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PLANNING AND GOVERNANCE OF PUBLIC OPEN SPACES IN SLOVENIAN POST-SOCIALIST MULTIFAMILY HOUSING ESTATES

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Abstract

Public open spaces (POS) within multifamily housing estates from the socialist period represent an important but often vulnerable part of the residential environment in Slovenian cities. Although post-Second World War large housing estates were planned as comprehensive neighbourhood units with generous open and green areas, the post-socialist transformation introduced new ownership relations, market-oriented housing production and changed responsibilities for maintenance and renewal. This paper examines the planning and governance challenges that have shaped the transformation of POS in Slovenian multifamily housing estates after 1991. The research is based on a qualitative document-based analysis of scientific literature, housing-policy and spatial-planning documents, and selected examples of socialist and post-socialist residential development in Slovenia. The analysis shows that the main challenges are not only spatial, but also institutional and managerial: unclear public-private responsibilities, fragmented ownership, insufficient maintenance mechanisms, parking pressure, infill development and the absence of a comprehensive national strategy for the renewal of large housing estates. At the same time, the inherited spatial capacity of socialist housing estates and the potential of stronger participatory approaches point to important opportunities for context-sensitive regeneration. The paper argues that POS should be treated as essential neighbourhood infrastructure and protected through integrated planning, governance and participatory frameworks.

Key words: *Public Open Spaces, Multifamily Housing Estates, Slovenia, Post-Socialist Transformation, Urban Regeneration, Governance*

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1. INTRODUCTION

Large housing estates and other forms of multifamily housing developed during the socialist period remain one of the most significant residential layers in Slovenian cities. Their public open spaces (POS) were planned as integral components of the neighbourhood unit, providing greenery, pedestrian connections, playgrounds, places for social interaction and everyday recreation. In contrast to later market-oriented residential developments, many post-Second World War estates were conceived with relatively generous open areas and a strong relationship between housing, collective life and neighbourhood services [1,2].

The dissolution of Yugoslavia and the transition from a socialist planned economy to a market economy introduced new institutional, financial and ownership relations in Slovenia. Housing provision was gradually transferred from the state-led system to a more market-oriented model, while mass privatisation produced a dominant share of private ownership in the existing housing stock [3,4]. These changes did not concern only dwellings and buildings. They also changed the way common areas, green spaces and other open spaces within housing estates were maintained, managed, protected and redeveloped.

The problem addressed in this paper is therefore the transformation of POS in Slovenian multifamily housing estates under post-socialist conditions. Instead of analysing one selected neighbourhood as a case study, the paper focuses on the broader planning and governance mechanisms that affect POS quality: housing policy reforms, ownership fragmentation, maintenance responsibilities, land-use pressure, infill development and the limited implementation of comprehensive regeneration strategies.

The aim of this paper is to identify the key planning and governance challenges affecting POS in Slovenian post-socialist multifamily housing estates and to discuss their implications for context-sensitive regeneration. Three research questions guide the analysis: (1) How did post-1991 housing-policy and ownership reforms redistribute responsibility for POS? (2) Through which spatial and governance mechanisms have inherited POS been transformed? and (3) Which planning and management implications follow from the identified mechanisms?

Previous Slovenian studies have examined housing privatisation, the evolution of multifamily housing, individual estates, or specific aspects of open-space quality. The present paper advances this body of knowledge by bringing these strands together within an integrated planning and governance framework. Its originality lies in relating inherited spatial qualities to changes in ownership, management and development pressures, and in translating this synthesis into implications for estate-level regeneration. This positioning also relates the Slovenian experience to recent international debates on post-privatised housing-estate governance, POS, participatory regeneration and mass-housing heritage.

2. METHODOLOGY

This study applies a qualitative document-based approach to examine long-term changes in the planning and governance of public open spaces (POS) in Slovenian multifamily housing estates. The analysis focuses on the relationship between the inherited spatial characteristics of POS, changes in ownership and institutional

responsibilities, and their implications for maintenance, protection and regeneration. This approach enables a comparative interpretation of developments across different policy periods and Slovenian cities.

The study is based on scientific literature, housing-policy and spatial-planning documents, and published studies of Slovenian multifamily housing estates. The sources were selected according to their relevance to the spatial development, planning, governance, maintenance and regeneration of POS, with particular attention to changes between the socialist and post-socialist periods. Recent international literature was also considered to place the Slovenian experience within broader discussions on the planning, governance and regeneration of post-socialist housing estates. The study should therefore be understood as a qualitative narrative and document-based review rather than a systematic literature review. The reviewed corpus comprised approximately 20 scientific publications, policy and planning documents, and documented case-related sources.

The reviewed material was organised around several interconnected themes: inherited spatial characteristics, changes in ownership and management responsibilities, maintenance and financing, infill development and parking pressure, resident participation, and approaches to integrated regeneration. The findings were compared across different periods and documented Slovenian examples in order to identify the principal spatial, planning and governance challenges affecting POS.

The interpretation was supported by comparing findings from scientific studies, policy documents and documented examples. Web-based sources were used only to illustrate particular spatial conditions and were not the primary basis for the conclusions. As the study relies on secondary sources, the findings identify recurring planning and governance patterns across Slovenian multifamily housing estates, while recognising that their expression may vary between individual estates and local contexts.

3. SOCIALIST LARGE HOUSING ESTATES IN SLOVENIA AS A SPATIAL AND SOCIAL RESOURCE

The development of large housing estates in Slovenia followed the broader Yugoslav model of post-war reconstruction, industrialisation and urbanisation, but it also had specific national characteristics. Slovenia's housing estates were generally smaller than those usually discussed in Eastern European literature, where large estates often contained very high numbers of dwellings. Nevertheless, they represent a substantial segment of the Slovenian housing stock and remain a major residential typology in Ljubljana, Maribor, Koper and other cities [5].

Research on Slovenian housing estates shows that around three-quarters of the housing stock was built after 1946, with intensive construction during the 1970s and early 1980s. High-rise residential buildings, commonly between five and twelve storeys, formed a significant part of the post-war stock and were often located in extensive residential neighbourhoods at the urban fringe [5]. The largest estates, such as Nove Fužine in Ljubljana and Žusterna in Koper, reached several thousand dwellings, while many other Slovenian estates were smaller but still important in terms of population, spatial coverage and everyday urban life.

This quantitative background is important because it shows that the regeneration of POS in Slovenian multifamily housing estates is not a marginal issue related to

isolated residential areas, but a broader planning and housing challenge. Since a substantial part of the Slovenian housing stock originates from the post-war period, the open and green spaces inherited from socialist neighbourhood planning continue to influence everyday living conditions for a large number of residents. Their protection, maintenance and renewal should therefore be understood as part of housing policy and neighbourhood regeneration, rather than only as a question of landscape or open-space design.

A specific feature of Slovenian post-war residential planning was the influence of Scandinavian, especially Swedish, urban and architectural models during the 1950s. This influence concerned not only building typologies, but also the arrangement of open spaces, green areas and social services within residential environments [6]. POS were therefore not residual spaces: they formed part of the neighbourhood as a collective living environment and were intended to support interaction, recreation and community life. The Gosposvetska cesta estate in Maribor is an early example of this approach (Figure 1). The Gosposvetska cesta example is analytically important not merely as an early design precedent, but as evidence of path dependence: the inherited morphology continues to structure present-day opportunities for greenery, pedestrian movement and social use even after the institutional system that produced it has changed.



The first Slovenian example of a multifamily housing estate based on the Swedish model, planned in 1954 by architect Ljubo Humek.

Figure 1. Multifamily housing estate Gosposvetska cesta in Maribor: photographs and site plan illustrating the Swedish-influenced neighbourhood model.

Source: reproduced from Skalicky and Sitar [6]

At the same time, the literature also identifies weaknesses of the socialist model. Housing users were generally excluded from the planning process, construction technology often prevailed over architectural and urban design quality, and design standards were frequently subordinated to economic constraints and political priorities [2]. These weaknesses became more visible after the transition, when the institutional framework that had produced and maintained such estates changed substantially.

4. POST-SOCIALIST HOUSING POLICY AND CHANGING GOVERNANCE CONDITIONS

The transition from the socialist period to the post-socialist political and economic order changed the foundations of housing provision in Slovenia. The Housing Act adopted in 1991 introduced new forms of tenure, including municipal social housing, non-profit housing, profit housing and corporate housing. This reform reflected a broader shift from state-led housing provision to a system in which market mechanisms and new institutional actors became increasingly important [3].

Privatisation was one of the most influential processes in this transformation. Socially owned and public dwellings were sold at very low prices to sitting tenants, resulting in a very high share of private ownership in the housing stock. By the end of the process, only a limited public housing stock remained, while condominium ownership became widespread in multifamily residential buildings [4]. Although this process enabled many residents to become owners, it also created new responsibilities for building maintenance, shared areas and common resources.

The state was no longer directly responsible for providing apartments to citizens. This change was further confirmed through the National Housing Programme adopted in 1995, which ended the previous model of mass state housing provision and introduced a new policy framework for housing development and finance [2,7]. The National Housing Fund was established as an institutional mechanism for implementing housing policy, facilitating new housing construction and supporting renewal and maintenance of the existing stock [7].

However, the transfer of responsibility from the state to individual owners and condominium structures did not automatically create effective governance mechanisms. Owners often lacked experience, financial capacity or motivation to manage shared areas, while some still expected public authorities to maintain the common parts of buildings and neighbourhood spaces [8]. This gap between ownership and responsibility is one of the central governance problems affecting POS in post-socialist multifamily housing estates. Recent studies of post-privatised housing estates in Central and Eastern Europe similarly show that changes in ownership are often accompanied by fragmented responsibilities, complex relations between public and private actors, and increasing difficulties in the coordinated management of shared open spaces [9,10].

The Housing Act adopted in 2003 recognised the need for renewal and improvement of the existing housing stock [11]. Later, the Resolution on the National Housing Programme 2015–2025 also emphasised maintenance and reconstruction [12]. Nevertheless, comprehensive renewal of socialist-era large housing estates has not been systematically implemented at the national level. The result is a condition in which building-based interventions, energy refurbishments and partial spatial upgrades coexist with the continuing absence of integrated estate-level regeneration strategies.

5. PLANNING AND SPATIAL TRANSFORMATION OF POS IN INHERITED ESTATES

Post-socialist land-use policies in Slovenia have increasingly prioritised concentration, rational land use and development within already urbanised areas.

This orientation is consistent with the broader goal of limiting expansion into agricultural and open land, but it also creates pressure on existing residential areas, including socialist large housing estates. Within such estates, open land may be interpreted as underused or vacant, even when it has an important environmental and social function for residents [2,12].

Infill development is one of the most visible spatial consequences of these policies. In Ljubljana, new multifamily housing has been developed within or around inherited residential areas, often on sites originally reserved for social infrastructure, commercial services or open space. Some of these sites remained undeveloped during the socialist period because of economic constraints or phased construction. Under post-socialist market conditions, they became attractive locations for new housing development [2,13].

The densification of established residential areas has a dual effect. On the one hand, it can support more compact urban development and better use of existing infrastructure. On the other hand, if not carefully planned, it reduces the amount and continuity of POS, places additional pressure on infrastructure and weakens the spatial identity of inherited estates. In such cases, the original open block structure and generous green spaces are no longer understood as core values of the neighbourhood, but as development reserves.

Parking pressure is another important factor in the transformation of POS. Socialist estates were planned according to motorisation standards that no longer correspond to contemporary car ownership levels. As a result, green and open spaces are often occupied by informal or formal parking, reducing their recreational, ecological and social value [2]. Although underground parking could provide a technical solution, it is often too expensive to implement within ageing estates without strong public support or integrated renewal programmes. Figure 2 provides visual evidence of the related problem of fragmented, building-level interventions: individual improvements may address immediate needs while weakening the coherence of the estate as a whole.



Figure 2. Uncoordinated maintenance works and individual interventions on residential buildings.

Source: authors' compilation from Kubuš Arhitektura [14]; photographs cropped and rearranged.

The replacement of facade elements, glazing of balconies, energy refurbishments and modifications of shared areas can improve individual dwelling comfort, but may simultaneously undermine architectural identity and common spatial quality when they are not coordinated at estate level [8,14]. At policy level,

the Spatial Development Strategy of Slovenia 2050 provides a broader framework for coordinated development and regeneration within existing settlements [15]. The locations shown in Figure 3 place these pressures within the wider spatial relationship between inherited socialist estates and post-socialist infill developments in Ljubljana. Together, the examples indicate that POS quality is linked not only to ground-level design, but also to the management of buildings, common areas and collective visual identity.

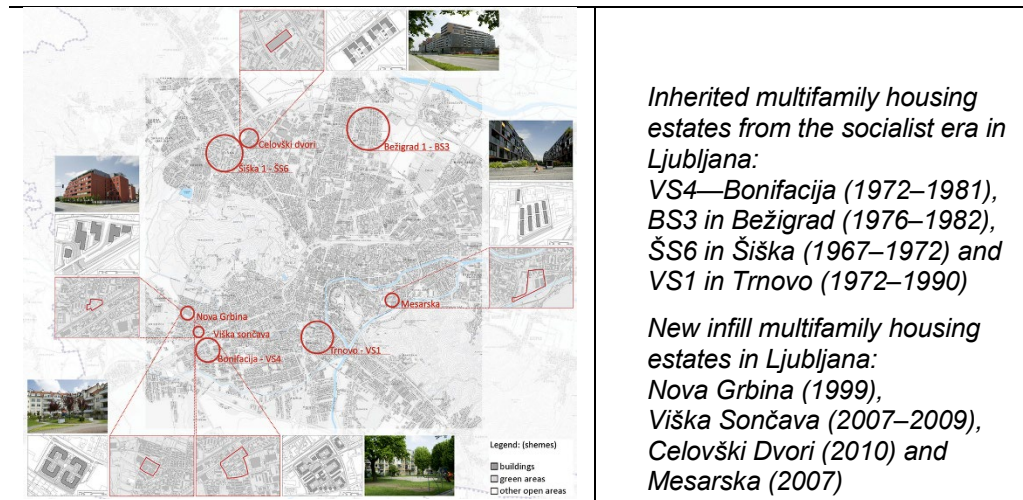


Figure 3. Locations of selected inherited socialist and post-socialist multifamily housing estates in Ljubljana

Source: adapted from Lestan, Eržen and Golobič [13]

6. NEW POST-SOCIALIST MULTIFAMILY HOUSING AND THE CHANGING ROLE OF POS

New post-socialist multifamily housing in Slovenia differs significantly from the socialist large estate model. The construction of mass housing complexes fully equipped with open spaces, greenery and basic social services was largely abandoned. Instead, new housing production has been shaped by private investors, the Housing Fund of the Republic of Slovenia and changing planning policies that favour concentration, renovation and construction within existing settlement areas [2,12].

In this context, the design of multifamily neighbourhoods is often less complex than in the socialist period. The main objective is frequently to place residential buildings within available development parcels, while POS and social services are no longer necessarily treated as mandatory constitutive elements of neighbourhood design [2]. This does not mean that all post-socialist housing developments lack open space or environmental quality. Some projects include pedestrian paths, green areas, tree planting, playgrounds and underground garages. However, the role of POS is more dependent on project-level decisions, investor logic and planning requirements than on a broad concept of the neighbourhood unit.

Koseški bajer in Ljubljana, built between 1999 and 2001, illustrates the complexity of this shift. Located near a pond and conceptually associated with garden-city ideas, it nevertheless raises questions about the relationship between

residential units and the immediate surroundings [16]. As shown in Figure 4, proximity to natural or open-space amenities does not automatically ensure successful integration between housing, POS and everyday social life. The example therefore supports the broader argument that the quality of POS depends on spatial configuration and governance arrangements, rather than on location or project age alone.



Figure 4. Koseški bajer multifamily housing estate in Ljubljana.

Source: adapted from Zbašnik-Senegačnik and Fikfak [16, Fig. 15]; cropped and annotated by the authors

More recent social and public housing projects indicate that institutional actors can still support higher-quality residential environments. The Pod Pekrsko gorco neighbourhood in Maribor, for example, includes green spaces, playgrounds, walking trails and an exercise area for adults and older people, alongside public rental housing and serviced housing units for older residents [17]. Such examples suggest that the future quality of POS in multifamily housing depends on the strength of planning standards, public investment, institutional responsibility and design culture, rather than on ownership type alone.

The comparison between inherited socialist estates and post-socialist multifamily neighbourhoods therefore reveals a paradox. Socialist estates often face ageing, maintenance problems and governance fragmentation, but they still possess significant spatial capacity through their open block structures and green areas. Newer neighbourhoods may provide better building materials and higher energy performance, but POS can be reduced, fragmented or subordinated to project feasibility. This confirms that POS quality should be addressed as a long-term planning and governance issue.

7. DISCUSSION: PUBLIC OPEN SPACES AS A PLANNING AND GOVERNANCE ISSUE

The analysis of Slovenian multifamily housing estates shows that POS represent one of the most important, but also one of the most vulnerable, components of inherited residential environments. In socialist large housing estates, public and green open spaces were planned as integral parts of the neighbourhood structure, supporting everyday recreation, pedestrian movement, children's play, social interaction and the formation of neighbourhood identity [1,7]. Although these spaces were often shaped by modernist planning principles and sometimes criticised for

functional rigidity, their spatial generosity still represents an important potential for contemporary regeneration [7,15].

The thematic and cross-period analysis identified four interrelated processes. First, housing privatisation redistributed responsibilities from the former public system among municipalities, condominium owners, housing managers and other actors, without always establishing effective estate-level coordination. Second, market-oriented development increased pressure to treat open land as a reserve for infill construction and parking. Third, building-level renovation often proceeded separately from estate-level spatial, mobility and maintenance needs. Fourth, resident participation remained uneven and was not consistently linked to financing, implementation and long-term stewardship. Together, these processes explain why spatial, maintenance and governance problems frequently occur in combination.

The key planning and governance challenges identified through the literature review and document-based analysis are systematised in Table 1 [7], [8], [15], [16].

Table 1. Main planning and governance challenges of public open spaces in Slovenian post-socialist multifamily housing estates

Challenge	Post-socialist driver	Consequence for POS	Regeneration implication
Fragmented ownership	Mass privatisation and condominium tenure	Unclear responsibility for maintenance and investment	Clarify management roles and financing mechanisms
Infill development pressure	Concentration and densification policies; investor-led construction	Reduction or fragmentation of open and green spaces	Protect POS through planning standards and estate-level renewal plans
Parking expansion	Increased motorisation and insufficient parking capacities	Occupation of green and recreational spaces	Integrate mobility, parking and POS regeneration
Partial building renovation	Individual maintenance and energy refurbishment	Loss of visual coherence and estate identity	Coordinate building and open-space interventions
Weak resident involvement	Limited participatory mechanisms in regular planning practice	Low stewardship and limited shared vision	Embed participation in planning, implementation and maintenance
Lack of integrated renewal strategy	Absence of a comprehensive national strategy for large housing estate regeneration	Fragmented and short-term interventions	Develop integrated neighbourhood-scale regeneration frameworks

Authors' synthesis based on the reviewed sources [7,8,15,16]

As shown in Table 1, the main challenges related to POS in Slovenian multifamily housing estates are not isolated but mutually connected. Fragmented ownership, infill development pressure, parking expansion, partial building renovation, weak resident involvement and the absence of integrated renewal strategies jointly shape the contemporary condition and regeneration potential of inherited POS. These links

confirm that the problem cannot be addressed through a sequence of unrelated physical projects. Figure 5 illustrates how fragmented maintenance and neglected open spaces become visible at neighbourhood level, while the analytical synthesis indicates that effective regeneration must combine physical upgrading with coordinated governance, financing and resident participation.

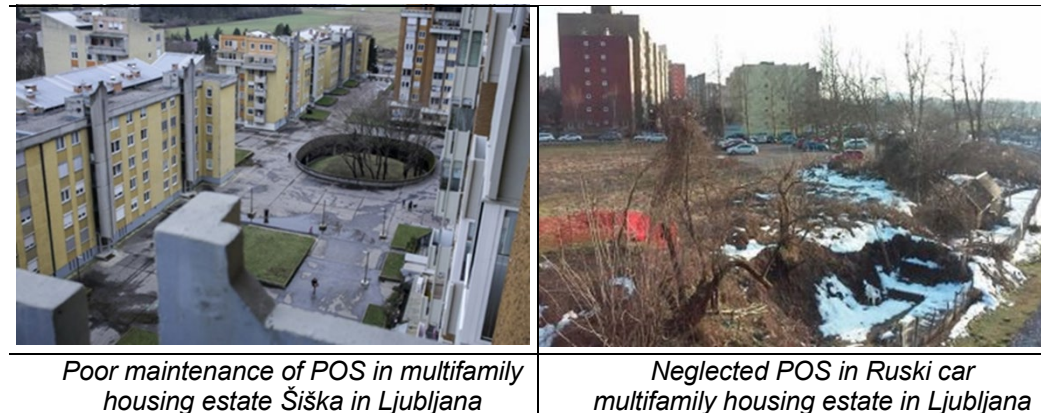


Figure 5. Poorly maintained POS in Šiška and Ruski car/BS 7, Ljubljana.
Source: authors' compilation from Weingerl [18] and Kamra [19]; photographs cropped and labelled

Documented conditions in Šiška and Ruski car provide contextual illustrations of how maintenance deficits and weak stewardship become visible at the estate scale [18,19]. These examples support the recurring patterns identified in the scientific and policy literature. Building on the challenges summarised in Table 1, Figure 6 presents an integrated planning and governance framework for estate-level POS regeneration.

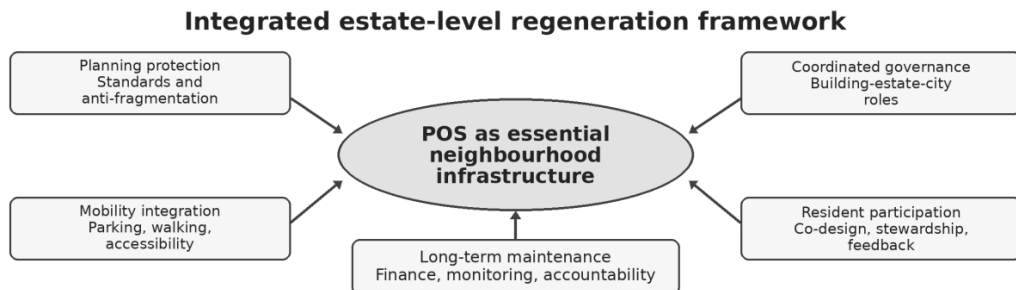


Figure 6. Integrated planning and governance framework for the regeneration of POS in Slovenian multifamily housing estates.
Source: authors' synthesis based on the study findings

In the post-socialist period, the role and meaning of POS changed significantly. The transition to a market-oriented housing system, mass privatisation of the housing stock and the withdrawal of the state from direct housing provision created new institutional and ownership conditions [8,16]. These changes directly influenced the governance and maintenance of open spaces, particularly through unclear responsibilities, insufficient coordination between actors and the lack of stable financial mechanisms for long-term improvement. Therefore, the problem of POS regeneration cannot be reduced only to physical renewal, but must also be understood as a planning and governance issue.

The findings also connect specific Slovenian examples with broader debates in post-socialist urban planning. The redistribution of responsibilities after privatisation corresponds to the governance gaps described in recent Central and Eastern European research, where public open spaces can become settings for renewed cooperation between municipalities, residents and professional actors [9,10]. The contrast between inherited spatial capacity and newer project-led development also supports recent arguments that mass-housing landscapes should be assessed and protected as integrated spatial heritage rather than treated as vacant land available for piecemeal transformation [20].

A key issue emerging from the Slovenian case is that the degradation of POS should not be interpreted only as a design problem. The quality of these spaces depends not only on their size, morphology or original spatial concept, but also on the existence of clear management responsibilities, planning instruments and long-term maintenance models. In many inherited estates, the open block structure and green areas still provide favourable spatial conditions, but their everyday quality is reduced by poor maintenance, parking pressure and fragmented interventions [1,7]. Research on mass-housing blocks also confirms that the spatial configuration of open areas—including their continuity, accessibility and relationship to residential buildings—strongly influences their collective use and regeneration potential [21]. This is especially important because POS in housing estates represent the immediate living environment for many residents, particularly children, elderly people and households with limited access to other urban recreational spaces [1].

Another important issue is the relationship between inherited socialist estates and post-socialist patterns of residential development. While socialist estates were often planned on greenfield sites and included relatively generous open spaces, post-socialist multifamily housing has increasingly been shaped by land rationalisation, infill development, densification and the stronger role of private investors [7,15]. As also indicated in Table 1, this shift has contributed to a different treatment of open space, which is more often reduced to the minimum required by regulations or subordinated to market efficiency. In this sense, the Slovenian case reveals an important paradox: older socialist estates, despite physical ageing and maintenance problems, often contain greater regeneration potential than many newer post-socialist residential developments.

The absence of a comprehensive national strategy for the renewal of large housing estates remains one of the central challenges. Although Slovenian housing policy recognises the need for renewal and improvement of the existing housing stock, regeneration has mostly been implemented through partial interventions rather than through integrated neighbourhood-scale approaches [11,15]. Such an approach limits the possibility of addressing POS as complex social, environmental and spatial infrastructure. Public open spaces require coordinated action between residents, municipalities, housing managers, planners and other institutional actors. Without such coordination, interventions remain fragmented and their long-term effects are limited.

The discussion also points to the importance of participation. Housing users were often insufficiently included in the planning of socialist housing estates, while in the post-socialist period citizen involvement has remained uneven and strongly dependent on local institutional capacities [7,16]. Inherited POS are not only physical areas between buildings; they are everyday spaces used, interpreted and valued by

residents. Therefore, their regeneration cannot be based only on technical improvements or top-down design solutions. Participatory processes can help identify actual needs, strengthen local ownership and support more sustainable maintenance practices [1,16]. However, participation should not be reduced to occasional consultation, but should be connected with institutional support, clear implementation mechanisms and realistic possibilities for residents to influence spatial decisions.

Recent research on urban living labs further indicates that participation is most effective when it is connected to local knowledge, institutional learning and implementation capacity, rather than treated as a one-off consultation exercise [22]. For Slovenian estates, this implies that participatory processes should be embedded in estate-level programmes with defined budgets, responsible actors, feedback procedures and maintenance commitments.

From a broader post-socialist perspective, the Slovenian case is particularly relevant because it shows that even in a relatively stable institutional context, the regeneration of POS in multifamily housing estates remains unresolved [16]. This suggests that the main challenge is not only economic capacity, but also the lack of integrated planning and governance models specifically focused on inherited housing estates. Public open spaces are often treated as secondary elements of housing renewal, although they directly influence quality of life, social cohesion, environmental comfort and the everyday functioning of neighbourhoods [4,15].

Therefore, future regeneration approaches should move beyond isolated physical improvements and recognise POS as essential neighbourhood infrastructure. The challenges summarised in Table 1 indicate that effective regeneration should combine spatial upgrading, protection of green areas, improvement of pedestrian and recreational functions, regulation of parking pressure, participatory decision-making and long-term management models. In this way, inherited POS in Slovenian multifamily housing estates can be understood not as residual or obsolete spaces, but as valuable resources for creating more liveable, inclusive and resilient residential environments.

8. CONCLUSION

This paper examined how post-socialist changes in housing policy, ownership relations and institutional responsibilities have influenced public open spaces in Slovenian multifamily housing estates. The findings show that their current condition results from the interaction of spatial pressures and governance deficiencies, particularly fragmented ownership, unclear maintenance responsibilities, infill development, parking expansion and the absence of integrated estate-level renewal mechanisms.

The main contribution of this study lies in integrating dispersed knowledge on the transformation of public open spaces in Slovenian post-socialist multifamily housing estates into a coherent planning and governance perspective. More specifically, the study provides three complementary outcomes: (1) an analytical synthesis of the principal planning and governance challenges affecting POS (Table 1), (2) an integrated planning and governance framework for estate-level POS regeneration (Figure 6), and (3) planning and management implications articulated at national, municipal and estate levels. The analysis also reveals a central contradiction in the

Slovenian housing context: inherited socialist estates frequently face physical deterioration and fragmented management, yet their open spatial structure provides substantial potential for regeneration, while newer multifamily developments may offer improved building performance but less generous and less integrated POS. Together, these findings provide a basis for future research, policy development and integrated regeneration strategies for large housing estates.

The regeneration of these areas therefore requires coordinated action at three levels. At national level, a dedicated framework for large-housing-estate renewal should connect housing, spatial-planning, climate-adaptation and social-policy objectives and provide stable co-financing. At municipal level, planning instruments should identify and protect the continuity of POS, assess cumulative infill and parking impacts, and require integrated estate-level renewal plans. At estate level, clear agreements are needed on management roles, financing, resident participation, maintenance standards and monitoring. Building refurbishment, mobility measures and open-space upgrading should be programmed together rather than as isolated projects.

As the study is based on secondary sources, its findings identify recurring planning and governance patterns documented across Slovenian multifamily housing estates rather than assuming identical conditions in every individual estate. The convergence of evidence from different cities, policy periods and source types nevertheless provides a sound basis for identifying the principal spatial and institutional challenges at the national level. Further case-based research could examine how these patterns vary between individual estates through spatial analysis, interviews with municipal authorities and housing managers, and research involving residents. A comparative multiple-case approach could further support the development of applicable estate-level regeneration models.

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