Postwar reconstructions

What can history teach us?

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1945 - 2022

Hamburg

Mariupol
The bombing of (west) Germany

- Until May 1945, 3 mill dwellings destroyed, 2.24 mill in cities
  - 40% or urban housing lost
- Almost 1 mill rebuilt between 1945 and 1949
- Housing census 1950
  - Housing stock: 10.1 mill
  - Housing requirement: 15 mill
- Post-war housing deficit
  - Pre-war deficit
  - Wartime destruction
  - Additional post-war demand
Destruction and displacement

➢ Post-war housing requirements do not only depend on war damage!

1. Pre-war deficit or surplus
   • Population of Ukraine declined by one-fifth since independence
   • Pre-war construction rate 150k units per year
   ➢ Mobilize surpluses in unaffected regions for post-war rehousing

2. Wartime destruction
   • Most recent estimates up to 500k, so far 2.5% of pre-war stock
   • Given speed of destruction, final count will be much higher

3. Population change
   • Displacement disproportionately bigger than destruction
   ➢ Assess likely return rate of refugees + regional resettlement of IDPs
Rebuilding (west) Germany

- Remove the rubble
  - 310 mill m³ of debris left after demolished buildings
  - Removal in big cities barely began until 1949

- Reconstruction 1950-1961
  - 5.5 mill dwellings restored or newly built
  - 55% of new units social housing

- Economic costs
  - Almost half of all construction
  - One-quarter of all investment, one-third of which state funded
The first challenge of reconstruction

➤ You cannot start rebuilding the day after the war is over!

- The most monumental task of reconstruction in rubble removal

1. Purpose
   - To assess the damage
   - To clear the space for reconstruction
   - To facilitate transport and handling of materials

2. Implementation
   - Small communities: mobilize local companies and citizens
   - Large cities: call your friends – Ukraine cannot do it alone

➤ International aid
   - Amass heavy equipment to remove and transport debris
   - Plan and coordinate to secure enough building capacity and funds
Thank you!