



Re Urban Mobil

Workpackage 2

RESULTS OF THE QUESTIONNAIRE SURVEY IN LJUBLJANA

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Methodological Approach

INFORMATION ON...	EXPLANATION
<p>Fact and figures of the sample (population of the areas, distributed/returned/analysable questionnaires, etc.)</p>	<ul style="list-style-type: none"> - The sample consists of two parts. In the first part, described as “Art Nouveau”, a total number of 256 questionnaires was collected. In the summary report this subsample is represented by the abbreviation AN. The second subsample represents the Old Town. Here, we collected a total number of 337 questionnaires. The abbreviation for this area in the summary report is OT. Both areas are marked and illustrated in the map in the <i>Appendix</i>. - Out of 730 distributed/conducted questionnaires, a total number of 602 was collected. Nine questionnaires were judged to be unreliable and these were not used in the analysis. The final number of questionnaires is therefore 593. - Population of the areas: AN part aprox: 2300 people Old part of the city aprox: 3000 people
<p>Description and assessment of the applied method</p>	<ul style="list-style-type: none"> - 40% of the total number of questionnaires (593) were filled in the course of direct interviews. - We decided to use a mixed-method approach because of the smaller number of available households (smaller population in selected areas) in comparison with areas in the other cities (Leipzig, Bologna, Leon). Secondly, surveys are quite frequently conducted in Ljubljana, and this is why many people are no longer willing to co-operate, resulting in a low response to distributed questionnaires. The achieved 60% response rate is therefore quite high and probably the result of the efficient information campaign about the project. Leaflets were distributed (in letter boxes) and posters placed in visible places in selected areas (the posters and leaflets are shown in the <i>Appendix</i>) - When contacting people in the selected areas, we first tried to persuade them to take the questionnaires and then agreed on a date to collect them. Many declined to fill out the questionnaire on their own, because they considered this to be too time-consuming. In these cases we proposed to conduct an interview.
<p>Results of the pre-test questionnaire (piloting)</p>	<ul style="list-style-type: none"> - We delivered and collected 15 preliminary questionnaires in order to test the questionnaire. These questionnaires were not included in the total number of collected interviews (593). Based on the pre-test some corrections were made. For example: we corrected question number 23 (In what kind of dwelling do you

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	live?) to be more compatible with the conditions in Slovenia. For this reason, we added explanations in brackets to explain what was meant by specific categories. Second example: we noticed that question 46 (What is your household's monthly disposable income?) provoked specific and sensitive reactions, which could lead to a poor response rate. Here we specified 11 categories, including all types of households.
Assessment of the sample's representativeness in terms of age, gender and ethnic structure	<p>- Of the interviewed people 41,2% were male and 58,6% female. One reason for the higher share of females can be traced to the respondents' age structure – their average age was 47.1 years. Another reason could be that the instructions in the questionnaire ("The questionnaire should be filled out by the adult person in your household whose birthday was celebrated most recently") were ignored. It is well known that the female members of a family are more likely to fill out questionnaires.</p> <p>- The ethnic structure of the sample was as expected, with 97,5% of the respondents stating to have the Slovenian nationality.</p>
Critical assessment of the methodology (strengths/weaknesses, culture-specific problems; questionnaire: too long, too complicated etc.)	<p>- The applied methodology on an impact on the research results because of the following reasons: 1) after the questionnaire was distributed, there was no way to control who really filled it out. 2) Open questions were difficult to analyse because of particular and incomparable cultural and local specifics. The questions should be more standardized, with only a few open questions. 3) In the Slovenian case, people living in different conditions are very sensitive about questions concerning income, nationality, age, or some other demographic data. The basic methodological weakness was therefore the random sampling approach.</p>
Interest of respondents in results; willingness to be further interviewed	<p>-70,1 % percent of respondents answered that they would be interested in the results of the survey. Only 29,9% stated not to be interested in the findings.</p> <p>The majority of respondents (75%) stated that they would not like to be interviewed again and in more detail. This corresponds to the fact that many residents are weary of the numerous public opinion surveys conducted in their neighbourhood.</p>

Sociodemographic structure

Gender and age structure

More than half the respondents were female (59%). This share does not come as a surprise, considering that the share of women is often higher in this kind of surveys and that the respondents answered the questions without the inquirer being present. The answers to the question about the gender of the second member of the household shows 53% to be female, and there are similar shares for the third, fourth and fifth members. This indicates a slightly

higher share of women in both residential areas. There were, however, no significant differences between the two neighbourhoods.

The average age of respondents was 47, that of the second household members 42, and that of the third, fourth and fifth members was lower (25, 22, and 21 years, respectively).

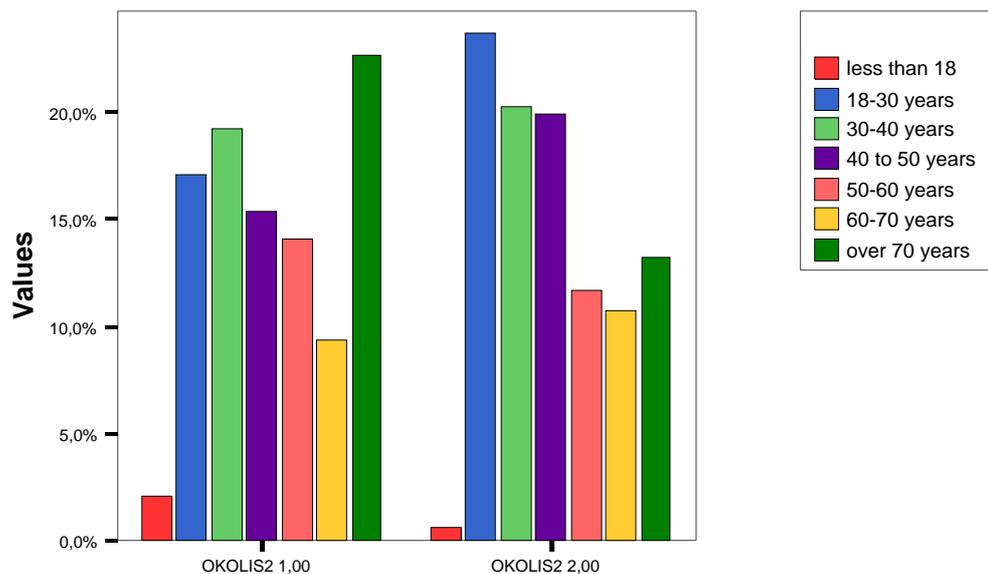
Classified into age groups, the age distribution is quite normal, but shows a very high share of older people. Almost a quarter of respondents were in the age group under 30 years. The middle-aged group (between 30 and 50 years) had a large share (38%), but the biggest share was that of older people. The age group above 50 included 40% of respondents, and 17% were over 70. The exact numbers are shown in the table below.

Table 1: Age groups

	Frequency	Valid Percentage
Under 18	7	1,3
18-30	115	20,9
30-40	109	19,8
40-50	99	18,0
50-60	70	12,7
60-70	56	10,2
Over 70	95	17,2
Total	551	100,0

When we compare the age structure of the two neighbourhoods, there are some differences. In the old part, the average age is a little lower (45,3 years) than in the AN part (49,6 years). The share of younger people below 30 is therefore larger in the OT (24%) than in the NT (17%) and, similarly, the share of older people above 70 is lower (13%) than in the NT (23%). The comparison of the two neighbourhoods by age structure is shown in the graph.

Graph 1: Age groups by neighbourhoods



Household types

The average number of persons living in one flat was 2.8. More than one third of the sample consisted of two-member households, approximately one fifth of the sample (22%) were three-member households, and the share of four-member households was very similar (19%).

A large majority (96%) consisted of one household per dwelling, while 4% were occupied by two or more households.

The most common household types consisted of two partners with children (almost a third with 29%) and two partners without children (19%). One fifth of the sample (20%) were single households, and there is also a significant share of single parent households (8%). The structure is shown in the table below.

Table 2: Household types

	AN	Old	Total
I live alone.	20,3	19,5	19,8%
I am a single parent.	6,9	9,1	8,2%
I live in cohabitation (with a partner), without child(ren).	21,1	17,6	19,1%
I live in cohabitation (with a partner), with child(ren).	28,0	30,4	29,4%
I live in a flat-sharing community.	4,9	7,3	6,3%
I live at my parents' home.	11,4	10,0	10,6%
I live at my child(ren)'s home.	1,2	0,9	1%
I live in another way, that is	6,1	5,2	5,6%

There are no differences in household types or in the number of persons per dwelling between the two observed neighbourhoods.

Ethnic composition

The large majority of respondents were Slovenians (98%). This shows the homogeneous ethnic structure of the inner city neighbourhood. It is also more homogeneous than the overall ethnic structure in Slovenia; Population Census data (2002) show that 83% of Slovenia's population declared themselves to be Slovenians. The ethnic composition does not change significantly when observing the other members of the households (the share of non-Slovenians never exceeds 4%).

A very similar structure was revealed by the answers to the native language question, which showed that the native language of 93% of respondents was Slovene. Again, there were no differences in the shares for the other members of the households.

There were no differences between the two neighbourhoods (old part and AN part).

Socio-economic stratification

By current employment status the respondents largely belong to three major groups. The largest group are those in full-time employment (40%), followed by retired people (28%). Students and apprentices (14%) also have a significant share. The most significant difference between the neighbourhoods is in the number of retired people, which is higher (33%) in the AN part than in the old part (24%).

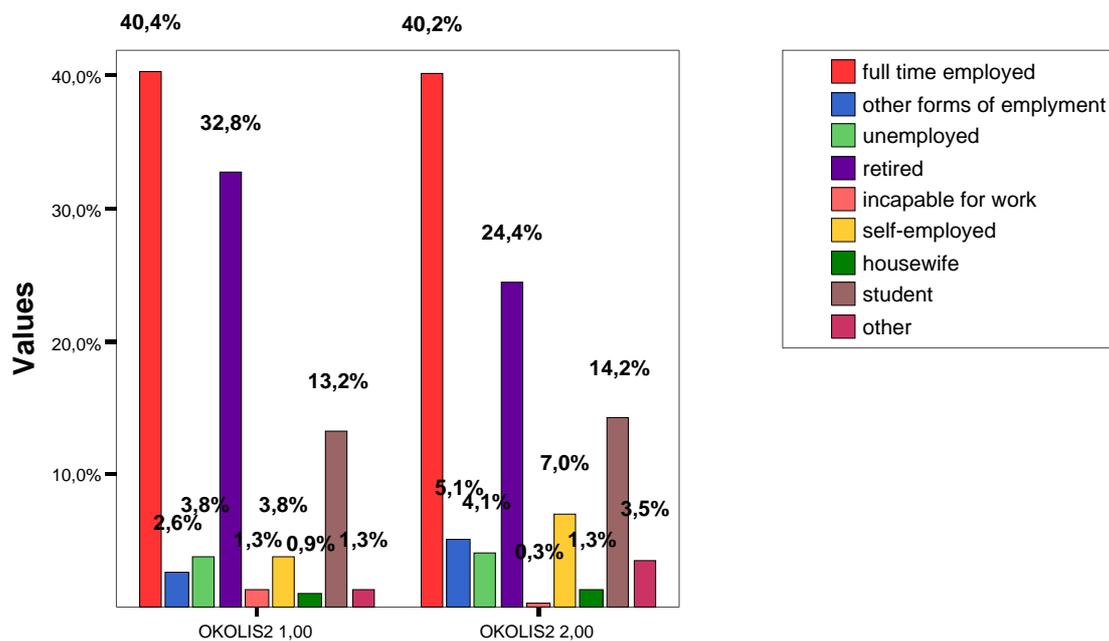
Table 3: Employment status by neighbourhoods

	AN	Old part	Total
Full-time position (8 hours/day)	95	127	222
	40.4%	40.2%	40.3%
Other forms of employment ¹	6	16	22
	2.6%	5.1%	4.0%
unemployed	9	13	22
	3.8%	4.1%	4.0%
retired	77	77	154
	32.8%	24.4%	27.9%
Incapable of working	3	1	4
	1.3%	.3%	.7%
Self employed	9	22	31
	3.8%	7.0%	5.6%
Housewife, landlady, doing housework	2	4	6
	.9%	1.3%	1.1%
In education (apprentice,	31	45	76

¹ Includes: Part-time position (> 4 and < 8 hours/day), Part-time position (< 4 hours/day), Occasional employment.

student)			
	13.2%	14.2%	13.8%
other	3	11	14
	1.3%	3.5%	2.5%
total	235	316	551
	100.0%	100.0%	100.0%

Graph 2: Employment structure by neighbourhoods



The disposable income structure shows that approximately one third of households (34%) belong to the lower income group (less than 840 €), a little more (38%) to the median income group (840 € to 1680 €), and a quarter (28%) to the higher income group (more than 1680 €).

There were no big differences in income structure between the neighbourhoods. The highest income group of households has a higher share in the AN part (31%) than in the old part (26%).

It is interesting to note that of the three-member households 23% belong to the lowest income group (less than 840 €), and another 17% of 4-member households also belong to this group. The shares are shown in the table below.

Table 4: Income by number of household members

Number of household members	Lower income	Median income	Higher income	Total
1 member	53	15	3	71
	74.6%	21.1%	4.2%	100.0%
2 members	56	84	39	179
	31.3%	46.9%	21.8%	100.0%
3 members	26	42	43	111
	23.4%	37.8%	38.7%	100.0%
4 members	16	38	42	96
	16.7%	39.6%	43.8%	100.0%
5 or more members	9	8	20	37
	24.3%	21.6%	54.1%	100.0%
	160	187	147	494
	32.4%	37.9%	29.8%	100.0%

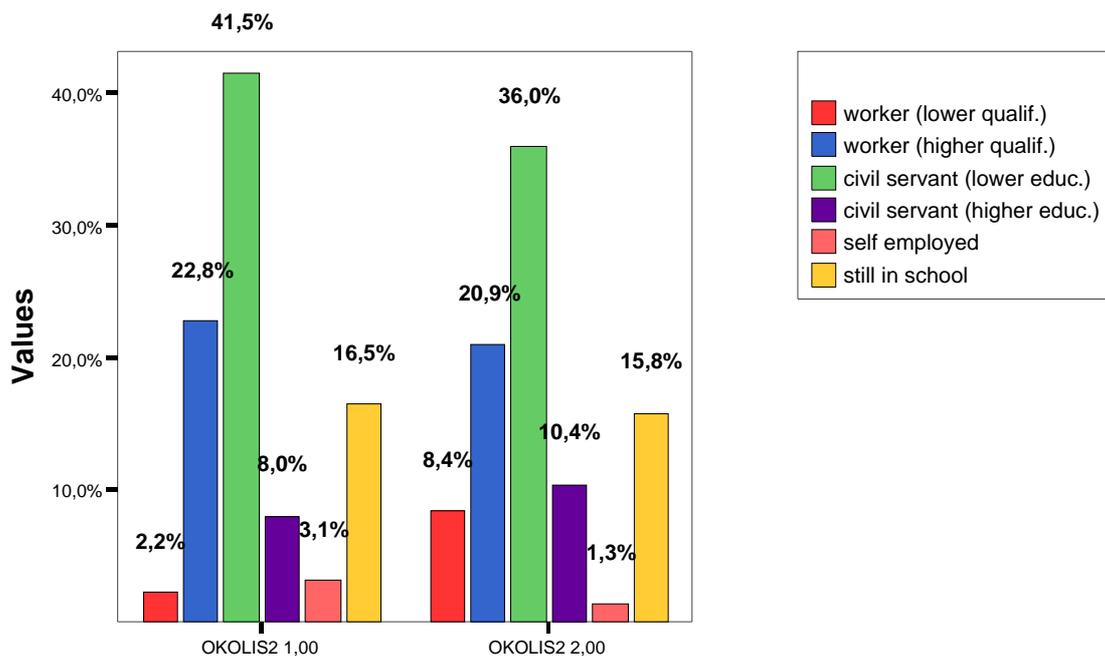
The educational structure in the city centre shows a rather high share of people with a high education level. Only 9% of respondents had a low education level (elementary school or less), almost half the respondents (47%) had a secondary education level (vocational or high school), and 44% had a higher education level (completed university or a higher degree). There were no significant differences in educational structure between the neighbourhoods.

The occupation structure in the city centre shows a high share of civil servants: 22% of respondents are civil servants with a low education level and 38% civil servants with a higher education level. Other groups have lower shares. Only the share of people still in training/school is also significant - 16%. There are some differences between the two neighbourhoods. In the AN part the share of workers is lower (8%) than in the old part (16%), and that of civil servants is higher (64%) than in old part (56%).

Table 5: Occupational status by neighbourhoods

	AN	Old part	Total
Worker (lower qualif.)	5	25	30
	2.2%	8.4%	5.8%
Worker (higher qualif.)	13	21	34
	5.8%	7.1%	6.5%
Civil servant (low educ.)	51	62	113
	22.8%	20.9%	21.7%
Civil servant (higher educ.)	93	107	200
	41.5%	36.0%	38.4%
entrepreneur	18	31	49
	8.0%	10.4%	9.4%
Don't know	7	4	11
	3.1%	1.3%	2.1%
Still in school	37	47	84
	16.5%	15.8%	16.1%
	224	297	521
	100.0%	100.0%	100.0%

Graph 3: Occupational status by neighbourhoods



Car availability

The majority of respondents owned at least one car. A little over half owned one car (56%), almost a fifth owned two cars (19%), while a similar share (23%) did not own a car. There were no differences between the neighbourhoods, except for the answer “I don’t have a car”: one-fifth in the AN part, one-fourth in the old part.

Workplace

Answering the question “What is the distance to your place of work (training), a majority (approx. 30%) answered that they live very near, i.e. within a distance of up to 1 km of their workplace. A large group (approx. 20%) lived up to a distance of 2 km. These data correspond to those indicating the distance to workplace in minutes (approx. 40% of respondents lived within a 10-minute range from their place of work), and to the data showing the most common means of transport used to get to work. The largest group of respondents (approx. 30%) stated that they usually walk or cycle to their workplace (approx. 7%). Only approximately 23% use a car (15%) or bus (8%) for this purpose.

There were no significant differences between the two neighbourhoods. The average time needed to get to the workplace/place of training was the same (15 minutes). There was, however, a difference in the average distance to the workplace/ place of training: 3,7 km was the average distance in the AN part, and 4,8 km in the old part.

Summary

The sociodemographic structure of the two observed neighbourhoods shows a significant share of older people in the city centre (27% respondents over 60). This is particularly problematical in the AN, where nearly a quarter of respondents were aged over 70, an

evident indication of an aging population in the city centre. A similar conclusion can be drawn from the high percentage of retired people in the city centre (27%).

The share of people living alone is also quite high (20%). By occupational status civil servants dominate in both neighbourhoods (in the AN part – 64%, in the old part – 56%). The educational structure of the city centre is interesting, given that there is a very high share people with a higher education level (44% completed university or had higher degrees). This is well above the national average and shows that the city centre attracts highly educated people.

Personal housing history and present situation

Duration of occupancy

Answering the question "Where in Ljubljana did you live before?", the majority of respondents stated several areas. The most often mentioned areas were Bežigrad (20,3%), Šiška (14,8%), Centre (9,0%), Moste (8,2%), and Trnovo (7,8%). These data show that the majority of respondents, now living in the selected areas, moved there from central areas of the city. Only a small percentage of people moved there from the outskirts (2,0%) or from other, more distant parts of Ljubljana like Sostro (0,8%) or Šentvid (1,6%). Those who moved to Ljubljana from other countries or from the rest of Slovenia (excluding other areas in Ljubljana) can be divided into four major categories. The most numerous one consists of people who moved to Ljubljana from other areas in Slovenia, the second category of people from ex-Yugoslavia, the third one from Europe, but this is not as numerous as the previous two. The last category consists of people who moved from countries outside of Europe and includes only a few respondents.

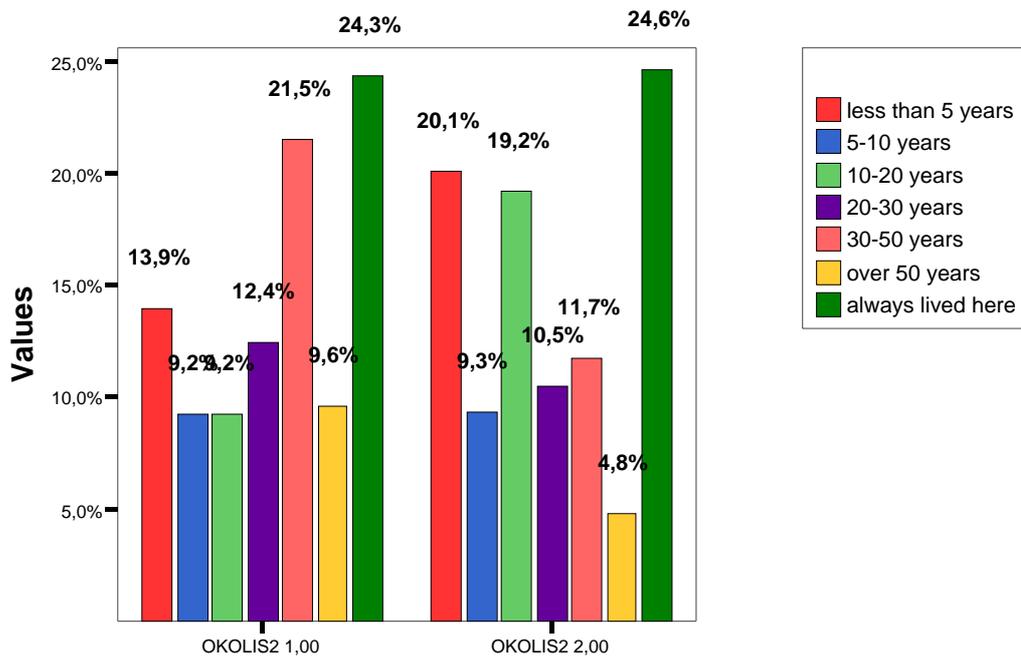
The data show that many respondents had a long history of living in Ljubljana's centre: 24% had always lived in the neighbourhood, while 23% had lived there for over 30 years. Similarly high (17%) is the share of those who had lived in the neighbourhood less than 5 years. The detailed structure is shown in the table below.

Table 6: Duration of living in the neighbourhood

	Frequency	Valid Percentage
Less than 5 years	102	17,4
5-10 years	54	9,2
10-20 years	87	14,9
20-30 years	66	11,3
30-50 years	93	15,9
More than 50 years	40	6,8
Always lived here	143	24,4
Total	585	100,0

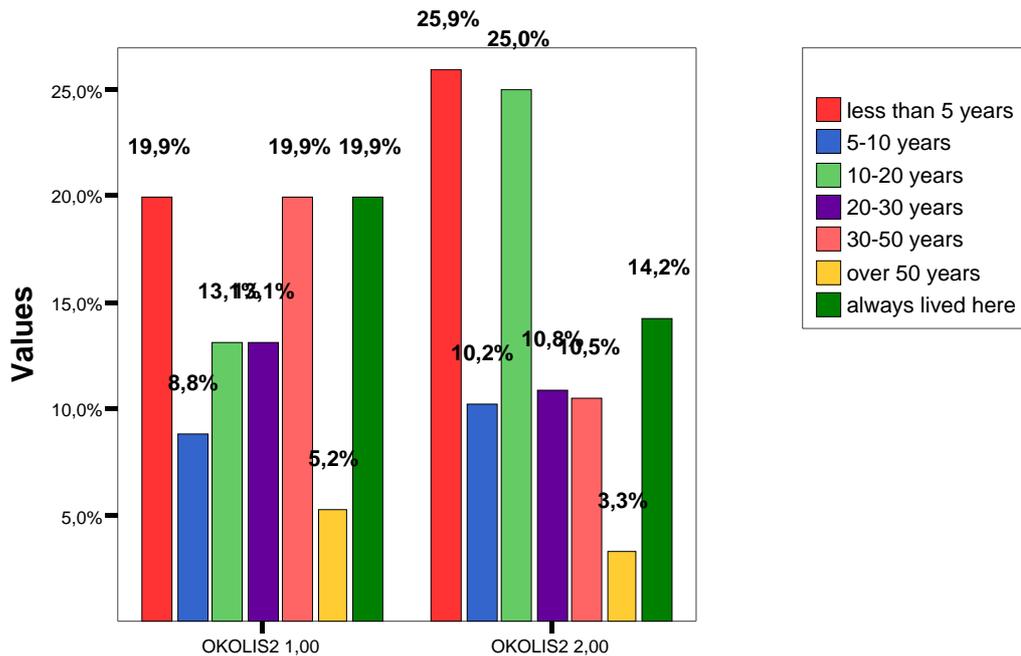
There are significant differences in the duration of living in the neighbourhood between the two neighbourhoods. In the AN part, the share of those having lived there less than 5 years is lower (14%) than in the old part (20%), and a significantly higher share had lived in the neighbourhood for over 30 years (31%) than in the old part (17%).

Graph 4: Duration of living in the neighbourhood by neighbourhoods



Furthermore, 17% of respondents had always lived in the present dwelling. Almost a quarter had lived in the present dwelling less than 5 years (23%). The share of respondents who had lived in the dwelling between 5 and 20 years was 30%, and those with over 20 years 31%. There are again some differences between the neighbourhoods. In the AN part, the share of those who had lived there less than 5 years was lower (20%) than in the old part (26%), and that of those with over 30 years in the same dwelling was higher (25%) than in the old part (14%). This corresponds to the differences in shares by length of living in the neighbourhood.

Graph 5: Duration of living in the present dwelling by neighbourhoods



Reasons for moving to the neighbourhood

The most frequently cited reasons for moving to the neighbourhood were:

- to be close to workplace/training place/college (37%),
- the suitability of the dwelling (the dwelling meets their needs) (37%); and
- allocated flat (26%).

Other important reasons were the easy access to the city centre (17%), the variety of cultural venues (16%), moderate rent/price of the dwelling (13%) and moving into one's partner's flat (12%). All other reasons seemed to be less important.

When comparing the two neighbourhoods in the city centre (the old part and the AN part), there were no significant differences in the most important reasons for moving to the neighbourhood. But there were nevertheless differences. The reason "the dwelling meets my needs" was slightly more important in the old part than in the AN part (42% and 31% respectively), and having been allocated the flat was slightly less important in the old part than in the AN part (23% and 31% respectively). The inhabitants of the AN part cited more often that "the facilities for children were good" (10% in comparison to 5% in the old part) and that "the city centre was easily accessible (20% and 15% respectively). On the other hand, the inhabitants from the old part more often cited that "the rent/price of the dwelling was moderate" (16% and 9% in the AN part).

Table 7: Reasons for moving to the neighbourhood

	AN	Old part	Total
- The dwelling met my needs	31.3	41.5	37.2%
- I/we was/were allocated this flat.	30.8	23.0	26.3%
- Green environment.	2.7	4.4	3.7%

- Good-image neighbourhood	4.9	6.9	6.0%
- Good facilities for children (day nurseries, schools).	10.4	5.6	7.7%
- Moderate rent/price.	8.8	15.7	12.8%
- Moved into my partner's flat.	16.5	9.3	12.3%
- Variety of cultural venues.	18.7	14.5	16.3%
- Variety of restaurants.	1.1	2.4	1.9%
- Vicinity of working place/training place/college	39.6	35.5	37.2%
- Relatives/friends living there.	3.8	4.8	4.4%
- Easy access to the city centre	20.3	14.9	17.2%
- Area well-served by public transport.	6.6	3.2	4.7%
- Quiet neighbourhood	4.4	9.3	7.2%

Tenure structure

The tenure structure showed ownership to prevail, as 65% of respondents owned the dwelling they lived in². A little less than a third (31%) lived in a rented dwelling, and 7% rented public housing facilities. Because the denationalisation process has a significant impact on the tenure situation in Slovenia, we included a question about the issue. The survey showed that 14% of flats were gained through denationalisation procedures. Additionally, 6% of flats were rented, but still in the process of being denationalised. The detailed structure is shown in the table below.

Table 8: Tenure structure by neighbourhood

	AN	Old	Total
- Rented municipal flat	4,0	8,7	6,7%
- Rented co-operative flat	2,4	0,9	1,5%
- Rented flat - held in trust	4,4	7,7	6,2%
- Private rented flat – owner lives in the same building	2,0	3,9	3,1%
- Private rented flat – owner lives in the town/in the surroundings	5,2	7,2	6,3%
- Private rented flat – owner lives elsewhere	8,0	4,5	6,0%
- Private rented flat which is owned by a joint stock company/real estate fund	1,2	0,3	0,7%
- Owner-occupied flat	67,8	62,7	64,9%
- Flat with another owner, that is...	1,6	1,2	1,4%
- Subletting	1,2	1,8	1,5%
- I don't know.	2,0	1,5	1,7%

There are certain differences in the tenure structure between the two observed neighbourhoods in Ljubljana. The share of owner-occupied flats is slightly smaller in the old part (63%) than in the AN part (69%), and the share of rented municipal flats is bigger (9% in the old part, 4% in the AN part).

Housing quality

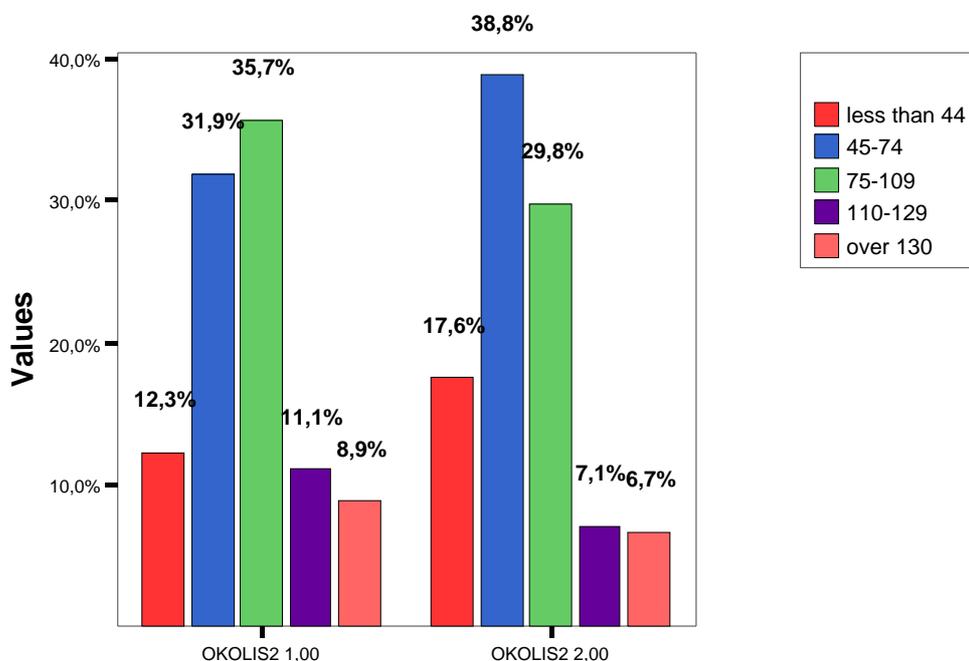
The average size of a dwelling is 79 m² and above the national average (71.1 m²³). On average it has 2.8 rooms. Classified into groups by size of dwelling, the highest shares of respondents are in the groups with 45-74 m² (32%) or 75 to 109 m² (32%). 15% of respondents live in dwellings with less than 45 m². There are again some differences

² The latest population census data (2002) show that 92% of dwellings in Slovenia are in the private ownership. One of the explanatory factors for the lower share of owners, living in their dwellings, in this survey could be the higher share of de-nationalised dwellings (in the city centre) – these are rented.

³ Source: National statistical office, Population census 2002. The number refers to the useful floor space, (year 2000).

between the neighbourhoods. Due to a lower share of dwellings with less than 45 m² (12%) the average dwelling is bigger in the AN part than in the old one (18%), and dwellings with over 110 m² (20%) have a bigger share than in the old part (14%).

Graph 6: Size of dwelling by neighbourhoods



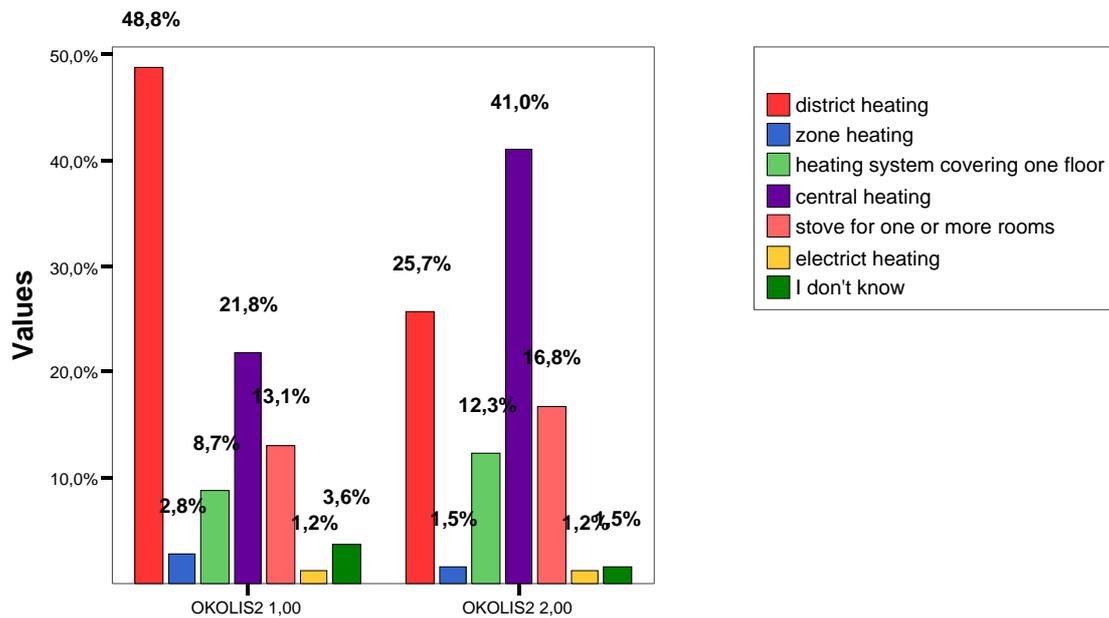
A significant share of respondents have only one room (12%), almost a third (30%) have a dwelling with one and a half or two rooms, and more than a third (37%) have a dwelling with two and a half or three rooms. 21% of respondents have a dwelling with more than three rooms. Again, there are differences between the neighbourhoods. In the AN part, the share of flats with one room is lower (9%) than in the old part (15%), and that of flats with more than three rooms is higher (27%) than in the old part (17%).

Half of the dwellings have a balcony, a little more (52%) have a separate storage room. More than one third (38%) of respondents also had flats with soundproofed windows. Almost all flats (97%) have a bathroom with shower/tub and toilet. A large share (64%) of respondents also has access to the Internet. There are no significant differences in these features between the neighbourhoods. An exception is the slightly higher share of dwellings with a separate storage room in the AN part - 57%, compared to 49% in the old part.

Among different kinds of heating, the most common ones are district heating (36% of respondents) and central heating (33%). Stoves for one or more rooms are not uncommon and their share is 15%.

There are significant differences between the AN and the old part of Ljubljana in the types of heating that are commonly used. In the AN part, district heating (49%) is the most common, while central heating is less important (22%). In the old part, the situation is reversed, as district heating is less predominant (26%) and central heating is the most common (41%).

Graph 7: Type of heating system by neighbourhoods



Housing costs

The respondents spent on average 33% of their income on housing costs, with 60% stating that they spent 30% or less and 40% more than 30% (14% spend more than 50% of their income on housing).

Table 9: Housing costs

Share of housing costs	Total
Less than 15%	19%
15% to 30%	41%
30% to 50%	26%
Nad 50%	14%

There were no differences between the two neighbourhoods.

A not uncommon item in the costs of households was the fee for a parking space. More than a third of respondents (35%) paid for a parking space for one car, while a small share (6%) paid for more than one car.

Housing satisfaction

The satisfaction with the dwellings is extremely high: 43% respondents were very satisfied (and 40% fairly satisfied) with the size of their dwellings. Satisfaction included the number of rooms and floor plan, where 28% were very satisfied with the floor plan (and 44% fairly satisfied) and 33% were very satisfied with the number of rooms (42% fairly satisfied). The satisfaction with the flat is quite high in general: more than half the respondents (57%) were fairly satisfied (and 29% very satisfied). The lowest satisfaction was with the level of

renovation: only 11% of respondents were very satisfied with it, and 52% rather or very dissatisfied with it.

Table 10: Satisfaction with dwelling

	<i>Very satisfied</i>			<i>Fairly satisfied</i>			<i>Rather dissatisfied</i>			<i>Very dissatisfied</i>		
	AN	Old	Tot.	AN	Old	Tot.	AN	Old	Tot.	AN	Old	Tot.
- Size in square meters	46.5	40.2	42.9 %	40.3	39.9	40.1 %	9.5	14.6	12.4 %	3.7	5.3	4.6%
- Floor plan	27.2	27.8	27.5 %	44.8	44.2	44.4 %	23.4	18.6	20.7 %	4.6	9.5	7.4%
- Number of rooms	36.6	30.6	33.2 %	46.0	39.4	42.2 %	14.5	21.9	18.7 %	3.0	8.1	5.9%
- State/level of renovation	13.1	9.7	11.2 %	39.0	35.5	37%	27.5	25.8	26.5 %	20.3	28.9	25.3 %
- Flat in general	30.2	27.4	28.6 %	56.2	56.9	56.6 %	11.5	12.9	12.3 %	2.1	2.8	2.5%

The difference between the two neighbourhoods is in the satisfaction with two particular characteristics: the flat's size and the number of rooms. The respondents in the AN part of Ljubljana seemed to be more satisfied with the size (87% very or fairly satisfied) and number of rooms (83% very or fairly satisfied), while the satisfaction in the old part was slightly lower (80% very or fairly satisfied with the size and 70% with the number of rooms).

Renovation needs

The survey data show that some renovation was carried out over the last 2-3 years, because only 30% respondents said that there had been no renovation at all. In general, though, the shares of respondents who had renovated some part of the building or flat were low. Only 14% had renovated the heating system, 7% the electric installation, 11% sanitary facilities. A slightly higher share had renovated the facade (19%), windows (18%) or stairway entrance (17%). The largest share (34%) had the roof renovated. Consequently, two thirds of respondents (66%) felt further renovation of their flat to be necessary and an even higher percentage (83%) that their tenement block required renovation.

Answering the question what further renovation work was necessary, most residents listed several items (not just one). The most frequently cited necessary renovation was that of *the building's exterior* – the facade and roof.

The second largest group of answers referred to renovating *the flats*. Here, the most common items were: windows, bathrooms, installations (plumbing, heating, electricity, etc.).

A third, significantly smaller group, included the renovation of common spaces (elevators, corridors, staircases, entrances, and the like). Here, it was impossible to distinguish which common spaces the respondents had in mind (corridors and staircases can be part of a tenement block or individual houses). The fourth (small) group consisted of respondents, who felt that quite everything should be renovated.

There are no significant differences in the types of renovation carried out in the last years in both observed parts of Ljubljana. The only major difference concerns renovation of "the entrance and stairway". 21% respondents in the AN part answered that this part of their buildings had been renovated, compared to 14% in the old part. The survey also indicates

that slightly less renovation was carried out in the old part: 33% respondents said there had been no renovation at all, compared to 26% in the AN part. There were no differences between the neighbourhoods in the claimed necessity of further renovation.

Summary

The survey shows that the respondents on average had lived quite long in the neighbourhood. A quarter had always lived there, and another quarter more than 30 years. However, a significant share had lived in the neighbourhood less than 5 years (17%), indicating that there is some migration in the neighbourhood. In the AN part the share of those having lived in the neighbourhood longer than 30 years is higher (this partly corresponds with the higher share of older people in the neighbourhood). Among the reasons for moving to the neighbourhood, the neighbourhood itself seemed to be less important. The most important reason was the dwelling itself (suiting the respondent's needs), and the vicinity of the workplace/college. However, the city centre's accessibility is one of the four most important reasons for moving to the neighbourhood.

The dwellings in the observed areas are quite spacious and well equipped. Consequently, the high satisfaction rate does not come as a surprise. An important housing issue is the level of renovation, because a majority of respondents are not satisfied with it and mentioned several items that needed renovation. The need for renovation of buildings in the city centre is therefore clearly evident from the survey.

Subjective perception and evaluation of the neighbourhood and residential environment

Subjective relationship

The survey shows that people spent many hours in their flat during weekdays as well as weekends. The average period people spent in their flat from Monday to Thursday, is 9.1 hrs, Fridays 7.5 h, Saturdays 8.6 hrs and Sundays 8.3 hrs.

The average time they spent in public places in the city centre is 2.3 hrs during weekdays (Monday to Thursday), but less during weekends: Fridays 1.9 hrs, Saturdays 1.7 hrs, and Sunday 1.2 hrs.

There were significant differences in the time people spent at home or in public spaces when analysed by age groups. The young on average spent significantly less time at home than older people: 5 to 7 hours at home (less during weekends than on weekdays) against over 8 hours among the older age groups (those older than seventy more than 11 hours; again less during weekends than weekdays). Interestingly, the differences between the age groups are not so distinct by time spent in public places in the centre. All age groups spent between 1.5 and 3.5 hrs in public places during weekdays, and slightly less during weekends. The lowest average was registered in the age groups between 30 and 60 years. The age groups under 30 and over 60 had higher averages (that is: they spent on average more time in public spaces in the city centre).

Satisfaction with the neighbourhood's features was quite heterogeneous. Extremely high satisfaction ("very or fairly satisfied") referred to the following features:

- restaurants (81%),
- cultural amenities (82%),
- transport links (81%) and
- social milieu (75%).

Satisfaction was also quite high (“very or fairly satisfied”) with the following features: safety in the neighbourhood (62%), number of doctor's surgeries (64%), conditions of roads and footpaths (61%), cleanliness (55%) and shopping facilities (54%).

Concerning other features, more than half the respondents stated dissatisfaction (“rather or totally dissatisfied”): facilities for adolescents⁴ (50%), public green spaces (52%), noise level (55%), structural state of the buildings (58%) The most extreme dissatisfaction was with the following features:

- air quality (67),
- playgrounds for children (69%) and
- parking spaces (92%).

There are no significant differences between the two neighbourhoods about this topic. We cannot say that the residents of one neighbourhood were overall more satisfied with the listed features than those of the other neighbourhood.

Table 11: Satisfaction with neighbourhood features

	Very satisfied	Fairly satisfied	Rather dissatisfied	Totally dissatisfied
Public green spaces	7.2%	41.3%	33.8%	17.7%
Noise level	11.4%	33.5%	29.8%	25.4%
Playgrounds for children	4.3%	26.3%	31.4%	37.9%
Facilities for adolescents	8.6%	41.3%	27.2%	22.9%
Restaurants	26.8%	54.5%	16%	2.6%
Cultural amenities	30.6%	51.6%	15%	2.8%
Condition of roads and footpaths	11.2%	50%	26.1%	12.7%
Social milieu	11%	63.6%	21.2%	4.2%
Shopping facilities	14.6%	39%	30.2%	16.2%
Safety in the neighbourhood	13.5%	48%	28.5%	9.9%
Transport links	31.9%	49.5%	13%	5.6%
Cleanliness	10.5%	44%	32.1%	13.4%
Structural conditions of the buildings	4.3%	37.7%	38.1%	19.9%
Parking spaces	1.8%	7.7%	20.6%	69.9%
Air quality	1.9%	30.7%	40.1%	27.2%
Number of doctor's surgeries	14%	49.5%	21.1%	15.4%

People feel sufficiently informed about what is going on in the city centre, because 73% claimed they feel definitely or quite sufficiently informed. The most common information source, through which people find out about what is going on in Ljubljana, are daily newspapers (69%), radio (48%), TV (44%) and by word of mouth (41%). Also quite significant are public notice boards (27%) and the monthly city magazine – »Ljubljana« (24%).

No significant differences were noted between the two neighbourhoods in this aspect. The only considerable difference concerns daily newspapers as an information source. The inhabitants of the AN part use them as a source for information more often than those of the old town (76% and 63% respectively). They also obtain more information about events in Ljubljana from the local TV station than the residents of the old town (51% compared with 38%). On the other hand, the residents of the old town gain more information from public notice boards than those in the AN part (22% and 31% respectively). Overall, notice boards seem to be a less important source of information than daily newspapers and local TV stations.

⁴ In the Slovene questionnaire the topic “facilities” was very broadly translated as establishments for adolescents and consequently might not be completely comparable.

Table 12: Source of information by neighbourhood

	AN	Old	Total
Daily newspaper	75.5	63.2	68.5%
Weekly newspaper	11.5	11.7	11.6%
Monthly magazine "Ljubljana"	24.5	24.0	24.2%
Local radio	50.2	46.7	48.2%
Local TV	51.4	37.7	43.6%
Public notice boards	22.1	30.5	26.9%
Internet	17.1	14.4	15.5%
Word of mouth	42.7	40.4	41.4%
Other ways, specify.			5.4%
I am not interested in this kind of information	2,0	1,8	1,9%

A little over a third of respondents (36%) answered that local organisations on a voluntary basis existed in the neighbourhood, while over a half (almost 58%) of residents had no knowledge of their existence in the centre of Ljubljana. There are almost no differences between the two neighbourhoods regarding this theme. A small share, less than 15% of respondents, is active in their area.

Around 12% of respondents answered the open question about their activities in the residential area. The answers were quite heterogeneous; it seems that respondents understand activities in quite different terms. However, some answers can be grouped.

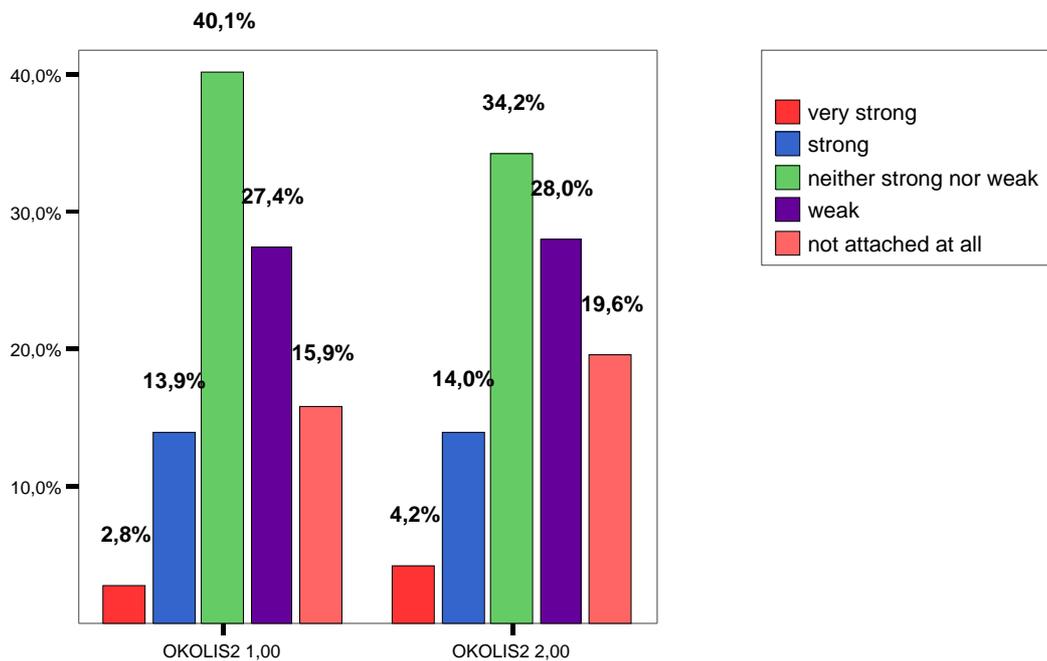
The first group includes the most common answers about *the living environment* and it has two subgroups. Many people stated that they shovel snow, help cleaning the immediate surroundings by picking up garbage and bottles. Some said they swept their side of the street. Others listed more formalised activities within their building, such as participating in owners' meetings, and two respondents were housekeepers. Two persons stated that they participated in civil initiatives – one was active in the initiative against the construction of a funicular to Ljubljana Castle - one of the important issues at the moment in Ljubljana.

Another group of answers concerns *activities within associations*. The respondents mostly listed sport activities and some other activities in which they participated for their own welfare. We believe that these respondents understood the question more in the sense "whether the facilities for their activities are in Ljubljana's centre". On the other hand, some listed more "altruistic" activities in which they participated to help others. Most of them were blood donors participating in the activities of the Red Cross. Some of them help aged persons either within associations of pensioners or individually, helping a neighbour or someone they know.

The third group of answers lists the reasons for not participating in activities: illness, old age, and the lack of time prevail.

When asked how strongly they feel connected to the neighbourhood, nearly half of the respondents (46%) stated that they do not feel strongly connected or do not feel connected at all, while over one third (37%) said they feel neither connected nor disconnected. Only 28% of respondents said that they feel strongly or fairly connected to the neighbourhood. There are no significant differences between the neighbourhoods.

Graph 8: Attachment to the neighbourhood by neighbourhoods



Changes in the neighbourhood

The answers referring to changes in the neighbourhood revealed serious negative trends. 42% of respondents felt that the overall situation had worsened in the past 2-3 years, while only 28% felt that it had improved. There are only slight differences between the two neighbourhoods – slightly more residents of the old part (25%) felt that the situation had improved than those of the AN part (29%). The shares of residents who felt that the situation had worsened are almost the same (41% in the AN part, compared to 42% in the old part).

The answers to the question what had changed in the neighbourhood can be divided into two major groups: those referring to positive changes and those listing negative changes. The group of respondents who listed negative changes is bigger than that of residents listing positive changes.

Mainly negative changes can be classified into three major groups:

- *environmental degradation,*
- *bad traffic conditions and*
- *depopulation (moving out) of the city centre.*

The last group, depopulation of the city centre, is the largest. In this group, the most important issues stated were depopulation, decline of cultural activities and closing of stores (mainly groceries, but also stores in general). Respondents who complained about bad traffic conditions form the second largest group (here, the most frequently mentioned problem is parking). The third group, labelled environmental degradation, is much smaller and can be

divided into two distinct subgroups. One consists of respondents mentioning noise as the disturbing factor, which had worsened in recent years (mainly noise from the traffic and restaurants) and the other group focused on the (lack of) cleanliness of the surroundings.

Among the respondents listing positive changes in the neighbourhood, the largest group consisted of residents mentioning the *city centre's liveliness*, specifically the high number of cultural events in the neighbourhood.

The other answers can be divided into additional three groups:

- *improved traffic conditions* (often mentioned were good cycling paths),
- *renovation of buildings* (mainly of facades) and
- *well-kept environment* (mainly cleanliness).

The last group is the smallest.

The respondents did not know about the URBAN II programme as only 6% said that they had ever heard about it. Among those who had, 30% (9 people) believed that it has prompted some changes in the city centre. When we analysed the changes mentioned by them, it was clear that most of them had no real knowledge of URBAN II.

Ecological situation

Among the disturbances occurring (“constantly or often”) in the residential environment the respondents most frequently referred to:

- street pollution (53%),
- traffic noise (49%) and
- smells and emissions (43%).

Other quite disturbing factors mentioned as occurring either constantly or frequently were noise disturbance caused by passer-bys (32%), vandalism (31%), attempted burglaries and thefts (27%), noise caused by restaurants and clubs (26%), graffiti (25%). Relatively unimportant sources of disturbance occurring were noise from businesses (7%) and noise caused by neighbours (17%).

A comparison of the two neighbourhoods reveals some important differences between the answers. 35% of residents of the AN part report constant traffic noise, while only 17% from the old part stated that it was a constant problem in their neighbourhood. The same difference shows when comparing the answers concerning smells and emissions – 31% of the residents of the AN part perceives it as a constant problem, compared to only 11% of those in the old part. On the other hand, slightly more residents of the old part felt that noise disturbance caused by neighbours (5%) and restaurants (12%) was a constant problem in their neighbourhood, compared with 3% noise disturbance by neighbours and 8% by restaurants in the AN part. These answers are not surprising. The AN part is very close to one of the city’s main traffic arteries, whereas the old part is not. On the other hand, the number of popular restaurants in the AN part is smaller than in the old part, which is famous for its restaurants.

Table 13: Disturbing elements in the neighbourhood

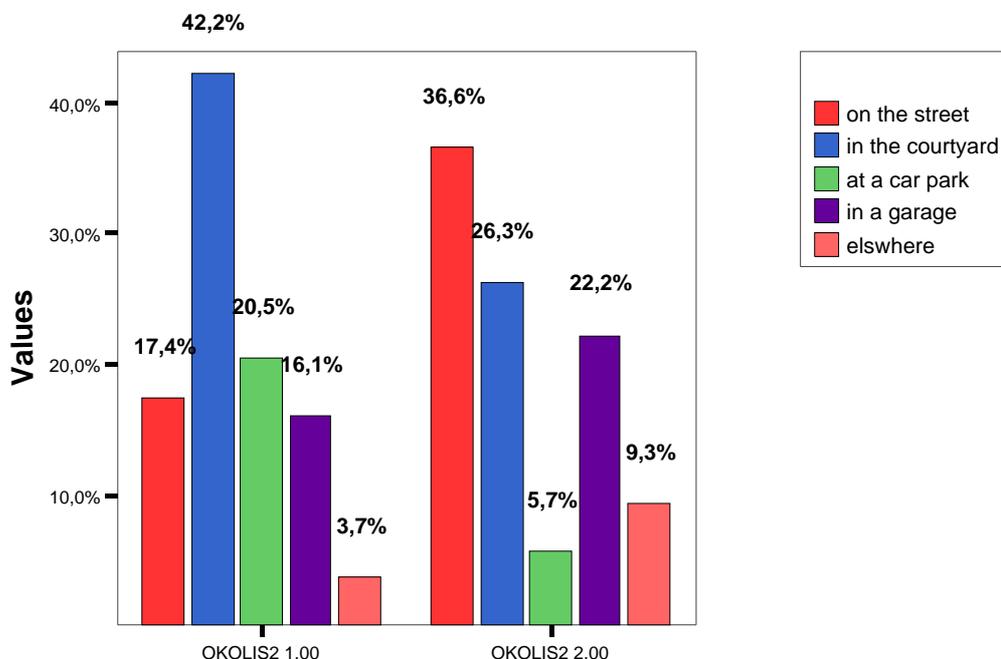
	<i>Constantly</i>			<i>Never</i>			<i>Not disturbing element</i>		
	AN	Old	Total	AN	Old	Total	AN	Old	Total
Traffic noise	35,2	16,7	24,7%	3,2	9,6	6,8%	6,1	20,1	14%
Noise from businesses	1,3	1,9	1,7%	46,3	40,3	42,8%	22,0	29,1	26,1%
Smells and emissions	30,8	11,0	19,4%	7,3	14,8	11,6%	6,8	11,9	9,8%
Noise disturbance caused by neighbours	2,6	5,1	4,1%	23,3	20,3	21,6%	15,9	15,2	15,5%
Noise disturbance caused by passers-by	10,3	8,3	9,2%	12,0	20,1	16,7%	12,0	17,3	15%
Noise caused by restaurants and clubs	8,4	11,5	10,2%	26,9	25,9	26,3%	16,0	17,4	16,8%

Graffiti	8,1	9,2	8,7%	18,7	18,7	18,7%	19,1	18,7	18,9%
Vandalism	10,0	8,7	9,3%	14,4	11,6	12,8%	3,5	5,8	4,8%
Street pollution (e.g. rubbish, dog fouling)	19,0	20,4	19,8%	3,4	3,8	3,6%	2,5	4,7	3,8%
(Attempted) burglaries and thefts	5,1	5,0	5%	9,7	16,6	13,7%	4,2	5,0	4,7%

The majority of respondents do not have a garden (61%), but a quarter of respondents (25%) use a garden or allotment. 10% of respondents have their garden near the building (in front or behind it). The majority of those who have a garden use it constantly or often (58%). There are some differences in the frequency of usage of gardens or allotments. A large share (64%) of respondents from the old part use it often or constantly, compared to 42% in the AN part.

Because the majority of respondents own at least one car (only 23% do not), parking conditions are an important issue. A significant share of respondents (41%) pay for their parking space, while others usually park their car in the courtyard (34%), in the street (28%), or in a garage (19%). A smaller share parks in a car park (12%). Between the two neighbourhoods there is a significant difference in where respondents leave their car, if they do not pay for a parking space, (there are no differences in the shares of respondents who pay for a parking space). In the old part the majority parks in the street (37%) or courtyard (26%), while in the AN part the majority leaves the car in the courtyard (42%), a large share also in a car park (21%) and only 17% in the street.

Graph 9: Where people park their car (if they do not pay for a parking place) by neighbourhoods



People are in general rather dissatisfied with the availability of green spaces. A green area with a sitting area is ranked as satisfactory (rated very or fairly good by 42%), and so is one

including a park (rated very or fairly good by 41%). All other public green spaces in the area were rated as unsatisfactory: playgrounds (rated rather bad or very bad by 53%, while 20% said they are non-existent) and lawns for dogs (again 56% said that there aren't any). The majority of respondents (71%) also mentioned the absence of a cemetery.

Table 14: Satisfaction with public green spaces

	<i>Very good</i>			<i>Fairly good</i>			<i>Rather bad</i>			<i>Very bad</i>			<i>Does not exist</i>		
	AN	Old	Total	AN	Old	Total	AN	Old	Total	AN	Old	Total	AN	Old	Total
Green area with sitting area	8.2	4.5	6%	34.1	37.3	35.9%	31.5	30.9	31.1%	13.8	14.0	13.9%	12.5	13.4	13%
Park/forest	8.8	4.0	6%	30.0	37.7	34.4%	35.0	30.3	32.3%	12.9	14.8	14%	13.4	13.1	13.2%
Playgrounds	4.6	2.8	3.5%	27.1	20.0	23%	30.7	35.2	33.3%	19.3	20.3	19.9%	18.3	21.7	20.3%
Cemetery	3.4	2.2	2.7%	18.4	10.5	13.8%	10.1	8.5	9.1%	2.9	4.0	3.5%	65.2	75.1	70.9%
Lawn for dogs	1.9	2.7	2.3%	12.6	6.4	9%	23.3	17.5	19.9%	11.6	13.1	12.5%	50.7	60.3	56.3%

There are some differences between the AN part and the old part concerning this topic. The residents of the AN part are more satisfied with the available playgrounds (21% - very good and fairly good) and cemeteries (32% -very good and fairly good); in the old part 13% were satisfied with the available playgrounds and 23% with cemeteries (joint: "very good and fairly good" answer options).

The answers to the open question about what could be improved regarding the green spaces in the area can be divided into five groups.

The first and largest group most frequently mentioned *improvement of the hygienic conditions* of public spaces (dog excrements were the major problem mentioned).

The second largest group of answers defined *specific public places* to be improved (or created), but did not elaborate on the reasons. Public parks and greenery were mentioned most frequently, followed by children's playgrounds and lawns for dogs.

The third group of answers referred to the *improvement of the infrastructure* of existing public green spaces (such as benches and lighting). Furthermore, two smaller groups were established. One consists of respondents complaining about problems with specific groups of people in the parks (vagabonds and homeless, drunks and drug abusers), and the other group are respondents who think nothing can be improved (mainly due to the lack of space for greenery in the densely built-up city centre).

Social contacts

General satisfaction about relationships with neighbours is very high: 84% of respondents stated that they were very or fairly satisfied. 40% feel that these relationships are quite close, 33% that they are rather loose. Only 6% stated that they had a very close relationship with their neighbours. There are almost no differences between the answers of residents from the AN part and those from the old part.

The majority of respondents do not have close relatives in the neighbourhood (62%), while 60% have friends in the neighbourhood. Almost half of respondents from the AN area (44%) have relatives within walking distance, in contrast to 33% of respondents from the old part. However, there are no differences between the two neighbourhoods concerning the topic of friends.

Those respondents who have close relatives within walking distance meet them very often: 30% almost every day, 40% about once a week. They also meet with friends quite frequently: 25% nearly every day, 45% about once a week.

Overall assessment of the neighbourhood

The attitude towards the neighbourhood seems quite good, given that 47% would recommend a close friend to move to the city centre. But nearly a third (27%) would not. There are no differences between the two observed neighbourhoods.

This question is interesting not only because of the concrete answers – why they would or would not recommend such a move – but even more because it also gives us some information about how they perceive Ljubljana centre. Almost all respondents listed more than one reason why they would or would not recommend to a friend to move to the city centre. A great deal of respondents listed their reasons. Some also stated that they would not recommend to anyone to move anywhere because it is a decision, which is too dependent on individual preferences.

The two largest groups of reasons are, of course, those for “yes” (would recommend) and “no” (would not recommend).

The most common reason for the recommendation are *vicinity and access*. This refers to all kinds of facilities – the vicinity of cultural venues and facilities, institutions, sport venues and facilities, bookstores, and the Ljubljana market, which is one of Ljubljana’s most lively and special places. Many said that the vicinity of facilities makes life easier and that is greatly influences their time consumption. Some also stated that one of the reasons, why they would recommend to a friend to move to the centre, is that you don’t need a car, nor do you need to use public transport.

The second main reason is the *urban lifestyle*. Some respondents stated that living in the city centre has its charm and atmosphere, while others appreciate “city values” and the variety of choices. Social life is said to be rich in the centre. One of the most frequently mentioned reasons, which is also connected with the first one – vicinity – is being in the middle or being a part of cultural events. Some respondents say that the centre is the most beautiful part of Ljubljana.

As may be gathered from the above, one of the most frequently stated single reasons, why respondents would recommend to a friend to move to the centre is connected with culture. Interestingly, some respondents considered their environment to be peaceful. This contrasts with one of the often-listed reasons, why respondents would not recommend to his/her friends to move to the centre (see below).

The most frequently listed reasons why respondents would not recommend to a friend to move to the centre can be divided into five larger groups. The first is definitely *the traffic*. Within these groups the three most frequently mentioned items are traffic density, the omnipresence of parked cars (“wheels all over the place”) and parking problems. The latter were also the most frequently mentioned single reason and it is clearly one of the most problematic issues for the inhabitants of the city centre neighbourhoods.

The second group of reasons could be defined as *ecological and environmental reasons*. The most frequently mentioned single reason (beside parking problems) is noise. Others referred to where exhaust fumes, smog, animal excrements, that Ljubljana is becoming more and more dirty, and the lack of green areas.

The third group concerns *facilities*. Many respondents wrote that food-stores have almost vanished from the centre and there are very few playgrounds for children. But the written answers also stated that there are too many bars, pubs, and restaurants.

The answers in the fourth group concern *human relations*. The single items from this group and from the fifth group are not as frequent as the above mentioned, but they cannot be ignored. The most common reasons within this group are that people in the centre are rude, that they are bad people, don't know each other, and that the relations between neighbourhoods are not good. Some stated that drunken persons make a lot of noise at night. The issue of safety and criminality was mentioned by only a handful of people (four).

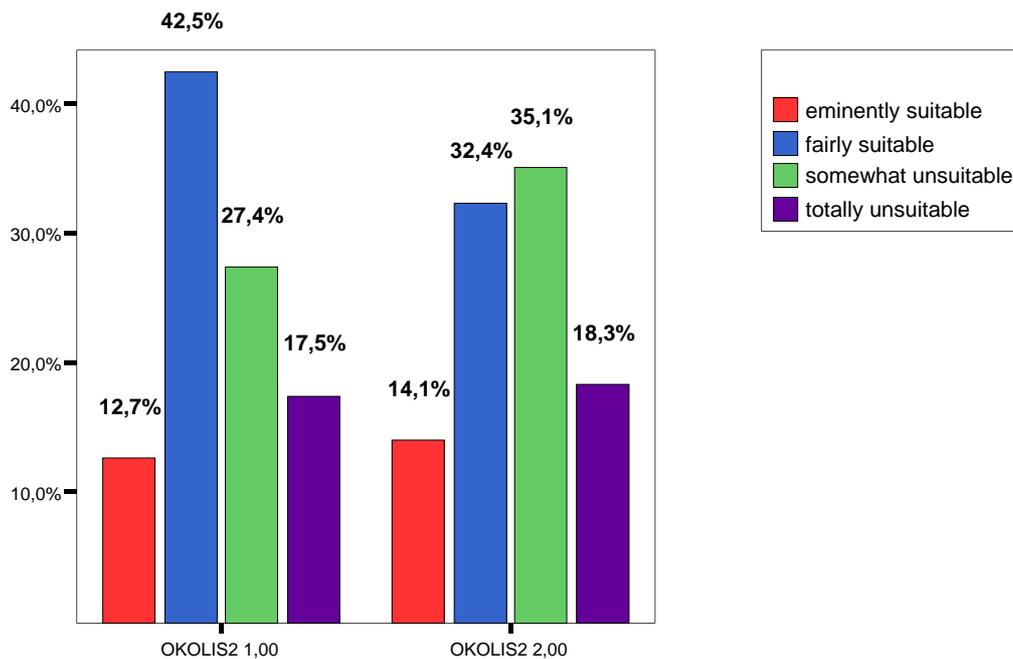
The fifth group of reasons concerns *housing issues* and the quality of living. As with the fourth group, these items were not mentioned as frequently as those in the first three groups. To the respondents many dwellings seemed to be too expensive or low quality. The higher-quality dwellings were said to be so expensive as to be beyond the means of most people.

A small category of answers was based on social groups and categories. For instance, many respondents said they would not recommend to friends with children - or planning to have children - to move to the centre, because it was not a good place to raise children. But they would recommend to middle-aged or elderly friends to move to the centre.

The answers concerning the elderly are contradictory. As mentioned above, some would recommend to older people to move to the centre, because there more of the facilities they require are available there. Others, however, would not advise them to move because of the noise and way of life.

The question whether the neighbourhood is perceived as a suitable place for children is closely connected with the issues mentioned above. And the answers were completely divided. Half the respondents felt that the neighbourhood was a rather unsuitable or totally unsuitable place for bringing up children, while the other half thought it suitable. Slightly more respondents from the old part think that it is an unsuitable place (53%), compared with respondents from the AN part (45%).

Graph 10: Suitability of the neighbourhood for children by neighbourhoods



The large majority of respondents (82%) felt that something is lacking in the city centre. The share was high in both neighbourhoods. Many respondents listed what they thought was lacking. The most common answers referred to the issues of cars, the lack of parking spaces, garages, rush hours, traffic regulation etc. Some respondents also suggested using alternative means of transport like the tramway or bicycle. A second large group consists of respondents who were not pleased with the range of shopping facilities, clubs, restaurants and other “urban activities”; they especially miss diversity and uniqueness in these facilities, which seem to become increasingly standardized and impersonal. A large group of presumably older people, however, felt that the central areas were increasingly chaotic and “untidy”. These respondents would like to exercise more control on facilities that mainly operate at night. They wanted severe restrictions on clubs, restaurants and other facilities that produce noise. The last major group of respondents consists of people who would like to improve the appearance of the city’s central areas; what they particularly miss are more green areas and faster renovation of older buildings.

Summary

The dissatisfaction with some characteristics of the city neighbourhood is quite high, in particular with parking spaces and maintenance of buildings, noise, and air quality. It is important to note the high dissatisfaction with facilities for adolescents and children playgrounds, because these features are extremely important to families.

More than 40% of respondents also felt that the situation in the city centre had worsened. Among the changes, the most important negative trends were bad traffic conditions, environmental degradation (problems with noise and cleanliness) and the depopulation of the city centre (closing of stores, a decline in cultural activities). It is not surprising therefore that among the disturbances in the residential environment the most frequently mentioned ones are traffic noise, smells and emissions and street pollution. Similarly, dissatisfaction with the green spaces in the neighbourhoods was quite high. Most importantly, many necessary

green public spaces did not even exist according to a high share of respondents (for example lawns for dogs, playgrounds, etc.). Satisfaction with the residential environment was therefore quite low in some aspects. These factors can be linked to the low share of people who felt that the city centre is a suitable place to bring up children (half of respondents felt that it is not).

The social relationships in the neighbourhood, on the other hand, were considered to be good, because a large majority of respondents were satisfied with their neighbours. Almost two thirds of respondents had friends in the neighbourhood, while close relatives were not so common (two thirds did not have close relatives in the neighbourhood).

Intentions to move or stay

Mobility wishes

The survey shows that approximately one third of respondents considers moving. A third (36%) would definitely or probably like to move to another dwelling, and 27% would definitely or probably like to move to another residential area.

There are significant differences in mobility wishes by household type. Higher shares of people who would want to move (“definitely or probably”) to another dwelling were registered among single parents (55%), those living with their parents (48%), and those living with a partner and children (41%); lower shares are registered among those living alone (28%) and those living with a partner without children (27%).

Table 15: Intentions to move to another dwelling by household type

	Yes, definitely	Yes, probably	Probably not	Definitely not	
I live alone	14	16	29	47	106
	13.2%	15.1%	27.4%	44.3%	100.0%
Single parent	13	11	12	8	44
	29.5%	25.0%	27.3%	18.2%	100.0%
With partner, without children	17	11	37	40	105
	16.2%	10.5%	35.2%	38.1%	100.0%
With partner and children	26	40	52	45	163
	16.0%	24.5%	31.9%	27.6%	100.0%
I live in a flat-sharing community	4	7	16	9	36
	11.1%	19.4%	44.4%	25.0%	100.0%
With parents	12	17	19	13	61
	19.7%	27.9%	31.1%	21.3%	100.0%
With children		1	1	4	6
		16.7%	16.7%	66.7%	100.0%
I live in another way	2	7	15	8	32
	6.3%	21.9%	46.9%	25.0%	100.0%
Total	88	110	181	174	553
	15.9%	19.9%	32.7%	31.5%	100.0%

Not many people wanted to move to another residential. The share of respondents who would probably or definitely not move to another residential area is higher among those living alone (83%) and those living with a partner and without children (81%); it is lower among single parents (67%), those living with a partner and children (63%) and those living with their parents (69%).

Table 16: Intentions to move to another residential area by household type

	Yes, definitely	Yes, probably	Probably not	Definitely not	
I live alone	4	13	33	52	102
	3.9%	12.7%	32.4%	51.0%	100.0%
Single parent	8	7	18	12	45
	17.8%	15.6%	40.0%	26.7%	100.0%
With partner, without children	8	12	43	42	105
	7.6%	11.4%	41.0%	40.0%	100.0%
With partner and children	29	32	46	59	166
	17.5%	19.3%	27.7%	35.5%	100.0%
I live in a flat-sharing community	3	4	18	10	35
	8.6%	11.4%	51.4%	28.6%	100.0%
With parents	3	16	24	18	61
	4.9%	26.2%	39.3%	29.5%	100.0%
With children		1	1	4	6
		16.7%	16.7%	66.7%	100.0%
I live in another way	1	8	10	13	32
	3.1%	25.0%	31.3%	40.6%	100.0%
Total	56	93	193	210	552
	10.1%	16.8%	35.0%	38.0%	100.0%

Considering mobility wishes by employment status, the lowest shares of respondents who would like to move to another dwelling or another residential area are among the retired (14% and 11%, respectively, would definitely or probably like to move). Higher share of respondents who would like to move to another dwelling are registered among the fully employed (42% definitely or probably) and among students (45% definitely or probably). The share of those who would like to move (“definitely or probably”), to another residential area is similarly high among the fully employed (37%) while it is much lower among students (23%).

Table 17: Intentions to move to another dwelling by employment status

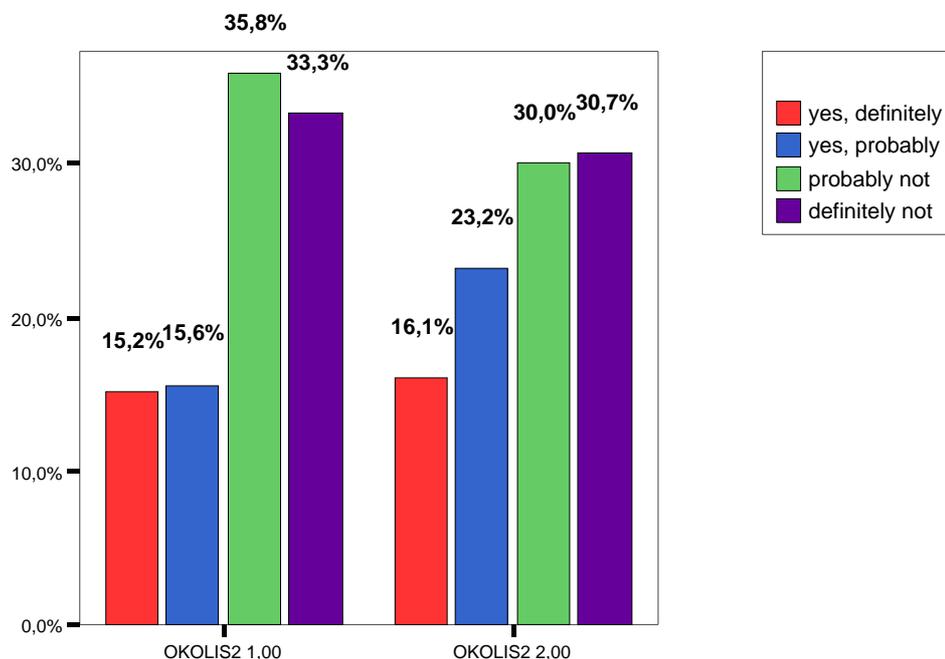
	Yes, definitely	Yes, probably	Probably not	Definitely not	
Full time employed	42	50	78	44	214
	19.6%	23.4%	36.4%	20.6%	100.0%
Other forms of employment	3	7	6	5	21
	14.3%	33.3%	28.6%	23.8%	100.0%
Unemployed	6	3	5	8	22
	27.3%	13.6%	22.7%	36.4%	100.0%
Retired	8	11	44	78	141
	5.7%	7.8%	31.2%	55.3%	100.0%
incapable for working		2		2	4
		50.0%		50.0%	100.0%
Self-employed	6	8	8	9	31
	19.4%	25.8%	25.8%	29.0%	100.0%
Housewife		1		5	6
		16.7%		83.3%	100.0%
Student	13	21	29	13	76
	17.1%	27.6%	38.2%	17.1%	100.0%
other	1	5	3	4	13
	7.7%	38.5%	23.1%	30.8%	100.0%
	79	108	173	168	528
	15.0%	20.5%	32.8%	31.8%	100.0%

There are no significant differences in the intentions to move to another dwelling by education of respondents. Some differences, however, show in the intentions to move to another residential area: a higher share among those with a low education level (40%), than among those with a secondary education (27%) or higher education (25%).

Considering the income of respondents, there are no differences in intentions to move to another dwelling, but slight differences concerning a move to another residential area. A higher share of respondents with a higher income (31%) would definitely or probably like to move than respondents with a lower household income (23%).

The survey shows slightly higher intentions of moving in the old part of Ljubljana than in AN part. Almost a third (31%) of respondents in the AN part would definitely or probably like to move to another dwelling, and their share is higher in the old part (39%). Concerning intentions to move to another residential area – either definitely or probably - hardly any differences exist between the AN part (26%) and the old part (29%).

Graph 11: Intentions of moving to another dwelling by neighbourhoods



Mobility intentions

Approximately one half of those wanting to move (16%) were actually planning to do so at the time of the survey. There were no significant differences between the two neighbourhoods.

Higher shares of respondents with intentions to move were recorded among the higher educated (19%) than among the lower educated (11%), but the difference is not statistically significant.

Higher shares of respondents actually planning to move were recorded in the higher income group (21%) than in the lower income group (11%). Again, the difference is not statistically significant.

Statistically significant differences, however, show in actual plans to move when considering the respondents' employment status. Higher shares of people actually planning to move were recorded among the fully employed (22%) than in the other categories (for example, only 5% of the retired were actually planning to move).⁵

Reasons to stay

By far the most important reason to stay was *feeling at home* (65%). Other important reasons were:

- not feeling up to moving (43%),
- vicinity of the workplace (39%),
- many cultural amenities and restaurants (38%),
- living in an architecturally attractive residential area (30%),
- peaceful environment (31%) and
- another dwelling would be too expensive (24%).

Other reasons were not very important.

Table 18: Reasons to stay by neighbourhood

	AN	Old	Total
- I/we feel at home.	62.3	66.3	64.5%
- Another dwelling would be too expensive.	19.7	27.2	23.9%
- Getting to work/to my training place/college convenient from here.	38.7	39.5	39.1%
- It is peaceful here.	22.5	37.5	31%
- Friends/relatives live here.	23.0	14.6	18.3%
- I am/we are still saving up to buy our own flat.	2.9	3.4	3.2%
- I am/we are still saving up to buy our own house.	1.5	0.4	0.9%
- There are several cultural amenities and restaurants here.	35.8	39.1	37.6%
- At present, I/we do not feel up to moving.	52.5	35.2	42.8%
- There are good amenities for children here (nurseries, schools).	23.5	11.5	16.8%
- I/we live in an architecturally attractive residential area.	26.0	33.0	29.9%
- The area has plenty of greenery.	11.3	14.9	13.3%
- I/we have obligations to relatives here.	6.9	5.7	6.2%
- Moving would be too expensive.	14.2	12.3	13.1%
- I am/we are planning to wait before moving until...	2.9	5.7	4.5%

There are some differences between the respondents from the two neighbourhoods in the reasons for staying. In both neighbourhoods, the most important reason is feeling at home, but it is slightly more significant in the old part (66%) than in the AN part (62%). The second reason, not feeling up to moving, is more important in the AN part (53%) than in the old part (35%). This is probably due to the higher share of older people in the AN part. The vicinity of the workplace is important (39% in AN part, 40% in old part) in both. The peaceful environment is a more important factor in the old part (38%) than in the AN part (23%), while good amenities for children is more important factor in the AN part (24%) than in the old part (12%). The high prices of dwellings are a slightly more important reason in the old part (27%) than in the AN part (20%).

⁵ Other categories have very small numbers of respondents which preclude interpretation.

Reasons to move

The two most important reasons to move are:

- *feeling disturbed by the noise* (38%) and
- *wanting a bigger home* (36%).

Other important reasons are the lack of greenery (30%), changes in the size of the household (25%), wanting a more pleasant social environment (21%), intentions to buy a flat (21%)⁶, and intentions to buy a house (17%), the present dwelling being too costly (18%), feeling bothered by empty housing and dilapidation (17%), and wanting a smaller home (14%). Other reasons were rarely selected and are therefore not very important.

Table 19: Reasons to move by neighbourhood

	AN	Old	Total
- The dwelling is too expensive.	23,1	15,2	18,3%
- Professional changes are imminent.	3,8	3,8	3,8%
- I/we would like more pleasant social surroundings.	25,0	17,5	20,5%
- I/we intend to buy our own flat.	23,1	20,0	21,2%
- I/we intend to buy our own house.	19,2	16,3	17,4%
- I/we feel bothered by empty housing and dilapidation.	15,4	17,5	16,7%
- I/we miss a variety of cultural amenities and restaurants here.	0,0	3,8	2,3%
- I/we feel disturbed by noise.	48,1	31,3	37,9%
- I/we want to have a bigger home.	26,9	41,3	35,6%
- I/we want to have a smaller home.	15,4	13,8	14,4%
- The size of my/our household is changing.	21,2	27,5	25%
- There isn't enough greenery in this area.	36,5	25,0	29,5%
- I/we would like to live closer to friends/relatives.	9,4	6,3	7,5%
- My landlord has given me notice to quit.	3,8	1,3	2,3%
- I/we have problems with the neighbours.	5,8	5,0	5,3%

Similarly as with the reasons to stay, there are some differences between the respondents from the two neighbourhoods in the reasons to move. Feeling disturbed by the noise is the most important reason in the AN part (48%), but less important in the old part (31%). The most important reason in the old part is the wish for a bigger home (41%), while this is less important in the AN part (27%). This is possibly connected with the greater importance of the reason "the size of my household is about to change" in the old part (28%), than in the AN part (21%). Other important reasons in the AN part are the high prices of dwellings (23%, 15% in the old part), wanting a more pleasant social environment (25%, 18% in the old part) and the lack of greenery in the area (37%, 25% in the old part).

A majority of respondents who considered moving intended to stay in Ljubljana centre (55%). 14% intended to move to the suburban area, while only 13% would leave the city including its environs. In the AN part, a bigger share of residents would like to stay in the centre of Ljubljana (60%) than in the old part (50%) mainly on account of those who would leave the city and its environs (17% in the old part and 8% in the AN part).

The average size of the (desired) future dwelling was 92 m² with an average of 3.3 rooms. Divided into groups, a third of respondents would like a dwelling with an area of 45-74 m², and a third a dwelling with 75 to 109 m². A significant share of respondents would like to

⁶ In Slovenia the question was divided into buying your own flat and buying your own house.

have over 130 m² (18%). There are no differences between the neighbourhoods in this aspect⁷.

A very small share of respondents would like to move to a dwelling with two rooms or less (24%). A considerable share (14%) would like a dwelling with more than four rooms. Differences between the neighbourhoods: in the old part the share of respondents wanting to move to a dwelling with more than three rooms was higher than in the AN part (50% vs. 38%).

Summary

Approximately one third of respondents considered moving to another dwelling or/and neighbourhood. Single parents and those living with a partner and children had very high intentions of moving. Consequently, the most important reasons to move can be associated with the unsuitability of the neighbourhood and dwelling for children; the first three most important reasons mentioned to move were indeed the noise, wanting a bigger flat, and the lack of greenery. The reasons referring to the neighbourhood correspond entirely to its most common problems as listed by the respondents.

But we should not ignore that a majority of respondents had no intentions of moving. The most important reasons to stay were feeling at home or not feeling up to moving. These reasons are more or less connected with habits and being used to a dwelling and its environs. However, one of the five most important reasons for staying was living in an architecturally attractive residential area. Historical buildings are therefore very important to residents and we may conclude that this is an element of the local identity of residents. This feature is slightly more pronounced in the old part than in the AN part.

Residents' evaluations in a broader context

When asked, where in Ljubljana they would like to live, if they could chose freely, a large share of respondents (37%) chose the city centre. Only two other areas received more than 5% -Trnovo (8%) and Rožna dolina (9%). The same preferences show in the two neighbourhoods and there are no differences between them.

The neighbourhoods where the respondents would least like to live were Fužine (26%) and Moste (12%). Considering the two neighbourhoods separately, they are the least attractive to the respondents of either observed neighbourhood.

The respondents rated the principal aspects of living in the city as follows (the percentages are for the answer "very important"):

- well-preserved area (79%),
- safe neighbourhood (83%),
- own flat (75%)⁸,
- easy access to public transport (70%),
- reasonable costs (63%),
- good shopping facilities (58%) and
- quiet environment (55%).

⁷ There are slight differences, but not significant ones, as a result of the small number of respondents to this question.

⁸ In Slovenia the question was divided into living in your own flat or living in your own house, and it is interesting to note that the share of those who said that it was very important to them to live in their own house is significantly lower than the share of those who stressed the importance of living in their own flat (35% vs. 75%).

Other quite important aspects – the percentages are for “very or fairly important” - were living with people of all generations (70%), living where a lot of things are going on (63%), living among people with a similar lifestyle (67%), living in a pleasant old-building environment (66%), living spaciouly (58%), having a garden (57%), and living in your own house (50%). The least important aspects were living on the outskirts of the city - only 14% of respondents said it was very important.

Table 20: Importance of different aspects of living in an urban area

	Very important	Fairly important	Fairly unimportant	Totally unimportant
- Living with good shopping facilities/amenities	57.7%	33.1%	8.2%	1.1%
- Living with a backdoor garden	31.5%	25.4%	31.5%	11.6%
- Living in your own house	35.2%	14.8%	26.9%	23.1%
- Living in your own flat	74.7%	14.3%	7.4%	3.5%
- Living on the outskirts of the city	13.5%	22.8%	34.9%	28.8%
- Living at a reasonable costs	62.9%	29.2%	6.1%	1.7%
- Living with people of all generations	35.6%	34.1%	23.4%	6.9%
- Living where a lot is going on	26.8%	36.4%	29.1%	7.7%
- Living among people with a similar lifestyle	31.9%	35.2%	26%	6.8%
- Living in a pleasant old-building environment	36.7%	29.7%	24.8%	8.9%
- Living with easy access to public transport	69.8%	22.4%	5.6%	2.2%
- Living spaciouly	29.7%	28.3%	29.1%	12.8%
- Living in a quiet environment	54.9%	32%	10.7%	2.4%
- Living in a safe neighbourhood	83.3%	14%	1.8%	0.9%
- Living in a well-preserved area	78.9%	18.6%	1.5%	1.1%

There are no differences between the two areas (the old and AN parts of Ljubljana) in the important aspects of living in the city.

The last open question asked people, what they thought Ljubljana would look like in ten years time? Two visions of Ljubljana city centre emerged – a pessimistic view and an optimistic one. The pessimistic view expected Ljubljana to lose many of its present qualities and advantages over the next 10 years, while optimists expected Ljubljana to succeed in overcoming its major problems. The negative and positive expectations can be divided into three groups. The first group consists of respondents concerned about the city’s ecological issues. Pessimists predicted that Ljubljana would lose much of its green areas (parks, trees), the degradation of the urban centre to continue and the streets to become filthier. Problems with cars were expected to continue, with increasingly congested traffic, more noise and higher CO 2 emissions. The optimists painted a quite different future. They expected the number of cars to decline, tramways to be included in public transport, green areas to be improved, buildings in the city centre to be renovated and new construction in the degraded areas. The second group consisted of respondents concerned about the city centre’s “urbanity”. People were especially worried about the (vanishing) variety of shopping facilities and the disappearance of trades like shoemakers or watchmakers. People also noticed that the number of shops was increasing in the suburban areas of the city (especially in the BTC shopping mall). Optimists predicted the trend to be halted over the next years and the introduction of a revitalisation program, the liveliness of Ljubljana centre to increase, and lots of new urban activities to emerge. These predictions contrast with the answers from the third group of respondents, who were concerned about the security and order in the city centre. The pessimists from this group predicted the level of security to worsen and criminal activities to increase; many respondents from this group also expected the noise level to increase as a result of denser traffic in the city centre.

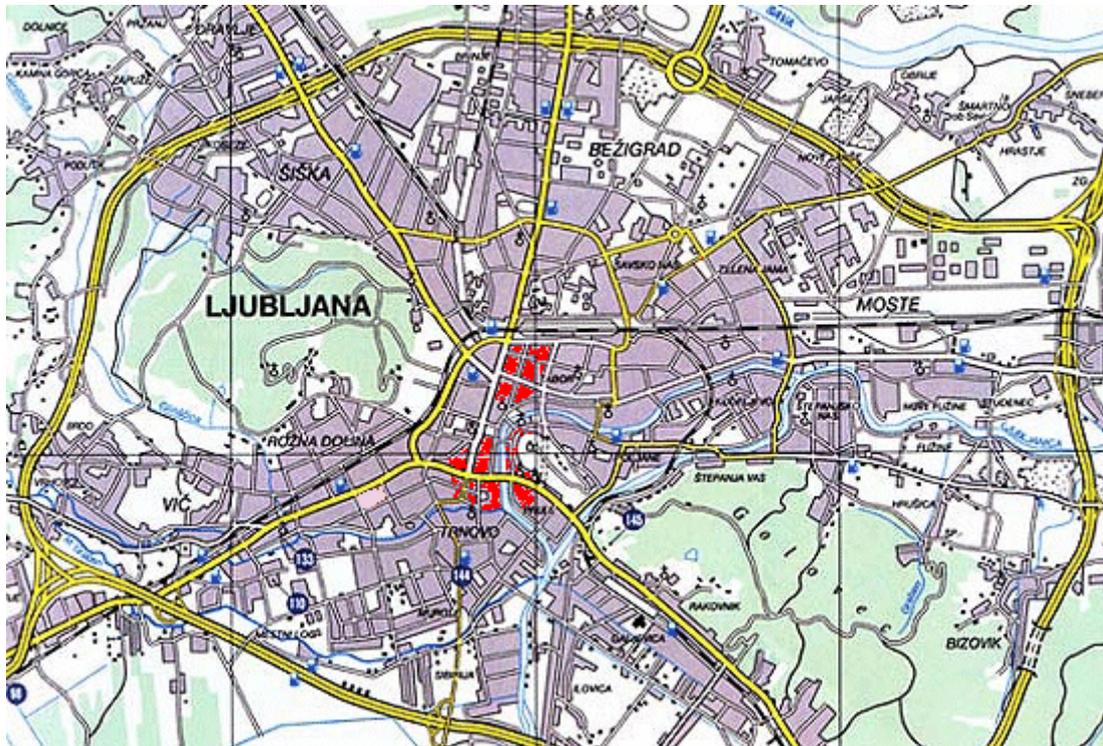
Summary

The most important aspect of living in the urban area is living in a safe neighbourhood. Since lack of safety was never cited as a problem in the city centre, it seems that the city centre meets the wishes of the residents in this aspect. The following two most important reasons are »living in a well preserved area« and »living in ones' own flat«. The last aspect is quite understandable in Slovenia, because the vast majority of people are owners and ownership is perceived as much safer than being a tenant. Living in a well-preserved area is the second most important aspect of living in the city. Considering, however, respondents' dissatisfaction with the level of renovation in the neighbourhood, as well as the problems they perceive in the neighbourhood, it appears that the city centre does not correspond with the residents' wishes. As this is such an important issue to them, it is probably vital to improve this aspect or people will be more likely to leave the area.

Appendix:

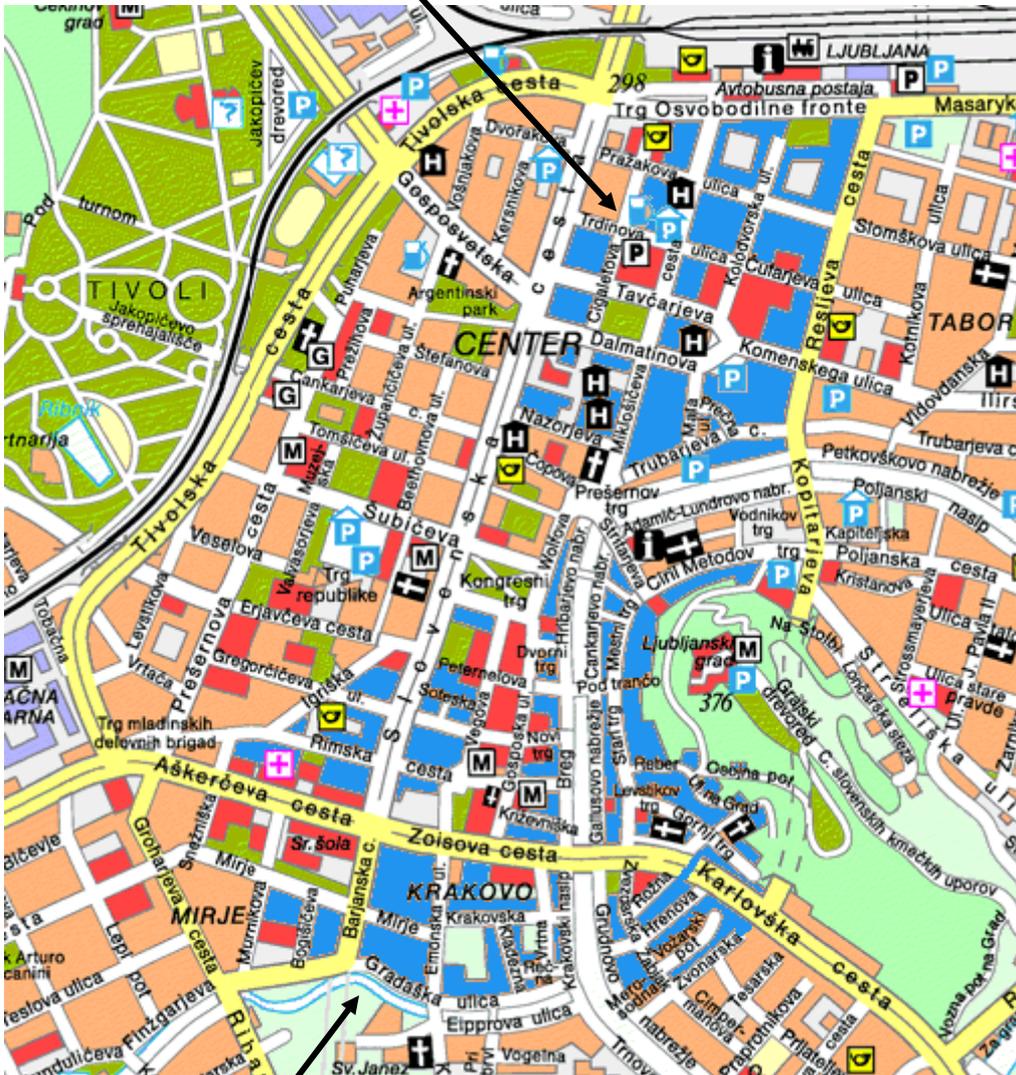
MAP OF THE SELECTED AREAS

Selected areas in Ljubljana (red colour)



Selected areas in detail (blue colour)

AN part of the city



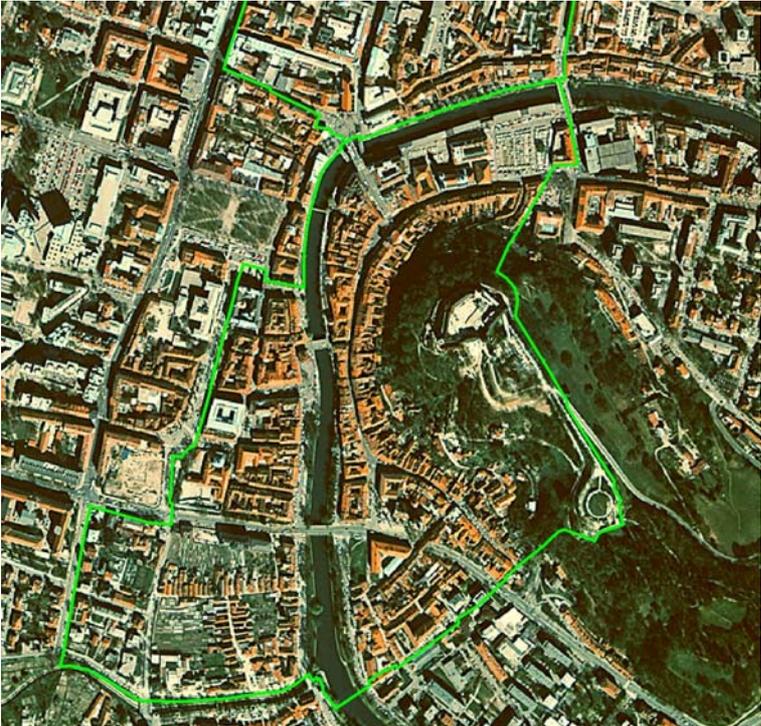
Old part of the city

Aerofotogrametric pictures of selected areas

Art Nouveau



Old part of the city



POSTERS AND LEAFLETS

A) Leaflet



Mestna občina Ljubljana – MOL



UFZ - Leipzig



Draga prebivalka, dragi prebivalec ožjega mestnega jedra Ljubljane,

Danes sem po dogovoru z vami prišel/šla po vprašalnik, ki ste ga prejeli pretekli teden.

Žal vas ni bilo doma, zato se bom pri vas oglasil/a

.....

Vnaprej najlepša hvala za vaše sodelovanje.

S spoštovanjem,

Sodelavec/vka Inštituta za družbene vede, Fakultete za družbene vede

B) Poster



Mestna občina Ljubljana – MOL



UFZ - Leipzig



Drage prebivalke in prebivalci Ljubljane,

Vaša stavba spada v področje ožjega mestnega jedra Ljubljane, kjer Inštitut za družbene vede, Fakultete za družbene vede in Urbanistični inštitut Republike Slovenije v novembru 2003 izvajata raziskavo »*Reurbanizacija stanovanjskih območij v mestnih jedrih*«.

Raziskava je del mednarodnega raziskovalnega projekta, ki poteka pod vodstvom Mesta Leipzig, Nemčija, v Sloveniji pa v sodelovanju z Mestno občino Ljubljana (Oddelek za urbanizem). Obravnava gradbeni, družbeni in demografski položaj mestnih jeder v Evropi. Prek sodelovanja znanosti in prakse se bodo oblikovali načrti za nadaljnji razvoj tega področja. Projekt je podprt s strani Evropske komisije (2002-2005).

Od ponedeljka, 10. novembra 2003 vas bodo obiskali sodelavci raziskovalne skupine Inštituta za družbene vede, Fakultete za družbene vede, in vam predali pisni vprašalnik.

Sodelavec/ka Inštituta za družbene vede, Fakultete za družbene vede, bo pozvonil/a pri vas, da bi vam predal/a vprašalnik. Vprašalnik vsebuje vprašanja o vsakodnevnem življenju, soseski in stanovanju. Ob dogovorjenem času se bo anketar/ka vrnil/a po vprašalnik.

Prosimo vas za vašo pomoč in se vam vnaprej zahvaljujemo za sodelovanje!

Zanima nas vaše mnenje!