

The planning and building system in Sweden – major objectives and challenges

Workgroup New planning code, Verkhovna
Rada LG Committee

October 5, 2023

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Content

The administrative system

The policy landscape

Stakeholder involvement

The planning system

Evaluation of pilots

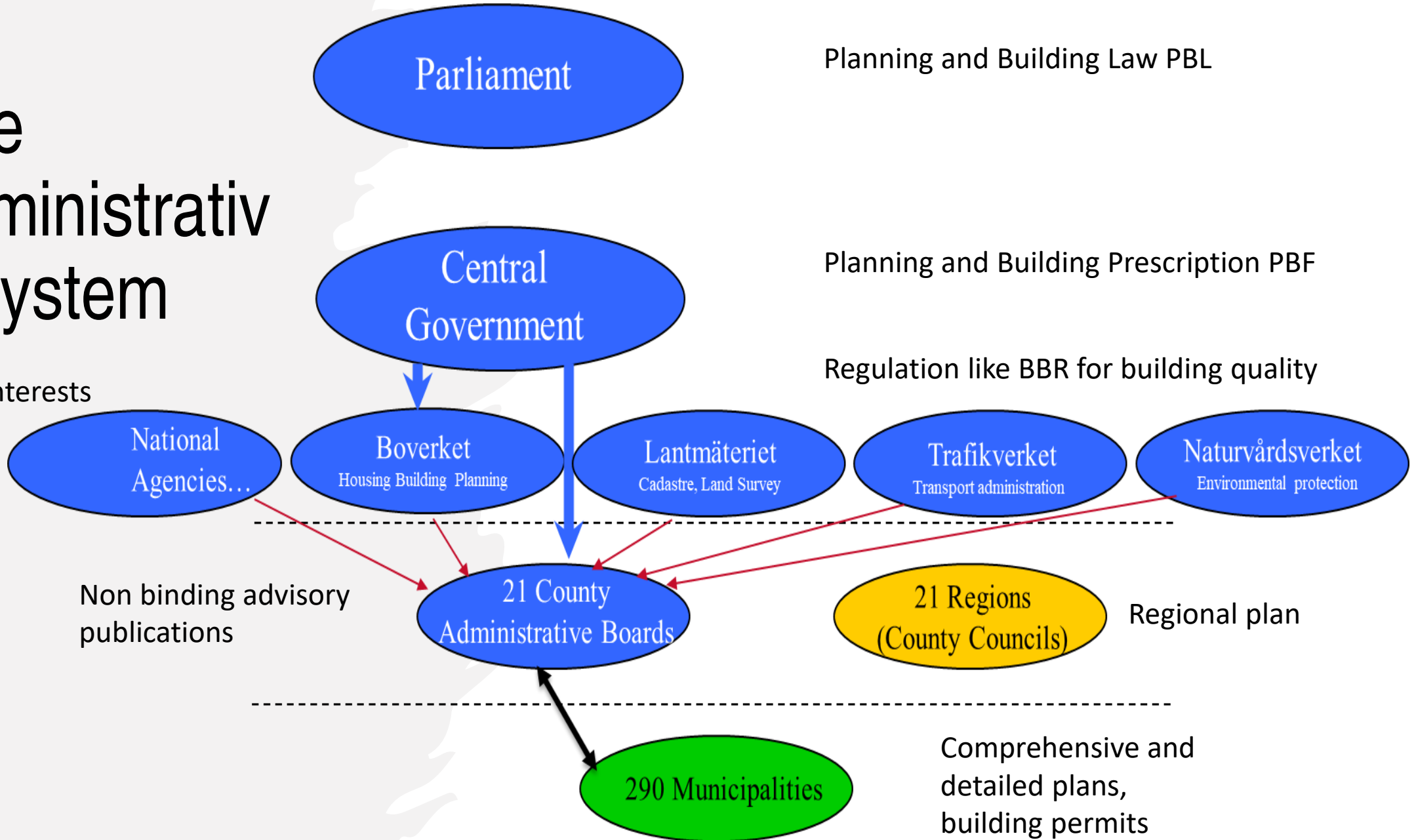
The building quality control system

Accountability

Other issues from the brief: Commissioning, Contract models, Design procedure, Qualification, and Insurance.

The administrative system

National interests



Planning and Building Law PBL

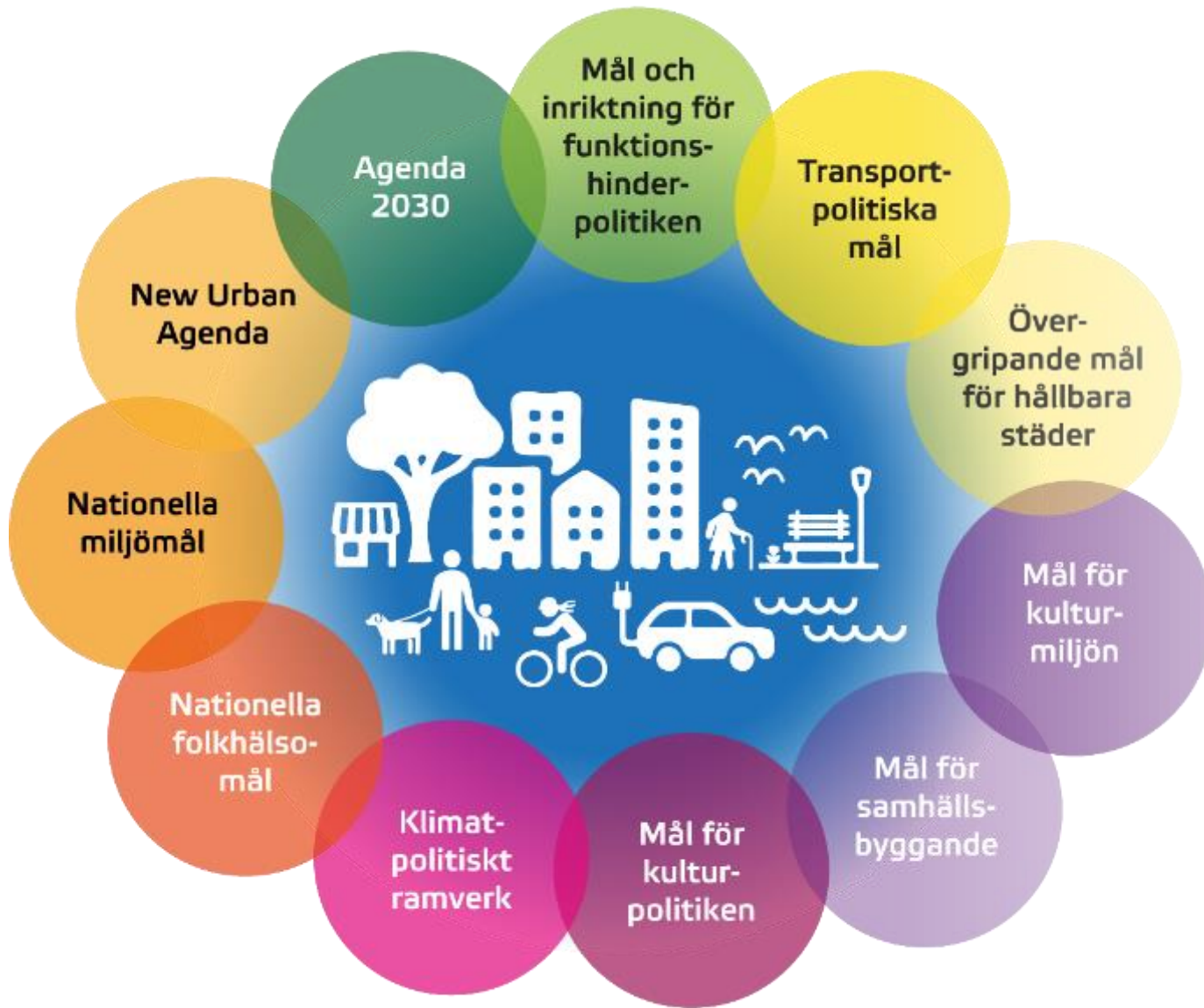
Planning and Building Prescription PBF

Regulation like BBR for building quality

Non binding advisory publications

Regional plan

Comprehensive and detailed plans, building permits

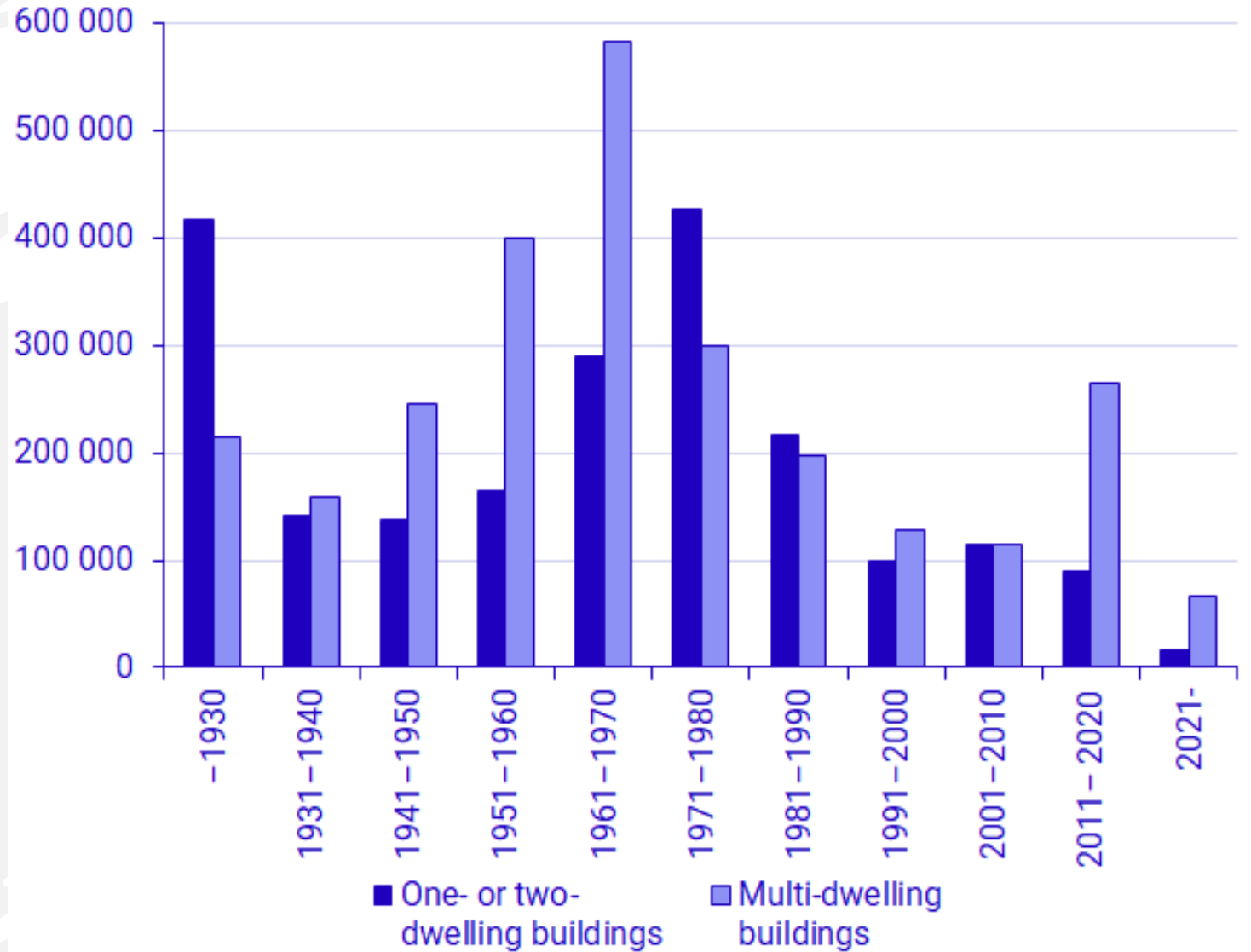


The urban policy landscape

A broad range of national political objectives are negotiated through the spatial planning in local municipalities.

I will explain the process of policy making through the policies for housing, environment and architecture that are juxtaposed on the urban development principle of densification to limit urban sprawl.

Housing policy –
from need to
market demand
since 1992.

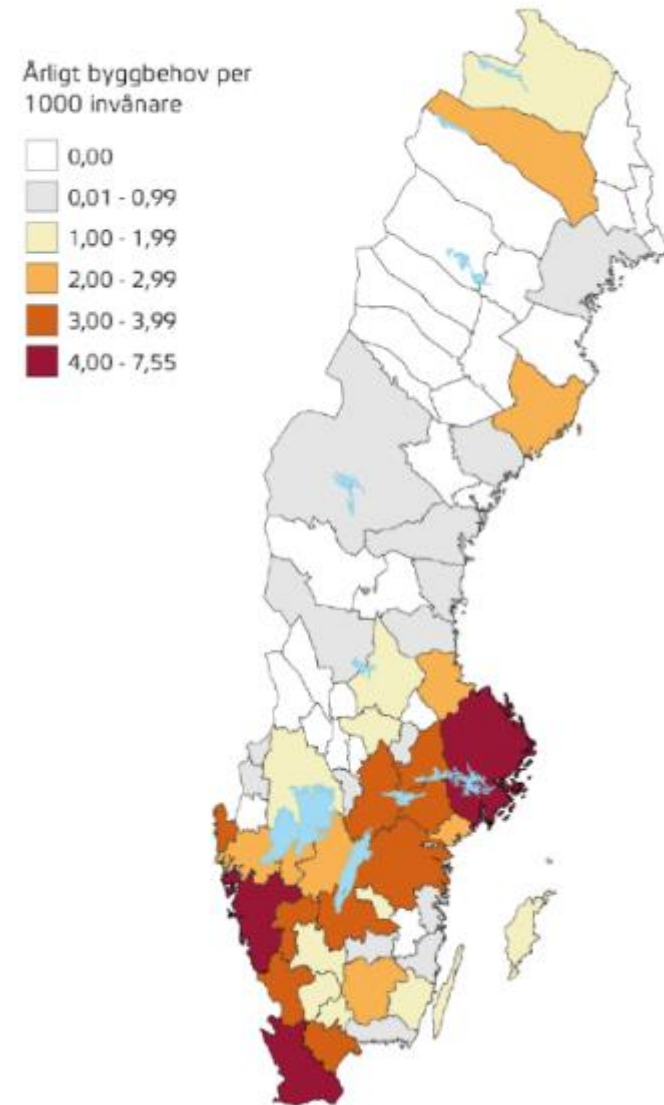


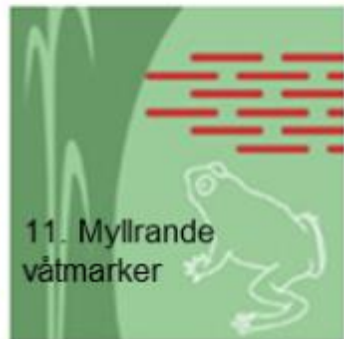
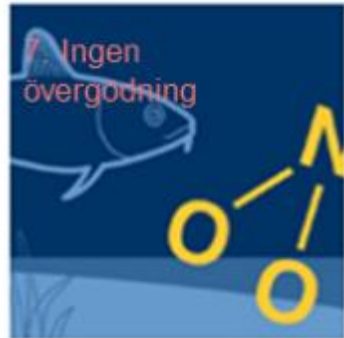
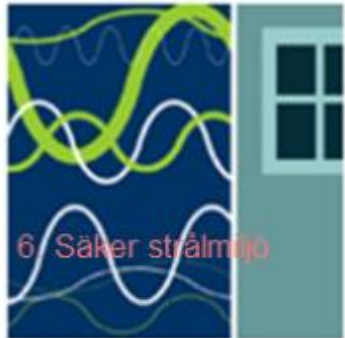
Distribution of needs and demand a growing gap.

In 2018 the Tenant association calculated that over 200.000 young adults 18-28 years did not have their own apartment. The main reason is lack of job opportunities, but also that cost for housing exceed the average salary in this group.

At the same time the average living space in Sweden was 42 sqm/person and 65 sqm/person above 65 years. The minimum standard was 32 sqm/person, but the average income among young adults would only cover around 20 sqm rented space and 28 sqm owned space.

Figur 6.2 Byggbehov per tusen invånare och år 2012-2025





Environmental policy

In 1998 the Swedish parliament adopted a voluntary framework for planning with 16 Environmental Quality Goals for the next generation.

The law required that a municipal government explain how they would work with these goals in their comprehensive plan.

After one generation only a few of these goals have been achieved and now the focus is on the even more abstract Agenda 2030 Sustainable development goals. They are less specific. But these goals trigger innovation in the municipalities.

Architecture policy

The national policy of architecture was introduced as a tool for governance in 1998. It addresses primarily the state to be a paragon in public building with architectural competitions and quality procurement. It also encourages municipalities on a voluntary basis to develop the legal requirement of “Purposeful structure and aesthetically pleasing design” (PBL 2 ch. 3 §) with architectural policies and pilot projects.

It was renewed in 2018 with a stronger focus on architectural design as a tool for sustainable development through integration of social and ecological quality goals.

In practice this has resulted in a focus on densification and enhancement of the quality of public space.



The Architecture policy of Linköping focus on expanding the urban spatial quality of the old city center. It was adopted as an Amendment to the Comprehensive plan in 2017.

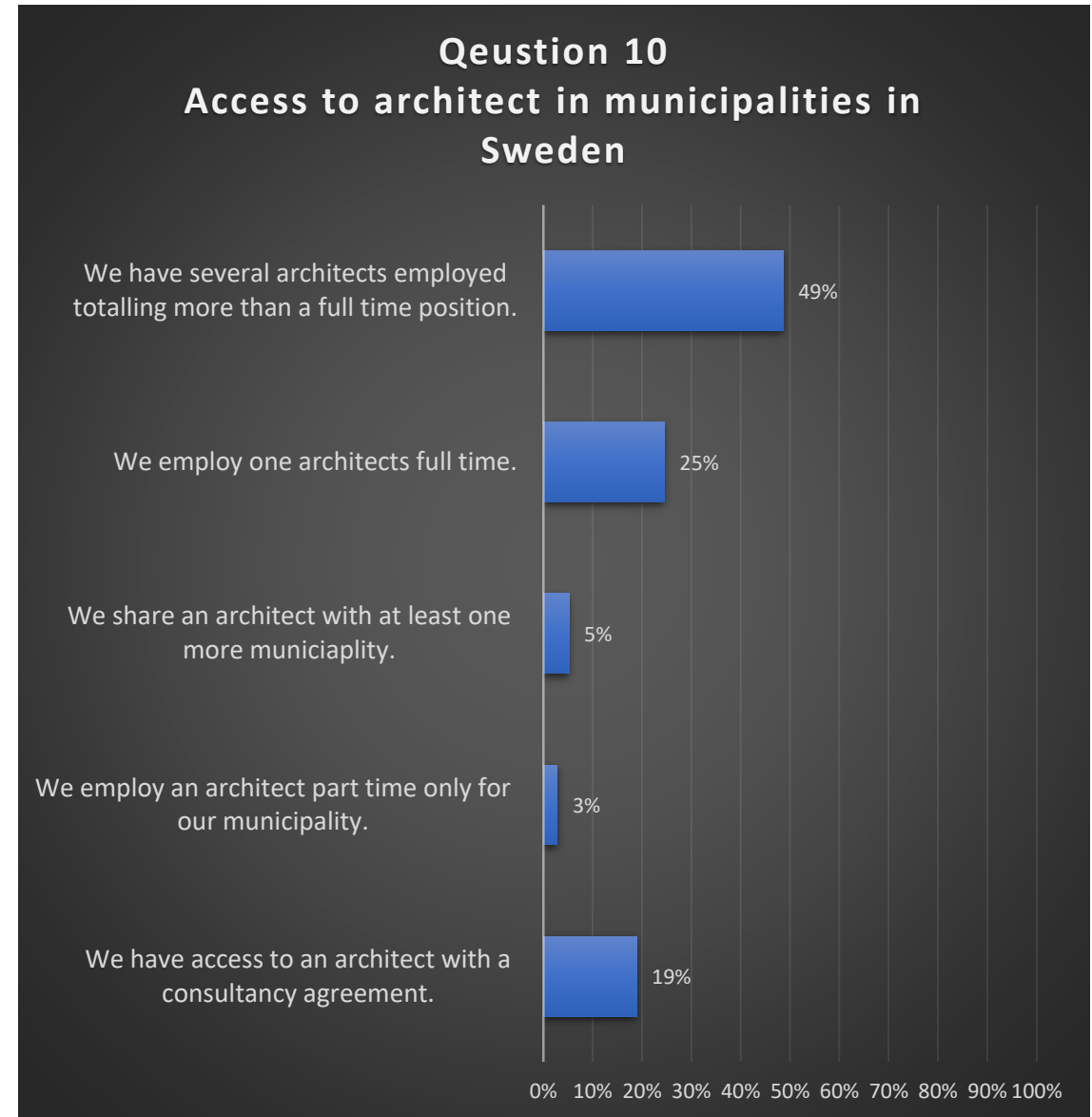
Legal requirement to have access to a local architect

Access to staff with architectural education and adequate competency is mandatory for a municipal government according to the law (PBL Ch.12 § 7).

But as indicated by the market for housing the economy in local municipalities is not even, and many municipalities are stagnating or even shrinking.

This limits the access to qualified staff in many municipalities.

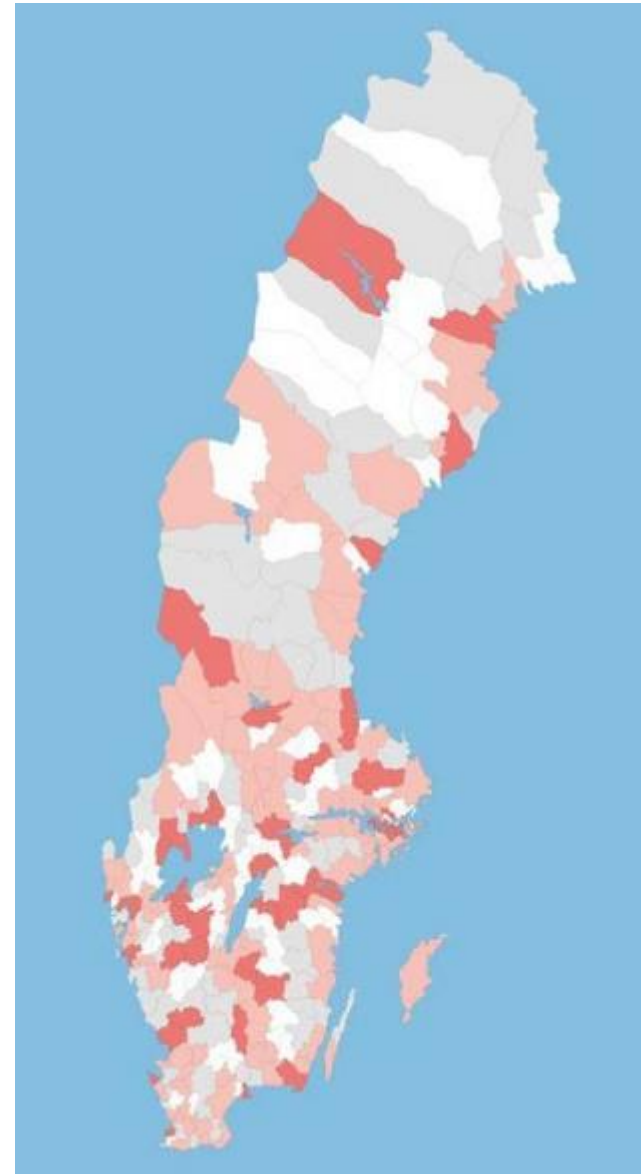
A survey by Architects Sweden from 2021 indicates that at least 19% only have a consultant to meet this requirement.



Architecture policy work in 50% of municipalities

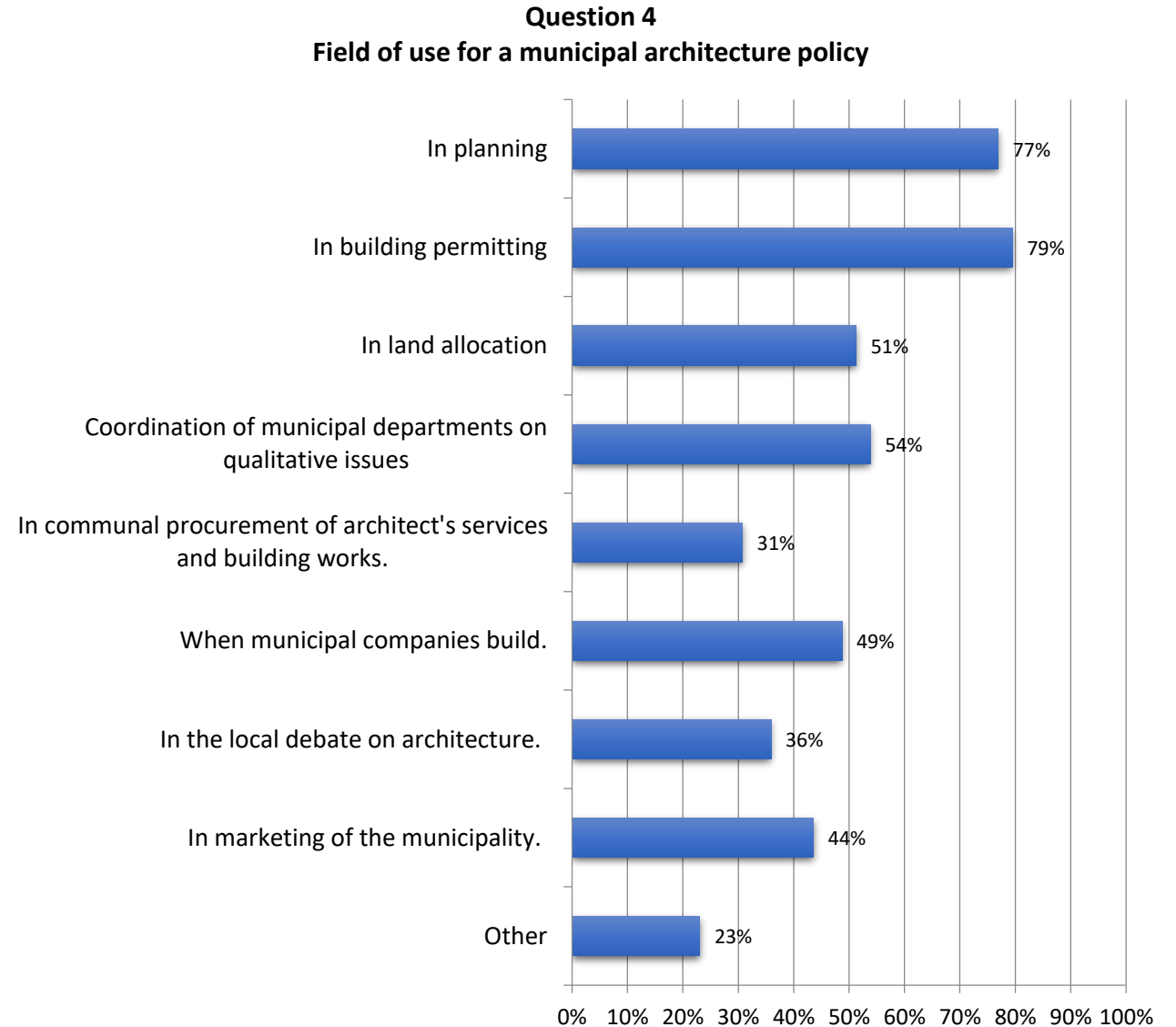
At least 50% of municipalities are engaged in architectural policy work (pink) or have a policy (red).

The map demonstrates that this is not connected to strong economy, but is used as a tool both to guide a strong market and to make the community more attractive for people and businesses.



Use of an architecture policy

The survey of Architects Sweden demonstrates that an architecture policy can be used for a broad variety of purposes in a local community.

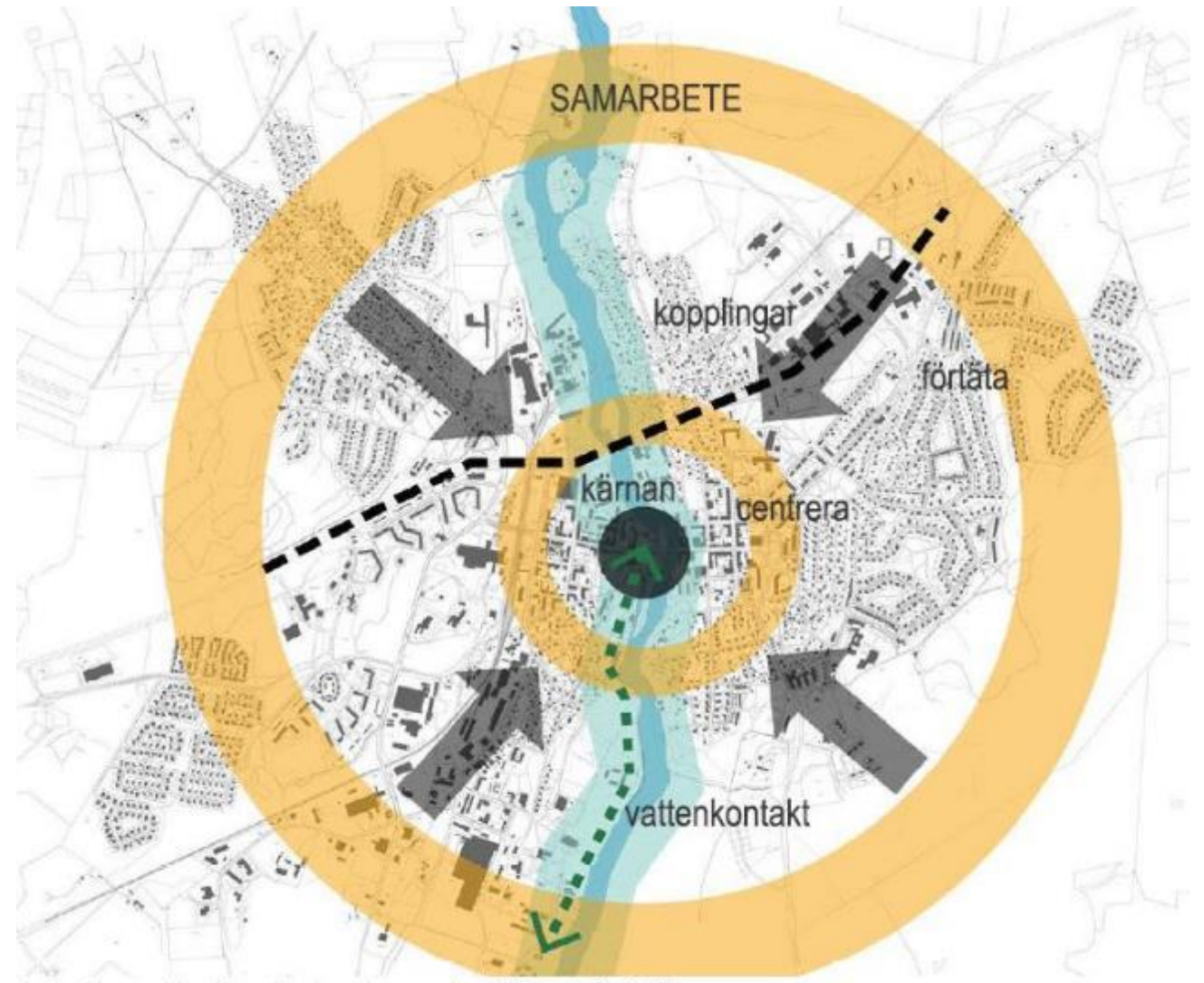


The case of the shrinking town Säfte in Dalmland county

In 1970 had a local population of 20.234 persons.

In 2022 the local population was down to 15.242. A decrease with 154 persons from the previous year.

The open unemployment rate is around 9% and the public sector employs about 2800 persons.



Stakeholder involvement

Consultation of plans with the public is mandatory in three steps, and a fourth optional of there is an initial program:

0. (Program dialogues)

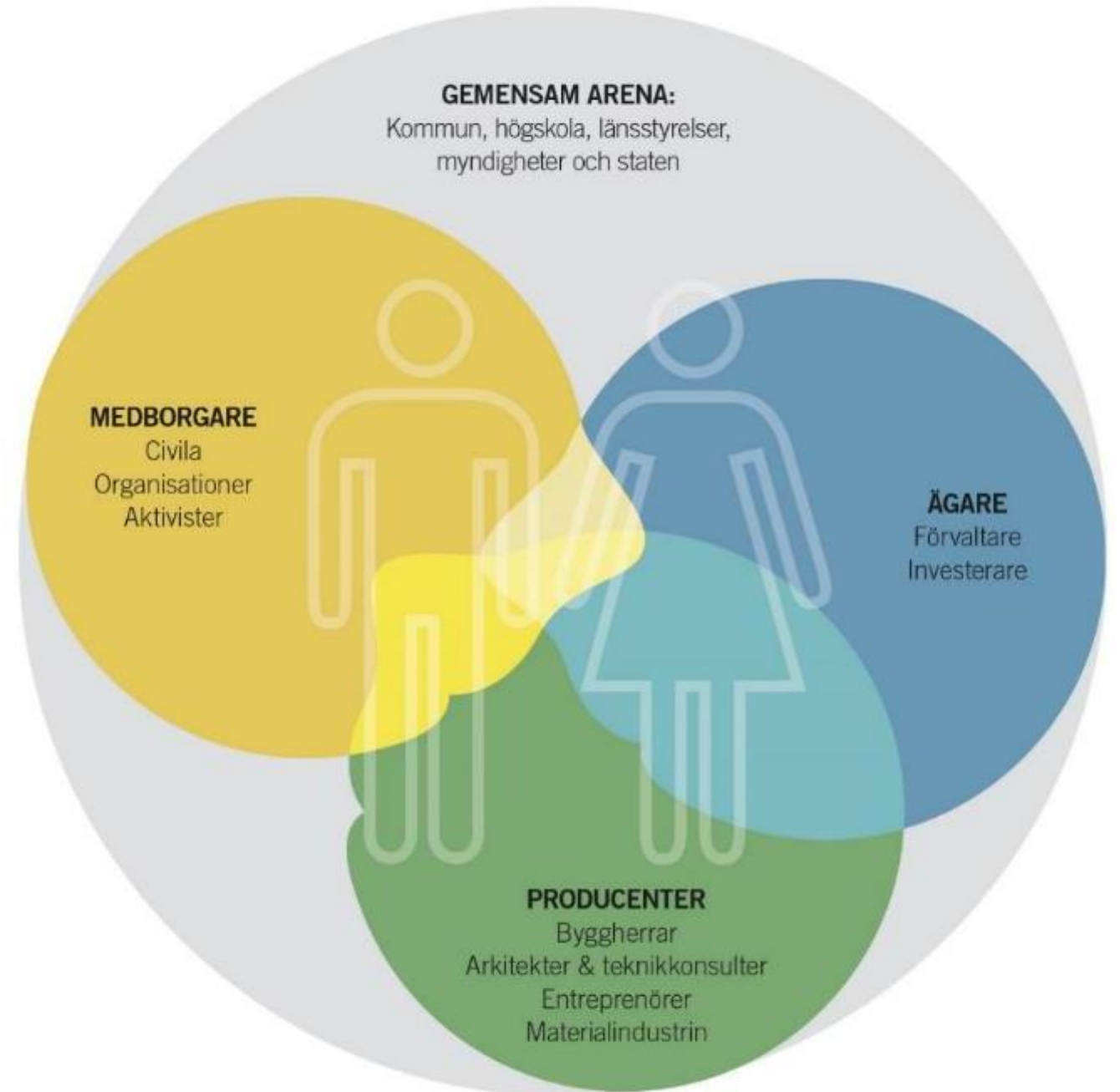
1. Plan proposal consultation.

(2). Exhibition and scrutiny by the public and county administrative board.

3. Adoption and appeal (within 3 weeks)

However many municipalities will also include stakeholders to an extent beyond these requirements to promote a stagnant local economy through cross-border collaboration.

Working towards consensus across political boundaries has been predominant in Sweden since the 1930s.



Standardförfarande



Förslaget godkänns i samrådet

Begränsat förfarande



Utökat förfarande



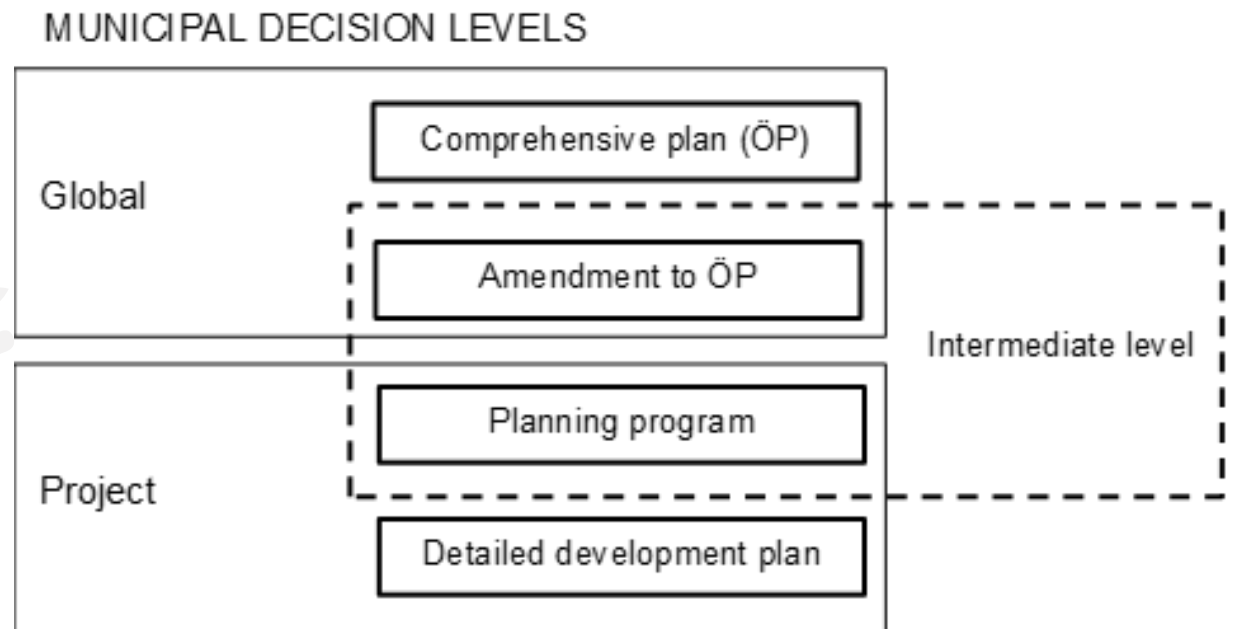
The planning system

Planning is mandatory in densely built areas and the privilege of the local municipal government. But it is supervised by the state authorities of the County Council and the agency for planning and building (Boverket).

On the municipal level it consists of two mandatory levels of the Comprehensive plan and the Detailed development plan. There is also a voluntary intermediary level.

There is an optional regional plan, but it is mainly used in the large regions.

There are also designated “national interests” for defense, natural protection, energy, transport etc.



An aerial night-time photograph of a city, likely Jönköping, Sweden. A prominent feature is a glowing blue high-speed train line that curves through the city. A large, dark lake is situated in the center, reflecting the city lights. The city buildings are illuminated, and the sky is dark with some clouds. The overall scene depicts a modern urban environment integrated with infrastructure.

National interests

The national interest and planning for a high speed train through Sweden motivates local and regional plans like in Jönköping.

This is a growing mid-size town at the center of Sweden. They have adopted a densification strategy for the municipal core grounded on the potential attraction of housing around around a local lake.

Regional plans

Ex. Region plan for Skåne in south Sweden was made to improve public transport between the many small towns that is characteristic of this part of Sweden and to promote a sustainable transport system with better access to recreation areas for urban residents and living in small towns.



An aerial night view of a city with glowing digital overlays representing a comprehensive plan. The city lights are visible, and there are several glowing lines and shapes overlaid on the image, including a large circular shape in the center and a long, winding line that follows a path through the city. The overall scene is dark, with the city lights and digital overlays providing the main visual elements.

Comprehensive plans

The Comprehensive plan defines the vision for the intended use of land in a municipality for a 10 year period.

It coordinates a broad range of objectives of the municipality, including protection against hostilities, with regional investments in public amenities like public transport, health care and culture and national investments like defense, roads and energy. It can also be used to market a location with weak economy to investors.

Ex. Vision for the new science city in Lund, a university town in south Sweden. Here the region and the municipality cooperate.

Ex. Digital Comprehensive plan for Alingsås:
<https://www.alingsas.se/bygga-bo-och-miljo/samhallsplanering/gallande-oversiktsplan-med-fordjupningar-och-tillagg/>

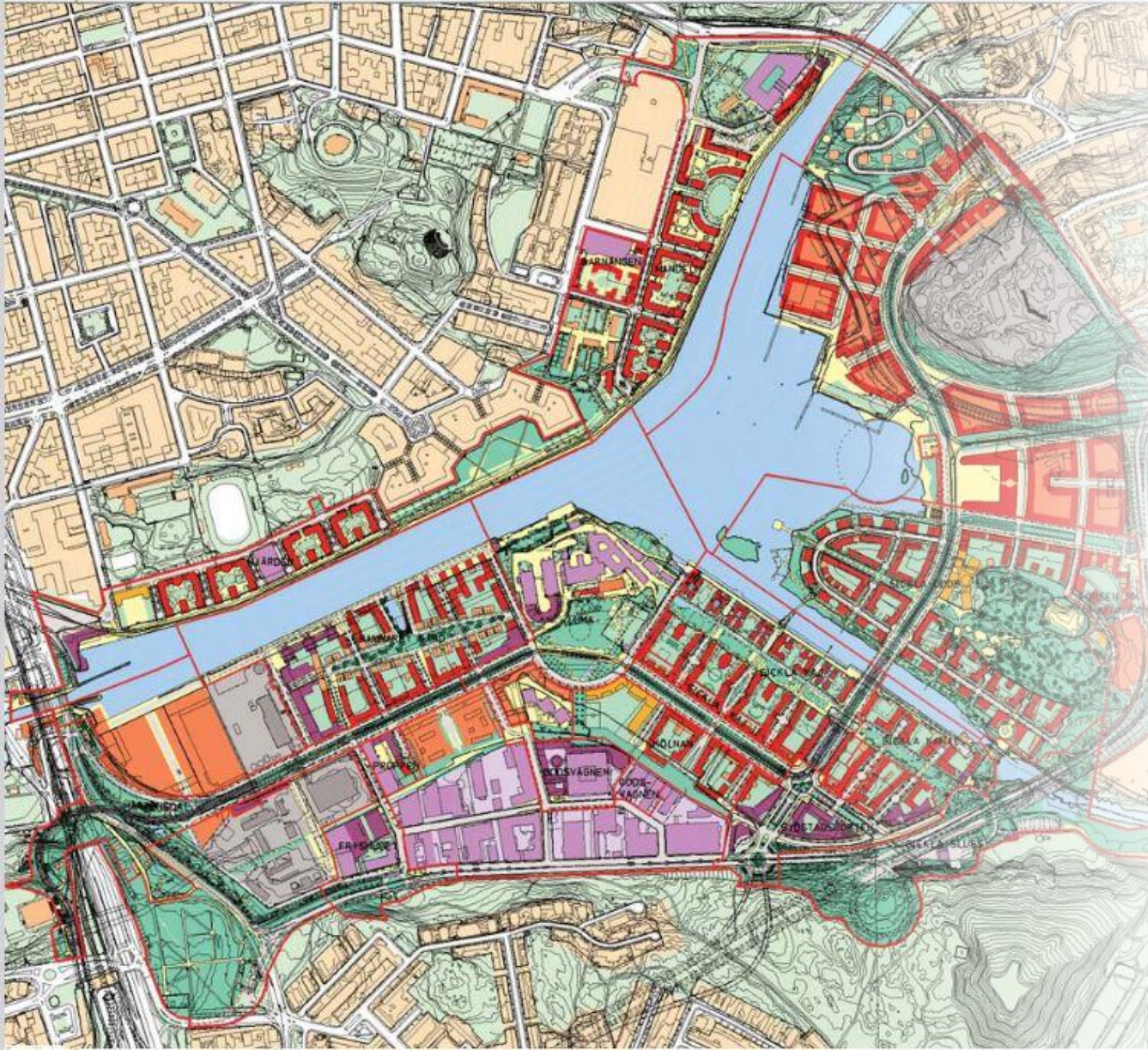


Area plan

The Area plan can be used to protect an historic district with principles and guidelines for additions and building permitting of renovations.

This can be an old town center or an historical village in the countryside whose character is important for the identity of the place.

Ex. Karlshamn central district. A harbour city in the south of Sweden. The plan identifies locations where additions can be permitted and the architectural language of the area and its different historical layers to guide new designs.



Amendment to the Comprehensive plan for a town or district

An Amendment to the Comprehensive plan can be thematic like wind power or geographic like a large district or township to coordinate the architectural character over a long period of time to achieve a holistic identity and coordinate infrastructural and building investments.

Ex. The housing district Hammarby sjöstad in Stockholm was conceived as an Amendment to the Comprehensive plan in 1992.

It was planned for 30.000 inhabitants and to have an integrated infrastructure for resource efficiency. It was completed recently.



Planning program

This instrument is used to coordinate several detailed development plans that share a similar context.

Ex. Lomma harbour in Skåne. This Planning program was split into 11 stages with separate detailed development plans. The road network plan was the first adopted in 2004. The plan is nearing completion.



Lomma Harbour Planning documents:

2001-05-03 Översiktsplan 2000 för Lomma kommun

2001-09-01 Ortsanalys för Lomma

2002-06-27 Kvalitetsprogram för Lomma Hamn (based on architecture parallel commission)

2003-01-30 Fördjupad Översiktsplan för Lomma tätort

2003-02-27 Planprogram för Lomma Hamn med Illustrationsplan och Samrådsredogörelse

2003-03-19 Barn i Lomma hamn

2003-05-26 JM Miljöhandlingsprogram. DP del av Lomma 25:5 M. fl. Lomma hamn, västra delen

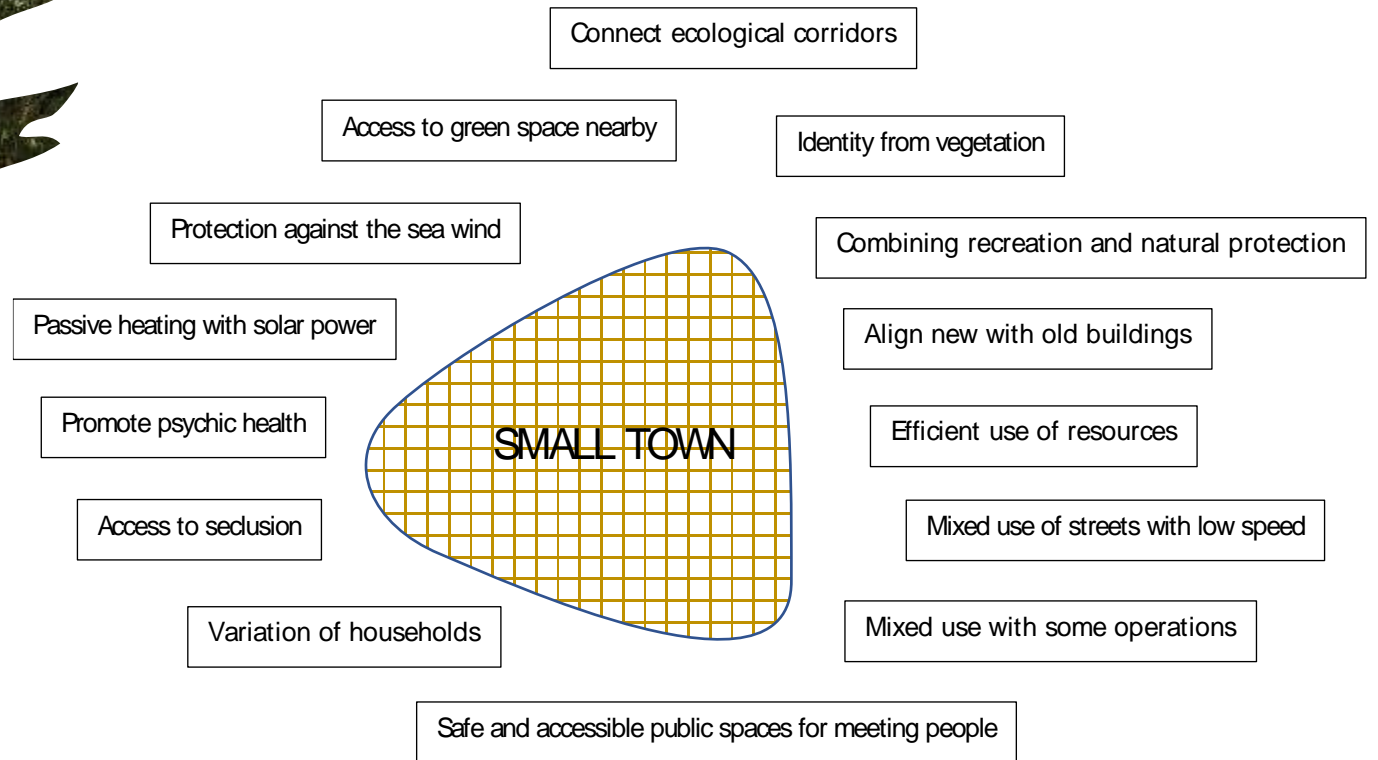
2003-06-10 Färgprogram

2003-06-23 Lomma Hamn - En ny stadsdel vid Öresund - Miljöprogram för stadsdelens bebyggelse och utformning.

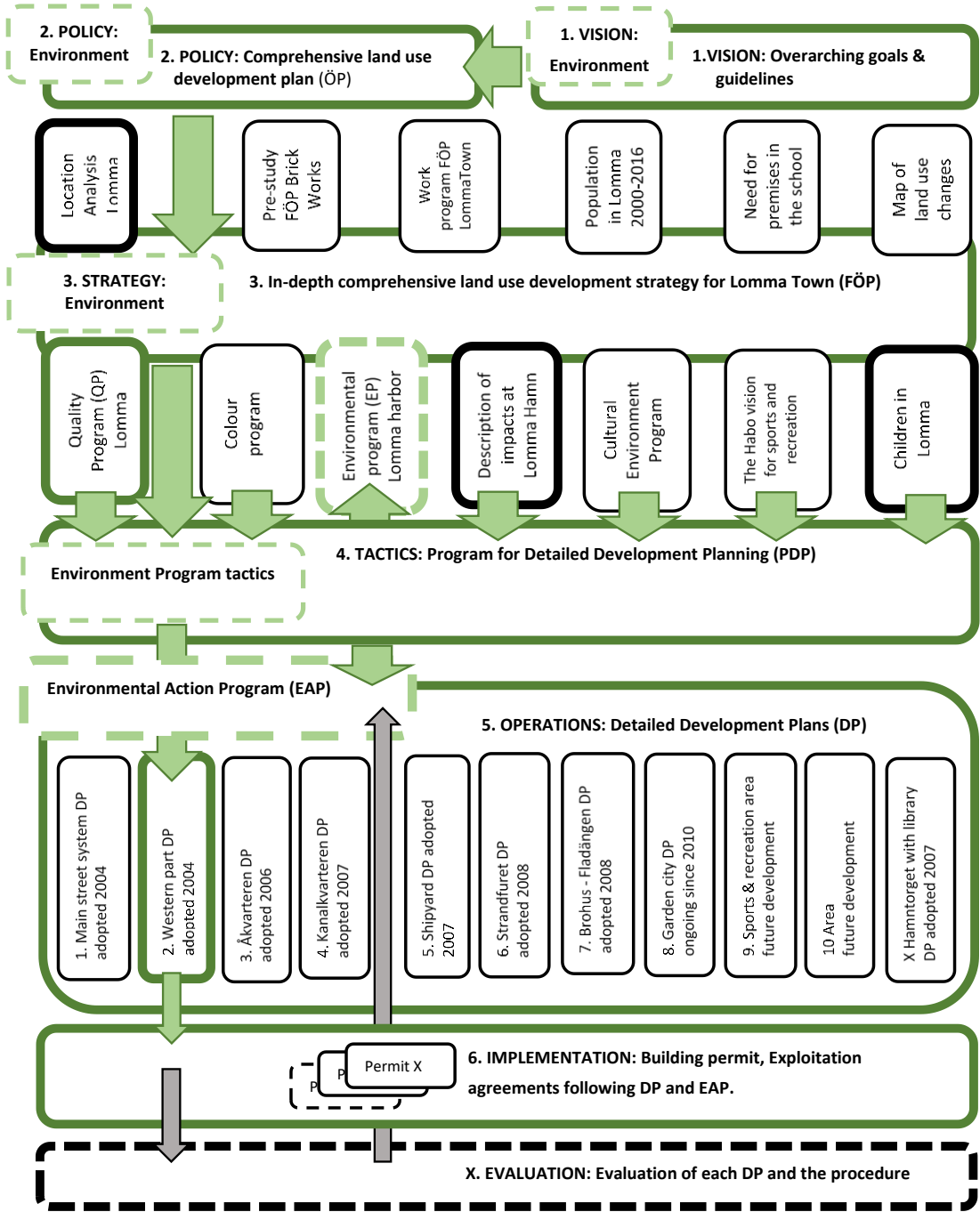
2003-11-25 Konsekvensbeskrivning för Lomma hamn



Lomma Harbour Planning directives:



Lomma Harbour Planning document relations with environmental documents:



Increasing demand for documentation. Example Sigtuna Stadsängar PP 2015

2015-11-10 Plankarta med bestämmelser och grundkarta

2015-11-10 Planbeskrivning med genomförandebeskrivning

2015-11-10 Granskningsutlåtande

2015-06-11 Fastighetsförteckning

2014-04-15 Miljöchecklista

2015-07-01 Samrådsredogörelse

2015-02-13 Programsamrådsredogörelse

2013-09-19 Planprogram

2015-06-30 Miljökonsekvensbeskrivning

2015-06-17 Kapacitetsberäkning korsningspunkt väg 263

2015-05-20 Riskutredning

2015-02-03 Trafikbullerutredning

2015-01-19 Miljö- och gestaltungsprogram

2015-01-09 Dagvattenutredning

2015-01-01 Arkeologisk utredning

2014-12-18 Ekologistrategi

2014-12-04 Analys av gatustruktur samt trafikallsträng

2014-11-28 Vindkartering av Norra Sigtuna stad

2014-11-14 Energistrategi Norra Sigtuna

2015-09-09 In- och utfarter Norra Sigtuna stad – Ragvaldsbovägen

2013-11-04 Förstudie Geoteknik

2012-12-01 Visionsrapport

2012-08-01 Kulturhistoriska miljöer Norra Sigtuna stad 2012

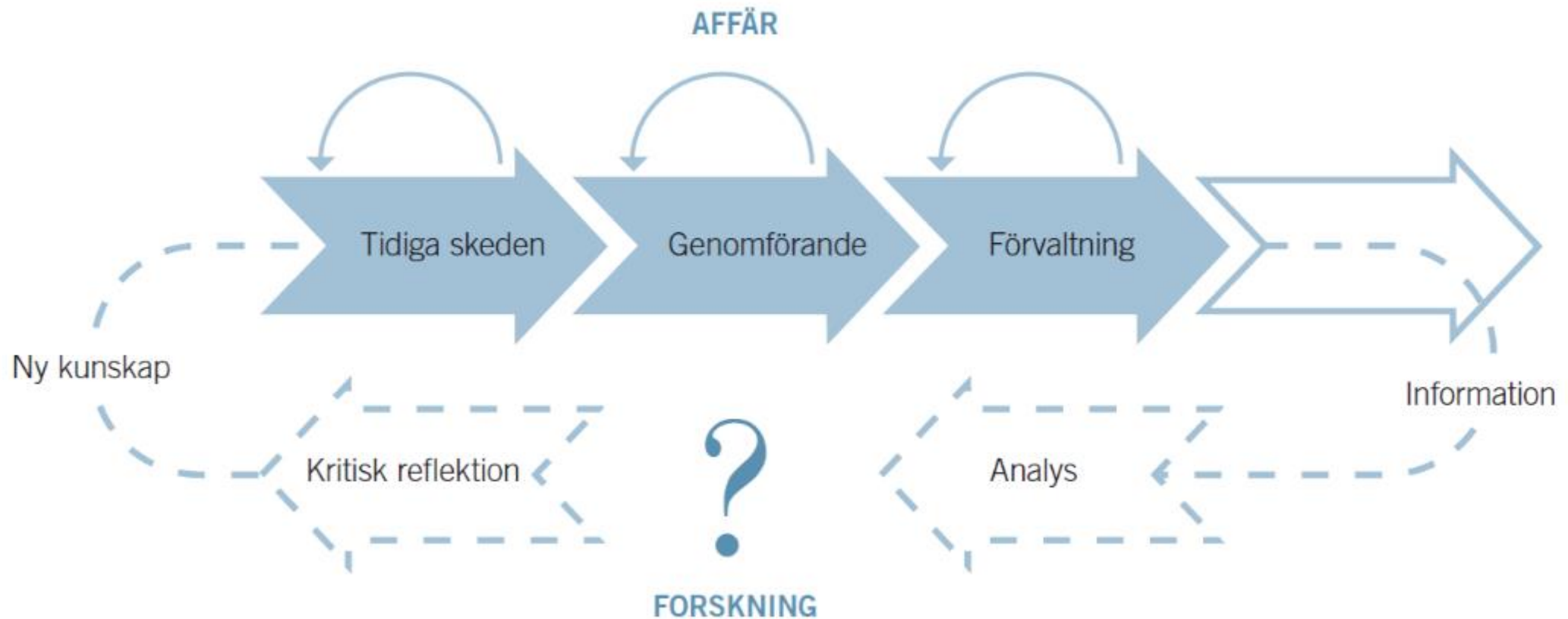
2012-04-05 Analys av potential för handel i Norra Sigtuna

2012-03-21 Trafikstudie

2009-12-09 Bedömning av natur- och upplevelsevärden



Evaluation of pilots – a key to innovation



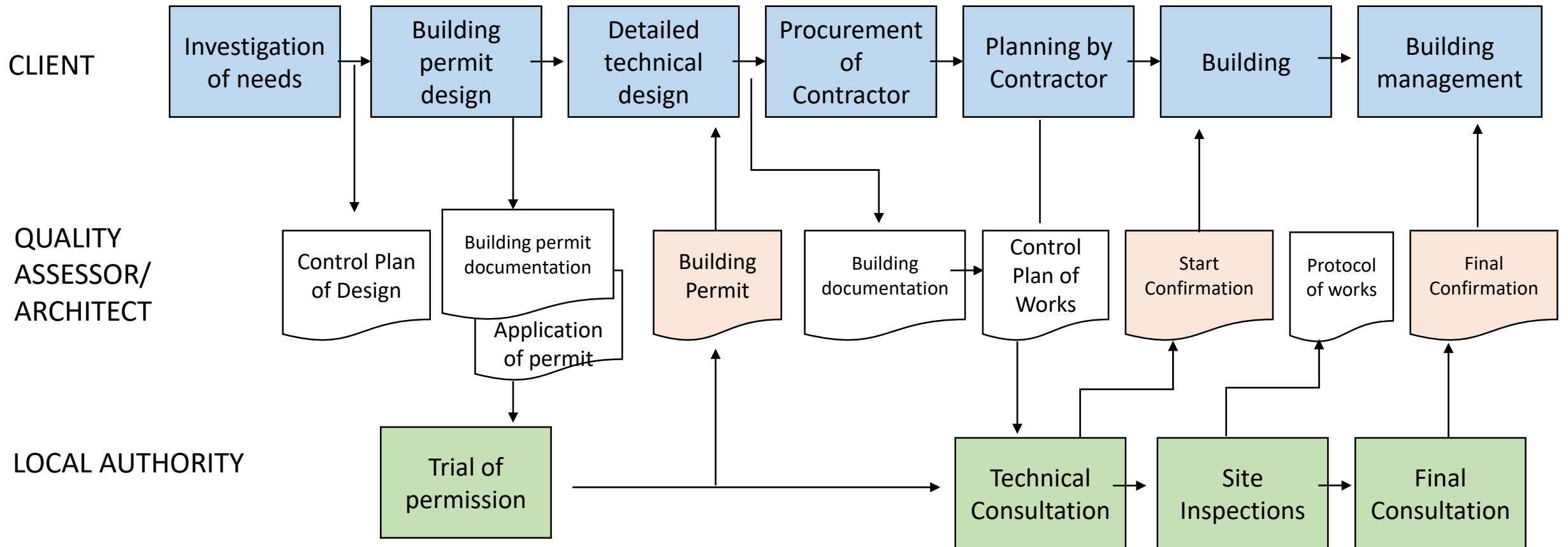


Building quality control – technical and architectural requirements

The concern for building quality of the public interest focus on twelve technical functional requirements for the functional and technical performance of a building. Those concern (1) durability, (2) fire safety, (3) protection of hygiene, (4) health and environment (air quality), (5) user safety, (6) protection for noise, (7) energy efficiency and insulation, (8) adapted to the intended purpose, (9) accessibility for people with limited movement and orientation, (10) economizing water and waste, (11) internet connection and (12) loading of electric vehicle. (Ch. 8 §4)

There are also the general requirements that buildings should be convenient for its purpose, have a good form, color and material expression and be accessible to people with limited ability to move or orient. In case of renovation it can be a limited part of the building. (Ch. 8 §1)

Building quality control procedure



Control Plan

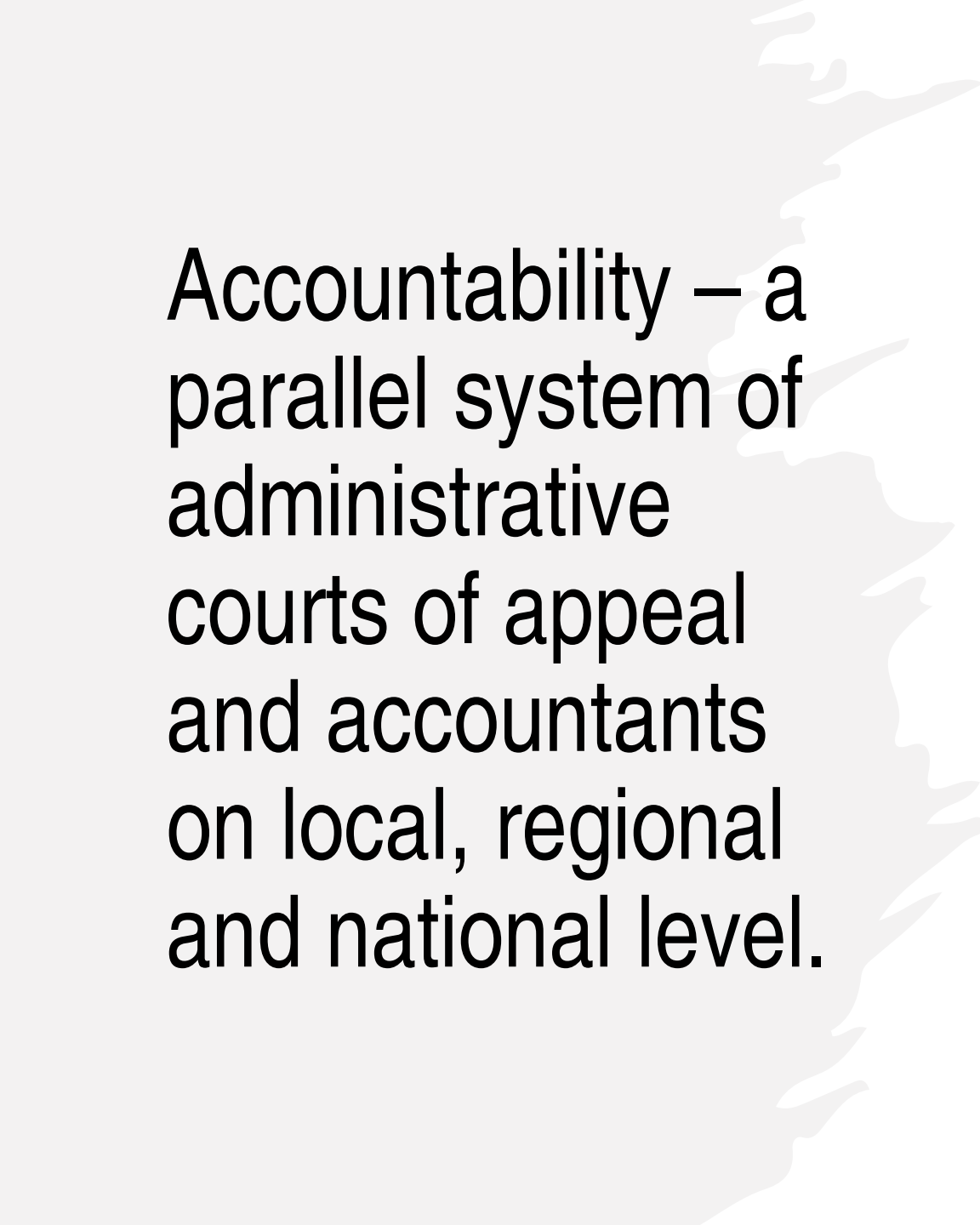
The controls specified in the Control Plan of destruction, design and work are based on self control by the supplier of a service according to a plan of controls adopted by the municipality.

The Quality assessor is certified after examination of knowledge about the regulation, demonstration of experience of relevant projects and a certificate by an independent body.

The certifying body is accredited by SWEDAC, a separate national agency of accreditation. Those competencies are prescribed by the national agency for planning and building (Boverket) as a Building prescription (BBF).

Field of control	Requirement	Responsible	Verification document
DESTRUCTION			
Hazardous waste	10 kap. 11 § 1 PBL	Alfons XX	<i>Not expected to arise</i>
DESIGN			
Design and accessibility	BBR 21, 3:5	Lovisa XX	A drawing
Materials and products	BBR 21, 2:1	Alfons XX	Product information
Safety in use	BBR 21, 8:2–8:8	Alfons XX	Self assessment
Health, environment	Light BBR 21, 6:3	Lovisa XX	A drawing
	Thermal climate BBR 21, 6:4	Peter XX	K drawing

Energy	BBR 22, 9.4	Peter XX	U-value on K
Construction	EKS 9	Peter XX	K drawing and certificates
Field of control	Requirement	Responsible (worker who is eligible for the works)	Verification document
EXECUTION			
Shifts in frame	K drawing	Alfons XX	Self-control (date/signature)
New roof frame	K ritningar	Alfons XX	Self-control (date/signature)
Outer roof	Avvattning HUS AMA 11 samt K ritning	Alfons XX	Self-control (date/signature)



Accountability – a parallel system of administrative courts of appeal and accountants on local, regional and national level.

It is a constant fight for transparency to avoid conflicts of interest with an integrated approach. The planners are protected by a regulation of public officials and the code of planning and building and often find themselves in conflict with local power houses.

The efficiency of actions on the national level are supervised by the national accountant's office (Riksrevisionen). This entity is appointed by and reports to the parliament.

On the local level the efficiency of actions are assessed by a committee of locally elected politicians that are appointed by the local government general assembly to which they report.

They are accountable for their actions in the elections every 4 years. The regional state administration also supervise that local governments.

There is a right to appeal decisions on plans and buildings. If an exploitation agent is not satisfied with the decision they can appeal to a regional administrative court and to a national court. The last instance is the supreme court and the government.

Comissioning



Commissions are not regulated by the law, but there are voluntary recommended contracts that are agreed by the parties in the market, the suppliers and clients, for consultants (ABK09) and works (AB04). The price can either be predetermined by a brief or developed in dialogue. The remuneration can be a fixed price according to a plan of payment, a budget price or open account. The most popular pricing model is open account with budget.

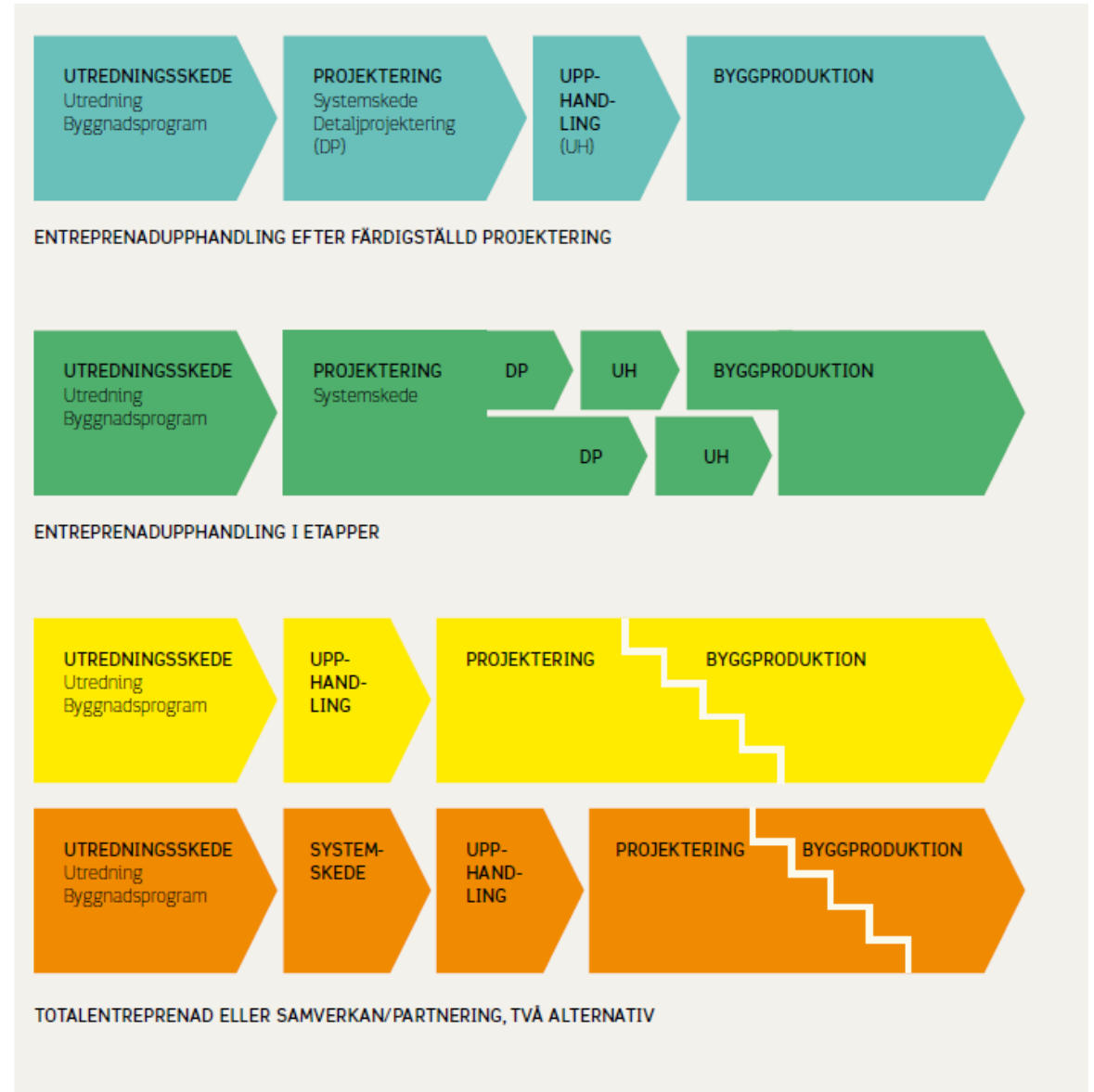
According to an investigation (Vinnova 2017) 80% of commissions follow this model. Incentive commissions is only about 5% of the market. The basic rule is that the price should be regulated by competition in the market.

Contract models to limit client risk

The advantage for the client with more holistic models of responsibility where one party is given authority over the project to different degrees is that they can get a fixed price.

In the extreme case, which is common in Sweden, the contractor takes responsibility both for design and works. The condition for this is that they have full knowledge of all the technical details of their project in advance.

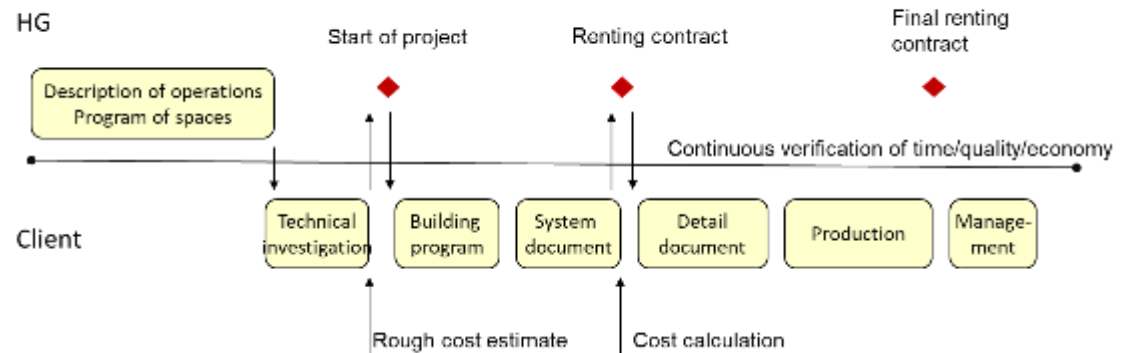
But this is very difficult in practice and usually project contracts are a mixture of technical specifications and general functional requirements.



Functional contracts of leasing

For some projects the client will ask for a functional procurement meaning that they also include the management of the building in a contract agreement. Often 20 years. This is assumed to give incentives to the supplier to also take responsibility for the longterm cost of choices of technical solutions.

Project key activities, the client's perspective



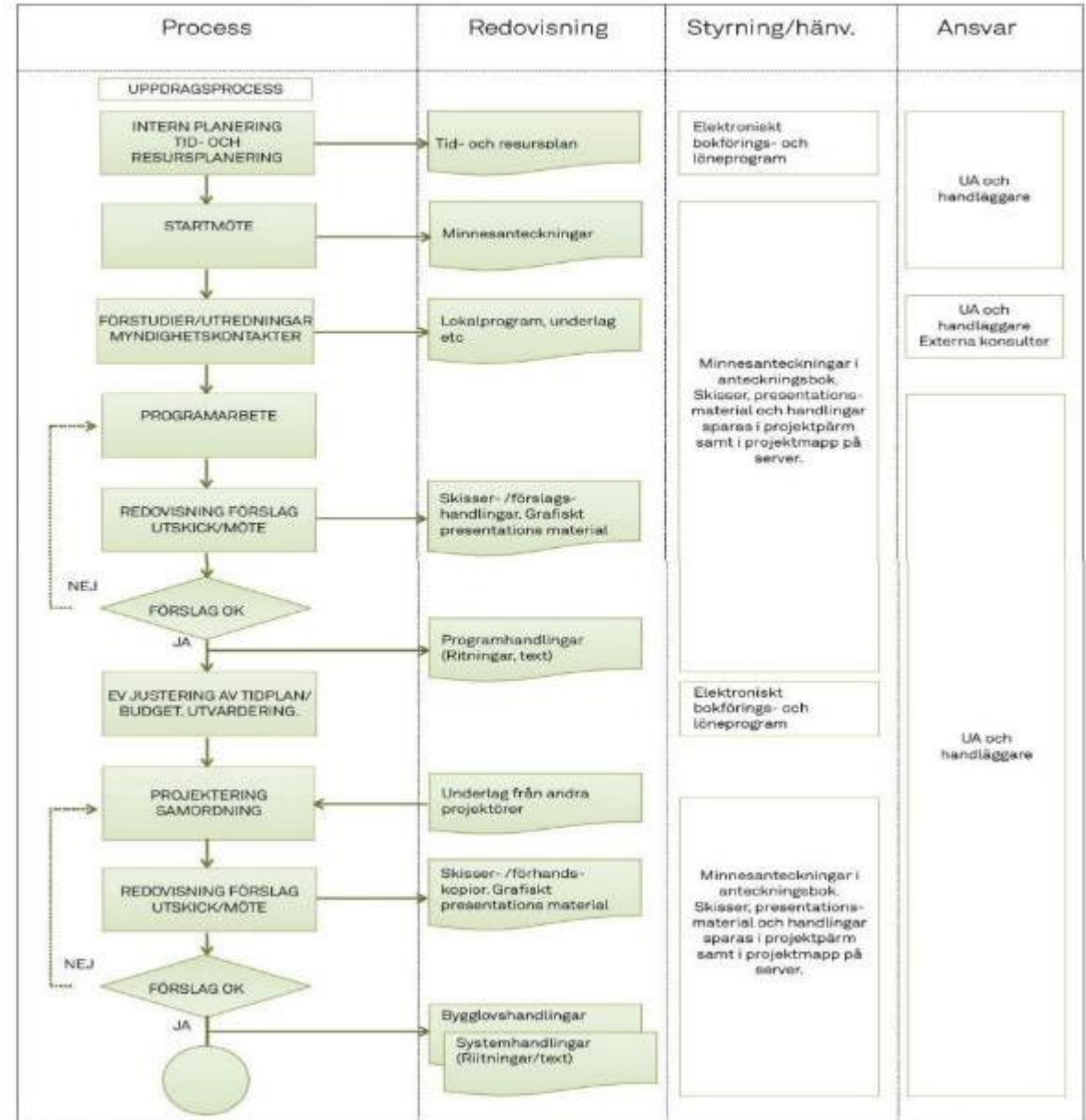
Design procedure

To accommodate the uncertainties in project architects work normally in four stages: program, design, system and technical specification.

Each of these stages will require several iterations. And the dependency of the program on the dynamic activities of a client means that there can also be late changes that need to be accommodated.

But usually production will only start after the completion of technical specifications regardless of contract model.

Program-/projekteringsprocess



UB= UPPDRAGSBEKRÄFTELSE
UA= UPPDRAGSANSVARIG

Qualification



In procurement a client can also specify qualifications of the experts to be included. This can include specification of their education, certificates, experience of previous similar assignments, team strength etc. Clients can then refer to the professional titles of architects like Arkitekt SAR/MSA, Arkitekt SIR/MSA for interior architects, Landskapsarkitekt LAR/MSA or Planeringsarkitekt FPR/MSA.

Those titles are granted by Architects Sweden connected to the criteria for membership and the titles are protected as Market Labels. A bearer of a title and membership is also requested to abide to the ethical principles and regulations of the association. Breach of the rules will be tried by the ethical committee of the organization. Breaches that are notified to the commission mainly concern changes of the drawings of another architect. The use of a drawing is also regulated by the copyright law, but many professional clients try to take over this right in their standard contracts. It has become increasingly difficult to follow up on breaches with digitalization.

Insurance



The liability of an architect in a commission refers to that the proposed solutions follow the regulations, which is referred to in the law as functional requirements, and also other requirements agreed in the contract. There are consultant insurances that can cover this risk. The liable part is the company of the architect. The contractor is liable for the quality of works.

In some cases it will be debated in the court how the responsibility should be distributed. In that case the party with the best documentation of the decision process, protocols of meetings. Will have an advantage if they can demonstrate who made the decision.

Дякую!

The synthesis

