The cooperative tenancy association Kopparsvanen

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Riksbyggen in figures

- 300 offices and operations in more than 430 locations
- Turnover: SEK 7 738 million (2018)
- 3 020 employees (2018)
- 4 567 apartments in production (2018)
- We manage 200 000 apartments in 4 218 housing cooperatives, of which 1 694 are Riksbyggen cooperative (2018)
- We manage 100 000 rented apartments, of which 5 300 are in our own stock as well as the majority in Karlstadshus Foundation and Bostadsbyggen in Jönköping (2018)
- 300 offices and operations in more than 430 locations
- 2 728 employees (2017)
- 4 988 apartments in production (2017)
- We manage 200 000 apartments in 3 629 housing cooperatives, of which 1 643 are Riksbyggen cooperatives (2017)
- We manage 100 000 rented apartments, of which 5 541 are in our own stock as well as parts in Karlstadshus Foundation and Bostadsbyggen i Jönköping (2017)
Today’s cooperative tenant associations

- Available in 28 municipalities
- A total of 27 associations
- First established was in Skara in 1997
- The last association formed is Göingebygdens Trygga hem in Östra Göinge municipality
Market conditions
Demographics and health needs

Demography

- In 2040, the number of people over the age of 65 increases from today's 1.6 million to 2.5 million.
- People over the age of 85 increase from just over 240,000 people to 430,000 during the corresponding period.

Health needs

- The need for care and care accommodation is expected to increase by 50-70% during the corresponding period.
- The increase in places in health and care homes is estimated to be about 50,000 by 2040 from today's 100,000.
Market conditions

Financial conditions

The municipalities' costs for care and care for the older residents are expected to increase

- From: 88 billion in 2008
- To: 150 billion in 2050

The proportion who support the elderly decreases;

- In 1960, there were 6 professionals for each pensioner
- In 2010, there were 2 professionals for each pensioner
- In 2030, there will be 1.5 professionals for each pensioner
How do municipalities work today when they want to develop housing for the elderly?

**Direct rule**

**Advantage:**
The municipality has influence over properties that are central to the business

**Disadvantage:**
It weighs down the municipal investment budget

**Private property owner**

**Advantage:**
The municipal investment budget is not charged.

**Disadvantage:**
The municipality loses all influence over properties that are central to the municipal operations
There is another option ...

Cooperative tenancy

advantages:

The municipality retains influence over properties that are central to the business.

Receives housing with housing allowance without burdening the municipal investment budget.

Limited finances from the municipality.

Cons:

?
Benefits

- Own responsibility for setting rent
- The association can operate in many places in the municipality
- The accommodation cost can be equalized between different objects
- No high contribution capital is required for membership of the association
RKHF Kopparsvanen
A cooperation with the municipality of Åtvidaberg
A quick overview of the economy in Åtvidaberg
Apartments after refurbishment of the existing buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Care home</strong></td>
<td></td>
</tr>
<tr>
<td>New building</td>
<td>40</td>
</tr>
<tr>
<td>E, F Koppargården</td>
<td>28</td>
</tr>
<tr>
<td>C Östergården</td>
<td>22</td>
</tr>
<tr>
<td>D Östergården</td>
<td>27</td>
</tr>
<tr>
<td><strong>Housing with support service</strong></td>
<td></td>
</tr>
<tr>
<td>Hus E Östergården</td>
<td>35</td>
</tr>
<tr>
<td><strong>Short-term accommodation</strong></td>
<td></td>
</tr>
<tr>
<td>Hus D Short term</td>
<td>10</td>
</tr>
<tr>
<td><strong>SUM</strong></td>
<td><strong>162</strong></td>
</tr>
</tbody>
</table>
Total areas after refurbishment of the existing buildings

<table>
<thead>
<tr>
<th></th>
<th>square meter (BTA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Koppargården</td>
<td>4 349</td>
</tr>
<tr>
<td>Östergården</td>
<td>9 460*</td>
</tr>
<tr>
<td>New Buildning</td>
<td>2 800</td>
</tr>
<tr>
<td><strong>Sum :</strong></td>
<td><strong>16 609</strong></td>
</tr>
</tbody>
</table>

* Paviljongen ej medräknad.
Production cost

<table>
<thead>
<tr>
<th>Production cost</th>
<th>Swedish kr</th>
<th>kr/sqm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition of existing properties</td>
<td>26 500 000</td>
<td></td>
</tr>
<tr>
<td>Land registration</td>
<td>2 650 000</td>
<td></td>
</tr>
<tr>
<td>RB-contract</td>
<td>293 453 000</td>
<td></td>
</tr>
<tr>
<td>Unsuspected costs</td>
<td>5 000 000</td>
<td></td>
</tr>
<tr>
<td>Investment grant</td>
<td>40<em>40</em>2600</td>
<td>-4 160 000</td>
</tr>
<tr>
<td>VAT reduction</td>
<td>59 690 600</td>
<td>-16 535 400</td>
</tr>
<tr>
<td><strong>Sum production costs</strong></td>
<td><strong>306 907 600</strong></td>
<td><strong>18 478</strong></td>
</tr>
</tbody>
</table>
# Operational calculation

<table>
<thead>
<tr>
<th>Driftskalkyl</th>
<th>Kronor</th>
<th>Kr/kvm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest rate</td>
<td>3,5 %</td>
<td>10 741 766</td>
</tr>
<tr>
<td>Depreciation</td>
<td>0,5 %</td>
<td>1 534 538</td>
</tr>
<tr>
<td>Operation costs</td>
<td>400 kr/kvm</td>
<td>6 643 600</td>
</tr>
<tr>
<td>Future maintenance</td>
<td>80 kr/kvm</td>
<td>1 328 720</td>
</tr>
<tr>
<td><strong>Sum operational costs</strong></td>
<td><strong>20 248 624</strong></td>
<td><strong>1 219</strong></td>
</tr>
</tbody>
</table>
### Income

<table>
<thead>
<tr>
<th>Intäkter</th>
<th>Kronor</th>
<th>Kr/kvm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent new buildings</td>
<td>6 200 kr/month</td>
<td>2 976 000</td>
</tr>
<tr>
<td>Rent refubished buildings</td>
<td>6 100 kr/month</td>
<td>5 636 400</td>
</tr>
<tr>
<td>Premises</td>
<td>1 200 kr/month</td>
<td>5 160 000</td>
</tr>
<tr>
<td>Rent care homes</td>
<td>6 400 kr/month</td>
<td>2 688 000</td>
</tr>
<tr>
<td>Hyra premises</td>
<td>900 kr/sqm</td>
<td>4 140 900</td>
</tr>
<tr>
<td><strong>Sum income</strong></td>
<td><strong>20 601 300</strong></td>
<td><strong>1 240</strong></td>
</tr>
</tbody>
</table>
In other words

- Åtvidaberg Municipality has access to a completely modern elderly center.
- With more apartments and almost 3,000m² more in 2019.
- The cost for the municipality in 2019 is the same as in 2012 – but in a completely different quality level.
- With this arrangement, the municipality guarantees participation and influence over the premises' long-term use.
Riksbyggens Cooperative tenant association Kopparsvanen in Åtvidaberg

- Åtvidaberg Municipality, together with Riksbyggen, established a cooperative tenancy association
- The board consists of persons from the municipality of Åtvidaberg and Riksbyggen
The association bought the existing properties at Solbacken 5 and Solbacken 8.

The association gave Riksbyggen the task of managing the properties.

The association gave Riksbyggen the assignment to build 40 new care places and to rebuild the existing 120 places.
Stage 1
New construction of 40 rooms for care
New construction

- Two buildings with two levels each
- A "link" between the houses that connect with the existing building
- Four groups of 10 apartments each
Group accommodation

- Environment similar to home
- No long corridors
- Kitchen next to the dining room
- Direct contact with the outdoor environment via balcony / terrace
- Close to storage / cleaning / rinsing / expedition
Apartments

• 35m²
• Own balcony
• Own kitchenette
• Spacious for wheelchair
• Sliding doors to bathroom
• Custom furnishings in bathroom
• Bright and transparent
The outdoor environment

- The outdoor environment should be visible and also be able to delight the person who is inside his bed
- Walking paths that promote training
- Available planting beds in "seat height"
- Blurred borders between inside and outside
- The vegetation forms different rooms for separability
Interior - The apartment
Interior - Bathroom
Interior – common room
Interior - Lounge
Exterior - Backyard
Exterior entrance
Curious about Riksbyggen?

Read more at riksbyggen.se