

## Case Study Profile: Helsingborg

Helsingborg City is one of the oldest cities in Scandinavia, founded around 1050 A.D. It is a seaport located at the shortest crossing of the “Öresund”, between Sweden and Denmark. Helsingborg is part of the “Öresund region” that promotes cross-border collaboration with Greater Copenhagen, Danish cities and southern Sweden. This region has an increasing population (3.8 million inhabitants) and accounts for 27% of the combined GDP of its population.<sup>1</sup> The population is composed by 50.4% women and 49.6% men with an average age of 40.7 years<sup>2</sup>. Migrants make up to around one quarter of the population and come from around 165 countries, being the most frequent countries of origin Syria, Iraq, former Yugoslavia, Denmark, Bosnia, Poland and Lebanon<sup>3</sup>. Helsingborg faces a double challenge, an increasing proportion of retired people (+65 years old) of around 19% and an increasing proportion of children and young people (around 24%)<sup>4</sup>. Helsingborg had an increase of 4,489<sup>5</sup> refugees during the period 2015-2020 resulting in a higher demand for housing. Regarding education level, only 26% of inhabitants have higher education, placing Helsingborg in 52<sup>nd</sup> place at country level.<sup>6</sup> The population is expected to increase to around 173.000 inhabitants until 2035<sup>7</sup>. In 2020, Helsingborg’s housing market mostly consists of municipal rental housing, housing cooperatives and owner-occupied housing (see table).

### Basic Facts and Figures

	Helsingborg	Sweden
Inhabitants total <sup>8</sup>	150.109	10.379.295
Inhabitants with migrant background (foreign-born) <sup>9</sup>	26.8%	19.7 %
Share of welfare recipients <sup>10</sup>	17%	13.4%
Tenure structure and share in 2020 <sup>11</sup>		
1) Share of rental housing	23%	20%
2) Share of housing cooperative	38%	29%
3) Share of owner-occupied housing	39%	50%
4) Other	0%	1%
Average monthly income (in €) <sup>12</sup>	€2,723	€2,811
Average monthly expenses on housing (% of disposable income) -2013 <sup>13</sup>		
Owned – freehold	16.1%	15,7%
Owned – leasehold	19.5%	19,5%
Rental	27.2%	27,9%
All types of tenure	21.9%	20,8%
Change in average rent from 2016 to 2021(%) <sup>14</sup>	+1,30%	+1,27%

1 Nauwelaers et al., 2013, <https://doi.org/10.1787/5k3xv0lk8knn-en>

2 <https://kommunsiffror.scb.se/?id1=1283&id2=null>

3 Helsingborgs stad, 2019 (See Footnote 5)

4 <https://helsingborg.se/kommun-och-politik/statistik/befolkningsutveckling-och-folkmandg/>

5 <https://arsredovisning2017.helsingborg.se/wp-content/uploads/sites/105/2018/04/arsredovisning-2017.pdf> and <https://helsingborg.se/wp-content/uploads/2021/04/arsredovisning-2020-uppslag.pdf>

6 SCB, 2021b, <https://www.scb.se/hitta-statistik/statistik-efter-amne/utbildning-och-forskning/befolkningens-utbildning/befolkningens-utbildning/>

7 <https://helsingborg.se/wp-content/uploads/2021/05/helsingborgs-demografi-2019.pdf>

8 <https://kommunsiffror.scb.se/?id1=1283&id2=null>

9 <https://kommunsiffror.scb.se/?id1=1283&id2=null>

10 <https://www.ekonomifakta.se/Fakta/Regional-statistik/Alla-ian/Skane-ian/Helsingborg/?var=24962>

11 [https://www.statistikdatabasen.scb.se/pxweb/en/ssd/START\\_\\_BO\\_\\_BO0104\\_\\_BO0104D/BO0104T03/](https://www.statistikdatabasen.scb.se/pxweb/en/ssd/START__BO__BO0104__BO0104D/BO0104T03/), for Sweden 1% other tenure types

12 <https://kommunsiffror.scb.se/?id1=1283&id2=null>

13 <https://www.scb.se/en/finding-statistics/statistics-by-subject-area/household-finances/income-and-income-distribution/households-finances/pong/tables-and-graphs/housing-costs/housing-expenditures-housing-expenditures-as-a-percentage-of-disposable-income-average-disposable-income-minus-net-housing-expenditures-etc.-by-tenure-and-type-of-household-2013/>

14 [https://www.statistikdatabasen.scb.se/pxweb/en/ssd/START\\_\\_BO\\_\\_BO0406\\_\\_BO0406F/BO0406Tab11/table/tableViewLayout1/](https://www.statistikdatabasen.scb.se/pxweb/en/ssd/START__BO__BO0406__BO0406F/BO0406Tab11/table/tableViewLayout1/)

## Core developments related to Housing-Integration-Nexus

Helsingborgshem, the city's municipal housing company, owns and manages around 12.000 rental apartments. After the so-called refugee crisis of 2015, refugees were placed in the ordinary stock of apartments in the city. Helsingborgshem developed **temporary modular housing** in Brohult, Maria Park och Laröd (10 units in each, 30 apartment units in total). One of the most recent and most **innovative housing practices** in Helsingborg is denominated "SällskapsBoende" ("Companionship" + "living"). SällBo combines safe housing for older adults (+70 years) and municipal public housing aiming at counteracting unwanted isolation, loneliness, segregation while making affordable housing more accessible. SällBo mixes older adults (+70 years), young refugees and young Swedes (18 and 25 years old) in the same building. SällBo is the renovation of a former care facility for older adults, which consists of 51 two-room apartments –each one with an area of around 36-49 m<sup>2</sup> with own kitchen and bathroom. Residents share large common spaces with a total area of 580 m<sup>2</sup>, including a lobby, a living room, 4 common kitchens, dining room, a workshop, atelier, library, training room, TV room, etc. SällBo offers access to common spaces to its 72 tenants and they decide how and when to interact and socialize in everyday life<sup>15</sup>.

### Potentials

- **Helsingborgshem:** rethink social integration as a process that involves people from different generations and ethnical backgrounds, which takes place in everyday life at the micro-level in projects purposefully created. Enable the development and testing of **housing strategies**<sup>16</sup> that aim at structural change and provide a new context for social innovation such as SällBo collaborative housing.
- **Housing First programme:** homelessness has decreased in Helsingborg from 68 people per 10,000 inhabitants (2011) to 29.4 people per 10,000 inhabitants (2017).
- **H22 –City Expo 2022** is a cross-sectoral innovation investment of around 22 Million Euros on the city's committees and administrations to stimulate and develop innovations and new thinking aiming at "the making of a smarter city". See also: <https://www.h22cityexpo.se/>

### Challenges

- The major challenge with respect to housing and integration is to tackle **affordable housing**, isolation of older adults and young people as well as **residential segregation** of refugees.
- A current challenge regarding integration and housing practices in Sweden is to be able to mix different types of residents whilst accomplishing the many existing **regulations** for different housing forms.
- Another challenge with respect to housing is to increase the availability of affordable housing for families with children, so that people in working age (20-64 years old) work, live and pay taxes in Helsingborg instead of commuting from other municipalities<sup>17</sup>. Integration depends also on the surrounding non-migrant community, including access to funding and space –private, semiprivate and public – that are important to be able to 'bring people together'.

<sup>15</sup> Arroyo et al., 2021b, <https://doi.org/10.1108/ARCH-10-2020-0236>

<sup>16</sup> UN General Assembly, 2018, <https://www.undocs.org/A/HRC/37/53>

<sup>17</sup> [https://trendomvarld.helsingborg.se/wp-content/uploads/sites/89/2020/03/trend-och-omvarldsanalys\\_2020.pdf](https://trendomvarld.helsingborg.se/wp-content/uploads/sites/89/2020/03/trend-och-omvarldsanalys_2020.pdf)