


ASUKASVIESTI ¹₂₀₂₁



Dromo and Malika
are skating in the yard
outside their home

WINTER FUN!

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VTS
KODIT

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THE PANDEMIC DID NOT STOP TENANT ACTIVITIES



THE restrictions due to COVID-19 have lasted almost for a year. We still need to keep up the good work, but luckily the future seems a little brighter with the arrival of spring. In the past year, it has been wonderful to see that tenant activities were not slowed down by the pandemic; instead, the residents of our buildings came up with safe ways of cheering up and helping their neighbours. Taking others into consideration is especially important now, with the uncertain times emphasising the need for communality and communication.

Tenants have been active: they have frozen skating rinks in yards and come up with other fun outdoor activities. And when they could not meet at a traditional Christmas coffee service, tenant committees packed the holiday treats into take-away bags and delivered them to the tenants. The committees have also had an active role in the planning and implementation of the shared facilities in their buildings. The idea is for tenants to have shared living rooms that are more pleasant than ever, once we can safely get together again.

Affordable housing is the core value of VTS-kodit, and last year, housing rents rose only moderately: the average raise was 1.15 per cent. The rent level of VTS-kodit

remained as much as 24.2 per cent below the level of privately financed and market-priced rental apartments. In practice, this means that our tenants enjoy an annual benefit worth three months' rent. This information is based on the figures of Statistics Finland, covering Tampere in its entirety. The goal of VTS-kodit's determination of rents is to keep the rent level significantly lower than that of market-priced housing in Tampere. Our goals also include maintaining and developing our financial preparedness to take care of properties and renting operations, providing maintenance to keep the buildings in a rentable condition, and ensuring the self-financing share of new construction and renovation projects.

The COVID-19 pandemic has not slowed down our construction processes. In Hyhky, we recently finished a major overhaul. The next new buildings to be completed are the wooden apartment buildings in Vuores. We will be renovating buildings even more in the coming years, since we are about to implement the extensive modernisation programme of VTS-kodit. With it, we can ensure comfortable living in our buildings for decades to come.

Satu Eskelinen
CEO, VTS-kodit

WE ARE VERY KEEN TO HEAR TENANTS' WISHES

GREETINGS to all tenants and staff of VTS-kodit! I assumed the role of chair of the Board of VTS-kodit at the start of the year, so I should introduce myself. I was born and bred in Tampere as the middle child of a working-class family of five in the 50s. My father supported the family by working as a carpenter at the Aaltonen corporation. We did not have much, but we received all we needed to become responsible citizens.

I spent the first years of my childhood on Koljontie street in Petsamo. My current home is in Lentävänniemi where my wife and I have lived since 1977. We are both retired, we jog almost every day, and we also visit our cabin in Karhe, Ylöjärvi, where we have plenty to do from early spring to late autumn. My two-year-old granddaughter is the apple of my eye, and we look after her together. In the last years of my 45-year career, I worked as a work environment planner, head of occupational health and safety and acting development manager in the Development Group of Tampereen Infra.

For the last four years, I have been on the Board of VTS-kodit under the chair term of **Anneli Kivistö**. Our co-operation has been seamless and constructive. In addition to Anneli, I would like to thank **Seppo Rantanen**, **Taisto**

Aaltonen and **Kauko Ahmala** for excellent co-operation. All of these brilliant board members who are now stepping down from their positions have worked tirelessly for the benefit of tenants. As the chair, I will listen to and challenge the executive management. I want to use my influence to ensure the best possible affordable and safe homes for you, dear tenants. I am familiar with the foundation's tenant-centred strategy, and your wishes will be heard.

The City requires VTS-kodit to produce approximately 200 new homes each year, so good plots for buildings are needed. There is also plenty to renovate to keep the buildings comfortable. For this, I have suggested partial renovations, thanks to which the building being renovated would not need to be vacated.

I wish you a nice and safe spring!

Pekka Anttila
Chair of the Board



||
THE RESIDENTS OF OUR BUILDINGS CAME UP WITH SAFE WAYS OF CHEERING UP AND HELPING THEIR NEIGHBOURS."

||
I WANT TO USE MY INFLUENCE TO ENSURE THE BEST POSSIBLE AFFORDABLE AND SAFE HOMES FOR YOU, DEAR TENANTS."



Sorting is easy

MARITTA Leppälä, who lives in a VTS-kodit home on Satamakatu, is peeling fruit in her kitchen and sorting waste with ease: she routinely throws all inedible parts of the fruit into the biowaste bin. All other types of recyclable waste also end up in the right place with minimal effort. Sorting is easy, since the waste collection point in her home yard has bins for all recyclables.

"It's easy to drop in even a small amount of waste when leaving home, so we don't need large waste bins in our kitchens, and the biowaste bag won't start to smell," Maritta says.

The family's two cats, Simo and Tirppa, do not produce much biowaste. Their litter goes into mixed waste, as does all waste related to pets, from dog poo bags to guinea pig bedding. Biodegradable waste related to pets is also classified as mixed waste for hygiene reasons.



REVOLUTIONISING BIOWASTE PROCESSING

THIS spring, Biomyly, a biowaste processing plant operated by Pirkanmaan Jätehuolto waste management services will start operating in Nokia. It will turn biowaste into biogas, i.e. low-emission and renewable fuel to be used by waste collection vehicles and other vehicles running on gas. This means that soon waste will be collected using energy generated from waste – this is circular economy at its best!

Now is the time to start sorting biowaste if you are not doing so already: each banana peel, filter paper and napkin tossed into mixed waste is wasted fuel. After all, it is much smarter to fuel the collection vehicles with environ-

mentally-friendly biogas from residents' biowaste than burden the environment with fossil fuels from far-away oil fields.

Sorting even the smallest amounts is worth it

For a tenant, sorting biowaste takes little effort but has a great impact. Join us in sorting, since everything is ready for you: The biowaste bin is in your yard, the emptying and transport run smoothly, and the Biomyly plant has been built to refine your potato peelings into transport fuel.

Sorting waste is a team sport, and we need as many players as possible to succeed. We have



Power from biowaste!

- ▶ A passenger car can travel 4 km using the energy from a single biowaste bag (2 kg).
- ▶ With nutrients from a single biowaste bag, you can grow rye for a 400-gram loaf of bread.

yet to reach our goal, since the mixed waste bags of households in Pirkanmaa still contain 38 per cent biowaste.

For a person living alone, it may feel that there is not enough biowaste to make sorting worthwhile. However, more than half of the households in Tampere are one-person households, which means that their combined amount of biowaste is quite large. This is why even the smallest bags of biowaste count.

Nutrients are circulating, too

So far, biowaste has been composted into soil, but Biomyly makes

the most of all biowaste. The processing involves multiple environmental benefits compared to the previous method.

In addition to biogas, Biomyly will also produce fertiliser suitable for organic farming. The process will catch valuable nutrients from biowaste, such as phosphorus and nitrogen, and recirculate them into agricultural soil.

Biomyly will process biowaste from a total of 17 municipalities, as well as the sludge from water treatment plants in Nokia.

What goes in biowaste?

Sort all organic, solid and compostable waste into biowaste:

- ▶ food scraps
- ▶ spoiled food
- ▶ waste from cleaning or peeling food
- ▶ coffee grounds, filter papers and teabags
- ▶ paper towels and napkins
- ▶ plants.

Pour liquids down the drain. Pack biowaste into a paper bag or biodegradable bag before taking it to the biowaste bin. You can also fold a bag out of newspaper: you can find tutorial videos for this on YouTube using the keywords 'biowaste bag'.



Dromo, living in Käräjätörmä, skated in the yard outside his family's home with his sister Malika and his father Bilal. He was happy about the smooth ice.



Virontörmänkatu 13 has seen skaters for 40 winters, thanks to active tenants.



Children are playing in the snow on Ylioppilaankatu.

TENANTS FROZE SKATING RINKS THROUGH VOLUNTEER WORK

THE wonderful winter weather has been a treat for all winter sports lovers during the start of the year. And best of all, you do not always need to leave the yard outside your home. As an example, the yard of Virontörmänkatu 13 has had a skating rink frozen by volunteers for four decades now.

"We only missed last year, since the temperatures weren't low enough then. This year, several men volunteered to freeze and clean the rink, though there's always room for more volunteers," says Chair of the Tenant Committee **Jukka Niemi**.

"We're doing this for the children. We have such a nice yard, and it's a safe place for even the youngest children to skate and play. And the children and young people are happy that the activities are close by."

You never know where practicing in your own yard may lead



Jukka Niemi is freezing the rink.

you. Jukka's own son grew up to become a professional ice hockey player in the national league, and he used to play with the former and current captains of the Tappara team on the Virontörmänkatu rink.

Room for everyone

Other skaters than ice hockey players are also welcome to use the rink.

"There's always been room for everyone. The players can shoot

goals at one end of the rink and others can skate at the other end. Even adults have tried how it feels to put their skates on."

Based on decades of experience, Jukka has advice for the residents of other buildings on making a good skating rink. The area does not need to be large, but the ice should be made with care.

"When the temperatures drop below zero, freeze the rink often and with only a little water to ensure a durable surface. The longer you can freeze it, the longer the ice will hold when the weather gets warmer."

Volunteering makes you feel good

The tenants of VTS-kodit at Käräjätörmä also have the pleasure of skating in their own rink. This is thanks to tenant **Matti Virtanen**.

"I asked property manager if

I could freeze the artificial turf. I don't skate, personally, but I like fixing up the rink for others. Helping others makes me feel good and is more than enough of a reward."

"There are a lot of children living in these buildings. The rink sees skaters of all ages. Everything has gone smoothly and harmoniously, so we haven't needed to assign separate turns."

Matti Virtanen will continue maintaining the rink for as long as the weather allows. In spring, it is time for other things.

"The tenant committee of Käräjätörmä 6 will hold activities at the barbecue lean-to. I'll fire up the grill, and we'll invite the tenants to barbecue. Everyone is welcome!"



Matti Virtanen maintains the Käräjätörmä rink to bring happiness to others.



Ropi the dog sends snowy greetings from Linnoituksenkatu.



Supervisor Heikki Wasenius says Vaakonkatu 11 is the 44th site completed by Pirkanmaan Mestari-Rakentajat for VTS-kodit. In addition to overhauls, the projects completed include both apartment renovations and new construction.

PIRKANMAAN MESTARI-RAKENTAJAT
TURN OLD INTO NEW

SUCH LOVELY HOMES!

THE renovation of Vaakonkatu 11 in Hyhky was completed early this year, and tenants moved in during February.

The 42 apartments in the building constructed in the 1980s are as good as new, since the building no longer has any of the old surfaces or fixtures. All windows and doors have also been replaced, and the bathrooms have been renovated.

The kitchens have new fixtures, stoves, fridges and freezers. The comfort of the bathrooms is increased by underfloor heating, and even the balconies are glazed.

The shared facilities – the tenant common room and the saunas with their terraces – have also been renewed. Even the shared laundry room was renovated, and brand new washing machines were purchased. At street level, there is now a pleasant gym where the tenants of VTS-kodit in Hyhky can train for free.

New playground equipment

Things such as pipes, the roof and

ventilation were also replaced. The building also uses heat recovery, which makes housing more energy-efficient than before.

The yard, too, has seen many kinds of upgrades. The youngest tenants will be delighted by new and fun playground equipment, and waste management will be easy thanks to the new deep collection bins. There is a new bike shelter, and plants will be planted in spring.

Accessible living

The major overhaul of the building was implemented by the long-term partner of VTS-kodit, Pirkanmaan Mestari-Rakentajat Oy, a developer company specialised in renovations.

Supervisor **Heikki Wasenius** is happy with the results.

“Looking good! The building services are new, and the apartments are functional. On the lower floors, we built completely accessible housing where tenants can access their yard terrace via a ramp.”

Wasenius praises the smooth

co-operation with the client.

“Thanks to mutual trust, everything played out nicely.”

Professionals at work

The renovations took less than a year. Two supervisors and about 25 construction professionals worked at the renovation site.

“This is our core expertise: we are familiar with old structures and we know what’s possible and what’s not in a renovation project,” Heikki Wasenius says.

“We also received thanks for sticking to the schedule – this site wasn’t even a day late. The work goes well as we employ professionals and have a great network of subcontractors.”

Renovation increases housing quality

VTS-KODIT maintains and carefully monitors the condition of its properties. In addition to daily monitoring, the buildings are inspected regularly, and condition surveys and assessments are carried out. To supplement this, a long-term plan provides guidelines for future renovations.

A property will require an overhaul after 30–35 years if more extensive renovations have not been carried out and the building services are at the end of their service life. The need for renovation will always be assessed based on multiple criteria, but the basic rule is that the properties of VTS-

kodit are kept in good condition.

Raising the bar

An overhaul means raising the comfort and building services of a building to the modern level; the building is made as good as new. The apartments will have new kitchens, bathrooms and surfaces, and the shared facilities and yards will also be renovated.

“We’ve been happy with the renovated properties: they’re high-quality and modern,” says VTS-kodit’s Head of Construction Contracting **Jaakko Lehtinen**.

“As building services are renova-

ted, the energy efficiency will be improved, and thanks to modern building automation, we can better monitor and control the technical functions of a building.”

Claim a move with points

Tenants will be informed of the renovation well in advance. In accordance with the Tenancy Act, the leases will be terminated six months before the start of the work, and tenants will need to apply for a new apartment if they wish to stay with VTS-kodit. Renovated apartments will be made publicly available for application. If the pre-

vious tenants of a building wish to move back to the renovated building, they will need to submit a housing application the same way as other applicants.

The tenants are required take care of the moving themselves. A tenant moving to another VTS-kodit location may order a moving service with their bonus points if they have accumulated a sufficient number of points.

The homes at Vaakonkatu 11 have spacious rooms, plenty of storage space and stylish surface materials.

