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July 2023



### ▶ Successful board of representatives meeting

There was a good tone when the board of representatives – Plus Bolig’s top authority – gathered for its general meeting. The report and financial accounts were unanimously approved, and then a new member was elected to the organisational board. > [Read more pages 2 and 3](#)



### ▶ Life in the estates flourishes

The estate boards and activity committees around Plus Bolig organise many different arrangements for residents. At estate 1047 (Peter Bruuns Vej, etc.), a whisky tasting drew the residents down to the community house. > [Read more page 4](#)



### ▶ Focus on energy optimisation

The first water and heating meters are already replaced, and a total of 22 estates are getting new meters this year. The new meters make it easier to optimise energy and, at the same time, give you as resident the possibility to keep track of your consumption. > [Read more page 5](#)



### ▶ Brief and to the point

- ▶ No to collective secretarial agreements with tenant organisations. > [Read more page 3](#)
- ▶ Solution on the way in the matter of the five estates seeking to leave. > [Read more page 2](#)
- ▶ Chairman’s meetings contribute to good dialogue. > [Read more page 3](#)

Newsletter:

### Even though it's summer – we're here

Plus Bolig’s employees, of course, also take summer vacations. However, even though we are operating with reduced staffing, our normal opening and meeting hours will be maintained throughout the summer. This applies to both our administration and individual teams.

We hope for your understanding that there may be slightly longer waiting and processing times than usual.

Wishing everyone a wonderful summer, Plus Bolig.

## The board of representatives meeting was a good start to the summer



This year's board of representatives meeting was a good sign that we in Plus Bolig are now close to being on the other side of some turbulent years.

The atmosphere and tone among the resident representatives who were present was good and cooperative. And Plus Bolig's chairman, Finn Pedersen, emphasised in his report that the time has now come when we must talk up our housing association.

For far too long, the focus has been on negative circumstances – and, in particular, the desire of five estates to withdraw from the community has eaten into the resources of both employees and tenant representatives.

In the report, Finn also discussed the many positive initiatives that have been set in motion. Among others, the energy optimisation efforts which are being rolled out in the estates (and which you can read more about on the following pages). He also spoke about the great contribution to

the social housing work Plus Bolig delivers every single day.

During the autumn, Plus Bolig will also establish a so-called whistleblower system, which in the future will give all residents and employees safe access to report conditions that they do not think are in order. Information about the new whistleblower system will follow during the autumn. From the more 'unfortunate' end of the scale, he related that Farso Boligforening has chosen to terminate the administrative arrangement with Plus Bolig. Of course, we're saddened by that decision – and thank our neighbours to the south for some good years under the same administrative umbrella.

Both the board's report and subsequently Plus Bolig's (and the estates') financial accounts for 2022 were approved by a show of hands.

The accounts, which were presented by finance manager Morten Hedelund, have also received a blank auditor's report.

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## Closer to a solution in the matter of the five estates seeking to leave

Immediately after the board of representatives meeting on 22 June, there was news about the five estates that no longer want to be a part of Plus Bolig.

Plus Bolig has been presented with a proposal for terms and conditions for transfer of four of the five estates. Work on finding a solution for the last estate continues. When there is a basis for decision which the organisational board can recommend to the board of representatives, the board of representatives will be called together

for an emergency meeting. It is the board of representatives that has the authority to make decisions of this kind.

Until there is a final agreement which also includes a model for the many practical details, Plus Bolig's administration will continue to service the affected estates as normal.

### New member elected to the organisational board

Jonas Rasmussen from the youth residences on Visionsvej was elected to the organisational board. At the same time, Dann Karbowskiak, Jytte Tofte and Jørgen Behrentzs were re-elected.

Therefore, this time round, we must say farewell to Niels Thomsen from Tove Ditlevsensvej. At the meeting, Niels was recognised for his efforts on the organisational board over several years.

## Stop of collective memberships in tenant organisations

### ► No, thanks to 'Danish Tenants'

At the board of representatives meeting, Finn Pedersen spoke about the organisational board's decision that Plus Bolig's estates can no longer enter into collective secretarial agreements with tenant organisations (four of Plus Bolig's estates today have a collective secretarial agreement with the organisation Danish Tenants, which is thus now terminated.)

Of course, all residents of Plus Bolig continue to have the right to join a tenant organisation and be personally represented by it. But it must thus be about individual memberships.

The background for the organisational board's decision is that we, as a social housing association, are a non-profit and

tenant democratically led organisation. All decisions are made by democratically elected residents.

Specifically, we have unfortunately learned that Danish Tenants does not recognise this premise. We have experienced that, to the contrary, Danish Tenants contributes to further division and acts in a directly untrustworthy way in cases in which the purpose should be to come together and find solutions.

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## Chairman's meetings contribute to good dialogue across the estates

### ► Living tenant democracy

At Plus Bolig, we have a good tradition of holding informal chairman's meetings a few times per year.

Here, the estate chairmen get the opportunity to discuss various topics of immediate importance and, at the same time, exchange experiences across the estates.

The most recent meeting in the spring included a good chat about several different topics. In part, the chairmen were briefed about the ongoing process with the five estates that want to leave Plus Bolig. We were also able to review the background for the new joint rental agreement which has been entered into between the Municipality of Aalborg and the social housing associations.

The agreement will help to ensure that the municipality's allocation of housing occurs with the greatest possible regard for the

composition of residents in the individual estates.

The chairman's meetings contribute to getting the estate boards – via the chairmen – closer to the rest of Plus Bolig's organisation. Both employees and other elected residents. And we find that the good and informal dialogue contributes positively to preventing conflicts and disagreements.





► Dialogue about social housing



## Mayoral candidates visit

The two Social Democrat mayoral candidates, Flemming Møller Mortensen and Lasse Frimand Jensen, visited Plus Bolig earlier this summer.

It was our own Ali Hassan who had taken the initiative, and the two candidates got in-depth insight into everyday life in some of our social housing.

Taking part from the organisational board were Finn Pedersen, Dann Karbowiak and Kamilla Kristensen, who, in addition to the general discussion about the circumstances for social housing organisations, also

got a good opportunity to express their concerns about the announced school closures.

It was a good day. And, at the same time, a day which showed how the two candidates – despite the mutual ‘battle’ for the mayoral post – respect each other, and how a democratic discussion can be conducted in a good tone. Even when you’re not in 100% agreement.

Since the visit, Lasse Frimand Jensen has, as you know, become the new mayor. And we wish him congratulations on the election.

► Whisky tasting



## Activities for residents flourish

The board of estate 1047 – Peter Bruuns Vej, Carl Rothes Vej and C.P. Holbølls Plads – has worked for a long time to gather the residents of the newly renovated estate for an informal arrangement.

After a number of cancellations, there was success in arranging a whisky tasting recently.

It was a really cosy day, and the participants were happy and satisfied. Allan, who was in charge of the whisky tasting, is himself a resident of the estate and has whisky as a hobby.

He was responsible for the tasting as a volunteer in the best manner.

Now, the estate board is on the lookout for other residents who have a hobby and/or knowledge that can be used for the next arrangement. (Is it you? Then get in touch with the estate board.)

In addition, the estate is holding a summer party in the new common areas on 9 August.

► Renovation at Omegavej



## Opening of new recreational space

At Omegavej 2-62, the residents have been through a major renovation. Among other things – new roof, new windows and doors, as well as a common recreational space with pavilion, new container yard, etc.

The estate, which consists of 30 senior residences, has gotten through the renovation in good spirits, even though it has been difficult and messy along the way. As a part of the renovation, the estate has also had the common areas renovated, including a new recreational space.

Bolig gathered in the good weather on June 29 when the space was opened in style – refreshments were offered and there was a visit by a hot dog stand.



► **Energy optimisation becomes a part of the scheduled maintenance plan**



## Energy on the agenda for field excursions

Thomas Jørgensen, who is Plus Bolig's energy and technical manager, has participated throughout the spring in many of the 'field excursions', which the estate boards go on together with operations personnel.

The idea behind the field excursions is to review the estate's maintenance needs and get input for the scheduled maintenance plan.

Now when Thomas goes along, it's to – together with the estate boards – point out

the places where the estate can optimise energy. Thomas says, 'It has been a really good experience, and there is great support for energy optimisation initiatives in the estate boards.'

Based on the field excursions and the energy screenings that have been done, energy optimisation has now been incorporated into the scheduled maintenance plans of almost all of the estates.

► **New water and heating meters on the way in many estates**

## Replacement of heating and water meters

This year, 22 estates will have new heating and water meters. It's a meter replacement for which the individual estates have saved up money, so it does not affect the rent.

The company BA Technologies has just started replacing meters in the first estates.

If you live in an estate getting new meters, you will receive a notification at least 6 weeks before and again 14 days before the work will be done. If you are going to be at home the day the meter is to be changed, you can give a key to your local Team office or call BA Technologies and arrange another time.

The new meters provide many advantages. Among other things, a better opportunity to optimise energy. At the same time, the meters 'watch over' the installations in the residences so that operations can react right away if an error occurs in the system.

In addition, the meter readings will be available on MyPage so that you can keep track of your water and heating consumption yourself.

*Remember, there are many shortcuts to information about your residence on MyPage.*

*Log in via our website the first time. Afterwards, MyPage remembers you.*

*If you live in an estate that gets new water and heating meters, you can soon also see your consumption on MyPage.*

