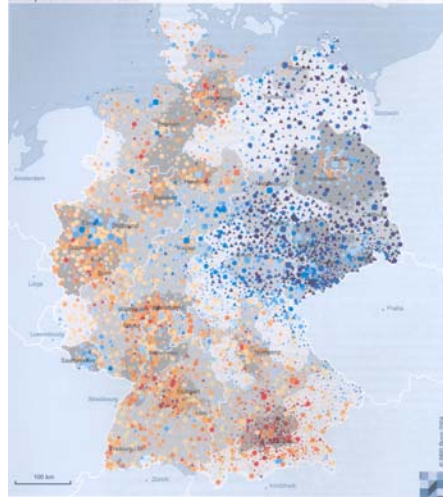


Regeneration of Shrinking Cities – The Case of East Germany

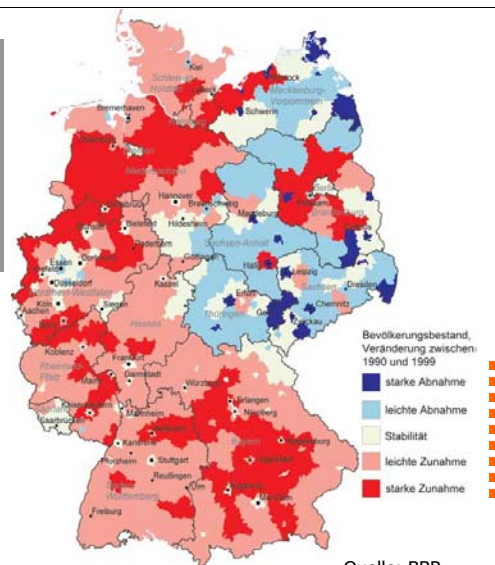
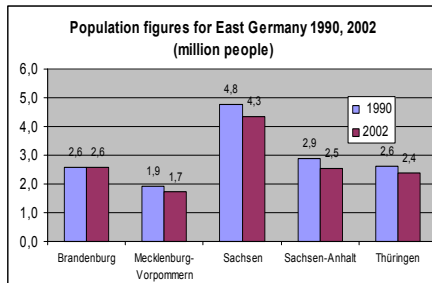
Dr. Heike Liebmann
IRS - Institute for Regional Development and Structural Planning, Germany

Dr. Tobias Robischon
Schader Foundation, Germany



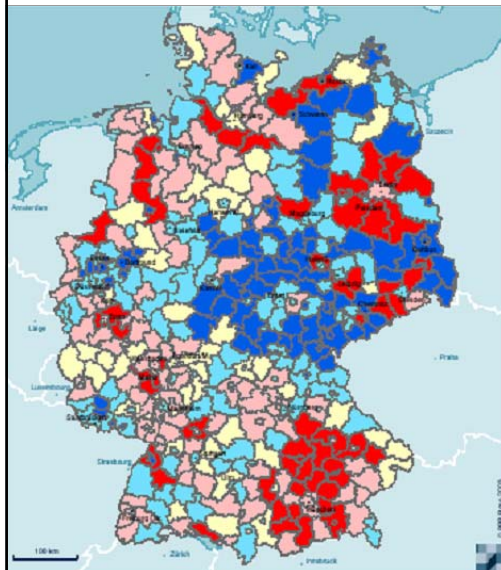
Shrinkage and demographic change in East Germany

- Out-Migration for labour to West Germany
- Out-Migration for better housing to suburbs
- Drop in birth-rates, hence population decline



Quelle: BBR

Prognosis of population change 1999 - 2020



- More population losses in the East expected
- Exceptions:
Surroundings of larger urban agglomerations (Berlin, Dresden, Leipzig, Halle, Rostock)

Population Change 1999 - 2020:

- less than - 10 %
- -10 % up to -3 %
- -3 % up to 3 %
- 3 % up to 10 %
- more than +10 %

Quelle: BBR, eigene Darstellung

Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

schader stiftung

gesellschaftswissenschaften < > praxis

Economic causes of shrinkage

- Transformation of socialist economy
- Reunification: Structural break, not structural changes resulting in deindustrialization
- Globalization
- Hi-Tech-Modernization, jobless growth
- elongated workbench

East Germany:

- 1989: 9.4 million people employed
- 1992: 6.3 million people employed
- 1989 – 1992: - 33 % or – 3.1 million jobs
- 2003: unemployment at 18.2 %

Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

schader stiftung

gesellschaftswissenschaften < > praxis

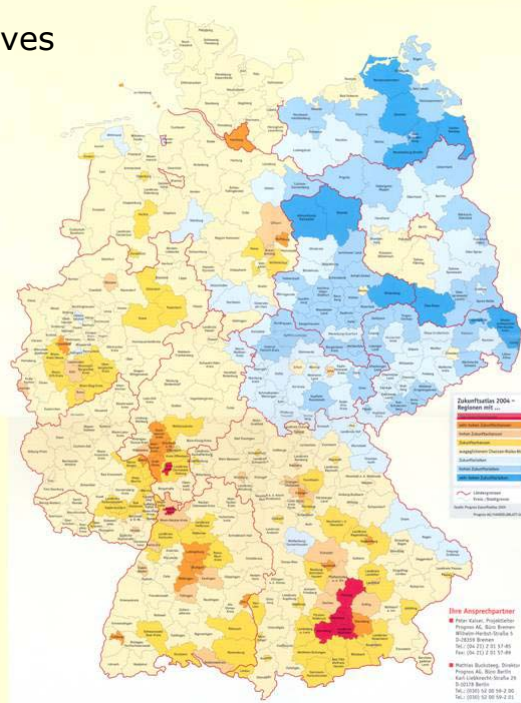
Poor economic perspectives

Zukunftsatlas 2004 – Regionen mit ...

- Top-Zukunftschancen
- sehr hohen Zukunftschancen
- hohen Zukunftschancen
- Zukunftschancen
- ausgegleichenem Chancen-Risiko-Mix
- Zukunftsriskien
- hohen Zukunftsriskien
- sehr hohen Zukunftsriskien

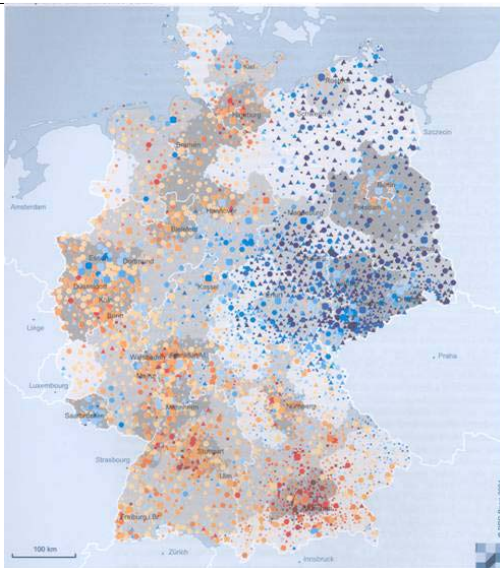
Ländergrenzen
Kreis-/Stadtgrenze

Quelle: Prognos Zukunftsatlas 2004
Prognos AG/HANDELSBLATT-GRAFIK



Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

City shrinkage in East and West Germany



- ▲ Shrinking cities
- ▲ Growing cities

Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

schader stiftung

gesellschaftswissenschaften <> praxis

2002: 1.03 million flats vacant in East Germany



schader stiftung | gesellschaftswissenschaften < > praxis

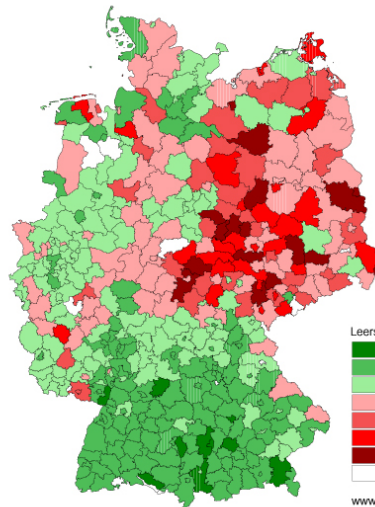
Surplus housing in Eastern Germany – why?

- Uninhabitable old housing stock (~400.000 in 1990)
- Building boom of the 1990s
~ 800.000 new flats, extensive rehabilitation of housing stock
- Migration from inner cities to suburbs
„East catching up on suburbanization“, partly home buyers
- Migration to better off places in the East and West Germany

**= Overproduction of housing + migration
to more attractive places to live and work**

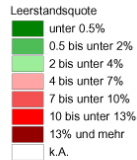


Vacancies in multiple storey residential buildings



2005: Vacancies in

- de-industrialised areas of eastern Germany
- peripheral, rural areas in East and West



www.empirica-institut.de

Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

schader stiftung | gesellschaftswissenschaften < > praxis

Federal Programme „Stadtumbau Ost“

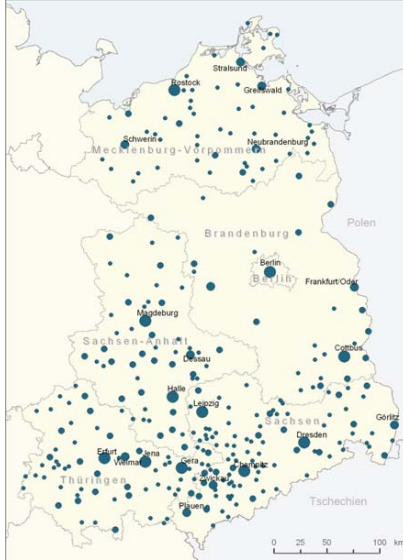
- Aims at:
 - reduction of surplus housing
 - enhancement of urban quarters hit by shrinkage
 - revitalization of inner cities
- By 2009, demolition of 350.000 vacant flats planned
 - 1 million flats now vacant in East Germany
 - 2005: more than 100.000 flats already demolished



Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

schader stiftung | gesellschaftswissenschaften < > praxis

Cities practising „Stadtumbau Ost“



Dr. Heike Liebmann/Dr. Tobias Robischon – The Case of East Germany

- 295 cities joined the programme
- $\frac{3}{4}$ of East German cities > 10.000 inhabitants
- Majority of cities: vacancies at 10-15%
- 37 cities : vacancies above 20%
- Half of East Germans live in „Stadtumbau“-cities

schader stiftung

gesellschaftswissenschaften < > praxis

One-sided approach



Stadtumbau Ost "one step at a time" – approach will fail

- concentrates on reducing surplus housing, is not a comprehensive regeneration scheme
- Popular thinking:
 - Doing things "one by one" or "one step at a time":
 - cleaning up the housing market first, regeneration will come next
- But as population decline will continue, housing demand will be in further decline
- Demolitions subsidized by Stadtumbau Ost will always be "not enough" to stabilize the housing market

More comprehensive strategies needed

- Original goal of Stadtumbau Ost still valid: improve attractiveness of and quality of life in East German cities
- Popular strategies fail to generate a change to the better
 - Doing things "one by one": cleaning up first, regeneration next
 - Concentrate on the mitigation of problems – not the (slim) chances for a turn to the better
- Complexity of shrinkage problems should be addressed by more comprehensive and multi-dimensional strategies