



# 'The creative dialogue' for Flaggghusen

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ByggaBoDialogen



Malmö stad

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# ABBREVIATIONS

BASTA	a register of products that meet certain quality criteria in relation to dangers to the environment and health.
BOA	living area
BRA	usable space area, i.e. measurable space limited by enclosed inner sides of the building.
Brf	tenant association
FTX	'from' and 'to' air ventilation with heat exchanger
ISU	Institute for Sustainable Urban Development
kWh	kilowatt hour
m <sup>2</sup>	square meters
LOA	premises area
LOU	Law regarding public procurement
LSS	Law regarding support and service for certain disabled persons
TRP-sheet metal	corrugated sheet metal or profiled sheet metal, usually steel sheets, that are pressed to make folds.

## SUSTAINABILITY IN OUR TIME

The word ‘sustainability’ is popular and is sometimes used without truly connecting it to what it really stands for. The concept is therefore limited due to a certain amount of skepticism. This is a shame, because sustainability should be a way to ensure that we use our resources – the economic, social and ecological ones – in such a way that we do not devastate or over-consume them. The premise is that our generation must pass on a Malmö to future generations, enabling them to live as good a life as we have. Of course, it is easier said than done.

New housing is an important reference measure of the future. What we build today will be retained and used, even in 75–100 years, probably even longer. Design, structure, and energy supply must therefore meet high standards for sustainability. For example, if society has the ambition to completely phase out carbon dioxide and over-consumption of energy by 2050, the houses we build now should already meet these goals. Low energy consumption based on renewable energy was therefore one of the challenges in formulating ‘the creative dialogue’, as well as what developers of Flagghusen were faced with.

Yet sustainability is also about social values, such as building homes and neighbourhoods that are accessible to people with disabilities, or to provide a mix of forms of tenancy that allow people with different backgrounds to live there. Having rent levels which enable a diverse range of Malmö residents to

live in the Western Harbour area is also an important aspect. Cozy, stable, and attractive areas can also refer to the characteristics of public spaces – how squares and common areas are located and designed, and that buildings have a high level of architectural quality. All of this should take shape under economically acceptable conditions. It is hardly plausible to build homes that meet social and environmental sustainability requirements if building them is not feasible.

Sustainability is difficult when all perspectives are taken into account, but through the ‘the creative dialogue’, many different interests were considered and reconciled between developers, local authorities and governmental agencies etc. In this way, Flagghusen is proof that one can come very far towards sustainability goals when all parties converge in the same direction, and when we believe that achieving sustainability is an underlying aim. For the next project in the development phases that started with Boor, called Fullriggaren, we will harness all the previous working experience, and develop sustainability efforts one step further. We will come back to this later.



Christer Larsson  
Municipal Urban  
Planning Director



Anders Rubin  
Municipal Commissioner

# ‘THE CREATIVE DIALOGUE’ FOR FLAGGHUSEN



*Karin Larsson, Mikael Ringman, unknown and Fredrik Wiklund on the roof of Urban Villas*

In April of 2004, the ‘the creative dialogue’ started. Together with 13 developers and a test panel of engaged citizens, the City of Malmö initiated a dialogue about architecture, planning, the environment and quality. The goal was that improved dialogue would lead to a complete and detailed plan for realising good, sustainable and affordable housing at Flaggghusen, near the Boor neighborhood in Malmö, also known as the Western Harbour.

The idea was that developers, rather than competing, would benefit from the knowhow of each other. By working together they could develop new sustainable solutions and reduce production costs.

The ‘the creative dialogue’ focused on four aspects of sustainability:

- High architectural quality.
- Social sustainability: The focus was the flexible design of housing, safety & security, and common public spaces.
- Economic sustainability: Housing affordability realised through an efficient and thorough process.
- Ecological sustainability: This relates to several issues: energy efficiency, moisture proofing, phasing out of toxic substances, high biological quality, close proximity to recycling stations, local rainwater management.

Three years after its start, the first tenants moved into Flaggghusen.

# BUILDING—LIVING—DIALOGUE



*View from the roof of Urban Villas.*

‘The creative dialogue’ was one of the commitments in the building-living-dialogue – which was a collaboration between companies, municipalities, authorities and government agencies. The aim was to, through the building-living-dialogue, go beyond legal and regulatory requirements for sustainable construction.

The common goal was to achieve, by 2025, a sustainable building and property sector, particularly in three priority areas: indoor environments, energy consumption, and use of natural resources.

In ‘the creative dialogue’, Malmö and five other municipalities took on the task of exploring new ways of renewing processes within physical planning.

The Housing Board had, from 2004 to 2007, the task of following the ‘the creative dialogue’ and submitting annual reviews to the Government.



## AGREEMENT

This is the agreement that ‘the creative dialogue’ resulted in:

- Rental apartments must be “affordable.” (Around 1,300 SEK/m<sup>2</sup>/year, 2008).
- Varied architecture – discernible façade lengths of up to 25 feet provide a ‘human’ scale.
- Low energy consumption (total energy use, including household energy, must not exceed 120 kWh/m<sup>2</sup>/BRA temp/year).
- Healthier indoor environments resulting in residences being built with function control and poisonous substances being minimised (the so-called BASTA-system).
- Standard design of residences making them accessible during various stages of life – it should be possible to stay here. Requirements should exceed those of the Housing Board’s regulations.
- Security – the area is designed and planned to realise secure surroundings.
- A certain percentage of the land area will be green (the so-called ‘green area factor’ applies).
- A number of green ‘focus actions’ will be carried out to improve biodiversity.
- Setting up, in close proximity, stations in every inner courtyard for waste separation of material.

*Photos to the left and right: The inner courtyard of Flaggskjepparen 1.*

## HOW DID IT GO?

No concrete evaluation or analysis of Flagghusen has yet been carried out. Here we've made a simple and unscientific effort to summarise the project:

### The process

'The creative dialogue' seems to be something that all the parties are satisfied with. The initial phase took time, yet both officials and developers say that this extra time is likely to have contributed to the end part of the project going more smoothly than is the norm with similar projects. The contractors have cooperated and learned from each other and have carried out joint procurements. Even within the City of Malmö 'the creative dialogue' has led to increased cooperation between involved administrative departments.

Objectives set by 'the creative dialogue' covered four aspects of sustainability:

### Architectural sustainability

All parts of Flagghusen are not equally interesting from an architectural standpoint. As a whole though, the area has great variety and contains several residences that stand out and which have been noted for their architectural achievements.

Olle Berglind from Tornahem summarises the area as follows:

– Excluding Boor, if we compare Flagghusen to other areas, it is an area that has a great deal of quality.

Flagghusen is stage two for the Western Harbour, and it's not





*Bild t v: Olle Berglind, vd Tornahem.*

feasible nor fair to compare it to Boor. Boor was a pioneering project with a quarter of a billion SEK in government grants, which, among other things, could be used to develop attractive functional street, green, and common areas.

The premise reflective of Flagghusen is that it is a denser area with more apartments takes up a smaller amount of land.

### Social sustainability

The proportion of rented accommodations in Flagghusen is 62 %, which remains within the target of 60–70 %. The project entails self-constructions (urban villas) and a residence for residents aged 55 and older (Tornahem). A preschool opened in August 2009, and in 2010 a residence for people with disabilities and special assistance needs opens. The preschool only has a very small courtyard for the children to play on, but the City of Malmö has signed a deal with the area's council to use the adjacent green area. It creates the conditions for a vibrant outdoor environment and green areas to play on for children and adults.

The apartments have been designed to meet higher demands for adaptations necessary to accommodate disabled persons than those set by the Housing Board's building regulations. The programme called 'Better for everyone' has been followed, which has likely resulted in lower costs to adapt residences. No follow-up has taken place yet onsite, but an accessibility consultant working for the City of Malmö examined the agreement.

### Economic sustainability

To build homes of high quality at a reasonable price was the premise reflective of Flagghusen that the City of Malmö adopted.

The rental rates were clearly lower than those in Boor (Boor: from 1,600 SEK/m<sup>2</sup> and up). Flagghusen has thus helped to broaden the Western Harbour as a residential area – more people of various economic backgrounds can afford to move there.

Compared with other new construction projects in Malmö, square meter rental rates in Flagghusen (approx. 1,400 SEK/m<sup>2</sup>) are still higher than many others in the city. In comparison, MKB's rate at the residence called Potatisäkern is 1,360 SEK/m<sup>2</sup>).

### Ecological sustainability

Two students at Malmö University examined, at an early stage, the target results relating to ecological sustainability. The thesis stemmed from interview studies and was completed in 2007. Four aspects of ecological sustainability were examined: energy efficiency, materials selection, biological quality and moisture-proofing. Energy efficiency and biological quality were considered to be the most successful areas with much better results than the reference objects. No significant differences were seen in the case of moisture-proofing. Material selection was the sustainability aspect that students considered least successful.

Another thing worth noting is that the green area factor, which formed the basis for creating green environments in Boor, was not used as successfully in the case of Flagghusen.

Some greenery is located on the roof, which have limited effect for a five-storey building.

## AND THEN WHAT?

The ‘the creative dialogue’ continues.

In other large scale developments in Malmö including Fullriggaren and the Hyllie area, the City of Malmö is using experiences gained from ‘the creative dialogue’.

In the case of Fullriggaren, the next development phase in the West Harbour, the dialogue is not as extreme than in Flagghusen. There is still a synergy between the ten different building contractors based on the agreement that resulted from ‘the creative dialogue’. But it begins at a later stage, with a detailed plan that the municipality has developed on its own.

– The economy was experiencing quite an upswing at the beginning of 2006 when it was time to develop Fullriggaren. All the construction companies had been busy and we were worried we would lose momentum whilst we didn’t have the resources to start a dialogue project at that time. Therefore, we chose to develop a detailed plan in the traditional way, says Pernilla Andersson of the City of Malmö’s Property Management Office.

In Hyllie, Malmö’s new major development area, ‘the creative dialogue’ is being copied almost word for word and step for step. There is an ongoing dialogue with the developers as part of the first residential phase.

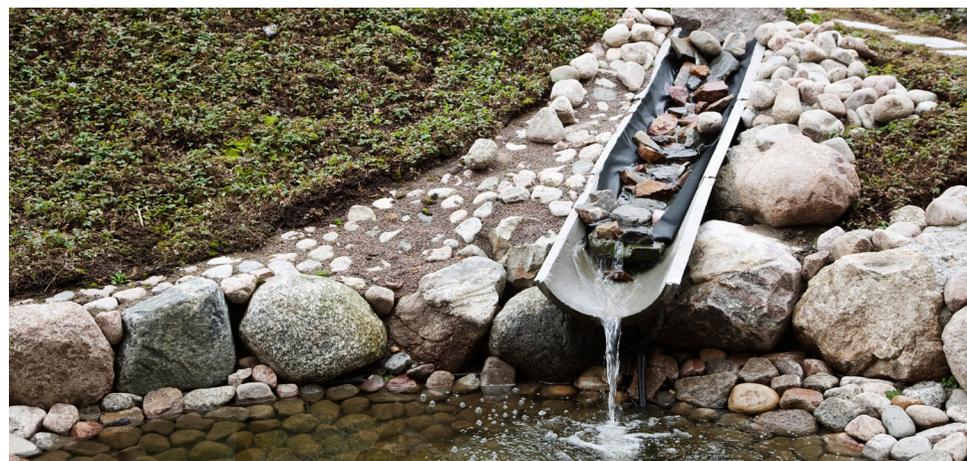
– The economy has changed again and it makes it easier to initiate a detailed development process, says Pernilla An-

The Property Management Office is the agency in the City of Malmö in charge of seeing to it that the city’s land is used optimally. It is the Property Management Office that signs agreements with various developers and states the conditions of land sale in the agreements. The Property Management Office is also responsible for local procurement in the municipality and for contract management of social apartments.

Image below: Example of rainwater management from courtyards in Flagghusen.

dersson who sees ‘the creative dialogue’ as one of several possible work approaches.

– It is not appropriate in all situations. Exploitation, for example, may be too limited, then it’s not worth working with several developers. Our goal in the City of Malmö is that Malmö should be a mixed city. It must be mixed in several ways: small and large property developers, housing and businesses – we want a mixture of properties. It doesn’t work to just use a single work method in property development.



*Bild ovan: Exempel på dagvattenhantering på gårdarna i Flagghusen.*

# INFORMATION FRÅN BYGGHERRARNA



*Alla fakta i detta avsnitt har lämnats av respektive byggherre.*

## 1 Kommendörkaptenen 7

### Akelius



Arkitekt: Atrio Arkitekter  
Byggherre: Akelius Fastigheter

*Construction:* Walled light concrete frames and concrete frames to a lesser extent.

*Ecological sustainability:* In accordance with ‘the creative dialogue’, max 110 kWh/m<sup>2</sup> of energy per year. Heat recycling in the ventilation system.

*Area size of property:* Land 2,955 m<sup>2</sup>, the building (including garage) 9,920 m<sup>2</sup>, living area 5,792 m<sup>2</sup>, premises area 158 m<sup>2</sup>. Number of apartments: The street adjacent building consists of 70 apartments and two business properties. The courtyard building consists of 16 apartments. In the garage there are 67 parking spaces.

*Tenancy form:* Only rentable apartments. *Locations:* The block on Kommendörkaptenen 7, Flaggskjeppsgatan 2, Västra Varvsgatan 27, 29, 31, 33, 35 and Flöjelgatan 4

*Ground and premises:* Green courtyard with outdoor seating areas per apartment on ground level. Sedum roof on the street adjacent building.

## 2 Kommendörkaptenen 1+10

### ByggVesta



Arkitekt: White arkitekter, Linköping och Arkitekthuset, Jönköping  
Byggherre: ByggVesta Bo Kommendörkaptenen AB

*Construction:* Precast concrete frame with hole deck-beam structures, impact sound insulation, 10 cm insulation and Estrich. Stairwell walls, reinforced apartment divider walls and outer walls of massive precast concrete panels. Wooden roof with tar paper and sedum.

*Ecological sustainability, ground and premises:* Energy consumptions in buildings is to be low, in accordance to the requirements of 110 kWh/m<sup>2</sup> and year. In one of the seven buildings that were built, an initial self-warming house was tested – a project which has become a successful concept with very low energy consumption (in the passive state) without having to pay extra, and the right energy (distance heating) is used to heat hot water and the small amount of external heat needed. The climate exteriors of all houses are composed of dense concrete walls without thermal bridges and windows which have a high insulation level. ByggVesta uses balconies hung with strain holders in order to avoid thermal bridges. Individual metering is carried out for heat, electricity and hot water so that tenants pay for the actual consumption – this has been tested here in the initial project house. The courtyard has a green area fac-

tor of 0.475. Green points consists of habitats, trees and shrubs that bear fruit or blossom with nectar. Rainwater is diverted via the green area factor. Animals can pass between the property and street area. Air quality is good indoors and should pass, to be classed as Environmental Category B. This is achieved with an outer exterior of concrete that minimalises the risk of growth of spores due to moisture, and the clean air treatment is part of the efforts to reach a Category B classification.

*Area size of the buildings:* 3,330 m<sup>2</sup>.

*Number of apartments:* 101.

*Tenancy form:* Only rental properties.

*Locations:* Kommendörkaptenen 1, Västra Varvsgatan 45–57, Vimpelgatan 1, 3 and Flöjelgatan 10, Kommendörkaptenen 10, Västra Varvsgatan 43 and Flöjelgatan 8.

### 3 Kommendörkaptenen 2



Arkitekt: AHA Agneta Hahne Arkitekter  
Byggherre: Europahus

#### Europahus

*Construction:* Prefabricated finished concrete. *Ecological sustainability:* The buildings design provides weather-protected patios/balconies with a sufficient amount of privacy. The finished concrete sections are made by a local supplier. The concrete settles continually over time before shipment. The buildings' energy consumption meets the requirements set forth by 'the creative dialogue'. The townhouse and complementary buildings have sedum roofs. The courtyard has a large amount of vegetation that yields nectar.

*Area Size of property:* Land 1,125 m<sup>2</sup>, properties 640.8 m<sup>2</sup>. *Number of apartments:* The street adjacent building consists of 14 apartments with underground parking in the basement level. The courtyard building consists of three townhouses on three floors per building, each house has a parking space/driveway under an simple outer roof. In total there are 17 apartments.

*Tenancy form:* 'Buy to own' – Brf Kajaken. *Location:* Kommendörkaptenen block – plot # 2, Vimpelgatan 7. *Ground and premises:* drainable green roofs, walls and plants, and planting of large trees in the inner courtyard done by Tage Olofssons Trädgårdsanläggning AB.

### 4 Flaggskepparen 2



Arkitekt: Tema arkitekter, Malmö  
Byggherre: HSB Malmö

#### HSB

*Construction:* Concrete Frame with wooden framed walls, laid under floorings of metal frame. Framed walls consist of wooden frames with steel awls, fiber cement, foams and thick plaster.

*Ecological sustainability:* Climate screen, roof and exterior walls are constructed so that they have a high rate of isolation. Thermal bridges have been carefully identified and minimised with clever design solutions. Installation is very energy efficient. Air conditioning is via

air handling units with recycling of heat from external air. Water consumption reduction has been realised by us choosing low-flow toilets, tap fittings, dishwashers and washing machines. Lighting has been fitted with presence detectors and low energy bulbs. Appliances are of the best energy class (Class A), and an electrical outlet in the kitchens was equipped with a timer. General lighting and exterior lighting has been with light and time sensors. Additionally, there is individual metering of electricity, heat and water. The courtyard has a large amount of vegetation that yields nectar.

*Area size of property:* Land – approximately 16,500 m<sup>2</sup> (outer exterior), residential buildings approx. 9,100 m<sup>2</sup> (outer exterior), living area approx. 4,700 m<sup>2</sup>.

*Number of apartments:* The street adjacent building consists of 45 apartments. The courtyard building consists of 10 apartments. Each apartment has a parking space in the basement garage. A total of 55 apartments. Additionally there is a restaurant in the complex of approx. 120 m<sup>2</sup>.

*Tenancy form:* 'Buy to own' – Brf Flaggskepparen. *Locations:* The block at Flaggskepparen, Vimpelgatan 25, 27, 29, 31, 33. *Ground and premises:* Large landscaped garden in the courtyard with green areas, planted flowers and shrubs, as well as large trees, landscape by Lunds Anläggningar AB.

### 5 Kommendörkaptenen 5, 6, 9, Flaggskepparen 3



Arkitekt: Staffan Premmert, Sweco FFNS Arkitekter  
Byggherre: Midroc Property Development AB

#### Midroc Property Development AB

##### Kommendörkaptenen 5

*Construction:* Walled concrete frames of sandstone with natural stone façade and board materials.

*Ecological sustainability:* Personally defined and rich, varied gardens, suited to their surroundings. Hedges are used consistently as dividers

to create small garden areas and restful oases. Wooden decks are built for both private patios and common areas, complemented by wooden planks, trellises or pergolas with vines. A deliberate mixture of laid stones, grass, hedges and vines creates gardens varied full of surprises. The buildings' energy needs follow the consolidated requirements of 'the creative dialogue' and all apartments are individually metered in regards to heat, electricity and water.

*The property:* Buildings 2,388 m<sup>2</sup>.

*Apartments:* 19 apartments BOA 1,687 m<sup>2</sup>, two premises of 97 m<sup>2</sup> LOA, 17 underground parking spaces in the garage.

*Tenancy form:* 'Buy to own' – Brf Sjöormen, *Locations:* Västra Varvsgatan 39 and Flöjelgatan 6.

*Land and premises:* NCC Construction AB.

##### Kommendörkaptenen 6

*Construction:* Walled frames of lime stone with finished façade and brick.

*Ecological sustainability:* See Kommendörkaptenen 5.

*The property:* Land 3,085 m<sup>2</sup>, buildings 5,807 m<sup>2</sup>.

*Apartments:* 56 apartments of 4,152 m<sup>2</sup> BOA, four premises of 376 m<sup>2</sup> LOA, 85 underground parking spaces in the garage.

*Tenancy form:* 'Buy to own' – Brf Sjöbjörnen, Locations: Flaggskeppsgatan 6–8 and Signalgatan 4–6.

*Land and premises:* NCC Construction AB.

### Flaggskepparen 3

*Construction:* Prefabricated concrete with brick façade.

*Ecological sustainability:* see Kommendörkaptenen 5 and 6.

*The property:* Buildings totaling approx. 1,500 m<sup>2</sup>.

*Apartments:* 8 apartments (LSS-operation), 625 m<sup>2</sup> LOA, the apartments are approx. 40 m<sup>2</sup>, preschool on two floors and in three sections – 672 m<sup>2</sup> LOA.

*Land and premises:* NCC Construction AB.

### 6 Flaggskepparen 6 MKB



Arkitekt: Lloyd's Arkitektkontor AB  
Byggherre: MKB

*Construction:* Prefabricated concrete frames.

*Ecological Sustainability:* Energy consumption is five percent below the requirements set by the city for the area.

The materials of the buildings have been checked in accordance with MKB's environmental requirements.

*Number of apartments:* 68, as well as one business premise.

*Tenancy form:* Only rental apartments.

*Area size of the properties:* The land plot is 50x50 m, the property lies in the northeastern corner of the Flaggskepparen block with one side facing the neighbourhood park.

*Land and premises:* The house is erected on pillars, the garage and basement storage area are cast in air and water resistant concrete. The courtyard was given a set green space factor to comply with.

### 7 Kommendörkaptenen 8 Nevstens Fastighets AB



Arkitekt: Hegelund & Marsvik Arkitekter AB  
Byggherre: Nevstens Fastighets AB

*Construction:* Elevator shaft in concrete, load-bearing frames of limestone, siding is 35 cm of light concrete. Prefabricated joists with casting.

*Ecological sustainability:* FTX heat recycling, distance heating, individual metering and debiting of hot water. Environmental station for waste sorting

in seven categories, as well as a bicycle garage. Sedum roof and green façades on the buildings. Habitat: nest boxes for two kinds of bird types, two bat boxes, a number of birch logs and large rocks included in the vegetation areas. Consideration was given to allergy sufferers: non-smoking property, no smoking allowed in the premises, on balconies or in the garden (this is stated in all rental contracts).

*Area size of buildings:* 625 m<sup>2</sup>.

*Number of apartments:* 22 apartments, all rental apartments, garage with 17 parking spaces. Common entrance with neighbouring building. Six floors plus a 7th floor terrace.

*Land and premises:* garden with benches, tables, BBQs, playground for small children. Vegetation with shrubs, trees and various berry trees etc.

*Tenancy form:* Only rental apartments.

*Location:* Flaggskeppsgatan 4 and 6.

### 8 Flaggskepparen 4 Packwerk Loft-Living AB



Arkitekt: Karneback Arkitekten  
Byggherre: Packwerk Bygg och Fastigheter AB

*Construction:* One of the goals of this building project was to use as few and tested custom building materials as possible. Walls consist of concrete lined with exterior insulation which is finished/decorated with tile mosaic. High-insulated window sections were used. Joists are filigree joists with post-cast concrete with integrated floor heating. Interior finished floors are polished concrete/tile floors.

*Ecological sustainability:* Regarding ecological sustainability, one has tried to use as much permeable materials as possible to allow for infiltration. The building is connected to a district heating network where there is a maximum power consumption of 120 kW/m<sup>2</sup> BRA/year of which electricity is calculated to be 45 kW.

*Area size:* Land area is 864 m<sup>2</sup> (27x32 m), and within this area one has, in addition to 18 apartments, incorporated all the parking spaces. To save space, a double-storey car parking complex was built in the garage, yet there are also ordinary garage and ground level car parking spaces. In total the buildings are approx. 1,650 m<sup>2</sup> BOA. Apartment sizes range from 64–123 m<sup>2</sup>.

*Number of apartments:* 18.

*Tenancy form:* The property is owned today by the 'buy to own' tenant association called Brf Kompassen.

*Land and premises:* Great efforts went into the habitat on the roof adjacent to the waterfront. This is a jointly owned area, where a large roof terrace is located. An outside shower can be used on sunny days. The area is also frequently used for outdoor activities such as barbecue parties.

### 9 Kommendörkaptenen 4 Fastighetsbolaget Parkängen HB



Arkitekt: Arkitekthuset, Jönköping  
Byggherre: Parkängen Bostäder

*Construction:* Precast concrete frames.

*Ecological sustainability:* Up to 110 kWh per BRA and year in energy consumption (purchased energy), and a green garden.

*Area size of the buildings:* Our property is 2,445 m<sup>2</sup> in BRA (rentable apartment living area) and 35 parking spaces in the garage.

*Number of apartments:* 41.

*Tenancy form:* Only rental apartments.

*Locations:* Vimpelgatan 11 and 13, and Signalgatan 8 (The same property location, yet two different buildings, official property location is Kommendörkaptenen 4).

*Land and premises:* Well-planned, beautiful garden with a high green space factor, sedum roof, patios and flowerbeds for all apartments on the ground floor.

#### 10 Flaggskepparen 7



Arkitekt: Gunilla Svenssons Arkitektkontor  
Byggherre: Tornahem

#### Fastighets AB Skepparhus genom Byggnads AB Tornahem

*Construction:* The building has a basement built of concrete for the technical rooms and apartment storage spaces. Above ground, the first five floors were constructed with load-bearing structures of onsite set concrete. The apartment divider walls are

made of concrete. Exterior walls are built with light concrete blocks. The building façade has fiber-cement sheets and aluminum sheets. The roof level is built entirely of light concrete blocks.

*Ecological sustainability:* The building is heated via district heating. The apartments have traditional radiators. Each apartment is equipped with its own ventilation system with heat recycling via rotary heat exchangers. Heat exchangers recover up to 80 percent of the energy in the air. Warm water consumption is metered individually. The consumption of heat and hot water during 2009 was 77 kWh, which is slightly higher than expected. The higher consumption is justified by the fact that the building is new and, in conjunction with the final measurement period, it had not been adjusted to compensate for the fact that the building is for people 55 and over, who, on average, have higher demands in relation to air inside temperatures. The consumption of power for the property amounted to 2 kWh/m<sup>2</sup> as expected.

Area size of buildings: living area is 2,362 m<sup>2</sup>, area of the business premises is 95 m<sup>2</sup>.

*Number of apartments:* 33. The sizes range from one room apartments of 41 m<sup>2</sup> up to five room apartments of 101 m<sup>2</sup>.

*Tenancy form:* Only rental apartments.

*Location:* Flaggskeppsgatan 10, 12 and 14 in Malmö.

*Land and premises:* The property has a communal gardens with a small pond. Part of the courtyard area has an access port to the so-called 'compact garage' consisting of two levels. On the compact garage's roof there is a common patio. Towards the south, along Flaggskeppsgatan, there are outdoor areas and small gardens for the apartments on the ground floor. The garden received an honourable mention in the ISU's garden competition called 'Green gardens, wild neighbours'.

#### 11 Flaggskepparen 5



Arkitekt: Gunilla Svenssons Arkitektkontor  
Byggherre: Stanlybostäder AB

#### Stanlybostäder AB

*Construction:* Patented steel construction, steel beams with interior piping extruders supported by pillars located in the beam corners. Exterior walls of double steel with inter-placed isolation space where extruders for installations are placed. Total wall thickness is approx. 500 mm. Apartment par-

titions are 2x70 m wooden framed dry wall, beams are also insulated to provide good acoustic comfort and to allow for temperature differences between apartments.

*Ecological sustainability:* The property is built as a so-called 'Passive House' in accordance with German passive house standards. The building's heating is generated from the tenants themselves and the equipment they use. To realise this, the building was constructed with well insulated walls, ceilings, etc. Every apartment is equipped with a ventilation unit that heat exchanges the air so that the heat stays in the apartment. For cold days, the heater can be turned on so that air from the ventilation aggregator is heated before it is blown into the apartment. The material used is largely recyclable or reusable.

*Area size of the property:* Two buildings on the site that are both 25x50 m.

*Number of apartments:* 28.

*Tenancy form:* Stanlybostäder rents and manages the apartments.

*Location:* Signalgatan 3, 5 and 7.

*Land and premises:* Garden between the buildings with large pine trees of various sizes and ground coverers including geraniums, waldsteinia, wild strawberries, etc. Even pipe vine climbs the façade in a few places.

#### 12 Flaggskepparen 1



Arkitekt: Wikeborgs Arkitektkontor  
Byggherre: Wikeborg & Sander  
Fastighetsutveckling AB

#### Wikeborg & Sander Fastighetsutveckling AB

*Construction:* Frame of steel columns, scale walls of precast concrete and cast elevator shaft. Basement floor is a combination of in-situ and precast concrete over concrete pillars. Divider beams are of cast filigree sheets and ceilings are of a steel construction with TRP-sheeting. The buildings' (two street adjacent buildings and

two courtyard buildings) fronts are made of smooth finished light concrete blocks while the longer sides of the buildings are of high-insulated light walls with steel studs covered with fiber cement panels. The sheet metal is untreated aluminum combined with structure lacquer. On the low lying ceilings a roofing membrane is welded. The window sections are a combination of structure lacquered aluminum and oiled teak. Exterior doors are specially designed for the project and are lined with black lacquered teak.

*Ecological sustainability:* The energy calculation yielded 95 kWh/m<sup>2</sup>/year. Water carried floor heating provides a sound, dust, and mite reduced indoor climate. The air treatment system has heat recycling from exterior air. A mode-

rate acting and over-dimensioning system for low noise and draft-free indoor environments is also present. Locally produced components in the frame, as well as installations, were used as much as possible. Materials with high impacts on the environment were not chosen, environmentally hazardous chemicals were avoided. Maintenance-free and low management costs were an underlying notions taken into account in the choice of materials and construction methods. The all wood flooring consists of solid oiled bamboo is an example – it's environmentally friendly, durable and timeless in its distinction. The house is almost 100 % constructed of recyclable materials. Waste sorting is separated in 6 fractions. The green space factor is in accordance with the implemented code, carried out in an adequate and attentive manner, despite a garage level which occupies the entire property area. Finally, there are well thought out areas for bicycles, accessible in the courtyard, as well as warm and sheltered bicycle areas in the basement.

*Area size:* 2,405 m<sup>2</sup>.

*Number of apartments:* 65 (two and three room apartments with a few exceptions) + one business premise. BRA 5,042 m<sup>2</sup>.

*Tenancy form:* All apartments are 'buy to own' and incorporated in the tenants association called Brf Vindöga.

*Locations:* Signalgatan 15 & 17, Vimpelgatan 17 & 21. The block at Flaggskjeparen 1.

*Land and premises:* Basement level under the entire property consisting of the parking garage (54 parking spaces), bicycle storage, technical facilities and apartment storage spaces. A foundation of piles driven into the ground. The

courtyard area was primarily allotted to apartments on the ground floor, as patios. In addition, there are flower beds, planted trees (dug 800 mm deep), bicycle stalls and recreational areas with benches for all residents. This, plus low and high wall dividers, in combination with trellises, varied landscape heights, and winding paths, make it a green and richly varied surrounding.

### 13 Kommendörkaptenen 3 **Urbana Villor**



Arkitekt: Cord Siegel/Ulrika Connheim  
Byggherre: Urbana Villor Malmö

*Construction:* Main bearing steel frame with HDF concrete slabs. Light exterior of steel lined frame. Mineral based thick finish.

*Ecological sustainability:* Won the Nature Protection Agency's Award 'The Golden Nugget'. More than

330m<sup>2</sup> of hanging gardens planted with trees with a lush garden that continues under the street adjacent building provides the project with a maximum amount of green space. Energy consumption is estimated to total 95 kW/m<sup>2</sup> and year, including household electricity.

*Area size of property:* Land 630m<sup>2</sup>.

*Number of apartments:* Five apartments and two townhouses, BOA 941m<sup>2</sup>.

*Tenancy form:* 'Buy to own' – Brf Urban Villas in Malmö.

*Locations:* Vimpelgatan 9, Flöjelgatan 9 and 11.

*Land and premises:* The garden consisting of approx. 250m<sup>2</sup> is planted with grass and a large number of trees. To extend the season there is also a greenhouse.

## BOO1, BOO2 AND BOO3

The Western Harbour has been selected as a national symbol of sustainable urban development and is one of the City of Malmö's largest and most important development areas. In the first phase the spectacular demonstration project Boo1 took shape, Sweden's first climate-neutral district. Flagghusen, also referred to as Boo2, was the next step. Here,

experiences from Boo1 were put to use – sustainability had become the standard. Flagghusen consists of 627 apartments, a preschool and an LSS-residency.

The neighbourhood Fullriggaren, is the third step, or Boo3. It consists of 550 apartments and is emerging through dialogue like that which Flagghusen experienced.



## A VERSATILE AREA THAT CONTRIBUTES TO THE CITY'S DIVERSITY

When the City of Malmö signed on to the agreement to participate in the Building-Living-Dialogue, an idea already existed about trying to incorporate 'the creative dialogue' with the construction of Flagghusen.

Christer Larsson, now Director of City Planning, was then the city architect in charge of Western Malmö. To plan for Flagghusen was a challenge beyond the ordinary, he recalls.

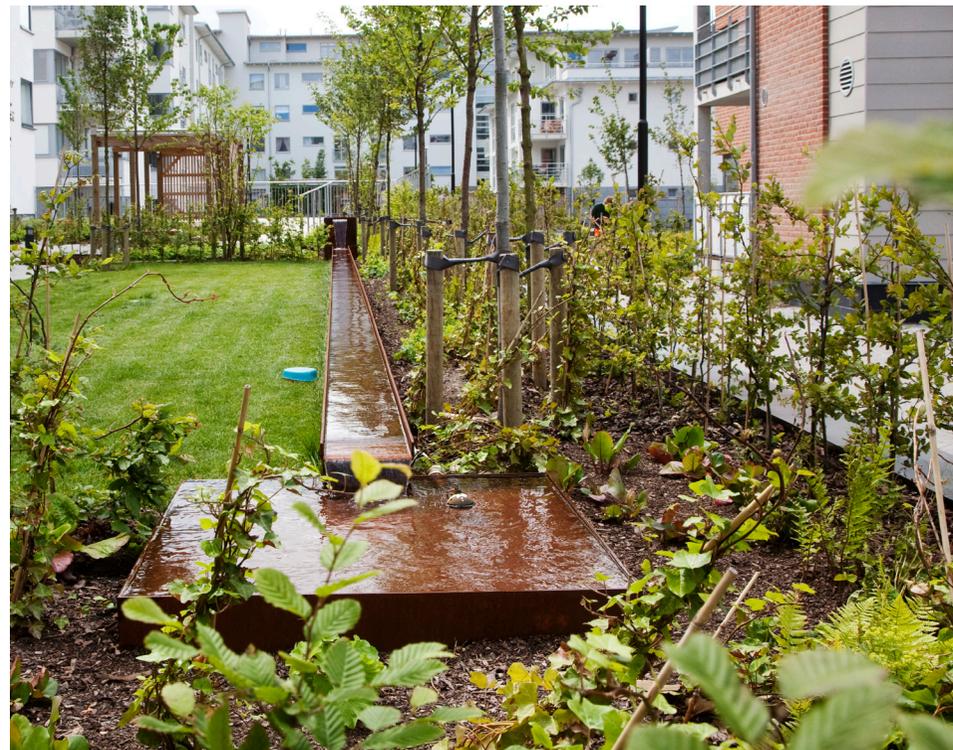
– Flagghusen would follow in the footsteps of Boor, which had become, in all respects, a fantastic area. Boor had also received hundreds of millions of SEK in state aid. With Flagghusen, we only had a fraction of that, yet would still build as high a quality. And we would build at a reasonable cost – it was one of the key objectives.

Boor had become a fairly exclusive area. Flagghusen gave city planners a chance to make the Western Harbour a broader and more diverse neighborhood.

Christer Larsson had an idea to build whilst keeping a good dialogue alive with developers – to see to it that the City of Malmö would create confidence-filled relationships and work towards the same goal as the developers. That would make Flagghusen an exciting area, even without any large financial backings.

He says that the City of Malmö took advantage of what had worked well with Boor: green area factors, small-scale property divisions, thoughts of sustainability, diversity:

– It will be better and more diverse with several developers. It might mean a little extra work, but I definitely think it's worth it. There is positive competition in having construction companies operate in and around each other. Everyone wants a project that turns out well. Moreover, completion often goes faster with several actors. If it's just one developer then the building



process takes a long time, as the development phases are built after they have been sold. With many construction companies involved it becomes a more integrated implementation.

Christer Larsson was a little frustrated at the beginning of ‘the creative dialogue’. Main developers were more hesitant than he had expected.

– It was enough that just the construction companies on their own didn’t really comprehend the opportunities at hand to be able influence as much as they could. It is, perhaps, not surprising, as it was the first time we had done something like this. I would nevertheless like to say that I have great respect for all 13 developers. All of them have been involved and worked with us in a trusting way. It’s been great fun because, by doing something not done before in the past, a sort of pioneering feeling develops.

The result? Christer Larsson is really pleased. Flagghusen has fulfilled what he had hoped for. The different houses are diverse – here there are the experimental and the stylish, while others don’t stick out as much.

– Flagghusen has become a versatile area that contributes to the city’s diversity. I also think that we succeeded with “sustainability goes mainstream”, which we had as a slogan. With Flagghusen we demonstrate that it’s nothing out of the ordinary to build sustainably. It should be the normal way to build residential properties in Malmö.



## ‘ONE OF THE MOST INTERESTING PROJECTS WE’VE WORKED ON’

A tight group of five officers from the City of Malmö carried out the municipality’s planning of Flagghusen. In 2004 and 2005 they worked very intensively with each other. In the summer of 2009 they met again, the first time in a couple of years.

Eva Dalman was project manager for the process called ‘the creative dialogue’. Malena Larsvall led the detailed planning. Pia Laike was in charge of the construction permits and Anita Wallin at the Properties Office dealt with all development issues.

These four and project manager Lone Åkesson became a working group which met before and after the many meetings with developers. There were no set regulations or “this is how we usually do it” stipulations to adhere to, and there-



*Photo from right: Anita Wallin, Eva Dalman, Malena Larsvall and Pia Laike.*

fore there was an urgent need for discussions.

In the summer of 2009 they had a reunion at Flagghusen. For Pia Laike and Anita Wallin, who now work in other municipalities, this was the first time they saw Flagghusen in its finished state.

When they walked around they are most noticeably satisfied with the houses that stand out, projects with interesting architecture. They stopped a long time at Urban Villas, which was designed and built by a group that also socialised outside of work. The courtyard is by far the greenest with a sunken greenhouse in the courtyard and balcony plots which one can plant in.

– Here they’ve managed to enhance the greenery in a short time. Think of how lush it will be here for a year or two, says Pia Laike.

– It is refreshing with someone who really is driven by an idea and is willing to fight for it, says Malena Larsvall. Of-

*Photo from left: Eva Dalman, Anita Wallin and Malena Larsvall.*



ten it leads to a good result in the end. I think this is exciting. Malena Larsvall was given the task to develop a basis for the detailed plans. She made a simple, fair plan that consisted of 25 m long plots, all of the same size.

– When creating such a rigorous plan it's success stems from the individual sub-projects being varied and architecturally interesting. Some developers have succeeded in this, I think, but not all, says Malena.

– I do not believe that the developers knew how slack the parameters were they had to adhere to, says Eva Dalman. Developers are accustomed to having a plan that says what it is they are to do down to the finest point. Here, we asked “what do you want to do?” There was large room for maneuverability that probably was not fully utilised.

When they think back to working on Flagghusen they first-

ly recall the many discussions:

– When everything is not set from the beginning, there is much to be discussed, especially when it is being done for the first time. It was a pretty unwieldy building permit process in the beginning. But on the other hand, I think we came out on top in the end. By then, every-



*Pia Laike, Anita Wallin, Eva Dalman and Malena Larsvall visiting Flagghusen in the summer of 2009.*



ing had already been discussed, says Pia Laike.

Anita Wallin says that for the Property Management Office there was more work in dealing with the extra load of contracts by involving many different developers.

– There were many discussions, for example, about land prices and building rights. Regarding the exploitation of one of the common squares, the Property Management Office finally put its foot down and said “stop, now we will decide ourselves”, says Anita Wallin.

– But it was all in all fun, and we learned a lot. Municipal officials and employees of construction companies came closer to one another. They gained insight into each other's conditions and realities.

– It is arguably one of the most interesting projects I've worked with, says Pia Laike.

They all agree that the most fun was probably working with each other. Everyone had many contacts with the builders and it was important with meetings to discuss common concerns and positions to take.

Working together so much, across administrative borders, is much rarer than you think within the municipality.

– Regarding Flagghusen, we did it all the time and it was really fun, says Eva Dalman.

## ‘FLAGGHUSEN WAS ALL ABOUT ONE FOR ALL, AND ALL FOR ONE’



Midroc Property Development was involved with Boor and was interested in continuing to build in the Western Harbour.

Christer Harrysson, project manager at Midroc Property Development, became chairman of the working group that represented the developers, a task he found both fun and exciting.

– I personally learned a lot. I have come to be acquainted with many new colleagues, and it was incredibly interesting to lead a large group with many wishes. Dialogue with the City of Malmö has also been very rewarding.

Christer Harrysson says it is unusual for a developer to be involved in a detailed plan that is created from scratch, with streets and lighting and everything.

–It can be like that in outer lying areas, yet rarely in urban are-

as. As developers, we were also involved in shaping the detailed development plan, which made the work unique. This dialogue has been good for us and for the City of Malmö I think. For developers, it was unusual to work together.

– We all experienced this as being very stimulating. There was a lot of enthusiasm surrounding the project.

‘The Marine Corps’ was the name of the developer group that met every three weeks. The City of Malmö opened a server where all the joint communications and documents could be uploaded. Early on, developers decided on dividing costs for joint commitments. All common expenses were then divided up under the agreement.

– It was important to sort out the economic discussions directly. We did a lot together and there was a spirit of “one for all, and all for one.” All decisions must take into account and suit the little as well as the big players.

During the project construction activity reached new heights. When the building start was approaching, it was virtually impossible to get a hold of Swedish construction contractors. Midroc hired the German consortium RoWi Bygg AB. In early 2008 the company went bankrupt and all construction workers had to leave Midroc’s three buildings – one with many errors to correct after the final inspection, another was half-built and the preschool/LSS complex had only just begun.

– It has of course been a great disappointment for us as well as for residents, but we have done what we could to ensure that residents would suffer as little as possible.

For Midroc the project was extremely costly. Even afterwards, I don't know what we would have done differently to avoid this. The economy was up and companies from Germany were considered serious and reputable.

The result, the Flagghusen neighbourhood, he is still very happy with.

– We have worked in a different way than Boor and I think we have done something really good based on the conditions we worked with.

*Thomas Nilsson, owner, with Rainer Kathrein, of the Deli Store Picnic:*

– We live in Boor and have been looking for premises in the Western Harbour area for quite some time. Yet in the Boorarea, rents are a bit too high. Here we got our foot in the door because the building is owned by Midroc, who also built the building we live in.

– We focus on those living and working in the area. We want to sell home-cooked and natural ingredients. You cannot build a business suited for those who come here to swim and lie in the sun. Then you would just sell ready-to-eat subs and we didn't want to do that.



# GREEN SPACE FACTOR — IN NEED OF ADJUST- MENT

The green area factor is a method to ensure a minimum proportion of vegetation on a plot of land. The method was used with great success in Boor and also formed the basis for the calculations of green spaces in Flagghusen.

The green space factor was not as successful with Flagghusen, admits Eva Dalman, project manager for ‘the creative dialogue’, who believes that the immediate impression provided by Flagghusen is that it isn’t green enough.



She offers four explanations for this. One is that many trees and shrubs are not fully grown yet – it will be understandably greener in a few years. Because Boor was earmarked to be a major public attraction as a Housing Expo, it provided an extra incentive to have a noticeable and good amount of greenery.

But it is also true that some of the foliage was placed on the roofs, where it is not visible. Moreover, the ratio is actually too low in a few cases. It has simply been miscalculated. Maybe the green space factor has become too complex.

– In any case, we changed the components so that greenery on the ground is valued higher than greenery on roofs, she says.



*Paula Jinde*, living in one of the Midroc buildings.

– It feels great to live here. Better than what we hoped for when we moved in. A year ago it was mostly gravel out here and it didn't look that nice. Now there is a green area, a nice playground, and a surprising amount of children live in the area. It really feels like we have come to live in an environment that is good for children. Previously we lived near the Triangle area of Malmö – here the kids are much freer.



*Gertrud Holm*, tenant of Midroc:

– We moved here in March 2008 – my husband and I. There was a lot that was clearly not completed and fairly soon afterwards, the German contractor went into bankruptcy. Then there was still much work to be done and some of the work was poorly finished. My husband was seriously ill, he passed away after a while, and when we moved in he could not go out into the garden because the step down from the terrace door was several decimeters.

– Yet Midroc has been great. They helped us with the garden immediately. They have also fixed everything that the German contractors left undone. Now at last it is beginning to be obvious that one can enjoy living here.

## A PRESCHOOL WITH A VIEW OF THE SEA

The preschool in Flagghusen is called Fyren and has a sea view from a couple of rooms. It is unusual and a positive thing that the preschool is built on two levels. In addition, Fyren became one of the few preschools in Malmö where the kids run around on beautiful wooden floors of oak.

– There are so many preschools with dull plastic mats on the floor. Here we had the opportunity to create something



from the foundation up and I wanted to give children the opportunity to be in really lovely rooms. Children appreciate beauty as much as adults, says Catarina Ramnemark, rector of the three preschools in the Western Harbour – Fyren, Ankaret, and Skeppet.

Fyren would have actually been ready a year ago, but was delayed due to Midroc's contractor entering bankruptcy. The Fyren Preschool has been housed in temporary buildings as well as the other two preschools.

– It's really wonderful that we finally are all settled and in place, and it has really been good. It is a solid complex that we have filled with good people and decorations. We invest a lot in promoting a creative atmosphere and have a studio in each department.

## HSB BUILT MODERATELY YET WELL



In 2004, Emma Törnquist was a fairly young project manager at HSB's corner office in Flagghusen. Her assignment was exciting and she felt both confident and concerned. Boor was, at this time, an area with many vacant apartments. In the industry there was doubt as to whether the apartments in the Western Harbour would be sellable.

Soon everything changed. Boor became an attractive area, and was talked about and praised internationally.

When HSB began to sell their apartments in Flagghusen, they sold in a matter of hours.

Emma Törnquist has since left HSB for another job but she still feels connected to the project which she spent more than two years on. The building, which was designed by Helen Sandgren, is, in her eyes, both beautiful and functional.

– It is a building that can withstand the ages. The dark wood will bleach over time and I think it is very nice, says Emma Törnquist.

That the balcony doors had to be 2.50 m high she sees in retrospect as an aesthetic concession that is not very functional. But on the whole, she is proud of the building's functionalities.

– It is moderate, but good. We took advantage of the best that was developed in Boor and made it the standard. We do not have refrigerators that talk, yet we have solutions that combine ecology and engineering in a great way, says Emma Törnquist and gives some examples.



The timber in the garden consists of heat-treated wood, with no chemicals. The basement is heated by excess heat from the repositories. Low energy lights in the stairwells have motion detectors, and then turn off reducing to 95 per cent, which extends the lifespan of the bulbs.

Emma Törnquist describes ‘the creative dialogue’ as a fun project.

– One explanation for why it was so exciting was that the City of Malmö chose to work with many different developers, both large and small, instead of just a couple of big developers. The main developers worked a lot together. It was a joint marketing budget. Energy calculations and quality assurance guidelines were collective. Excavation, piling and geotechnical measures were funded jointly. As

well, a construction consultancy was hired who represented all the developers. What could have been done differently?

Emma Törnquist thinks the developer group devoted a great deal of energy to issues that the City of Malmö had not placed high on the agenda, and where room for negotiating was quite small: the exploitation rate, parking norms, connection fees.

– There we spent quite a bit of energy. It would have been better to save it for areas that we could really affect.

When she looks around the area she thinks it’s too early to make a final conclusion about Flagghusen.

– Flagghusen’s final character will be formed only when all areas, both in and around, are completed. One neighbourhood block can feel exciting, even if all of the individual buildings are not. Our ambition was to create a new Davidshallstorg (another popular area of Malmö), with a dense and inviting urban atmosphere. Time will tell if we have succeeded.

## ROY ANDERSSON, CHAIRMAN OF FLAGGSKEPPAREN



Roy Andersson is chairman of Brf Flaggskepparen in the HSB building. The former football player lives in one of the 54 apartments with his wife Solbritt.

– We fell for the apartment and location of course. The standard is high and the building feels solid, says Chairman Roy Andersson, who works as project manager for Skanska, and is himself an experienced developer.

The only thing he is not satisfied with is that HSB and the other construction companies of Flagghusen have put façade plaster directly on the cell foam.

– There have been many problems with such façades previously. In recent years developers have turned to ventilated designs. Yet the developers claim that there should be no problems here, and we hope they are right.

Roy and Solbritt take long walks along the sea and enjoy strolling around. Morning dips in the sea haven't yet happened, but during the summer months Roy Andersson happily takes a dip in the sea after a jog.

He looks forward to the whole neighbourhood being completed so that all residents have settled in nicely.

– We like it here but it will be nice to get rid of the construction site feeling, says Roy.



## SWINGING ECONOMIES DURING THE PROJECT'S PERIOD

Flagghusen was built during extreme swings in the economy, something that characterised the working conditions of the project.

In the beginning, many construction companies were hesitant. The apartments in the Booi area, with a price level at the upper level for Malmö, had proved difficult to sell. Turning Torso was at the time a 'buy to own' residential project with many unsold apartments.

The economy, however, shot up. Booi residences were sold and resold again. Turning Torso was converted into rental apartments and all of them were rented quickly. Suddenly, there was construction fever. When the 13 developers involved with Flagghusen searched for contractors, it was difficult to find contractors in the country. It was almost impossible if it was to be done at reasonable prices.

Developers set their sights abroad. Several chose German contractors.

The economy then turned again and sunk quickly. In 2008, many companies had problems.

Packwerk filed for bankruptcy after a tax dispute with a German contractor. Europahus went bankrupt. The resi-



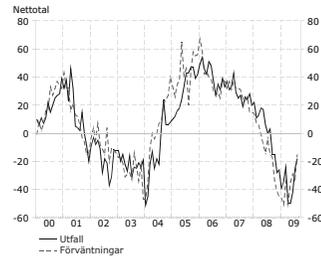
*Bild ovan: Flagghusen under byggnation.*

dents went relatively unscathed through the process because they managed to buy the building and build tenant associations before the bankruptcies.

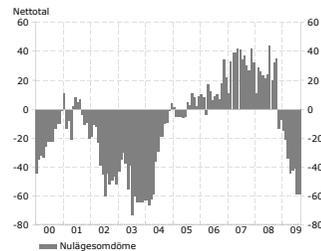
Unfortunately, this was not the case for residents in two

## Byggindustri

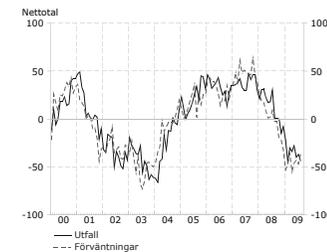
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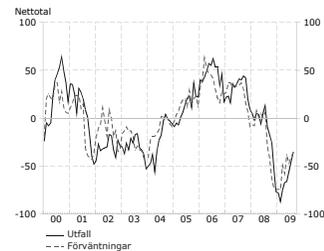
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Byggindustri  
Orderstocken, säsongrensade värden



Byggindustri  
Anbudspriserna



Byggindustri  
Konfidensindikatorn, säsongrensade värden



Illustration: When Flagghusen began being planned in 2004, the property market was weak and caution prevailed on the market. When it was time to build in 2006, the market was overheated. At the end of the construction process, in 2008, there was the financial crisis, recession and depression.

Source: Konjunkturinstitutet.

of Midroc's buildings. The Rowi consortium abandoned the Sjöormen and Sjöbjörnen buildings, leaving them half completed. The complex that would house a preschool and an LSS-residency for the disabled had not even been started. Midroc had to find new contractors with long delays as a result. Apartment buyers were, however, not economically harmed.

Wikeborg & Sander went bankrupt after financial problems. Major shortcomings were found in the apartments and the buildings could only be completed after the state run agency called Garantibostäder stepped in. Bostadsrättsföreningen (The Residents Association) also argued that the builders said that the land could be bought, but the land is rented via land leasing, which meant increased management costs for the association.

Even Stanleybostäder AB went bankrupt in autumn 2009 and the property at Flagghusen was bought by HSB in 2010. Image above: Flagghusen under construction.

## A NEW DEVELOPER THAT GOT A CHANCE



Olle Berglind started, at the time of the Building-Living-Dialogue, his own property company called Byggnads AB Tornahem, after many years as an employee of NCC. Flagghusen was Tornahem's second construction project.

– The City of Malmö's City Planning office and the Property Management Office were brave by daring to invite me and other smaller players to come in and let us play a role. This involves an area in a very popular part of Malmö. It would have been much easier for the city of Malmö to take a

more traditional approach, with two to three established developers that took care of everything.

Olle Berglind thinks he was prompted because he had decided to invest in rental properties. There was perhaps not as much profit involved as when building 'buy to own' apartments entails, yet newly established Olle Berglind felt that it was a safer investment. At the time there were three forms of government support for rental apartments: interest subsidies, investment grants and investment incentives.

Olle Berglind became secretary of the developer group and was one of the most highly involved in 'the creative dialogue'. He didn't sense the differences between large and small players. The large developers have the experience and financial muscle. The small developers came up with fresh ideas. By being engaged in working groups, they could contribute a large amount of influence in the project.

Olle Berglind points out that the smaller developers helped make the area more diverse. They rent and sell residences via their respective networks. In this way, many different kinds of people live at Flagghusen.

*Photos to the left and right: Flaggsskepparen 7. Developer Tornahem. Architect: Gunilla Svensson Architecture Firm.*

Olle Berglind is confident that ‘the creative dialogue’ created a quicker, overall process than a traditional development.

– When we met the first time, the plan was only an idea as a plan in the architect’s head. After 2–3 years, the first residences were ready. While we discussed the plan, we worked simultaneously with our other respective projects. When the plan was ready, it was not long until we had completed drawings. Therefore, we started to build much faster than we usually do.

Olle Berglind considers that the ‘the creative dialogue’ worked fine, but says self-critically that the developers could have done a bit better.

– As a group, we were not quite ripe. We were simply not accustomed to taking part in making decisions this way. If we enter into a similar project again, I think we will contribute and divulge more of our knowledge and knowhow.

The end result is, however, something he is pleased with.

– It’s not as cute as Boor, but that’s not what it’s intended to be either. Compare it with anything but Boor and I think Flagghusen is an area emulating extremely high quality. In the case of greenery, maybe give it a few years before judging. The common area in the middle, for example, will give off a very different impression when the greenery has grown a bit.



- 33 apartments, mostly two room and three room.
- A complex for people aged 55 and over
- The house is characterised by three principles. You should be able to walk around the apartment, it shouldn’t feel like you’re walking in a maze. There should be a good line of sight within the apartments. They will be made from good materials.
- Through thick insulation, tightly fitted windows, hot water metering and heat recycling, energy consumption is one third lower than that of an ordinary apartment.
- The architect is Gunilla Svensson, who also designed the steel plate house for the company Stanly Plåt.

## KJELL AND MARGARETA SAT ON THE BOARD



Kjell and Margareta Håkansson took part in the civic panel that was part of ‘the creative dialogue’ from the start. They were invited to seminars and discussions and had opportunities to make comments and suggestions during the project.

– In the beginning, the discussion covered mainly the issue

of traffic. Then, in 2004–2005, the big problem was cars that drove in and around Booi. It got better after a while, when the city’s parking authority imposed restrictions for vehicle traffic on certain streets, says Margareta Håkansson.

She and her husband Kjell are now living in their second apartment at Flagghusen. At first, they lived in Tornahem, but moved after some time to an apartment with a sea view and owned by Akelius.

– We filled in a form expressing our interest with all 13 property companies and we received offers from several of them. Now we have an apartment that we are happy with, says Kjell Håkansson.

Their interest in moving to the Western Harbour was

tweaked by Booi. Kjell and Margareta were fond of the architecture, were interested in ‘sustainability issues’, greenery and the proximity to the sea. The apartment prices were dissuading though. When they heard that apartments in Flagghusen would be a little lower their interest came to life.

– Then we heard talk that there would be a civic panel and we really wanted to be involved. Here we got the possibility to follow the emergence of a new area and maybe have a voice in how its finished form would be. It felt interesting and exciting, says Margareta.

Now they live where they want to be, and love the ability to walk along the sea. But they think it’s a shame that the building contractors have been negligent or unskillful in some cases. Their building already has some visible cracks in the façade.

Kjell and Margareta continue their commitment to the area. They want a neighbourhood centre in the Western Harbour with a library, pharmacy and information centre about what is happening in the area. They also want a site by the sea where it’s possible to sit in the shade.

– As it is, there is no cover offering shade anywhere. We actually have an idea of how to set up some shade cover by the dock where young people tend to hop in for a swim. We’re going to send in our idea to the Streets and Park Department, says Margareta Håkansson.

## FLAGGHUSEN ON DECONTAMINATED LAND

The entire Western Harbour is built via land foundations poured into the sea. Before any construction could begin on Flagghusen, the land had to be decontaminated in the western part. A layer of two meters of earth was placed via shafts where contamination was located. According to the Property Management Office, about 1,750 tons of contaminated soil

was treated. In addition, 3,500 tons of other hindering materials were removed, including concrete slabs and old ship parts. The eastern part was filled out even before the establishment of the Saab factory in the Western Harbour. These sand masses were sufficiently pure so that they would not have to be decontaminated before the development of the area.



## MKB WORKED UNDER DIFFERENT CONDITIONS



*Photo to the left: Susanne Rikardsson, business development manager at MKB, in front of Flaggskepparen 6 on the corner of Vimpelgatan and Flaggskeppsgatan.*

a good building in the end, says Susanne Rikardsson, business development manager at MKB, who states that MKB, unlike other property developers in the ‘the creative dialogue’, is owned by the local municipality and thereby subject to the law on public bidding, LOU.

In the midst of an economic boom, bidding for contracts whilst keeping cost levels reasonable is not easy, says Susanne Rikardsson, and says that LOU even prevented MKB from participating in the developers’ joint procurements.

– We are a big buyer, so we can negotiate good contracts anyway, but because we had other conditions to comply to, we may not have had as much of a contributing role in the developers group as others.

Susanne Rikardsson personally believes that ‘the creative dialogue’ was good practice and successful as it is exciting with an approach that brings developers and municipalities closer together.

– It was an unprecedented initiative from the City of Malmö, together with the construction companies, to work towards a more cost-effective development of the area. It is in precisely this respect, that I don’t think it lived up to its purpose entirely. The difference between Flaggghusen and Boor was not as great as you might have imagined it could be. In the Ankarspelet property at Boor, the rental level is 1,600 SEK/m<sup>2</sup>. At Flaggghusen the average rent is 1,400 SEK/m<sup>2</sup>.

MKB Fastighets AB started its construction so late that the window for investment contributions ran out.

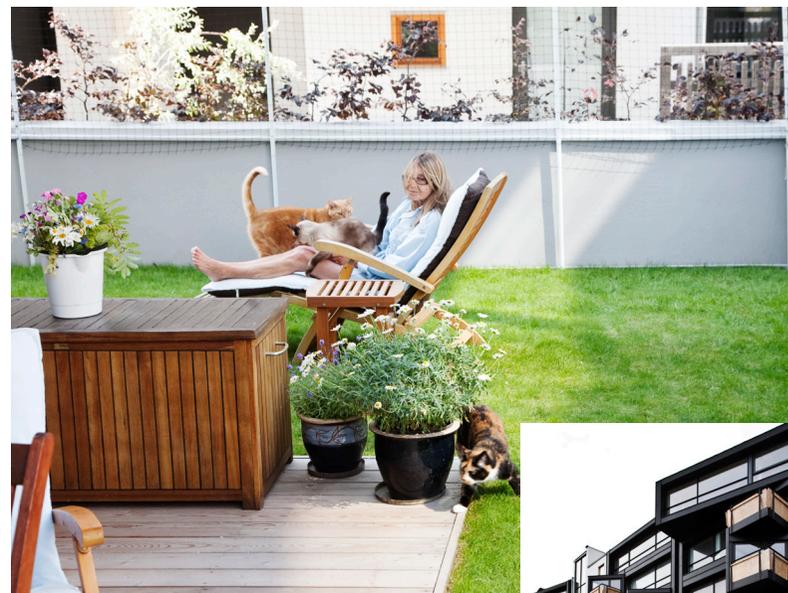
– We were simply not up to it, financially speaking. We had to look through everything again in order to find new solutions to reduce costs and increase revenues. When we started everything ran extremely smoothly and I think we developed

*Image to the right: Kommendörkaptenen 2. Developer Europabus. Architect AHA Agneta Habne Architects.*



*Jenny Wallström, apartment owner*

– My boyfriend and I have lived in the Western Harbour since 2005. We live here because we love the sea and want to stay close to nature. We moved to Flagghusen because of its sea view. We had a little luck. The developer called Europabus went bankrupt just after the building was completed, yet our housing association took over the house just in time, so we were not negatively affected by the bankruptcy. We enjoy living here very much, yet the neighbourhood doesn't feel as charming as Boor. I like our courtyard, yet some of the other courtyards look pretty meager.



*Bild t h: Flaggskjepparen 1. Byggherre Wikeborg & Sander Fastighetsutveckling. Arkitekt Wikeborgs Arkitektkontor.*

*Ann-Britt Wettermark, tenant*

– My husband and I moved from a house in Åkarp two years ago. It's been like living on a construction site for one year. Our house was built by Wikeborg & Sander, which then went bankrupt when there was a lot still left to complete. Then it became apparent that they had failed to buy off the land from the City of Malmö. We are just hoping that the lawyers solve everything for us. Now we finally have word from the State Housing Fund, called Garantibostäder, that they will finish everything that has not been completed.



## SHEET METAL BUILDING – UNIQUE AND ENERGY EFFICIENT



*Photo above: Stanly Plåt's CEO, Tomas Jonsson on one of the building's balconies*

As the name says, Stanly Plåt works with steel plates and sheets. During 'the creative dialogue', the company has evolved into as an innovative builder, responsible for building Malmö's first apartment building with passive heating.

How it happened: a few years ago Stanly Plåt enjoyed a good year, profit-wise. The owners decided to build a house as an investment.

CEO Tomas Jonsson thought it was interesting to do something new. He was surprised that building processes could be so slow. He thought about the heavy foundation work with slabs of concrete – wouldn't it work just as well with metal?

Then thoughts began to churn. Stanly Plåt decided to test

this idea. In Kulladal the company built a house with steel construction as the bearing structural elements.

It was a success beyond our expectations. Stanly Plåt wanted to test the idea with an apartment block.

– We were in discussions with the City of Malmö so we became involved in the Building-Living-Dialogue and 'the creative dialogue'. For our part, it was very positive. We came to the table surrounded by a lot of experience and knowledge, something which we lacked, says Tomas Jonsson.

At one of the meetings he got a new idea. During a visit to a 'passive technique' house in Glumslöv, Sweden, he realised that it could be possible to fill the air gap behind the façade with isolation. So Stanly Plåt decided to build a passive building with minimal energy use. There is not a single heating element as the apartments are heated by recycled energy from the lamps, household appliances and the residents themselves. With new technology, the temperature in each room can be set exactly – one room can be 16 degrees, and another 22 degrees.

The architect Gunilla Svensson came up with the idea to encase the building with a metal façade. It made the building more interesting to look at, while it gave the house a look that emulated its composition.

The sheet metal building has become one of the most notable buildings of Flagghusen. Japanese TV has done a report,



*Photo to the left: The façade is clad with steel, which glitters in the sun.*

Here is how the design works:

The design consists of a steel skeleton where there is usually concrete slabs. A plate of 6x4 meters of steel is covered with a wooden fiber sheet and then a noise reducing mat. With thick insulation, the house becomes a 'passive' house. The air and heat exchanger recycles 95 % of the heat in the house.

as well as French radio, and Tomas Jonsson has been visited by a delegation of Chinese politicians.

The actual completion has been delayed by a fire in Stanley Plåt's storage complex, yet in the autumn 2009, residents could move in. One of those who settled in the building is Tomas Jonsson. To date, all tests of the sheet metal house point to it being energy efficient, sustainable and having perfect acoustic conditions. But Tomas Jonsson wants to see how the building works. Maybe there's something that can still be improved on.

Probably there will be more sheet metal buildings, perhaps many more. Interest from the outside world is great. A Norwegian company wants to build sheet metal houses in the area of Bohuslän. The City of Malmö wants to try the technique for a new preschool.

What makes the design especially interesting is that it is cheap. Tomas Jonsson calculates that the construction costs are approximately 20–25 percent lower than those for an ordinary house.

– On top of that, there is the money to be saved by the house being 'passive' and having much lower energy costs.



*Aniko Kriz, owner of Anis Pedicure*

– I live in this building. It feels just great to be able to go out to see the sea when I want to. When I had the opportunity from ByggVesta to rent this premises, I jumped at the chance. Yet it has been quite difficult. Earlier, I had eight square meters on Regementsgatan, and of course there the rent level was lower. But the tides have begun to turn. When it's time for people to put on their sandals, interest in pedicures and foot care increases. Soon a skin specialist will rent a space in here so I hope it will help to increase interest.

*Image above to the right: Kommendörkaptanen # 1 and #10. Developer ByggVesta. Architect White Architects of Linköping and Arkitekthuset of Lönköping.*



*Tamara Fransson, a tenant in Parkängen*

– I'm a pioneer. Our building was the first one completed. I moved in already in 2006. It's amazing to live this close to the sea. I haven't been sick, even with a cold, for three years and I work in childcare to boot. It must be the fresh sea air.

I'm an ordinary municipal worker live here alone with my son. We pay 7,500 Sek per month for a two room apartment. I could live somewhere else and at a cheaper rate, but it's worth the extra money to live here. I'd rather cut back on holiday costs. I don't need to go anywhere else. The summers don't get better than being right here.



*Images above: Kommendörkaptanen 4, front and back views.  
Developer Parkängen Bostäder Park. Architect Arkitekthuset of  
Lönköping.*

## SELF-BUILDER CREATED URBAN VILLAS



They were a group of friends and acquaintances. They were all around 30 years old and lived in apartments in the city, and found themselves in similar positions in life. It was time to settle down, start a family, and create a more orderly existence. They were convinced of urban living, and determined that the future was in the heart of Malmö.

Many before them had been in the same situation, thinking the same, but in the end they still decided to move to a residential neighbourhood or a house in the country.

Somewhere in and around here, the idea of Urban Villas was born. It should not be about having to choose between an apartment in the city or a small house with a garden. To get both, you had to lift the traits out of a traditional Swe-



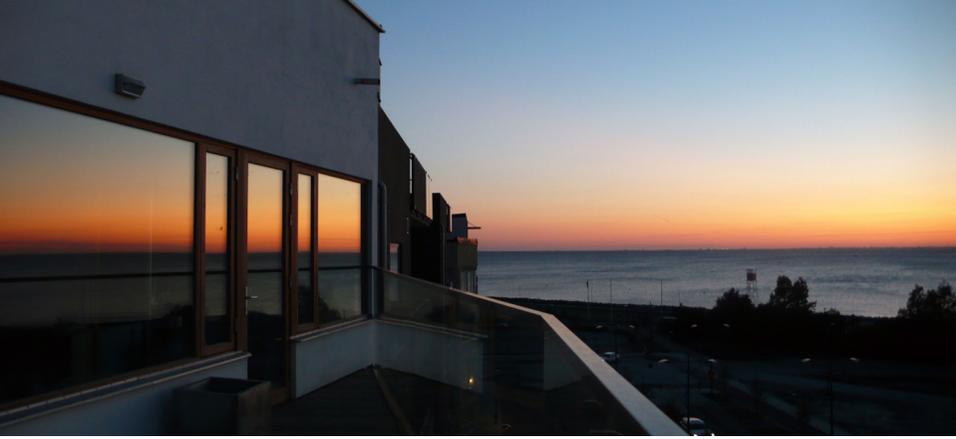


dish house with a garden and dump them into a plot in the middle of a dense city.

– We chose to not contest the will to live in a house. Since so many choose to do so there must be a deep and strong feeling behind the notion of having your own house. We wanted to keep these traits and add them to the qualities found in an urban environment, says Cord Siegel, one of two architects in the group.

An equally important driving force was that the ‘Urban Villas Gang’ wanted to build a house together, as friends amongst friends.

Cord Siegel is from Germany, which is not unimportant in this context. He had learned about the notion of ‘baugemeinschaft’ (building community), which has become an increasingly common German residential form. People join together in a group, with an architect at the forefront, which carries out its own building project. Maybe they want a more personal accommodation or greater influence. Often, they



*Photo to the left: A view from the roof terrace at dusk.*

### 2009 Kasper Salin Prize!

In 2009, the tenants association called Urban Villas and its architects Cord Siegel, Pontus Åqvist, Ulrika Connheim and landscape architects Karin Larsson, Niels de Bruin, Ola Nilsson and Magnus Svensson won the Kasper Salin Prize awarded by the Swedish Association of Architects, which is awarded to a Swedish construction or group of buildings that hold a high architectural standard.

are driven by shared values, or are in the same phase of life.

In the southern German city of Tübingen, one in five houses is built by such a community, says Cord Siegel.

Now he sits on the common roof terrace, one of the highest points of the entire Flagghusen project. The terrace faces the sea where the sun is going down. The other side consists of a garden with a greenhouse, plant beds, and the wonderful balconies with a 30 cm thick layer of soil on top of the concrete. Above the soil, there are 17 small, movable, garden plots on each balcony. Just lift off one of them and plant what you like. Karin Larsson and Cord Siegel have, among other things, on their 22.5 m<sup>2</sup> a fig tree, an olive tree, wild vine, hops, bamboo and wild honeysuckle.

The house is built with thick walls and joists. The apartments are heated with floor-mounted water heating, and air and heat exchangers. Energy use is around 70 kWh/m<sup>2</sup> BOA, including heating.

The apartment's exterior dimensions are identical, yet are completely different in relation to room allocation and choice of materials.

No walls are load-bearing so it is easy to move the walls if the living situation changes, says Pontus Åqvist.

Five years have passed since the start of 'the the creative dialogue'.

Three families are behind Urban Villas: Cord Siegel/Karin Larsson, Kim and Christina Freimann, and Pontus and Ylva Åqvist. Pontus and Ylva came in the group four years ago when the two original members left, an architect and landscape architect. Pontus went in and shared the architecture responsibilities with Cord, whilst Ylva Åqvist took on the environmental issues.

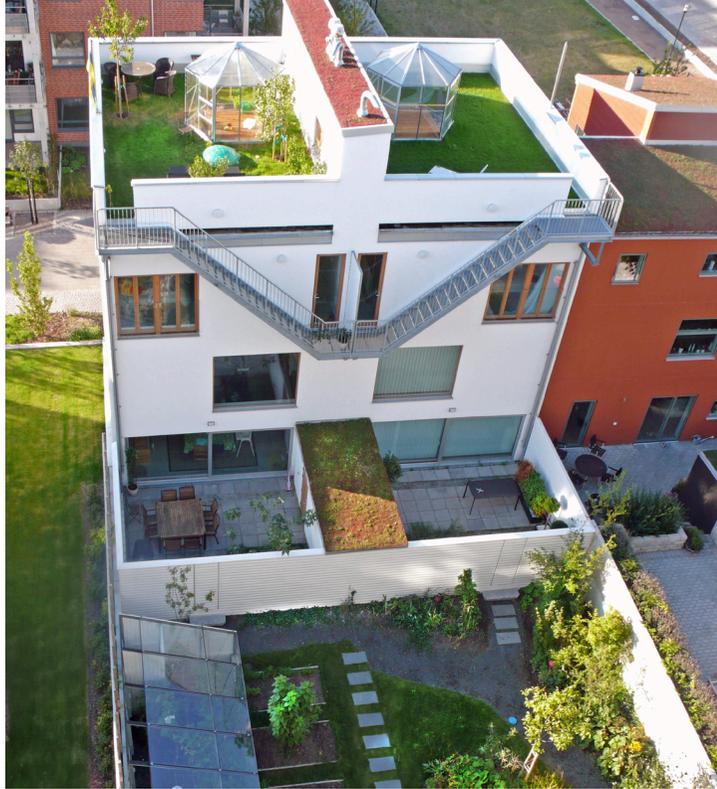
– It is almost as if you need to be a couple to manage this. There's at least one advantage. There is a lot of work and it takes a lot of time, says Karin Larsson.

– The process was especially hard because it was very difficult to get loans in Sweden for something as untried and tested as a 'building community', says Kim Freimann.

That an idea – to build a house together – could be realised at

*Photo to the right. The balconies with the thick soil layer under the garden plot covers, which can be removed if residents want to plant things.*





*Image to the left: View of the common garden and roof terraces.*

one of Malmö's best locations had a great deal to do with timing. When Cord Siegel called the Property Management Office and wondered about the feasibility of such a building project in Malmö, it was just when the City of Malmö had initiated the 'the creative dialogue'.

– It was a context which suited us very well. It was a real collaboration amongst developers. There was always an opportunity to raise questions, and it developed into a mutual exchange of services.

Cord Siegel was the group's representative in the developer group. He liked the process and found that many meetings were very interesting. In particular, the group took to the idea of 'life cycle analysis'.

Kim Freimann, a physicist and the person in the 'building community' responsible for economic matters, says that a

high purchase price can pay for itself in the long run if you expect a longer life.

– We took on the model for life cycle analysis, and sat here and counted different materials and variables.

The Urban Villas families have sold the four remaining apartments of the project, two in the 5 floor building and two in the courtyard building. Everyone is now members of the tenants association.

Decorator Frederick bought one of the apartments in the courtyard building, where the villas don't lie on top of each other, yet side by side, and 4 floors high.

– I like the clean and rough surfaces. I want to have as little around me as possible, the purer the better.

The Urban Villas Group had the opportunity to carry out their own dream project. Now they want to implement others' dreams. Cord Siegel, Pontus Åqvist and Kim Freimann want to develop the concept and build new Urban Villas along with other 'building communities'.

– We applied to obtain a plot in Fullriggaren, the next phase of the Western Harbour. Yet unfortunately we didn't get it. I hope it wasn't a one-off occurrence that the City of Malmö dared to embrace new ideas. It is absolutely necessary to consider new ways of building and housing if we want to develop our cities in the right direction, says Cord Siegel.

## P AS IN PARKING

Parking logistics was perhaps the biggest topic of discussion in the 'the creative dialogue'. The City of Malmö stood by its requirement of a standard of 1.1 parking spaces per apartment (1 for residents, and 0.1 for visitors) and wanted to have parking underground. Developers felt that the need for parking was lower than normal and wanted more above ground spaces, which are significantly cheaper than the underground parking complexes that cost about a quarter of a million Sek each to build.

– At Flagghusen we wanted to build 'urban', and above ground parking felt wrong, explains Pernilla Andersson, project leader at the Property Management Office.

The joint work with the detailed development plan concluded with the standard being negotiated down to 1.0 at Flagghusen and above ground parking spaces were approved to be located along Vimpelgatan and Flaggskeppsgatan.

Above ground parking was originally earmarked for rental tenants, while 'buy to own' apartment buildings were expected to build parking areas within their premise parameters. Various solutions have been selected. For example, HSB and Wikeborg & Sander built a common parking garage. Packwerk and Tornahem built a garage on ground level with lifts, making it possible to park two cars at each spot.

In 2009, a proposal for new parking standards was developed by the City of Malmö. A lower parking standard norm is

more consistent with the municipality's goal to reduce traffic. The proposed standard is flexible, in order to be more easily adaptable to surrounding conditions.

Fullriggaren, which is starting to be built in 2010 alongside Flagghusen, will be a pilot area for the new standard. At Fullriggaren the norm will be 0.7. In return, the City of Malmö demands of the developers that a car pool fee will come into effect and that the fee for it shall be included in the rent over the first 5 years. A bike pool will also be started and Fullriggaren will be marketed as an area where it is possible to live without your own car.

The City of Malmö has, already in the detailed development plan, earmarked that one of the complexes will be a parking garage that is open to both residents and visitors.

*Image to the right: Parking spaces along Riggaregatan and the building at Kommandörkaptenen 1 and 2.*



*Francesco De Luca*, a co-owner of the ice-cream shop called *Dolce Siciliana*

– This is a location with potential. We have an ice-cream shop in another part of Malmö called *Drottningstorget*, where we rent from *Akelius*, which also owns this building. This is how we found out about this location. I just knew that we had to try setting up shop here. We opened in the summer of 2008, but the first year it was mostly a construction site here. This past summer has been better. Many have come here via the swimming area. But in winter it makes no sense to stay open. We are closed from November to February.



*Photo below: Kommendörkaptanen 7. Developer Akelius fastigheter. Architect Atrio Architects.*





*The façade inside the courtyard at Flaggskjepparen 1. Developer Wikeborg & Sander, architect Wikeborgs Architecture Firm.*