Welfare innovations
at the local level
in favour of cohesion

CITY REPORT: MALMÖ, SWEDEN

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This report is part of Work Package 3 of the research project entitled "Welfare innovations at the local level in favour of cohesion" (WILCO). WILCO aims to examine, through cross-national comparative research, how local welfare systems affect social inequalities and how they favour social cohesion, with a special focus on the missing link between innovations at the local level and their successful transfer to and implementation in other settings. The WILCO consortium covers ten European countries and is funded by the European Commission (FP7, Socio-economic Sciences & Humanities).

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1. MALMÖ IN BRIEF

1.1. The history of Malmö

Malmö was officially mentioned for the first time in 1275, under its then name of Malmhauga. In 1437 the city received its coat of arms from the sovereign, Eric of Pomerania. At the time, around 5,000 people lived in Malmö. In 1658 Malmö became part of Sweden under the Treaty of Roskilde. Malmö experienced strong economic growth as a commercial trading centre during the 18th century and was southern Sweden's financial centre from the 19th century onwards. Malmö underwent dramatic growth in the 19th and 20th centuries:

- In 1870 Kockums shipyard was established in the Western Harbour - and Malmö became the third largest city in Sweden.
- In 1915 the number of residents had increased to 100,000 and reached over 200,000 by 1952.
- 1970 to 1980 was a period of stagnation and decline that saw 35,000 people left Malmö.

Following a period of high unemployment, the city started to find its feet again in the mid 1990s. Important factors in the recovery of Malmö included a national equalisation scheme for municipal income and costs, the construction of the Öresund bridge, and the establishment of Malmö University in 1998. The decision to build the city tunnel and to develop the docklands, Western Harbour in particular, are also factors deemed important for the continued recovery of Malmö.

1.2. Malmö in figures

- Malmö's population on the 1st of May 2011 was 300,000.
- In 2010, 20,431 people moved in and 17,600 left the city.
- 48 per cent of Malmö residents are under 35.
- There are 148,000 jobs in Malmö.
- The largest sectors are trade and communications, 22 per cent, corporate services and finance, 21 per cent, and healthcare and welfare 14 per cent.
- Every day 60,000 people commute to Malmö to work and 27,000 commute from Malmö to other places.
- In 2010, 74.3 per cent of the electorate voted in the municipal elections. The Social Democrats won the most votes, 34.9 per cent with the Moderate Party second on 27.4 per cent.

2. TRANSFORMATIONS IN THE LABOUR MARKET

2.1. Socioeconomic trends

Main trends in the growth and specialization of the local economy the last 10 years

A number of changes have taken place that has affected the local economy of Malmö. On a more general level could firstly be mentioned that Malmö has made attempts at transforming itself from an industrial city to a knowledge city. Malmö university was established in 1998, and there are, for example, currently 25,000 university students, 10,000 upper secondary students and 5,000 adult education students in Malmö. In addition to Malmö University, educational institutions include consequently the World Maritime University, the Royal University College of Fine Arts, Malmö Academy of Music and Malmö Theatre Academy.

Another important change concerns how Malmö is made part of the so called Öresund region. The background is that Malmö in Sweden and Copenhagen in Denmark in 2000 adopted a vision for collaboration and integration in the Öresund region. According to this vision, Malmö and Copenhagen would form a joint Öresund region that the people of the area would experience as one city. According to official information, the Öresund region is currently one of Europe's most rapidly expanding regions, and a total of 3.6 million people live and work here (1.2 million on the Swedish side and 2.4 million on the Danish side).

Another important factor for the continued growth of the local economy include a national equalisation scheme for municipal income and costs. There are major variations in the average income of the inhabitants of Sweden's local authorities, county councils, and regions(Nordfeldt and Segnestam Larsson 2011). The cost per inhabitant, for providing the services to which they are entitled, also varies. In order to ensure fairness, a system has been introduced, called the local government equalisation system, and managed by the state, with the aim of providing equitable conditions in all local authorities, county councils, and regions. The revenues are consequently redistributed on the basis of tax base and level of expenditure. Local authorities, county councils, and regions may also charge users for their services. A non-profit principle applies, however, which means that fees may not be higher than the costs relating to the service concerned.

Main impacts of transformations outlined above on the level of regular employment, temporary employment and unemployment

In total there are about 149,000 jobs in Malmö (as of 2009). On a daily basis, 59,100 people commute into the Malmö to work and 26,700 people for the city commute to other places. Of Malmö's jobs 15% are within commerce, 15% in services, 14% in health and social work, 9% in education, and 8% in manufacturing.61% of of the people in Malmö aged 20 to 64 years are employed (as of 2009); 18,000 also worked in Denmark (as of 2008). Including these people, the employment level would be about 10 % higher. Unemployment in Malmö is 5.9%, to be compared to the national average of 3.5% (as of July 2011).

The relationship between the main trends in the growth and sector specialization of the city of Malmö, as outlined above, and the level of regular employment, temporary employment, and unemployment would be extremely hard to discuss in scientific terms. It is possible, however, to detail the level of regular employment and unemployment. (Data on temporary employment is not available for Malmö.) Based on such data, a qualitative relationship could be discussed.

As the indicator section further below in this report shows, the level of employment among people living and working in Malmö has, aside from the last couple of years (see for example charts 0, 0, 0, 0, 0, 0, 0, and 0), increased over the last ten years. And as expected, the levels of unemployment and long-term unemployment have decreased over time, again aside from the last couple of years. (The developments during the last couple of years will be discussed in section 5, below.)

Taken together, the transformations described in the section above - including for example the focus of the city of Malmö on becoming more of a knowledge city and the forming of a larger region together with Copenhagen in Denmark – seem then to correlate with higher levels of employment and lower levels of unemployment. It could therefore be argued that the impacts of the transformations outlined above have had positive employment level effects.

Groups that have been mainly affected by unemployment

This section discusses groups that mainly have been affected by unemployment. As data on temporary employment is scarce on the local level, the focus is on regular unemployment, or so called "open" unemployment. According to the indicators in the section below (see for example charts 0 and 0), it is obvious that women are more affected by unemployment than men, and consequently experience a higher level of unemployment. Having said this, the overall pattern follows the overall trends for the city, that is a decreasing level of unemployment for the most part of the last ten years, with an increase during the last couple of years.

Moreover, when the indicators are categorized according to age, the youngest groups are those that are experiencing the highest level of unemployment. The trend follows the overall trends for the city of Malmö. However, one small deviation could be commented upon. Even though, the oldest age group (55-64) experiences the lowest level of unemployment, in accordance with the above, they are in relative terms less employed than all other age groups, bar for the youngest group (18-24).

Finally, in regards to employment trends and migrants, it would seem that employment trends for people from European countries, excluding the Nordic countries, and the rest of the world are fairly stable, whereas the employment trend for people from the Nordic countries is steadily declining (see chart 0). The unemployment trend follows the overall pattern for unemployment in Malmö, with a decreasing trend over the period, and a slight increase during the last couple of years. Here, people from the rest of world are experiencing unemployment to a higher degree than people from the European countries, and the Nordic countries.

The grey labour market

There is a lack of regional and local statistics related to the grey labour market in Sweden.

Impacts of the recent financial crisis

As mentioned, it is difficult to discuss the relationships among phenomenon such as the recent financial crisis and various impacts in scientific terms. At best, within the scope of this report, we could discuss correlations in qualitative terms. Having put forth this caveat, it would seem that the increase in levels of unemployment for the various groups included in this report seem to correlate with the financial and economic crisis. Again, in terms of impacts on various groups, women, young people, and migrants are experiencing higher levels of unemployment.

Income distribution, wage level, and wage gaps

The overall wage level in the city of Malmö has increased over time, from roughly 16 500 euros per year in the year of 2000 (on average) to roughly 21 100 euros in the year of 2009. Similar to other patterns and trends reported in this text, the overall trend has been improving on general, however with a trend break during the last couple of years. As per the indicators (see charts 0, 0, and 0), the income distribution and wage gaps for the various groups included in this report have followed the overall pattern. Men make more than women, older people more than younger people, more educated more than less educated, and people from Sweden more than people from the rest of the world. One slight deviation is the trend that people from the EU have surpassed people from the Nordic countries during the last couple of years in terms of income levels (see chart 0).

Young people and the labour market

It should be mentioned that it is difficult to assess the size of the target group if all selection criteria should be adopted (i.e. currently not working, 18-30 years old, a maximum of secondary school degree, and living autonomous of their family of origin). We have here focused on age as the main selection criterion.

Given such caveats, the approximate amount of the population in the city of Malmö that is part of the target group of young people is about 22%in the year of 2010 (see charts 0 and 0).In regards to trends in employment, people aged 25 to 35 years share similar characteristics with the labour force in general, that is about 60% are in employment in the year of 2010. The trend over the last tens years have been higher levels of employment except for the last two years. The group aged 20-24 (there is no data for the group aged between 18 and 19) is significantly less employed, about 40% in the year of 2010. They have also fared worse in over the last ten years in general and the last two years in particular. It could be argued that we are witnessing a wider gap among age groups in terms of employment trends.

2.2. Public regulation

Information on the role of different spheres in society in relation to the labour market on a local level in Malmö is scarce. The information provided here is therefore relevant for the national level and derives from the country report on Sweden produced as part of WP2(Nordfeldt and Segnestam Larsson 2011).

Division of responsibilities among levels of government and social actors in relation to the labour market

In Sweden the central government through the Ministry of Employment is responsible for the labour market policy. The public authorities in this field are Swedish Public Employment Service, Swedish Unemployment Insurance Board (IAF), Swedish Institute for Labour Market Policy Evaluation and the European Social Fund (ESF). The Swedish Employment Service are divided into 68 geographical labour market regions in which local employment offices are arranged.

The role of the third sector has had a more indirect than direct role due to the Swedish tradition that has been characterised as a corporative system where the parties on the labour market, employers' organisations and unions, have influenced political decisions. The more direct role in labour market policies of non-profit organisations has been to offer different kinds of extension education and subsidised work (Lundström and Wijkström 1997). Another role has been to offer an extra social security system for the most marginalised and excluded persons that fall outside of the public social security system, by e.g. give temporary financial support and services and shelters to homeless (Olsson and Nordfeldt 2008).

During the 1990s the social economy came into focus as a new form for creating new jobs. This interest has declined during the last decade. But as part of regional policies there is an interest in small-scale cooperatives and entrepreneurship within the civil society contribution to employment in the more peripheral regions in Sweden (Nordfeldt and Lundstedt 2001). Moreover, private actors have recently entered this field by being engaged by the local employment offices as work coaches for long-term unemployed.

Changes in the distribution of responsibilities between levels of government and social actors over the last 10 years

Decentralisation in this field has taken place since the mid 1990s. Since then the municipalities have been primary actors to run different forms of programs to activate unemployed and persons on social welfare benefits. It is up to the different municipalities to develop programs – within frames of the central policy –that are adapted to local needs and resources. These programs are often run as projects for a limited period of time (Thorén 2009).

A new trend in the field of employment that has been implemented on the local level is organisational coordination between authorities like insurance offices and employment offices in line with "one-stop-shop-models". One primary target group for this development is persons on long-term sick leave. A concrete example of a "one-stop-shop-model" is the "jobs market squares" that has been developed in Stockholm. A part of this trend is that private actors are coming in to this field, working for the local employment offices as coaches for long term unemployed. They are e.g. involved in the "one-stop-shop-models" and in other programs.

1.3. Indicators[1]

Chart 1 - Trends in GDP for southern Sweden (M euros)

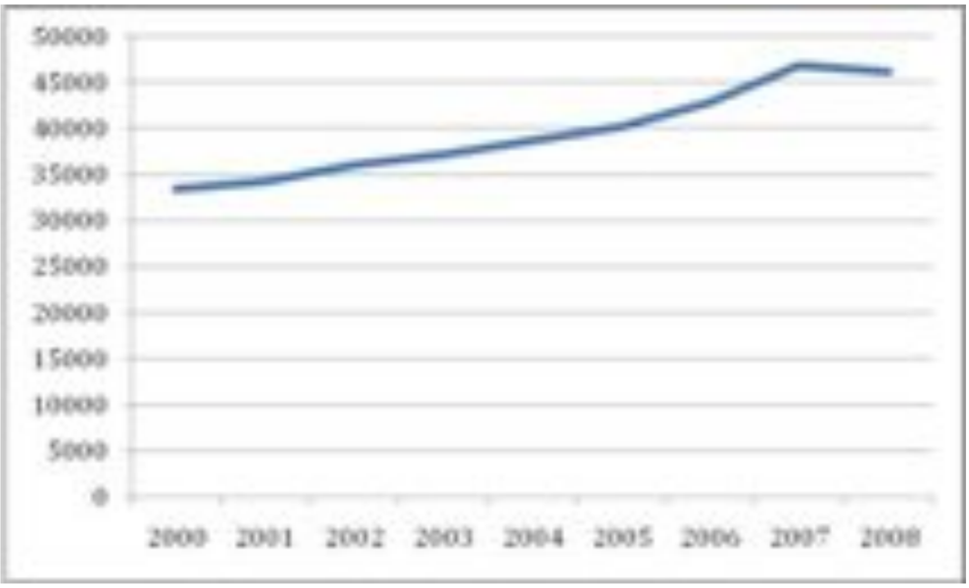


Table 1 - Trends in GDP for southern Sweden (M euros)

2000	2001	2002	2003	2004	2005	2006	2007	2008
33393	34223	36019	37205	38681	40275	42792	46886	46156

[1] Source: Statistics Sweden (www.scb.se) unless specified otherwise.

Chart 2 - Trends in employment per sector in Malmö (no. of people)

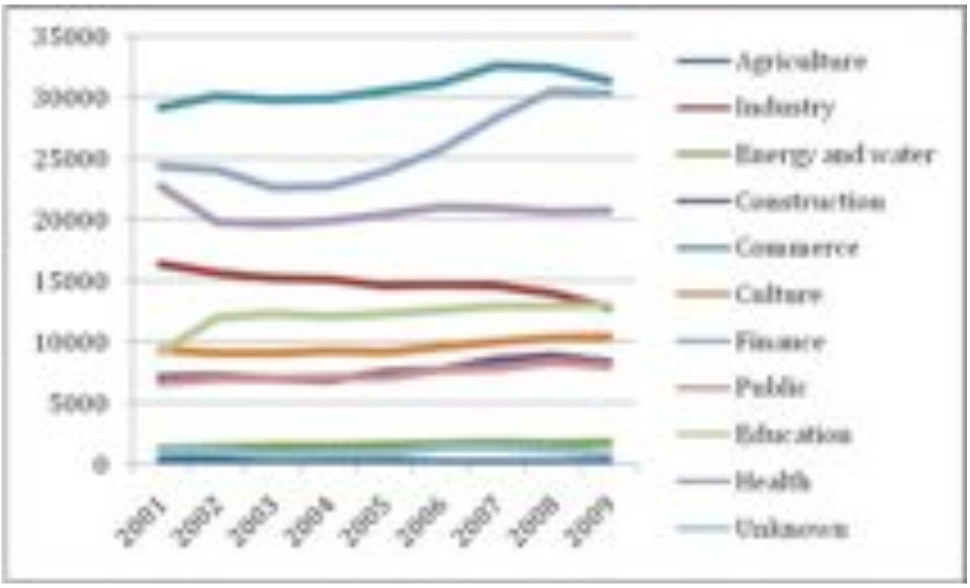


Table 2 - Trends in employment per sector in Malmö (no. of people)

		2001	2002	2003	2004	2005	2006	2007	2008	2009
Agriculture	Men	170	168	154	145	111	84	72	83	112
	Women	108	111	98	89	73	52	40	35	48
Industry	Men	11431	11026	10609	10448	10159	10121	10140	9800	8957
	Women	4990	4607	4648	4657	4508	4569	4493	4154	3874
Energy and water	Men	947	1033	1049	1076	1164	1222	1227	1188	1227
	Women	314	336	401	388	434	488	567	580	605
Construction	Men	6401	6444	6264	6195	6644	6825	7567	7875	7433
	Women	735	767	768	729	917	980	1048	1028	956
Commerce	Men	18198	18736	18455	18620	18877	19214	20067	19895	19120
	Women	11008	11436	11387	11360	11676	12031	12601	12556	12332
Culture	Men	4371	4377	4337	4623	4467	4598	4799	4944	4993
	Women	4942	4700	4712	4620	4647	4936	5146	5368	5417
Finance	Men	14247	13892	13377	13590	14429	15723	17098	18412	18036
	Women	10158	10224	9264	9119	9533	10069	11250	12142	12280
Public	Men	3166	3348	3366	3422	3363	3664	3623	3551	3621
	Women	3546	3678	3683	3659	3744	4095	4233	4785	4417
Education	Men	3034	3224	3318	3205	3281	3429	3436	3392	3461
	Women	6193	8796	8986	8985	9112	9229	9532	9571	9616
Health	Men	3787	3527	3555	3659	3824	3956	3981	3955	4022
	Women	18929	16246	16011	16229	16610	17053	16956	16612	16656
Unknown	Men	567	641	429	440	502	474	502	435	286
	Women	533	471	335	382	412	904	880	775	622

Chart 3 - Trends in employment rates in Malmö. Gender (%)

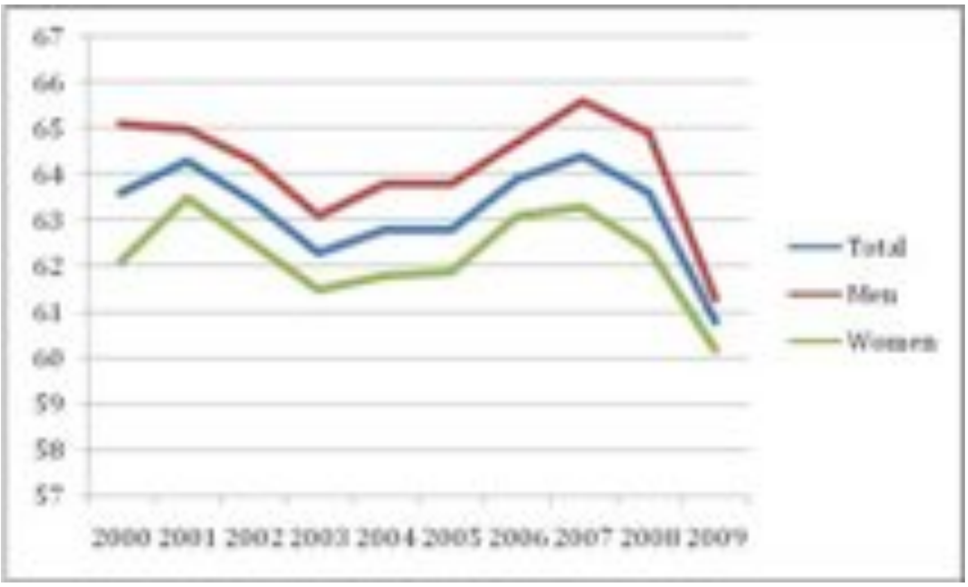


Table 3 - Trends in employment rates in Malmö. Gender (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total	63,6	64,3	63,4	62,3	62,8	62,8	63,9	64,4	63,6	60,8
Men	65,1	65	64,3	63,1	63,8	63,8	64,7	65,6	64,9	61,3
Women	62,1	63,5	62,5	61,5	61,8	61,9	63,1	63,3	62,4	60,2

Chart 4 - Trends in unemployment rates in Malmö. Gender (%)

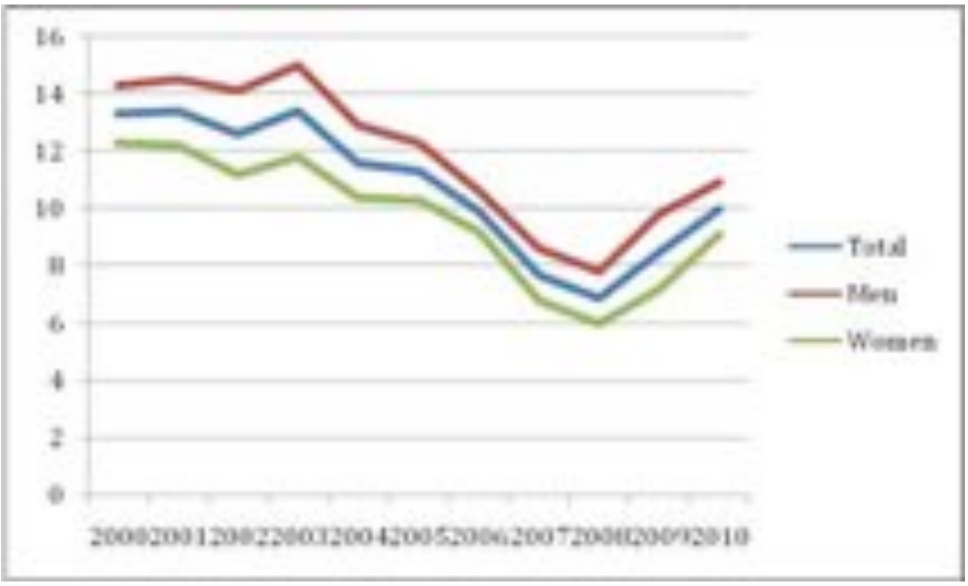


Table 4 - Trends in unemployment rates in Malmö. Gender (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total	13,3	13,4	12,6	13,4	11,6	11,3	9,9	7,7	6,9	8,5	10
Men	14,3	14,5	14,1	15	12,9	12,3	10,6	8,6	7,8	9,8	10,9
Women	12,3	12,2	11,2	11,8	10,4	10,3	9,2	6,8	6	7,2	9,1

Chart 5 - Trends in employment rates in Malmö per age group (%)

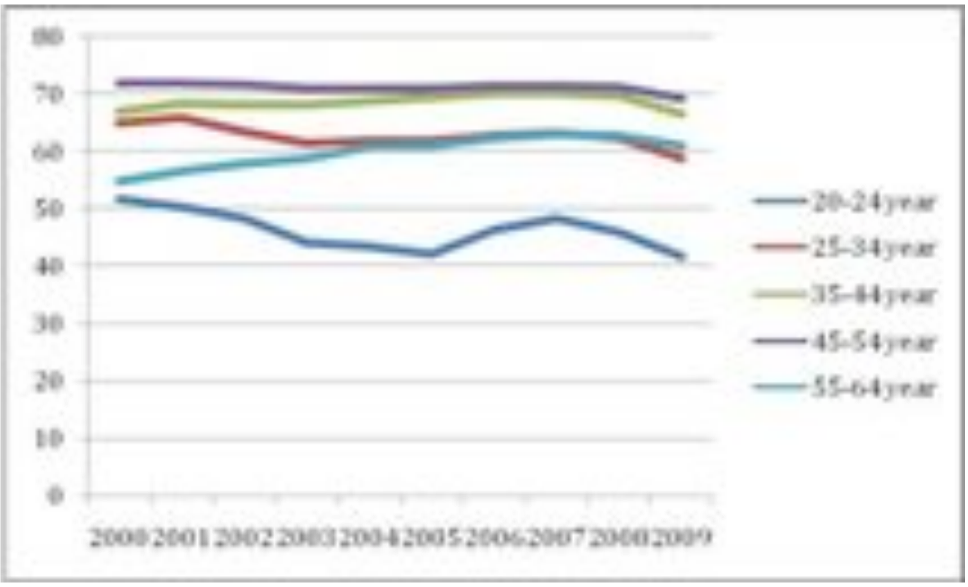


Table 5 - Trends in employment rates in Malmö per age group (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
20-24 year	51,7	50,3	48,4	44,3	43,5	42,2	46,4	48,5	45,9	41,8
25-34 year	64,9	65,8	63,3	61,3	61,7	61,7	62,6	63,1	62,2	58,7
35-44 year	67,1	68,4	68	68	68,7	69,3	69,9	70	69,5	66,6
45-54 year	71,7	71,8	71,6	71	70,9	71	71,3	71,3	71,1	69,2
55-64 year	54,9	56,6	57,9	58,8	60,8	61,1	62,3	63	62,7	61,1

Chart 6 - Trends in unemployment rates in Malmö per age group (%)

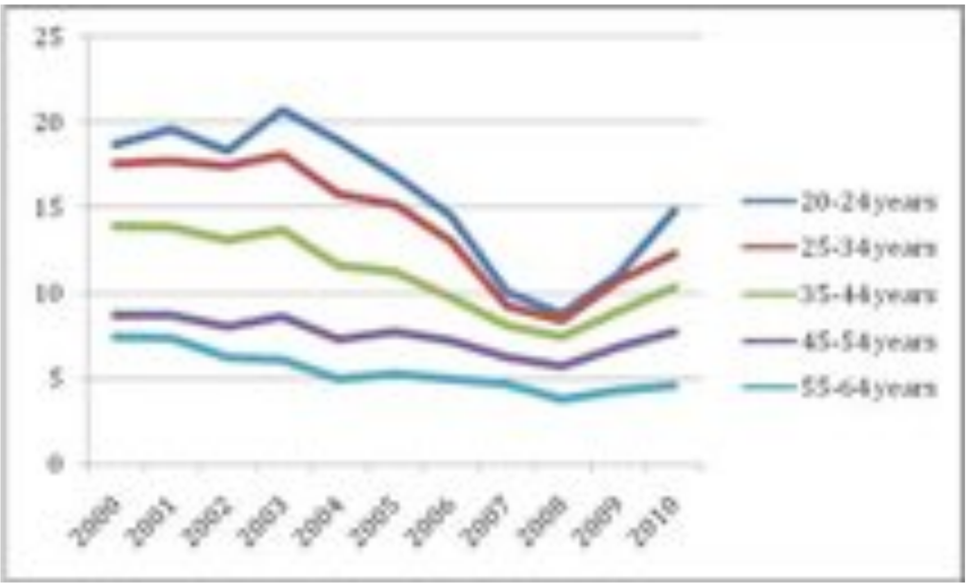


Table 6 - Trends in unemployment rates in Malmö. Age (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
20-24 years	18,7	19,6	18,3	20,7	18,9	16,9	14,5	10,1	8,8	11,1	14,8
25-34 years	17,6	17,7	17,4	18,1	15,8	15,2	13	9,2	8,4	10,7	12,3
35-44 years	13,9	13,8	13,1	13,7	11,6	11,2	9,7	8,1	7,4	8,9	10,3
45-54 years	8,7	8,7	8	8,6	7,3	7,7	7,2	6,2	5,7	6,8	7,7
55-64 years	7,4	7,3	6,2	6,1	5	5,3	5	4,7	3,8	4,3	4,6

Chart 7 - Trends in employment rates in Malmö. Birth region (%)

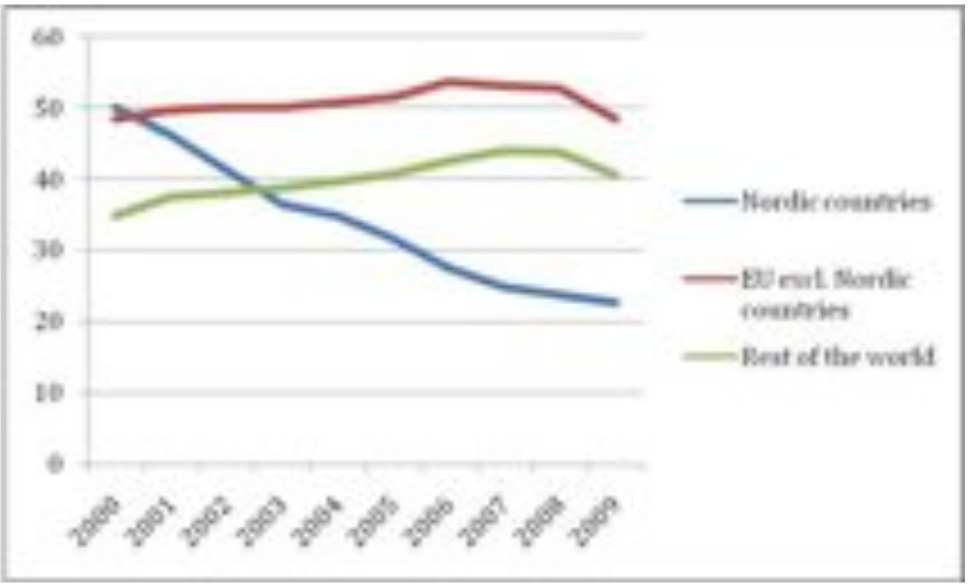


Table 7 - Trends in employment rates in Malmö. Birth region (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Nordic countries	50,1	46,2	41,3	36,4	34,8	31,7	27,5	24,9	23,8	22,7
EU excl. Nordic countries	48,5	49,8	50,1	50,1	50,8	51,5	53,6	53,1	52,7	48,5
Rest of the world	34,9	37,6	38,1	38,9	39,8	40,8	42,6	44	43,8	40,6

Chart 8 - Trends in unemployment rates in Malmö. Birth region (%)

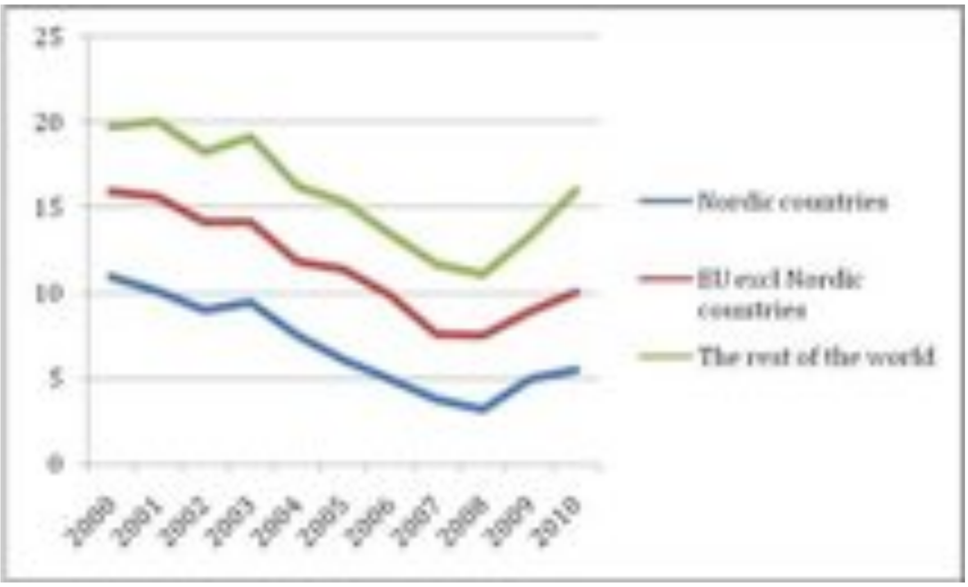


Table 8 - Trends in unemployment rates in Malmö. Birth region (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Nordic countries	10,9	10,1	9	9,4	7,5	6,1	5	3,8	3,2	5	5,5
EU excl Nordic countries	15,9	15,6	14,1	14,1	11,8	11,4	9,9	7,6	7,5	8,9	10
The rest of the world	19,7	20	18,2	19,1	16,2	15,3	13,5	11,7	11,1	13,3	16

Chart 9 - Trends in unemployed in public measures in Malmö. Gender(%)

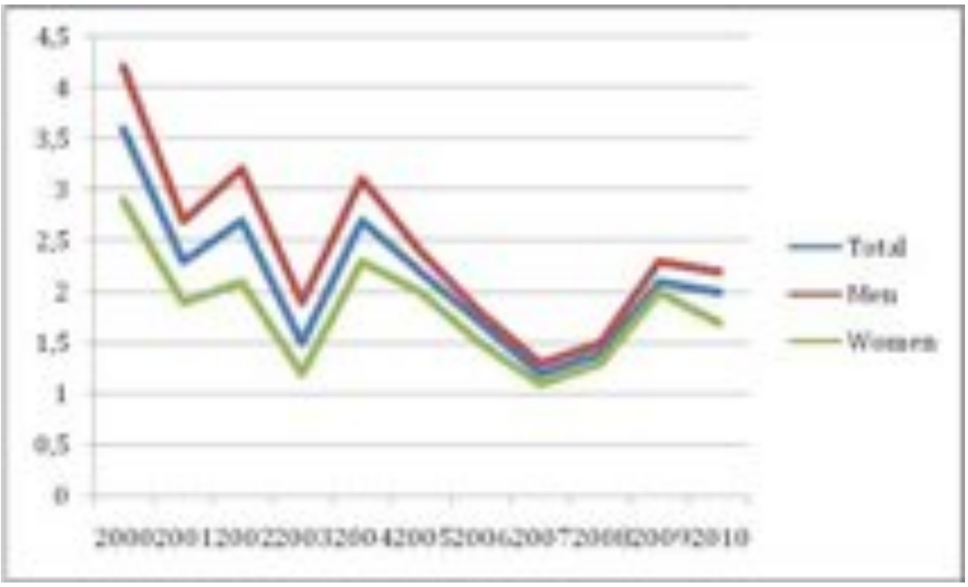


Table 9 - Trends in unemployed in public measures in Malmö. Gender (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total	3,6	2,3	2,7	1,5	2,7	2,2	1,7	1,2	1,4	2,1	2
Men	4,2	2,7	3,2	1,9	3,1	2,4	1,8	1,3	1,5	2,3	2,2
Women	2,9	1,9	2,1	1,2	2,3	2	1,5	1,1	1,3	2	1,7

Chart 10 - Trends in long-term unemployed in Malmö. Gender (%)

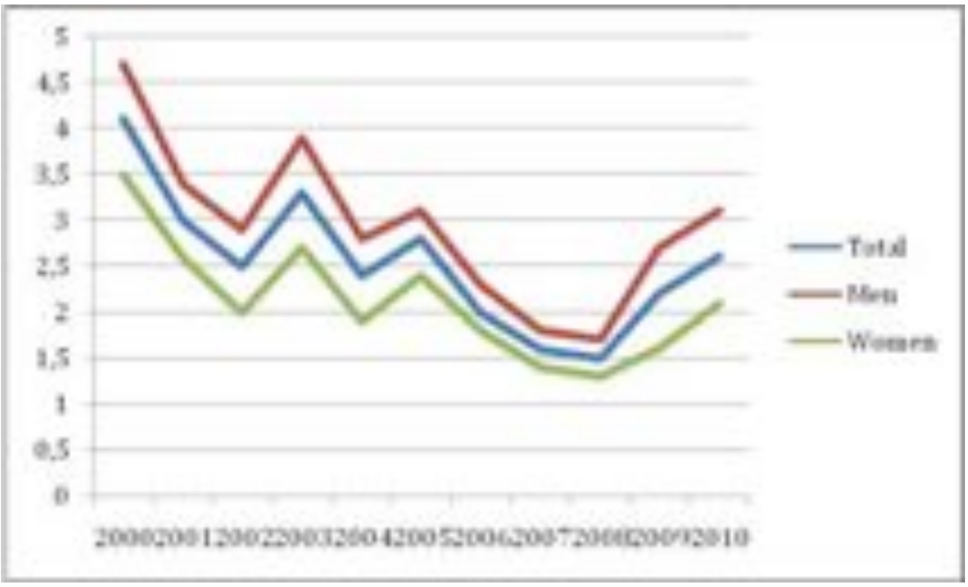


Table 10 - Trends in long-term unemployed in Malmö. Gender (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total	4,1	3	2,5	3,3	2,4	2,8	2	1,6	1,5	2,2	2,6
Men	4,7	3,4	2,9	3,9	2,8	3,1	2,3	1,8	1,7	2,7	3,1
Women	3,5	2,6	2	2,7	1,9	2,4	1,8	1,4	1,3	1,6	2,1

Chart 11 - Trends in NEET (not in employment, education, training) in Malmö. Age and gender (no. of people)

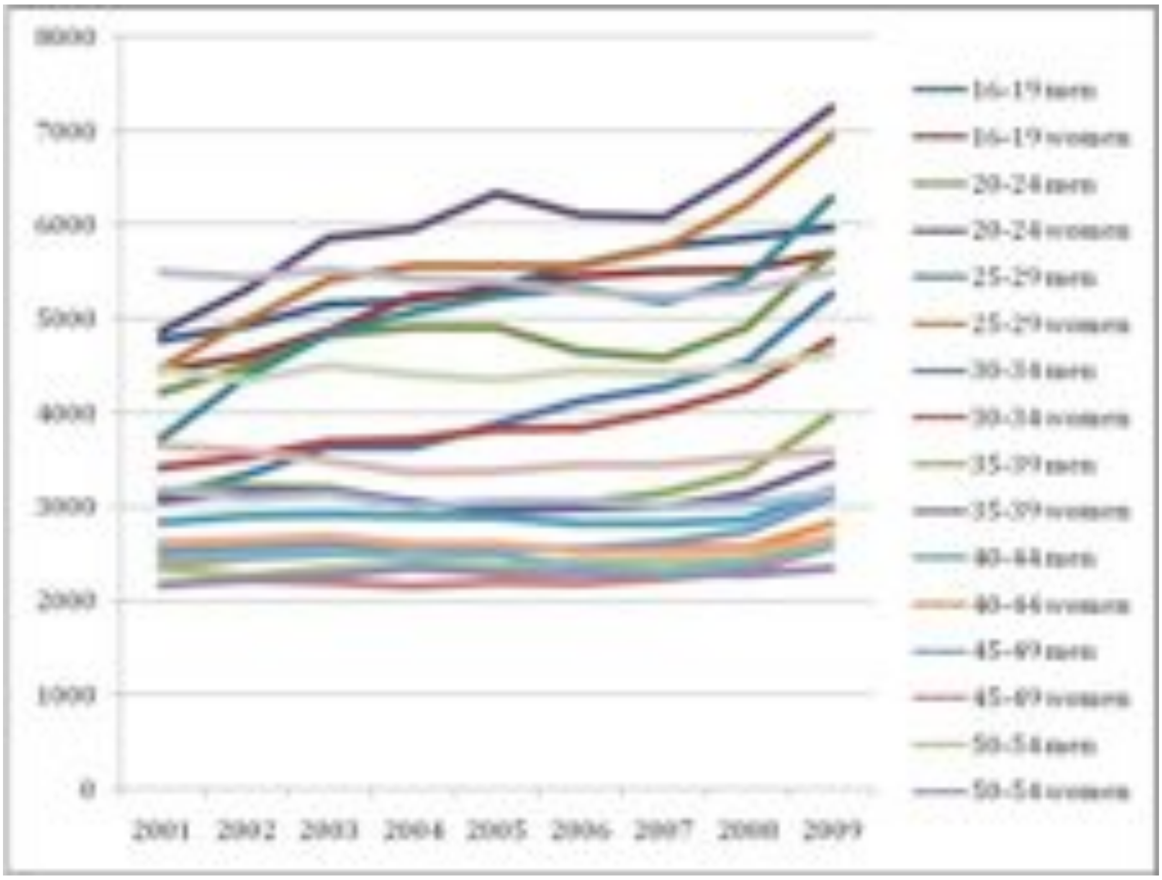


Table 11 - Trends in NEET (not in employment, education, training) in Malmö. Age and gender (no. of people)

16-19	men	4774	4925	5155	5195	5340	5580	5762	5869	5972
	women	4454	4596	4877	5234	5302	5458	5503	5528	5698
20-24	men	4215	4492	4825	4911	4909	4645	4579	4905	5712
	women	4877	5313	5872	5966	6346	6113	6078	6586	7247
25-29	men	3733	4382	4840	5067	5255	5326	5186	5429	6277
	women	4483	4986	5413	5560	5566	5572	5751	6234	6948
30-34	men	3115	3342	3639	3646	3881	4127	4282	4544	5261
	women	3425	3537	3698	3717	3835	3839	4016	4258	4771
35-39	men	3178	3213	3198	3027	2966	3033	3148	3365	3983
	women	3061	3168	3161	3054	2958	2984	3004	3131	3460
40-44	men	2840	2913	2923	2911	2894	2833	2828	2865	3184
	women	2360	2453	2497	2588	2588	2534	2559	2566	2820
45-49	men	2536	2568	2601	2559	2556	2545	2614	2741	3095
	women	2172	2228	2196	2159	2200	2181	2241	2326	2577
50-54	men	2338	2265	2350	2363	2357	2414	2416	2434	2674
	women	2179	2236	2272	2342	2293	2292	2309	2278	2346
55-59	men	2442	2468	2501	2448	2481	2376	2304	2393	2574
	women	2622	2654	2694	2613	2610	2521	2524	2538	2663
60-64	men	3195	3095	3134	3000	3074	3063	3003	3022	3163
	women	3649	3596	3493	3372	3384	3449	3449	3535	3595
65-69	men	4466	4341	4504	4404	4350	4443	4420	4473	4623
	women	5494	5440	5526	5434	5407	5290	5241	5315	5500

Chart 12 - Number of people with unemployment benefits in Malmö. Gender (%)

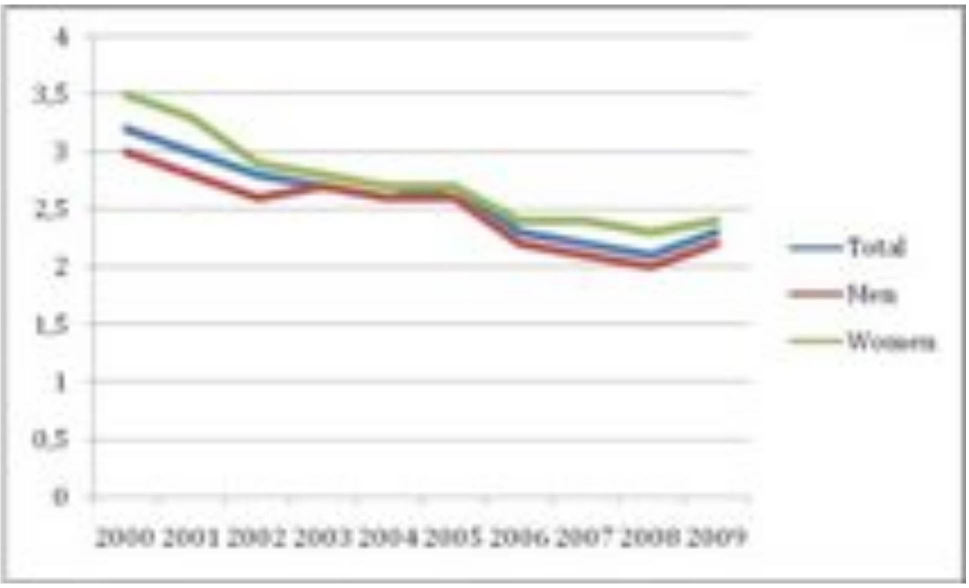


Chart 13 - Trends in income distribution and wage gaps.
Gender (no. of "price base amounts")

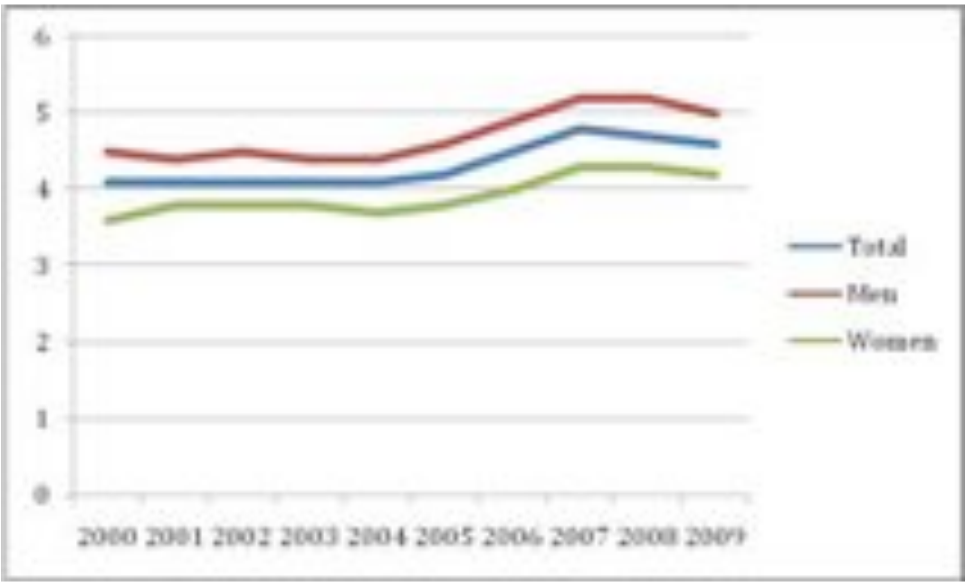


Table 12 - Trends in income distribution and wage gaps.
Gender (no. of "price base amounts")

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total	4,1	4,1	4,1	4,1	4,1	4,2	4,5	4,8	4,7	4,6
Men	4,5	4,4	4,5	4,4	4,4	4,6	4,9	5,2	5,2	5
Women	3,6	3,8	3,8	3,8	3,7	3,8	4	4,3	4,3	4,2

Chart 14 - Trends in income distribution and wage gaps.
Age (no. of "price base amounts")

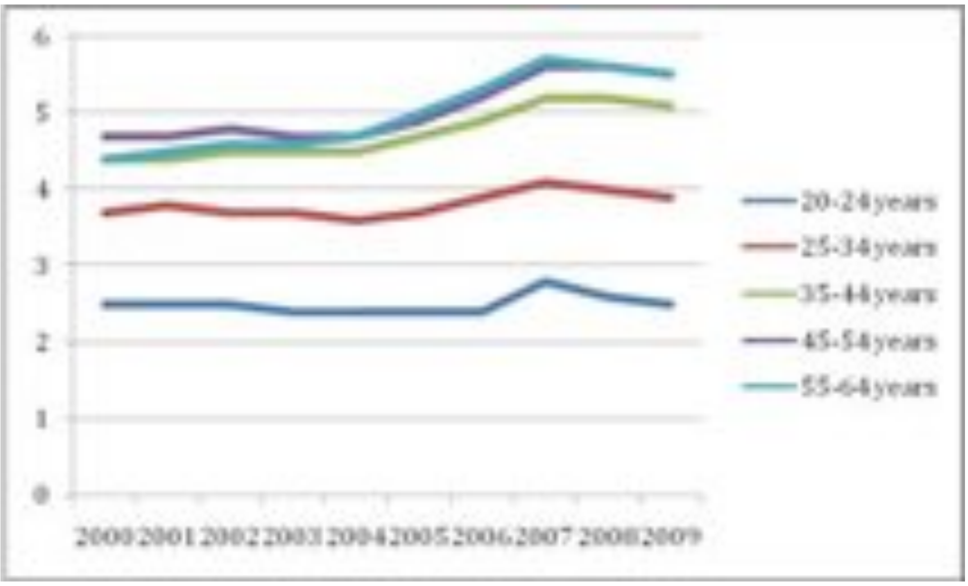


Table 13 - Trends in income distribution and wage gaps.
Age (no. of "price base amounts")

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
20-24 years	2,5	2,5	2,5	2,4	2,4	2,4	2,4	2,8	2,6	2,5
25-34 years	3,7	3,8	3,7	3,7	3,6	3,7	3,9	4,1	4	3,9
35-44 years	4,4	4,4	4,5	4,5	4,5	4,7	4,9	5,2	5,2	5,1
45-54 years	4,7	4,7	4,8	4,7	4,7	4,9	5,2	5,6	5,6	5,5
55-64 years	4,4	4,5	4,6	4,6	4,7	5	5,3	5,7	5,6	5,5

Chart 15 - Trends in income distribution and wage gaps.
Birth region (no. of "price base amounts")

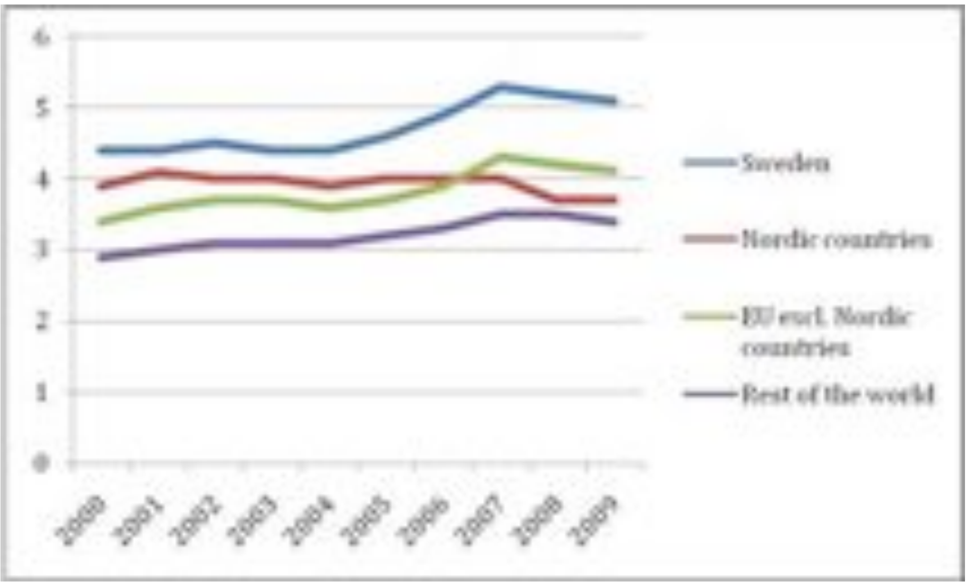


Table 14 - Trends in income distribution and wage gaps. Birth region (no. of "price base amounts")

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Sweden	4,4	4,4	4,5	4,4	4,4	4,6	4,9	5,3	5,2	5,1
Nordic countries	3,9	4,1	4	4	3,9	4	4	4	3,7	3,7
EU excl. Nordic countries	3,4	3,6	3,7	3,7	3,6	3,7	3,9	4,3	4,2	4,1
Rest of the world	2,9	3	3,1	3,1	3,1	3,2	3,3	3,5	3,5	3,4

Chart 16 - Trends in income distribution and wage gaps. Education (no. of "price base amounts")

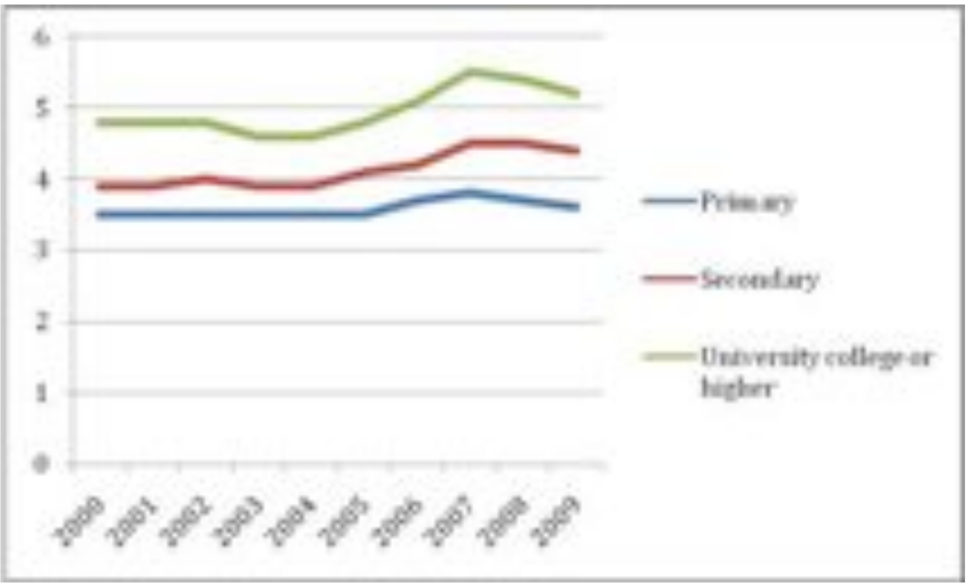


Table 15 - Trends in income distribution and wage gaps. Education (no. of "price base amounts")

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Primary school	3,5	3,5	3,5	3,5	3,5	3,5	3,7	3,8	3,7	3,6
Secondary school	3,9	3,9	4	3,9	3,9	4,1	4,2	4,5	4,5	4,4
University college or higher	4,8	4,8	4,8	4,6	4,6	4,8	5,1	5,5	5,4	5,2

Chart 17 - Trends in population development among young people in Malmö (#)

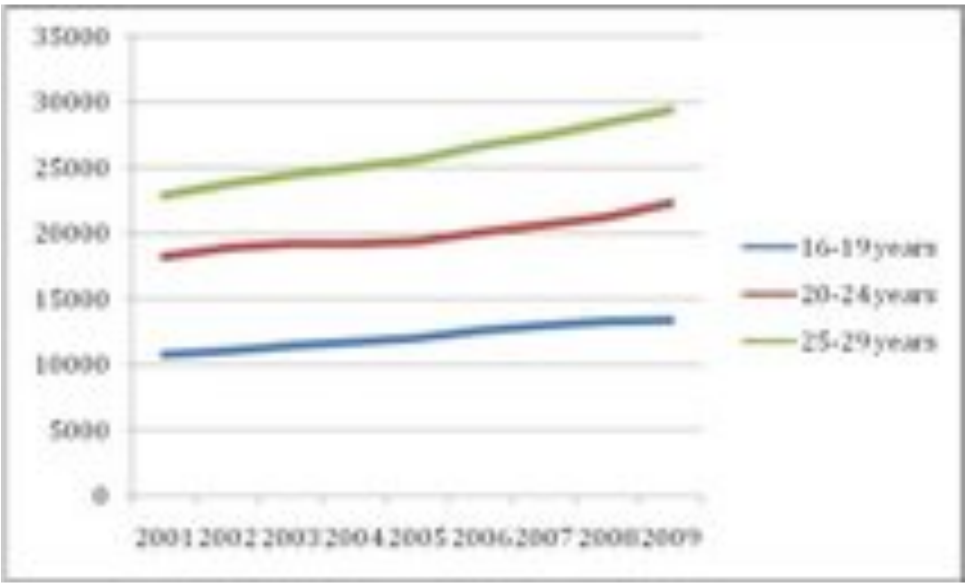


Table 16 - Trends in population developments among young people in Malmö (#)

	2001	2002	2003	2004	2005	2006	2007	2008	2009
16-19 years	10823	11157	11474	11737	12091	12632	12981	13321	13408
20-24 years	18294	18994	19209	19242	19465	20053	20687	21245	22281
25-29 years	22928	23842	24446	25082	25630	26674	27460	28445	29444

3. DEMOGRAPHIC CHANGES AND FAMILY

3.1. Socioeconomic trends

Changes in the demographic structure of the local population

Malmö's population grew in the year of 2010 for the twenty-sixth consecutive year, and in April 2011 the population grew to more than 300 000.On January 1 2017 the population is expected to have continued to increase to approximately 325 000 people. In more details, during 2010, 20,431 people moved to Malmö, while 17,606 left the city, and the number of people born was 5 053 - more than the number of deaths, giving a positive birth surplus of 2 267 people. The population increased in total by 5054 persons in 2010.

Additional changes in the demographic structure of the local population, based on the indicators section below (see for example pages18 and 22), include:

- The proportion of elderly, even though it has remained constant in absolute terms over time, has continued to decrease, due to the population increase.
- The rate of elderly born in Sweden has decreased over the last ten years, whereas elderly born outside of Sweden are increasing to some degree.
- Two of the most rapidly growing age groups in relative terms are children (0-4 years) and young adults (25-34 years).
- Other age groups reveal a slight increase or a fairly stable development in absolute terms.

Moreover, since the bridge over Öresund opened, settlements in Malmö of people born in Denmark have increased sharply between 2000 and 2004. Danes housing patterns are very similar to other people living in Malmö. One can, however, note that one in four Danes living in an owned apartment (as compared to about 18% of the overall population in the city), and the proportion is particularly high for younger people where 45% live in apartments. Danes areon average a well-off category where more than 60% have bought their property.

Trend in marriages, "sambos", separations and divorces, fertility and birth rates

In regards to the family status of all people living in Malmö, the majority are registered as singles (see the chart 0). The next largest group are married people, followed by divorced and widows. These results could be compared to trends in newly married and divorced on an annual basis in Malmö (see the chart 0). In a context of a population increase, the number of newly married has increased from around 3 000 in the year of 2000 to almost 4 500 in the year of 2010. Despite a population increase, it would seem that level of newly divorced has remained the same, hovering around 1 500 to 2 000 people.

The trends in fertility rates in Malmö have increased over time, for both men and women, although the trend in men's fertility rates is slightly lower (see chart 0). From an average of about 1,5 children per person in 2000, the fertility rate has increased to almost 2 children per person in 2010. The trends in birth rates in Malmö increase over time as well, for both boys and girls (see chart 0). The number of children born in 2000 were about 3 000, whereas in 2010 the same figure was almost 5 000. When it comes to trends in average age for having the first child in Malmö, the average age has increased somewhat for both women and men; the difference being that men on average are older (between 31 and 32 years of age) than women (between 28 and 29 years of age) (see charts on page 0).

Changes in the family structure

There have not been any noticeable changes in the family structure of families with pre-school children aged 0 to 5 years in Malmö (see the chart on page 0). Most families with pre-school children are married (close to 60%), followed by couples living together as "sambos" (about 25%), single mothers (around 15%), and single fathers (close to 1 %). A "sambo" is a person with whom one lives, sometimes referred to as partner or a common-law spouse. The sambo-relationship is protected and governed by the Swedish law.

For other changes in the family structure, see the previous section.

Trends in childcare

The public expenditure for pre-school childcare has increased in Malmö over the last ten years, from around 90 000 000 euros in total in 2001 to about 175 000 000 in 2008 (see the table on page 0). It should be mentioned that these cost developments should be correlated to an increase in the absolute number of children aged 0 – 5 and to the fact that the rate of children in pre-school childcare has increased from 69% in 2001 to almost 81% in 2010 (see the table on page 0).

Single mothers and demographic changes

It is difficult to assess the size of the target group if all selection criteria should be adopted (i.e. single mother with at least one child aged 4-5 years, separated since min. 1 year, max. secondary school degree, and when possible a roughly equal balance in custody arrangements), as previously mentioned. We have here focused on single mother as the main selection criterion.

Given such caveats, the rate of the families with pre-school children (0-5 years) in Malmö that is a single mother has remained more or less at 1% between the years of 2005 and 2008 (see chart on page 0).

3.2. Public regulation

Information on the role of different spheres in society in relation to the family welfare benefits and services on a local level in Malmö is scarce. The information provided here is therefore relevant for the national level and derives from the country report on Sweden produced as part of WP2(Nordfeldt and Segnestam Larsson 2011).

Division of responsibilities among levels of government and social actors in relation to childcare

During the 1990s, "governance by the rulebook" has been replaced by a more target-oriented and results-oriented system when it comes to division of responsibilities among national, regional, and local governments in managing family welfare. This means that the central government in Sweden now outlines the overall goals for e.g. childcare while the local authorities are responsible for implementing them. In accordance with these developments, in 1996 the government moved responsibility for child care from the Ministry of Health and Social Affairs to the Ministry of Education and Science as part of an effort to reform and expand early childhood education and care(National Agency for Education 2001).

The regulations governing childcare are set out in the Education Act. The present Education Act came into force in 1995 and prescribed stricter compliance on the part ofthe local authorities than previously. The Act defines the forms of childcare that are to be provided. It also spells out the obligation of local authorities to provide child care forchildren aged 1-12 to the extent required in order for parents to work or study (National Agency for Education 2001). The National Agency for Education is the central supervisory authority for both childcare and schooling. Its tasks include ensuring fulfilment of the national goals for childcare by means of follow-ups, evaluation, development research and supervisory work, and generally supporting progress in the child care sector (National Agency for Education 2001).

Childcare in Sweden is financed partly by central government grants and partly by tax revenue and parental fees (see previous sections on parental fees). The government grantsare not specifically earmarked for childcare but are part of a general-purpose grant tolocal authorities to be used for a number of different sectors(National Agency for Education 2001).

Practically all child care in Sweden is heavily subsidised by public funding, including parent cooperative child care and even private for-profit child care (Vamstad 2007). The funding is based on a fixed sum per child plus possible additional funds to cover housing costs in cases where the preschool is not located in municipal housing. In order to be eligible for public funding, the preschool has to be certified by the local authority. The criteria vary with different local authorities, but a general criterion is that the childcare should be in accordance with the social service law and its different paragraphs (Sundell and Ståhle 1996).

Financed and regulated by local authorities various forms of organisations can provide childcare. In reality, this means that local authorities run child care facilities, as well as private for profit companies, non-profit organisation, and employee and parent cooperatives

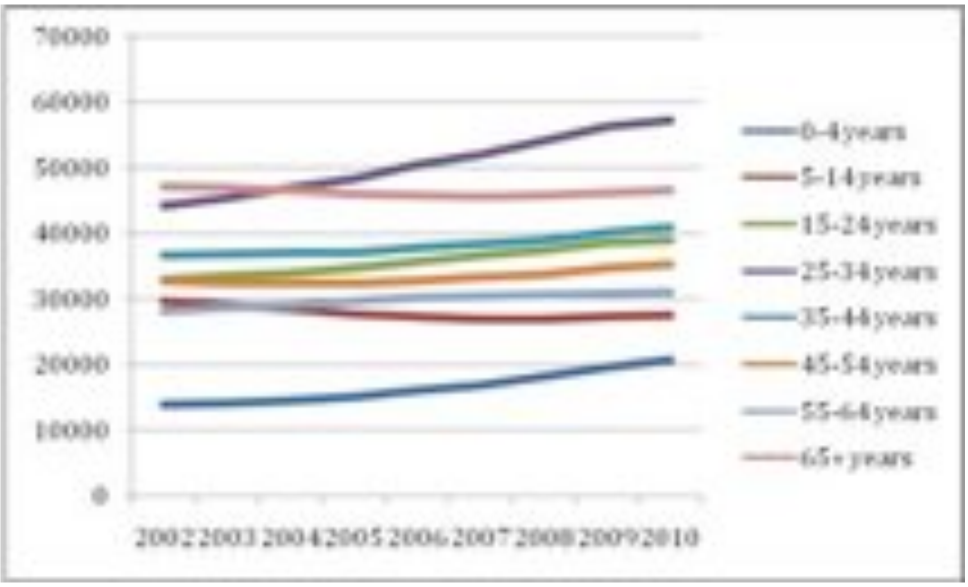
Changes in the distribution of responsibilities between levels of government and social actors over the last 10 years

It has been argued that the Swedish welfare state is signified by such a high quality public service that the need for complementing private solutions is pre-empted(SOU 2001:52). However, the past decades in Sweden has been marked by a steady gain made by the for-profit sector as a provider of welfare services (Vamstad 2007). Hence, although most areas of welfare still are dominated by the public sector, private agents are noteworthy in some areas of welfare.

Childcare is one such area, in which the developments towards diversification have been especially significant. It has even been argued that the number of non-public providers is unusually large in this field of welfare in Sweden (Vamstad 2007). The expansion of non-public providers in child care has been explained by a host of different factors, such as capacity shortage (Gustavsson 1988), tax reforms (Stensöta 2004), cost-efficiency (Antman 1996), and attempted democratisation (Möller 1996). In accordance with the above, almost all local authorities in Sweden are able to provide places at a preschool, at a leisure-time centre, or in a family day care home without undue delay. At the same time, local authorities are also obliged to provide grants for non-municipal childcare, that is undertakings run by a principal other than the local authority.

3.3. Indicators[2]

Chart 18 - Trends in population development. Age (#)



[2]Source: Statistics Sweden (www.scb.se) unless specified otherwise.

Table 17 - Trends in population development. Age (#)

	2002	2003	2004	2005	2006	2007	2008	2009	2010
0-4 years	13926	14136	14523	15034	16013	16971	18276	19629	20845
5-14 years	29617	29096	28501	27706	27262	26920	26960	27255	27576
15-24 years	33021	33622	34073	34726	35839	36785	37629	38674	39112
25-34 years	44272	45430	46985	48455	50500	52104	54143	56283	57357
35-44 years	36695	36839	37020	37121	37829	38527	39134	40256	41019
45-54 years	32759	32513	32420	32450	32827	33355	33885	34698	35369
55-64 years	28092	28690	29129	29705	30231	30516	30788	30867	31135
65+ years	47099	46845	46491	46074	45743	45623	45720	46247	46550

Chart 19 - Trends in the proportion of elderly (65+) in Malmö. Birth region (%)

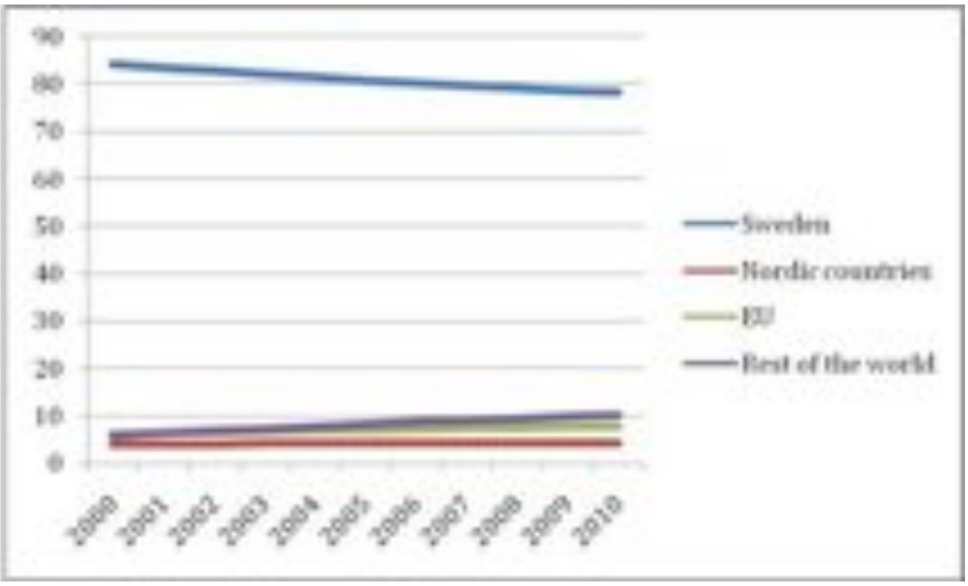


Table 18 - Trends in the proportion of elderly (65+) in Malmö. Birth region (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Sweden	84,3	83,5	82,8	82	81,4	80,8	80,1	79,5	79	78,6	78,2
Nordic countries	3,9	4	4	4,1	4,1	4,2	4,2	4,2	4,2	4,2	4,2
EU	6,1	6,3	6,4	6,6	6,8	6,9	7,1	7,3	7,4	7,5	7,6
Rest of the world	5,7	6,2	6,7	7,2	7,7	8,1	8,6	9	9,4	9,7	10,1

Chart 20 - Trends in fertility rates in Malmö

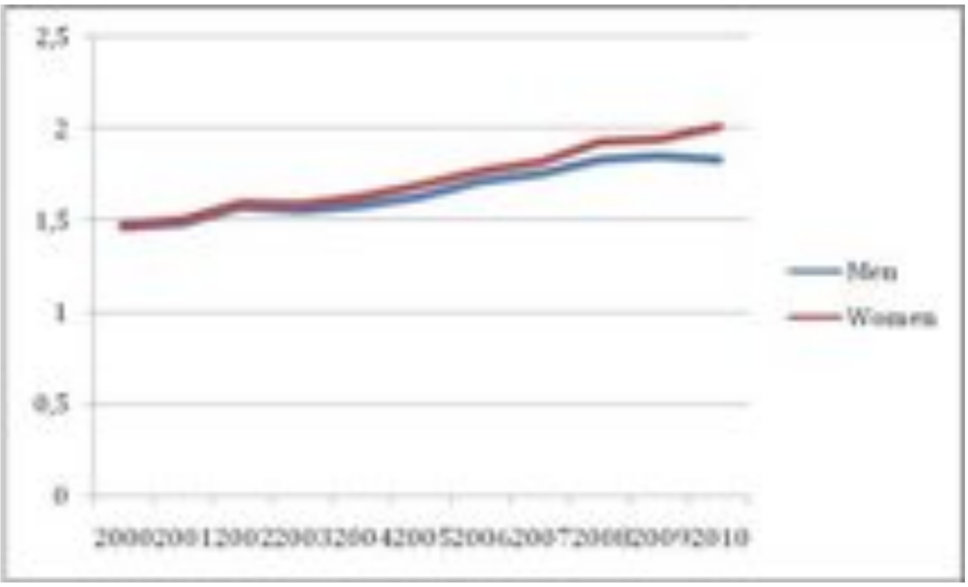


Table 19 - Trends in fertility rates in Malmö

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Men	1,46	1,48	1,57	1,55	1,58	1,63	1,71	1,75	1,83	1,85	1,83
Women	1,48	1,51	1,6	1,59	1,63	1,69	1,77	1,82	1,93	1,94	2,01

Chart 21 - Trends in birth rates in Malmö (#)

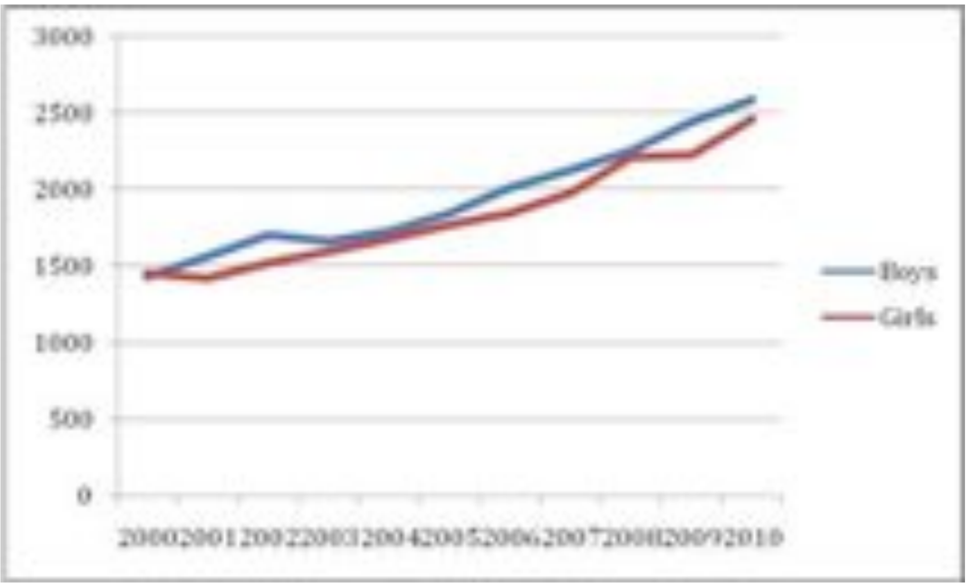


Table 20 - Trends in birth rates in Malmö (#)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Boys	1430	1566	1702	1666	1729	1843	2013	2132	2254	2451	2589
Girls	1458	1425	1527	1603	1680	1772	1849	1980	2215	2229	2464

Chart 22 - Trends in average age for the first child in Malmö (age)

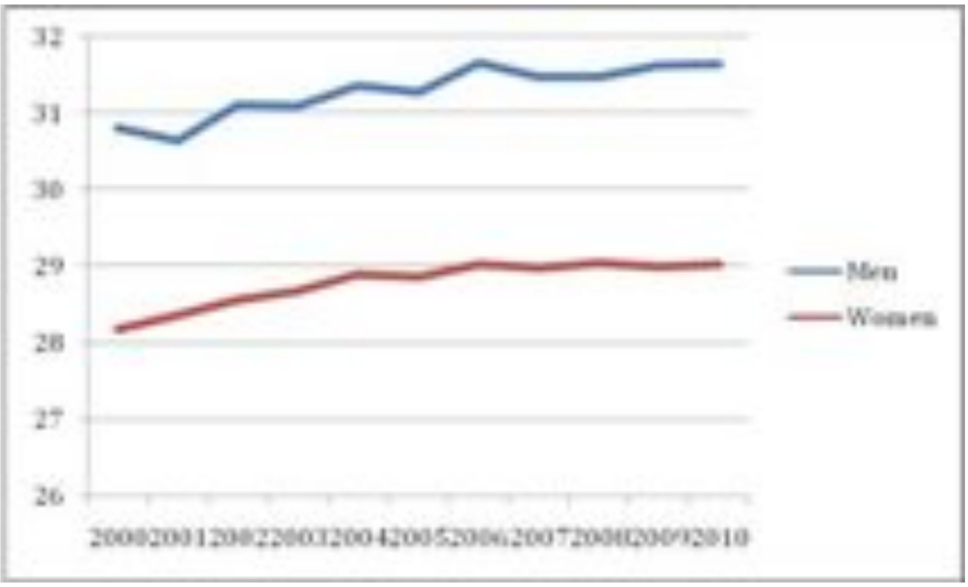


Table 21 - Trends in average age for the first child in Malmö (age)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Men	30,81	30,64	31,11	31,09	31,35	31,27	31,65	31,46	31,46	31,61	31,64
Women	28,18	28,37	28,56	28,67	28,89	28,85	29,02	28,98	29,04	28,99	29,03

Chart 23 - Trends in families with pre-school children, 0-5 years, in Malmö (%)

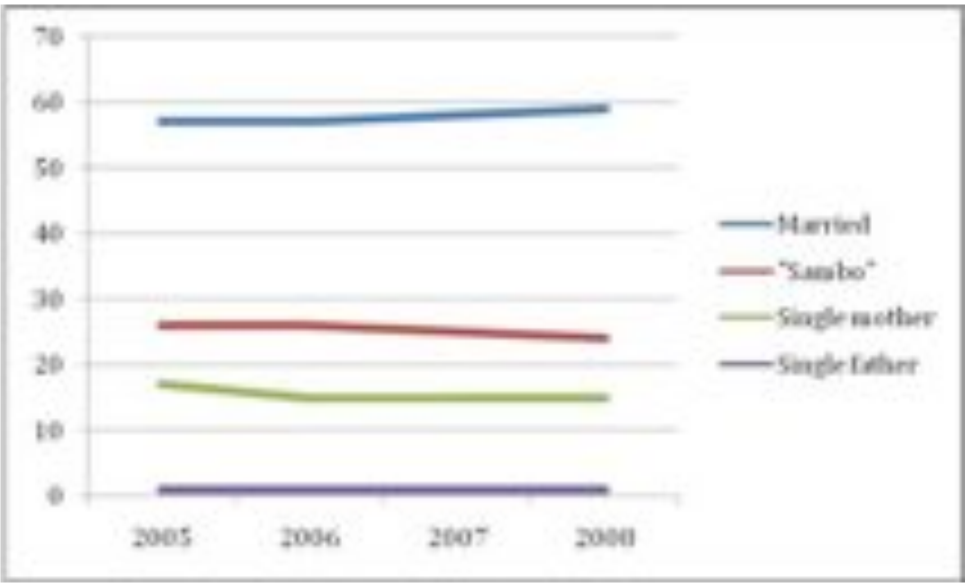


Table 22 - Trends in families with pre-school children, 0-5 years, in Malmö (%)

	2005	2006	2007	2008
Married	57	57	58	59
"Sambo"	26	26	25	24
Single mother	17	15	15	15
Single father	1	1	1	1

Chart 24 - Trends in singles, divorces, marriages, and widows in Malmö (#)

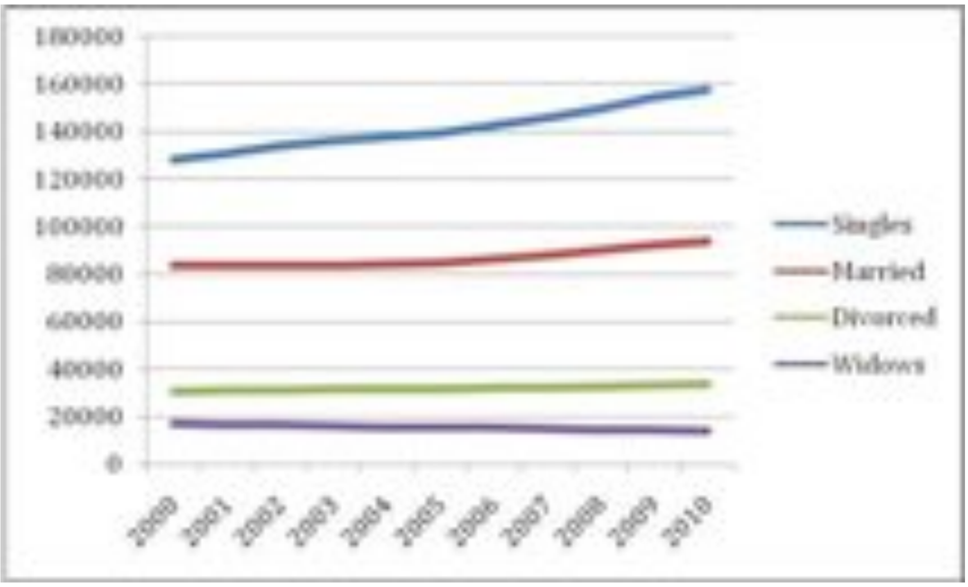


Table 23 - Trends in singles, divorced, married, and widows in Malmö (#)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Singles	128036	130859	134059	135874	137647	139407	142805	145664	149447	154426	157616
Married	83946	83790	83805	83916	84442	84921	86234	88031	90072	92110	93764
Divorced	30630	31057	31274	31371	31405	31533	31956	32144	32372	32972	33570
Widows	16967	16691	16343	16010	15648	15410	15249	14962	14644	14401	14013

Chart 25 - Trends in newly married and divorced in Malmö (#)

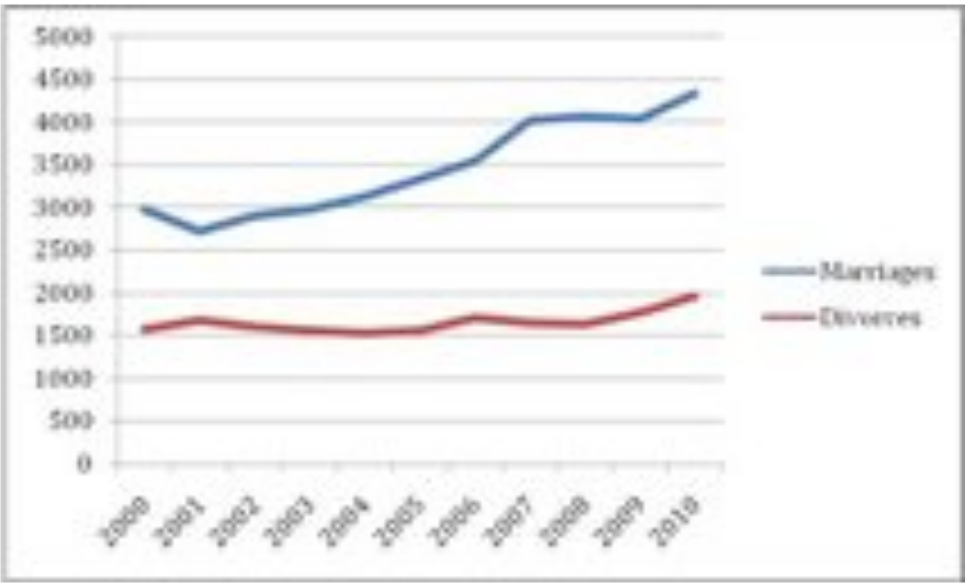


Table 24 - Trends in newly married and divorced in Malmö (#)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Marriages	2977	2721	2899	2970	3132	3334	3542	4024	4063	4045	4340
Divorces	1576	1674	1597	1561	1528	1552	1704	1643	1640	1766	1967

Table 25 - Trends in childcare (0-5 years) public expenditures in Malmö (Keuros)

2001	2002	2003	2004	2005	2006	2007	2008
90967	97638	109622	115996	127706	140689	157569	175048

Source: The Swedish National Agency for Education

Table 26 - Trends in children (1-5 years) in childcare in Malmö (%)

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
69	73	78	80	81	82	81	81	81	81

Source: The Swedish National Agency for Education

4. IMMIGRATION

4.1. Socio-economic trends

Migrants and ethnic minority groups in Malmö

With people from 170 countries, Malmö could be considered a multicultural city. Of Malmö's 300,000 inhabitants, 30 per cent or 90,300 were born outside Sweden. The largest groups come from Iraq, 9,900 people, Denmark, 9,000, and Yugoslavia 8,400.The groups from Iraq, Turkey and Somalia increased the most in 2010.57 per cent of Malmö's foreign population comes from Europe and 32 per cent from Asia.59% of Malmö's immigrants are Swedish citizens.

Over the whole population in Malmö, about 60% has a Swedish background, to be compared to about 40% with a foreign background (see chart 0). People with a foreign background include here people born outside of Sweden and people with parents who were born outside of Sweden. When we study the trends in proportion of birth regions other than Sweden in Malmö over the last ten years, there has been a slight decrease in the number of people from the EU, whereas the people born in the Nordic countries have been increasing somewhat (see chart 0).People from the Nordic countries refer to people born in Norway, Denmark, Finland, and Iceland. It could also be mentioned that when it comes to the proportion of elderly, people born outside of Sweden and the Nordic countries belong to a relatively, and increasing population group (see chart 0).

Malmö received about 796 refugees in 2009, 558 in 2010, and less than 500 are anticipated in the year of 2011.

In terms of the inclusion in the labour market, as discussed in a previous section in this report, trends in employment rates over the last years have been increasing for people born in the EU and the rest of the world, except for the last two or three years and for people born in the Nordic countries (see chart 0). Trends in unemployment rates correlate in a direct opposite pattern, a decrease in the early 2000s and an increase in unemployment the last number of years (see chart 0). People born in the Nordic countries experienced an unemployment rate of about 5-6% in 2010, whereas the same number was 10% for people from the EU and over 15% for people born outside of Europe. Another indicator of relevance for immigrants and their inclusion in the labour market is the rate of self-employment. Over the last years the trend has been increasing for all demographic groups (as per the chart on page 29). However, people born outside of Sweden are relatively and significantly more self-employed. Another indicator is the proportion of people in management positions (see chart 0), according to which people born in Sweden and the Nordic countries oftentimes are found as managers, whereas people born in the EU and the rest of the world to a lesser degree are employed as managers.

Statistics on income distribution and wage gaps also reveal that people born in Sweden and Europe earned more in the last couple of years and that people born in the Nordic countries and outside of Europe earned less (see chart 0).

In regards to inclusion in the housing market (see table 0), the overall trends in Malmö over the ten last years are that relatively more people live in owned apartments. There are slight variations among the different birth regions, such as the sharp decline in renting an apartment among people born in the Nordic countries and the stability among people born in the EU, but in general, the overall pattern seems valid for most groups.

Territorial distribution of ethnic minority groups in Malmö

Malmö is by Swedish standards a segregated city. Areas in Malmö characterized by more rental apartments, lower incomes, and higher rates of unemployment tend to be populated by people born outside of Sweden and the Nordic countries. The areas of Hyllie, Fosie, Rosengård, and SödraInnerstaden are all such areas. It should be mentioned, however, that these areas are dynamic in terms of people moving in and out (Andersson, Bråmå et al. 2007). According to an index for segregation calculated for all municipalities in Sweden (see table 0), the rate of segregation has actually decreased somewhat over time in Malmö.

Consequences of segregation

Residential segregation has been on the political agenda since the early 1970s and has gained a greater attention since the 1990s due to observations of a growing segregation(Nordfeldt and Segnestam Larsson 2011). Most attention has been focused on segregation in Stockholm, Gothenburg and Malmö. Ethnic background is an important factor in segregation. But, researchers have pointed at the fact that the majority of the suburbs that has been referred to as the most segregated areas are not characterised by ethnic homogeneity. Instead there is a great ethnic diversity in these areas. What characterises these areas is a very low proportion of native Swedes. Segregation can therefore be describes as a distinction between predominantly Swedish-populated residential areas versus predominantly immigrant-populated residential areas (Andersson 1998; Gullberg 2002).

Studies based on Swedish data suggest that(Andersson, Bråmå et al. 2007):

- It is harder for the unemployed to get back into employment if many in the neighbourhood are unemployed.
- This effect is more noticeable in the small neighbourhood context.
- People who have immigrated have less income in the longer term if they tend to stay in areas of high concentration of people from their own group.

According to the study, segregation reinforces the growing social polarization in Malmö. Class differences are transferred to housing segregation. Interestingly enough, the same study claims that research has shown that people with higher incomes tend to live more concentrated than people with lower incomes (Andersson, Bråmå et al. 2007).

Immigrants and target group three

It is difficult to assess the size of the target group if all selection criteria should be adopted (i.e. first generation immigrants, been in the country for at least 5 years, country of birth different from the country they live in, age range between 25-40 years old, and max. secondary school degree, among other things). Data and descriptions on amount of population and other measures can be found above.

4.2. Indicators[3]

Chart 26 - Trends in number of people with Swedish and foreign background in Malmö (#)

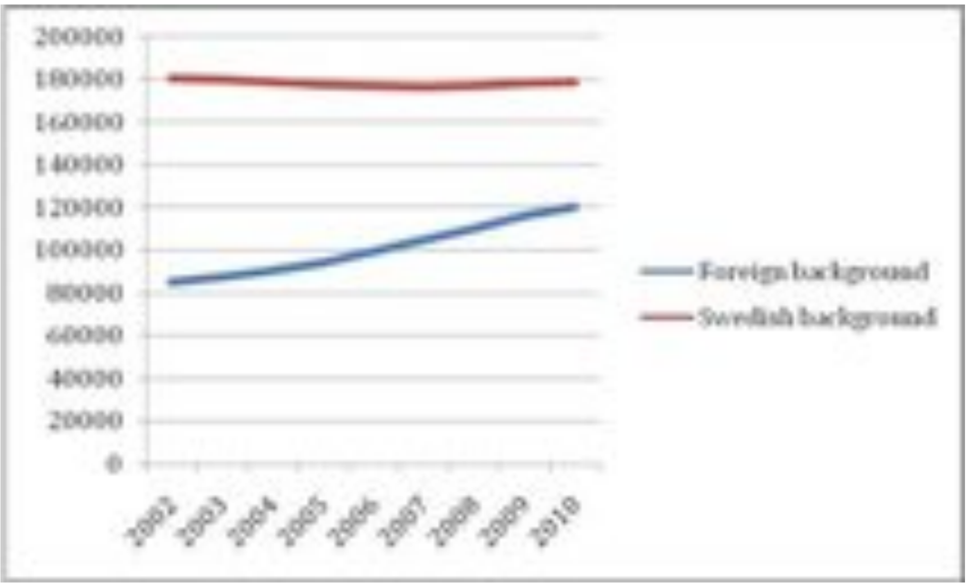


Table 27 - Trends in number of people with Swedish and foreign background in Malmö (#)

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Foreign background	84840	87300	90416	93520	99236	104633	109884	115830	120117
Swedish background	180641	179871	178726	177751	177008	176168	176651	178079	178846

[3] Source: Statistics Sweden (www.scb.se) unless specified otherwise.

Chart 27 - Trends in the proportion of birth regions other than Sweden in Malmö (%)

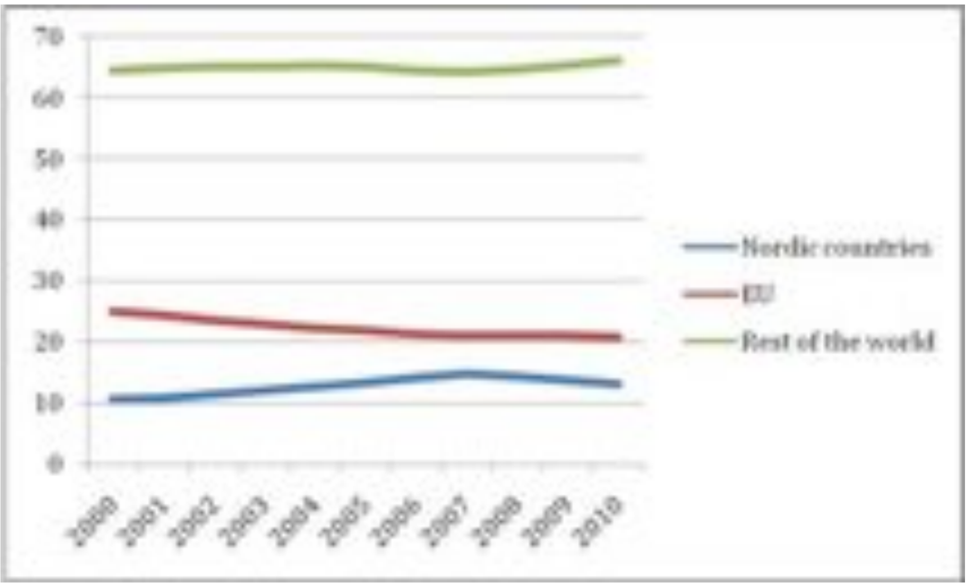


Table 28 - Trends in the proportion of birth regions other than Sweden in Malmö (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Nordic countries	10,6	10,9	11,5	12,1	12,6	13,2	14,1	14,7	14,3	13,7	13,1
EU	24,9	24,2	23,5	22,9	22,2	21,9	21,3	21,1	21	21	20,8
Rest of the world	64,5	64,9	65	65	65,2	65	64,5	64,2	64,7	65,3	66,1

Chart 28 - Trends in self-employment rates in Malmö. Birth region (%)

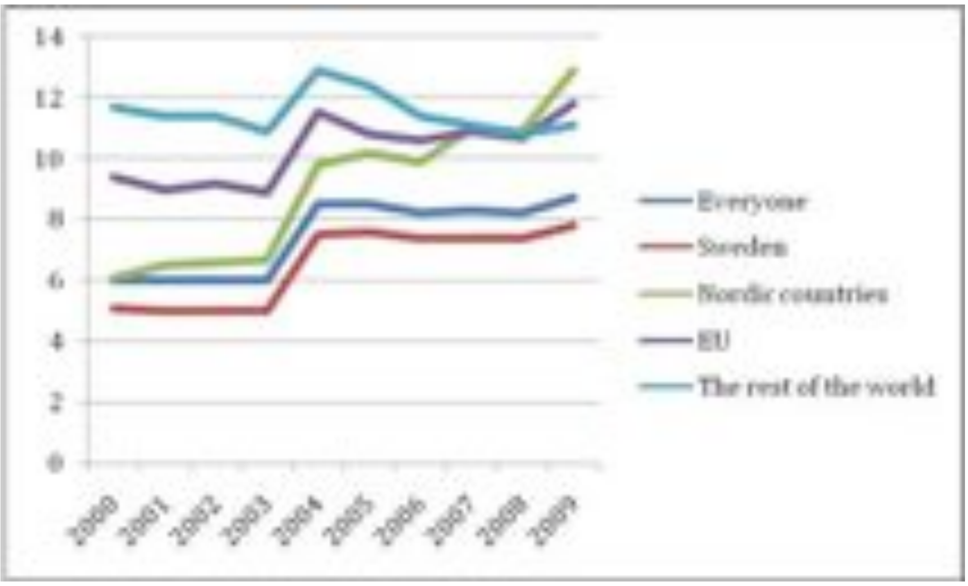


Table 29 - Trends in self-employment rates in Malmö. Birth region (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Everyone	6	6	6	6	8,5	8,5	8,2	8,3	8,2	8,7
Sweden	5,1	5	5	5	7,5	7,6	7,4	7,4	7,4	7,8
Nordic countries	6,1	6,5	6,6	6,7	9,8	10,2	9,9	11	10,9	12,9
EU	9,4	9	9,2	8,9	11,5	10,8	10,6	10,9	10,7	11,8
The rest of the world	11,7	11,4	11,4	10,9	12,9	12,4	11,4	11,1	10,8	11,1

Chart 29 - Trends in people in management position rates in Malmö. Birth region (%)

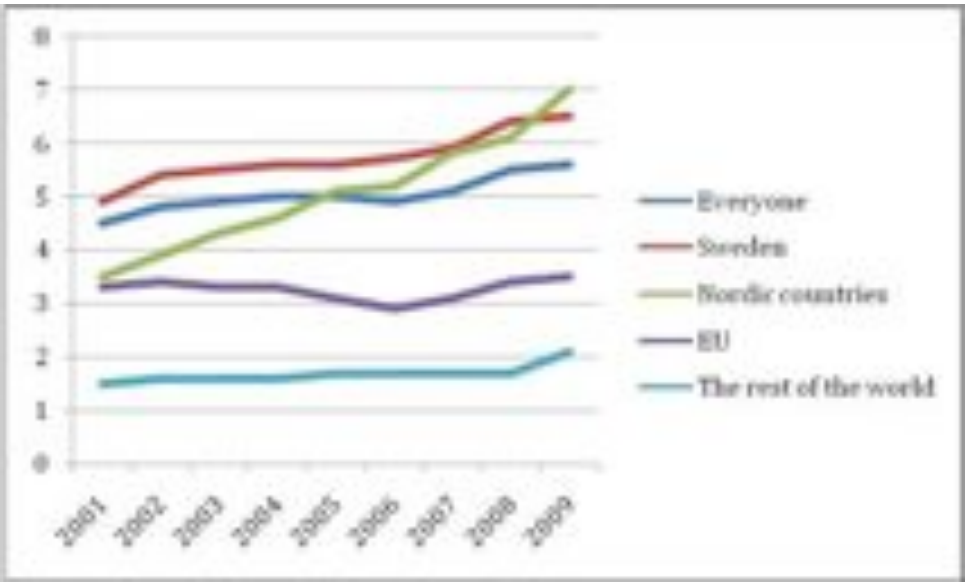


Table 30 - Trends in people in management position rates in Malmö. Birth region (%)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Everyone	..	4,5	4,8	4,9	5	5	4,9	5,1	5,5	5,6
Sweden	..	4,9	5,4	5,5	5,6	5,6	5,7	5,9	6,4	6,5
Nordic countries	..	3,5	3,9	4,3	4,6	5,1	5,2	5,8	6,1	7
EU	..	3,3	3,4	3,3	3,3	3,1	2,9	3,1	3,4	3,5
The rest of the world	..	1,5	1,6	1,6	1,6	1,7	1,7	1,7	1,7	2,1

Table 31 - Trends in housing tenure in Malmö. Birth region (%)

Everyone	Owners, house	21,2	20,9	21,3	21,6	21,9	22,1	22,2	22,4	22,4	22,4
	Rent	48,6	49,3	48,3	47,7	46,8	45,9	45	43,9	43,3	42,6
	Owners, apartment	29,2	28,9	29,6	29,6	30,2	31	31,6	32,4	33	33,9
Sweden	Owners, house	24,6	24,3	24,7	25,1	25,5	25,7	25,9	26,2	26,3	26,2
	Rent	43,4	44,2	43,1	42,9	42,2	41,5	40,8	39,8	39,1	38,3
	Owners, apartment	31	30,7	31,2	31	31,4	31,9	32,2	33	33,7	34,6
Nordic countries	Owners, house	15,9	14,9	15,5	15,6	15,3	16	17,7	19,6	20,8	21,5
	Rent	49,3	49,7	46,4	43,1	39,5	35,1	30,1	27,7	27,4	28,2
	Owners, apartment	33,5	34,1	36,8	40	43,8	47,5	50,4	51,2	50,4	49
EU	Owners, house	14,9	14,9	15,2	16	16,6	17,1	16,8	16,6	16,7	16,5
	Rent	50,3	50,5	50,2	49,4	48,6	48,3	48,6	48,6	48,5	48
	Owners, apartment	33,2	33,2	33,3	33,2	33,2	33,1	32,6	32,4	32,5	33,2
The rest of the world	Owners, house	7,1	7,2	7,8	8,5	9	9,4	9,6	10	10,3	10,6
	Rent	74,3	74,1	72,4	70,4	68,4	66,4	64,3	62,4	61,1	59,7
	Owners, apartment	17,8	18	18,9	20	21,4	23,1	24,5	25,9	27,1	28,3

Table 32 - Trends in welfare provisions in Malmö. Birth regions (%)

Everyone	% of ill transfer of net income	3,2	3,1	2,7	2,2	2,1	1,7	1,4	1,1
	% of activity transfer of net income	3,7	3,8	4	4,1	3,8	3,5	3,4	3,3
	% of unemployment transfer of net income	3	3,4	3,6	3,1	2,6	1,7	1,2	2,4
	% of support transfer of net income	2,2	2,1	2,1	2	1,8	1,5	1,5	1,7
	% of introduction transfer of net income	0,5	0,5	0,4	0,3	0,3	0,3	0,3	0,6
Sweden	% of ill transfer of net income	2,9	2,8	2,4	2	1,9	1,5	1,3	1
	% of activity transfer of net income	3	3,1	3,3	3,3	3,1	2,8	2,7	2,6
	% of unemployment transfer of net income	2,6	3	3,1	2,7	2,2	1,3	0,9	1,8
	% of support transfer of net income	0,8	0,9	0,9	0,8	0,7	0,6	0,6	0,7
	% of introduction transfer of net income	0	0	0	0	0	0	0	0
Nordic countries	% of ill transfer of net income	3,7	3,2	2,7	2,2	2,1	1,7	1,5	1,2
	% of activity transfer of net income	5,7	5,6	5,6	5,4	4,8	4,1	4	3,9
	% of unemployment transfer of net income	3,3	3,6	3,8	3,1	2,4	1,6	1,1	2,8
	% of support transfer of net income	1,4	1,4	1,2	1,1	0,9	0,7	0,7	0,9
	% of introduction transfer of net income	0	0,1	0,1	0,1	0	0	0	0
EU	% of ill transfer of net income	4,9	4,9	4	3,4	3,1	2,5	2,1	1,5
	% of activity transfer of net income	7,4	7,8	8,3	8,5	7,8	6,9	6,6	6,4
	% of unemployment transfer of net income	4,4	4,4	4,5	3,9	3,3	2,3	1,6	3,4
	% of support transfer of net income	2,9	2,8	2,9	2,9	2,5	2	2	2,3
	% of introduction transfer of net income	0,3	0,2	0,1	0,1	0,1	0	0	0
The rest of the world	% of ill transfer of net income	4	4,1	3,7	3,1	2,9	2,4	2,1	1,6
	% of activity transfer of net income	5,5	5,6	5,8	6,1	5,9	5,6	5,3	5,3
	% of unemployment transfer of net income	4,7	5,1	5,4	4,9	4,3	3,3	2,5	4,6
	% of support transfer of net income	9,4	8,5	8,3	7,8	6,7	5,8	5,5	5,8
	% of introduction transfer of net income	3,1	2,9	2,3	1,5	1,6	1,7	1,8	3,2

Table 33 - Trends in segregation in Malmö (%)

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
37,4	37	36,2	35,6	34,7	34	33,5	32,9	32,6	32,1	32,3

Comment to the table: The index is based on where the foreign-born population is resident, calculated as a regional division and weighed together to a local value. The index is not suitable for making comparisons between municipalities, but could be used to describe the developments over time in a single municipality.

5. TRENDS IN THE HOUSING FIELD

5.1. Socio-economic trends

Main changes in the local housing market

In Malmö, there are 147,300 homes (as of January 2011) of which 46% are tenancy (27% of rental owned by the EIA), 39% owned apartments, and 15% ownership. 45% of the accommodation is in a two-bedroom apartment or smaller. 82% of the homes are in apartment buildings and 18% in houses.

Over the past three years there has been an average of nearly 1 000 new homes constructed per year. However, if we study the specifics in more detail (as per chart 0) we see that the construction of apartments in particular have fluctuated significantly over the last ten years, with an absolute high in the year of 2008, and a decreasing trend in the last couple of years.

Statistics from the city of Malmö also reveal that the number of people per apartment has increased from 1.8 people per apartment in 1980 to 2 people per apartment in 2009. During the same time, however, the number of people per room has remained the same, implying that the apartments have gotten more rooms over time. Another trend over time is that more households have access to more than one home. In 1990, roughly 50% of the households only had access to one home, whereas in 2008, the same figure had decreased to 44%. About as many as 10% of the households have access to four or more homes.

In regards to trends in housing tenure, the overall pattern is fairly stable over time, indicating that most people are living in rented apartments, followed by owners, and last people living in houses (see charts 0 and 0). When we study trends in housing tenure for different sub-groups, such as age groups and birth regions, there are slight variations in the overall pattern, such as the sharp decline in renting an apartment among people born in the Nordic countries, but in general, the overall pattern seems valid for most groups.

Access to housing and social groups

Housing availability differs a lot between different regions of the country and between cities, especially between the metropolitan areas and smaller cities. The overall trend in the last decade is that housing shortages is a growing problem in the larger cities and in the university cities. The situation is worst in the metropolitan areas of Stockholm, Gothenburg and Malmö(Nordfeldt and Segnestam Larsson 2011).

One indicator for the access to housing in regards to Malmö is the trend in apartments for rent (see chart 0). Although, as a result of more apartments being constructed (see chart 0), the number of available apartments has been relatively stable over the last ten years, hovering around less than one per cent. This could of course be explained by the trends in population developments, indicating an increase in the number of people born, moving in, and immigrating to Malmö.

For more information on the critical urban areas in Malmö, such as Hyllie, Fosie, Rosengård, and SödraInnerstaden, please see the section on immigration in Malmö, which describes the relationship between birth regions, the housing situation, and critical urban areas.

5.2. Public regulation

Information on the role of different spheres in society in relation to the housing field on a local level in Malmö is scarce. The information provided here is therefore relevant for the national level and derives from the country report on Sweden produced as part of WP2 (Nordfeldt and Segnestam Larsson 2011).

Division of responsibilities among levels of government and social actors in relation to the labour market

The responsibility for housing supply lies at the local level, with the municipalities(Nordfeldt and Segnestam Larsson 2011). The local governments are according to the Law of housing supply obliged to compile a policy for local housing supply, once every length of office (which is four years). The local government is also by law (SoL) obliged to support persons that of social and/or socio-economical reasons are not able to arrange housing by his/her own means.

EU-regulation on e.g. state support and competition has an impact on municipal planning in Sweden. EU-regulations do not always correspond to Swedish law and practice and therefore bring about some restrictions in the acting space for local housing policy measures. Other policy fields that are topics for cooperation within EU and that by indirect means affect local housing policy are e.g. urban development and planning, social policy, energy and transport, environment and taxes (Boverket 2011).

There is no housing segment in Sweden corresponding to social rented housing(Nordfeldt and Segnestam Larsson 2011). There exists no income- or means testing to receive a special type of housing. The rents for both the semi-public (sw. *allmännytta*) and the private owned rented housing are decided in negotiations between the property federation and the union of tenants, guided by the system of "utilisation value" (Bengtsson 2006).

Private as well as and semi-public housing bodies set their own requirements though, on new tenants.

Changes in the distribution of responsibilities between levels of government and social actors over the last 10 years

During the 1990's Swedish housing policy changed dramatically with a deregulated housing market (Turner and Whitehead 2002)and a more market oriented approach. Since the mid 90s Swedish housing policy has changed from a general to a more selective policy where public housing no longer can be considered as a cornerstone in the welfare system. This is a policy change that has been supported by both former social democratic governments and the previous liberal/conservative government. In this way the Swedish policy follows mainstream European policy, with less tax benefits and restrictions. Housing in Sweden has to a larger extent come to be considered as a consumer good (Magnusson Turner 2010) and less as a social or welfare right (Bengtsson 2001). As a consequence to these changes housing policy is no longer a particularly visible policy field on the national level. Currently there is no housing department within the central government (this has been the situation since 1991 – a housing department existed from 1974-1991). Since 1991 the responsibility for housing issues has moved between different departments – Ministry of Finance, Ministry of Industry, Employment and Communication and Ministry of Environment and Planning. Since 2010 Sweden has a minister of Public Administration and Housing who works at the Ministry for Health and Social Affairs.

Trends of decentralisation and deregulation have been strong in this field, starting in the early 1990s (Nordfeldt and Segnestam Larsson 2011). These trends consist of processes towards market orientation and privatisations, with a concomitant decrease in public control over the allocation of housing. Housing assignment agencies have been closed down in most municipalities, municipal housing companies have adopted market principles, and rental apartments are being converted into co-operative apartments (mainly taking place in central Stockholm).Also, the fact that the system of state support for housing construction has ceased has lead to a decentralisation of financial risks from the state to the housing construction companies.

5.3. Indicators[4]

Table 34 - Trends in housing tenure in Malmö. Age (%)

		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
0-19 years	Owners, house	26,7	26,3	27	27,8	28,6	29,2	29,6	30	30	29,9
	Rentals	52,8	53,5	52,5	51,7	50,6	49,5	48,6	47,4	46,4	45,3
	Owners, apartment	20,2	19,9	20,2	20,2	20,6	21,1	21,4	22,2	23,3	24,4
20-64 years	Owners, house	20,2	19,8	20	20,2	20,3	20,3	20,3	20,4	20,3	20,1
	Rentals	49,7	50,5	49,5	49	48,1	47	45,9	44,8	44,3	43,6
	Owners, apartment	29,2	28,9	29,8	29,9	30,6	31,8	32,6	33,6	34,3	35,1
65+ years	Owners, house	18,1	18,2	18,8	19,2	19,6	19,8	19,9	20,2	20,6	21
	Rentals	40,1	40,1	38,9	38,5	37,4	37,2	36,9	36,1	35,7	35
	Owners, apartment	40,1	40	40,3	40,3	40,8	40,8	40,8	41,2	41,5	41,8
Total	Owners, house	21,2	20,9	21,3	21,6	21,9	22,1	22,2	22,4	22,4	22,4
	Rentals	48,6	49,3	48,3	47,7	46,8	45,9	45	43,9	43,3	42,6
	Owners, apartment	29,2	28,9	29,6	29,6	30,2	31	31,6	32,4	33	33,9

[4]Source: Statistics Sweden (www.scb.se) unless specified otherwise.

Chart 30 - Trends in construction in Malmö, no. of homes (#)

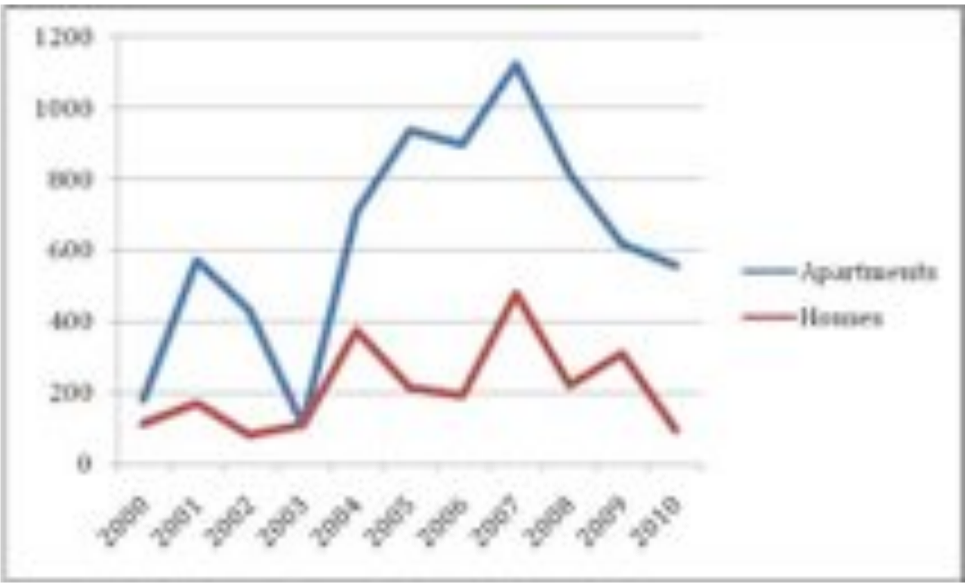


Table 35 - Trends in construction in Malmö, no. of homes (#)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Apartments	179	572	430	108	708	936	895	1122	815	616	556	
Houses	113	173	82	111	376	213	194	480	223	312	97	

Chart 31 - Trends in apartments for rent (allmännyttiga) in Malmö (#)

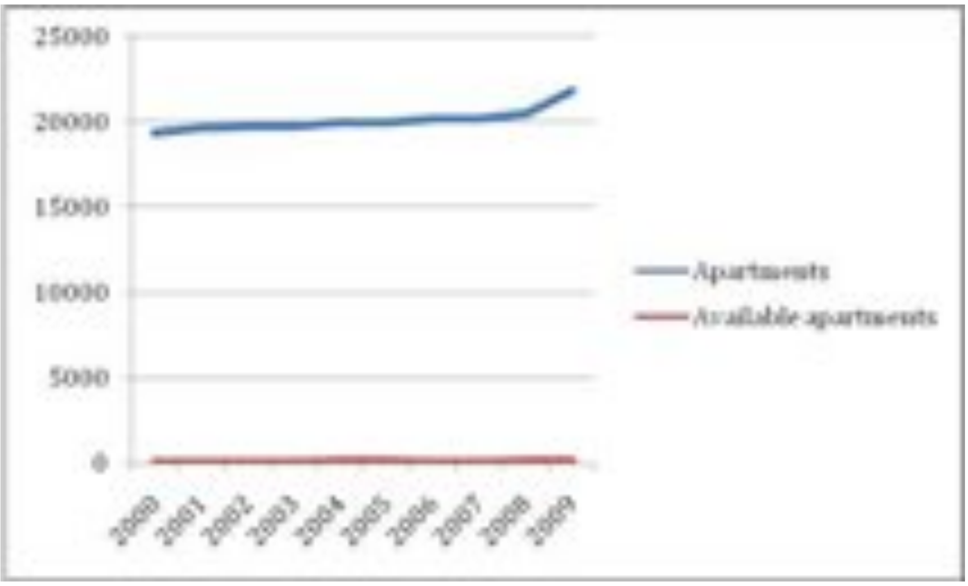


Table 36 - Trends in available apartments for rent (allmännyttiga) in Malmö (#)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Apartments	19331	19636	19705	19705	19915	19950	20137	20137	20483	21794	
Available apartments	54	45	42	48	72	82	49	46	101	77	

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