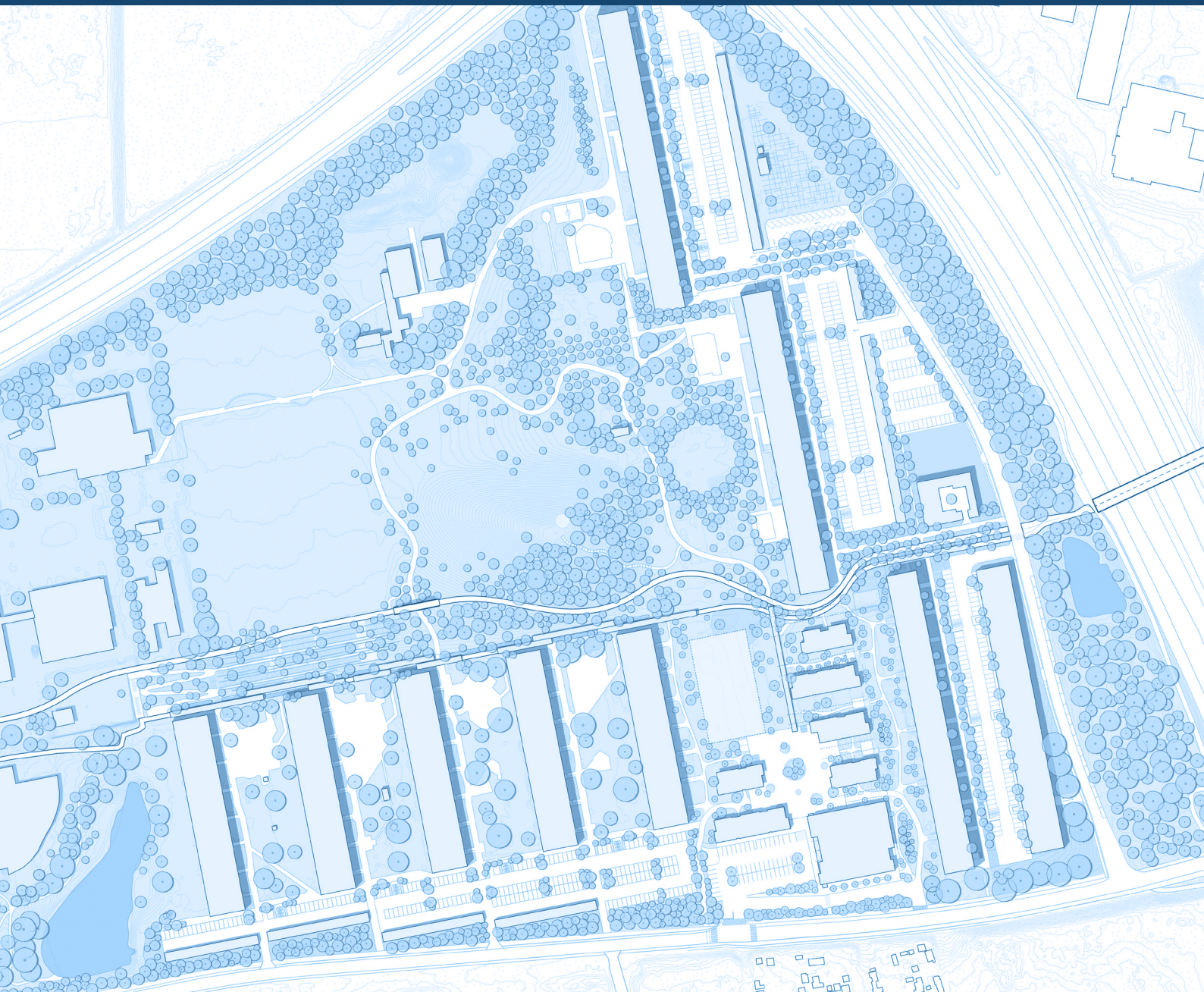


# The Master Plan, in brief

The following four pages constitute a concise summary of the master plan. By reading these pages, you are already well-prepared for the extraordinary departmental meeting on January 17, 2024.



# Recommendation of your tenant board

Recommendation of your tenant board:

There are cracks on the concrete facade. Many of our windows are leaking, the ventilation system is not efficient enough and our lifts need replacing. These are problems that we must have solved – regardless of whether or not we choose to adopt a master plan.

If we vote 'yes' to a master plan, the work that urgently needs doing will be done, and the dwellings will also be refurbished inside. All the dwellings will get a new kitchen, a renovated bathroom and new floors. There are high ambitions too for the outdoor areas. Værebros Park needs more parking spaces and more footpaths across the green areas. The centre in Værebros Park is worn down and many of the shops are standing empty. Under a master plan, the centre will be partially demolished, and a new centre will be built instead that will house a supermarket, commercial and retail space as well as private rental housing. A community centre will also be built here, which will house a library as well as Værebros Park's own function rooms, club facilities and communal laundry. On the tenant board, we believe that this is the right course of action.

Unfortunately, there is no way round a rent increase, whether we vote 'Yes' or 'No' to the master plan.

A majority of members of the tenant board support the recommendation to vote 'Yes' and approve the master plan and its finances. This is because, in our opinion, it is best for the housing association to accept the master plan and thus the funding from the National Building Fund.

Kind regards  
The tenant board

# It is your choice

Implementing the master plan assumes that a majority of those living in Værebros Park can support the plan. Therefore, you need to vote on whether you want to adopt a master plan or not.

## Information meetings

The master plan will be explained at information meetings in the hall in the main aisle of the centre. The meetings will be held as follows:

- Saturday, 6 January, 13:00-15:00
- Sunday, 7 January, 10:00-12:00
- Sunday, 7 January, 13:00-15:00 (in English)
- Monday, 8 January, 19:00-21:00

## Open drawing office evening

On Monday, 15 January, 19:00-21:00, an open drawing office event is being held in the hall in main aisle of the centre. Consultants from AI Arkitekter & Ingeniører, employees from DAB as well as members of your building committee will be there to answer questions about the master plan.

## Extraordinary meeting of the housing association

On Wednesday 17 January, from 18:00 to 21:00, an extraordinary meeting of the housing association will be held in the hall in the center and in the main aisle of the centre. Here, a decision must be made on whether to send the master plan to a postal vote.

## Postal Vote

The tenant board wants a postal vote on the master plan so that all residents can have a say – including those residents who do not have the opportunity to attend the extraordinary tenant meeting. There must be a postal vote on the master plan if at least 25% of those present at the extraordinary tenant meeting want one.

If it is decided at the extraordinary tenant meeting that the master plan must be put to a postal vote, all households can cast their votes between 18 January and 24 January. On January 25th, the votes will be counted, and the results will be announced.

If there is insufficient support for the proposal of a postal vote during the extraordinary tenant meeting, the vote on the comprehensive plan will be conducted directly at the meeting.





It is important that we strengthen the functions, attractions and activities that exist in Værebros Park today.

The main objective of the master plan is that the housing association can continue to offer good housing, good facilities and outdoor areas, good connections and the opportunity to live an



# Why we need to renovate

Værebros Park is in extensive need of renovation, master plan or not:

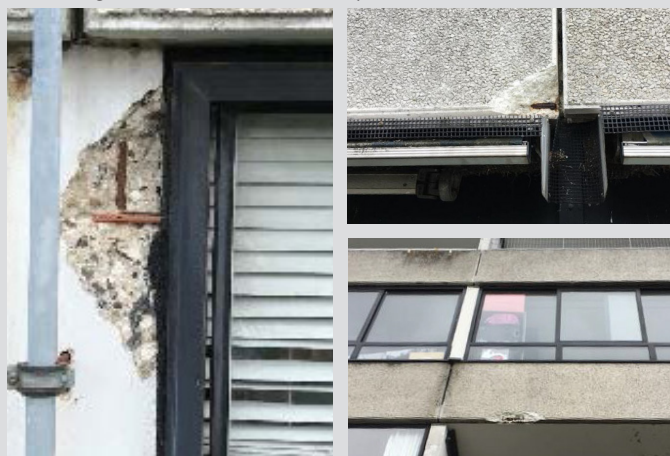
## Your dwellings

There are leaks and rot damage around your east-facing windows, which is causing draughts.

The windows looking onto the balconies provide only a minimum of insulation. The windows do not retain heat in the winter nor insulate against the sun in the summer; moreover, they provide very little sound insulation from exterior noise. In addition, there are cold draughts under the west-facing windows.

The original floors which are found in the vast majority of dwellings are worn out and creaking.

The ventilation system does not function properly, which creates challenges with the indoor climate. In bathrooms, it leads to challenges with moisture, while in the kitchens, sounds and smells ‘migrate’ between the dwellings via the ventilation system.



**Concrete damage:** Photos from the report on concrete in facades and balconies, 2020. The report documents the poor condition and deterioration of the concrete.



**Worn floors:** Photo from the surveyor’s report, 2018. “The original floors are worn and creaky”

## Facades

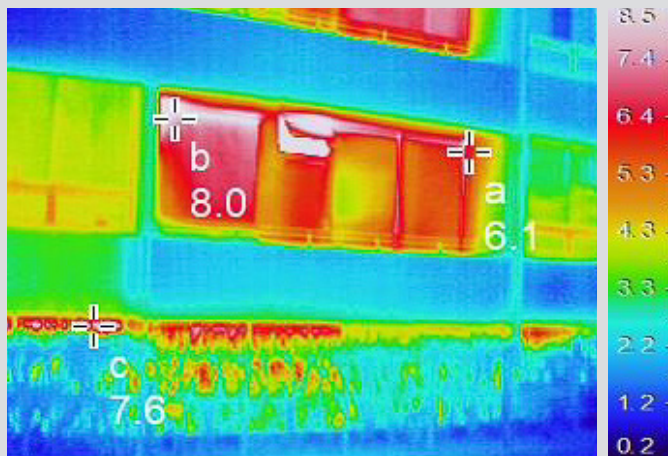
There is extensive concrete damage to the facades of both the high and low-rise blocks. The reason for the very poor concrete is because it has not been properly poured. This is causing the rebar reinforcing steel to rust, resulting in serious damage to the concrete.

## The centre

The building housing the centre needs more than a major renovation. Several shops are standing empty, and a lot of money is being spent on ongoing maintenance.

## Tenants’ building and institutional buildings

The tenants’ building and the institutional buildings are shabby and in need of major renovation. The institutions will move to a new municipal building at Skovbrynet Skole, probably in 2027.



**Heat loss:** Image from the thermography report 2020 shows an example of heat loss from a balcony side. Red indicates a high degree of heat loss, blue is a low degree of heat loss.



**Center in need of renovation:** Photo from the report on facade masonry, 2018. The report documents cracking in the centre’s masonry and concrete.



# What about the finances?

Usually, renovation work at non-profit housing estates such as Værebros Park are paid for using the housing association's own savings as well as through rent increases. At Værebros Park, however, the need for renovation is so great that the rent would have to be very high if the housing association itself had to cover the cost of everything included in the master plan.

## Possibility of financial support?

Your tenant board and company board have together decided to apply for financial support for the renovation. The financial support is being sought from the National Building Fund (Landsbyggefonden). The National Building Fund supports large renovation projects, but only if the urgent need for renovation is based on documented building damage and incorporated in a master plan.

### What is the National Building Fund?

The National Building Fund supports the development of Denmark's non-profit housing, including through renovation projects. Non-profit housing associations continually contribute money to the National Building Fund, which in this way administers a large shared savings pool.

#### See more at:

[www.lbf.dk](http://www.lbf.dk) or scan this QR code →



# A comprehensive plan

For the National Building Fund to support a renovation project, they require that a comprehensive renovation plan be drawn up for Værebros Park — a so-called master plan.

A master plan must not only take into account the acute challenges facing the housing association now, but also the challenges that the association is likely to face in the coming decades. In fact, a master plan aims to lift the general standard of a housing association so much that it amounts to a so-called future-proofing.

## Master plan for Værebros Park

A master plan for Værebros Park encompasses everything — it includes plans for dwellings and buildings, communal areas, outdoor areas, footpaths and roads as well as technical facilities.

The master plan has been under development since 2019. During this period, interested tenants, a tenant-democratic building committee, representatives of your company board and management company as well as technical building consultants have worked to find solutions to the following challenges:

- How can the housing association continue to provide good and healthy dwellings?
- How can energy consumption at Værebros Park be optimised?
- How can the parking facilities at Værebros Park be improved?
- How is it possible to create a safe route to school when the children at Værebros Park have to go to school on the other side of the motorway?
- How is it possible to ensure a thriving shopping environment as well as active clubs and associations without using rental income to finance the renovation and running of an older and outdated centre building?
- What will happen to the run-down institutional buildings in Værebros Park when the municipality moves out of the buildings and moves into the new facilities close to Skovbrynet Skole?
- How is it possible to retain the municipal services such as the local library and social workers?
- How do we adapt our outdoor spaces so they can better withstand future climate change?

This information describes in considerable detail how the physical master plan will solve these challenges.



**Existing path systems:** The photo shows your current footpath. The master plan includes new footpath connections through Værebros Park.

## If you vote 'Yes'



Average rent increase

**44 %**



Renovation work for:

**DKK  
1.632 million**

### Building works

- New floors in all dwellings
- New kitchens incl. appliances
- New bathrooms
- New measures to combat noise between party walls
- New interior doors in 1 and 2-room dwellings
- All indoor surfaces painted
- New roofs on high and low-rise blocks
- New facades to the east and west and on gables
- New windows to the east and west and in gables
- New balcony glazing
- New exterior entrance doors
- Repair of damage, foundations, basement and balcony decks

### Technical installations

- New balanced ventilation system
- New domestic water system
- New vertical heating pipes
- New waste pipes
- New electrical installations incl. fuse boxes
- New larger lifts in high-rise blocks to the top floor
- Renovation of sewers near low-rise blocks
- Establishment of solar cells

### Other buildings

- New community centre
- New communal laundry in new community centre.
- New facility management office at the material yard
- Demolition of run-down daycare centres and tenants' building

### Outdoor areas

- New parking spaces (approx. 74 more, or approx. 8.5% more parking spaces)
- New covered shared footpath (pergola along low-rise blocks)
- New east-west main path
- New landscaping along the blocks, including step-free access to entrances in the high-rise blocks.
- New landscape project paid for by the National Building Fund.

## If you vote 'No'



Average rent increase

**58 %**



Renovation work for:

**DKK  
611 million**

### Building works

- New roofs (high-rise blocks) + roof adaptation (low-rise blocks)
- New facades to the east and west and on gables
- New windows and doors to the east
- Repair of damage to foundations and in basement

### Technical installations

- Renovation of existing ventilation system
- New lifts 1:1 (same size, up to 6<sup>th</sup> floor)
- Renovation of sewers near low-rise blocks

### Other buildings

- Transformation of centre
- Demolition of run-down daycare institutions

### Outdoor areas

-





# Consequences of a 'No'

Renovation will still be needed, even if you vote 'no'. Unfortunately, there is no way of avoiding a rent increase, whether the master plan is adopted with a 'yes' or rejected with a 'No'.

## Minimum Solution

The works listed in the column under the heading 'If you vote No' are the works that, at a minimum, must be carried out within a 15-year period in Værebros Park. It is therefore a matter of a minimum solution. Additional works may be included, but doing so would make the renovation even more expensive.

## The renovation period can last up to twice as long

If you vote no, as a housing association you will have to finance all the renovation work yourself. It is not considered possible that the housing association can finance the necessary renovation works in one go, and therefore it will be necessary to do the renovation work in stages. You will miss out on the economies of scale that come from renovating everything in one go.

## The renovation work will be carried out without rehousing

Without a master plan, the finances will not allow rehousing. As tenants, you will have to endure tradesmen working in and around your dwellings in several phases and for extended periods. There will be periods where some rooms in your dwellings will be blocked off, and where the work will be accompanied by noise and dust. There will be scaffolding and a building site in front of your block.

In addition, expenses for the contractor increase when it is necessary to take account of the tenants in the dwellings.

## You will miss out on significant energy savings

If Værebros Park is renovated without a master plan, it is estimated that, as a housing association, you will be able to save approx. DKK 1 million a year on your total energy bill. With a master plan, it is estimated that you will be able to save approx. DKK 5 million a year on your total energy bill.

## New kitchens and new bathrooms still needed

There will still be a need for new kitchens and bathrooms. At the moment, when kitchens and bathrooms are replaced, the cost is borne by you, the tenants, via rental surcharges. This will also be the case in the future if you vote 'No'.

## Risk of price increases, inflation and interest rate increases

As the renovation period will be longer without a master plan, there is a risk of increased costs due to price increases, inflation and interest rate increases.

## No new parking spaces

The master plan includes an increase in the number of parking spaces in Værebros Park by approx. 74 spaces. This part of the plan will not be implemented if you vote no.

## All balconies lose their balcony glazing (at Værebros Park, this is called the 'climate screen')

Your existing balcony glazing cannot be retained when new facade elements are needed on your balconies. Without a master plan, all the balconies will in future be open balconies.

## No new communal facilities

It is not deemed possible that the housing association will be able to allocate funds for new communal facilities.

## No new landscape project

Part of the master plan is an ambitious landscaping project to the tune of DKK 80.7 million incl. VAT paid for exclusively by the National Building Fund. The project includes, among other things, step-free access to high-rise blocks, new footpaths and upgrading the park in Værebros Park. If you vote no, you will not receive this 'gift'.

## Uncertainty about new bridge

Without a master plan, there will be no new east-west main path for cyclists and pedestrians. This is likely to create uncertainty about the new bridge connection over Hillerød motorway.

## Uncertainty about new library

With a master plan, the Municipality of Gladsaxe will invest a significant sum in a new library in the new community centre. However, it is not expected that the municipality will invest as much money in an improved library facility without a master plan.

## The centre remains your financial responsibility

The current condition and design of the centre is not a durable solution. The centre needs to be transformed and extensively renovated, which will cost a lot of money.