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► Good savings tips when the prices rise

What can you do yourself to reduce the extra expenses for electricity and water at a time when the energy prices rise? We have drawn up some small savings tips to help all residents of Plus Bolig. [> Read more page 5](#)



► 5 estates leave Plus Bolig

After several years of disagreements, Plus Bolig and the Supervisory Board for social housing in the Municipality of Aalborg have entered into an agreement that an external business manager will help find a new housing association for five estates. [> Read more page 4](#)



► More help for the estate boards

Plus Bolig works continuously to become better at supporting the work of the estate boards as best as possible. Most recently, newly elected board members were invited to an introductory meeting. [> Read more page 2](#)



► Big and small – brief and to the point

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42 estate meetings held in Aug./Sept.

► You can find the summary from the estate meeting on MyPage

All estates in Plus Bolig have just held the ordinary estate meeting.

The estate meeting is the place where residents can meet locally and talk about the immediate things and about the future in the housing estate.

It is also at the estate meeting that residents can make proposals, which are then processed and possibly approved. This year, 69 proposals in all were received. That is somewhat lower than last year (116 proposals), when there had been a two-year, involuntary lull in meetings because of the coronavirus restrictions.

It is common for most of the estates that

the rent is increasing. Quite naturally, this gave rise to quite a bit of dialogue. The rent increases are primarily due to the estates' savings (allocations) for the arranged operations and maintenance plans, but also general price increases.

You can read the summary from your own estate on MyPage.

Plus Bolig's administration and operations are in full swing reviewing all of the summaries and registering the tasks that must be resolved. The work projects are prioritised and carried out in the most expedient order – so it may take some time before all tasks are accomplished.

Newly elected boards at intro evening

► Plus Bolig will do more to help the estate boards

Estate 1061 Kappavej/Deltavej in Mølholm was one of the estates which elected a new board at the estate meeting in late summer.

The new board consists of Marianne Pedersen (chairwoman), Birgitte Tolstrup and Michael Juel Andersen.

Precisely the task as a (newly elected) estate board needs to be made easier and clearer, and therefore Plus Bolig has set in motion several initiatives that will help the resident representatives.

The first step was a theme night for newly elected estate boards, and the estate board from Kappavej/Deltavej was there when 13 newly elected board members met at Plus Bolig:

– It is good that Plus Bolig makes an attempt to help those of us on the estate boards, and I think that it was a good meeting. It is really good to meet representatives from other estate boards and hear how they approach the task.

At the meeting, it also became clear that there actually are people in the administration who you can ask for advice and who would like to help us, says Marianne Pedersen.

Now, she hopes that the good vibes from the intro meeting continue into the future:

– It was clear that there is still a lot of work to be done. It is fine to have an annual overview for the estate boards, but we need, for example, updated templates and easier access to relevant information, if our work is to be made easier, she says.

The estate board at Kappavej/Deltavej must now – like all other estate boards – start prioritising the tasks it will throw itself into during the year.

For Marianne Pedersen, the board's task is especially about listening to all residents in the estate and providing answers to the questions people come with.

– I have a wish for us to develop a good tone and relationship among the residents. That we can shift focus from what once was, and instead look forward. Knowing well that we cannot agree on everything. But we must be able to accommodate the various attitudes, and, then, as a board, we must promote the conversation about why it's great to live here in the estate, she says.

Plus Bolig continuously works to become better at supporting the work of the estate boards as best as possible.

On > plusbolig.dk, there is already material that can be of help to the estate boards. This will be expanded continuously.

If your estate board needs knowledge/sparring, then do not hesitate to contact us via info@plusbolig.dk or tel. 96 31 41 51. We will find the right employees who can best help with your specific inquiry.

► Renovation



► You can read more about the comprehensive plan on plusbolig.dk

Comprehensive plan was adjusted – and approved

At the estate meeting in August, the residents of estate 1025 had to vote once again on the comprehensive plan that had otherwise been approved.

When the comprehensive plan was approved the first time back in 2020, it was emphasised that the residents should be consulted again if things came up that significantly changed the project. And as several circumstances have arisen making the project more expensive than originally budgeted, the comprehensive plan was put on the agenda for the estate meeting.

A detailed basis for voting was drawn up and distributed before the meeting, and a large majority voted (again) to say 'yes' to the comprehensive plan, even though

the new plan triggers a somewhat higher rent increase.

This is a comprehensive renovation plan, in which, among other things, bathrooms will be totally renovated, windows are replaced, insulation is improved and a large number of technical installations are replaced.

Among the biggest changes which the residents have approved in relation to the original comprehensive plan are:

- Replacement of sewers, water pipes and district heating supply in the ground
- Demolition and rebuilding of 12 totally renovated accessible residences.
- Rehousing of all residents – for shorter or longer periods.

► Meet Niels from the organisational board

OB member with a passion



Niels is a member of the organisational board and a resident in one of Plus Bolig's estates, and he also has a passion. A passion for riding motorcycles, which he combines with a collection that creates value for other people.

You see, Niels is part of the fellowship MC Julemærketuren, which every year carries out five trips scattered across the country in which collections are gathered for the individual Christmas Seal Homes in Denmark. In this way, he supports the aid work through which children learn to join communities and get their health and self-esteem strengthened.

It is values such as Niels' that we at Plus Bolig work to reflect. We want to be a housing association which creates value for our residents by being service-minded, well-ordered and lively. Our residential areas must create the settings for diverse and healthy communities for the pleasure of you, me and all of us.

Five estates leave Plus Bolig

► The board of representatives approves big and difficult decision



Much has been written about the cooperation problems between Plus Bolig's management and five estates. And we will not outline the whole history again here. But it is now a fact that the five housing estates (1013 Mariendal, 1029 Hostrups Have, 1056 K. Christensens Vej, 1058 Agertoften and 1063 Clementsvej) are leaving the Plus Bolig community.

In cooperation with the Supervisory Board for social housing in the Municipality of Aalborg, we have entered into an agreement that an external business manager will find one or more new social housing organisations for the five estates.

The agreement was approved by Plus Bolig's board of representatives at an extraordinary board meeting on 14 September.

Plus Bolig's chairman, Ebbe Dalsgaard, says about the decision:

– Despite many attempts and various mediations, it was not possible to find a way forward for the five estates in Plus Bolig. Now tenant democracy has spoken. We agree to separate. And, for all parties, it is good that a period has now been put on a very long process. I hope on behalf

of the residents in the five estates that a new organisation willing to take over will quickly be found so that the temporary business manager (Klaus Ringgaard, Alabu) can finish his work.

Ebbe Dalsgaard makes no secret of the fact that there have been some tough years, which have affected both the work in the administration and the tenant democracy leadership at Plus Bolig:

– The many disagreements and bones of contention have drawn many resources out of our organisation, and we must, of course, learn from the process so that we never get into a similar situation, he says.

The decision about the exit of the five estates was obviously the overriding item on the agenda on 14 September, and you can see a full summary here: >plusbolig.dk.

At the meeting, the board of representatives also approved Plus Bolig's accounts for 2021.

► Informal chairman's meetings promote dialogue

Chairman's meeting on current topics

Chairman's meetings are a good occasion to, in informal settings, exchange experiences between estates and provide input for operations, administration and the organisational board of Plus Bolig.

In addition to the chairman, each estate can nominate an additional board member. And in addition to that, the organisational board and representatives from Plus Bolig's administration take part in the meetings.

At the meeting on 27 October, these current issues are on the agenda, among others:

- Status and follow-up on the operations at our estates
- Status of the exit of five estates from Plus Bolig
- Electric vehicle charging stations
- Parking places and parking control
- Video surveillance

► Watch the budget

The prices increase – what can you (yourself) do

We work all the time on making our joint consumption of electricity and water more efficient in Plus Bolig. And especially at this time, when the energy prices are extra high, we must try to find savings. Every single one of us can also make an effort ourselves to reduce the extra expenses. Therefore, we have prepared small savings tips to help all residents of Plus Bolig:



► Save water

Many of us do not think about how much water we use for ordinary everyday things, but it does not have to be an enormous task to save water. In fact, only fairly small changes are needed to lower your water consumption.

With these 5 tips, you can both save money on the water bill and, at the same time, take care of the environment:

- Fill the washing machine/dishwasher all the way up and select short washing programmes with low temperatures
- Turn off the water while you brush your teeth
- Take a shower instead of a bath
- Use a washtub if you wash dishes by hand
- Take short showers and turn off the water when you soap yourself

> > [You can read more about how you can keep an eye on your water consumption here.](#)



► Save heat

It is important to be able to stay warm, but use only the amount of energy that is necessary. That is good for the environment. And for your wallet. You can go a long way by doing the following:

- Let the temperature be the same throughout the whole residence (20-23 degrees)
- All radiators in a room should be even. This ensures the best and cheapest heat.
- Turn down the heat at night and when you are not at home. But do not switch it off completely, because the walls and furniture will then become too cold.
- Furniture should not sit too close to the radiators.

> > [See more savings tips here.](#)

► Save electricity

Turn electricity consumption down and turn good energy habits up by:

- Filling the dishwasher all the way up and running fewer washes
- Using LED bulbs instead of incandescent light bulbs
- Washing your clothes at lower temperatures
- Using the clothesline instead of the tumble dryer
- Put lids on the pots when you cook food, and use less water when you boil eggs, potatoes, etc.

> [Get smarter about your electricity consumption here.](#)

► Turn your waste into a resource

Have you gotten your waste sorted?

When you sort your waste, it's not only a win for the environment. You also have less leftover waste that fills up 'under the sink'.

Waste sorting in the individual Plus Bolig estates differs depending on whether there are terrace houses, villas or flats in the estate. But common for all of us is that we must sort plastic, metal, paper, cardboard, glass and hazardous waste from the daily household waste.

Thus, leftover waste is what remains – when you have sorted everything else out – for example, food residues and particularly dirty packaging.

And it is important that you get that sorted. If leftover waste is sorted correctly, it can be converted into district heating and electricity at RenoNord's energy plant. And that helps to hold electricity prices down.

Your leftover waste must be in bags tied with knots so that you reduce the risk of obnoxious smells and pests. Use the bags for leftover waste distributed by Aalborg Forsyning. All households receive enough bags corresponding to a year's worth of consumption. You can only order extra bags after the turn of the year, so if you run out, you have to buy your own.

If you are in doubt about how to sort, there is help available in [> Sorteringsguiden](#)

