

► For 3 months, Keld has been on the hunt for savings to benefit the residents of Plus Bolig



Back in 2021, a new housing agreement was entered into to ensure that we maintain attractive rents in our social housing. Among other things, the agreement directs all social housing organisations to put additional focus on optimisation of purchasing.

– At Plus Bolig, there has always been focus on good purchasing, but, in connection with the housing agreement, we initiated a thorough analysis of our purchases. And that led to the board of the organisation approving the appointment of a professional purchasing agent, says Plus Bolig's customer manager, Jan Yde Larsen.

Keld is on the track of big savings

In March 2022, Keld Winther Nielsen took over as purchasing agent at Plus Bolig. And, here, you can read more about what has resulted from Keld's work in the first three months.

– Of course, I have spent some time forming an overview and analysing Plus Bolig's many different purchases. In fact, we purchase in approximately 25 different categories. Some very large and others smaller, says Keld Winther Nielsen.

Roughly speaking, the work consists of two parts: finding and negotiating better prices and ensuring some workflows and procedures in Plus Bolig's administration so that work with purchasing and control of bills is done efficiently.

According to Keld, purchasing better and more cheaply is, among other things, about getting payment terms that suit Plus Bolig's internal flow and standardising rules for suppliers, so that the book-keeping work becomes easier.

– Every year, Plus Bolig handles more than 14,000 invoices from approx. 700 different suppliers. It is important that we are always keen on having the best conditions with our suppliers and continuously review our agreements, he says.

Keld Winther Nielsen has therefore held several meetings with suppliers and reviewed existing contracts. In this way, savings and better payment conditions have already been found for the benefit of Plus Bolig.

Inflation is a challenge

It is no secret that prices are rising for everything now. Raw materials are getting more expensive. Energy and fuel have risen dramatically. Freight has increased. Altogether, this presents challenges that Keld also works with in order to reduce the consequences for Plus Bolig's residents.

– When there are even delivery problems and delays in a good many areas, it just provides fertile ground for further price increases. Here, we must keep a watchful eye so that we (and thus the residents) don't end up paying too much.

There are many tender rules that apply to parts of Plus Bolig's purchases. Keld says:

– In addition to the statutory rules, we actually go a step further at Plus Bolig. We have an internal set of rules which ensures that, even for minor purchases, we ask several suppliers. In this way, we ensure that we get the right market prices or even below, he says.

The work of reviewing all of the purchasing categories takes time. So Keld has plenty to look forward to for a long time to come. In addition, he is currently reviewing our internal processes to ensure that time is used properly and to identify whether we can advantageously digitalise some of our work.

You find Keld in the administration at Alexander Foss Gade.

► The agenda has been sent around

Do you want to go to the estate meeting?

Estate meetings are coming up at all of Plus Bolig's estates, and, as a resident, you are also invited to the meeting at your estate.

It is at the estate meeting that the residents approve the budget for the coming year – and thus also the rent. It's also at the estate meeting that you choose members of the estate's board.

Tenant democracy is the foundation in a social housing association like Plus Bolig. Here, there is no one who will earn from the rent, and we are together in sharing the costs of our operations and administration.

The estate meeting is also a good occasion to meet neighbours and have a chat about everyday life in your housing estate.

► Collaboration on development of Aalborg SE

Plus Bolig contributes to safety, jobs and community spirit in Aalborg SE



During the summer, there were many visible and well-attended activities in Aalborg SE. The activities were funded by both foundations and cooperating partners in the Steering Group:

Music, creative work shop, sport, outing to Hesteskoen Beach, tickets to Aalborg ZOO and Gigantium Swimming Hall for financially needy families in the area, Skt. Hans arrangements. Many children and youths also took part in the football school at B52, at a riding colony with Fri-Stedet or a holiday trip with Alabu Bolig.

> Follow along and find current activities on Facebook here



The collaboration in Aalborg SE – between the Municipality of Aalborg, the Jobcenter and four social housing organisations – has contributed to safety, jobs and community spirit for all in the city quarter.

As a so-called prevention area, Aalborg SE has a lot of focus in the municipality, and, with more than 1000 flats in the area, it's natural that Plus Bolig is an active player in the work around Aalborg SE. We actively participate in the collaboration's steering and process groups. And, not least, our resident advisor, Ali Hassan, is involved in many of the activities spread out over the area.

In close cooperation with Jobcenter Aalborg, we continuously work with recruitment of our residents or residents in the local area. For example, when we renovate, or when we have a unified plan in which companies work in our areas. In this way, it has been possible to create 17 part-time positions and 4 full-time posi-

tions within the past year. But we do not stop there:

The Jobcenter moves into the housing areas

In the future, the Job and Activity Center will move into our housing areas. In this way, the distance between job placement and residents becomes shorter.

We believe that this will contribute positively to finding job opportunities that match the needs and possible challenges of our residents.

More information will, of course, come out in the housing estates concerned.



In cooperation with the Municipality of Aalborg, a networking meeting was held with 14 companies in Aalborg SE in the summer. The goal was to get the business community involved in the collaboration to employ more local residents in the companies in the area.