European Residential Product Council Day
Copenhagen, June 2019

Overview
The Residential Council’s mission is to share best practices, lessons learnt and innovative solutions from a diverse group passionate about the creation, expansion and retention of high quality housing that is affordable for all and fits their living needs in our European cities as a key success factor for vibrant, dynamic and economically successful cities.

It captures the views of both ULI members and experts in the field on all types of affordable residential property across Europe and looks to share ideas and experiences from around the world to help provide insights into best practice in “housing well”.

Presentations

Changes in Configuration in Housing: Why they Change? What they Change?

Julian Weyer, Partner, C F Møller Architects
Regitze Marianne Hess, Director Knowledge and Networks, International Federation for Housing and Planning

Julian spoke about the Danish housing market and how equality and quality were strong drivers in the market. However, themes like affordable housing and the energy crisis pushed this in a new direction and changed the way we design housing. Julian argued that public housing organizations in Denmark now, instead of equality, focus on diversity. These organizations focus on a mix of residential rent types, without gentrifying neighbourhoods, and aim to diversify in what they construct. Julian closed his presentation with a clear message for the private sector: "Opposite of the public housing sector, the private sector is stuck in doing the same."

Following Julian's presentation, Regitze took the stage and gave an insight in the history of affordable housing construction in Denmark. She spoke about a housing survey conducted by the International Federation for Housing Planning, which concluded that there is a lot of new housing being build, but questioned whether this is adaptable in order to be long term sustainable in light of changing demographics and re-use.

Energy Costs for Housing: A Business Case Study

Christoffer Borgwardt-Stampe, Engineering Consultant, Ramboll

Christoffer, a specialist in energy strategies for buildings, looked at the development of energy regulations in Denmark's building regulations. He told that Denmark aims to be fossil fuel independent in 2050 and looked at how energy costs for housing could be reduced. He expects future regulation will probably focus on the actual energy consumption. Christoffer argued against the false dilemma of new technology versus high costs and zoomed in on a lot of 'quick wins', such as stimulating behavioural change among tenants.

Danish Challenges in Affordable Housing

Curt Liliegren, Project Director, Knowledge Centre for Housing Economics

Curt talked about the affordable housing discussion in Denmark. He explained that urbanization in Denmark is mostly taking place in Copenhagen and Aarhus, creating a large demand for affordable housing. Now, politicians are looking at how they can change this affordable housing crisis through regulation. He explained that one regulatory demand is that an apartment on average should 95 sqm, while at the same time single person households are growing.
Curt argued against this measure and looked at what should be done: cutting down on demand & increasing supply.
Site visit

The product council meeting was followed by a tour of two residential sites in the district of Valby. The district of Valby is one of the areas in Copenhagen where housing prices have risen significantly. Both of the residential projects were also excellent examples of Danish community residential products, with shared gardens and rooftop terraces.
Members and guests of the Council

Davide Albertini Petroni, Risanamento S.P.A.
Christoffer Borgwardt-Stampe, Ramboll
Una Buning, Vesteda Investment Management
Michiel de Bruine, Bouwinvest Real Estate Investors BV
Anton de Graaf, Bouwinvest Real Estate Investors BV
Ulla Eikard, International Federation for Housing and Planning
Anna Gilmer, Urban Land Institute - Europe
Bernhard Hansen, SSN Development GmbH & Co. KG
Regitze Hess, International Federation for Housing and Planning
Brice Hoffer, UBS AG
Xavier Jongen, Catella

Nick Jopling, Square House Consultancy LLP
Kazimierz Kirejczyk, Jones Lang LaSalle Sp. z o.o..
Patricia Kunkel, RE Business Development
Jay Kwan, QuadReal Property Group
Curt Liliegren, Boligakonomisk Videncenter
Zubaer Mahboob, Heitman Financial UK LLC
Rasmus Norgaard, NREP
Morten Schultz, Keystone Investment Management A/S
Rob Sim, Europa Capital LLP
Julian Weyer, C. F. Møller
David Woodward, Global Apartment Advisors

About ULI Europe

The Urban Land Institute is a global, member-driven organization comprising more than 40,000 real estate and urban development professionals in 76 countries dedicated to advancing the Institute’s mission of providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. In Europe, we have over 3,500 members.

European Councils are forums for industry leaders to meet, exchange ideas, share best practices and foster thought leadership in their specific sector of the real estate market. Consisting of a genuinely international membership, the councils provide a unique platform to learn from peers in the same sector who are operating in different geographical markets, as well as help shape the future of pan-European real estate.

Join us today

The success of ULI’s Product Councils relies on the active participation of our senior executive full members. If you would like to share your expertise and be involved in shaping the future of real estate in Europe, please contact the relevant Chair or Louisa Batts at louisa.batts@uli.org for information on applying to join a Council.

https://europe.uli.org/join