

Developer-led senior cohousing in Denmark

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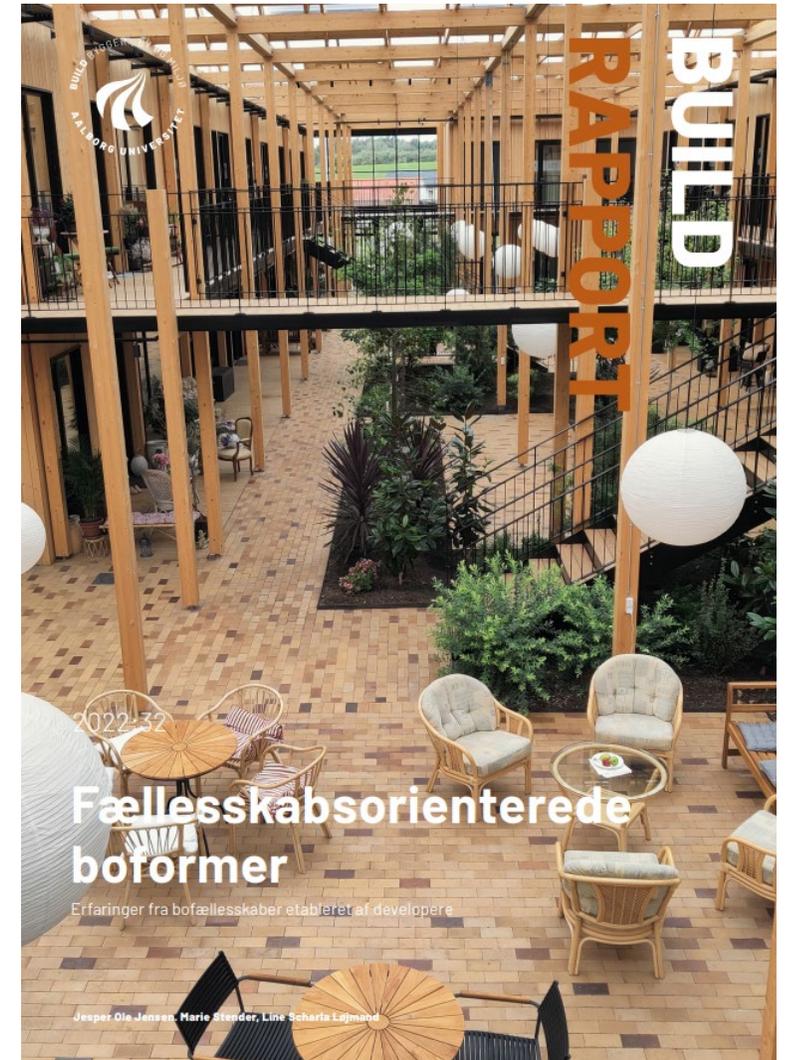
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A new trend emerging

- ▶ An increasing number of developer-driven co-housing settlements have been established in Denmark during the last 3-4 years. In this period their share of new-established co-housing has been app. 30%
- ▶ The settlements are to some extent similar to traditional resident-driven co-housing settlements, but also different in many ways
- ▶ Aim of the study: To get a better understanding of developer-driven co-housing, and the experiences so far
- ▶ Methodology:
 - ▶ Mapping of developer-driven co-housing
 - ▶ Interviews with developers and investors
 - ▶ Workshops with professionals
 - ▶ Case-studies (interviews with residents)

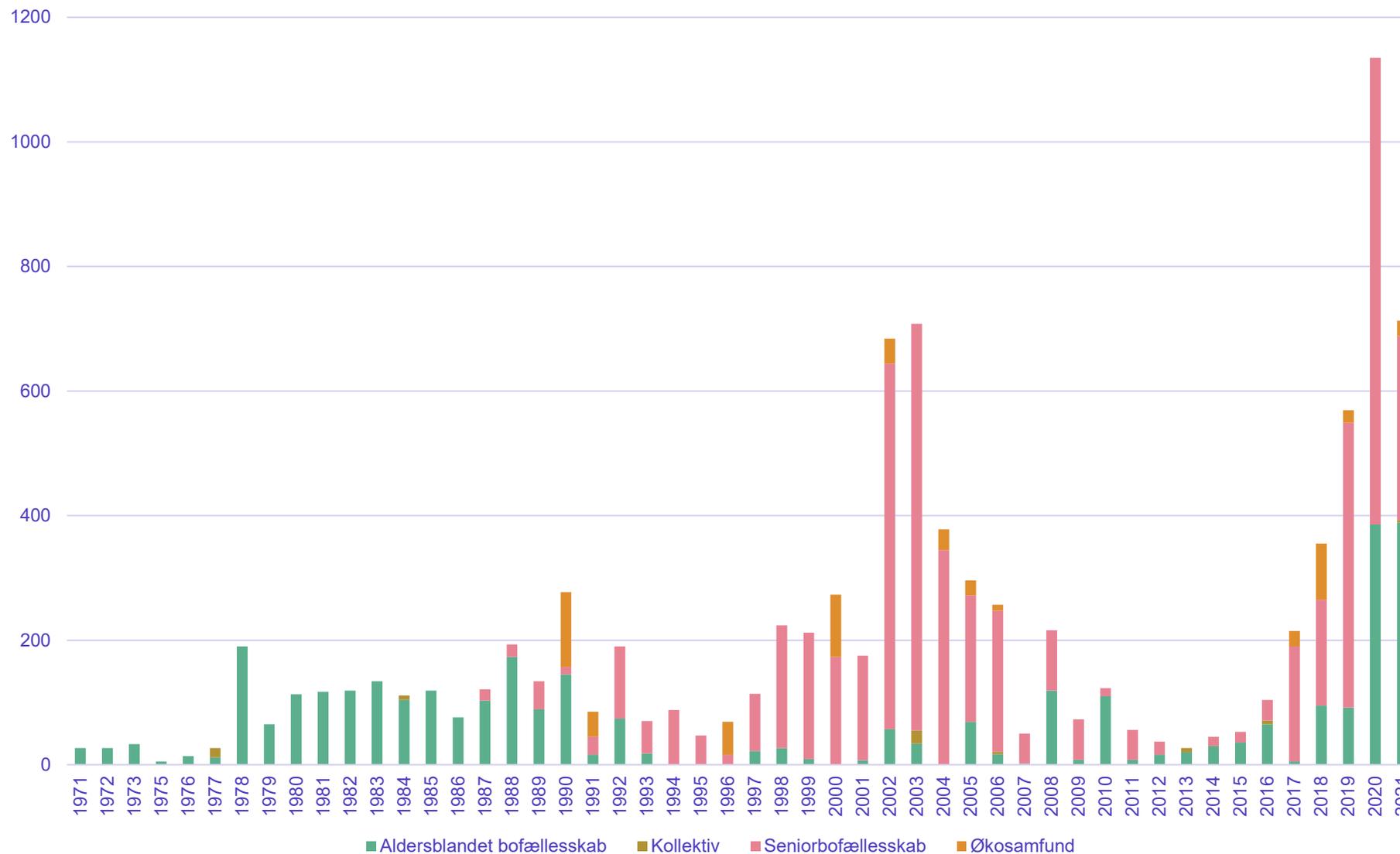


What is "developer-led" co-housing?

Three models for establishing co-housing (based on Williams, 2008)

	Resident-driven	Partnership	Developer-driven
Description of model	Residents stands for design and development	Residents and developer collaborate in all steps of the process	Developer stands for design, development and forming the community
Formulating visions	Residents	Residents	Developer
Recruiting	Residents	Residents, with support from developer	Developer
Financing	Residents, with support from developer	Developer	Developer
Design	Residents, with professional support	Developer with input from residents	Developer
Facilitation and operation	Residents with professional aid before and after moving in	Residents with professional aid before and after moving in	Residents after moving in

Development of Danish co-housing 1971-2021 (number of dwellings established per year)



Key figures for all co-housing settlements in Denmark (mainly bottom-up)

Amount

416 co-housing settlements , with 9.536 dwellings

- 152 intergenerational settlements (3.400 dwellings)
- 235 senior co-housing settlements (5.500 dwellings)
- 0,3% of the housing stock and 2-3% of new-built dwellings

Buildings

- 69% row-houses og dense-low
- 36 % non-profit, 27% owner, 26% co-op, 10% private rent

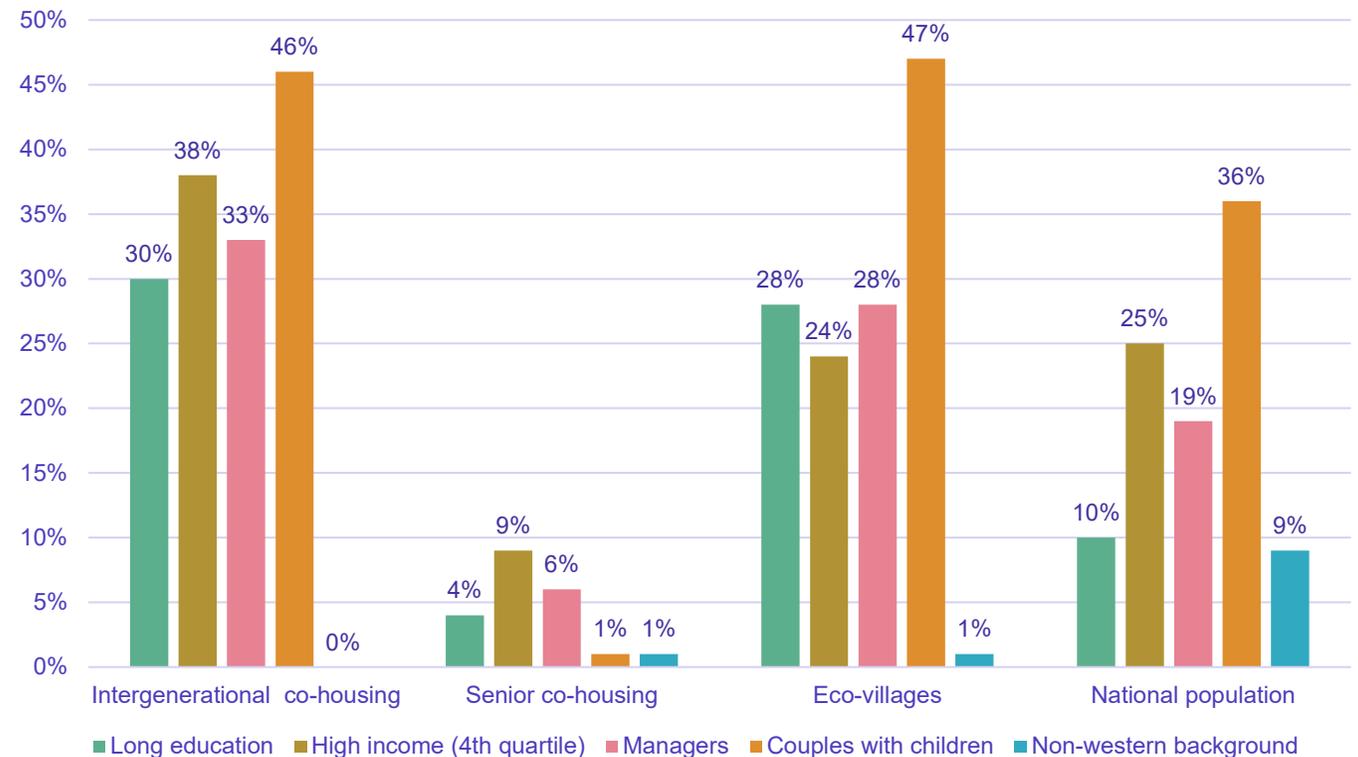
Localisation

- 62 % in the metropolitan area and in larger cities
- 4% i peripheral municipalities

Recruiting

- From same municipality: 61 %
- From same type of municipality: 30 %
- From other types of municipalities: 9 %

Residential composition in different types of co-housing



	Developer-driven (top-down)	Resident-driven (bottom-up)
Strengths	<p>Establishment of a housing association can be done more quickly as significant decisions are made by the developer</p> <p>Easier access to finance. Developer can reduce financial risks by spreading them across multiple projects</p> <p>Better opportunities for learning from project to project</p> <p>Fewer conflicts between residents due to design decisions</p> <p>Opportunity for greater diversity: Better opportunity to recruit "ordinary" Danes to communities (eg establishment of rental housing)</p> <p>Better opportunities for innovative solutions</p>	<p>The community is shaped according to the residents' preferences and values</p> <p>The resident feels greater ownership of the community as they themselves have helped to define it</p> <p>Better opportunity to build a common culture</p> <p>Fewer conflicts after start-up, as common values and practices are clarified in the planning prior to moving in</p> <p>Risk of "bad chemistry" between residents identified before moving in (and possibly resolved)</p>
Weaknesses / challenges	<p>Resident preferences and values are less involved in the design of the community</p> <p>Clarification and communication of the community's values and intentions towards future residents</p> <p>Recruitment and "sorting" of residents</p> <p>Facilitation of residents before, during and after moving in - to what extent?</p>	<p>Slow process of establishing community</p> <p>Lack of professionalism around land acquisition and construction</p> <p>Decision-making processes and consensus democracy in start-up can lead to dropout of residents</p> <p>Great financial risk for residents, eg in the event of dropouts in the process or delays in construction</p> <p>Risk of "enthusiasts" dominating the projects, and a uniform composition of residents is created with a lack of diversity</p>

Who are the developers? – a diverse group

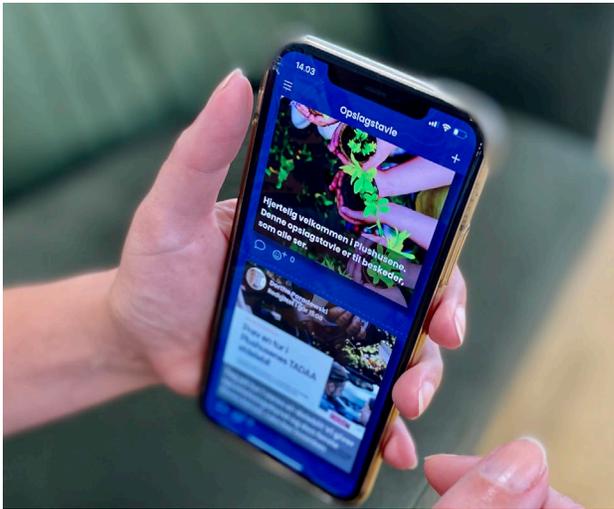
- ▶ Traditional construction and developer-companies
- ▶ Smaller and specialized companies
- ▶ Pension funds
- ▶ Public housing associations
- ▶ Other actors



Established	Dwellings / year	No of settlements	Co-housing settlements	Dwellings	Developer
2018	47	1	Diakonissestiftelsen (Frederiksberg)	47	Diakonissestiftelsen
2019	95	2	Kamelias hus (Valby)	49	FB gruppen m.fl.
			Skråningen I (Lejre)	46	Ecovillage
2020	444	9	Krake (Lejre)	27	AlmenR
			Bovieran (Frederikssund)	55	Bovieran A/S
			Bovieran (Nærheden)	55	Bovieran A/S
			Plushusene (Nærheden)	139	Plushusene
			Ibihaven (Slagelse)	76	Tetris
			Broen (Køge)	29	Pensiondanmark
			Sundhaven (Guldborgsund)	31	KFH Seniorbofælleskab
			Havtorn (Ringkøbing-Skjern)	14	Realdania By & Byg
Generationernes Hus (Århus)	18	Brabrand Boligforening og Århus Kommune			
2021	278	5	Balancen (Kildebjerg, Ry)	33	Pensiondanmark
			Skråningen 2 (Lejre)	53	Ecovillage
			Bovieran (Frederiksværk)	55	Bovieran A/S
			Bovieran (Ishøj)	55	Bovieran A/S
			Hermannhaven (Næstved)	60	Tetris
I alt	842	17		842	

Ambitions for developer-led co-housing

- "Turn-key projects" (limited involvement of future residents)
- "Co-housing for ordinary people" (a broad target-group)
- "Voluntary community" (no mandatory involvement in activities)
- "Spontaneous meetings" (in contrast to formalised or mandatory meetings)



Key figures

	Developer-driven co-housing	All co-housing*
Type of ownership		
Privately owned	15%	27%
Co-operative housing	27%	26%
Private rented	58%	10%
Public housing	1%	36%
Target groups		
Inter-gen. co-housing	32%	60%
Senior co-housing	68%	40%
Avg no. of dwellings per pr. Co-housing project	52 dwellings	23 dwellings
Dwelling sizes	Many small dwellings Few larger dwellings (> 120 m ²)	Mixed dwelling sizes 34% residents live in dwellings > 120 m ²
Shared spaces	5-29 m ² pr dwelling for shared space and indoor facilities	6-16 m ² pr dwelling for shared space
Building types		
Single-family houses	3%	11%
Row-houses	42%	69%
Multi-story buildings	55%	20%
Localisation	Mainly in the metropolitan region Few in peripheral regions (5% of all dwellings)	Spread across the country, but mainly close to the larger cities Few in peripheral regions (2% of all dwellings)

Observations from interviews with residents

- General satisfaction with turn-key concepts, spontaneous meetings, community, spontaneous encounters, safety (especially senior co-housing)
- Apparently more heterogenous resident composition compared to resident-led co-housing
- Private rent might cause conflicts between owner and tenants, e.g. when deciding on new residents, changing shared facilities or vacancy, when owner might pick residents who are not fulfilling criterias set up for living in the co-housing settlement
- Much focus on small-scale community – more uncertainty about the large community
- Facilitation of the community and shared activities is necessary
- Screening and "sorting" of residents is a challenge (do residents go for the dwelling or for the community?)



Some conclusions

- Developer-driven co-housing can help to satisfy the high demand for co-housing
- Has been well received so far
- Seems to appeal to a new audience, compared to traditional co-housing
- Developer-led co-housing implies a number of changes compared to traditional co-housing. A new discipline for the developers, much learning to be gained
- There are several challenges on how to make the community work, how and when to facilitate etc.
- Many developer-led co-housing concept settlements in the pipeline

virke

Boliger med
fællesskab for par
og singler 50+

Virke er en ny generation af boligfællesskaber, der udvikles af PensionDanmark. Virke henvender sig til alle over 50 år, der ønsker at bo og leve bæredygtigt, og som vil være del af et aktivt hverdagsfællesskab med masser af muligheder for at gøre ting sammen.



Thanks for your attention