

Annual Report for AAB Dept. 28–30 (1 Oct. 2025 – 30 Sept. 2026)

This annual report is extensive. It provides an update on the board's work during 2025–26 and looks ahead to upcoming tasks.

The Board

A new board, including a new chairperson, started in October 2025. We have had to learn how to work together. Tasks have been distributed on a voluntary basis as previously practiced.

The board's year began with identifying outstanding tasks left over from the previous board. It turned out there were several matters requiring follow-through. These included decisions from past department meetings - such as the establishment of a guest room (2023), garden boxes in Hyrdevangen (2023), and a plan for the green area on Parkstykket. Added to this were the issues surrounding a forgotten debt of DKK 10.9 million from a 2009 construction project (revealed by AAB in 2023) and - as it turned out - unresolved correspondence regarding the potential presence of asbestos in a basement. Finally, there were scheduled operations and maintenance tasks that still needed attention.

Unfortunately, the board's work this year has also been affected by meeting absences. Consequently, resources have been limited; finding time for committee work has been difficult, and we have had to make tough choices regarding outstanding tasks - meaning we did not accomplish everything we set out to do. One board member stepped down midway through the year, and a substitute member took their place.

Operations

Shortly after the 2025 department meeting, Martin Stenz took over as operations manager. He was the fourth operations manager for the department in 2025 - a span of about seven months - and his task was not only to handle day-to-day operations but also to tackle the backlog of tasks that had accumulated; previous managers had only been able to attend to essential operations during their brief tenures. Unfortunately, Martin Stenz has since resigned and left his position at the end of August, meaning a new operations manager will be appointed. We maintained a good dialogue with Martin, though he was also managing several other departments and was consequently very busy.

This high turnover has compelled the board to lodge an objection with the central organization board regarding the 2025 accounts; we were charged the full fee for property services despite the fact that a number of operational tasks had been left undone - certainly throughout 2024/2025 and continuing into much of 2026. As of this writing, we have received no response from the central organization board, though we have been in ongoing dialogue with both the head of accounting and local operations management regarding how to prioritize tasks moving forward. The status of these tasks is outlined below.

What we have achieved.

Asbestos.

In November 2025, asbestos was detected in the basement of Tværvangen 14. Many of our basement pipes date back to a time when asbestos was legally used for insulation. Due to the expected scope of the task, the work of locating and removing the asbestos was initially handed over to AAB's construction department (AAB/BYG), which initiated spot checks throughout the department's basements and engaged external consultants.

Subsequently, the board arranged for our own operations team to take over the task again; the site was remediated in June 2026, after which the area could be declared asbestos-free.

It has been a demanding task for the board to push for action, raise objections, and handle other aspects of this matter.

The next step involves inspecting all basement storage rooms - checking for both old and new piping and for any pipe damage - to locate asbestos-containing pipes and create a phased replacement plan. This inspection is tentatively scheduled for the autumn, with advisory support from Dansk Miljøanalyse; we are currently awaiting the specific plan for this work and the subsequent steps.

The asbestos remediation project has contributed to a budget overrun.

Pests

Since the autumn of 2024, both the previous and current boards have continuously pushed for effective treatment of a bedbug infestation affecting several apartments on Hareskovvej. According to the information provided, the work was to be completed in July 2026. Although we have not yet received a final report at the time of writing, we expect and hope that the problem has been resolved.

Doormats

At the 2025 department meeting, it was decided to discontinue the use of doormats in the stairwells. However, unbeknownst to us, the contract had shortly before been made non-cancellable for a period of three years. The board has pushed to have this changed. Consequently, they are currently being replaced only once a month, reducing the cost to one-third of the original amount. Due to a centrally mandated provision, it is not possible to terminate the doormat contract until three years after it was entered into (late summer 2028).

Parties and gatherings

In collaboration with Department 27, the board has hosted well-attended Christmas, Fastelavn, and Eid parties; we apologize that the invitations were announced at a late stage.

Waste

We have been contacted repeatedly by the municipality regarding the incorrect sorting of waste in the bins, and the board has attended several meetings on this matter. Most recently, we have tried to reduce sorting errors by introducing small containers for plastic, ensuring residents do not confuse bins intended for, say, residual waste with those for plastic. This has had a positive effect.

Failure to sort waste correctly results in additional costs for emptying the residual waste containers. We therefore strongly urge residents to ensure proper sorting - both within their homes and when disposing of waste in the correct bins in the waste areas. Waste must be sorted into plastic, cardboard, food waste, metal, batteries, and electronics; everything else goes into the residual waste containers. Bulky items such as wooden furniture and appliances must be placed in the designated separate waste rooms.

In addition to the extra costs, incorrect sorting places an unnecessary burden on the environment.

Commercial space and other communal facilities.

An interest group for residents' clubs was established at the 2025 section meeting; it has held two meetings to discuss various venue options and clubs (specifically fitness). As the current fitness room is affected by mold, the group identified the commercial space at Frederikssundsvej 116A as the most suitable location for a fitness room, proposing its renovation funded by an appropriate membership fee. However, as the board lacks the capacity to handle the administration, the proposal has not yet been advanced.

The commercial space is currently being rented out on a temporary one-year basis.

Asbestos remediation work meant that all clubs were closed for a period, but we are working on launching a workshop club and a creative club.

Rental of additional basement storage units.

We also took over this task from the previous board. The project was put on hold due to suspected asbestos in the basements, and it proved too resource-intensive for the current year, as other tasks were prioritized. Responsibility for the task is currently being transferred to the operations team.

Speed limits on Tværvangen.

In August, speed bumps were installed to reduce driving speeds on Tværvangen, and damaged speed bumps on Parkstykket were repaired.

Guest room.

At the 2023 estate meeting, a decision was made to establish a guest room. A working group developed specific proposals for fitting out the space located in the passageway between Parkstykket and Tværvangen. Among other things due to the frequent changes in operations managers, a survey by a land surveyor and an inspection by the Danish Institute of Fire and Security Technology (Dansk Brandinstitut) have only recently been carried out. We are awaiting the report.

Renovation of the property office and the board meeting room.

The premises have been refurbished with new flooring and a fresh coat of paint; new furnishings will be added in due course.

Complaints to the organizational board

In addition to the matter mentioned in the introduction (the property service fee), an objection has been raised during this board year regarding the issue from 2023/2024 concerning the lack of funding for works costing DKK 10.9 million back in 2009.

As we have been unable to obtain an explanation of what occurred, given that the department meeting was not consulted, and noting that the matter concerns a potential error dating back more than ten years - an error that now entails the diversion of any future surpluses toward loan repayments using internal funds - we have lodged a formal objection with AAB's board.

The second complaint concerns the property service fee and is addressed in the section on operations; we have also raised financial claims in this matter.

Objection regarding the chosen site of six "special needs" housing units.

In June, the Brønshøj-Husum Local Committee convened an information meeting regarding the siting of six special-needs housing units on the municipality's grass area between Department 27 and our development at Hyrdevangen (29). Our objection concerns:

- The loss of a recreational area,
- Excessive physical proximity to our properties, and
- Concerns regarding crime and the sense of security for our families, children, and young people.

In collaboration with Department 27, we have submitted an objection to both the Local Committee and the Social Services Committee and have requested access to documents held by the Social Services Administration and the Technical and Environmental Administration. Our response is available on our website.

Concluding remarks.

As a representative board, we cannot act unilaterally; consequently, much of our work in recent years has involved prompting action, lodging complaints, and following up on issues. However, the board also undertakes work related to project development.

In certain contexts - notably the Eid celebration and our comments regarding the municipality's plan to establish "special-needs housing" - several residents have shown great interest in specific projects during this period; they have taken action and thereby contributed to the successful completion of these projects.

A big thank you to them.

This is the best way to get events and projects off the ground, and it is through this process that resident influence and a sense of ownership are fostered. Hence the proposals to establish working groups.

However, if we truly want to develop our housing section, we need new volunteers on the board who are willing to take responsibility and dedicate at least three hours a week to this work. In addition to board and committee meetings, the role involves communicating with operations staff and partners; coordinating resident and interest groups; handling emails, website updates, and general communication; researching information and obtaining quotes; managing events and projects; and planning and implementing both new and ongoing initiatives.