

The National Federation of non-profit Housing Associations

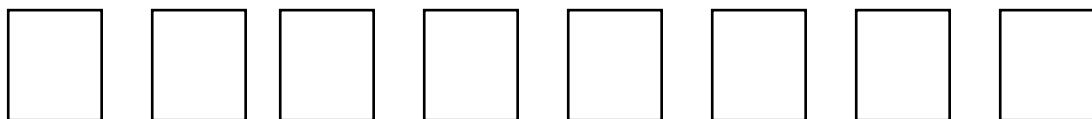


Mikael Grinda Rasmussen

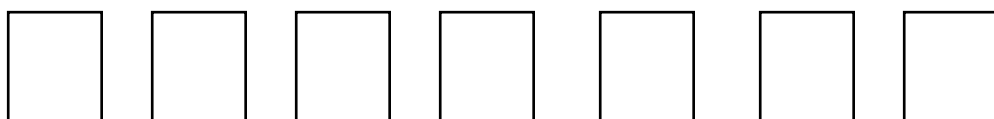
The National Federation of non-profit Housing Associations



Boligselskabernes
Landsforening



700members = app. 535.000 dwellings



app. 8000 Estates

Estateboardmembers - app.19.000



Residents:
app. 1.000.000

The National Federation of non-profit Housing Associations (Boligselskabernes Landsforening)

The objectives of the federation:

- Gather non-profit housing associations.
- Work in the interest of the associations and their tenants.
- Exert influence on housing policy.

The objectives are pursued through:

- Political, legal and economical advise.
- Magazines:
 - Boligen (11 issues a` 31.000 copies).
 - Beboerbladet (4 issues a` 533.000 cps).
- Consultative assistance.
- Lobbyism.
- Conferences and seminars.
- Training and education.

The National Federation of non-profit Housing Associations

Characteristic features:

- The associations eliminate economic speculation in housing both with regard to themselves and the tenants.
- All activities are monitored by the local government.
- Close cooperation with local authorities.
- Each section/department is an independent economic entity.
- Fixing of rents are based on a cost- related principle.
- Full tenants democracy.
- Allocation of vacant dwellings:
 - Municipality.
 - Waiting list.
- Any savings and surplus achieved by amortization of the original loans are accumulated in funds earmarked for housing investments and modernisation.

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The supreme authority:

- makes decisions concerning accounts;
- decides new construction and rebuildings;
- closing down of a section;
- sale of buildings;
- amendments of by-laws;
- dissolution of the association.

The board of directors:

- is responsible for the management of the association;
- has the legal and economic responsibility;
- makes sure that construction activity is efficient;
- approves accounts and budgets;

The estate board:

supervises the state of maintenance;

- approves the budget of the section;
- decides about improvements, repairs and maintenance;
- decides about the running of common rooms and new leisure activities.

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BL's energy and environmental initiative is a Green Diploma.

A Green Diploma is an energy and environmental management system.

All housing associations and estates (private, coops and nonprofitable) can obtain a green diploma.

We have 3 Green Diplomas:

- 1.Administrations
- 2.Operation / maintenance
- 3.New build and renovation

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Refurbishment in Denmark:

The social house sector in Denmark is facing a huge amount of renovation within the next decade, so what is needed in this context?

1.Skills

2.Know How

3.Gathering experience and knowledge

4.Seminars

5.Guidebooks

(<http://ei-education.aarch.dk/>)

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What are the options for success in using the skills, know how, guidebook etc?

- Financial possibilities
- The general interest in energy- and environmental refurbishing
- General need of refurbishment

- Payback time
- A higher rent