

SIRR

We develop
sustainable, innovative
and resilient rural
areas together



Student presentations – University West

1. Part-time Housing – Attractiveness and Motives for Moving, Marcus
2. Socio-economic Comparison, Omar
3. Part-time Housing – International Rural Challenges, Ritu
4. Part-time Housing – International Rural Challenges, Mrinalini
5. Organization and Management of SIRR Hubs, Neha and Yousra

Ca. 10 min each + 5 min questions





Part-time Housing – Attractiveness and Motives for Moving

MARCUS



Part-time Housing: Attractiveness and Motives for Moving

SIRR – Sustainable, Innovation, and resilience in rural areas

Presentation

Main points



SYMBIOSCENTRUM

- Status Update & Socio-Demographic Overview
- Most relevant findings
- Challenges
- Possibilities
- Recommendations & Next Actions
- Questions & Reflections

Socio-Demographic Overview

- 833 Respondents out of 3 333
- Even gender distribution
- 78% between 50-69 years old, 17% between 25-49
- High education levels, over 71% has an academic education
- 69% having a business or working
- 28% retired



Most relevant findings

- 73% lives within 300km from Sotenäs
- 50% have the possibility to work remotely from their part time resident
- 76% already have move-in ready housing
- Areas which could inspire people to move to Sotenäs if they improve:
 - Communication & Infrastructure
 - Municipal service and public interaction
 - Retail and service offerings



SYMBIOSCENTRUM



Challenges

- Work opportunities
- Difficult competition
- Age is just a number



Possibilities

- Bicycle paths
- Openminded residents
- Move-in ready homes





What happens next?

- Analyze results
- Finalize the report
- Further development



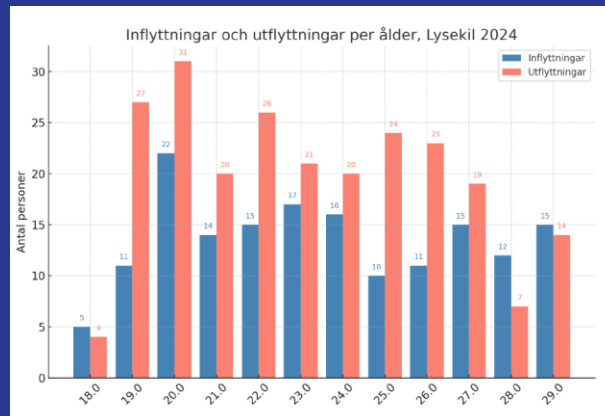
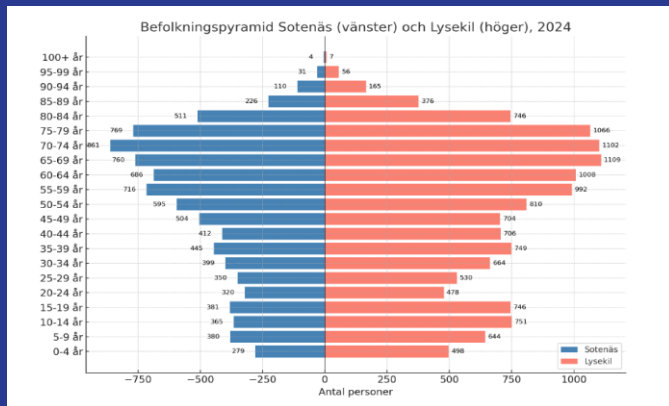
Questions & Reflections?



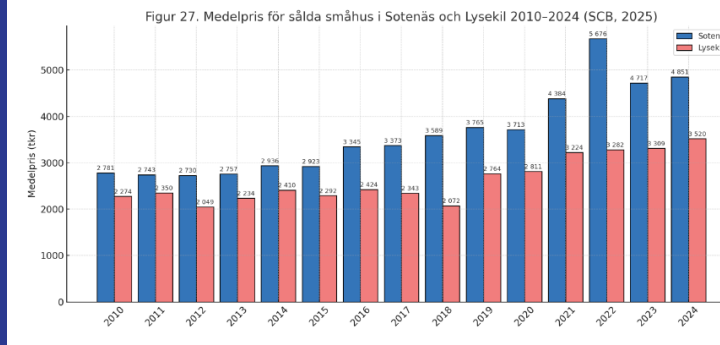
Socio-economic Comparison, Lysekils and Sotenäs Municipality

OMAR

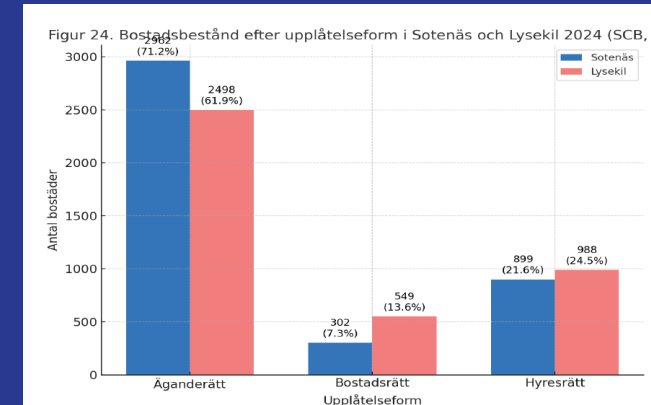
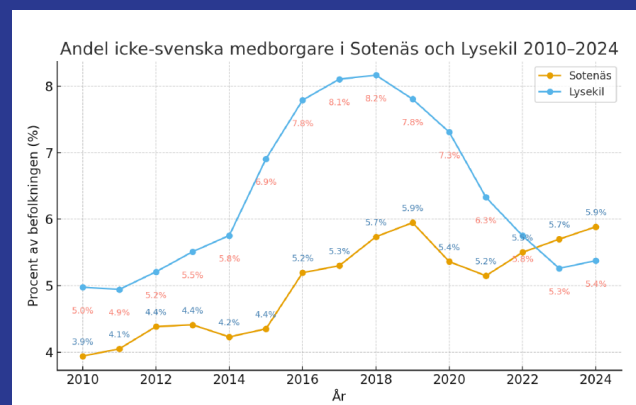
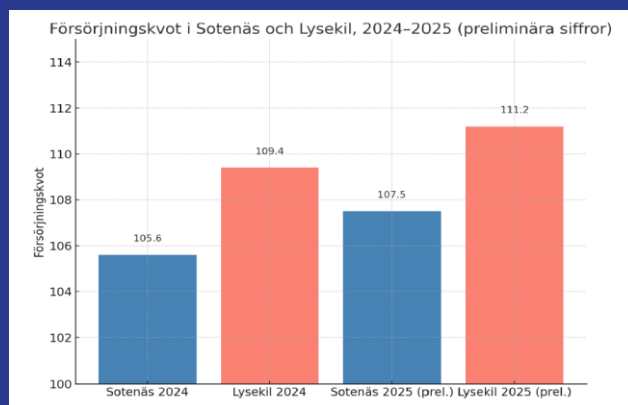





6.4 Bostadspriser



Socioeconomic Comparison: Sotenäs and Lysekil



What the Study Covers.

- **Demography.**
 - **Housing, Household Economy.**
 - **education levels.**
 - **Labour Market & Business Structure.**
- 

General Picture:

- Aging population.
- seasonal dynamics.
- stable economy.



What Stands Out:

- demographic structure
 - seasonality
 - labour market
 - housing market
- 

Similarities & Differences:

Similarities:

- Aging population
- Youth out-migration
- Seasonal pressure on infrastructure and services

Differences:

- Higher employment levels
- Stronger entrepreneurship
- Higher median income
- More diverse education levels
- More varied labour market structure

Unexpected Findings:

- Higher incomes
- Strong foreign-born employment
- Big housing price gap



Strategic Priority 1: Skills & Workforce:

- Long-term competence
- Education–industry links
- Traineeships & recruitment
- Marine sector, tourism, green jobs



Strategic Priority 2: Housing Diversity:

- More housing options
- Affordable levels
- Rentals + mixed tenure
- Attract young families & workers



Strategic Priority 3: Mobility & Infrastructure:

- Better commuting
- Reduce seasonal pressure
- Regional labour market links
- Quality of life & access



Strategic Priority 4: Multi-Helix & Place Identity:

- Multi-helix collaboration
- Hub West & SIRR
- Engage part-time residents
- Storymaking & identity



Conclusion:

- Strong assets
- Demographic challenges
- Housing constraints
- Four priorities → long-term attractiveness





Part-time Housing – International Rural Challenges

RITU



Part-Time Residency in Rural Coastal Areas: Challenges and Opportunities in Sotenäs Kommun

Exploring lifestyles and prospects
in coastal rural communities



Why This Research Matters



Housing Affordability Challenges

Rising housing prices limit affordable options for permanent residents, particularly among younger populations.

Pressure on Local Infrastructure

Seasonal population changes strain local services, infrastructure, and environmental resources.

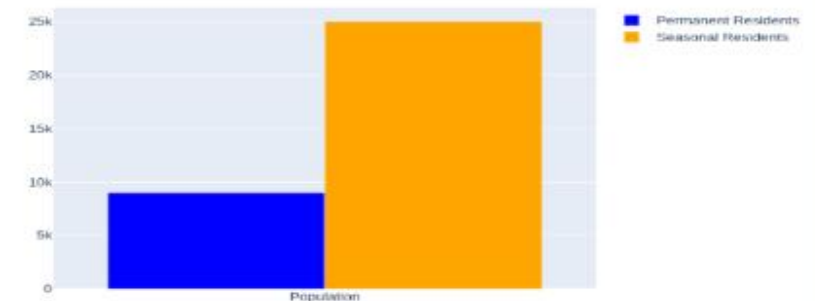
Community Cohesion Impact

Limited interaction between part-time residents and locals weakens community bonds and social integration.

Need for Strategic Planning

Effective management of housing, infrastructure, and social integration is essential for municipal stability.

Permanent vs Seasonal Population



Research Goals and Key Questions

Objectives:

Identify challenges caused by part-time housing.

Compare with international cases (France, Germany, Denmark).

Propose community-based solutions for integration.

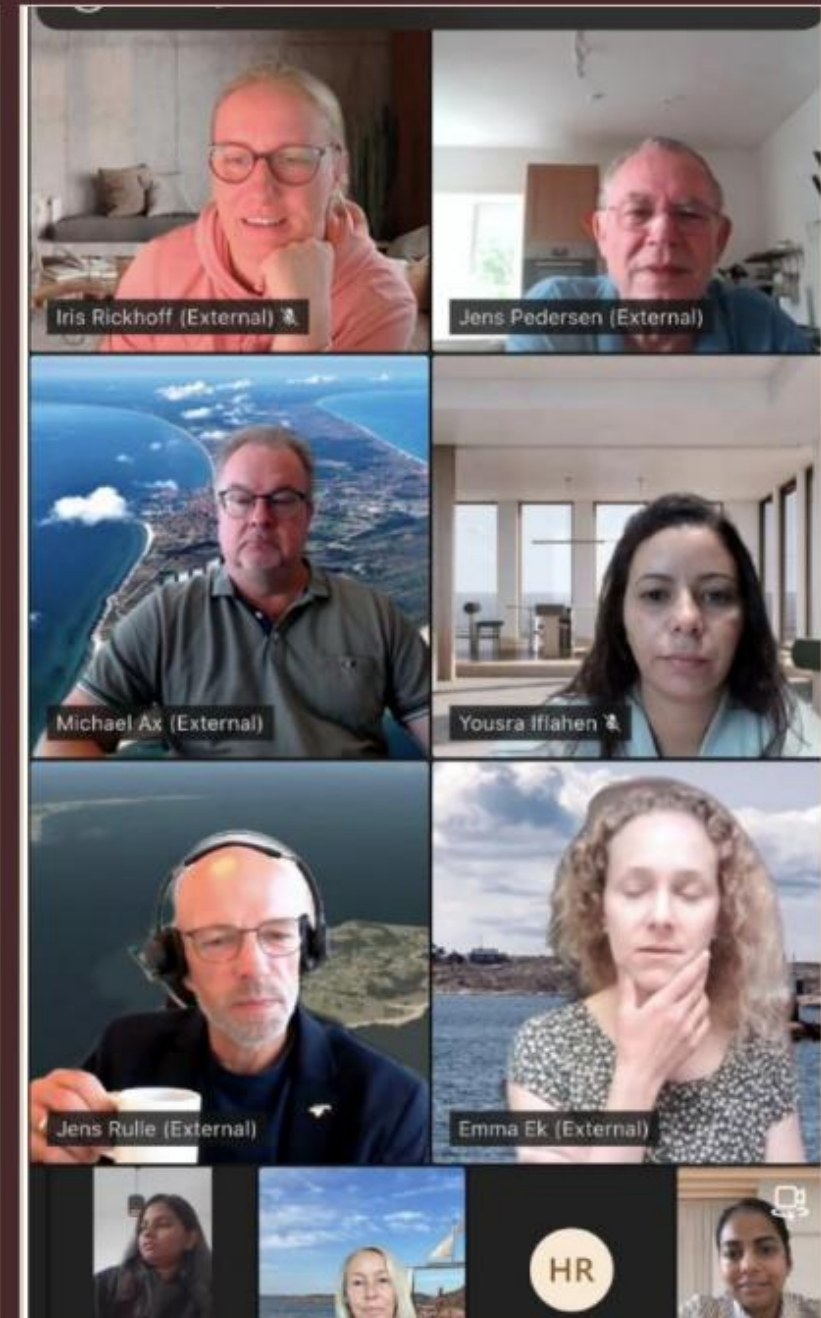
Research Questions:

How to Encourage People With Homes in Stockholm, Gothenburg, Norway, Oslo to Also Pay Tax in Sotenäs Kommun.

How has COVID-19 changed residency patterns?

What are social & economic effects of seasonal housing?

How can cultural programs bridge gaps?



Research Methods and Cultural Initiative



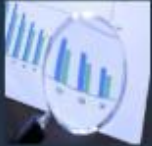
Quantitative Data Demographics, housing prices, seasonal population changes analyzed to understand trends and patterns.
1. Short-term rental market analytics Airbnb search page for "Sotenäs kommun" to cross-check number and type of active listings (<https://www.airbnb.com/sotenas-municipality-sweden/stays>)



Airbnb analytics tools such as AirROI or similar for sub-areas like Smögen in Västra Götaland (can be used as a proxy area within Sotenäs if direct Sotenäs data is limited). <https://www.airroi.com/report/world/sweden/v%C3%A4stra-g%C3%B6taland-county/sm%C3%B6gen>



National and regional tourism. <https://www.dataestures/en/accommodation/>



Municipal and destination data . Local planning or housing strategy documents, where Sotenäs may discuss second homes, seasonal housing, or tourism accommodation as a planning issue. <https://www.airbnb.com/sotenas-municipality-sweden/stays>



Policy/industry reports on Airbnb in Sweden and the Nordics that analyse regulation, housing effects, and tourism economics.
<https://investropa.com/blogs/news/sweden-rent-property-airbnb>



Qualitative Methods Interviews, policy and planning documents reviewed to capture lived experiences and municipal strategies.



Comparative Analysis Examples from France, Germany and Denmark show how other coastal regions manage second homes and seasonal tourism.

Community and Tourism Benefits This cultural initiative to strengthen community ties and attract visitors year-round, reducing seasonal tourism dependency.

Solution

From Pat-Time Guests to Full-Time Contributors

- **Strategy: Encouraging Second-Home Owners to Contribute Tax in Sotenäs Kommun**
 - Many people live in cities (Stockholm, Gothenburg, Oslo) but own expensive homes in Sotenäs.
 - Because they are not registered in Sotenäs, the municipality does not receive enough tax to improve hospitals, schools, and services.
 - **Proposed Strategy**
 - **Shared Tax Contribution:**
Ask second-home owners to pay a small part of their municipal tax in Sotenäs based on property size or value.
 - **Part-Time Resident Registration:**
Create a system where part-time residents register and receive small benefits (healthcare access, local service support).
 - **Usage-Based Property Fee:**
Charge a small fee depending on how often the home is used (summer, weekends, holidays).
 - **Infrastructure Support Fee:**
Add an annual fee to help improve healthcare, schooling, transport, and community services.
 - **Awareness Campaign:**
Inform homeowners that their contribution directly helps develop Sotenäs Kommun.
-
- Balance housing needs with tourism through thoughtful zoning and affordable options
 - Develop pilot hubs for help people for guidance and support services.
 - Svenska learning program and fika chit chat time activites between permanent resident people and new to sweden.
 -
 -



My Sources

- **Statsskuld** (n.d.) *Artikel 14410*. Available at: <https://statsskuld.se/artiklar/14410> (Accessed: 28 November 2025).
- **Högskolan Väst** (2022) *Rural migration patterns in Sweden* (DIVA record diva2:1681247). Available at: <https://hv.diva-portal.org/smash/record.jsf?pid=diva2%3A1681247&dswid=2402> (Accessed: 28 November 2025).
- **Airbtics** (n.d.) *Annual Airbnb revenue in Stockholm, Sweden*. Available at: <https://airbtics.com/annual-airbnb-revenue-in-stockholm-sweden/> (Accessed: 28 November 2025).
- **Sotenäs Kommun** (n.d.) *Allt fler vill bo i Sotenäs kommun*. Available at: <https://www.sotenas.se/sidor/arkivstartsidan/gamlanyheter/alltflervillboisotenaskommun.55e97c6dd177c5eddfce820.html> (Accessed: 28 November 2025).
- **Nordea** (n.d.) *Research Attachment 60876*. Available at: <https://corporate.nordea.com/api/research/attachment/60876> (Accessed: 28 November 2025).
- **Umeå University** (2023) *More second homes in inland northern Sweden than previously thought*. Available at: https://www.umu.se/en/news/more-second-homes-in-inland-northern-sweden-than-previously-thought_12074089 (Accessed: 28 November 2025).
- **Wiley Online Library** (2023) *Article in Scandinavian Journal of Rural Research* (DOI: 10.1111/soru.12468). Available at: <https://onlinelibrary.wiley.com/doi/10.1111/soru.12468> (Accessed: 28 November 2025).





Part-time Housing – International Rural Challenges

MRINALINI



SECOND HOME (PART- TIME) HOUSING LITERATURE REVIEW

**SPECIFIC TO THE RURAL AND COASTAL AREA OF
THE NORTH SEA REGION
INCLUDING FRANCE, GERMANY, DENMARK AND
SWEDEN**

DESCRIPTION OF THE STUDY

Studying issues related to part-time housing in coastal and rural communities in the North Sea Region across France, Germany, Denmark, and Sweden.

My tasks:

- Find relevant articles from the last 5-8 years
- Understand the discussion contained within the articles
- Are there any differences between areas when it comes to part time housing?
- Are there any similarities?
- Make a comparative analysis within the North Sea Region

TIME LINE



September-Understand the scope of the study, the SIRR project, and get clear with the objectives of the study.

October- Read available studies and prepare literature summary sheets.

November-Continue the literature review and begin the sorting the literature into themes.

December- Begin the comparative study.

January- Finalize, revise, and complete the report.

PROGRESS



I have reviewed about 45+ articles related to part-time housing so far.

Literature read so far has been categorised into housing affordability, demographic change, policy frameworks, socio-economic impacts, and environmental considerations.

I have made literature summary sheets for each of the article reviewed for ease of comparison.



THE PHENOMENON OF PART-TIME HOUSING

- Amenity & Lifestyle Appeal
- Investment & Financial Security
- Digitalisation & Remote Work
- Tourism Development & Mobility Trends
- Perceived Safety After COVID-19

IMPACTS

- Infrastructure strain
- Segregation between locals and second-home owners
- Lack of social cohesion
- Rising housing prices & rents
- Uneven distribution of benefits
- Increased administrative burden
- Pressure for stronger planning tools

TAXATION SYSTEMS

- France has strong property-based taxation, which applies even if the owner is not a permanent resident.
- Germany has significant autonomy to charge property tax and second home tax and other taxes might apply based on the size of the property and the duration of use.
- Denmark has strong property & land taxes as well which ensures second homes contribute to local budgets.
- Sweden seems to be the outlier where tax is on the income and not on the property owned. There is a small property fee but not tax as it was abolished in 2008.

STRESS ON THE LOCAL ECONOMY IN SWEDEN

- Infrastructure and service costs rise, but revenues do not increase proportionally.
- Large numbers of part-time homes lead to higher maintenance costs per permanent resident.
- Municipalities struggle to plan long-term due to unpredictable seasonal demand.

In Sweden, local governments must fund services for a population that is larger in practice than in statistics. High housing demand from part-time residents raises prices, yet does not bring matching revenue to invest in affordable housing or local services. This creates a cycle where housing becomes scarce, services are stretched, and municipal finances become increasingly fragile.

SOLUTIONS

FROM WHAT THE LITERATURE SUGGESTS

01 Housing & Affordability Measures

- Building more year-round affordable housing for local residents.
- Local resident priority schemes for new developments.
- Incentives for owners to rent out unused homes long-term.
- Encouraging cooperative housing or mixed-tenure models.

02

Planning & Regulation

- Zoning restrictions to limit conversion of primary homes into second homes.
- Designated second-home zones (like Denmark) to protect local housing stock.
- Residency requirements (minimum months of occupancy)
- Enhanced planning integration of seasonal populations in rural/coastal regions.

03

Fiscal & Tax measures

- Increased taxes or surcharges on second homes in high-demand areas (France model).
- Municipal second-home taxes or differentiated fees (Germany model).
- Reforming the Swedish property fee to reflect increase in market value
- Using tax revenues for affordable housing or local infrastructure.

FURTHER WORK

1

Further sort articles and other documents that has been read.

2

Start with the comparative analysis.

3

Structure, synthesise and finalise report.

READINGS



ARTICLES

- Second homes and small-town (re)development: the case of Clarens
- Seasonal residence and counterurbanization: the role of second homes in population redistribution in Finland
- Second homes planning, policy and governance
- The Social Value of Second Homes in Rural Communities
- Second homes, community and a hierarchy of dwelling
- Second Homes and the Need for Policy Planning
- Temporary resident evil? Managing diverse impacts of second-home tourism
- New avenues for second home tourism research using big data: prospects and challenges
- COVID-19, second homes and the challenge for rural amenity areas.
- Second home tourism: An international review.
- Coping with second home tourism: Responses and strategies of private and public service providers in western Sweden
- Nonpermanent residents, place attachment, and “sea change” communities
- Rural second homes: A narrative of de-centralisation
- and more...

**THANK YOU
QUESTIONS?**





Organization and Management of SIRR Hubs

NEHA AND YOUSRA



GOVERNANCE MODELS IN SIRR HUBS

Study Assignment- Organisation and Management of SIRR Hubs

NEHA KRISHNAN & YOUSRA IFLAHEN

December 2025

OUR FOCUS TODAY



Research Context



Why the three hubs?



What Voices Tells us?



Common Challenges



Next Steps

RESEARCH CONTEXT

- **THE ENGAGEMENT PARADOX**

- ☐ Initial enthusiasm for collaboration fades over time
- ☐ Hubs struggle to mobilize key stakeholders consistently
- ☐ Without authentic participation from youth, civil society, academia & business, true co-creation is impossible

- **Central Question-** How should hubs be governed to systematically enable multi-helix collaboration?
- **Our Focus** - Analyze governance models and provide actionable recommendations for improving stakeholder engagement.

RESEARCH AIM AND METHODOLOGY

- Research Aim - Analyze and compare the current governance models of selected SIRR Hubs to provide actionable recommendations for improving stakeholder engagement and co-creation.
- Methodology -
 - Document Analysis
 - Semi-Structured Interviews- 3 interviews per hub
- Chosen Hubs - L'Arobase, TrENDi and Sotenäs

WHY THESE THREE HUBS?

Why these hubs?

- The hubs show a clear growth progression.
- Comparison reveals how governance challenges shift over time.
- Some issues evolve, others repeat or persist.
- Each hub is unique, but their challenges often resemble one another.

Sprouting – L'Arobase, France

- A young hub still finding its feet.
- Main focus- Shaping user-led governance from scratch.
- Key tension- Keeping the early enthusiasm alive.

Rooting- TrENDi, Germany

- A hub that has grown past its startup phase.
- Main focus- Managing the pull between internal operations and external partners.
- Key tension- Making progress despite limited resources.

Thriving- Sotenäs, Sweden

- A mature hub with an established identity.
- Main focus- Renewing its strategy to stay relevant.
- Key tension- Bringing clarity and focus back into a long-running structure.

WHAT VOICES TELLS US?

"And maybe **there should be established guideline** that once every year that list of people and functions should be questioned. Is this the right people? Are we missing someone?" - *Sotenäs*

"Our breakfast events were full for six months; now **people know they exist but often cannot fit them into their schedules**, and we do not yet know how to revive that interest" - *L'Arabase*

"The challenge is to get you, the young men and women that are business owners here to take time out of their lives to be a part of the community that tries to do something better for them as well. " - *Sotenäs*

"I think there is nothing more demotivating than working within a project and contributing to a project and then **not being able to see any product in the end.**" - *TrENDi*

"I mean, **if I'm going to put in my time in a workshop or doing something**, I need to know that the time I'm putting in there **gives me something back** " - *Sotenäs*

HOW DO YOU MAINTAIN PARTNERSHIPS ONCE THE INITIAL ENTHUSIASM DIES DOWN?

- "I would argue that regular communication is key to that. Sometimes that works out very neatly and sometimes it comes very naturally."
- "They need to find the questions that matters for the businesses locally here because when they do that, they will get people to involve and to."
- "We have a lot of trust establishment. And if you have a good amount of that, it doesn't matter if you talk every week or every third month because you know that you can just pick up the phone and make that phone call and it's fine."

WHAT IS COMMON ACROSS THE HUBS?

Small teams, many tasks
Competing priorities

Unstable, time-limited
Short-term focus forced

Missing steering structures
Unclear decision power

Academic, business,
municipal jargon
Misaligned expectations

Initial enthusiasm fades
Hard to sustain participation

Rely on "feeling" success
Need simple indicators

NEXT STEPS

- Comparative Study Report
- Summarise findings from each hub
- Highlight what works well and what commonly goes wrong
- Governance for Engagement Action Framework- A practical guide for hub managers with different governance options with steps for implementation.

THANK YOU !



THANK YOU!

Make use of the break and lunch for
questions and reflections!

We are looking forward to your final
results and presentations!





SIRR: Sustainability, Innovation and Resilience in Rural areas