MIDDLE CLASS MASS HOUSING IN HUNGARY – Where next housing estates?

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Western Europe
- housing stock: 2, 6 M, 8-10%
- construction time: 1950 – 1980
- population: appr. 6 M
- ownership now: mainly public social housing
- technology: various
- architecture: heterogeneous

Central and Eastern Europe
- housing stock: 53 M, 15-50%
- construction time: 1950 – 1990
- population: appr. 170 M
- ownership now: mainly private housing
- technology: mainly prefabricated big panels
- architecture: homogeneous
Housing development in Hungary

Source: KSH, TLE
Housing estate generations in Hungary

1 / socialist realist / 1949-56
2 / modern experiments 1956-1965
3 / prefab mass housing 1965-1990
4 / postmodern experiments / 1980-1990
## Dwelling stock and population in housing estates

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
<th>in Housing Estates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing stock total:</td>
<td>4,445,000</td>
<td>837,000</td>
</tr>
<tr>
<td>Total population:</td>
<td>9,773,000</td>
<td>1,900,000</td>
</tr>
</tbody>
</table>

Source: CSO Hungary 2018

### Graphs

**Dwelling stock**
- 18.8% in housing estates

**Population**
- 19.4% in housing estates

Source: CSO Hungary 2018
## Distribution of housing estates by size and population

<table>
<thead>
<tr>
<th>Size (dwellings)</th>
<th>Housing estates (number)</th>
<th>Dwellings</th>
<th>Ratio in the housing estate dwelling stock (%)</th>
<th>Population (people)</th>
<th>Ratio in the housing estate population (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.000 &lt;</td>
<td>9</td>
<td>122,000</td>
<td>15,5</td>
<td>343,000</td>
<td>15,2’</td>
</tr>
<tr>
<td>7.500 - 10.000</td>
<td>7</td>
<td>61,000</td>
<td>7,8</td>
<td>164,000</td>
<td>7,3’</td>
</tr>
<tr>
<td>5.000 - 7.500</td>
<td>21</td>
<td>132,000</td>
<td>16,8</td>
<td>389,000</td>
<td>17,2’</td>
</tr>
<tr>
<td>2.500 - 5.000</td>
<td>41</td>
<td>138,000</td>
<td>17,6</td>
<td>376,000</td>
<td>16,6’</td>
</tr>
<tr>
<td>1.000 - 2.500</td>
<td>95</td>
<td>149,000</td>
<td>19,0</td>
<td>441,000*</td>
<td>19,4’</td>
</tr>
<tr>
<td>1.000 &gt;</td>
<td>427*</td>
<td>183,000</td>
<td>23,3</td>
<td>550,000*</td>
<td>24,3’</td>
</tr>
<tr>
<td>Összesen</td>
<td>600*</td>
<td>785,000</td>
<td>100,0</td>
<td>2,262,000*</td>
<td>100,0</td>
</tr>
</tbody>
</table>

* Estimated values

Hungary is „the country of small housing estates”
Housing estates in Hungary
with more than 1000 dwellings

Location: regional centers, county seats and socialist new towns

The largest high-rise housing estate: Újpest City Centre in Budapest
16,800 dwellings residing 46,900 people

In terms of size and population of housing estates Hungary
has an intermediate position among European countries
GEOGRAPHY and SOCIOLOGY

- Empirical research, field works
- Statistical databases and analyses
- Quantitative and qualitative methods
- Questionnaire surveys
- Evaluation of the physical environment
- Criteria catalogues
- GIS and remote sensing
- Urban planning, Environmental studies

ARCHITECTURE

- Original design documents, photos and films
- Project descriptions in Hungarian journals in architecture and planning
- Monography about cities, architects, style, technology, MH related other topics
- Exhibitions (thematic or local)
- Lechner panel catalog
- Renewal projects
Demographic profile of housing estates in Budapest

Ageing population in housing estates
The generations of the 1970s and 1980s are most affected by ageing.
### Socio-economic profile of housing estates in Budapest, 1990-2011

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2001</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N</td>
<td>%</td>
<td>N</td>
</tr>
<tr>
<td>Number of people</td>
<td>683556</td>
<td>33.89</td>
<td>580046</td>
</tr>
<tr>
<td>Number of dwellings</td>
<td>250199</td>
<td>31.51</td>
<td>240347</td>
</tr>
<tr>
<td>Public rental dwellings</td>
<td>121171</td>
<td>30.61</td>
<td>12400</td>
</tr>
<tr>
<td>ISCO7-8-9</td>
<td>122658</td>
<td>36.69</td>
<td>66239</td>
</tr>
<tr>
<td>Unemployed</td>
<td>25427</td>
<td>30.93</td>
<td>17105</td>
</tr>
<tr>
<td>Large households (5-)</td>
<td>16011</td>
<td>38.86</td>
<td>10589</td>
</tr>
</tbody>
</table>

*Positive socio-economic trends since 2001, but slower dynamics compared to the city average.*
The global trend of professionalization of labour force was much slower in housing estates.

The share of graduates is lowest in the housing estates of the 1970s, and the gap compared to other generations has clearly grown.
Demographic and socio-economic changes in housing estates after 1990

1950s
- Location (L): outer residential areas
- Building material (M): brick
- Buildings (B): 3-4 storeys
- Size (S): 500-1000 dwellings

1960s
- Location (L): outer residential areas
- Building material (M): brick and blocks
- Buildings (B): 4-5, later 9-10 storeys
- Size (S): 1-2000 dwellings

1970s
- Location (L): periphery
- Building material (M): panel, big panel
- Buildings (B): 9-10 or 4-5 storeys
- Size (S): 3-5000 dwellings

1980s
- Location (L): periphery and subcentres
- Building material (M): panel, brick
- Buildings (B): 10 storeys
- Size (S): 2000 dwellings
<table>
<thead>
<tr>
<th></th>
<th>city of Budapest</th>
<th>neighborhood</th>
<th>building</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>YESTERDAY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>location</td>
<td>city of Budapest</td>
<td>urban form</td>
<td>flat</td>
</tr>
<tr>
<td>infrastructure</td>
<td>neighborhood</td>
<td>facilities</td>
<td>technology</td>
</tr>
<tr>
<td>mobility</td>
<td>building</td>
<td>open space</td>
<td>common spaces</td>
</tr>
<tr>
<td><strong>TODAY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>location</td>
<td>city of Budapest</td>
<td>urban form</td>
<td>flat</td>
</tr>
<tr>
<td>infrastructure</td>
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<td>mobility</td>
<td>building</td>
<td>open space</td>
<td>common spaces</td>
</tr>
<tr>
<td><strong>TOMORROW</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>location</td>
<td>city of Budapest</td>
<td>urban form</td>
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### INTERVENTIONS AND POLICY

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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Buildings</td>
<td>Transformation of the balconies</td>
<td>Exterior (Technical) Renovation</td>
<td></td>
<td>---</td>
</tr>
<tr>
<td>Open Spaces</td>
<td>Territorialisation around residential building</td>
<td>Public space renewal, children and sport facilities, community gardening, parking area, green surface</td>
<td></td>
<td>---</td>
</tr>
<tr>
<td>Public Buildings</td>
<td>---</td>
<td>Technical renovation, reorganisation</td>
<td>Technical renovation, reorganisation, social programs</td>
<td>Realisation of some new buildings (commerce, school, office, church)</td>
</tr>
</tbody>
</table>

public and private (residents) intervention
national **PANELPROGRAM** since 2001
technical renovation of the residential **buildings**
everywhere / app. 25% of the panel housing stock
public intervention / EU social regeneration program
technical renovation or renewal of public buildings
some examples
WG3 HU01 – Újpalota, WG3 HU02 -Havanna
public intervention / municipality
renewal of public spaces
some examples
public intervention / infrastructure development

city of Budapest, municipality

renewal of open spaces and facilities

few example

WG3 HU03 - Kelenföld

Kelenföld housing estate, New Metro Line 4 and its station, Bikás park, Budapest, 2014
private intervention
new development
few example
WG3 HU01 – Újpalota
    church 2005
WG3 HU03 – Kelenföld
    private school 2010
    sport facilities 2014
    commercial center 2020
WG1 / DOCUMENTATION

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WG2 / ANALYSES

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WG3 / ARCHITECTURE AND PUBLIC POLICIES

http://www.urb.bme.hu/uhlab/prefabmh/
http://www.urb.bme.hu/doconf2019/
Concluding remarks

Home for lower-middle class strata
Technology strongly affects the population change
Influx of younger, better educated strata in older generations (1950s and 1960s)
Ageing and socio-economic decline in younger generations (1970s and 1980s)

Slower dynamics compared to other neighbourhoods
Gradual downgrading in the social status of housing estates
No targeted policies for housing estates
Renewal processes since the late 1990s
Adequate housing for newcomers (i.e. students), less affluent and elderly people

Current market trends give rise to optimism on the future development of large housing estates
CONCEPTUAL AND METHODOLOGICAL CONSIDERATIONS

Terminological challenges
How to define mass housing and housing estates?
Role of housing estates in the East and the West?
Question of path dependency

Gaps between
- image and everyday reality
- disciplines (within research activity)
- renewal theory (complex approach) and policy (focusing only technical renovation)
- policy and practice
- physical and social interventions
- unit of the inherited MH neighborhood and unit of the renewal policy

Statistical considerations
Accessibility, reliability and comparability of datasets

Policy making process
Who are the main actors?
Do targeted policies on MH exist?
facing post-socialist mass housing
Authors

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Selected literature


Egedy, T. 2001 Budapest pilot study - Havanna Housing Estate In: NEHOM - Neighbourhood Housing Models / ed. by Zoltán Kovács. Department of Geography, University of Bergen


Szabó, B. – Erőss, Á. 2015 Main features of large housing estates and the results of their rehabilitation in Budapest In: Minsk and Budapest, the two capital cities / ed. by László Jeney and Dávid Karácsonyi. Department of Economic Geography and Futures Studies, Corvinus University; Geographical Institute, Research Centre for Astronomy and Earth Sciences of HAS. 95-113