The necessity of flexibility - ULI June 20 2019

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Urbanization – and increasing housing demand

Copenhagen Municipality – share of total Danish population

www.statistikbanken.dk, tabel FOLKIAm.fl.
Inhabited 1 bedroom apartments in Copenhagen Municipality 1981-2018

Source: www.statistikbanken.dk, table BOL52, BOL522 og BOL103
Demand is shifting away from detached housing over to apartments - The way we live is changing

Share of single person households 2005 - 2018
Source: Eurostat
Using the **planning act** - you can compare with the UK Town and country Planning Act Section 106

Possible for the municipality to demand that up to 25% of new residential construction in a new development area should be social housing (passed by Parliament 26.02.2015)

Social Democrats suggesting this should be made 33% - combined with a fund for financing the extra cost of the land in the cities

The 2015 law change has been slow to work

Social housing in Denmark is not publicly owned – but subsidized by the municipality with 10% upfront cash – a loan without interest and repayment for up to 50 years – and by the state with a subsidy to cover the annual yield exceeding 2,8% for a period of 30 years

The rent in newly constructed social housing lies around 1.200 kroner /sq. meter annually. In the old private rented housing stock the average rent is 850 kr/sq. meter.

Besides the subsidies you have housing allowances depending on income, rent and age.
Temporary housing – student housing in containers

Planning act § 19 – gives the municipality the right to give dispensation from a local plan for up to 10 years - this change targets interim construction in the form of containers as student housing (Passed by parliament June 1st 2017)
Planning and market forces battling it out – necessary with further tools? Residential construction in Copenhagen 1980-2017

Notice the low activity up to 2005 – source Copenhagen municipality

"the big divide"

- Mostly social housing
- Mostly private investments

Number of dwellings


Social housing Owner occupied Private rented Cooperatives Public

Antal boliger

0 500 1,000 1,500 2,000 2,500 3,000 3,500 4,000 4,500 5,000 5,500