

SOCIAL HOUSING IN THE CITY OF LESKOVAC REPUBLIC OF SERBIA



Ivana Momić

Urban Planer in Public Enterprise Urbanism and Construction Leskovac



GEOGRAPHIC POSITION



- **The City of Leskovac** is located in the southeast of Serbia, in the heart of the vast and fertile Leskovac basin.
- It is the center of the **Jablanica administrative region** within the Region of Southern and Eastern Serbia, acting as an economic, social, political, cultural, educational and administrative hub.
- It covers an area of 1,025 km².
- The City of Leskovac comprises 144 populated places.
- In terms of the number of settlements, the **Leskovac municipality is the most dispersed in Serbia.**



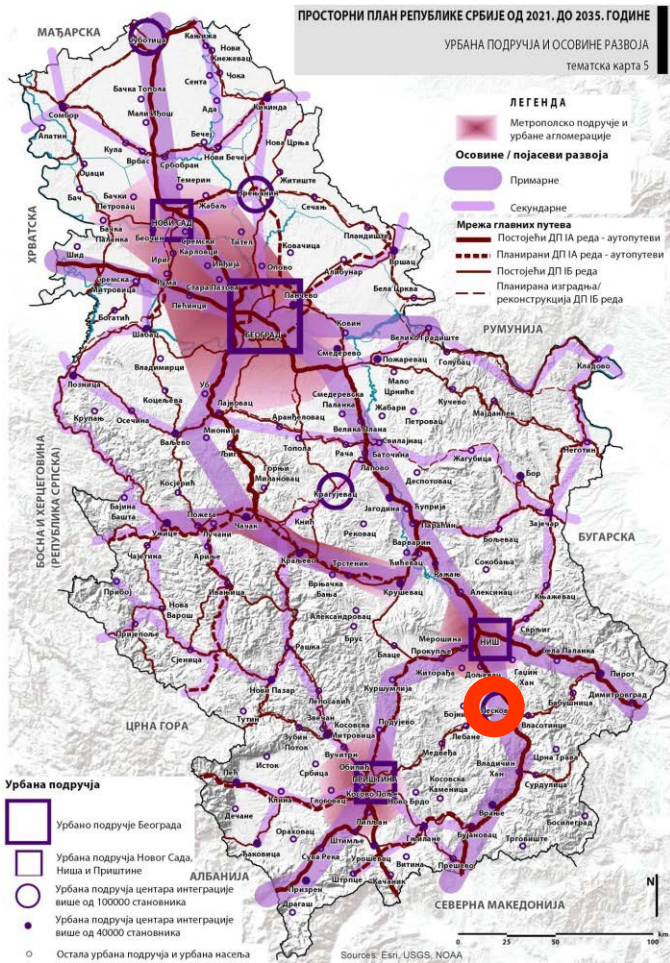
- Leskovac has a favorable position in the broader environment in terms of geo-traffic.
- Very important international highways pass through it.
- The main traffic route connects Western and Central Europe with North Macedonia, Greece and Asia Minor.
- The city of Leskovac is known especially for its gastronomy, beautiful nature as well as the warm southern hospitality.



PLANNING DOCUMENTATION

THE SPATIAL PLAN OF THE REPUBLIC OF SERBIA- QUOTES

- “The Leskovac area is characterized by lower population density, negative demographic trends, underdeveloped infrastructure and a higher poverty rate.
- Leskovac and its surroundings belong to areas with strong importance of agriculture and related activities (gastronomy), along with an increased significance of industry, tourism, and services.
- Leskovac is in the category of medium-sized industrial centers.
- The attractiveness of Leskovac is based on its position, agro and touristic potential. “

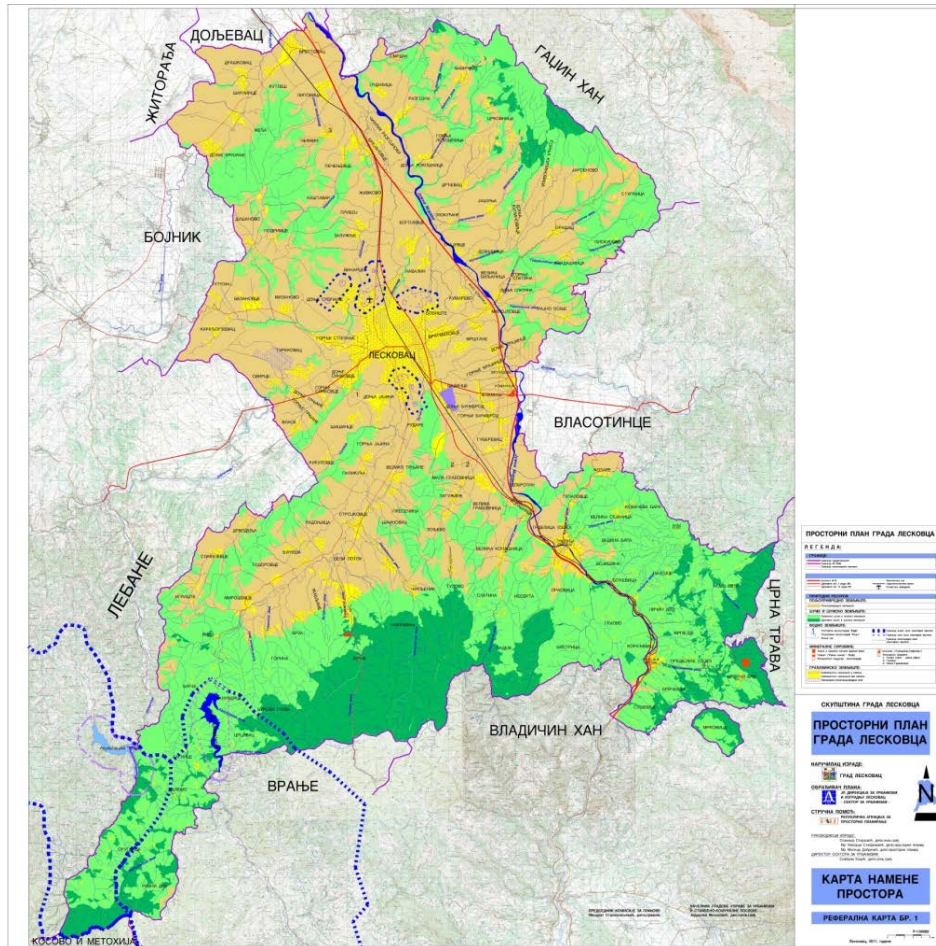


The map of urban areas- Spatial Plan of the Republic of Serbia



PLANNING DOCUMENTATION - SPATIAL PLAN OF THE CITY OF LESKOVAC

(OFFICIAL GAZETTE OF THE CITY OF LESKOVAC No. 12/11)



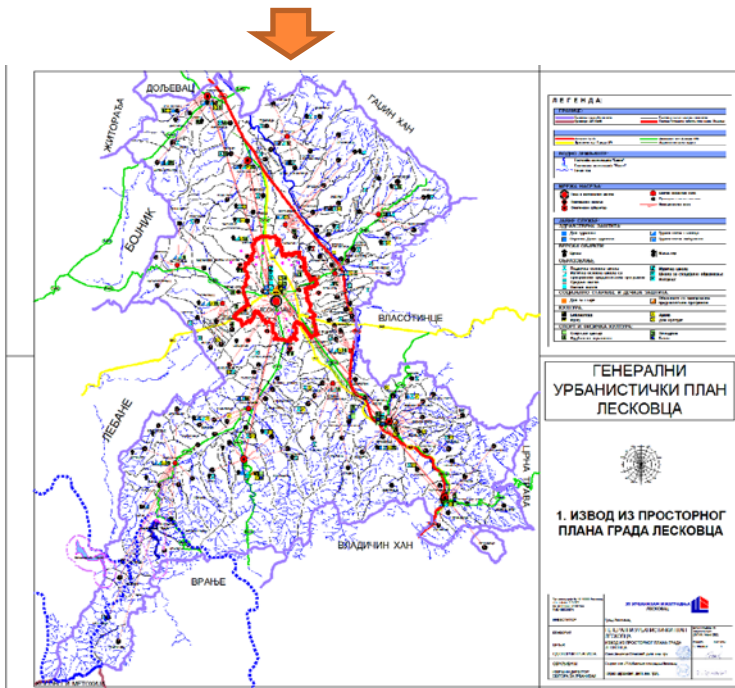
- The vision of spatial development for the city of Leskovac is for it to become an urban center of national significance that will make a unique contribution to the improvement of southern Serbia and alleviate differences in this region.
- The main objectives is to ensure the balanced development of economic, ecological, and socio-cultural progress to a level where the city of Leskovac will be competitive within the broader national and European contexts.

The Land Use Map- Spatial Plan of the City of Leskovac

GENERAL URBAN PLAN (GUP) (OFFICIAL GAZETTE OF THE CITY OF LESKOVAC No. 12/11)

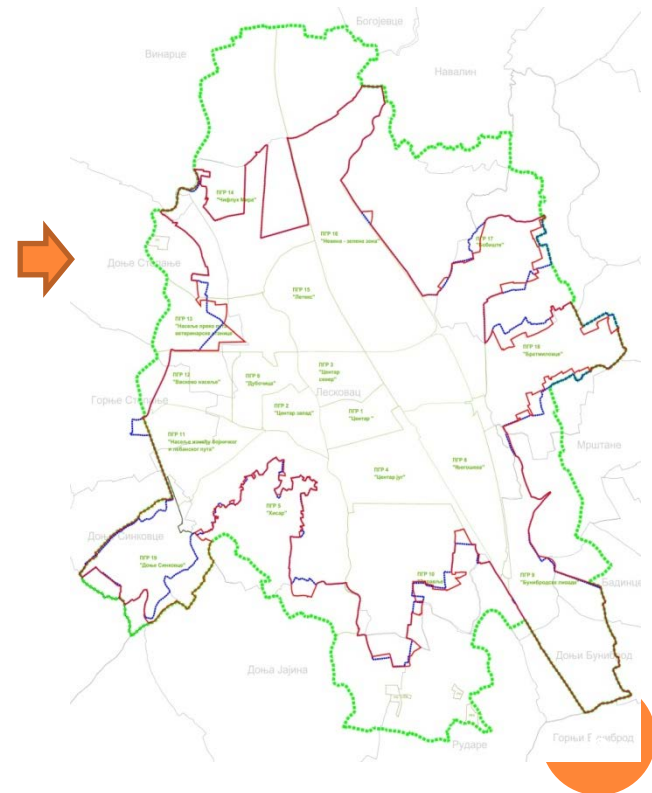
GUP with a time horizon until the year 2032, occupies a central position in The Spatial Plan of the City of Leskovac.

- The total area covered by the GUP is 4,114.63 hectares.
- The construction area encompasses 2,527.29 hectares.



This is the strategic plan which is implemented with 16 General Regulation Plans.

In comparison to the previous plan, a reduction in the construction area has occurred due to the correction of the boundary on undeveloped land intended for residential purposes.



DEMOGRAPHY

The demographic analysis in GUP is based on data from the Census of population, households and apartments in the republic of Serbia conducted in October 2011. Data source is overview from the Statistical Office of the Republic of Serbia.



According to the Census of 2011, compared to the Census of 2002, the following facts are evident:

- **Depopulation of the population**, resulting in a total population of 67,961 inhabitants, with a decrease of 2,198 inhabitants or minus 3.47%.

- Gender structure is balanced with 51,5% female and 48,5% male.
- The demographic age indicator is 40.5 years, indicating a trend of population aging.
- Working age population shows the stagnation of the percentage share of working age in the total population in the last inter-census period, which is a consequence of the aging of the population.

- **Decrease in the number of households** to 21,806, with a decrease of 840 households.
- **Increase** in the total number of housing units to 23,448, increased with 1,419 housing units .
- Number of social apartments is 64. **Percentage of social apartments in the total number of housing units is negligibly small – 0.002%.**
- **The average household size in the plan area is 3.1 members/household.**
- **There are 23,448 apartments with a total living area of 1,716,147 m².**
- **The average size of the apartment is 69m², the living area per inhabitant is 25.25m²**



The “Workers’ settlement”



The “Dubočica settlement”



The ‘Solidarity settlement’

The oldest multi-family (collective) housing in the city

DEMOGRAPHIC PROJECTION

Decrease in the total number of inhabitants is predicted in the period 2011–2032, according to the current biodynamic characteristics of the population, based on the planned measures of demographic policy and as well as assumed economic and social development.

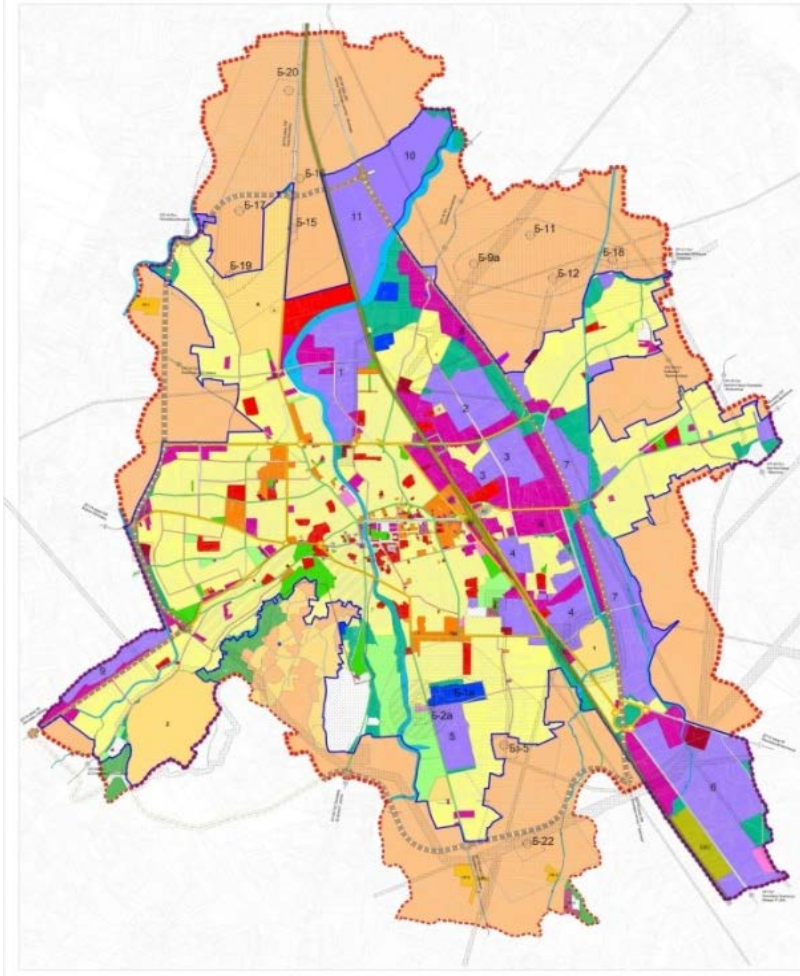
It is expected that there will be **62,832** inhabitants living in Leskovac by the year 2032.

The absolute decline in the number of inhabitants in the period 2011-2032 would be reduced by 5,128 inhabitants, and the average annual population decline amounts to 244 per year.

In addition to this projection there is a control indicator – the total number of 65,475 inhabitants in the scope of the Plan in the latest Census of 2022, after adoption of GUP.



RESIDENTIAL AREAS IN GUP



Land Use Plan GUP

In relation to the previous Plan, no expansion of the construction area is planned.

The improvement of residential areas in the upcoming planning period will be carried out in the following manner:

Construction of new buildings

- On undeveloped areas within existing residential zones (for market conditions and supportive housing).
- Enhancement of the existing housing stock by increasing occupancy rates and building height.

Urban renewal

- Reconstruction of existing buildings in areas with dilapidated construction stock.
- Transformation from single-family to multi-family housing.

Revitalization of individual buildings of architectural heritage

- Rehabilitation and formalization of informal settlements within legal frameworks.
- Improvement of living conditions in Roma people and other informal settlements.



Multi-family housing

The smallest building plot of land is 600 m² .

The permitted occupancy rate is 60%.

The minimum percentage of greenery is 20%.

The maximum permitted floor height is GF+6 (seven floors above ground).

Exceptionally, the floor height of residential buildings can be GF+8 (nine floors above ground).

Single-family housing

The smallest building plot of land is 300 m² .

The permitted occupancy rate for the city center is 60%.

The maximum permitted floor height is GF+3 (four floors above ground).

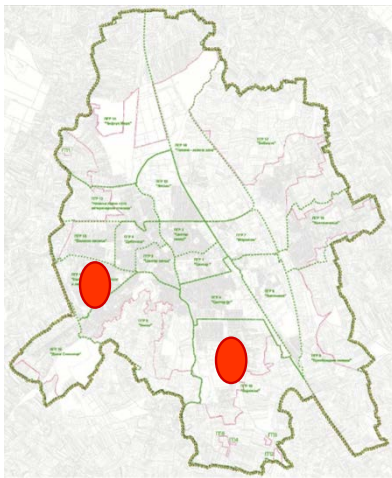


LEGAL BASIS OF GUP- SOCIAL HOUSING TERM AND DEFINITION

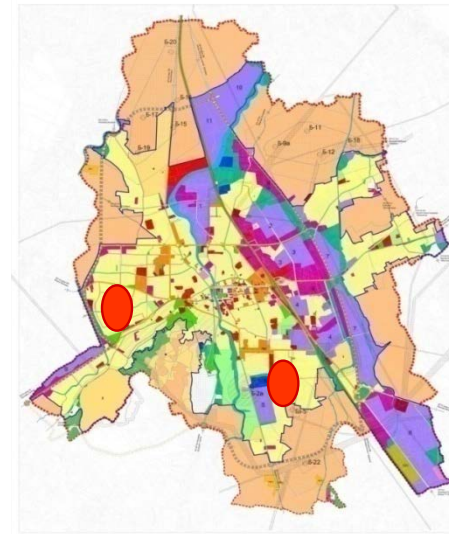
- The previous GUP from 2010, as well as the current one, has got incorporated terms and conditions from the Law on **Social Housing** (adopted 2009).
- This issue - social housing with a new term “**housing support**” from the The Law on Housing and Maintenance of Apartment Buildings (adopted 2016) is now contained in GUP.

ANALYSIS OF THE SOCIAL HOUSING IN GUP

Multi-family **Social Housing** buildings have been constructed in the wider urban area. They are located within the General Regulation Plans 10 and 11.



Social Housing in the Plan with boundaries



Social Housing in the Land Use Plan



ANALYSIS OF THE SOCIAL HOUSING IN THE GENERAL REGULATION PLAN (GRP) 11

Some conditions stipulated by GRP 11 are the following:

- The construction of apartments intended for social housing is possible within the existing social housing area.
- Standards and norms regulated by **The Law on Social Housing, Law on Planning and Construction** and the others related regulations also apply to social housing.
- The area allocated for multi-family/social housing in the plan is 0,2 hectares.
- Allowed floor height of the building is five floors above ground .



Social Housing in the Land Use Plan - General Regulation Plan 11

ANALYSIS OF THE CURRENT SITUATION– Building No. 1

- The building intended for refugees and internally displaced persons was built **in 2003**.
- The City of Leskovac provided the land and facilitated the necessary infrastructure.
- The Commissariat for Refugees of the Republic of Serbia and UNHCR, with foreign donors, secured funds for the implementation.
- The building comprises **44 apartments, 4 of which** are designated for social vulnerable cases of the city. They can get access by specific criteria: homeless people, domestic violence victims, beneficiaries of financial social assistance, people with disabilities.
- The remaining 40 apartments are allocated for refugees, who have regulated their status and successfully integrated into the local community until now.



Two buildings with 44 apartments



Construction of a nursery in the neighborhood

ANALYSIS OF THE CURRENT SITUATION– Building No. 2

- The building intended for refugees and internally displaced persons **was completed in 2011.**
- The City of Leskovac provided the land and facilitated the necessary infrastructure.
- The Commissariat for Refugees of the Republic of Serbia and UNHCR secured funds for the implementation.
- The building has got **20 apartments**, 4 of which are designated for socially vulnerable local residents. **The remaining 16** are allocated for refugees and internally displaced persons.
- **After construction, the building was handed over to the Social Welfare Center in Leskovac.**
- **The apartments are provided for use without rent and without deadlines.**
- **The apartments can be transferred to ownership at economic prices when the family meets the conditions for it.**



The buildings with 20 apartments

FURTHER PLANNING IN THE PLANNING DOCUMENTS

“Housing support” is intended to a person who cannot solve the housing need for himself and his household with his own funds, according to market conditions, for social, economic and other reasons.

First, to be able to continue planning, at the local level, the following documents have to be done and adopted:

- The local housing **strategy**;
- **An action plan and social housing programs** in accordance with the local strategy;
- **A budget plan** for the implementation of the strategy.



The planning proces in the legal framework in our country requires preparation, designing and adoption of **Detailed Regulation Plans**, with clearly defined zones in which the construction of social housing facilities is possible.



Plan will define locations where it is possible to build social housing according to the following criteria:

- **healthy and naturally acceptable place for living,**
- **location in relative proximity to existing housing,**
- **relatively easy access to public transport,**
- **the existence of the possibility to connect to the appropriate infrastructure,**
- **the existence of basic social services (school, children's institution, supply, health institution, etc.)**



Participation of citizen during planing proces

