

## In this issue:



### ► We are back in our work clothes

The summer holidays are over for most people, and we face one of the busiest periods in the housing association, when the annual estate meetings are held here in August-September. > [Read our late summer greeting page 2](#)



### ► Summer activities in Aalborg SE

Plus Bolig once again played a large, active role when it came to planning and carrying out activities in Aalborg SE during the summer holidays. Read more about the activities and about our social sustainability. > [Read more page 3](#)



### ► Now, you also have to sort textile waste

All of us have to sort our waste. And now we've come to the final portion that, for the time being, that has to be sorted separately: 'Textile waste' - not to be confused with the clothes you already drop off now for recycling.

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### ► Brief and to the point

► The work to separate 5 estates from Plus Bolig is still ongoing. > [Read more page 2](#)

► Plus Bolig aspires to more Nordic Swan Ecolabel construction. > [Read more page 4](#)

► Turn out for the estate meeting. Here's where you'll find it. > [Read more page 4](#)

Aug 2023

Newsletter:

## Late summer offers up lots of new things, and we are all donned in our work clothes again



Finn Pedersen (chairman)  
and Mette Bach Kjær (director)

After several weeks with reduced staffing in the administration and operations, we can now take a serious look into the many late summer activities.

Our administration and service teams had organised the holiday schedule so that we have been open all summer. And we would very much like to thank all residents for showing a little extra patience.

Out in the estates, it's now time for the annual estate meetings. It is there where you as a resident can really assert your influence. Turn out and take part in the debate and the discussion with your neighbours.

Tenant democracy is a keystone in our shared housing association – and a gift for all residents which we must cherish. So, remember – that you can maintain a good tone, even if you don't agree.

You can find the meeting notice and agenda with attachments on MyPage, and we would encourage you to show up. Together, we can make Plus Bolig an even better place to live.

As you can also read below, we continue to work on the 'divorce' with the five estates wanting to leave Plus Bolig. Of course, we'll come back to you when a final determination is made.

In light of the fact that we are expected to have slightly fewer estates in Plus Bolig, we have adapted our organisation so that it matches the needs of our estates and residents. We have chosen to not refill a few vacant positions, and we have thus put together a new team of estate managers, recruited from our own ranks:

- Mogens Rank is the boss of the building technology department.
- Kim Jørgensen is the new leader of operations. However, Kim will also continue to be in Team VG.
- Rikke Jørgensen is the new team leader of resident service.
- Morten Hedelund continues as financial manager, and Ali Hassan is responsible for social sustainability.
- Karina Kornum continues as our HR and GDPR manager.

The new organisation is already in full swing resolving tasks for the residents in our estates. It's very promising.

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## Negotiations about transfer conditions in the matter of 'the 5' continue

There are now two other housing associations in North Jutland which have provisionally said 'yes' to taking over 4 out of the 5 housing estates that want to leave Plus Bolig.

Before the transfer can take place, however, it's necessary to work out conditions which our organisational board and, ultimately, our board of representatives can approve.

Together with the Supervisory Board in the Municipality of Aalborg, we are therefore working to eventually come up with transfer conditions that are reasonable for all parties.

Plus Bolig's board of representatives has previously confirmed that the five estates

can seek admission into other housing organisations.

But, in accordance with the agreement Plus Bolig has entered into with the Supervisory Board, the estates can only pull out when an agreement has been entered into which all of the parties, including Plus Bolig's board of representatives, can approve.

Until the agreements are in place, all 5 of the estates will be managed and serviced by Plus Bolig as they have been thus far.

You can read more about the matter and the request by the 5 estates to leave Plus Bolig in previous newsletters, which you can find here: [plusbolig.dk](https://plusbolig.dk)

## Plus Bolig is there when you're invited to summer activities in Aalborg SE

### ► Good neighbourliness and community spirit

The summer offered a wealth of activities in Aalborg SE. Together with the Steering and Process Group in Aalborg SE, Plus Bolig helped to arrange:

- Midsummer Fest: A cosy evening with bonfire, music and lots of activities.
- Creative workshop with KUNSTEN: Play and experiments with works of art.
- Creative workshop: Let your imagination run wild with different materials and themes.
- Children's show with Tino Tusindben: Magic, fun and hi-jinks.
- Street sport: Basketball, football and other activities with FriStedets and GAME-playmakers.
- Summer cosiness at Hans Egedes Church: Creative workshop, play, music and stories for the whole family.
- Free live roleplaying games for the whole family.
- Children's show with Rytmigoo: Groovy rhythms, fun songs and lots of motion.
- Family cosiness with campfire bread: Fellowship around the campfire with free campfire bread and marshmallows.
- Roleplaying in various forms.
- Other cool holiday activities for all from Year 3 to Year 10 classes.
- Square Fest at Grønlandstov.
- Opera on the playground: in cooperation with Aalborg Opera Festival.
- Summerfest at estate 1047
- Summerfest at estate 1030



Summer 2023 was an unforgettable time with lots of fun activities, fellowship and focus on well-being for the residents.

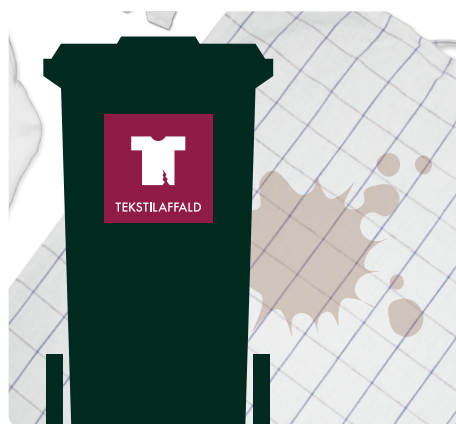
Again this year, Plus Bolig was an active partner when activities were offered in Aalborg SE. And, once more, Ali Hassan, our person responsible for social sustainability, was one of the many coordinators. However, Ali's duties extend much further than the many summer holiday activities. Therefore, you can also always reach out to Ali if you either have social and/or economic problems yourself, or if there are situations in your housing estate that worry you.

Ali says that it's within these main areas that he prioritises his efforts:

- In close cooperation with the job centre, the benefits centre, health promotion, the educational institutions, Fremdrift and other housing organisations, we work to create new job opportunities for the residents in Aalborg SE.
- We take part in several networking meetings about security and psychologically vulnerable residents in their own homes and carry out a course on tracking of residents with dementia for a team at Plus Bolig.
- We also strengthen green communities, citizenship and sustainability.
- We work actively to prevent rent arrears and evictions. There will be offers of financial guidance and help with rehousing, if necessary.
- We manage conflicts through dialogue meetings and effective handling. From April 2023 through July 2023, we dealt with 135 complaints, most of which concerned noise.

You can write to Ali Hassan via this email address: [ah@plusbolig.dk](mailto:ah@plusbolig.dk)

► Waste sorting



## You must sort 'textile waste'

You have probably sent your discarded clothes to recycling for many years. In many estates, a 'clothes container' is set up, and others find a container in the vicinity. But, now, you must also sort all of the textiles which others will NOT find useful (and which therefore cannot go into the clothes containers). This applies to, for example:

- Single socks, worn-out underpants
- Damaged pantyhose
- Worn-out sports clothes and swimwear
- Towels, curtains, carpets, dish towels with dried-in stains

- Worn cloths and disposable cloths
- Fabric remnants

Your estate board and operations agree on how you can best collect textile waste locally and will tell you more about this when an agreement has been reached in your estate.

Textile waste is the last of the 10 portions into which all Danes must sort their waste. If you are in doubt about where and how you sort your waste, then get a hold of your service team.

► Sustainability



## Plus Bolig wants the Nordic Swan Ecolabel for new construction

The ambition of being a sustainable housing association deals not only with social efforts and with the many initiatives we undertake in the green areas with a focus on biodiversity and environmentally-friendly work procedures.

Therefore, before the summer holidays, Plus Bolig entered into a declaration of intent together with the Municipality of Aalborg, Ecolabelling Denmark and a few of the municipality's other housing associations.

We oblige each other to seek Nordic Swan Ecolabelling for our new buildings and ren-

ovations. At the same time, we will receive – from Ecolabelling Denmark – training and advice about the requirements of the Nordic Swan Ecolabel.

The goal is for us to attain more certified buildings (with the Nordic Swan Ecolabel) in Plus Bolig and thus contribute further to reducing the overall CO2 footprint.

The Municipality of Aalborg has a goal of becoming CO2 neutral by 2050. We can reach this goal only if we also come up with innovations in construction.

Remember the estate meeting!

Go on MyPage.

There, you find the notice, agenda and attachments.

