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Introduction

The board continues to see great needs for renovations and investments in our association.

For example, the garage needs to be renovated or demolished and possibly rebuilt. Our district heating plant is also located in the garage and it also needs extensive renovation. In order to find income for the renovation needs, the board began a number of years ago to investigate whether a possible sale of the pizzeria site could be a way to strengthen the association's coffers.

In the event of a new building, they also need parking spaces, one idea is if we could perhaps collaborate on the garage and thereby reduce costs for the association. The board is also investigating whether it would be profitable to switch to geothermal heating, in which case the district heating connection would no longer be needed. This is also considering that district heating prices have skyrocketed and will most likely continue to rise sharply.

Reference group

The board wishes to create a reference group/working group for the dialogue between the board, Settler and other project drivers, as well as a number of representatives from the residents, both skeptics and positive ones. The board will return to how this can be done later.

The board will continuously inform on the website and via information letters about the municipality's plans for the area and how the board with the reference group is working further on the issue.

Status

The municipality has so far only decided to begin work on developing a new detailed plan for the area. This means that the municipality sees it as a priority and allocates resources to drive the planning work. There is a current detailed plan where the planning work involves testing whether it is suitable for housing in the area. No other decisions have been made.

In early March, the decision to begin the planning work (step 1 below) will become legally binding to produce the basis for all investigations that must be carried out before the project. This is compiled in a proposal (review document). This process can take between 2-4 years before it is complete and approved. Before there is a legally binding detailed plan, a building permit cannot be approved.

The 6 steps in the detailed planning process

1. Start-up & Planning Notice: The planning process starts, often after an application for planning notice from a developer or through the municipality's own initiative. (clear)
2. Consultation: The municipality develops a proposal and sends it to those concerned (neighbors, authorities, interest groups) for comments. The public can have their say [here](#).

3. Exhibition (Review): The proposal is revised based on consultation views and exhibited (reviewed) so that everyone can see it and submit comments again.
4. Adoption: The plan is taken up for political decision (often in committee) and adopted.
5. Legal force: The plan becomes legally effective three weeks after the decision, provided that it is not appealed.
6. Implementation: A building permit can now be granted and construction can begin

The price for the plot is determined by the municipality and is based on the gross area ([BTA](#)). Of the building rights, 80% is allocated to Solna City and 20% to our association. The preliminary assumption of 6,500 BTA would generate income for the association of about 18 million SEK, about 35,000 SEK/m². To compare with 3,000 SEK/m² what the association bought the plots for in 2013.

The garage

Demolition of the part of the garage where the coal pocket is located (the part closest to Björnstigen) and the pizzeria is included in the project plan.

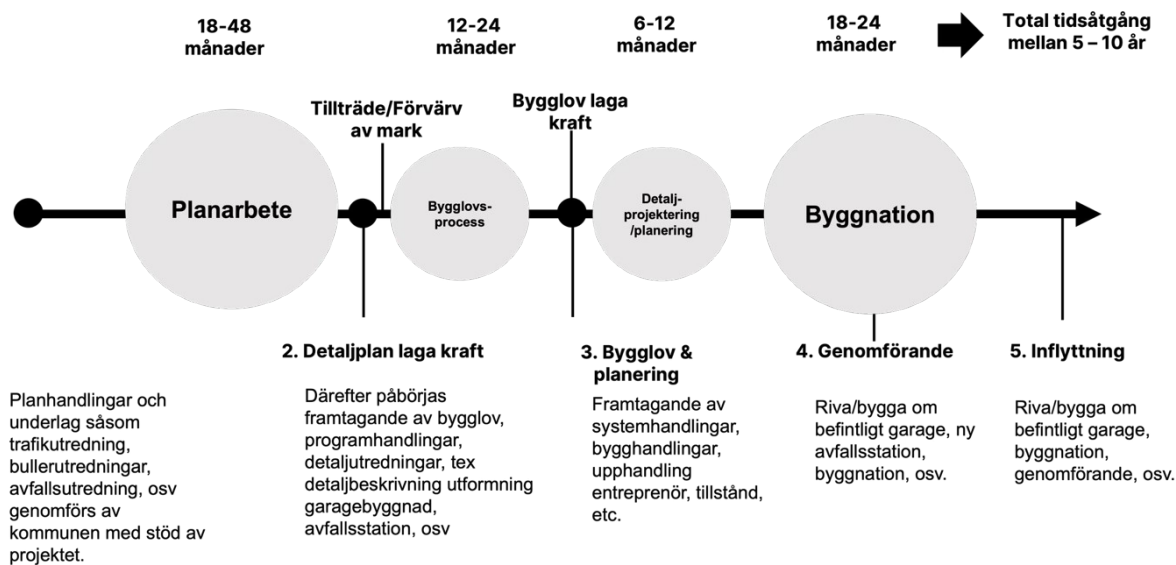
As for the rest of the garage, it is ideal if it can be included in the project, but it must be evaluated and investigated how the costs should be handled before any decision can be made about this. However, it is unreasonable that the garage should not be included in the project in one way or another.

The existing energy system in the association is already old and needs to be replaced, it is included in the plan to investigate the best solution.

Environmental station

Must be investigated and resolved, but probably needs to be moved? Today there is no clear solution. What is clear is that the municipality would prefer to pass the responsibility onto the individual associations, but that is not in our interest, and not reasonable based on the existing conditions.

Tidplan för detaljplan, bygglov & byggnation



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