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SECOND HOMES OWNERSHIP IN THE URBAN ENVIRONMENT. THE CASE OF WARSAW

In the highly developed countries spending leisure time in private summer homes, often called "second homes", is an important element of recreation.

The idea of second homes, though known already in the antiquity, gained popularity in recent decades. The growth of individual recreational facilities is related mostly to the progressing urbanization, growth of individual income, rapid development of private transportation, stresses of the city life, depopulation of villages, and the "fashion" of owning a second home.

The term „second home" is given to a private facility, usually situated in the countryside, away from the owner's permanent place of residence, meant for recreational purposes.

In Poland, second homes appeared already before the Second World War. Vacation settlements grew on the outskirts of big towns and even farther away, for example Urle, Rybienko, or Wilga are over 50 kilometres away from Warsaw.

The destruction caused by World War II hampered the development of the recreational facilities. Due to a severe housing problem a number of the second homes, mainly in the suburbs of big towns, were adapted for permanent residence. The growing towns incorporated some of the vacation settlements, while others became independent satellite towns (e.g. Józefów, Konstancin, near Warsaw).

The next, much greater boom for second homes came in the 1970s and reflected the growing economic activity in Poland, which led to the increase of individual incomes and of number of private cars. Second homes soon spread throughout Poland, especially in the vicinities of big towns and in the touristically attractive regions (the Baltic sea-side, lake districts, mountains).

The growth of these facilities is also reflected in spatial research. However, second homes have not been a subject of a synthetic, large-scale study. So far, all the research has been fragmentary, dealt only with small areas, or merely signalled the problem (Groch 1977, Kowal-

czyk, Grzeszczak 1984, Matczak 1981, Michalak 1973, 1981, Rogalewska 1980, Skotnicki 1984, Śliwińska-Ładzińska 1981).

Geographers usually look on the problem of second homes from the point of view of their distribution on the national, regional or local scale, from the point of view of their owners' place of residence or social status, of the buildings technical characteristics, manner of exploitation, evolution of the phenomenon in time and space, and of their influence on the areas where they are located (e.g. Aldskogius 1967, Davies, O'Farrell 1981; Haider 1978; Mai 1971; Ragatz 1970, 1977; Šprincova 1984a).

It is generally held that the second homes are a function of urbanization processes. The fact that mainly the inhabitants of big towns become the owners of second homes is confirmed by examples from many countries. Assuming that the owning of a second home is a derivative of living in a big town, it is possible to form a hypothesis, that the degree of popularity of the idea of second homes is related to whether an owner lives in the centre of a town, or in the countryside-like suburbs.

Among the numerous geographers researching into the problem, studies of the distribution of the second homes owners in their place of residence were undertaken by only a few. One of them, M. Mirloup (1975) studied the addresses of the owners of second homes in Paris and found them distributed irregularly, probably as a result of the city's social and spatial diversity. The problem was also studied in Ostrava by E. Librova (1970), and in Budapest by I. Berenyi (1982). Both scholars confirmed the irregular distribution of the second home owners in their places of residence and found them concentrated in the town's centres.

The connection of owning a second home with the characteristics of urban environment is very well visible in Prague, the capital of Czechoslovakia. The percentage of families owning a second home and living in the central, highly populated areas ranged between 15% and 22% in 1970, in the areas of less intensive, mixed building — about 10% to 15%, while in the suburbs it rarely reached 10% (Ščitani lidu ... 1970).

The aim of this article is to find out whether the spatial irregularity of the second home owners distribution exists in Warsaw, and, if so, what characteristic features of the urban environment can account for it. For this purpose an inquiry was made among the second home owners in and around the Jadów commune (Siedlce province) permanently living in Warsaw.¹

¹ Jadów commune, the Siedlce province is situated 60 to 70 km north-east of Warsaw, in the wooded, picturesque Liwiec valley. Summer building first deve-

From among 808 private recreational facilities in this area, 670 (82,90%) belonged to the residents of Warsaw,² most of whom were found to be living in the city-centre, in the direct neighbourhood of the centre, or in the large new housing districts of multi-storey apartment buildings. It was also confirmed that only a small number of people

Table 1
The distribution of the second home owners, as related to the distance to the city centre.

Distance to the centre	Second home owners	
	number	percentage
0-2 km	82	12.23%
2-4 km	221	32.99%
4-6 km	193	28.81%
6-8 km	141	21.05%
8-10 km	21	3.13%
10-12 km	5	0.75%
12-14 km	2	0.30%
14-16 km	3	0.45%
total	670	100.00%

owning second homes live in the suburban districts of small, sparse houses and full of green areas.

Table 1 shows the places of residence of the owners of second homes, related to the distance to the centre of Warsaw.

The distribution of the second home owners throughout the city depends, to a large extent, on the distribution of the population in general. Therefore, an index A_i was calculated, to better present the irregularity in the distribution of the second home owners. The index has a formula:

$$A_i = \frac{S_i}{P_i}$$

with: S_i — percentage of the second home owners residing permanently in the census tract „i”, as related to the total of all the second home owners from Warsaw (only the second homes in Jadów commune).

developed there prior to 1939 (village of Urle). At present, it is one of the largest sites of second homes in the vicinity of Warsaw.

² The owners' addresses were taken in the spring of 1985 from income tax documents.

P_i — percentage of population in the census tract "i", as related to the total population of Warsaw.

Fig. 1. The distribution of the second home owners, as related to the total population distribution in Warsaw (index A_i).

The spatial diversity of index A_i is presented in Figure 1.

The above map—presenting index A_i —shows the greatest concentration of the second home owners in the centre of Warsaw (except the census tract of South Powiśle and the South Centre), in the east and west neighbourhoods of the centre and in the northwest part of the city—Żoliborz. In the more remote parts of Warsaw, index A_i is higher than 1, only in the new large housing district Ursynów-Natolin in the south of the city, and in the census tract of Zacisze and Targówek Przemysłowy in the east.

In order to explain better the kind of urban environment influencing index A_i 6 variables were chosen:³

³ Data from the Office for Planning and Development of Warsaw.

- x_1 — number of inhabitants per hectare of green areas,
 x_2 — concentration of carbon oxide (in mg) in one cubic metre in the course of one hour,
 x_3 — number of automobiles per 1000 inhabitants,
 x_4 — percentage of population over 25 years of age with university education.
 x_5 — average floor area (in square metres) per person,
 x_6 — building intensity (in cubic metres) per hectare of intensive building.

The value of index A_i for each census tract was marked y .

Thanks to the use of the proper procedure—the coefficients of linear correlation were received (see Table 2).

Table 2

The Values of Linear Correlation Coefficient (N=78)

Independent variable	Value „r”	Significance of coefficient „r”
x_1	0.059	insignificant
x_2	0.024	insignificant
x_3	0.061	insignificant
x_4	0.177	insignificant
x_5	0.113	insignificant
x_6	0.338	significant ($p = 0.001$)

Table 2 demonstrates, that only the index of building intensity, of all the others, influences considerably index A_i . This confirms the hypothesis that the inhabitants of crowded areas with multistorey apartment buildings are more inclined to possess second homes than people living in areas of low, sparse buildings, and thus having better possibilities of recreation. Also, as it turned out, other elements of urban environment do not demonstrate any significant connections with the distribution of the second home owners. The connection between y and x_2 is especially small, as air pollution is present in the centre of the city as well as in its peripheral parts — due to the industrialization of the latter.

Summing up, a conclusion appears that the irregular distribution of the second home owners in Warsaw — just like in other cities and big towns — is mainly related to the distance from the centre, and to the intensity of building. The more extensive the building becomes and the

greater the distance from the city centre, the less numerous become the owners of second homes.

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