

# 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



Det handler om å bygge attraktive  
lokalsamfunn med en bærekraftig fremtid

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# 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%)
3. 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 near family when having children
- 26 % would like to live in same 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
- Contact owners – dialog on future
- Attractive properties – many buyers – few sellers





# Purpose, financial sources and organisation

## Objective

- 100 small farms populated - permanent 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 individuals 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

1. 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



Nore og Uvdal  
kommune



# General recommendations



- Network, exchange experiences
- Integrated housing policy on the agenda
- Municipalities 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