How to Provide Young Active People with the Living Conditions They Need to Settle in Mountain Areas?

Lights in Windows –
secondary houses
Welcome
Year round rental market





Kjerstin Spångberg, Buskerud County Council
VIII European Mountain Convention,
Chambéry, Oct 2-4 2012

Norwegian Youths Ranking of Motives to Move (NIBR 2006)

Young Men

- 1. Job
- 2. Education
- 3. Housing
- 4. Friends
- 5. Nature

Young Women

- 1. Job
- 2. Housing
- 3. Social environment
- 4. Friends
- 5. Close to home and family



Youth Buskerud (15-22 years) criterias on where to live - men and women (TNS gallup 2010)

- 1. Job (64 %)
- 2. Social environment (49%)
- Future childrens social and environment conditions (42%)
- 4. Restaurants and cafés (26%)
- 5. Infrastructure bus, train roads (25%)



Youth Buskerud (15-22 years) live in future?

- 49% are happy with their home community to day
- 39 % would like to live <u>near</u> family when having children
- 26 % would like to live in <u>same</u> community
- 30 % does not desire to live in home community in the future.



Welcome –

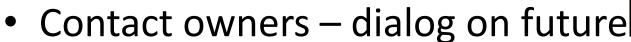
Project on increasing population mountain areas

- 1. Housing
- 2. How to welcome
- 3. Jobs



Lights in windows

- Empty houses and small farms
- Increase population
- 12 municipalities 3 regions
- 780 registered empty properties



Attractive properties – many buyers – few sellers



Purpose, financial sources and organisation

Objective

100 small farms populated - permant residence

Financial sources

- Governmental Ministries (36%)
- Regional authorities and councils (38%)
- Local authorities/municipalities (26%)

Organisation

4-year project



Why not just sell the small farm?

- Traditions and feelings expectations from relatives to keep the property
- Families, not individuels who owns the property transgeneration-, or a clan ownership
- "You don't own it, you simply pass the property to the next generation"
- For holidays and recreation
- Few motives to sell, low prices
- Norwegian legislations

Results Lights in Windows

 Out of 780 small farms, a change in 183

Number sold: 124

Rental or similar: 59

 Farm and houses for sales, sold shortly after ©



Methods/activities

Registration, 780 farms
 12 communities

1. Dialogue

2. Sale and follow-up –



Lessons learned

- Feelings and changing attitudes
- Long term perspective
- Legal conditions



Rental marked Case Flå - 1033 inhabitants

- Apartments "downtown" oct 2012
- Buyers young and elderly, no kids
- Lack of sales focus rental marked



Rental marked Nore Uvdal - 2500 inhabitants

- 4 apartments downtown
- For young less than 35 only 1 sold
- Success rental market
- Follow thoroughly Flå



General recommendations



- Network, exchange experiences
- Integrated housing policy on the agenda
- Municiapalities responsible for housing, property and general development –
- Encourage rental market
- Understand your customers young people what do they want, what can they afford, would they like to buy or rent?
- Register empty houses and properties
- Encourage cooperation public private
- There are possibilities what are they in our municipality or regional
- Planning and implementation equal importance
- Longterm perspectiv
- Understand youth, regional, national and global trends
- Invite youth to dialogue, communication and cooperation they always accept