

ABANDONING STALINISM IN HOUSING POLICY OF THE PEOPLE'S REPUBLIC OF POLAND. LEGAL REGULATIONS WITH RESPECT TO 'ROOF OVER HEAD' VS. THE REALITY AT THE TURN OF THE 1950S AND 1960S BASED ON THE EXAMPLE OF THE HOUSING POLICY IN SELECTED MUNICIPALITIES AT DISTRICT LEVEL

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Summary. The purpose of this paper is to characterise some aspects of housing policy applicable in the People's Republic of Poland with particular consideration of new legal regulations concerning the housing market in the post-Stalinist period. Also, to present a more complete picture (of the situation), key aspects of the housing policy in the Stalinist period are presented/discussed. The article also presents the actual condition of the housing economy using the examples of selected towns. Sources included subject matter literature, legal acts, and archival documents linked with the social and economic history of selected towns/cities. In the beginnings of communist Poland, the decree of 7 September 1944 and of 21 December 1945 from strictly political and even ideological perspective as they constituted the frame for the actual control over the making over an important sphere of life such as housing management, of great significance in cities and towns. The political thaw of the mid-1950s created better prospects. The state was now able to finance the constructions sector on a much broader scale. The culminating point of the changes introduced by the post-October team with respect to the legal foundations of the housing policy was the Act of 30 January 1959, the Tenant Law. The Landlord and Tenant Law repealed the following: Decree of 21 December 1945 on Public Flat Management, Decree of 28 July 1948 on Flat Rental and Decree of 18 February 1955 on Authorities and Their Jurisdictions with Respect to Public Flat Management.

Key words: housing policy, People Republic of Poland, Bolesław Bierut, Władysław Gomułka, landlord tenant law

The purpose of this paper is to characterise some aspects of housing policy applicable in the People's Republic of Poland with particular consideration of new legal regulations concerning the housing market in the post-Stalinist period, i.e. after the political turnover which took place in 1956 and was most closely linked with Gomułka's regaining the power. New regulations were undoubtedly a manifestation of political thaw, although, in general, the authorities upheld the social and economic policy typical for a communist state. The article also presents the actual condition of the housing economy using the examples of selected towns. Sources included subject matter literature, legal acts published in the "Journal of Laws" and "Monitor Polski" [Official Gazette of the Republic of Poland], and archival documents.

After World War II, Poland followed the path similar to that taken by Red Russia in terms of propaganda of building a just, socially caring state. Ruined in every aspect of life, also the economic one, Poland suffered such great losses during World War II that it was completely unable to bring to life any real, large-scale and efficient social scheme. The only thing possible after 1944 in the initial period of gaining power by the Polish communists, strongly supported by the red Army, the ‘shared poverty,’ was manifested, among other things, by the ‘poor’ agricultural reform undertaken in the period 1944–1946. The opportunity for building a strong, agricultural sector was completely wasted due to deep, anti-peasant policy of the 1950–1956 period with draconian fiscalism and collectivisation as the leading measures. The ‘shared poverty’ was also part of the urban life. Many of cities and towns, especially in the new [recovered] territories, but also the capital city, i.e. Warsaw, were in ruin. Given the circumstances, housing issue began to grow in importance since the end of war. The authorities tried to tackle it by applying various administrative measures. However, the key objective was to for the state to control the housing sector in the broadest possible manner, or – using the terms of the period – to subject it to housing and flat management.¹

In the period of coming to power, according to their ideology, the communists liquidated or limited private ownership including flats which in practice took form of owners limited right to dispose residential space and in some cases partially through complete confiscation. In September 1944, the first regulation regarding the housing market was passed. In the Decree of 7 September, the state was granted (by itself) the right of considerable intervention within the private housing sector.² The Decree also introduced an important notion of ‘space allocation’ derived from the Soviet experiences which settled down in the housing policy of the Republic of Poland for a few dozens of years. The allocation procedure was to be decided by the above-mentioned commissions appointed as branches of National Councils. Municipalities were granted, among other things, the right to add lodgers to flats which they deemed as ‘underpopulated’ (“in the event of space hunger”).³ Owners of the tenement houses were deprived of their right to rent flats and determine the rent level by way of residential landlord-tenant agreement.⁴ The regulation prevailed formally until February 1946 by which time

¹ The best-known and the broadest in terms of the number of victims (ca. 40 thousand estate owners) was the so-called Bierut Decree, i.e. Decree of 26 October 1945 on Ownership and Usufruct of Land in the Area of the Capital City of Warsaw, Journal of Laws No. 50, item 279.

² The PKWN Decree of 7 September 1944 on Housing Commissions, Journal of Laws No. 4, item 18.

³ D. Jarosz, *Polaków drogi do mieszkania w PRL (szkic problemu) [Pole's Roads to Flats in the Communist Time. An Outline of the Problem]*. Lecture delivered at the Prof. Anna Żarnowska Seminar – September 2008 (project carried out within the framework of the Research Team of the Social History of Poland of the 19th and 20th c., Institute of History, University of Warsaw; electronic version available at: <http://www.historiaspoleczna.uw.edu.pl/> (printed in April, 2020, own collection of the author).

⁴ Commission's decision could have been appealed to the Municipal Court however due to the prerogatives of the authorities, chances for adjudication in favour of the owner were rather slender.

a strong supervisory system over the housing market had been built. It took the form of a Decree of 21 December 1945.⁵ It envisaged two main forms of authorities' intervention in housing relations, i.e. a moderate one in the form of a public control of the renting procedure applied by the house owners and a stricter one in the form of public housing and space (residential and functional) management – the domain of housing and space authorities.⁶ National Councils obtained the right to introduce the housing space population standards and determine the minimum number of lodgers per one room and the minimum floor space per lodger.⁷ In the following years, the scope of public housing and space management was extended to the territory of the entire country.⁸ Most importantly, in February 1951, flats excluded from Bolshevik regulations concerning public housing and space management became part of the system. Inclusion concerned new buildings erected or reconstructed in the post-war period⁹ and compromised civic confidence in the Bierut state. It turned out that the communist state took parts of many privately-owned houses, leaving their owners restless and deprived of the right to manage their property at their sole discretion. It is worthwhile to look at the two regulations, i.e. the decree of 7 September 1944 and of 21 December 1945 from strictly political and even ideological perspective as they constituted the frame for the actual control over the making over an important sphere of life such as housing management, of great significance in cities and towns, by the communist state in the making.¹⁰ House owners were reduced to mere administrators of their property. Also, the tenants became victims of state's omnipotence; speaking more precisely, victims of the housing policy of the period. When tenant rented a flat slightly exceeding the modest space standards introduced by the authorities, they had to take into account an unexpected extra lodger. More affluent owners of tenement houses, i.e. of a larger number of flats or just rooms, were forced to share their property almost for free with other people, or more precisely, with the state because it was the state that became the 'benefactor' [Andrzejewski 1979, 137–38]. In summary, it has to be emphasised that the Regulation of December

Furthermore, a very short period for the appeal was played an important role in the process, see D. Jarosz, *Polaków drogi do mieszkania w PRL (szkic problemu)* [Lecture].

⁵ Decree of 21 December 1945 on Public Housing and Space Management, Journal of Laws No. 4, item 27, p. 45–52.

⁶ D. Jarosz, *Polaków drogi do mieszkania w PRL (szkic problemu)* [Lecture]. For the list of towns and cities, also see: Decree of 21 December 1945 on Public Housing and Space Management, Art. 2, sect. 1.

⁷ D. Jarosz, *Polaków drogi do mieszkania w PRL (szkic problemu)* [Lecture].

⁸ Regulation of the Council of Ministers of 10 January 1951 on Introduction in Some Towns of Bydgoszcz and Gdańsk Voivodeships of Public Housing and Space Management, Journal of Laws No. 3, item 18.

⁹ Act of 26 February 1951 on New or Reconstructed Buildings and Premises, Journal of Laws No. 10, item 75.

¹⁰ "These two legislative documents have laid the foundations for combatting the capitalistic housing relations. Although, formal expropriation has not been announced, private house owners – excepting detached houses owners – were deprived of their freedom to dispose their property" [Andrzejewski 1979, 136–37].

1945, which gradually and effectively by 1951 embraced the whole country, gave rise to the evil institution of compulsory extra lodgers. Anybody having a flat if only a little in excess of the prevailing standard could become a victim of this regulation and be forced to accept completely unknown people under their roof and share the kitchen, bathroom, toilet, and halls with them. It gave rise to conflicts and for the people living in such conditions, it was one of the greatest anguishes of the Stalinist epoch. Another consequence of activities of the authorities was the low rent policy. The condition of the state-managed houses gradually worsened [ibid., 143].

In the initial years of the post-war period, there was a surplus of flats in the majority of regions and many of them did not require any investment. However, the available flats were soon occupied accompanied by the increased birth rate and inflow of new residents to major cities.¹¹ Alongside with the new flats, repairs, refurbishment, possibly reconstruction of houses in various degrees of damage played an important role. The building accomplishments of the period for the years 1945–1949 include ca. 625 thousand flats with over 1.5 million bedrooms. Soon, flats were in short supply mainly due to the fault of the official policy. In the years 1950–1955, the share of housing in total expenditure was 12.3% and 19.4% in the years 1956–1960. A better picture can be obtained by comparing the year 1950 to 1960 at which time housing investment nearly quadrupled. In consecutive periods, the increase was much more modest yet observable.¹² In 1954, i.e. nine years after the war, in Poland, 5.6 bedrooms per 1000 residents were commissioned while in England in the same period 28, with 36 in GFR and in the USA. In France, where housing investments were not considerable, the ratio was 14; even in Greece ruined by the WW II and post-war conflicts it was higher totalling 7. It, therefore does not come as a surprise that Poland was part of the shameful elite in terms of the number of people living in the same space with 1.9 person/room; the same ratio in England was 0.8 and 1.2 in Italy, which was the worst result in Western Europe [Chumiński 2015, 242].

The political thaw of the mid-1950s created better prospects. The state was now able to finance the constructions sector on a much broader scale. The loosening of the public housing and space management introduced in December 1945 and reinforced in consecutive years was clearly manifested in the Act of 28 May 1957 on Exclusion of Detached Houses and Premises in Housing Cooperative Houses from Public Housing and Space Management.¹³ It was a true revolution in the field and an obvious encouragement to build private houses, i.e. detached houses. Unfortunately, only a small percentage of Polish residents were able to

¹¹ For example, in 1946, Kraków was inhabited by nearly 300 thousand people while in 1939 the population was ca. 40 thousand less with the number of flats remaining at the same level [Paczyńska 1994, 11, 22, 26].

¹² In 1970, housing investments were 41% higher in comparison with 1961 [Andrzejewski 1979, 141–52].

¹³ Journal of Laws No. 31, item 131.

make such a huge financial and organisational effort. Of course, the Regulation of May 1957 deserves particular appreciation as in just one go it offered advantages to at least several hundreds of thousands of owners who often enough were the main tenants and who since then were no longer dependent on housing and space authorities.¹⁴ It was a considerable change liberating hundreds of thousands of flats with millions of rooms from the state management already in 1957. Of course, the communist authorities, driven by their egalitarian ideas, which they tried to respect in public, managed to introduce several 'safety catches' into the Act. The previously applied standard prohibiting a detached house to be larger than 110 m² (and not exceeding 6 bedrooms) and in the case of a multi-flat house, no flat could exceed 110 m² (or 5 bedrooms) was restored. Liberalisation particularly manifested through possibility of subletting part of the owned premises, and possibility of obtaining permit from the Presidium of the National Council to rent the entire premises.¹⁵ It has to be added that in the same month, i.e. on the 18th May, 1957, another regulation important for the housing sector was passed – Act on State's Sale of Houses and Building Lots. Thus, it was fully confirmed that more affluent, entrepreneurial and privileged groups of the society had considerable possibilities of satisfying their housing needs within the realistic time horizon. The act directly referred to the Act on Exempting Detached Houses and Premises from Public Housing and Space Management as the residential premises exempted from national supervision could now become a fully privately-owned property.¹⁶

As mentioned above, the important and positive changes occurring in 1957 had a number of 'limiters.' Flat population standards may be a good example here. In the spring of 1958, the Regulation of the Minister of Municipal Services of 8 March 1951 on Rules for Determining Flat Population Standards was repealed and the new regulation upheld considerable empowerment of the authorities to decide on the quality of the housing conditions. The new regulation comprised seven articles of which two were of pivotal importance. Art. 1 stipulated that: "in towns/cities where public housing and space management had been introduced, relevant national councils shall determine the flat population standards in old and new buildings under the rules set forth herein." Art. 4 stipulated that: "Population standards in multi-flat buildings are from 7 m² to 10 m² of the residential space per each entitled individual. Within these limits, the national councils shall determine detailed standards for flat population prevailing in the territory of a particular town/city."¹⁷ Let us add that full exclusion of single-room and two-room

¹⁴ In the following articles, the scope of the excluded facilities also in multi-flat houses with more than four flats, if they were a separate property of various individuals, Journal of Laws of 1957, No. 31, item 131, Art. 1.

¹⁵ Journal of Laws of 1957, No. 31, item 131, Art. 6, sect. 2 and 3.

¹⁶ Journal of Laws of 1957, No. 31, item 132.

¹⁷ Regulation of the Minister for Municipal Services of 12 April 1951 on Rules for Determining Flat Population Standards, Journal of Laws No. 26, item 158, Art. 1 and Art. 4.

flats if at least two individuals inhabited them from the rigours of the regulation was completely rational.

For the new ruling team under Gomułka leadership, situation on the housing market was very important. In March 1959, during the 3rd Congress of the PZPR, he said: “The realisation of the 5-year plan in the housing sector continues successfully. The number of city type rooms commissioned for use has increased from 169.5 thousand in 1955 to 235 thousand in 1958 and refers only to the construction works financed with the state loans. It has allowed to stop the former progress of concentration of inhabitants in a single room.”¹⁸ The most important thing, however partial, was admitting to the bad condition of the building sector under Bierut. It should also be emphasised that efforts at improving the situation on the housing market were certainly strengthened by the new policy adopted by Moscow. Stalin’s successor, i.e. Khrushchev, within the scope of political thaw, paid much more attention to social issues.¹⁹

The culminating point of the changes introduced by the post-October team with respect to the legal foundations of the housing policy was the Act of 30 January, the Tenant Law.²⁰ Art. 1 defined its key objective, which was: “aimed at regulating the use of residential and functional premises while taking into account the necessary living and housing conditions of the people and ensuring protection and keeping the residential and functional premises in proper condition.” Art. 3 regulated rent amounts which were to be determined by the Council of Ministers (Art. 1 and Art. 2). Art. 5 contained a reservation that national councils in towns/cities and housing estates could determine the upper limit of the rent. At this point it is worth noting that the authorities planned for the flats to continue to be relatively cheap to maintain. Art. 31 stipulates that: “conversion of the residential premises into functional and conversely could be carried out only in special cases” and required consent of the Presidium of the relevant National Council. Art. 32 contained the following statement: “Flats may be allocated to individuals whose social role, profession, trade, work or studies justify staying in town/city’.” The consecutive more than twenty articles described detailed issues including disputes between tenants in premises.

In summary, in the years 1957–1959 considerable liberalisation of the housing and space management rule was observed. Flats in the houses owned by housing cooperatives, detached, single-family houses owned by private individuals or cooperative, and premises in small residential houses were exempted from public housing and space management, if they were separate property of different individuals regardless of the year of construction as at the effective date of the Act. Fur-

¹⁸ *Report of the Central Committee [KC] presented on the 10th March, 1959 during the 3rd PZPR Congress by the 1st Secretary of the Central committee – Władysław Gomułka, “Nowe drogi”* (theoretical and political authority of KC PZPR). The 3rd PZPR Congress held on 10–19 March, 1959, No. 4 (118), April 1959, Year XIII, p. 37.

¹⁹ Under Stalin, the housing sector of the Soviet Union was in a catastrophic condition as investments were insufficient [Taubman 2012, 433–34].

²⁰ Journal of Laws No. 10, item 59.

thermore, reforms included an important financial aspect linked with the aspiration to curb state's expenditures. In the summary of the importance of the new Landlord and Tenant Law, one of the experts in the field delivered the following comment: "The Landlord and Tenant Law of 1959 did not provide for the right to be granted occupancy certificate; instead, it determined the individuals who might be granted such a certificate."²¹ Already at that period, it was obvious that it was the cooperative sector, factory-built houses and, possibly to some extent, private construction – not the state – that were to satisfy housing needs. The amended Landlord and Tenant Law of 29 June 1962²² contained several important amendments including, among other things, extended scope of state authorities' interference in house ownership in rural areas (Art. 1, sect. 2).

It has to be emphasised that in 1960, i.e. 15 years after the war and more than three years after the end of the Stalinist period, the housing conditions in the scale of the country were still rather scanty. In the PRL era, officially, there were 7 million with over 17.2 million rooms. The 7 million flats offered roof over the heads of nearly 28.7 million people. The largest problem was that there were as many as 8,253 individual households. It meant that over 1.2 million families did not have a separate place to live.²³ Coming back to the issue of the household construction it has to be emphasised that in the period 1966–1970 a new stage was clearly marked in the housing policy of PRL referred to in the specialist literature as the cooperative stage. One of the foundations of the system was considerable update of housing expenses incurred by the state or national council-administrated flats in 1965.²⁴ Finally, state subsidies of the current maintenance were liquidated [Andrzejewski 1979, 167].

For superficial illustration of the housing situation based on a concrete field example, I chose two urban centres, i.e. a very large powiat (district) city of Elbląg with the population of almost 100 thousand before being promoted to the voivodeship capital (in 1975)²⁵ and an a typical district town of Wąbrzeźno with nearly 11 thousand inhabitants [Golon 2005]. In the larger of the selected centres, i.e. in Elbląg, the housing problem was raised in public discussions during the October turnover as the underlying cause of criticism of long-term negligence of the Stalinist regime. Under the new circumstances, the authorities undertook effort to present at least some accomplishments. An example was the so-called country-

²¹ D. Jarosz, *Polaków drogi do mieszkania w PRL (szkic problemu)* [Lecture].

²² Journal of Laws No. 39, item 170.

²³ In 1970, there were the total of over 8 million flats. There were nearly 9.4 million households, i.e. still not very far from ensuring a flat to almost every family [Gorczyca 1982, 10].

²⁴ Regulation of the Council of Ministers of 20 July 1965 on Rent Amount for Residential Premises, Journal of Laws No. 35, item 224; Regulation of the Minister of Municipal Services of 5 August 1965 on Determining Current Maintenance and Repairs Expenses and of Minor Repairs Charged to Tenants, the Rules for Flat Renovation and Necessary repairs by the Tenant, Journal of Laws No. 35, item 227.

²⁵ In December 1970 – 90.1 thousand, in 1978 as many as 104.9 thousand, see *Mały Rocznik Statystyczny 1979*, Główny Urząd Statystyczny, Warszawa 1979, p. 27.

wide office cramping action carried out in 1957. In Elbląg, it allowed to obtain 338 bedrooms. Given the slim possibilities of the city at that time, the number was impressive as the housing authorities recovered 140 rooms in a single year only. Housing issues were deepened by the condition of the old houses, constituting the majority of housing resources. In Elbląg, buildings wore out at a much faster pace, which was the effect of its location in the wetland.²⁶ The new political situation facilitated an increase in the scope of housing construction in the scale of the country. In the period 1958–1960, 2800 new bedrooms were commissioned of which 1363 within the scope of the national council construction projects.²⁷

Despite observable increase in the number of constructed flats, the situation was still far from satisfactory. A good illustration of it may be the data for one year. In 1959, in Elbląg, partially through recovery procedure and in vast majority within the framework of the so-called national council construction, 667 bedrooms were commissioned while the actual needs of the city were estimated at ca. 4000 bedrooms.²⁸ Acute shortage of flats and specific, state housing policy which on the one hand introduced a regime close to monopoly with respect to housing construction and on the other hand resulted in authorities' failure to provide flats in sufficient number or acceptable quality, had varied consequences including corruption.²⁹

In the period 1950–1960, 163 new residential buildings were constructed in the city with 7238 bedrooms of which 2676 bedrooms were commissioned in the period 1958–1960. In 1950–1960, 2071 old buildings were repaired (with 3114 bedrooms).³⁰ In 1960, in Elbląg, there were altogether 17.2 thousand flats, in 1970 – 22.2 thousand.³¹ One of the more precise indicators of housing space population density was the average number of residents per bedroom in a single flat which in 1960, in Elbląg, was 1.38. It was a drop following the Stalinist period neglect. However, in the first half of the 1960s, the improvement was insignificant and in 1965 this ratio was reduced only to 1.36. Only in 1970, improvement in the popu-

²⁶ National Archive in Elbląg with the seat in Malbork [henceforth cited as: APE], Presidium of the City National Council in Elbląg [henceforth cited as: PMRN], ref. No. 10, Minutes of the MRN session held on 10th April, 1958, Attachment – Report on the Investment projects Carried out in the City and Budget Implementation: February 1957 – February 1958.

²⁷ National Archive in Gdańsk, Branch in Gdynia [henceforth cited as: APG OGdy], PZPR City Committee in Elbląg [henceforth cited as: KM PZPR], file no. 10, Draft Electoral Platform for the City of Elbląg, prior to the 16th April, 1961.

²⁸ A year later 84 bedrooms were constructed within the framework of private construction.

²⁹ APG OGdy, KM PZPR, file no. 53, Minutes of the Elbląg City Committee Executive Session held on the 26th August, 1959.

³⁰ APG OGdy, KM PZPR, file no. 21, Minutes of the Elbląg KM PZPR Plenary Meeting of the 10th January, 1961.

³¹ 1987 Elbląg Statistical Yearbook, p. 22; APE, PMRN, file no. 248, Information on the National Census for PMRN after the 8th December, 1970.

lation density was observed at the rate of 1.26, which using other conversion rates meant 11.7 m²/inhabitant.³²

Another city which I would like to use to illustrate the living conditions at the turn of the 1950s and 1960s is the previously mentioned Wąbrzeźno. Despite considerable difference in size [in comparison with Elbląg], housing problems in both locations were of similar nature, although not in all aspects. In the latter half of the 1950s, the housing situation in the town improved only a little. Two blocks of flats and 88 single-family, detached houses were built with the total number of 594 bedrooms.³³ It was the number of single-family, detached houses which made a considerable difference between Elbląg and small Wąbrzeźno. The first multi-family block was built in Wąbrzeźno in 1957, after resources from national funds were obtained; in the Stalinist period, national councils in towns were not allowed to make such investments. That is why the private construction of a larger number of single-family houses was permitted.³⁴ In the six-year period, i.e. from 1957 to 1963, marking the beginning of the post-war multifamily house construction in town, six blocks of flats were commissioned (280 flats).³⁵ Still 480 waited for flat allocation of which 360 poorer families were hoping to receive flats from municipal resources and 120 families were expecting admission as members into the housing cooperative.³⁶ In the years 1965–1969, 200 flats were built in multifamily houses [Górny 1988, 118–19]. Despite all those investments, Wąbrzeźno still had to struggle housing problems. In 1966, city authorities had still to consider 617 housing applications submitted since December 1961.³⁷ Population density ratio per one bedroom was 2.2 people.³⁸ The housing situation in Wąbrzeźno was only improved in the 1970s.

To summarise comments regarding both locations, bearing in mind that the situation was representative of the entire PRL, it can be noted that the 1950s and 1960s were a difficult time for housing management. It was better than during the war and in the Stalinist decade under Bierut, but still it was bad. There was a shortage flats and those that were built were of poor quality, giving rise to general dissatisfaction. Expenses incurred by the tenants were also considerable, particularly in cooperative buildings. It is not by accident that the great social protests of December, 1970 continuing in the first months of 1971, took place in several dozens

³² APE, PMRN, file no. 248, Information on the National Census for PMRN after the 8th December, 1970; 1987 *Elbląg Statistical Yearbook*, p. 22.

³³ *Electoral Programme. Elections for the PRL parliament and National Councils of the 16th April, 1961*, Wąbrzeźno, March 1961, p. 3–6.

³⁴ W. Szlachcikowski, *Kronika powiatu wąbrzeskiego 1945–1976. Notatki z 1966 r.*, Miejska i Powiatowa Biblioteka Publiczna in Wąbrzeźno.

³⁵ *Ibid.*, *Notatki z 1963 r.*

³⁶ *Materiały na XII Konferencję sprawozdawczo-wyborczą organizacji wąbrzeskiej PZPR listopad 1966, Wąbrzeźno 12 XI 1966; Materiały na IX Konferencję sprawozdawczo-wyborczą organizacji wąbrzeskiej PZPR styczeń 1962, Wąbrzeźno 31 XII 1961.*

³⁷ *Materiały na IX Konferencję*, p. 38.

³⁸ W. Szlachcikowski, *Kronika powiatu wąbrzeskiego 1945–1976.*

of industrial centres and to large extent involved frustrated residents of workers hotels of the cities and towns of the coastal region and Elbląg.

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ODCHODZENIE OD STALINIZMU W POLITYCE MIESZKANIOWEJ POLSKI LUDOWEJ. PRAWNE REGULACJE DOTYCZĄCE „DACHU NAD GŁOWĄ” A RZECZYWISTOŚĆ NA PRZEŁOMIE LAT PIĘĆDZIESIĄTYCH I SZEŚĆDZIESIĄTYCH NA PRZYKŁADZIE SYTUACJI GOSPODARKI MIESZKANIOWEJ W WYBRANYCH OŚRODKACH MIEJSKICH SZCZEBŁA POWIATOWEGO

Streszczenie. Celem niniejszego artykułu jest scharakteryzowanie niektórych aspektów polityki mieszkaniowej Polski Ludowej, ze szczególnym uwzględnieniem nowych regulacji prawnych dotyczących rynku mieszkaniowego w okresie postalinowskim. Dla pełnego obrazu zarysowano też główne aspekty polityki mieszkaniowej w okresie stalinowskim. W artykule przedstawiono także faktyczną kondycję gospodarki mieszkaniowej na przykładzie wybranych ośrodków miejskich. Podstawą źródłową była literatura przedmiotu, akty prawne zamieszczone w „Dzienniku Ustaw” i „Monitorze Polskim”, a także dokumenty archiwalne, związane z historią społeczno-gospodarczą wybranych miast. W początkach komunistycznej Polski, m.in. dekretemi z 7 września 1944 r. oraz 21 grudnia 1945 r. państwo przyznało sobie prawo dużej ingerencji w prywatny sektor mieszkaniowy. Akty te tworzyły ramy dla faktycznej kontroli znajdującego się w budowie komunistycznego państwa nad tak ważną sferą życia, jaką była gospodarka mieszkaniowa, przede wszystkim w miastach. Odwilż polityczna połowy lat pięćdziesiątych otworzyła lepsze niż dotąd perspektywy. Państwo było teraz bowiem skore finansować w znacznie szerszym zakresie budownictwo. Zwieńczeniem popaździernikowej akcji zmian prawnych regulujących politykę mieszkaniową, stało się prawo lokalowe z 1959 r. Prawo lokalowe stanowiło też, że traciły moc: dekret z 21 grudnia 1945 r. *o publicznej gospodarce lokalami*, dekret z 28 lipca 1948 r. *o najmie lokali* oraz dekret z 18 lutego 1955 r. *o własności organów w zakresie publicznej gospodarki lokalami*.

Słowa kluczowe: polityka mieszkaniowa, Polska Rzeczpospolita Ludowa, Bolesław Bierut, Władysław Gomułka, prawo lokalowe

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