
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)

Änk nytt!

 Riksbyggen
Rum för hela livet

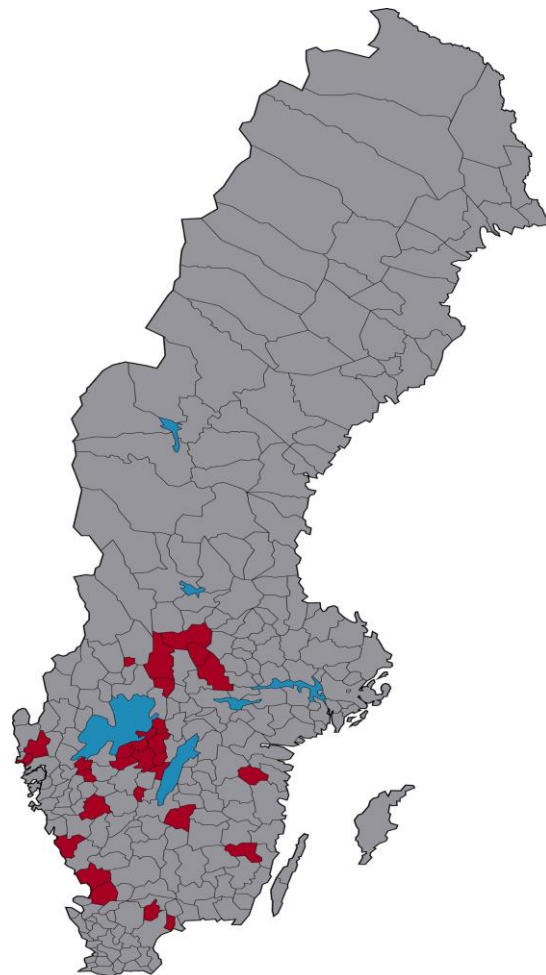
- 300 offices and operations in more than 430 locations
- Turnover: SEK 8 377 million (2017)
- 2 728 employees (2017)
- 4 988 apartments in production (2017)
- We manage 200 000 apartments in 3 629 housing cooperatives, of which 1 643 are Riksbyggen cooperatives (2017)
- We manage 100 000 rented apartments, of which 5 541 are in our own stock as well as parts in Karlstadshus Foundation and Bostadsbyggen i Jönköping (2017)

Riksbyggen in figures



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



Åtvidabergs
kommun



A quick overview of the economy in Åtvidaberg



Apartments after refurbishment of the existing buildings

Building	Apartments
<i>Care home</i>	
New building	40
E, F Koppargården	28
C Östergården	22
D Östergården	27
<i>Housing with support service</i>	
Hus E Östergården	35
<i>Short-term accommodation</i>	
Hus D Short term	10
SUM	162

Total areas after refurbishment of the existing buildings

	square meter (BTA)
Koppargården	4 349
Östergården	9 460*
New Buildning	2 800
Sum :	16 609

* Paviljongen ej
medräknad.

Production cost

Production cost		Swedish kr	kr/sqm
Acquisition of existing properties		26 500 000	
Land registration		2 650 000	
RB-contract		293 453 000	
Unsuspected costs		5 000 000	
Investment grant	40*40*2600	-4 160 000	
VAT reduction	59 690 600	-16 535 400	
Sum production costs		306 907 600	18 478

Operational calculation

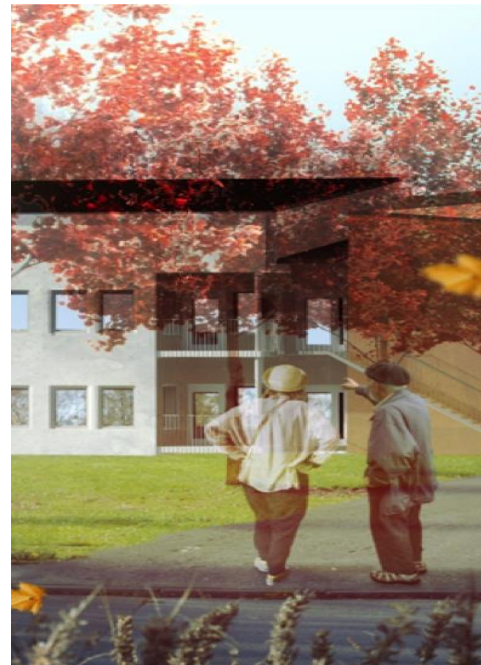
Driftskalkyl		Kronor	Kr/kvm
Interest rate	3,5 %	10 741 766	
Depreciation	0,5 %	1 534 538	
Operation costs	400 kr/kvm	6 643 600	
Future maintenance	80 kr/kvm	1 328 720	
Sum operational costs		20 248 624	1 219

Income

Intäkter			Kronor	Kr/kvm
Rent new buildings	40	6 200 kr/month	2 976 000	
Rent refurbished buildings	77	6 100 kr/month	5 636 400	
Premises	4 300	1 200 kr/month	5 160 000	
Rent care homes	35	6 400 kr/month	2 688 000	
Hyra premises	4 601	900 kr/sqm	4 140 900	
Sum income			20 601 300	1 240

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

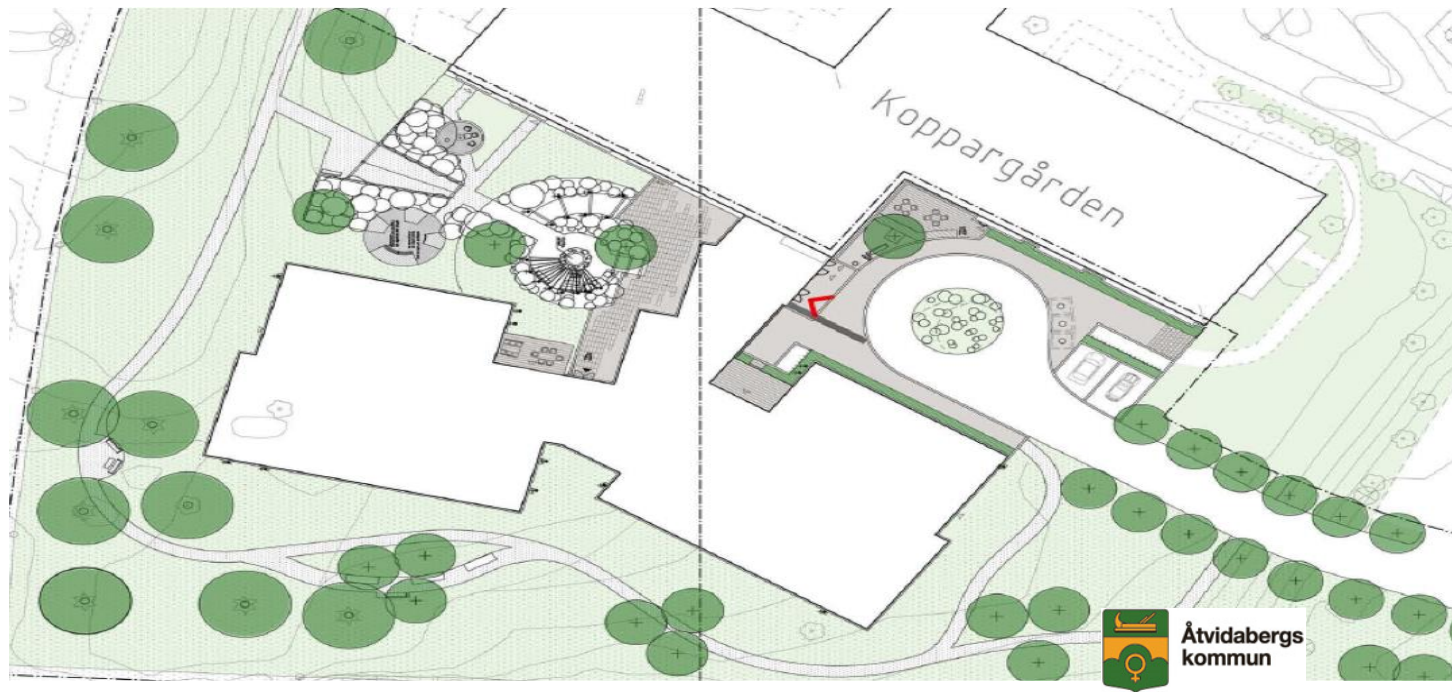
RKHF Kopparsvanen

- 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



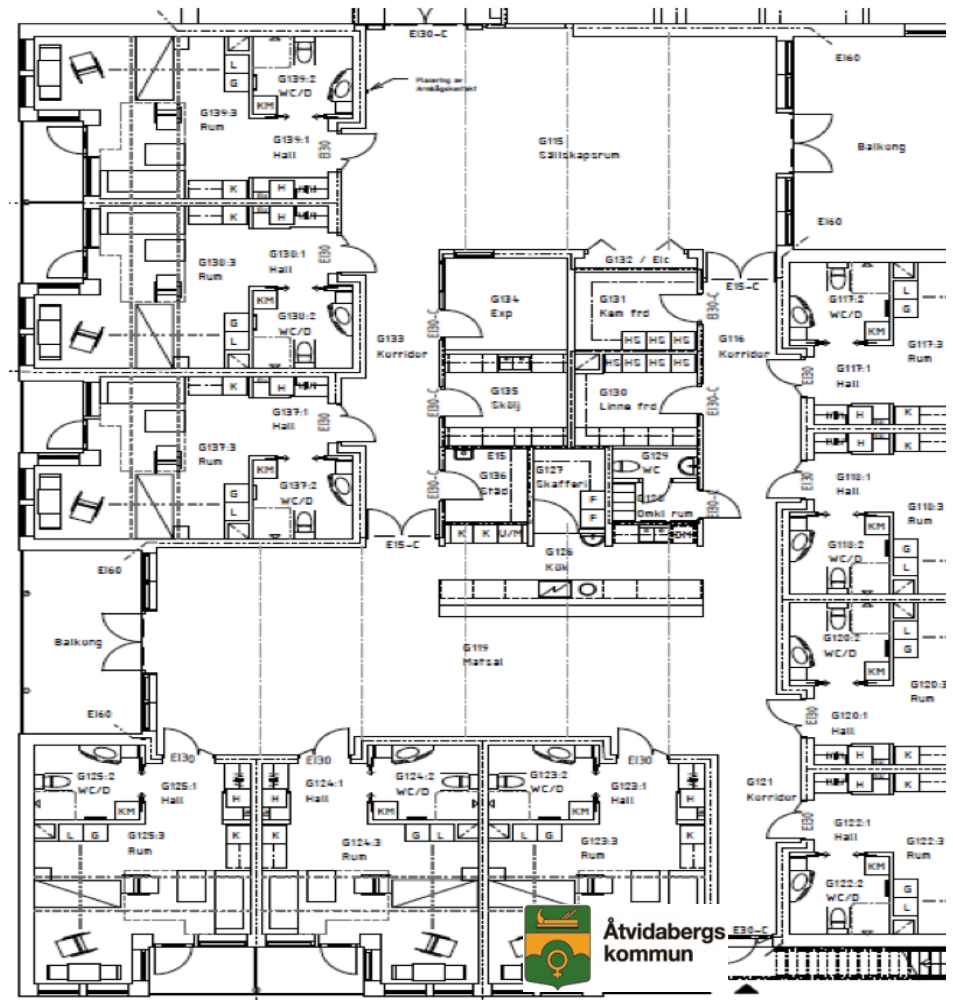
New construction

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



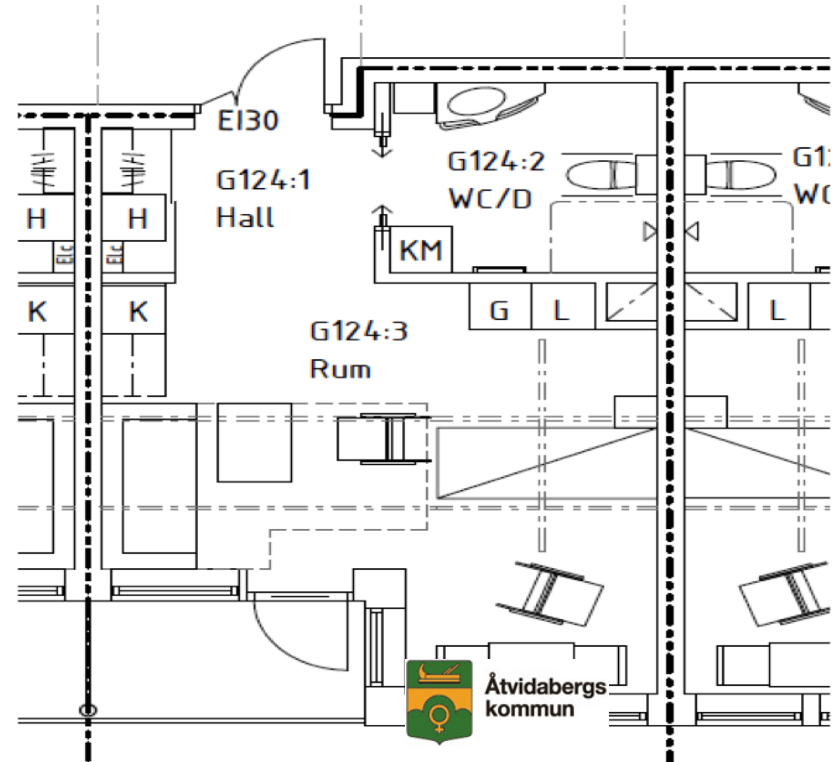
Group accommodation

- 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**

