

Stanovanja: britanski pogled

Kot prva država v Evropi, ki je začela z industrializacijo, je imela Velika Britanija opraviti s prvimi in tudi najhujšimi stanovanjskimi problemi. Že ob začetku stoletja je poudarjala potrebo po subvencioniranih stanovanjih in saniranju revnih četrti (slumov). Do leta 1945 so težave zaradi potreb po izboljšanju zastarelih stanovanjskih predelov (nadomestna gradnja stanovanj iz 90-ih let 19. stoletja) prisilile osrednjo vlado, da se je koordinirano in masovno lotila izvajanja ukrepov glede stanovanjske politike.

Velika Britanija je morala iti skozi vrsto pomembnih faz v razvoju svojega socialnega programa stanovanjske politike, še posebej na področju subvencioniranega javnega sektorja, ki ga je vedno bolj gradil zasebni sektor. Stanovanjsko politiko in obnovo države takoj po letu 1945 lahko opišemo kot delovanje na podlagi pretežno planskega gospodarstva, ko sta vladna socialna stanovanjska politika in obnova začeli svojo pot in so velika gradbena podjetja v takšnem sistemu videla določene prednosti. Vendar, ko se je v 50-ih in 60-ih letih zasebno bogastvo posameznikov v Veliki Britaniji večalo, se je ravnotežje socialnih stanovanj počasi premaknilo od subvencioniranih socialnih stanovanj k večjemu deležu tržnih lastninskih stanovanj, ki jih je imel v rokah zasebni sektor in ki so bila do konca 80-ih let pravzaprav edina oblika stanovanj, ki so jih sploh gradili.

Pričujoči prispevki skušajo razjasniti le nekatere težave, ki se pojavljajo zaradi nekdanjih načrtov za socialna stanovanja v centru mest, ter raziskati primere metod, ki se uporabljajo za spopadanje s temi težavami; pri domovih za ostarele skušajo pojasniti možnosti in težave, ki izhajajo iz te specializirane stanovanjske vrste, v času, ko postajajo vprašanja glede zagotavljanja stanovanj za starejšo populacijo vedno bolj kritična.

Analiza stanovanjskih možnosti in problemov v zadnjih 50-ih letih v Veliki Britaniji lahko prispeva k oblikovanju primernjših ukrepov, s katerimi se bo Slovenija izognila težavam, ki jih danes občutijo v Veliki Britaniji na področju stanovanjske gradnje visokih gostot.

Prispevek o zgodovinskem razvoju stanovanjskih predmestij skuša podati ozadje trenutnim težnjam poseljevanja tega prostora, ki se razvija v nasprotju s teoretičnimi idejami urbanističnega oblikovanja in planiranja mesta 20. stoletja. Ta območja, vidna povsod po Zahodni Evropi, postajajo "vox populi" glede izbire vrste naselij za večino polurbanega prebivalstva tudi v 21. stoletju.

Housing: a British perspective

As the earliest country in Europe to industrialise, Britain had some of the first and worst substandard housing rectify and was already addressing the need for subsidised housing and slum clearance at the turn of the century. By 1945 the problems of the need to upgrade an aging housing stock (the replacement housing of the 1890s) led to a concerted effort by central government to address housing provision in a coordinated and "mass" manner.

Britain was to pass through a series of significant stages in the evolution of the manner and character of its social Housing Programmes, primarily for the subsidised public sector, but increasingly provided by the private sector. Immediately after 1945, housing provision and the rebuilding of Britain could be fairly described as operating on a predominantly "command economy", as government funded social housing and reconstruction got into its stride, and the large-scale construction companies saw the advantages of such a system. However, as the personal wealth of individuals improved in Britain through the 50s and 60s, the balance of housing provision slowly shifted from predominantly subsidised social housing, towards a much larger proportion of free market private sector owner-occupied property, that was to become virtually the only form of new housing being constructed by the end of the 1980s.

The papers here presented attempt to highlight just some of the legacy of problems now emerging on earlier inner city social housing schemes, and to explore examples of the methods how being utilised to tackle problems; and in the case of Sheltered Housing, the opportunities and problems emerging in this specialist housing type, as the issues of providing housing for an aging population profile become more critical.

As the shift to a free market economy in property accelerates in Slovenia it is hoped that analysis of some of the housing opportunities and constraints of the past fifty years in Britain can provide the opportunity, through a "fast-track" approach, to anticipate the worst of the potential mass housing problems and introduce rectification measures that will avoid the expensive exercises that many authorities in Britain find they are faced with, in a hostile economic climate.

The paper on the historical development of the Residential Suburb attempts to give a background to the current trend in suburban housing that has evolved quite against the mainstream of theoretical ideas about 20th century Urban architecture and Town Planning, but which, by its

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V zadnjih petdesetih letih so poklici, povezani z okoljem, in sicer arhitekt, urbanist in gradbenik, postajali vedno bolj specializirani, saj so se tako lahko prilagajali širjenju znanja, ki je bilo potrebno za vse vidike gradbene industrije. Skupek upravljanja vseh vidikov stanovanjske politike, še posebej na področju javnega sektorja, je pripeljal do razvoja in rasti dodatne strokovne specializacije na tem področju: naraščajoča potreba po strokovnjakih na področju organizacije in upravljanja z zemljiškimi posestvi je pripeljala do razvoja poklica upravitelja nepremičnin; tudi vloga krajinskega arhitekta je zrasla do pomembnih razsežnosti in se razvila v specializiran poklic.

V gradbeni industriji je vedno bolj jasno, da so glavne težave teh strokovnjakov v njihovi izoliranosti, ki je posledica njihovih razširjenih specialističnih pristopov. V zadnjih petih letih je bila angleška Faculty of the Built Environment na UCE restrukturirana tako, da strokovne predmete, ki jih ponuja v okviru svojega študijskega programa in ki so povezani z vsako posamično panogo, interdisciplinarno poveže na določenih ravneh in tako zagotovi večjo osveščenost študentov glede vloge in nalog njihovih komplementarnih panog. Na tak način bodo študentje še vedno lahko razvili svojo individualno specializacijo do določene meje, hkrati pa se bodo bolj zavedali povezav, ki v praksi nujno obstajajo med posameznimi panogami.

Podobne možnosti obstajajo tudi pri interdisciplinarnem delu učiteljskega osebja. Prispevki, ki jih ponuja ta številka Urbanega izziva, so dobri primeri sodelovanja, ki redno poteka na področju raziskovanja in izobraževanja na fakulteti, ki je naravnana k temu, da se bo tudi v naslednjem stoletju spopadala z naraščajočo kompleksnostjo težav in izzivov grajenega okolja (Built Environment).

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insidious acceptance now evident right across western Europe, is set to become the "vox populi" choice of character of settlements for the majority of semi-urban populations well into 21st century.

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Over the last fifty years the related built environment professions of Architect, Town Planner, and Building Surveyor, have become more and more specialist, to be able to accommodate the vast expansion of knowledge required for every aspect of the construction industry. The complexities of management of all the aspects of Housing especially for the public sector has led to the development and growth of yet another professional specialism in this area, while the increasing need to have specialists in the organisation and management of land and property ownership has also led to the development of the profession of Estate Manager. The role of the Landscape Architect has also grown to significant proportions, developing as a full specialist function.

Overall, it has become increasingly clear throughout the construction industry that the major problem of these professional roles is in their insularity as a consequence of their expanded specialist approaches. In the last five years the Faculty of the Built Environment at UCE has been restructured to enable the professional courses offered within the Faculty, which are geared to each specific discipline, to be integrated across disciplines at specific stages, ensuring a greater awareness by students of the roles and responsibilities of their complementary disciplines. Thus students can still develop their individual specialisms to the appropriate level but will also acquire an increased awareness of the relationships necessarily existing between the various disciplines in practice.

Similar opportunities thus also exist for cross-disciplinary work by teaching staff and the papers offered in this issue of Urban Izziv are good examples of the outcome of cooperations that regularly take place in Research as well as Teaching, in a Faculty geared to tackling the increasing complexity of Built Environment problems and challenges into next century.

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