherlands, Germany, France, Estonia, Latvia, Lithuania, Hungary etc.
The present situation in DK

• From focusing on stigmatisation and political image making to a renewed stage of investments in renovations and social efforts

• The social housing sector has become a lever for the government’s plan for growth in order to boost employment
Examples
Vejleåparken in Ishøj

- Beginning of 1970’s
- 2200 flats, two orgs.
- Stigma, poverty and social unrest
- Often not in employment
- No social worker
- Active day to day housing management
- Municipal involvement
Vejleparken
before and after
Vejleåparken from the outside
Vejleåparken from the inside
Findings in Vejleåparken

• A very long runway
• Bureaucratic management
• Unclear internal communication lines
• Not at the forefront of situations
• Incompetent PR
• The municipality takes responsibility
TRANSITIONAL HELL

Declining “kolkhoz village” 200 m from the small town border
Elektronai, Lithuania 2013

- Housing built in 1961
- After the shutdown of the Ignalina nuclear power plant in 2009, the Elektronai power plant became the primary source of Lithuania's electrical power
Paris November 2005; Suburbs in Denmark week seven 2007; Husby outside Stockholm June 2013; violent youth riots in housing neighbourhoods typified by unemployment, large immigrant population, youth culture in conflict with society.
Questions

• Why do we have troubled housing estates?
• What is the definition of troubled housing estates?
• Who lives on troubled housing estates?
• Who owns and manages the troubled housing estates?
Questions, cond

• What have been the reasons behind improvement programmes for troubled housing estates?

• What kind of improvement programmes have been implemented and with what kind of outcome?

• Have improvement programmes changed the position of the estates on the local housing market?

• What are the changes in policies and results?
Final question

• What are the perspectives for policy initiatives in the field of troubled housing estates?