

Carlsberg City Landowners Association

Newsletter – August 2025

Dear members of the landowners association

Here is the latest newsletter with big and small updates from the association.

Playgrounds:

As a follow-up to the decision at the general assembly, the board has now entered into a contract with Elverdal, the company that will carry out the playground upgrades. Since the playgrounds are publicly accessible, any changes require a building permit. Processing time at the municipal authorities is currently 4–6 months, so unfortunately we do not expect work to begin until sometime in the first quarter of 2026.

Subsequent to the general assembly decision, we were contacted by Føtex at Tapperitorvet, who wishes to give something back to the community and therefore would like to nominate a suitable project for the Salling Foundation. The board has designated the playground upgrades as such a project, and together with Føtex, an application has been submitted to the foundation. The maximum grant is DKK 250,000, which would of course be very welcome. However, it may be a requirement that the project must be carried out in 2025 in order to be eligible for funding. As mentioned above, this might mean that we will not be considered. We are keeping our fingers crossed and hoping for the best.

Ny Carlsberg Vej:

At the general assembly in May, members expressed the opinion that Carlsberg Byen P/S is obliged to ensure that the cobblestone paving on Ny Carlsberg Vej is made bicycle-friendly. The assembly therefore urged Carlsberg Byen P/S, in dialogue with the homeowners' association board, the Agency for Culture and Palaces, and the City of Copenhagen, to secure a dedicated bike-friendly surface along the entire cobblestone street as soon as possible.

In August, representatives from the board met with CBY P/S to clarify their position. CBY P/S explained that during the process leading to Ny Carlsberg Vej being listed, they argued against listing the street, but once it was decided, their position was that the street should be restored to its original appearance without changes. Together with external advisors, they looked into options for making the street more bicycle-friendly, but none of the solutions were considered aesthetically acceptable.

Cyclists are encouraged to use the well-functioning cycle routes in the area, such as the Carlsberg Route (along the railway tracks), J.C. Jacobsens Gade, Pasteursvej, Lagergade, Flaskegade, and Rahbeks Allé, all of which are asphalted.

The street has therefore been restored according to an application approved by the preservation authorities. The developer's position is that the homeowners' association took over legal responsibility for the street three years ago, and it is therefore up to the association to pursue—and finance—any changes, should there be a majority in favor.

At its upcoming meeting, the board will discuss the next steps, including whether to initiate a legal review of the matter, and whether better cycling conditions on Ny Carlsberg Vej can be achieved. The board will present possible solutions and their financial implications to the members at the next general assembly.

Maintenance plan:

At the general assembly, the outgoing board encouraged that focus in 2025 should be on preparing a long-term maintenance plan for major tasks falling under the association's operation and maintenance obligations. The new board has taken this to heart. At the recent meeting, it was decided to ask the association's technical advisor, Morgan Nielson, to draft a task description and provide a proposal for preparing a long-term maintenance plan.

The purpose of the plan is to provide a qualified overview of expected costs for major maintenance work over a 10–20 year period. Major work may include resurfacing, replacement of technical installations, and planned upkeep of building structures. The plan will not cover minor repairs, which will continue to be handled under the regular operating budget.

Based on this plan, a future general assembly will be able to make an informed decision about how much money to put aside, and in what way, for future large-scale maintenance projects.

Traffic in Carlsberg City:

We receive many inquiries about traffic issues in Carlsberg City, and would like to take the opportunity to address a few of the most frequent concerns:

Speed and signage:

Many residents report that driving speeds are too high and that there is insufficient signage. However, signage is complete and fully in line with the permits and requirements from the City of Copenhagen (road authority) and Copenhagen Police. The Traffic Act applies here as well: in city areas the speed limit is 50 km/h, unless otherwise indicated. Throughout Carlsberg City, a recommended speed of 30 km/h is posted at all entry points.

The board shares residents' frustration with speeding. Enforcement, however, lies with the police. We are pleased to note that police presence in Carlsberg City has increased significantly, and officers can now be seen almost daily. Recently, police have issued fines to motorists illegally using Ny Carlsberg Vej for through-traffic under the Elephant Gate and Dipylon Gate, and also to cyclists riding on the sidewalks. The more visible the police presence, the fewer will be tempted to ignore the rules.

Several residents have asked why through-traffic on Ny Carlsberg Vej cannot simply be blocked with a physical barrier. The short answer is: it would work, but permission has been denied. The developer has repeatedly applied for such measures, but the City of Copenhagen has always refused—likely due to the unresolved question of whether a bus route may one day run along Ny Carlsberg Vej.

Pedestrian crossings:

Some have requested more crossings and pointed out that previous zebra crossings disappeared with new asphalt. This is correct: during the development phase, several crossings were installed, but they were temporary due to ongoing construction. In the completed district, no additional crossings are planned beyond those that exist now. The decision lies with the City of Copenhagen, which generally avoids approving crossings outside signalized intersections. For Carlsberg City specifically, the city believes traffic volumes (outside peak hours) are too low to justify marked crossings.

Finances:

At the most recent board meeting, the financial report as of July 2025 was reviewed. Overall, the situation looks very positive: income from parking and rentals of the Community House exceeds budget expectations, and most major expenses are on target or below budget.

However, already in July we saw that the budget for “ongoing maintenance – green areas” (DKK 500,000 for the year) was nearly exhausted. As a result, further tasks under this line were suspended until the August board meeting. The higher-than-expected expenses were simply due to more repair work on green areas than anticipated.

Given the positive budget performance overall—and the fact that the DKK 500,000 allocated for playground upgrades (per the general assembly’s decision) will not be spent this year—the board decided to lift the suspension, with the provision that the administrator must notify the board if spending under this line reaches DKK 900,000. The board is confident this will keep finances under control and that the overall budget will not be exceeded.

Community House:

The Community House continues to thrive, with strong interest from members in using its facilities. The event rooms are almost fully booked on weekends for the rest of the year. Rental income as of July 31st was approx. DKK 165,000, compared to the budgeted DKK 87,000.

In addition to event use, there is increasing activity: many members book rooms for meetings, study, and other purposes. Five clubs (Mini Club, Arts & Craft, Trends and Tastes, Culture Club, and Literature Club) now use the Community House as their base.

We are also working to make the Community House even more attractive and user-friendly. For example, the booking system is being upgraded with video clips of the rooms, making reservations more intuitive. Some rooms are being updated with “soft” elements such as curtains and comfortable furniture. Finally, a basement room will soon open as a hobby

space with a workbench and donated tools. We hope all of this will further increase the enjoyment of using the Community House.

August 2025

The Board