



Decision on fees for housing coordination

Report submitted by

Head of Unit for the Local Property Management Office, Lena Bohlin.

Background

In the audit plan for 2022 (FS 1.4-2399-21), the University Board commissioned the Internal Audit Office to carry out a review of internal charging and internal pricing. In the light of the observations from this review, the Internal Audit Office makes four recommendations, one of which is as follows: "Review the fees for housing coordination so that they do not come into conflict with the provisions of the Swedish Tenancy Act regarding reasonable rent." The University Management has responded to the report (FS 1.4-1029-22). One of the measures that will be carried out in connection with the report is:

"Review the fees for housing coordination to ensure that they do not come into conflict with the provisions of the Swedish Tenancy Act regarding reasonable rent. The Government is planning to decide shortly to establish a new regulation on the possibility for universities and colleges to provide housing, which also includes fees. The University Management intends to await a decision on this new regulation before a review is carried out."

Process

A working party consisting of Deputy University Director Per Ragnarsson, Head of Unit for the Local Property Management Office Lena Bohlin, Financial Controller/group secretary Annika Renström and Legal Officer Linda Lundmark has been commissioned by the University Director to review the fees for housing coordination, in accordance with the assignment.

The working party has reviewed the fees for housing coordination to ensure that they cover operational costs in accordance with the Ordinance on the possibility for universities and colleges to provide housing (SFS 2022:1515), and that they do not come into conflict with the provisions of the Swedish Tenancy Act regarding reasonable rent in accordance with Chapter 12, Section 55 of the Swedish Land Code (1970:994).

The following proposal is submitted:

Fees for the rental object are calculated by adding together three elements.

- Current basic rent in Swedish kronor for the rental object in question, as determined by the relevant property owner.
- Supplement for furnishings and other equipment in Swedish kronor.
- Supplement for costs for other utilities in Swedish kronor.

The working party also proposes that the actual costs for furnishings and equipment and for other utilities should be reviewed every five years. The proposal can be found in full in Appendix 1.



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This proposal has been backed by the Pricing Council on 27 March 2023 and by the Steering Group for Housing Coordination on 8 April 2023, and at the Head of Faculty Office meeting on 24 April 2023.

It is proposed that new charges should be introduced on 1 January 2024 for all tenants, primarily to give tenants adequate advance notice.

In accordance with previous procedures, the Housing Office charges the department in question a fee of SEK 4,000 per contract to deal with the housing issue for the department's international staff and visiting research fellows. It is proposed that this fee should remain in place.

Information about the new rent will be sent to each tenant by email during August, and will be posted online for future tenants. Departments will receive information via Aurora and the *Köhantering bostad* Teams space.

Decision

The University Director has decided:

that fees for housing coordination should cover operational costs in accordance with the Ordinance on the possibility for universities and colleges to provide housing (SFS 2022:1515), and that they should not come into conflict with the provisions of the Swedish Tenancy Act regarding reasonable rent in accordance with Chapter 12, Section 55 of the Swedish Land Code (1970:994),

that fees for the rental object should be calculated by adding together three elements: the current basic rent, furnishings and other equipment, and other utilities, and

that those costs that do not constitute basic rent should be subject to annual indexation in line with the change in the consumer price index (CPI) in October of the previous year.

Appendix:

Rapport hyreslägenheter till utl studenter och gästforsk_arbetsgrupp.docx

Communicated to:

Faculty offices

Employee organisations

Per Ragnarsson, Deputy University Director

Richard Olsson, Property and Facilities Director

Anneli Moström, Financial Controller

Annika Renström, Financial Controller

Linda Lundmark, Legal Officer