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THE LEVEL OF HOUSING COMFORT AS A FACTOR IN ENSURING SUSTAINABILITY OF URBAN DEVELOPMENT

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‘Goal 11. Make cities and human settlements inclusive, safe, resilient and sustainable. 11.1. By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums’ is one of the 17 basic goals of transformation of our world, which are defined by ‘The 2030 Agenda for Sustainable Development’. It aims to reach the proper level of living conditions comfort.

Today, 883 million people live in slums. Most of them live in East and Southeast Asia. But even in Kyiv in XXI century there are 566.7 thousand people (more than 19 % of population) who have housing that does not meet the normatively defined level of comfort.

According to the General Department of Statistics data, as of 2018, in Kyiv, there are 63.5 million square meters of the total area of residential buildings (including individual estate), which is 1 081.7 thousand apartments. At the same time, among the total number of apartments, 1.9 % (20 539 apartments) are not provided with cold water supply and 3.3 % (35 691 apartments) – with hot water supply. The amount of 4.3 % of apartments (46 513 units) do not have sewerage and 3.9 % of the total number of apartments (42 185 units) are not provided with heating.

However, even the housing, which is equipped with all kinds of facilities, often does not meet the proper level of living comfort for a variety of criteria. First of all, this is so-called ‘outdated housing stock’. According to the current legislation the outdated housing stock is the stock, that, ‘in technical condition, does not meet the regulatory requirements for safe and comfortable living’. In Kyiv, the volume of the outdated housing stock is 20 % - 12.3 million square meters. The entire mentioned stock can be divided into four types, namely:

- 1) historical buildings – constructed before 1920. This type includes both particularly valuable buildings that are registered in the Register of Cultural Heritage Sites, and so-called ‘background’ buildings, which are not directly

protected, but contribute to the creation of an urban environment that corresponds to a certain historical period. The volume of this kind of stock is 2.58 million square meters;

2) barrack type buildings – the least valuable 2-, 3-storey buildings of the construction period after the Second World War that were built as a temporary housing. The volume of the stock is 0.28 million square meters;

3) ‘stalinka’ type buildings (‘ordinary’ and ‘nomenklatura’-intended’) – buildings of the 30s and 50s of the 20th century with quite comfortable layout. The volume of the stock is about 0.73 million square meters;

4) ‘khrushchevka’ type buildings (5-storey panel and brick buildings, 9-storey panel buildings). These buildings refer to the first period of mass industrial housing construction (the 50-60s of the 20th century). The volume of the stock is 8.73 million square meters.

The technical condition of buildings assigned to the outdated stock is extremely unsatisfactory, physical deterioration of constructive elements comes up to the emergency level (deterioration of 60 %); sanitary and hygienic characteristics of inner residential and non-residential premises do not meet the regulatory requirements for safe living and pose a threat to the health of residents.

Another criterion that significantly affects the level of comfort of living is housing sufficiency. That is, the number of square meters of the apartment’s area per 1inhabitant.

According to researchers, the housing provision level in Ukraine is three times lower than what UN standards require. One Ukrainian accounts for 23.8 square meters of housing; the average housing supply in Kyiv is 21.8 square meters per person. At the same time, in Europe, these figures are almost twice as high.

Conclusion. Housing conditions developed in Ukraine and, in particular, in Kyiv require immediate improvement, first of all, this applies to the so-called outdated housing stock. Low housing sufficiency, a threatening technical condition, harmful sanitary and hygienic conditions, the negative impact of the environmental comfort level on the psycho-emotional state of residents - all this requires an immediate solution. A possible way to resolve this issue can only be a complex reconstruction of the territories of outdated housing stock, which is about 20% of the total. The choosing of a possible reconstruction method should depend on the type of outdated housing stock: from complete demolition followed by new construction in the freed territories (the barrack type stock and part of the panel houses of the first period of mass industrial housing construction) till complete conservation with restoration (for cultural heritage objects).