



## THE NEW CLUB ROOM IN HAAPALINNA SERVES ALL VTS-KODIT TENANTS IN THE AREA

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## A SENSE OF COMMUNITY PROMOTES SAFETY IN THE NEIGHBOURHOOD



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**VTS-KODIT AIMS TO PROVIDE TENANTS WITH OPPORTUNITIES TO ENGAGE AND SPEND TIME WITH EACH OTHER.**

A YEAR ago in this magazine, I wrote about the effects of COVID-19 and Russia's war on Ukraine on the global economy and the challenging economic situation that followed. Now, at the end of 2023, COVID-19 seems to have become a flu virus among others, but the war Russia started is still ongoing. Inflation and increased interest rates have also posed challenges to the economy this year.

The housing industry is tied to a great deal of capital, maintenance costs and workforce. It is inevitable that the increased interest rates and expenses will affect our operations. Tampereen Vuokratalosäätiö is a non-profit organisation that operates according to the cost rental principle, as indicated in the organisation's rules. The rents collected are used to cover expenses and to prepare for repairs and renovations. From 1 March 2024 onwards, we will implement an average rent increase of 5.9%.

Especially during such challenging times, a sense of community and other people's support can bring security and comfort. In this issue, you can read about the new club room at Haapalinnantori and meet a volunteer from Käräjätörmä, as well as other interesting topics. With more than 100 tenant committees, tenants of VTS-kodit

are actively involved in tenant activities. We would like to extend our sincere thank you to the tenant committees: your work is important!

A sense of community significantly contributes to our sense of comfort, and community spirit can often be built even with small efforts. Community building can start with simple acts, like greeting your neighbour or exchanging a few words with them. When everyone in the building knows each other, even if only by sight, it creates a safe and homely atmosphere.

VTS-kodit aims to provide tenants with opportunities to engage and spend time with each other. This holiday season, we organised an opportunity for our tenants to visit the Doghill Christmas Fairytale Farm at Särkänniemi. We also have some joyful events planned for next year – we hope to see you there!

We wish you all a merry Christmas and a happy New Year 2024!

**Satu Eskelinen**  
CEO, VTS-kodit

## NEW APARTMENTS AND BETTER QUALITY

DEAR readers, happy late autumn!

Another unusual year is coming to an end. The world situation isn't calming down. Instead, new conflicts have emerged – this time in the Middle East. Economic growth is stagnant, and businesses have become cautious with their investments. Now more than ever, the public sector should make investments and support economic activity in the best possible way.

On a more positive note, the population of Tampere has increased yet again – this year by 5,000 people. This means we have a constant need for new, competitive and reasonably priced apartments.

During this autumn, both new and renovated homes have been completed for our future VTS-kodit residents. The new apartments are well equipped, and the buildings offer a variety of additional services, such as a laundry room, gym and club rooms. While touring the new buildings, I met some residents and received only positive feedback for the well-organised services.

This year, we have completed 243 new apartments and have renovated four buildings that have a total of 179 apartments. In 2024, we will complete three new buildings with a total of 233 apartments. In addition, our goal for the coming year is to begin the renovation of four existing

properties and the construction of three new buildings.

This autumn, in an earlier issue of Asukasviesti magazine, I mentioned that the financial situation of VTS-kodit is good. However, while preparing the budget for 2024, the Board unfortunately discovered that the rent increase made in the spring of 2023 wouldn't be sufficient to balance the financial situation for 2024. Hence, we had to increase next year's rent as well. Our options have been limited, as ensuring financial stability is the only way to guarantee the continuity of our operations.

Finally, I would like to extend my sincere thank you to the tenant committees and volunteers who have organised events for the tenants of VTS-kodit. THANK YOU!

I wish you all a merry Christmas!

**Pekka Anttila**  
Chair of the Board



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**I MET SOME RESIDENTS AND RECEIVED ONLY POSITIVE FEEDBACK FOR THE WELL-ORGANISED SERVICES.**

Tenant of Haapalinnantori Shamal Ibrahim (on the left) and their family were invited to celebrate the completion of the renovation. Shamal assembled most of the club room's new furniture. "I didn't do it for myself. This place is for everyone."



## THE NEW CLUB ROOM IN HAAPALINNA IS AVAILABLE TO ALL VTS-KODIT TENANTS IN THE AREA

A new club and function room located in Haapallinna was completed in the autumn of 2023. The beautifully renovated space offers great opportunities for tenant activities. All tenants of VTS-kodit living in the Haapallinna and Hyhky neighbourhoods can reserve the space for parties and functions free of charge.

THE bright club room is situated at street level at Haapalinnantori 2 and was formerly used by a daycare centre. When the previous lease ended, we wanted to make the space available to our tenants. In the future, it will serve as a club room for the building's residents and can also be booked for functions by all VTS-kodit tenants in the area.

"The concept is fairly new, but it's a good fit for this block. The adjacent building features a shared gym for the block's residents, so

people are used to shared spaces here," says Property Manager **Jouko Mäki-Tarkka**.

### "Everything we hoped for and more"

The club and function room at Haapalinnantori is divided into three sections. When you enter the space, there's a nice lounge area with a seating group and some shelves. On the right, you have a dining area with a long dining table. The table sets can easily be

arranged into various layouts depending on the occasion.

Behind the corner, you can also find a small remote working space and a well-equipped kitchenette.

"The kitchenette is equipped with a fridge, freezer, dishwasher and tableware. So, everything you might need," says Chair of the tenant committee **Miia Viksten**.

The space has been designed by interior designer Tuija Pallas. The design process also took into account the tenant committee's wishes.

The lounge area features comfortable sofa and padded stools.



### WHAT?

- The new club room at Haapalinnantori will become available on 1 January 2024, and it can be reserved by all VTS-kodit tenants in the Haapallinna and Hyhky areas. Tenants can use the club room free of charge.

- You can book the space by contacting your property manager. After booking the room, you will receive a unique code that will unlock the front door.

### WHERE?

- A club and function room located at Haapalinnantori 2 C on street level, entry from the side facing the square.

- Easily accessible by bus lines 7, 8, 14, 15 and 29. Please note that guest parking spaces in the area are limited.



The large dining table can accommodate even a large group.

"We got everything we hoped for and more. We didn't expect the space to turn out so great," says Miia Viksten appreciatively.

### Self-assembled furniture brought savings

A WhatsApp group, including the tenant committee, property manager, area repairman and interior designer, was used for communicating about the progress of the renovation project. The tenant committee also helped by getting

new curtains for the space and assembling the furniture.

"When I first realised how many pieces of furniture we would have to assemble, I almost lost faith in the project. Eventually, **Shamal Ibrahim** assembled almost all of the furniture. We were lucky to receive help from such a super-skilled person," says Miia Viksten smiling.

"We saved a significant amount of money by assembling the furniture on our own," says Property Manager Jouko Mäki-Tarkka.

## Don't miss the adorable Christmas window display in Haapallinna

THE new club room at Haapalinnantori features a beautiful Christmas window display with a winter wonderland and some adorable mouse characters. You can admire the display until 6 January 2024. **Miia Viksten**, the Chair of the Haapalinnantori tenant committee, crafted the Christmas window.

"I have always enjoyed doing crafts and have accumulated a lot of craft supplies. I wondered how I could put them to use. I was inspired by a Dutch website called Mouse Mansion," says Miia.

Miia started building the mouse installation already a year ago. It is a never-ending project according to Miia; there is always something more she can add to it.

"As a child, going to see the Christmas window displays at Stockmann or Sokos was the best thing ever. It warms my heart to think I might be able to bring a little bit of that same joy to others."



# VTS-KODIT IS MOVING TOWARDS GREENER HOUSING

ACCORDING to the Ministry of the Environment, the green transition involves a shift towards an ecologically sustainable economy and growth that is not based on the overconsumption of natural resources and fossil fuels. A sustainable economy relies on low-carbon solutions and solutions that promote the circular economy and biodiversity. The Ministry of the Environment's and the City of Tampere's goals for achieving carbon neutrality by 2030 have accelerated the green transition at VTS-kodit. We have made efforts to promote low-carbon solutions as well as the circular economy and biodiversity.

At VTS-kodit, we monitor our carbon footprint annually. We aim to reduce emissions with the measures outlined in the roadmap for carbon neutrality. This includes promoting energy efficiency and reducing the emissions from construction, for instance. Sharing a common goal and collaborating is also essential. For example, actions for achieving carbon neutrality implemented by Tampereen Energia have a significant impact on the carbon footprint of VTS-kodit.

## Construction as part of the green transition

Construction and building management play a significant role



You can calculate your carbon footprint with Sitra's Lifestyle test!

You'll also receive tips on how to reduce your carbon footprint.

▶ <https://www.sitra.fi/en/projects/lifestyle-test-2/>

in reducing emissions. A carbon footprint is calculated for each new building constructed by VTS-kodit. In addition to the building materials and emissions from the construction phase, the footprint also takes into account emissions from the building's use over a period of 50 years and the emissions produced at the end of its life cycle. We aim to find the most resource-

efficient practices and solutions, as well as products and materials that allow us to reduce the emissions from construction activities.

In new construction, energy efficiency is the most important factor influencing the life cycle emissions of a building. We can evaluate energy efficiency based on a building's E value and by defining its energy class. VTS-kodit always aims to achieve the highest energy class, the A class, for its new buildings.

Energy investments always pay off and also bring savings in the long term. Carbon footprint calculation covering the building's entire life cycle will become mandatory in new construction and large-scale renovations in 2025 when the Ministry of the Environment's decree on the climate declaration and declaration of building products enters into force.

Tenants can also reduce the carbon footprint of housing by saving electricity, reducing hot water use, adjusting room temperatures and recycling correctly, among other things.

Text:  
**Miska Pöyry**,  
Development Engineer,  
VTS-kodit

# CHRISTMAS RECYCLING CHECKLIST

A significant amount of waste is generated at Christmas, so it's important to pay extra attention to recycling. Here is a helpful checklist to make recycling during the holiday season as easy as possible.

- ▶ Do not pour **ham grease** down the drain! Solidify the fat and sort it into biowaste.
- ▶ **Wilted Christmas flowers** and **paper napkins** also belong in the biowaste bin.
- ▶ **Wrapping paper** and **ribbons** should be sorted into mixed waste.
- ▶ **Gift bags** in good condition can be kept and reused. Torn or ripped gift bags belong to your mixed waste bin.
- ▶ **Chocolate boxes** and **Christmas calendars** can be recycled as carton packaging. Remember to remove any **plastic packaging** inside and sort it into plastic waste.
- ▶ **Cardboard gift boxes** belong in the carton collection container. Remember to flatten the packaging.
- ▶ **Finished candles** can be placed in the mixed waste bin.
- ▶ **Aluminium cases from tealights, outdoor candles** or **grave candles** should be placed in the metal collection, while **plastic cases** should be sorted into mixed waste.
- ▶ **Aluminium foil baking pans** and **aluminium foil** also belong in the metal collection.
- ▶ Bring your damaged **Christmas lights** to a waste station that accepts waste electrical appliances.
- ▶ **Christmas trees** can be brought to the waste centre free of charge.
- ▶ **Fallen needles** from your Christmas tree, along with any **fir twigs** and **wreaths**, should be sorted into mixed waste.

More information about sorting: <https://pjhoy.fi/en/waste%2520search/>

Lajittelun muistilista



# SAFETY MANAGER'S TIPS FOR FIRE SAFETY IN THE HOME

**TAKING** care of fire safety is easy but also of vital importance. Even a small fire can cause extensive damage to structures and people in your home, your neighbouring apartments, or even in the entire building.

So let's work together to ensure fire safety in our home building. Safety Manager **Jari Kauppinen** from VTS-kodit shares information on how you can look after fire safety in your everyday life.

"Having knowledge and understanding the causes of fires is already a step towards preventing them," says Jari.

Do you have questions about the safety of your apartment or building?

Please contact the safety manager of VTS-kodit.

Jari Kauppinen  
Senior Property Manager /  
Safety Manager  
jari.kauppinen@vts.fi



# 10 STEPS FOR FIRE SAFETY

- 1. Ensure you have smoke alarms that work.**  
Ensure you have one smoke alarm for every 60 square metres of space in your apartment and that the batteries are in working condition. Test your smoke alarms each month by pressing the test button.
- 2. Buy first extinguishing equipment.**  
Place a fire blanket or foam extinguisher in an easily accessible location and learn how to use them. VTS tenants can also use the Pisteet kotiin tenant bonus system to acquire first extinguishing equipment.
- 3. Protect your property with home insurance.**  
While you cannot prepare for every situation, having home insurance provides security if your belongings are damaged.
- 4. Do not leave food on the hob or in the oven unattended.**  
Leaving food in the oven or on the hob leads to many fires annually.
- 5. Only use the sauna for its intended purpose.**  
Do not dry your laundry in the sauna or use it as a storage space.
- 6. Do not use damaged electrical appliances.**  
A short circuit caused by a damaged electrical appliance or electric wire may lead to overheating and eventually ignite a fire.
- 7. Do not leave your washing machine or other large electrical appliances running unattended.**  
In addition to ovens and stoves, washing machines are among the electrical appliances that cause the most fire hazards.
- 8. Be careful with fire.**  
Never leave burning candles or tealights unattended. Never smoke inside your apartment.
- 9. Teach children how to look after fire safety.**  
Teach your children to recognise dangerous situations, make safe choices and call for help.
- 10. Prevent arson.**  
Keep the building's entrance doors and fire doors closed. Do not leave clutter or flammable liquids in the corridor, communal areas or next to the building.

More information about fire safety and preventing fires: <https://www.spek.fi/en/safety/>

# FROM 1 JANUARY 2026 ONWARDS, BATTERY-POWERED SMOKE ALARMS WILL BECOME THE LANDLORD'S RESPONSIBILITY

**THE** amended Rescue Act will enter into force at the beginning of 2024, which will transfer the responsibility for purchasing and maintaining smoke alarms to the owner of the building. There is a two-year transition period, so in practice, landlords will become

responsible for smoke alarms from 1 January 2026 onwards.

"Residents will remain responsible for purchasing and maintaining battery-powered smoke alarms until the end of 2025. So please continue to ensure that your smoke alarms work properly,"

**Jari Kauppinen** reminds tenants.

VTS-kodit has prepared an action plan for smoke alarm maintenance in the future, and tenants will be notified of the plan in more detail during 2024.

"Even with the maintenance responsibility transferring to the land-



lord at the beginning of 2026, the tenant will remain responsible for reporting about the smoke alarm's condition. So, remember to test your smoke alarms regularly and notify property maintenance about any defects you may notice in the smoke alarms."

Building owners have already been responsible for mains-powered smoke alarms for a longer period of time. In principle, all new buildings and renovated buildings completed since 2009 have mains-powered smoke alarms.



**Remember to test your smoke alarms regularly and notify property maintenance about any defects you may notice in the smoke alarms.**