

Landowners Homeowners' Association Carlsberg Byen Newsletter – February 2026

Dear members of the landowners' association,

Please find below the latest newsletter with updates—large and small—from the association.

Finances

We have not yet received the draft annual report for 2025. Based on the board's ongoing monitoring and reviews of account specifications, we expect the annual report to show a fairly solid surplus. In line with discussions at the last general meeting, the annual report will include two new notes describing remuneration paid to board members and the overall financials for the Community House.

We are currently reviewing the proposed budget for 2026. We are not yet far enough along to commit to final budget and contribution figures, but we are aiming for—and expect—an approximately unchanged contribution level.

The board frequently receives reasonable requests for the association to co-finance events that help strengthen community life in Carlsberg Byen—for example, a Christmas tree at Bryggernes Plads or an election debate in the Community House. Since we do not have a budget line for such purposes, nor a mandate to distribute funds for these types of activities, we unfortunately have to decline such requests, however sensible the events may be. To enable the board to make quick and pragmatic decisions about supporting community-building activities, we will propose at the next general meeting the establishment of a discretionary fund with accompanying guidelines for how the board may allocate such funds.

Traffic Conditions

Lars Svenning Andersen and the chair have, on behalf of the association, participated in a meeting with relevant officials from the City of Copenhagen regarding potential measures to improve traffic safety in Carlsberg Byen—particularly concerning the main access routes to the European School. The meeting was prompted by a number of resident inquiries to the municipality, which led the Technical and Environmental Committee to instruct the administration to engage in dialogue with the landowners' association.

The board approached the meeting with the aim of clarifying which measures the City of Copenhagen might consider prioritising as a municipal initiative—meaning implemented and financed by the municipality. Such clarification would also help us understand which additional measures—if approved by the general meeting—the landowners' association would need to carry out and finance itself.

The municipal representatives initially pointed to several possible initiatives outside the association's area. These primarily concern a potential pedestrian crossing on Vesterfælledvej and improvements to the cycle path on Vigerslev Allé. No promises were made, but it is positive that the issues are at least on the municipality's radar. As these areas lie outside the association's boundaries, we cannot otherwise be involved.

The municipality then identified three areas within Carlsberg Byen where they would like to explore the possibility of implementing measures at municipal initiative and expense: the intersection of Pasteursvej/Bohrsgade, the area around Stjerneporten, and a potential pedestrian crossing near Kedelpladsen/Fadet. As a first step, the municipality will conduct a traffic count to gain a clearer overview of traffic flows and the need for interventions. The traffic count will also help indicate how much of the traffic in Carlsberg Byen is through-traffic rather than local traffic.

The municipal representatives were open and honest, noting that there can be a long way from municipal intention to municipal action; ambitions are high, but funds are limited. Even if the municipality decides to implement and finance measures, execution depends on available budget. In other words, several (many) years may pass between decision and implementation.

We have agreed with the City of Copenhagen to continue the dialogue to keep each other informed about developments both within the municipality and the association. We have also agreed that the association may, on an informal basis, discuss potential proposals for traffic measures—before they are submitted to the general meeting—with the municipality. This pragmatic approach may save us from investing effort in proposals the municipality would ultimately reject. The board expects that members will submit proposals for traffic measures at future general meetings. The board has given Lars Svenning Andersen an informal mandate to coordinate such proposals with their proponents, where possible and desired, to ensure that proposals follow a sensible and realistic path through the association and onward in the municipal process.

Snow Removal

This winter has been harsh, with significant snowfall occurring mainly in two major periods. After the first snowfall, we observed considerable shortcomings in snow removal and ice control. During the second snowfall, the efforts were significantly better, though still not fully optimal. Mette Seifert and the chair maintain ongoing dialogue with CEJ regarding operational matters, and we have continuously raised issues with CEJ concerning snow removal and ice control. Hopefully, both we and CEJ will learn from the process so that performance improves further next time. Although we are not fully satisfied, it is worth noting that snow removal within Carlsberg Byen has been significantly better than on the municipal squares and roads just outside the association's area.

Snowfall inevitably means that snow and ice accumulated on roofs and ledges will fall when temperatures rise. These can be large amounts and pose a danger to passers-by. We remind everyone that building owners are responsible for either removing snow and ice before it falls or cordoning off relevant areas to protect pedestrians. We note that most property owners in Carlsberg Byen fulfil this obligation admirably. The association accepts that property owners establish necessary cordons, but these should, as far as possible, be arranged so that roads are not completely blocked to traffic.

Dog Walking

We regularly receive complaints and reports about dog waste, as well as requests for signs prohibiting dog walking. We have previously experimented with signs and dog-waste bag dispensers. Unfortunately, experience shows that they have little effect. The bag dispensers even had a negative effect, as bags with contents were left lying around—which is almost worse than unbagged waste.

The board's general position is that we do not wish to invest in a forest of signs—especially when they do not work.

However, we all have a responsibility to take care of our neighbourhood. We cannot control what passers-by from outside Carlsberg Byen do, but we encourage you to remind residents on your communication platforms to pick up after their dogs.

The Community House

The Community House is buzzing with activity! The event rooms are almost fully booked for weekends throughout spring 2026, and we now have seven clubs using the house for their activities: a mini-club, an arts and crafts club, a culture club, a literature club, a trends and taste club, a hobby-room club, and a drawing and painting club. Five additional clubs are on the way. If you have residents interested in joining, they can contact Bjarne Poulsen (bj.poulsen@gmail.com), who will gladly coordinate. More information is available at www.grundejerforeningen-carlsberg-byen.dk under “Fælleshuset”.

We are also continuing the ongoing upgrades to rooms, facilities, and the website. Among other things, a basement room has been converted into a hobby room, and several rooms have been attractively decorated with paint, wallpaper, and soft furnishings. Improved signage for entrances and rooms is on the way, and several technical systems (lighting control and surveillance) are being upgraded.

Playground Renovation

The unfortunate news is that the supplier, Elverdal, is still awaiting a building permit from the City of Copenhagen. The municipality currently has very long processing times. We cannot say when the playground upgrades will begin, but Elverdal is ready to start as soon as the permit is granted.

The good news is that the Salling Foundation has donated DKK 250,000 for the upgrade of the playground between Købke Hus and Humleby. We extend a huge thank-you for this generous contribution.

Contact Information

The association receives a large number of inquiries. To ensure efficient handling, it is important that inquiries are sent through the correct channels:

- Operational matters: driftcby@cej.dk
- All other matters: hej@grundejerforeningen-carlsberg-byen.dk

General Meeting

Please remember that the homeowners' association's general meeting will take place on **27 May 2026 at 17:00** in the Community House.

The Board