

FIG

FIG WORKING WEEK 2017

Helsinki Finland

29 May - 2 June 2017

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Social Responsibility in Land Allocation Agreements - An Example from Malmö (Sweden)

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Introduction

- The municipalities have a housing supply responsibility
- Many municipalities own a substantial share of the land within the municipality
- Through a land allocation agreement, municipal land may be allocated to different parties who wish to develop it



Municipal Land Allocation Process

Idea/Interest



Land Allocation Agreement



A time-limited exclusive right to negotiate a purchase of land with the municipality



Regulates what will be built and when, the target area, the land price, costs, sustainability and cooperation aspects e.t.c.



Purchase Agreement



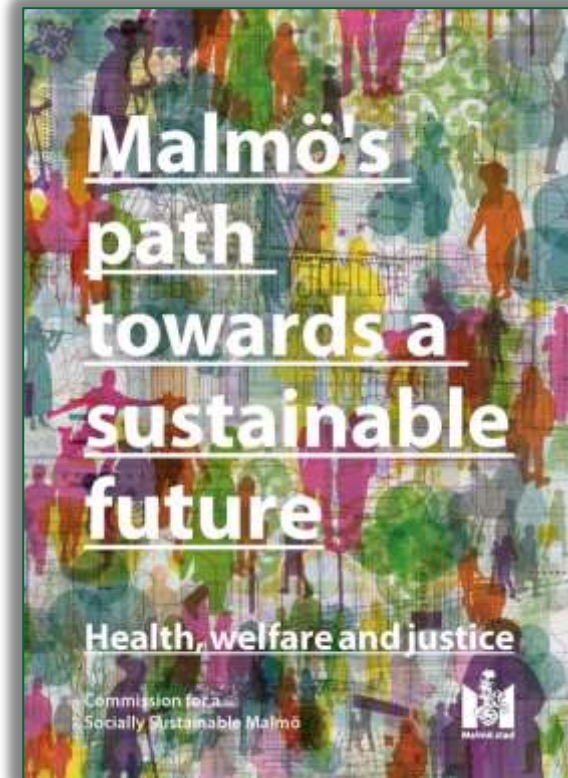
The developer gains ownership of the land

Land Allocation with a Social Sustainability Focus in Malmö

Commission for a Socially Sustainable Malmö (2013)

Proposed actions for reducing health inequities

Suggested targets how urban planning and development can contribute to a more socially sustainable city



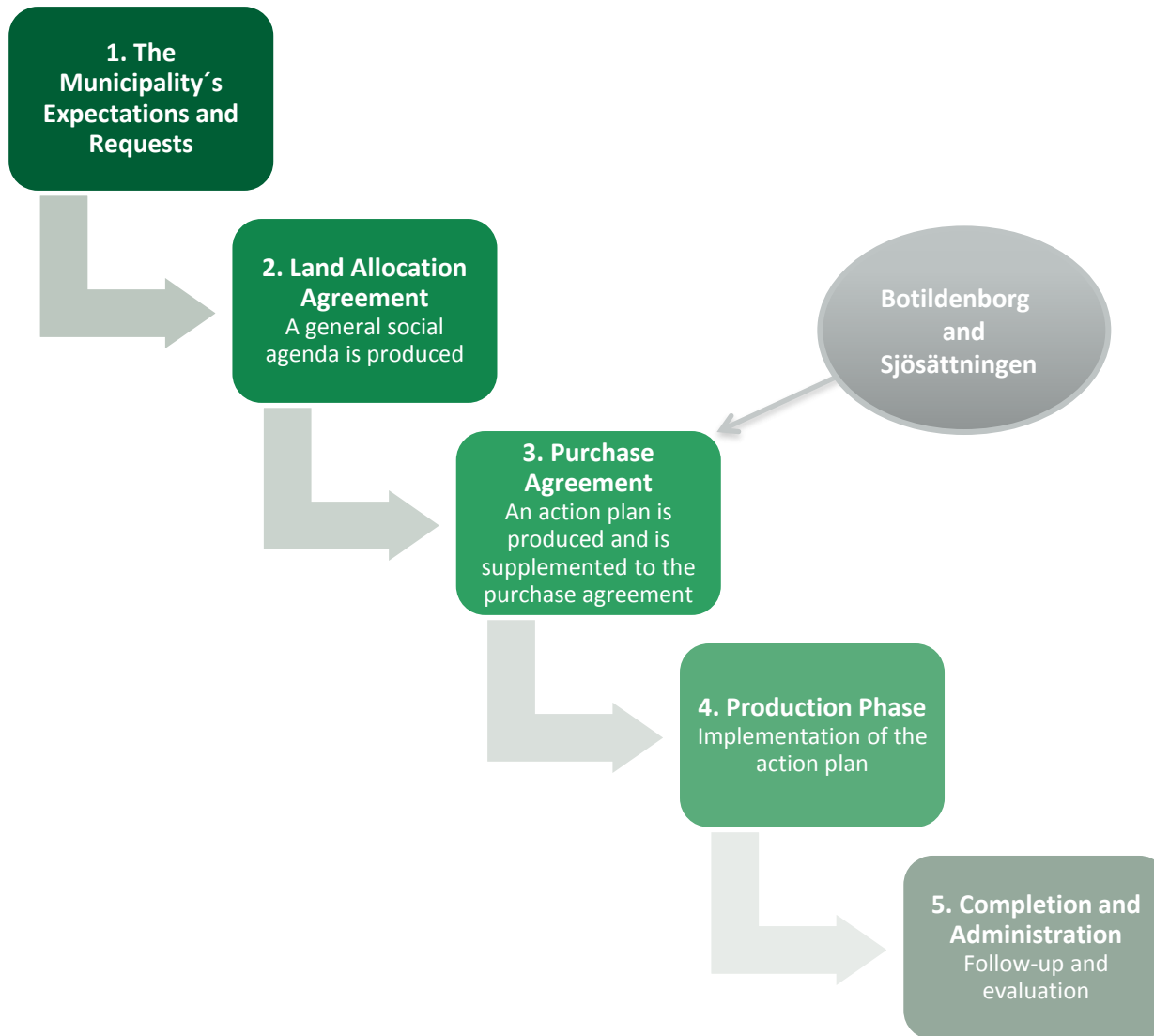
➡ Social conditions in land allocation agreements

Social Responsibility in Land Allocation Agreements

- A land allocation agreement may include a condition that the developer commits to work with social sustainability
- The commitment may differ depending on the preconditions in different parts of the city
- Social conditions in agreements have been used before



Working procedure - an overview



Botildenborg and Sjösättningen



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Botildenborg – A Pilot Project

Social Agenda

Employment

The developer shall offer internships within their project

Sustainable living

Education on the form of tenure, economical aspects, responsibilities and building maintenance

Meeting places

Meeting places will be created as a part of the project



Sjösättningen - A Pilot Project

Social Agenda

Employment

*Mixed use and
resource sharing*

Meeting places

Diversity

*Children and
young people*



Sjösättningen - A Pilot Project

Social Agenda

Collaboration with other community actors such as STPLN (a meeting place for projects), Yalla Trappan (a women's cooperative), and Rosengårdsskolan (a public school)



Experience

- Having an early dialogue with the developer is important for a good collaboration.
- There is a difference between the social responsibility and the developer's normal responsibility for a developed area.
- Different projects and areas in the city require different actions. There is not a one-size-fits-all model for the work with social responsibilities.



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Thank you for listening!



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