

## 9.1 HOUSING STOCK IN CZECHIA

Zuzana Kopecká, Jana Jíchová



Dwelling stock structure and quality can be seen as indicators of the quality of life and development in the region (Baxa 2010). Influenced not only by local (municipal/regional) particularities, but also by society-wide changes and the course of society and the state, the way and nature of housing (e.g. house type, apartment quality, facilities, etc.) differ in various stages of the evolution of society (Horská 2002, ČSÚ 2014). Among the major events and crucial processes that influenced dwelling stock are, apart from the evolution of settlement and urbanization, the expulsion of Germans from border regions after World War II and subsequent repopulation of these regions, the introduction of central-place municipal network (and targeted support of only a given type of municipalities) or the after-1989 development which brought liberalization of the housing market and the availability of mortgages (Musil 2002, Hampl 2005, ČSÚ 2005). These, as well as other, changes have affected not only the distribution (and age) of dwelling stock, but also its quality and facilities.

The purpose of this map sheet is to show the spatial differentiation in the historical evolution of dwelling stock in Czechia, as well as its current state, using a selected number of indicators. The map sheet's focus is on *i*) documenting the historical evolution of dwelling stock (by exploring its current age), *ii*) the dwelling stock structure (by exploring apartment types in family or apartment houses). While the apartment type tells us about the lifestyle of its inhabitants and the type of settlement, the age of dwelling stock shows us the historical evolution of housing development and, at the same time, can be used as one of the indicators of housing quality<sup>1</sup>. New dwelling stock doesn't necessarily have to be of a better quality than the old one, but a high number of older houses can present a risk in the future because of gradual decay and a need for renovation (see e.g. Illner 1977). Data on sewage connection and the share of vacant dwellings were used additionally. House sewage connection allows us to assess the quality of housing as well as municipal facilities (see Perlín 1999). The share of vacant dwellings tells us about the satisfaction with housing and living in the municipality or region and is often used to assess the area's stability and attractiveness (Musil 2006, Perlín, Kučerová, Kučera 2010).

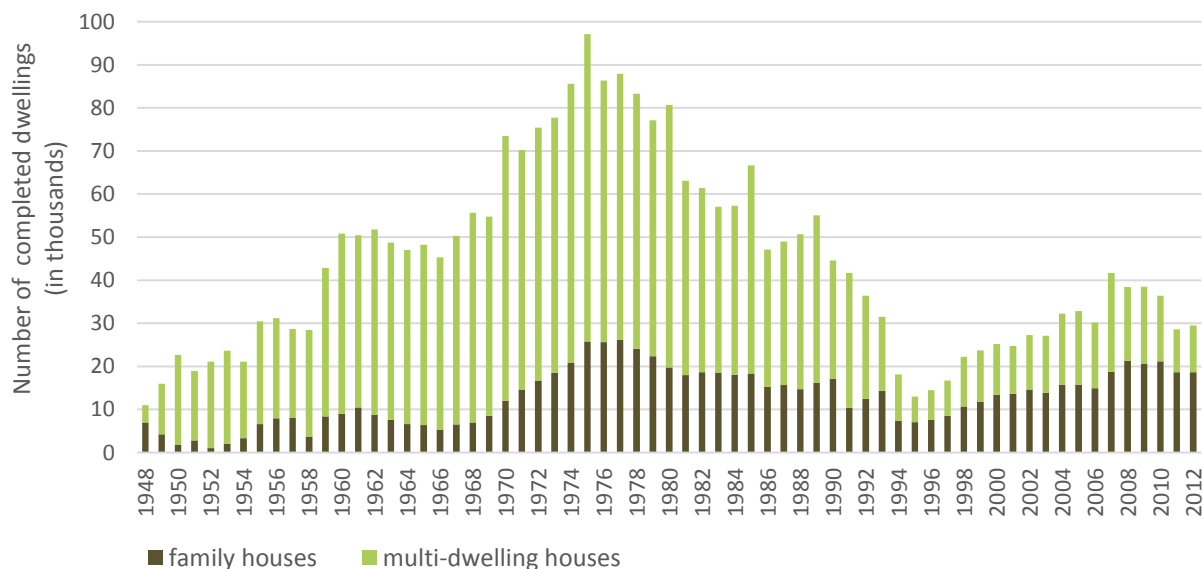
The dwelling stock assessment is based on the 2011 Population and Housing Census results with additional data coming from the Czech Statistical Office's (ČSÚ) continuous surveys. A typology of municipalities according to the time of house construction/renovation was developed to assess the age of dwellings. The typology

---

<sup>1</sup> In the 2011 Population and Housing Census the question on the age of the building was merged with the question on building/dwelling renovation which, on the one hand, hampers the interpretation of results, but, on the other hand, allows for a better housing quality assessment based on the age of the building.

distinguishes five types of municipalities defined on the basis of an above-average share of dwellings in houses built/renovated in a given period, in comparison with the national dwelling stock structure. Only the municipalities with the highest and the smallest share of houses with sewage connection are shown; the distribution was defined using a histogram. The share of vacant dwellings<sup>2</sup> doesn't include vacant dwellings in second housing to avoid distortion of results. The map shows municipalities with a higher share (over 20%) of vacant dwellings from the total number of dwellings.

The long-term evolution of housing development is influenced by a number of historical events and social processes. The first few after-war years which saw an increase in the number of dwellings built were followed by stagnation (see Figure 9.1.1). The need for new housing development was alleviated by the repopulation of areas vacant after the expulsion of Germans (ČSÚ 2013). Housing development accelerated again during socialism and the number of new dwellings built per year peaked (70–100,000 dwellings per year) in the 70s with an extensive housing estate construction launched primarily in larger cities (Musil 2002). At the same time, older dwellings suffered from a lack of funds for renovation (ČSÚ 2013). The after-1989 transformation of the Czech economy represented a major turning point in housing development. The state stopped investing in housing development (ČSÚ 2013) which resulted into a very small number of new dwellings built per year. The number of new dwellings increased again in the second half of the 90s mostly thanks to new housing policy tools, e.g. mortgages, building society savings (MMR 2011). Market liberalization brought, for the first time since 1948, the prevalence of dwellings in family houses.



**Figure 9.1.1:** Dwelling stock construction between 1948 and 2012 by building type  
**Source:** originally in ČSÚ (2013)

<sup>2</sup> In 2011 the vacant dwelling category included dwellings with no usually resident inhabitants recorded. While in previous censuses, all dwellings with no long-term or permanent residents were considered vacant (ČSÚ 2014).

The spatial pattern of dwelling stock development mirrors the evolution of settlement which was affected by urbanization, socialist state settlement policy, present-day processes such as suburbanization, and natural conditions (Hampl, Gardavský, Kühnl 1987, Musil 2002). Musil (2002) identifies several settlement growth and urbanization stages with various regional impacts. While the pre-1930 period saw a rapid growth of cities in western and northern Bohemia, the period of socialism experienced a shift in intense city development to north-eastern Moravia. One of the possible causes was the relocation, for political and geographical reasons, of state investments to the eastern part of the country (Musil 2002). Heavy industry basins favoured by the regime also underwent development. The 70s then saw gradual preferential support into the growth of district administrative centres (Hampl 2005). This is still visible in the age of dwelling stock (see map sheet). North-eastern Moravia and the basins of northern Bohemia are dominated by dwellings built during socialism. Dwellings built before 1945 clearly prevail mainly in northern and western Bohemia and peripheral border regions. This type (Type 1) of dwellings is, with the exception of large cities with historical centres, typical for small municipalities with a small number of inhabitants, a higher share of family houses and a small share of sewage connected houses (see Table 1). Municipalities located in the hinterland of large cities show an above-average share of new housing development (post-1991), probably due to suburbanization (e.g. Ouředníček 2008, see also Map sheet section A 3.2 Migration in Czechia 2000–2013).

Construction or renovation period	Number of dwellings	Average number of residents	Share of dwellings in family houses (%)	Share of vacant dwellings (%)	Share of sewage connected houses (%)
Type 1 (before 1945)	1 583 914	1 357	43	10	43
Type 2 (1946-1970)	813 747	2 792	38	9	54
Type 3 (1971-1990)	1 023 666	3 011	40	10	61
Type 4 (1991-2011)	683 567	960	78	12	50
Type 5 (other-average)	651 678	1 974	51	11	54
<b>Czechia</b>	<b>4 756 572</b>	<b>1 670</b>	<b>47</b>	<b>10</b>	<b>51</b>

**Table 9.1.1:** Dwelling stock structure in Czechia in 2011 by year of construction

**Source:** ČSÚ, 2011

Sewage connection is related to the size and type of settlement as well as to the municipality's position in the settlement network. Municipalities with a small number of sewage connected houses are generally smaller in size, have a high share of family houses and higher house age (see Tables 9.1.1 and 9.1.2). Nevertheless, this general statement is not universally valid, there is also a difference between Moravian and Bohemian rural areas for instance (see map sheet). Moravian municipalities have better

infrastructure because they are bigger in average size and therefore have a bigger budget (Perlín 1999, Perlín, Kučerová, Kučera 2010). Smaller municipalities in metropolitan regions have better facilities thanks to new housing development in their area.

<b>Municipality size group</b> (number of inhabitants)	<b>Number of dwellings</b>	<b>Share of dwellings in family houses (%)</b>	<b>Share of vacant dwellings (%)</b>	<b>Share of sewage connected houses (%)</b>
<b>Less than 499</b>	426 490	91	15	19
<b>500-1 999</b>	863 579	85	13	39
<b>2 000-9 999</b>	942 924	60	11	59
<b>10 000-49 999</b>	1 016 534	29	9	74
<b>50 000-999 999</b>	604 279	22	8	76
<b>More than 100</b>	902 766	16	8	79
<b>Czechia</b>	4 756 572	47	10	51

**Table 2:** Dwelling stock structure in Czechia in 2011 by municipality size group

**Source:** ČSÚ, 2011

The share of vacant dwellings is often used as an indicator assessing the region's or the municipality's attractiveness for living and the stability of the territory's development (e.g. Musil 2006, Perlín, Kučerová, Kučera 2010). Perlín, Kučerová, Kučera (2010) use it as one of the indicators of local development to define various types of rural areas. The definition of Musil's (2006) "inner peripheries" is based, among other things, on population decline which results in an increased number of vacant houses or older (non-renovated) dwelling stock. Musil's delimitation of inner peripheries corresponds to a great extent to areas that have a higher share of vacant dwellings. They are located along regional borders or in the south-eastern part of Pilsen Region (see map sheet).

## References:

- BAXA, J. (2010): Kvalita bydlení jako součást kvality života – obecné otázky, pojmy a možnosti výzkumu. In Geografie pro život ve 21. století: Sborník příspěvků z XXII. sjezdu České geografické společnosti pořádaného Ostravskou univerzitou v Ostravě 31. srpna - 3. září 2010. Ostravská univerzita v Ostravě, Ostrava, s. 474–478.
- HAMPL, M. (2005): Dlouhodobý vývoj geografické organizace. In Hampl, M.: Geografická organizace společnosti v České republice: transformační proces a jejich obecný kontext. Univerzita Karlova v Praze, Přírodovědecká fakulta, Praha, s. 19–39.
- HAMPL, M., GARDAVSKÝ, V., KÜHNL, K. (1987): Regionální struktura a vývoj systému osídlení ČSR. Universita Karlova, Praha, 255 s.
- HORSKÁ, P. (2002): Klasická urbanizace v Českých zemích (1830–1930). In: Horská, P., Maur, E., Musil, J. eds.: Zrod velkoměsta. Paseka, Litomyšl, s. 121–236.

- Illner, M. (1977): Sociální podmínky v Praze a v ostatních velkých městech ČSSR: srovnání na základě statistických ukazatelů. Sociologický časopis, 13, n. 1, pp. 79–73.
- MUSIL, J. (2002): Urbanizace Českých zemí a socialismus. In: Horská, P., Maur, E., Musil, J. eds.: Zrod velkoměsta. Paseka, Litomyšl, pp. 237–297.
- MUSIL, J. (2006): Regionální a místní formy sociálního vyloučení a jak jim čelit – problém vnitřních periferií v České republice. In: Sirovátka, T. ed.: Sociální vyloučení a sociální politika. Masarykova univerzita, Výzkumný ústav práce a sociálních věcí, Brno, Praha, pp. 25–40.
- OUŘEDNÍČEK, M. (2008): Suburbanizace a vývoj měst. In Ouředníček, M. ed.: Suburbanizace.cz. Univerzita Karlova v Praze, Přírodovědecká fakulta, katedra sociální geografie a regionálního rozvoje a Urbánní a regionální laboratoř, Praha, pp. 8–17.
- PERLÍN R. (1999): Venkov, typologie venkovského prostoru, In Česká etnoekologie, Etnoekologické semináře v Liběchově. Cargo Publishers o.s., Praha, pp. 87–104.
- PERLÍN, R., KUČEROVÁ, S., KUČERA, Z. (2010): Typologie venkovského prostoru Česka. Geografie, 115, n. 2, pp. 161–187.

ČSÚ (2005): Domovní a bytový fond, hospodaření s byty a peněžní vydání obyvatelstva na bydlení v ČR (1993 až 2003). Český statistický úřad. 19 s. Available on-line: <http://www.czso.cz/csu/2004edicniplan.nsf/p/1518-04> (downloaded 27.10.2014).

ČSÚ (2013): Dlouhodobý vývoj bytové výstavby v České republice. Český statistický úřad. 245 s. Available on-line: <http://www.czso.cz/csu/2013edicniplan.nsf/p/8217-13> (downloaded 27.10.2014).

ČSÚ (2014): Domovní a bytová fond podle výsledků sčítání lidu. Český statistický úřad. 51 s. Available on-line: [http://www.czso.cz/csu/2014edicniplan.nsf/publ/170216-14-n\\_2014](http://www.czso.cz/csu/2014edicniplan.nsf/publ/170216-14-n_2014) (downloaded 27.10.2014).

MMR (2011): Koncepce bydlení ČR do roku 2020. Ministerstvo pro místní rozvoj. 115 s. Available on-line: <http://www.mmr.cz/getmedia/66bfa9e5-dcca-402e-a8ae-1d3fbfe415ef/Koncepce-bydleni-CR-do-roku-2020> (downloaded 27.10.2014).

#### **Data sources:**

ČSÚ (2011): Databáze výsledků ze Sčítání lidu, domů a bytů k 26. 3. 2011. Elektronická databáze dat. Český statistický úřad, Praha.