

ASUKASVIESTI 1 2022

AMOUNT OF MIXED WASTE GENERATED BY
VTS-KODIT DECREASED BY 11% LAST YEAR

THANK YOU FOR SORTING!

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THANK YOU TO THE WHOLE TEAM, THE STRATEGY IS READY!

VTS-KODIT'S strategy for 2022–2026 is now ready. It includes a number of objectives that we will strive to achieve over the next five years, each of which will contribute to the same goal: convenient and responsible housing.

VTS-kodit's previous strategy put us on a path to providing a solid foundation for a good life. We have since taken a step further and turned this idea into our mission: We provide our tenants with a solid foundation for a good life. With this in mind, we rent, maintain and build high-quality and affordable homes for different life situations, responsibly. Our building/block concept covers well-designed apartments, nice yards, plea-

sant common facilities, modern block-specific laundry rooms and gyms and good local services. The community spirit of our buildings is bolstered by active tenant activities, and our block-specific caretakers are easy to contact. VTS-kodit provides convenient services and reduces the carbon footprint of households. These are the things that our new strategy is now guiding us towards.

The strategy is based on a massive amount of information that we have been collecting since last autumn. This work has been contributed to by numerous people, including our staff, our board and tenant committees. We were particularly pleased with the enthusi-

asm displayed in the discussions carried out at the tenant workshop. Many of the suggestions put forth by tenants supported the things that we had already highlighted ourselves in the strategy work – such as waste sorting at home requiring new solutions. It was wonderful to get to see everyone together again and engage in face-to-face conversation. Unfortunately, it was not long after the tenant workshop that the restrictions became stricter again.

Now I hope that we are finally nearing the end of the pandemic and that we will get to continue our tenant activities and start organising shared events once

again. In fact, developing tenant activities is one of the objectives of the new strategy. We want to update tenant activities to the 2020s and provide each and every one of our tenants with the opportunity to actively participate in them. Instead of meetings, tenants crave activities, experiences and opportunities to hang out with each other. We have already taken steps in the right direction, and I hope that I will get to see you again this year at VTS-kodit's block events.

Satu Eskelinen
CEO, VTS-kodit



SUMMER JOBS AVAILABLE!

THIS year, too, we are offering young people living at VTS-kodit the opportunity to learn about working life at Lännen Viherpalvelu. The duration of the summer jobs is two weeks, and the tasks include the management of yard plantings, such as pulling up weeds. No prior experience is required.

Scan the QR code below and fill in the application form by 30 April 2022 to be included in the summer worker search. The application form is also available on our website at www.vts.fi/asukkaalle/tapahtumat.

The summer workers will be selected based on the applications, with priority given to young people born in 2006. The working periods are scheduled for June and July, calendar weeks 23–24 (starting 6 June), 26–27 (starting 27 June) and 29–30 (starting 18 July).

Submitted applications will be stored until the end of the summer working periods, after which they will be destroyed.

If you want to learn more about the summer jobs, please drop us an email viherpalvelu@lkpalvelu.fi

THE MOST CONVENIENT HOUSING IN YOUR LIFE, RESPONSIBLY

THE board recently approved the new strategy of VTS-kodit, the content of which is summarised in the above heading. We want to be a responsible pioneer, taking into account both the tenant and the environment in all of our operations. This strategic message will also help us stand out in the increasingly competitive rental housing market. Instead of chasing profits, VTS-kodit is always steered by the objective of ensuring that tenants are satisfied – which means providing affordable and comfortable housing. To this end, VTS-kodit is developed from the perspective of tenants and in collaboration with tenants. The workshop that we organised in the autumn showed us

that people are willing to work for their living comfort, and we intend to keep organising similar events periodically from now on.

Our financial statements for the last year are almost ready and the forecasts are positive. Over the start of the year, the board has engaged in discussions about inflation and its impact on interest rates. We must prepare for increases in order to avoid surprises with large loans. The board's financial expertise has been bolstered by our newest member and vice-chair, **Ari Kaperi**, who recently retired from the position of country senior executive at Nordea. The board has also been strengthened

by hockey legend **Lasse Oksanen**, who has had a long career in municipal politics. In addition, two of our tenant representatives will soon change due to moving. While these changes have made the start of the current term somewhat challenging, hopefully we can now kick our operations into full gear.

We have proposed an amendment to the foundation's rules to extend the board's term from two to four years. The decision on this is expected to be made in the spring. Another topical issue is Vilusen Rinne Oy, the City's plans for which I reported on in the previous issue of Asukasviesti. It is the intention

of Tampereen Vuokratalosäätiö sr to keep ViRi as part of VTS-kodit and purchase it, if we can reach an agreement on the price. We have already engaged in discussion with the City Board's Corporate Section about this in a good spirit.

This Olympic year has gotten off to an active start with plenty of armchair sports to enjoy. For now, dear readers, I would like to wish you all a sunny spring and some excellent weather for enjoying the outdoors!

Pekka Anttila
Chair of the Board



RECYCLING INCREASED DRAMATICALLY, LET'S KEEP IT UP!

VTS-KODIT has already implemented a wide range of measures to reduce its carbon footprint on the path towards carbon neutral housing. At present, our largest source of emissions is heating, with the second largest being waste.

Every tenant can easily and effectively reduce the carbon footprint generated by households with the content of their rubbish bags. It is particularly important to reduce mixed waste – in regard to which we have already achieved some great results! In 2021, the tenants of VTS-kodit generated 314,648 kg less mixed waste than in the previous year.

“The amount of mixed waste decreased by about eleven per cent from the previous year, which is an excellent result,” remark **Milla Havanka** and **Miska Pöyry**, who work on environmental matters at VTS-kodit.

“Another major success was the fact that the total amount of waste generated by VTS-kodit fell by approximately four per cent. This is a particularly impressive result during the pandemic, with people spending so much time at home.”

In 2020, the total amount of waste generated at VTS-kodit's properties was nearly 4.6 million kilograms. In 2021, the number decreased to just over 4.4 million kilograms.

Miska Pöyry, development engineer at VTS-kodit, and Milla Havanka, who is currently studying for a Specialist Vocational Qualification in Sustainability and Environmental Technology, work on a variety of measures for reducing the carbon footprint of households. This important work requires the help of every tenant, and the waste collection point is an easy place to start.

Recycling rate increased by five per cent

The main reason for the reduction in mixed waste is increased sorting, meaning that more and more households are recycling their recyclable waste. This development has most certainly been contributed to by improved sorting opportunities, as the collection of plastic packaging has already been arranged at nearly all VTS-kodit properties.

“In addition to plastic packaging, tenants also increased their sorting of biowaste, paperboard and metal compared to previous years,” says Development Engineer Miska Pöyry.

In 2020, recyclable waste



accounted for 37% of the total amount of waste generated, whereas in 2021 the figure rose to 42%.

The waste sorting carried out by tenants takes little effort, but it is of great benefit to the environment. Recycled paperboard, glass and plastic packaging, metal and paper are converted into raw materials for new products. Meanwhile, recycled biowaste is used to produce environmentally friendly fuel, in addition to which the nutrients contained in it circulate back to fields as fertilisers.

Paper waste is easy to reduce

We are now headed in the right di-

rection and the results so far have been excellent, so let's keep it up and encourage the rest of our neighbours to join in on the sorting effort as well. There is still a lot left to do, after all. There is still biowaste, in particular, being thrown out with mixed waste, which weakens the efficiency of mixed waste as a fuel for heat production.

Many people living alone may think that sorting one person's biowaste does not make much of a difference. However, approximately half of the homes in Tampere are single households, which means that the total combined amount of biowaste that they generate is enormous. Therefore it is important to collect even small bags of biowaste so that they can be used

to generate biogas.

Are there any other areas of waste sorting that could be improved?

“Like mixed waste, paper has a relatively large carbon footprint, and the amount of waste paper that we generate is still high,” Miska Pöyry points out.

“Luckily, there is an easy way to reduce paper waste: If you don't read advertising mail, put a note saying 'no junk mail' on your door. That way you do not need to carry bundles of advertising to the waste collection point, which makes life easier for you while also saving the environment,” Milla Havanka says.

How to sort effectively even in a small home

- ▶ You do not need large sorting containers as long as you make a habit of emptying them frequently.
- ▶ Reserve the largest container for packaging plastic instead of mixed waste.
- ▶ Collect glass and metal in the same container and only sort them at the waste collection point.
- ▶ Use packages as sorting containers: Flatten milk cartons into a milk carton, collect plastic in a kitchen towel bag and biowaste in a flour bag.
- ▶ You do not need to sort everything in the kitchen. You can collect paper and cardboard in a tidy basket or bag even in the living room.
- ▶ Choose your purchases with waste reduction in mind. Select products with less packaging material, avoid disposable products and purchase only necessary, durable and repairable items.

Check how to sort different types of waste:
pjhoy.fi/en/waste%2520search/



Flatten even the smallest paperboard containers and pack them tightly, and cut large cardboard boxes into pieces. This reduces the amount of space taken up by paperboard and cardboard at home and prevents the waste container in the yard from filling up unnecessarily with large boxes.



DELIGHTFULLY CONVENIENT HOUSING!

VTS-KODIT'S strategy for 2022–2026 emphasises responsible operation and convenient housing.

“We want to offer our target group the best that we can, and this objective was crystallised into the concept of convenient housing,” says **Satu Eskelinen**, CEO of VTS-kodit.

“Convenient housing is all about things working smoothly: Our apartments are designed to be functional, caretakers can be contacted easily, there are efficient laundry machines in the laundry rooms and a free gym in each block. There are many things related to convenience that we want to achieve during this strategy term.”

One example is the streamlining

of waste sorting. Some people may end up not recycling just because there are not enough containers for all the different types of waste that need to be sorted in the kitchen cabinet.

Based on the new strategy, we will be designing a functional system for waste sorting and also reserving sufficient space for it in newly built and renovated homes. This small improvement will make housing both more convenient and more responsible.

Developing blocks and tenant activities

The strategy also includes a number of broader policies. These include the creation of a replicab-

le Functional building/block concept for new and renovated buildings, the aim of which is to ensure that VTS-kodit buildings have all the features needed for convenient housing in the future. The concept covers apartments, common facilities, yards and local services to ensure overall functionality.

“The concept tells us what features our yards need to include, for example. In addition to playground equipment for children, you also need places where young people can play, places for older people to spend time in and easy access to nature,” says Satu Eskelinen.

The strategy includes several change projects, one of which concerns tenant activities. The overall opinion is that the current

practices are too bureaucratic, so the aim is to develop tenant activities in a direction that will inspire contemporary tenants.

“Tenant activities also contribute to convenience. They create a sense of community within buildings, which makes it easy to ask your neighbours to join you for a jog or help with shopping, for example.”

The digital leap improves customer service

Good customer service is an essential part of convenient housing. You will still be able to visit or call VTS-kodit's service centre, but this traditional type of customer service will be supplemented with a new convenient way of managing housing-related matters, wherever and whenever.

Electronic forms have, of course, been used before, but now everything is being assembled into one user-friendly digital service. The aim is to also improve the accessibility of both customer services and maintenance services.

“A large proportion of our tenants wants to use our services digitally. In response, we will develop an easy-to-use online interface for VTS-kodit that will work smoothly on both smartphones and computers,” Eskelinen promises.

“The digital leap is in progress at our offices, too. We are currently automating routine tasks so that we can devote more time to developing our operations. Our water invoicing is already handled by a robot, and the next step is to have it take care of purchase invoices as well.”

Affordability is at the core of our operations

As a result of climate change, ecological responsibility is becoming



increasingly important in regard to the operations of VTS-kodit as well, in response to which the new strategy also aims at reducing the water, energy and waste management costs of buildings.

More and more buildings will be outfitted with apartment-specific water meters. Wood construction and other ecological building methods and efficient energy solutions will be utilised in construction. The recycling rate of construction sites will also be increased.

Social responsibility is also a

FOCUS AREAS OF THE STRATEGY FOR 2022–2026

CONVENIENCE IS KEY

Our objective is to make the everyday lives of our tenants more convenient by developing electronic services and the technical solutions of our buildings. Convenience is built upon functional apartments, buildings, yards, common spaces and local services.

OPERATIONS GUIDED BY RESPONSIBILITY

We want to be a responsible operator in the eyes of our tenants, personnel and society as a whole. For us, responsibility means, among other things, reducing the carbon footprint of our operations, ecological building and renovation and housing that is significantly more affordable than the market rent level.

major focus area in VTS-kodit's operations. This is reflected e.g. in the fact that VTS-kodit's rent level is significantly lower than the market level.

“We are proud to be able to offer affordable housing in Tampere. It is important for us that our tenants do not spend too much of their income on housing. Affordability is at the core of VTS-kodit's operations, and we make all our decisions with this in mind,” Satu Eskelinen says.



VTS-KODIT'S MISSION

We provide our tenants with a solid foundation for a good life. Home is the foundation of a good life. We rent, maintain and build high-quality and affordable homes for different life situations – responsibly.

VISION 2026

The most convenient housing in your life – responsibly

We are a pioneer in facilitating easy housing. We make convenient and responsible housing available to everyone in Tampere.





Siiri, Oiva and the other children and adults participating in VTS-kodit's evening event were received by Tilda and her Doghill friends.



Woolly pigs received a lot of attention.



There were some kittens in Doghill too: Noomi and Jasmi did a great job imitating the meowing and padding of cats. "We are cats because we live in Kissanmaa ("Cat Land") and our house is called Kissankulma (Cat Corner)!"

GREETINGS FROM DOGHILL!

SÄRKÄNNIEMI was filled with joyful cheer just before Christmas when the entirety of its Doghill Fairytale Farm was reserved for the exclusive use of the tenants of VTS-kodit.

The evening was full of fun activities! Elf diplomas were earned at the elf school, the finest gingerbread biscuits in Tampere were decorated at the gingerbread workshop, gift requests were shared with Santa and a Paw Theatre performance had the audience at the edge of their seats, eager to see whether you can catch elves with a net. The reindeer feeding session and the Christmas present game with the farm's fluffy mangalitzta pigs were also fun to watch for all ages.

Thank you to all the participants for their cheerful company!

Tessa, Toni and Matias brought Santa greetings from Annala, and their gift wishes were written down in Santa's big gift book.



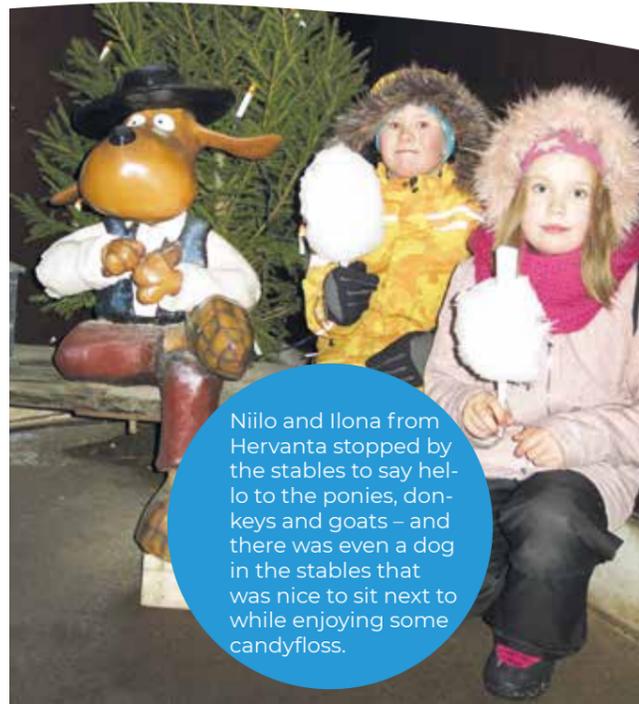
Noomi and Lenni from Haapalinna stopped by the Doghill gingerbread workshop for a treat.



Birgitta and Ilona from Tesoma decorated some beautiful and tasty Christmas treats.



Santa asking about the Christmas gift wishes of Topi and Sara, who live in Atala.



Niilo and Ilona from Hervanta stopped by the stables to say hello to the ponies, donkeys and goats – and there was even a dog in the stables that was nice to sit next to while enjoying some candyfloss.



Vilma and Ilona, who live in Hervanta, were among the first to arrive at the gate.