



UNIVERSITY OF
BIRMINGHAM



Urban Land
Institute

Mass Migration – Impact on Land Use and Real Estate



IRiS

Institute for Research
into Superdiversity

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Responses to the crisis

- Perception reality gap
- Lack of preparedness
- Lack of knowledge by real estate sector and migration experts
- Revitalisation of rural and derelict areas
- Need for more “low-end” properties
- Reluctance to engage the private sector
- Lack of information about needs
- Three categories of response

“...the general view in government is this should be handled by government...so they are very hesitant to do PPPs or joint projects where you bring in the private sector”

Stockholm

“They are actually happy to get people moving in there and settling because they will keep schools going and keep people shopping at the local supermarket.”

Copenhagen

“There doesn't seem to be something that states there's a policy coming back that tells you what your responsibilities are.”

London

Responses to migration

Humanisation responses
Different use of existing real estate

"It's the use of available real estate for initial reception such as industrial buildings"

Vienna

Temporary accommodation
Focus on transformation

"We saw people moving in our direction, then a lot of plans to tear down some bigger housing buildings were stopped."

Copenhagen

Settlement and integration
Focus on transformation

"I know of several instances where there have been very quick and flexible responses to the supply of residential space by developers."

Munich

Short term

Long term

Opportunities

- Change motivated by a sense of urgency
- New knowledge and skills
- Innovations that can address wider housing shortages
- Flexible accommodation for emergent need
- New collaborations

“I want the real estate industry to understand this situation as a huge chance in the transformation of cities, and moving building legislation forward where we can actually make cities better, and deal with them in a creative way”

Hamburg



Startblok Riekerhaven (Amsterdam)



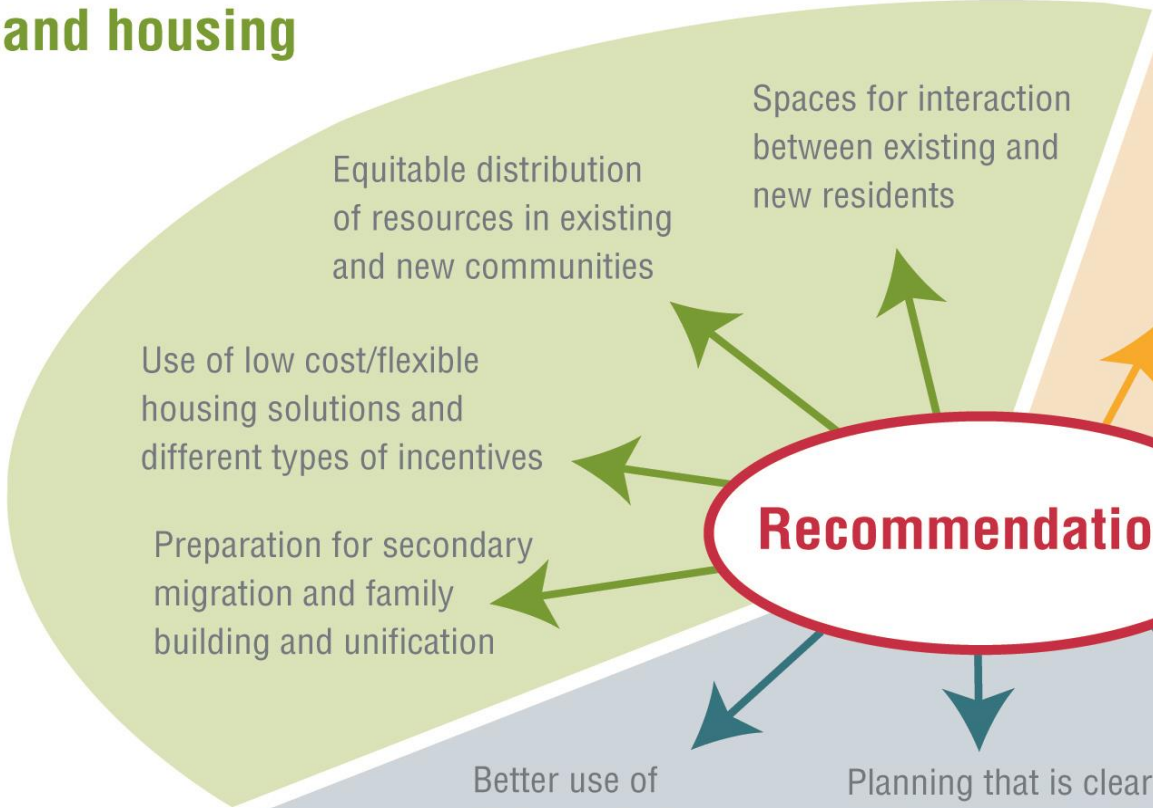
Urban Cribs (Gothenberg)



Urban Rigger (Copenhagen)

Opportunities

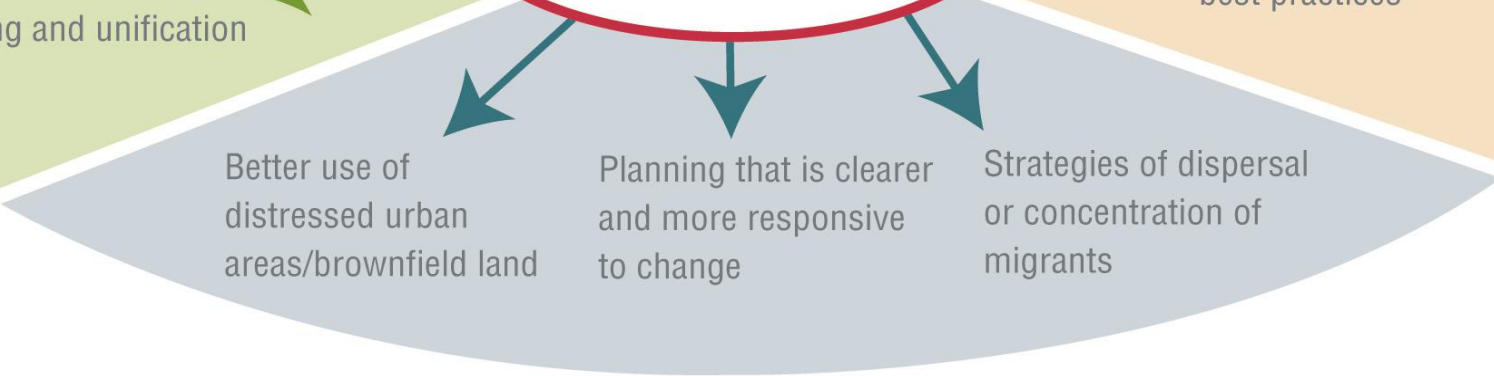
Infrastructure and housing



Increase knowledge and collaboration



Recommendations



Role of planning