



In this issue:

Newsletter: Aug 2022



▶ Better city: New rental agreement

The Municipality of Aalborg and all social housing organisations in the Municipality of Aalborg have agreed on a new joint rental agreement that will ensure positive development of the mixed city in Aalborg and prevent individual areas from developing negatively. > [Read more page 2](#)



▶ Development of Aalborg South-East

Plus Bolig is an active partner in the work around Aalborg SE. We take part actively in the collaboration's steering and process groups. Over the summer, there have been many activities. And, before long, the job effort will move out into our residential areas. > [Read more page 5](#)



▶ Purchaser on the hunt for savings

In March 2022, Keld Winther Nielsen took over as Plus Bolig's purchasing agent. Here, you can read more about what has resulted from Keld's work in the first three months. > [Read more page 4](#)



▶ Big and small – brief and to the point

- ▶ Are you going to serve spirits at a party or meeting? > [Read more page 2](#)
- ▶ Do you want to go to the estate meeting? > [Read more page 4](#)
- ▶ Biodiversity at Plus Bolig. Is it also something for you? > [Read more page 3](#)
- ▶ Current renovation projects at Plus Bolig > [Read more page 3](#)

Are you going to serve alcohol at a meeting or party?

Be aware that there are various regulations if you want to serve alcohol at an arrangement in one of our communal buildings.

In some cases – especially when there is public access – it is necessary to apply to the police for a licence.

We have created a fact sheet in which you can read about the various types of arrangements and the regulations regarding alcohol licences.

► You can get the fact sheet at plusbolig.dk here



► Better, mixed city

New rental agreement in the Municipality of Aalborg

A new agreement between the Municipality of Aalborg and the social housing organisations in the municipality establishes that all housing organisations must make every fourth vacant tenancy available for the municipality's placement allocation agency. At the same time, the municipality will collate housing social data from all residential areas and, in that way, get an updated and more detailed picture of how the composition of residents in each individual housing estate in the city is developing.

Overall, the goal is to contribute to positive development of the mixed city in Aalborg and prevent individual areas from developing negatively. This must be done by achieving a better balance in the composition of residents among the individual residential areas.

Currently, we do not have Plus Bolig housing estates that 'have hit' the government's lists of vulnerable areas, etc. But, with the new local agreement, we have an even better opportunity to react together with the municipality if an area were to move in the wrong direction.

The purpose of the agreement:

- We want our city and residential areas to be diverse and accommodate all citizens.
- We want to limit the fact that certain residential areas are characterised by a few types of residents.
- We want all residential areas to be in balance.
- We want safety and well-being in all of the city's residential areas.

No difference for BoiNord

The new rental agreement does not have an influence on our rental of residences through BoiNord

► More nature on the way



► Read more in the fact sheet, which you find at plusbolig.dk

Biodiversity at Plus Bolig

At Plus Bolig, we work to expand the biodiversity in the green areas around our residences. Biodiversity is crucial for a well-functioning ecosystem with clean air and water for all.

If you are curious about can possibly be done in your estate to make room for more nature, then we challenge you to visit one or more of the estates that have already established new, wild plant beds and facilities:

- Est. 23 - Visionsvej
- Est. 31 - Sonjavej
- Est. 45 - Beatesmindevej/Hellevangen
- Est. 57 - Vegavej/Scheelsmindevej
- Est. 60 - Løvtikkevej/Ananasvej

Here, you can see the results, and you can have a chat with the operations staff and/or estate board members who work



with the 'wild' plants. In certain estates, it is the residents themselves who have taken the initiative and established the 'wild' areas.

Want to know more?

Contact technical chief Mogens Rank at mora@plusbolig.dk or building technology assistant Nanett Nielsen at nani@plusbolig.dk

► Current renovation projects

You can follow the status of all building projects here: plusbolig.dk

Improvements and renovations underway



We are continuously working on several – large and small – renovation projects around our estates. Here, you can see a selection of the current work activities:

Estate 1013 – Mariendal: Here, the facades and woodwork of eight senior residences were painted in early summer.

Estate 1006 – Danmarksgade: Here, the facades facing Danmarksgade 11 are being repaired and painted. The facade is from 1870 and worthy of class 3 preservation. The work concludes during August.

Estate 1062 – Omegavej: Here, roofing, windows and exterior cladding are being changed at the residences for the elderly. The work is being carried out during the period of Jan.-Oct. 2022.

Estate 1063 – Clementsvej: Here, the windows and facade cladding are being changed at the residences for the elderly. The work is being carried out during the period of Jan.-Oct. 2022.

► 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 workshop, sport, outing to Hestekoen 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.