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Newsletter: june 2022



▶ Board of representatives meeting #1

Plus Bolig's board of representatives gathered for a routine meeting, Thursday, 16 June, and for an extraordinary meeting immediately afterwards. We have compiled notes from the meetings as a supplement to the official minutes.

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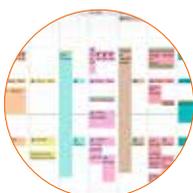
▶ Board of representatives meeting #2

In the extraordinary meeting, the board of representatives approved the organisation board's proposal to make use of the so-called Call-In provision in the case of estate 1013's comprehensive plan > [Read more page 3](#)



▶ We get ready for the estate meetings

As early as the spring, the preparations begin for the estate meetings in August/September. The estate boards are involved in the budget work, and the practical things about the meetings are clarified. Remember: The estate meeting is tenant democracy's day of celebration. > [Read more page 4](#)



▶ Big and small – but good to know

- ▶ Sign up for our SMS service and get important messages on your mobile.
- ▶ New end wall painting is unveiled at Dalgasgade.
- ▶ Plus Bolig 2.0 upgrade: better user interface.

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► Both a routine and an extraordinary meeting took place on Thursday, 16 June



Board of representatives meeting #1

It was a long Thursday evening for Plus Bolig's board of representatives, which gathered in the office at Alexander Foss Gade on 16 June. In extension of the routine board of representatives meeting, an extraordinary meeting was held on the comprehensive plan in estate 1013 Mariendal.

We have compiled impressions and points from the meetings here in the newsletter as a supplement to the official minutes, which will be accessible on plusbolig.dk when they are approved.

The board of representatives meeting also means elections to the organisation's board. And, here, Ebbe Dalsgaard (est. 1060 Ananasvej/Løgstykkevej) was re-elected as chairman, without an opposing candidate. Annemette K. Larsen (est. 1045 Beatesmindevej/Hellevangen) and Carsten Rønfeldt (est. 1026 Doravej) were both re-elected to the board, while Kamilla Ramshøj Kristensen (est. 1047 Peter Bruuns Vej/Carl Rothes Vej/C.P. Holbølls Plads) became a newly elected member.

Kirsten Frederiksen (est. 1028) became 1st substitute, Jørgen Behrentz (est. 1025) became 2nd substitute and Knud Ørvad Jensen (est. 1061) became 3rd substitute.

The organisation's board thus said farewell to Alf Jacobsen and subsequently constituted itself as follows:

- Vice-chairman Jesper (est. 1060)
- Budget committee: Ebbe (est. 1060), Finn (est. 1061), Dann (est. 1045)
- Standing building committee: Jesper (est. 1060), Annemette (est. 1045), Niels (est. 1030).

During the report, Ebbe spoke about the initial and positive merger discussions with Farsø Housing Association, which is already administered by Plus Bolig now. The boards of representatives of both organisations must approve the merger agreement when it is ready.

Five proposals. None were adopted

Representatives from estates 1013, 1029, 1056, 1058 and 1063 had jointly made five proposals. None of them was adopted, however.

Two of the proposals were broadly repetitive of proposals considered by the board of representatives in 2021:

- The five estates want to leave Plus Bolig with a view to seeking admission to another housing association.
- The practice for calculating the construction fees must be changed.

Yet another proposal concerned the construction fee. The proponents wanted to have the construction fee eliminated or the administrative contribution reduced. A proposal that the administration should also upload all estate documents on MyPage was also voted down (the estate boards already have access to accounts 115, 116 and 119 now via MyPage and can additionally make an agreement on this subject with the administration, ed.).

Finally, proponents had proposed election of a new auditor. However, the chairperson turned down the proposal, as later in the meeting there was an agenda item precisely about selection of an auditor. Here, EY was re-elected – and OB also informed that the auditor assignment will be reoffered in the autumn.

46 representatives turned out for the meetings on 16 June.



You can find the written annual report (in Danish) at plusbolig.dk

The accounts for 2021 were not approved

The housing association's accounts for 2021 have been audited and approved by the organisation's board. The draft of the auditor's report is – in draft form – without reservations. But, after a complaint to 'Tilsynet med alment byggeri' from a number of estates, we have received an order that the approval of all estate accounts must be documented or be sent out for a 10-day consultation period.

Until now, it has been customary for the estate boards to approve the accounts by word of mouth. But, as 6 estate boards have not yet approved their estate accounts before the board of representatives meeting, Plus Bolig's accounts for 2021 could not be finalised with an auditor's report at the meeting.

Board of representatives meeting #2

► Extraordinary representatives meeting about the comprehensive plan for est. 1013



After a complaint from, among others, the operations manager of Danish Tenants, Jørgen Dyrholm Jensen, to the social housing authority in the Municipality of Aalborg, the organisation's board chose to call a new extraordinary board of representatives meeting (in extension of the routine meeting) on 16 June.

According to the complaint, the notice for an extraordinary board of representatives meeting, 30 May 2022, was not made available all tenants (cf. Plus Bolig's rules § 7 pt. 3).

Therefore, the board of representatives once again had to be briefed and vote on the proposal of the organisation's board for a comprehensive plan for estate 1013 Mariendal.

A case that has been running a long time

The need for renovation in the estate has otherwise been known for a long time, and a proposal for a comprehensive plan was first presented in 2020. The residents of the estate voted no to the plan at that time. Since then, there has been no success in getting the current estate board involved in a collaboration on an adjusted plan.

The estate's board has instead chosen to work with an alternative renovation plan without the involvement of Plus Bolig's building technology department.

In November 2021, the estate board's plan was presented to three members of the organisation's board and Plus Bolig's management. Afterwards, the plan was subsequently examined by the National Building Fund and Plus Bolig's technical advisors. In February 2022, the National Building Fund stated that it cannot support the plan's chosen technical solutions. Thus, the estate board's plan would actually be more expensive in rent than a more extensive comprehensive supported by the National Building Fund.

Plus Bolig's board therefore sought preparation of a revised comprehensive plan that sets the framework for the work that must be carried out in the estate.

The revised comprehensive plan was presented at a briefing for all residents in the estate on 17 March 2022. But, at an extraordinary estate meeting on 8 May, the estate chose to make a decision in principle not to take a position on the organisation board's proposal for a comprehensive plan.

At the representatives' meeting, both the administration and the organisation's board voiced regret that it has not been possible to establish a real collaboration with the current board of estate 1013. This despite the fact that all parties agree that renovation of the estate is necessary.

At the meeting, the expression of regret was accompanied by a thorough review of the chain of events.

A majority of 38 yea votes versus 7 nay votes said yes to the proposal by the organisation's board to do additional work on a comprehensive plan that can be supported by the National Building Fund.

Thus, use of the so-called call-in provision, cf. Social Housing Law's § 37 pt. 4-7, is being made. Here, it appears, among other things, that if the estate meeting does not approve implementation of major renovation work and future-proofing of the buildings, then the housing association's highest authority (which at Plus Bolig is the board of representatives) can make the decision without the estate's consent.

The Municipality of Aalborg has been briefed about the content of the comprehensive plan and about the background for the board of representatives' decision, and the municipality must now send the report on to the Ministry of the Interior and Housing.



Sketch illustration from the presentation for a comprehensive plan at estate 1013 Mariendal

We are in full swing making preparations for the routine estate meetings

► After the summer holiday, it will be time for the estate meetings

Now and again, it surprises some of our estate boards that, as early as May, we begin the preparations for the estate meetings, which, as you know, are not held until September (some in August). But with 48 estates and an upcoming summer holiday, it's about getting the whole puzzle together in good time.

Yes, in fact, operations and finance have been in motion a long time. From the spring's field excursions (with representatives from the individual estate boards) comes input for the operations and maintenance plan, which includes all of the work that must be paid for by the estate's savings (reserves). Thus, the budget work is obviously underway.

The estate boards subsequently receive drafts of budgets, and, before 1 July, 3 out of 4 budgets are typically approved by the boards. The rest follow just after the summer holiday. And when we get closer to the individual estate meetings, the budgets are sent out to all of the residents.

The estate meeting is – as you know – the residents' meeting. So, we are also in dialogue with the estate boards concerning meeting notices as well as practical things about the meeting (for example, food), and 5-9 weeks before the meeting, notices are sent to all residents. So, there are residents who are already getting their notices now before the summer holiday. The rest will get them in the beginning of August.

The long deadline will, among other things, make it possible for everyone to submit proposals for the meeting (deadline is 3 weeks before the meeting).

If you already have an idea or a specific proposal now, then it's a good idea to get hold of one of the members of the estate board. Perhaps the estate board can add some knowledge that will help move the proposal well on its way. All proposals are examined by Plus Bolig's administration – among other reasons, to calculate any costs associated with the proposals.

See the overview with meeting times on the next page



Summer is drawing near

It won't be long before most people have their summer holiday. Of course, that's also true for Plus Bolig's employees. But even though we'll operate with reduced staffing, we will be open all summer long during the normal opening and office hours. Both in the administration and in the individual teams. However, we hope you understand that waiting and response times could be a little longer than normal.

We wish everyone a lovely summer.
Plus Bolig

Put a cross in your calendar – but check the meeting notice when it comes

The overview below may be subject to changes in times and locations.

| Estate | Mtg. place | Date | Time |
|-------------------------------------|--------------------------------------|----------------------------------|-------|
| 01 - Dalgasgade 26 (Seniorboliger) | Fælleslokale - afd. | Torsdag den 8. september 2022 | 15:00 |
| 02 - Plejehjemmet Thomasminde | "Hyggeklubben" - afd. | Tirsdag den 23. august 2022 | 09:30 |
| 04 - Louisegade 12 | Louisegade 11 (afd.12) | Tirsdag den 16. august 2022 | 16:00 |
| 05 - Christiansgade 40 | Plus Bolig | Tirsdag den 23. august 2022 | 16:00 |
| 06 - Sankelmarksgade/Danmarksgade | Fællessalen | Torsdag den 25. august 2022 | 17:30 |
| 07 - Dalgasgade 7-27 | Plus Bolig | Tirsdag den 30. august 2022 | 18:00 |
| 08 - Dalgasgade 8-9, Korsgade 27 | Plus Bolig | Tirsdag den 30. august 2022 | 16:00 |
| 11 - Niels Ebbesensgade 16-18 | Plus Bolig | Tirsdag den 16. august 2022 | 16:00 |
| 12 - Louisegade 11,13,15 | Fælleslokale - afd. | Onsdag den 31. august 2022 * | 17:00 |
| 13 - Provst./Præstem. mfl. | Fælleshus - afdeling | Torsdag den 15. september 2022 | 19:00 |
| 14 - Poul Pagh's Gade/Valdemarsgade | Evt. fælleslokale afd.? | Tirsdag den 13. september 2022 * | 18:00 |
| 19 - Østre Havnepark | Plus Bolig | Tirsdag den 13. september 2022 * | 16:00 |
| 20 - Beddingen | Fælleslokale afdeling | Tirsdag den 6. september 2022 | 16:30 |
| 21 - Stormgade | Fælleslokale Beddingen | Torsdag den 29. september 2022 | 18:00 |
| 22+23 - Visionsvej | Plus Bolig | Torsdag den 29. september 2022 | 16:00 |
| 25 - Riishøjsvej | Selskabslokale - afd. | Tirsdag den 23. august 2022 | 18:00 |
| 26 - Doravej 1-107 | Selskabslokale - afd. | Torsdag den 15. september 2022 | 19:00 |
| 27 - Gormsvej 8-10 | Selskabslokale Doravej | Mandag den 5. september 2022 | 16:00 |
| 28 - Købkesvej/Bakkegårdsvej | Fælleshus - (TDV) | Mandag den 5. september 2022 | 18:00 |
| 29 - Hostrups Have | Fælleshus - (TDV) | Tirsdag den 20. september 2022 | 17:00 |
| 30 - Tove Ditlevsens Vej 36-434 | Fælleshuset | Mandag den 22. august 2022 | 19:00 |
| 31 - Sonjavej 4-86 | Fælleslokale - afd. | Tirsdag den 20. september 2022 | 17:00 |
| 45 - Beatesmindevej/Hellevangen | Hellevangen 53, lok. A | Onsdag den 31. august 2022 | 19:00 |
| 46 - Hellevangen 55 (Ollekolle) | Fælleslokale - afd. | Tirsdag den 30. august 2022 | 12:00 |
| 47 - P.Bruunsvej/C. Rothesvej mfl. | Selskabslokale - afd. | Torsdag den 8. september 2022 | 19:00 |
| 48 - Hellevangen 57-99 | Hellevangen 53 (afd.45) | Mandag den 26. september 2022 | 19:00 |
| 50 - Gustav Thostrupsvej 1-38 | Selskabslok. (afd. 47) | Torsdag den 22. september 2022 | 18:30 |
| 51 - Godfred Hansensvej 1-34 | Selskabslok. (afd. 47) | Onsdag den 7. september 2022 | 18:00 |
| 52 - Scoresbysundvej 6-10 | Scoresbysundvej 8, kl. | Mandag den 12. september 2022 | 18:00 |
| 55 - Follingsvej 2-153 | Fælleshus - afdeling | Mandag den 22. august 2022 | 18:30 |
| 56 - K. Christensensvej 20-60 | Fælleshus - afdeling | Onsdag den 31. august 2022 | 18:00 |
| 57 - Scheelsmindevej/Vegavej | Fælleshus - afdeling | Torsdag den 22. september 2022 | 19:00 |
| 58 - Agertoften 21-67 | Fælleshus - (afd.57) | Torsdag den 8. september 2022 | 17:00 |
| 60 - Løvtikkevej/Ananasvej | Fælleshus, nr. 89 | Mandag den 29. august 2022 | 19:00 |
| 61 - Deltavej/Kappavej | Fælleshus, Kappav. 16 | Torsdag den 25. august 2022 | 19:00 |
| 62 - Omegavej | Salen, Aktivitetscenter, nr. 64 | Mandag den 12. september 2022 | 10:00 |
| 63 - Clementsvej 1-29 | Fælleshus - afdeling | Torsdag den 15. september 2022 | 14:00 |
| 64 - Clementshus | Fællesrum - afdeling | Torsdag den 1. september 2022 | 17:30 |
| 70 - Stillekrogen 50-80 | Plus Bolig | Onsdag den 24. august 2022 | 17:30 |
| 72 - Vaarstvej 207 A-H / 220 A-F | 207 E (hos jørgen) privat bolig | Tirsdag den 23. august 2022 | 17:30 |
| 74 - Gråbølle | Fælleshuset | Onsdag den 7. september 2022 | 18:00 |
| 75 - Mølhøjvej | Mødelokale Rosendalhallen Døstrupvej | Torsdag den 25. august 2022 | 18:00 |
| 1 - Skovbakke Alle, Nørreg.55+24 | Nørregade 55 A | Onsdag den 28. september 2022 * | 19:00 |
| 2 - Nybovej m.fl. | Fælleslokale - afdeling | Torsdag den 22. september 2022 * | 17:00 |
| 3 - Højgaardsparken | Nørregade 55 A | Torsdag den 22. september 2022 * | 15:00 |
| 4 - Tingvej og Skovbrynet | Nørregade 55 A | Tirsdag den 27. september 2022 * | 16:00 |
| 8 - E. Rabølsvej | Fælleslokale - afdeling | Tirsdag den 27. september 2022 * | 18:00 |
| 9 - Tulipanhaven | Fælleslokale (afd. 8) | Onsdag den 28. september 2022 * | 17:00 |

Notes and other useful news

► SMS-service



If you are not already signed up for our SMS service, then do it now. If you are signed up, you can get a direct message from Plus Bolig when there is important information concerning your residence.

We will not spam you with general messages but only use SMS when there is an important message for our residents.

You can sign up via the link here: sms-service.dk – or by scanning the QR code here to the left.

► End wall painting

The new wall art at Dalgasgade was created by Anna Kathrine from Contradst Studio.

You can see the photo on the front page of this newsletter. But maybe even better, take a walk down in the estate and see the attractive work 1:1.



Plus Bolig 2.0 with increased user-friendliness

Our upgraded Plus Bolig 2.0 system has gone live.

It took place in cooperation with our new partner, NTI FM, which gathered our operations staff for user training in May.

In practice, it means that we now take the next step in our digital booking and task management system, which will contribute to increased user-friendliness, better overview and more effective workflow.

In recent years, Plus Bolig 2.0 has been implemented and continuously put into use as a planning platform in the operation.

It means that all known tasks – though primarily green tasks – are in an annual cycle, so we have an overview of what needs to be taken care of throughout the year in an estate. That includes the nature of the task, the time estimate for the task and who performs it.

In addition to all known tasks, all other types of tasks are also registered in the system: for example, resident service tasks, inspection tasks, meetings and administrative work.

All in all, it gives us a very good overview of which tasks have been resolved in the individual estate and whether we are delivering what we need to. The degree of detail is high, so we can see at the lease term level which tasks have been performed.

The leader of the individual operations team plans on a weekly basis the next week's tasks. It creates opportunities to pool the individual task types and assign

the right employee with the right competencies.

Plus Bolig 2.0 is also a good analysis tool for discovering problems in the individual estates. If the same type of task is performed many times, perhaps it's a general problem we should take a look at.

All work tasks are managed via an app, and each individual employee has an overview of his or her own work tasks on his or her smartphone.

Shown below is an example of a team overview in which each employee's tasks are planned for the whole day.

