

Regeneration Dialogue

Bjarne Stenquist, Environment department, City of Malmö



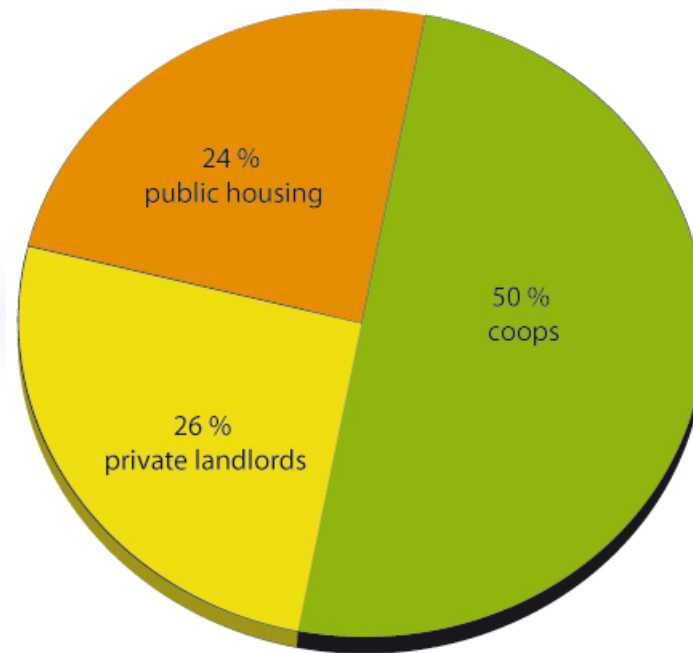
650 000

apartments built in Sweden 1965-1975



30 000

apartments in Malmö





37 million apartments in EU 15

10 million in EU 9

Housing in Sweden

35% of energy use

20% of CO₂ emissions



Huge investment needs

- Alingsåshem: € 100.000/apartment
- Botkyrkabyggen: € 65.000/apartment
- MKB: € 25.000/apartment to reach 50% energy savings



€ 50,000 as an average

investment needs in the order of

€ 32,5 billion nationally

€ 1,5 billion in Malmö

€ 2350 billion in EU

(Swedish building industry: 300.000 man years)

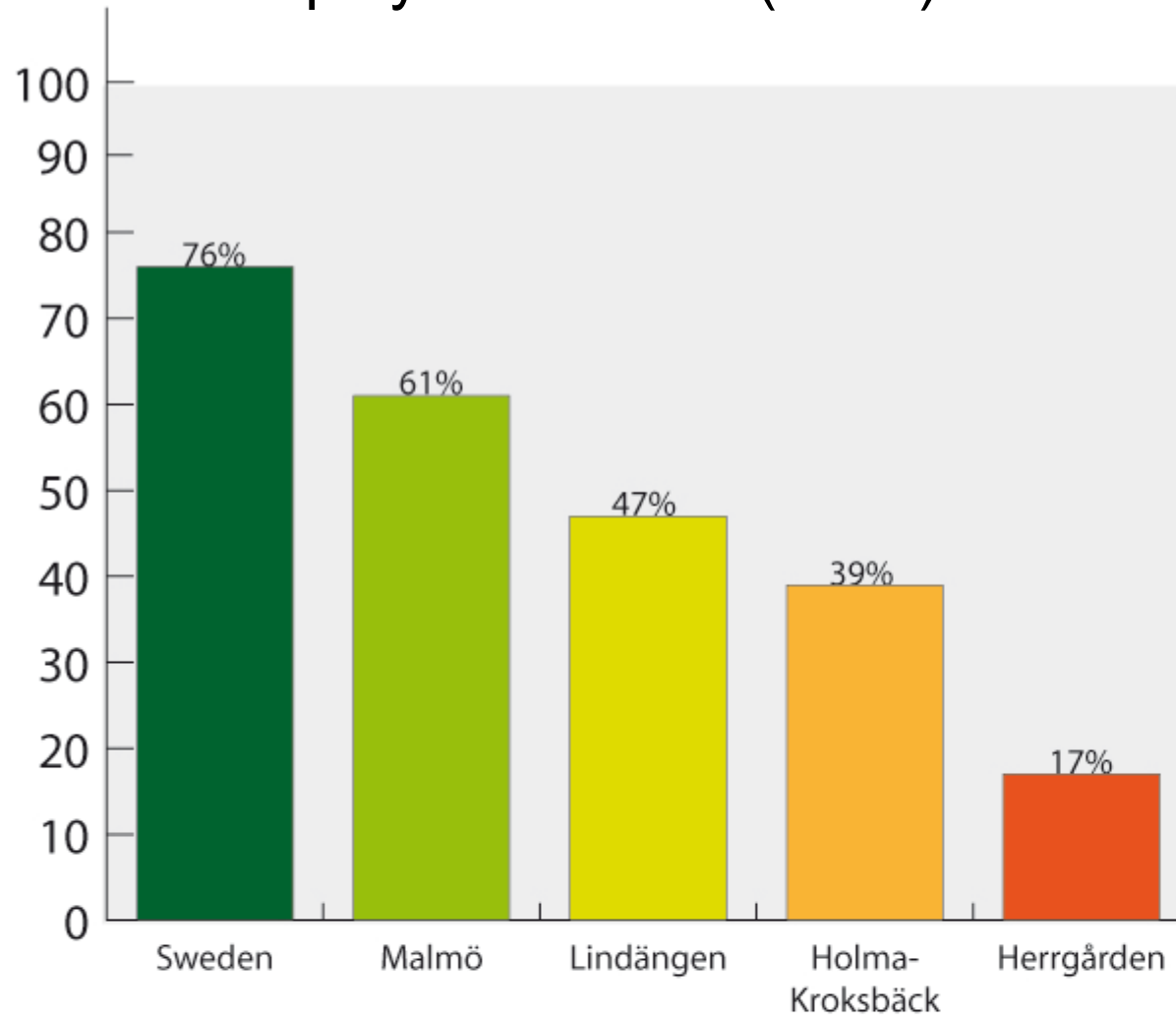


The big challenge: How to finance?

- Energy savings?
- Increase rents?
- Save on social costs?



Employment levels (2009)





Malmö stad

Direct income support paid by city 2012:
€ 85 million

One unemployed
adult (25 years old) in
direct costs:
€ 75,000 / year



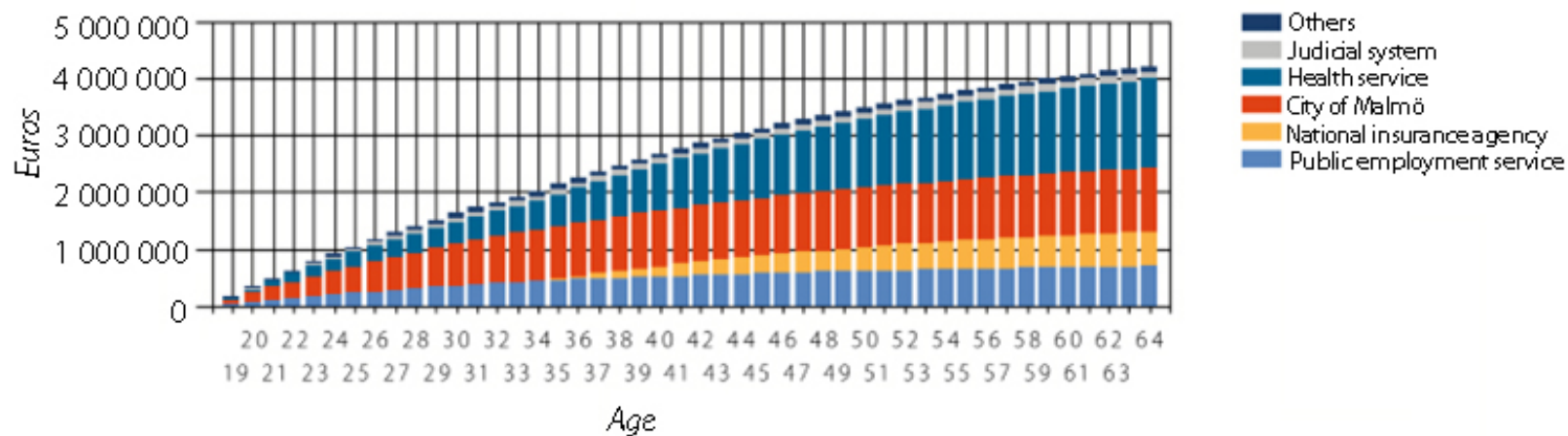
Lindängen as a pilot case:

2.600 apartments \approx € 130 million in investment needs

350 unemployed 25 year olds (2009) \approx € 26 million/year, € 130 million/
five years

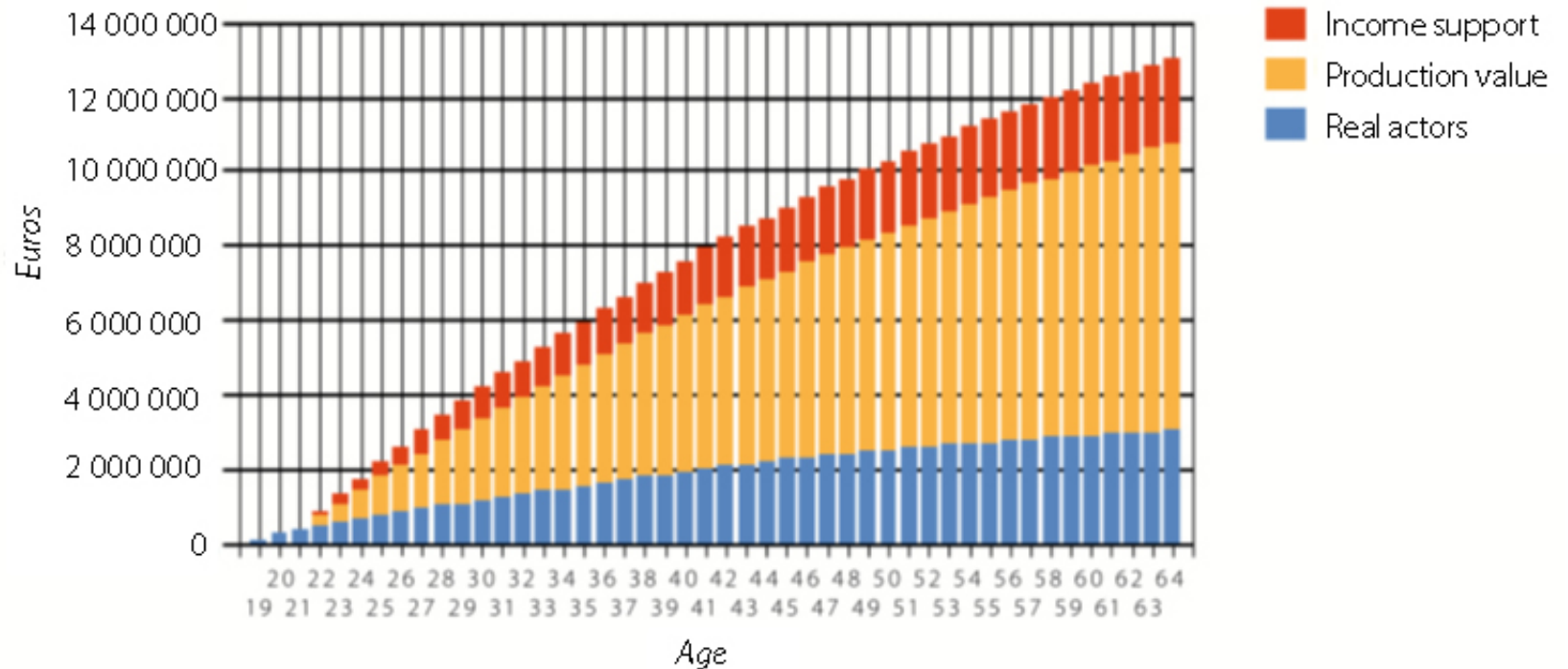


Average direct costs for 10 unemployed in Lindängen divided among actors:



Source: Ingvar Nilsson

Costs including production- and revenue loss (10 unemployed Lindängen)



Source: Ingvar Nilsson

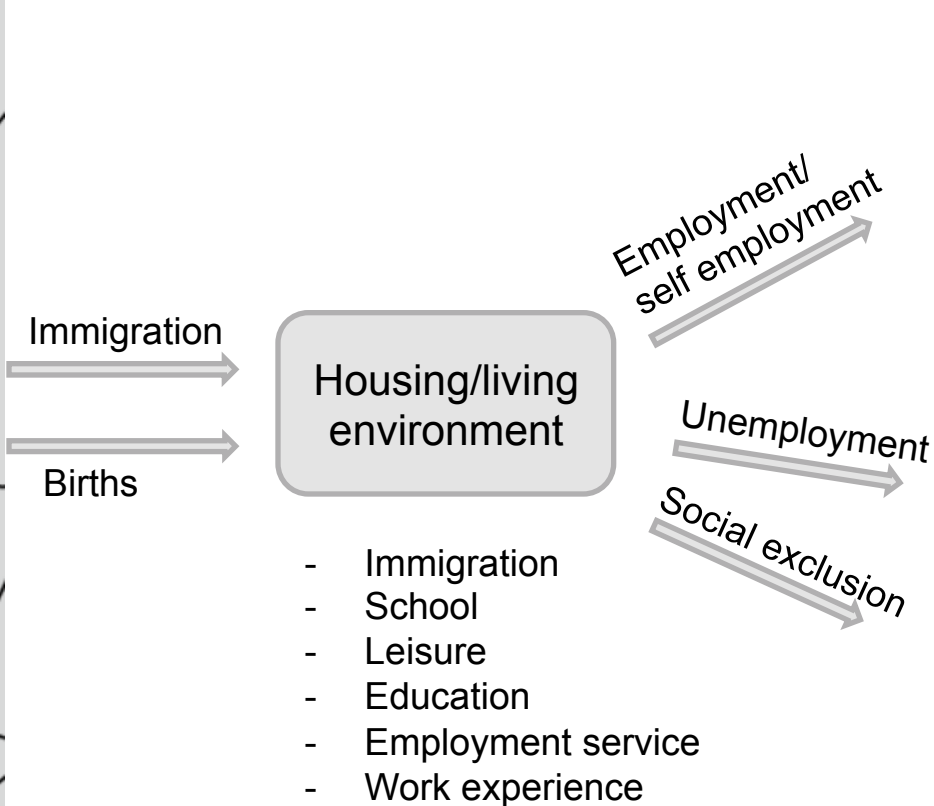


The big challenge for Malmö/Sweden/Europe

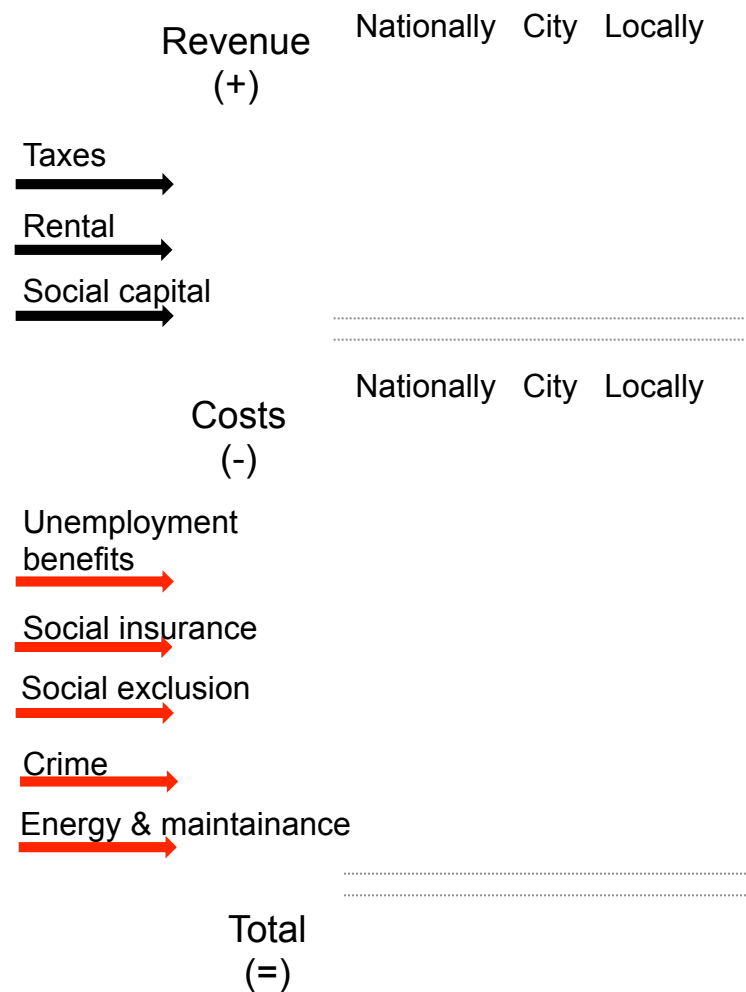
- How to finance **and** use these investment needs to maximize environmental, social and economic benefits?
- How can we integrate this approach into EU 2020 : "Smart, sustainable and inclusive growth **and change**"
- How can we try out integrated models and new ways of working?

Housing environments create values...

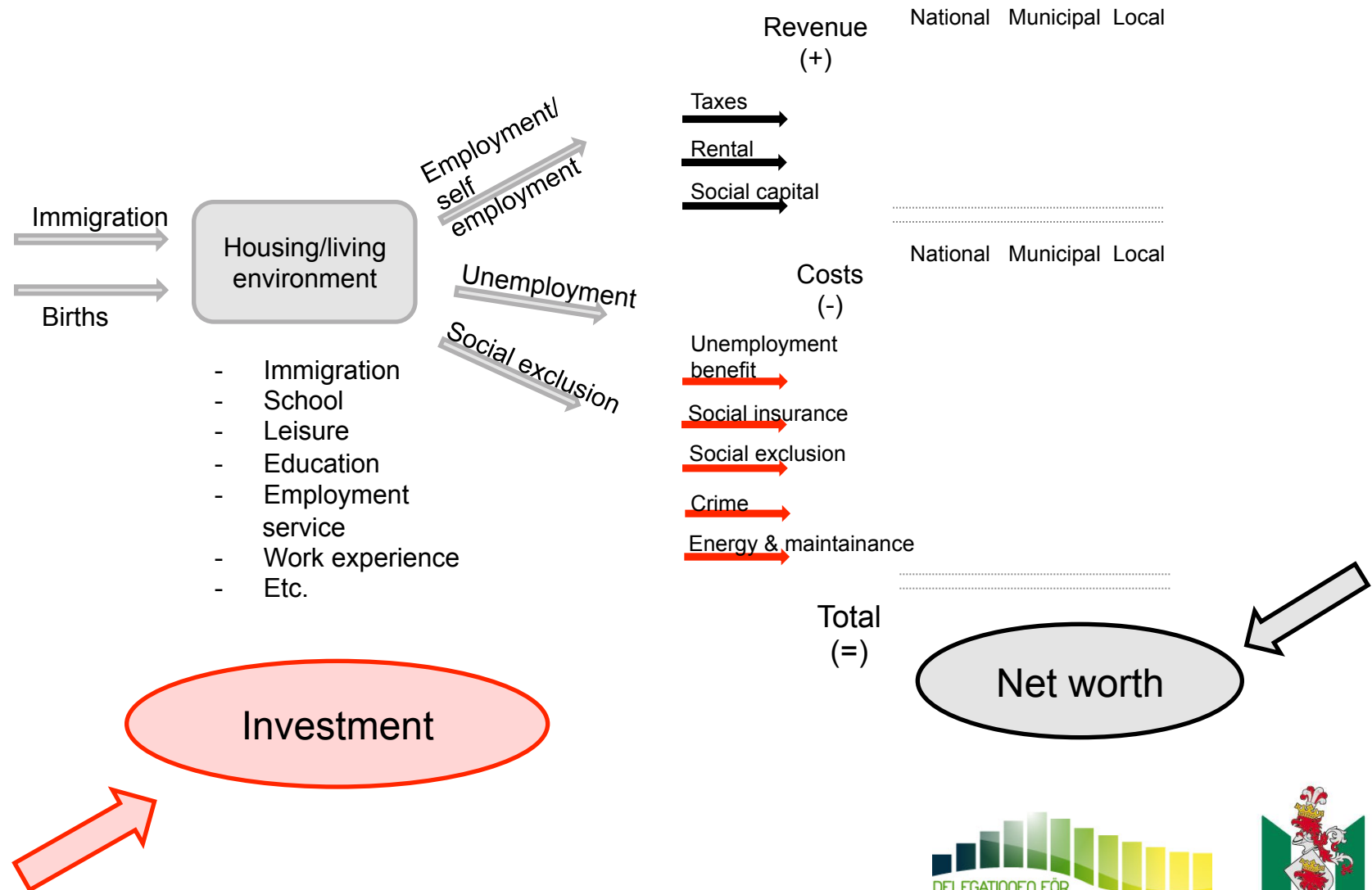
...that fit into a socio-economic model



Source: Tällberg Foundation

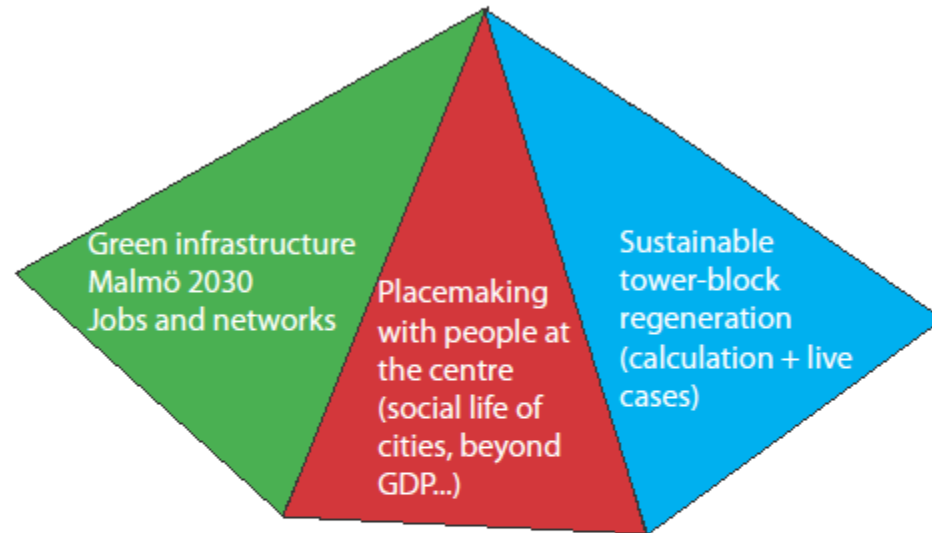


...in which the values created support sustainable regeneration...



Source: Tällberg Foundation

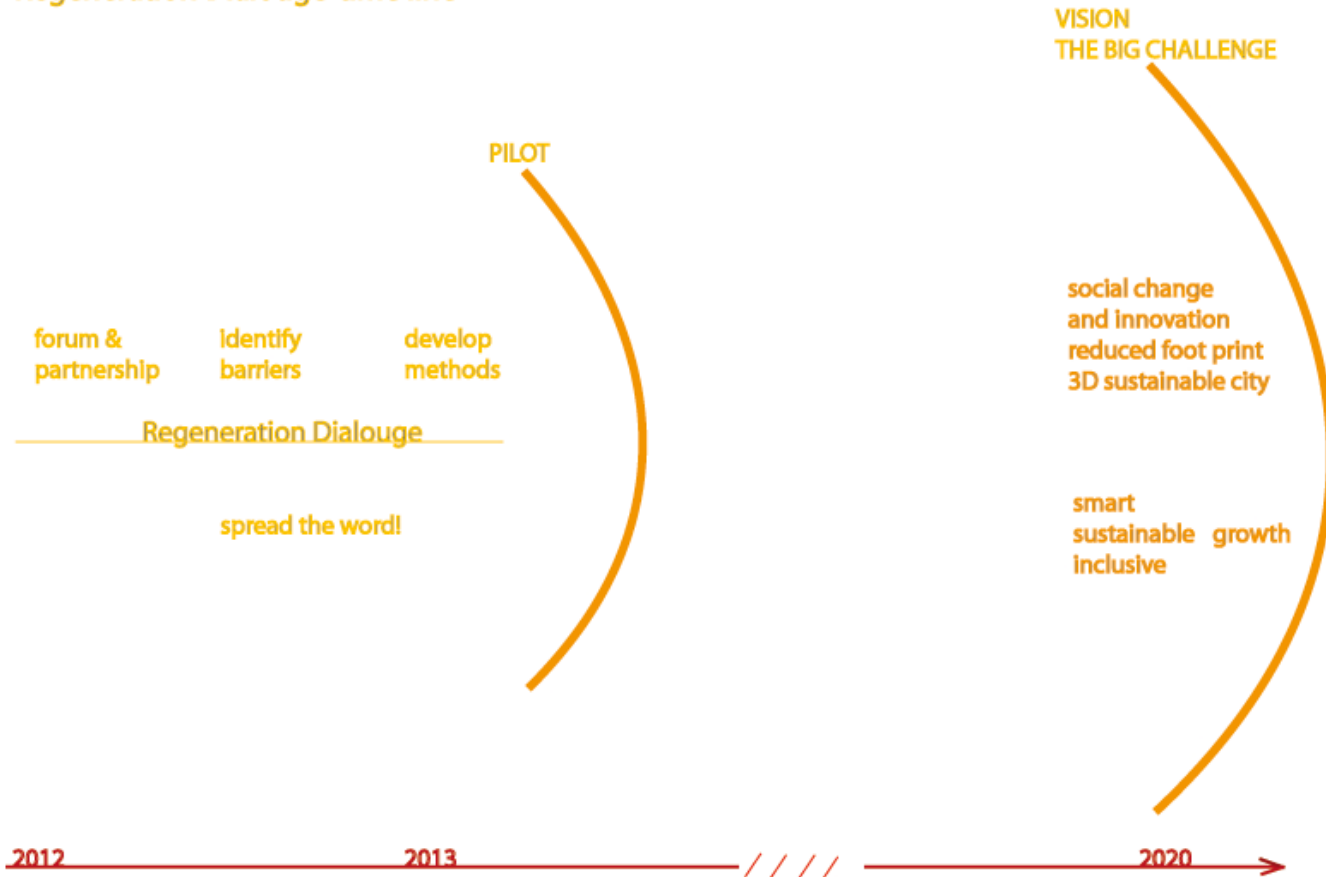
Smart fund for green growth, social change and innovation



Integrated approach – pilot supported by ERDF/ESF/EIB etc.?

Regeneration Dialogue

Regeneration Dialouge time line



INNOVATION IS TO FAIL FASTER (AND CHEAPER)

- Europe needs *“vigorous investment in social innovation in order to discover the future through action rather than believing that it can be discovered solely through analysis.”* (Geoff Mulgan)

Thank you!

Feed-back meeting tomorrow

09.30-11.00 at Mercure lobby

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