

ASUKASLEHTI

KIINTEISTÖ OY AURORANLINNA ■ 1 | 2023

MAY-JUNE 2023

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Community mediation is a free and completely neutral service,
which has helped resolve many problems between neighbours.

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BEING A NEIGHBOUR IS ALSO ABOUT TAKING OTHERS INTO ACCOUNT



The results of our annual resident satisfaction survey are once again available for use to develop our own operations and those of our partners. Thank you again to all of you who responded to the survey. A special thanks to those of you who also put in the effort to give free-form feedback and make good development suggestions. We have already begun to take many of your suggestions forward.

In the resident satisfaction surveys, the tidiness and condition ratings of our common spaces, waste rooms and yards are consistently significantly lower in many properties than the ratings of our other operations. Often, this dissatisfaction seems to include the idea that our cleaners and property maintenance do their job carelessly or infrequently in these respects.

The cleaning of the common areas of our properties, as well as the management of yard areas and waste facilities, is based on expert assessments which are always tailored to each property. The idea behind the assessment is that the amount of work ordered for the property is suitable for it, that is, there is not too much or too little cleaning and maintenance.

In many cases, for example, weather conditions have such an

effect that cleaners and property maintenance should practically be on call at the properties in order to be able to keep stairwells and yard areas in the desired condition. I therefore call on each resident to do their part to help us to do better, to achieve this common benefit. This can be done easily, for example, by paying attention to wiping your shoes on the stairwell carpet in muddy conditions, by placing garbage bags in their own waste containers, or by keeping the candy wrapper in your pocket before throwing it in the bin, instead of a shrub in the yard.

Neighbourliness is the key to comfort in apartments and terraced houses. Taking your neighbours into account in your everyday life is a key factor in creating a comfortable living atmosphere for the whole building, which usually requires only a little thinking about what you do. Being a good neighbour is also about constructive dialogue with neighbours when something is bothering you, and a desire to build a good living environment for everyone, with understanding for your neighbours. However, it must always be possible to live a normal life at home, and accepting this is part of being a good neighbour.

Each of our apartments is in a housing community, which is the most comfortable to live in if you are part of that community. This is why, for example, it is a good idea to get to know your neighbours in the yard in the summer, talk to them, and be a good friend to your neighbours through your own actions. Based on experience, the more familiar and good friends there are in the community, the fewer conflicts there are between people.

As this issue of Asukaslehti is being published while the trees and courtyards are growing greener, I wish all our residents and partners a very pleasant and relaxing summer. •

TATU RASIA, Managing Director
Kiinteistö Oy Auroranlinna

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• ALSO FEATURED IN THE MAGAZINE •

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SUMMER LIVING IN THE CITY

A hot balcony in the summer is a place to barbecue, enjoy yourself and relax. However, in an apartment building, only an electric grill may be used on the balconies.

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CONSUMPTION DOWN A DEGREE

The carbon footprint of housing is most affected by heating. Adjusting the temperature of the home down a degree makes a noticeable, tangible contribution to combating climate change. A big difference also comes from taking short showers and scheduling the use of home appliances.

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THANK YOU FOR SORTING

Sorting waste is part of the circular economy that preserves the environment and prevents climate change and the loss of biodiversity. Correctly recycled waste is the raw material of new commodities.

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RESIDENTS EXPRESSED THEIR VALUABLE OPINION

The results of our annual resident satisfaction survey have been received.

The survey was conducted as an online survey at the end of 2022.

The survey was carried out for Auroranlinna's wholly-owned properties and for Auroranlinna's condominiums (formerly Oy Helsingin Asuntohankinta Ab) as an online survey between October and December 2022.

By the deadline, a total of nearly 750 residents responded to the survey. A heartfelt thank you to all respondents for their active participation! Six S Group gift cards worth EUR 50 were drawn among the respondents to the survey. Lady Luck favoured residents at Mikkolankuja 4, Vellamonkatu 29 and Ratavallintie 16. The gift cards for the condominiums were sent to Kasöörinkatu 4 and Hämeentie 21 and 85. The winners have been personally contacted. Congratulations to the winners!

STRENGTHS AND AREAS FOR DEVELOPMENT

As in previous years, the survey asked respondents to assess, for example, Auroranlinna's own customer service, housing management, communication, rent payment issues, property maintenance, cleaning, and issues related to the location and condition of the apartment.

Based on the feedback, residents are still satisfied with our customer service; especially the service attitude of our staff was praised. Overall, customer service evaluations are at a good level and the change from the previous year is an upward one.

As in previous years, the greatest strength in the survey results was satisfaction in matters related to rent payment.

RESIDENTS ARE PLEASED WITH USING SERVICES RELATING TO RENT PAYMENT

We continue to work to improve our accessibility. Based on the survey results for 2021, we already decided that we will confirm to the resident as soon as possible that a message has been received and the matter is being taken care of. Based on the feedback received, this was a necessary and successful change, especially in situations where it is not possible to take care of the matter or collect all the information needed to respond immediately. As such, we promise to continue this practice.

In the case of **HOUSING MANAGEMENT**, residents hoped for improvement in addressing disturbances. We have started to contact the people causing the disruption in person at a low threshold. We do this even in situations where the legal requirements for official measures are not yet met.

We also send requests for clarification to the disturber when the disturbance requires intervention but no written disturbance report has been received with the signatures of at least two different apartment owners. In other words, only the signed disturbance report is the document based on which a resident can be officially warned and, after the warning, the rental contract can be terminated if the behaviour does not stop despite the warning.

Referral to community mediation is also a new way to try to resolve disturbances and difficult situations in the neighbour-



The annual resident satisfaction survey was carried out as an online survey at the end of 2022.

hood. You can read more about community mediation **ON PAGES 4-5 OF THE MAGAZINE.**

WITH REGARD TO COMMUNICATION, the residents wished to have more property-specific information on the website. For example, billing information for apartment-specific water meters was one of the things residents wished for, and we have already added that information to our website.

Some long-time customers feel that the apartment needs to be renovated to some extent. In order to meet the renovation needs of these inhabited apartments, we are considering a new operating model by launching a pilot project in which kitchen cabinets will be renovated. The pilot properties will become clearer later, but there will be a few at the beginning, and the experiences gained will be important when planning the future.

The **MAINTENANCE COMPANIES AND THE CLEANING COMPANY** have gone through all the open feedback they have received on a property-specific basis. An action plan has been drawn up on the basis of the review. For example, in some properties, the cleaning protocol for common areas was condensed. Attention is also paid to keeping notice boards clean and up to date, as well as to removing old notices from the boards.

Occasionally, there are some minor deficiencies in the common areas of the properties. In the future, it is planned that a renovator will tour the properties to observe and repair minor faults. The aim is for defects to be corrected before they can even be reported.

The operations and services of **AURORANLINNA'S CONDOMINIUMS** have received a very positive assessment overall. The professionalism of the staff, keeping promises and the willingness to serve have been considered very good by customers.

The overall grade for the housing has also increased. The location of the apartment was evaluated very positively. More than half of the residents consider the rent level to be inexpensive or affordable.

Overall satisfaction is also reflected in a very high willingness to recommend to others. Most of the residents of condominiums would be willing to recommend an apartment like their current one to their acquaintances! •

MEDIATOR RESOLVES ISSUES BETWEEN NEIGHBOURS



Neighbours are an essential part of living in Auroranlinna.

In community mediation, the matter causing friction between neighbours is first discussed one-on-one with the different parties, before a mediation meeting is arranged where the different parties are together. Mediation has never made matters worse, even if the problem cannot be solved.

If everything went ideally, there would always be peace and harmony in housing associations. Unfortunately, sometimes the relations between neighbours become strained or the property has an uncomfortable atmosphere for one reason or another. Community mediation is a free and completely neutral service, which has helped resolve many problems between neighbours. Anyone can start the mediation process by contacting the Community Mediation Centre.

Jens Gellin has acted as a mediator since the community mediation activities began in 2006. He is, therefore, a good person to explain how community mediation works and how it has helped people and communities that have contacted the Community Mediation Centre over the years.

“We do both mediation related to problems stated in advance between certain neighbours and community mediation, which looks for ways to improve the poor atmosphere of a particular property, for example. In very many cases, we have been able to help resolve issues that have strained relations between neighbours, as well as improve the overall atmosphere in the building. Any resident can take advantage of our services to do better in the future,” says Jens Gellin, summarising the idea behind community mediation.

“We have certain processes by which we operate. We are not an advisory organisation, but of course, often issues come up already in discussions related to the process which can help the different parties in resolving these problems. We will not comment on technical or legal issues, but if the mediation includes issues that are also related to police or housing management work, their representatives may be invited to attend the mediation meeting,” Gellin says.

NOISES ARE ONE CAUSE FOR DISPUTES

Many of the disputes that arise in mediation are related to noise. Of course, disputes can arise over many other things, such as cigarette smoke, letting pets run free in stairwells and yards or letting dogs pee on the bushes and fence posts in the yard, parking cars, the use of an outdoor equipment storage room and playing in the yard. It is also easy to make enemies, for example, by criticising neighbours for how they deal with their children.

“For example, loud arguments, children's games, laundry, pets and partying can be perceived as disturbing. If you go to live in an apartment building or terraced house, the baseline assumption is, of course, that there are sounds from the neighbourhood, but especially now that work from home has become more common, the sounds from the neighbourhood have started to bother people more than before, even outside the periods of silence mentioned in the code of conduct. My understanding is that residents do not, at least in most cases, intentionally cause disturbances, but because we humans are different, normal sounds for one person may be too much for someone else for one reason or another. In addition, some people have special sensitivities or illnesses that predispose them to experience problems more than others,” Jens Gellin says.

“Sometimes the chemistry between the residents does not align or the behaviour of a resident is unappealing or even frightening to another or others. In these situations, it tends to easily happen that the disturbances and problems experienced seem to be related to the very person or household that one does not really get along with, and that the situations are more likely to escalate into a proper quarrel or even accusations

about things that the accused party has nothing to do with. And similarly, the so-called good guy is allowed much more leeway than the less nice neighbour,” he continues.

“Saying hello to your neighbours and talking to them, helping with shoveling snow in the car park and taking others into account with your pets are things that create a good mood and reduce the risk of problems occurring. Loneliness and isolation are visible to us today, and this kind of interaction with our neighbours also helps. People like to talk to each other if they have the chance,” Gellin points out.

“We start by asking whether the person contacting us has tried to talk to the neighbour and to resolve the problem, which is of course the most recommended way to proceed.

SAYING HELLO AND TALKING HELPS

It has become clear that many people who approach us are, for some reason, even afraid of the neighbour with whom they should be able to talk, and are outright anxious at home because they feel unwell with the problem they have experienced and are unable to resolve their situation. Some say they “can’t talk to them” and some feel that the other party is harsh or threatening. This may be rooted in the person’s habitus, something they have said at some point or, for example, a rumour. In condominiums in particular, there may also be a kind of housing stigma, that is, that problems in a housing company are easily attributed to tenants of the city – especially if there has ever been a problematic tenant in the apartment in question. In other words, the resident is already singled out due to a previous resident,” says Jens Gellin.

THE MEDIATOR SEEKS A SOLUTION IMPARTIALLY

Jens Gellin emphasises that the aim of community mediation is to get people to speak constructively to each other, looking more to the future than to the past. It is important to be able to resolve those issues that disturb or offend, as well as to try to find an outcome that will help bring agreement between neighbours in the presence of impartial mediators. Addictions, that is, mainly complaints related to tobacco and alcohol, are often the most difficult in mediation, as it is difficult to reach an agreement that someone will stop smoking or drinking alcohol. “Even though many people have the good will to take their neighbours into account, the matter may be forgotten at the end of a night at the bar, for example,” Gellin says with a laugh.

“It is a good idea to contact us if there is something that bothers you in your neighbourhood. I would also like to point out that our work is free of charge. The community behind us, the Finnish Forum for Mediation, is a non-profit organisation and receives funding for its operations in the form of STEA grants.”

COMMUNITY MEDIATION IS FREE OF CHARGE

“Anyone can initiate mediation using the electronic form available at the address naapuruusovittelu.fi. You can also proceed by asking for a consultation directly from one of our mediators. Our contact information can be found on our website. Community mediation currently begins within two weeks of contact, depending of course on how the different parties are available. In community mediation, the matter is first discussed one-on-one with the different parties, before a



In community mediation, problems are solved with a larger group. The aim is to arrange a resident meeting, which also includes representatives of the property and any other parties involved. Issues that spoil the general atmosphere in residential communities include disturbing behaviour in stairwells and other shared spaces, the use of common spaces such as laundries and saunas, mistrust between property companies and residents, and conflicts related to ethnicity and cultures.

mediation meeting is arranged where the different parties are together. Mediation has never made matters worse, even if the problem cannot be solved,” Gellin assures those considering the benefits of making contact.

“In community mediation, problems are solved with a larger group. We aim to arrange a resident meeting, which also includes representatives of the property and any other parties involved. Issues that spoil the general atmosphere in residential communities include disturbing behaviour in stairwells and other shared spaces, the use of common spaces such as laundries and saunas, problems in cooperation during resident activities, the growth of relations and conflict in various community housing solutions, mistrust between property companies and residents, and conflicts related to ethnicity and cultures. Our operations in Myllypuro started specifically with improving the relationship between immigrants and the native population or people who have lived in Finland for a long time, but nowadays more than 90 per cent of our work is related to non-immigrant mediation,” Gellin highlights. •



The aim of community mediation is to get people to speak constructively to each other, looking more to the future than to the past. It is important to be able to resolve those issues that disturb or offend, as well as to try to find an outcome that will help bring agreement between neighbours in the presence of impartial mediators.

MODERN LIVING IN A HISTORIC ENVIRONMENT

We are proud to offer rental apartments to Helsinki residents in the traditional wooden housing blocks of Vallila and Alppiharju as well. Porvoonkatu 12 and Vesilinnankatu 17 form a great whole, offering modern living in a historical and cosy milieu of wooden houses between Sturenkatu and Linnanmäki.

Helsinki began to develop into a metropolis in the second half of the 19th century due to industrialisation. New job opportunities continued to bring new residents to the still relatively small city, which made the living conditions of the city and the employees of the companies operating in the city an important topic of discussion as early as the end of the 19th and beginning of the 20th centuries. With the housing needed by the new residents, the capital also began to expand, as a result of which the settlement spread farther away from the Helsinki cape to the area of the current Alppiharju, among other places.

The city decided to respond to the challenges related to the living conditions of its own workforce at the beginning of the 20th century, for the first time in 1906, when the city sold a plot of land at the then address Kirstinkatu 16 in Alppiharju to an association called Kommunala arbetarbostäder, or municipal workers' housing. The association was established to build the first ever employee housing for the employees of the City of Helsinki. The four wooden houses on Kirstinkatu 16 were completed in 1910 in accordance with the designs drawn up by Albert Nyberg and



1 View from the spacious courtyard area of Vesilinnankatu towards Porvoonkatu 12. The "balconies" of the apartments are in the yard at the entrance to each staircase.

2 The spacious and lush yard area is also great for enjoying time spent together.

3 The yard areas of the property naturally expand into the adjacent Leninipuisto, while still providing the residents their own peace in their yard.

4 Communality emanates from the courtyard and basement spaces of Vesilinnankatu 17.

5 The property's sauna facilities are in a charming courtyard building.

provided a home especially for those working in the city's electricity, gas and water utilities.

At the beginning of the 20th

century, Kirstinkatu stretched all the way to Porvoonkatu. Two of the new wooden houses on Kirstinkatu 16 were located along the street section now



known as Kirstinkuja. The other two were on the other side of a big yard, along Vesisäiliönkatu. Vesisäiliönkatu got its name from the water reservoir which was in the area of the present-day Leninipuisto and Linnanmäki. The other end of the street has remained with the name Vesilinnankatu, but its other end, which extends as far as the current Kulttuuritalo plot, as well as the section from Vaasankatu's Sturenkatu to Vesisäiliönkatu, has been taken into other use over time. As a result of the name changes, Kirstinkatu 16 is now also known as Vesilinnankatu 17.

LARGE HERDS OF CHILDREN AND "HAGS' QUARRELS"

The new wooden houses on Kirstinkatu 16 got a neighbour in 1913 in the form of two wooden houses designed by the architect Onni Tarjanne, and built by the workers' housing company Kumpu. These houses were converted into employee rental apartments in 1928, when Kumpu sold them to Helsingin Raitiotie- ja Omnibussosakeyhtiö. In other words, the houses were occupied by tram and bus drivers and financiers. Because of this connection, Porvoonkatu 12 also had a break room for HKL employees for a long time.

Kirstinkatu 16 and Porvoonkatu 12 were home to employees of the electricity, water and gas utilities as well as of Raitiotie- ja Omnibussosakeyhtiö, who have been characterised as decent people in Kaija Hackzell's article in the 'Helsingin korttelit kertovat' series originally published in Helsingin Sanomat. Residents are said to have remained loyal to their homes. At Kirstinkatu 16, people reportedly switched apartments only if it was possible to move in the same courtyard from the stove room apartment to the room and kitchenette apartment or from the former to the living room and open kitchen apartment that offered the greatest luxury on the property.

Both Kirstinkatu 16 (now Vesilinnankatu 17) and Porvoonkatu 12 were inhabited mostly by large families with children living in these single-room apartments, which are small by modern standards. This was reflected in the spacious courtyards of the houses as large herds of children and often a loud life of games and, of course, disagreements. As the mothers of the families were often housewives, things like the children's pranks and matters related to washing shifts or drying laundry kept up the normal "hags' quarrels", as Kaija Hackzell

describes it.

How did life work out in an apartment with one room or a room and an open kitchen for a family that included, in addition to two adults, five children? One of the buildings at Vesilinnankatu 17 is now the Helsinki City Museum's Workers Housing Museum, where you can find answers to this question. In the museum, you will be able to see furnishings from different eras, how cooking was done, how time was spent together and sleeping arrangements, among other things, when it opens again to the public after renovations in 2024, or by visiting the apartments virtually at <https://tyovaenasuntomuseo.fi/tyovaenasuntomuseo-360/>.

In addition to their own home yard, the adjacent cliffs of Vesilinna provided a place for plenty of children to play and have fun. In the winter, there were skiing competitions and jumps from self-made ramps, and the summer was filled with running and playing. Founded in 1919, Kalliolan Setlementti ry in Kalliola, located on the other side of Sturenkatu, was the place to go for clubs and a confirmation school. Until the 1960s, Kalliola operated in a building originally built as a Russian school, which was replaced by the present Kalliola building in 1966. And many residents of the houses probably also headed to Linnanmäki at least once every summer after it had been opened in 1950, built on the cliffs of Alppila.

A HEALTHY FRAME AND A CHANGE IN ATTITUDES PROVED VITAL

Alppiharju has been formed into its own district by combining part of Alppila and Harju. Alppiharju was originally built as a wooden house community with several blocks of similar environments as Vesilinnankatu 17 and Porvoonkatu 12. As elsewhere in Helsinki, the wooden houses of Alppiharju had to give way to larger stone houses over time.

In the 1980s, however, Porvoonkatu 12 and Vesilinnankatu 17 were given the opportunity for a new life when their log frames turned out to be healthy, and attitudes towards dismantling the old had changed. The city decided to renovate the already quite dilapidated houses, which had also become infamous for their residents, into rental houses with modern amenities. The apartments were made better than they had been when they were new. Renovation work was completed in 1989. There are currently 31 apartments on Porvoonkatu 12 and 24 apartments on Vesilinnankatu 17. The property's sauna, laundry room and



1 Porvoonkatu 12 as seen from the direction of Vesilinnankatu and Leninipuisto. The property's facades have been renovated in 2020 – 21. There are deep collection containers for waste at the end of Vesilinnankatu.

2 The apartments have retained their old stoves and floorplans. In the single-room apartments, the kitchens and bathrooms have been compactly situated as part of the apartment. The photo is from Porvoonkatu.

drying room are located in a separate courtyard building, where a general store used to operate.

As the City of Helsinki developed the ownership, housing management and maintenance of its rental houses, Porvoonkatu 12 and Vesilinnankatu 17 were transferred to the ownership of KOY Auroranlinna, which is responsible for the city's privately financed rental and employee housing. At Auroranlinna, houses and apartments have been well taken care of, most recently by renovating the facades of Porvoonkatu in 2020 and Vesilinnankatu in 2021. Thus, these wooden houses in Alppiharju still offer the opportunity for modern living in a historical, well-kept and comfortable environment.

The source and background material for the article has been Kaija Hackzell's 1988 book "Viertotietä itään ja länteen, Helsingin vanhoja kortteleita 3", the Helsinki City Archive's map of the City of Helsinki from 1917–18, and the City of Helsinki's website. •



Comfort and versatility at home is easy to get with pillows, throw blankets and green plants.

HOW CAN I MAKE MY HOME FUNCTIONAL?

How can I make the best use of the space in my home to suit my needs and enhance the look of my home? And what kind of space solutions could I use to organise my remote work? Interior architect Annaleena Lahtinen sat down with us to come up with suitable approaches in a rental apartment.

Magazines and television have a lot of different articles and programmes related to interior design and sprucing up a home. In the opinion of interior architect Annaleena Lahtinen, it is possible to look to these for inspiration and tips for your own home, as well as places like the Housing Fair, but few of these ideas are a perfect fit for another home. It is important to first map out what kinds of things should be done in the home, what kinds of requirements are associated with different functions, and only then consider how different ideas related to the implementation of these functions could be adapted to your own home.

“Who and how old are the people living in the home and what they do at home now and what will they do in, for example, two or three years’ time. It is also good to be able to anticipate future life stages,” Lahtinen summarises as a starting point.

“It is good to remember that a home does not have to be a showroom. Meetings with people have increasingly moved to cafés, libraries, shopping centres and other public living rooms.

Since visiting culture has decreased, the living room can be decorated as a versatile recreational space. Lightweight furniture is easy to move and transform into a gym or play area. You can decorate your home for just your family. If guests come to our home, I see them as friends who accept our home as it is,” Lahtinen says.

ADAPTABILITY INCREASES FUNCTIONALITY

“In homes, we cook, eat, sleep, maybe work and do homework, have our hobbies or play and spend time. In many homes, each member of the family watches their own programmes streamed from their own device in private. As such, you can ask: do you need a sofa and a TV at home?”

“If your home has a dining table in both the kitchen and the living room, I would consider if there is a need for this. One extendable table can be enough even when you have guests over to eat.”

“A stool is a good, flexible piece of furniture as it serves as

an additional seat and an auxiliary table. When you stack stools on top of each other, they take up little space. Modular furniture assemblies and transformable storage systems also bring flexibility to the home.”

“When purchasing furniture, it is important to measure the spaces in the home, how, for example, radiators, windows and doorways limit the interior decor, as well as how much intact wall space there is and what kind of furniture can fit through the door of the apartment or room. In the large and spacious premises of shops, for example, sofas look smaller than at home.”

“If you have children in your family, I wouldn't necessarily reserve the biggest bedroom for the parents. The parents' bedrooms are often used only for sleeping. Particularly in new families, the sleeping arrangements and other living arrangements of children bring additional needs. The needs of children living in two homes equally are 100% in both homes. Even a child who lives in the home only some of the time needs a bed of their own. A bunk bed or an extra bed that can be pulled out provides each person their own bed, which is already enough to get you pretty far. All children should have the opportunity to retreat to their own quiet space for a while, even if they have no room of their own. For more casual overnight guests, for example, a sofa in the living room or a mattress on the floor can work,” Lahtinen says.

LAMPS AND PLANTS BRING THE LOOK, CLEANLINESS AND ORDER BRING COMFORT

Annaleena Lahtinen recommends taking care of the order and cleanliness of the home, which are one of the foundations of comfort. It would be good to have a place for all items, because then they can be easily found if necessary. It is worth giving up unnecessary things and not storing them for years for possible use.”

GOOD TO GIVE UP UNNECESSARY THINGS

“I'm rather lazy when it comes to cleaning up and that's why I try to maintain order. A clean home is also easier to clean. We do not have open shelves that collect dust in our home; even the books are on display behind glass



1 Order and tidiness in the home are some of the foundations of comfort. It would be good to have a place for all items, because then they can be easily found if necessary. It is worth giving up unnecessary things and not storing them for years for possible use.

2 Annaleena Lahtinen has graduated as an interior architect from the Aalto University School of Arts, Design and Architecture. Her interest in designing homes apparently began at the age of five. At the moment, she works as a lecturer at the Metropolia University of Applied Sciences, training future interior architects. In the training, the students learn about spatial, furniture and lighting design, as well as construction studies, as separate modules.

3 If you work from home, you should always invest in ergonomics and good lighting. Office chairs in good condition and electric tables, the height of which can be adjusted according to use and the user, are available at an affordable price when used. This desk is made from an old Lundia.



REMEMBER THE ERGONOMICS



1



2

YOU CAN DECORATE YOUR HOME FOR YOURSELF



2

1 Plants also have a positive effect on indoor air. An open shelf is also suitable for the home, but it requires that you can dust it regularly.

2 For example, stackable stools, folding chairs and a light or wheeled table give the furniture easy flexibility, which makes it convenient to make room for home exercise and children's play, among other things.

MEASURE THE SPACES BEFORE BUYING THE FURNITURE

doors," Lahtinen says.

"In my opinion, however, a cosy atmosphere is even more important than cleanliness. Cosiness is achieved with carpets, green plants and lighting. These elements, as well as throw pillows and throw blankets, also serve a real purpose. Carpets make the sound of the space more pleasant, many green plants clean the indoor air, you can see better in a well-lit space, throw pillows help you find a good position on the couch, and it's nice to curl up in a throw blanket to get warm or take a nap."

"We have a lot of used furniture in our home. Old furniture is often made of solid wood, which makes it durable, patinates beautifully and thus has resale value. If you are able, you can even repaint the wooden parts of an old piece of furniture, which I would not do with new, self-assembled furniture."

GOOD ERGONOMICS ESSENTIAL IN WORK AT HOME

Working from home has become a part of Annaleena Lahtinen's everyday life as well, as a result of the coronavirus pandemic.

"I set up my own home office in our old house's living room. It doesn't bother me, for example, that the kids can run around there making snacks. However, the workplace workstation is

ergonomically better and lunch is often more nutritious and healthier, so I am happy to work at the workplace. At a height-adjustable electric desk, you can sometimes work standing up. At home, you should also invest in a good office chair for your work space. Both electric tables and good office chairs can be found used at reasonable prices," Lahtinen says.

"In addition to ergonomics, I would also think about the placement of a remote work space. Where is a quiet place? And where is there a beautiful view of the rest of the home or perhaps the opportunity to broaden the mind and increase work efficiency by glancing up to the outdoor landscape? If there is no possibility of a separate office, do you want to bring the work to the bedroom, living room, children's room or kitchen? Do you put away your work at the end of the day, and if so, where? Could the workstation also serve as, for example, a place for children to do their homework?" Lahtinen provides tips for those struggling with working at home.

"A friend of mine has made it a habit to walk outside to 'commute' at the beginning and end of the day. Leaving home helps transition from a home role to a work role and vice versa. In addition to cleaning the desk, this is one way to draw a line between work and free time," Lahtinen says. •

THINGS TO CONSIDER WHEN LIVING IN THE CITY IN THE SUMMER

Summer is a warm and pleasant time. Mornings are bright when you wake up, and there is still light long into the evening. Many people feel more energetic at that time, but for some, the brightness may cause difficulties in falling or staying asleep. Light-sensitive people should darken the bedroom on summer nights with blackout curtains.

During the summer, the apartment may feel too warm at times if there is no cross-draught or direct sunlight cannot be blocked out with blackout curtains. If necessary, it is advisable to try to cool the apartment using various means, such as fans or personal space coolers. Windows, balcony doors and blackout curtains should be closed during the day. In hot weather, all unnecessary devices and heating should be turned off. Extra use of the stove, oven and apartment sauna should also be avoided.

acidic liquid in a container, you can avoid encountering wasps. Making a fake nest can also keep them away and direct them to make their nests elsewhere. There are several options for making a fake nest online.

ANIMALS AND YARD AREAS

Please do not plant trees or plants of foreign origin in the courtyard or in the yard area of the property, or damage the lawns or plantings in the yard.

Please keep pets leashed in the stairwells and in the property area. Take care when walking your pet that it does not contaminate the property or its yards, plantings or walls. Pick up all of your pet's droppings. Also make sure that your pet does not disturb the environment and other residents by making repeated noises.

Do not feed birds, squirrels or other wild animals in your yard. Feeding attracts pests and insects. If you notice any unwanted visitors from the animal kingdom, please inform the maintenance company without delay.

TAKING NEIGHBOURS INTO ACCOUNT

On the balcony, you can barbecue with an electric grill, and on the terrace and in the apartment yard, you can also use a gas grill. Place the grill on a flat and non-combustible surface sufficiently far away from flammable material. It is forbidden to make open flames, and fire safety must be observed in all situations.

Please take waste to the designated places and follow the sorting instructions so that the waste area remains tidy and it is pleasant for everyone taking their waste there.

Throughout history, smoking and its related rules and restrictions have caused discord and resentment among neighbours. Smoking is completely forbidden in our non-smoking properties, of which there are a few at the moment. This means that in a non-smoking property, no one is allowed to smoke even in the yard area of the building. We are gradually moving to completely smoke-free properties along with renovations. The smoking ban also applies to e-cigarettes.

Although not all of our old rental contracts prohibit smoking in the apartment, on the balcony or on the terrace, it is polite to take into account the neighbours and non-smokers around you. Therefore, please do not smoke in stairwells, elevators or other common areas, in children's playgrounds, in the yard near the entrances and air intakes of the building, or on shared balconies.

Whether you spend time indoors or in the yard, please be sure not to disturb other residents. Especially avoid all kinds of noise and other disturbances between 10 p.m. and 7 a.m. Move around the stairwells and common spaces without noise and make sure that you or your guests do not stay in common spaces inappropriately.

When everyone pays attention to the aforementioned things and takes their neighbours into account, we all can enjoy the summer in good spirits! •



THE BALCONY IS AN ADDITIONAL ROOM IN THE SUMMER

The balcony is like an extra room in your home in the summer. Please keep it tidy so that it does not accumulate anything that increases the fire load or disturbs the environment. Please do not drill holes in the balcony walls, ceiling or balcony glass structures.

When taking care of the cleanliness of your balcony, remember that the wall and floor surfaces of the balcony cannot withstand washing with running water. A brush should be used to clean the wall surfaces. For concrete floors, the best cleaning tools are often a soft pine soap solution and a damp wash brush or cloth. When cleaning the balcony, please make sure that you do not accidentally make a mess of the balconies on the lower floors or the exterior wall of the building. It is advisable to wash the balcony's glass panes on a cloudy day, or at least dry them well after washing, as the heat of the sun may easily dry stripes on the surface of the glass otherwise.

You can shake and air out your linens and dry your laundry inside the railings of your balcony. Dusting carpets and bedding, on the other hand, has its own place, and you can not do it on the balcony. If the carpets need washing, this must take place elsewhere than in the usual washing machines of a building's laundry, as they cannot withstand the weight of even the smallest wet carpets.

Place flower containers on the inside of the balcony railing. Of course, flowers are also liked by wasps, which may make a nest on the balcony or terrace. By planting, for example, spearmint or lemon thyme in balcony boxes or by putting some

LIVING A DEGREE SMARTER SAVES THE WORLD

Everyone can have a significant impact on their home's energy consumption through their own behaviour.



Regular cleaning of the cooker hood filter is important for both the operation and energy consumption of the appliance. A very greasy filter can also pose a fire safety risk.

This past winter, “Down a Degree” advertisements and communications have appeared on the streets and in various media. The theme “Down a Degree” has been used to demonstrate to citizens how they can, in their own homes, both combat climate change and save energy, so that there is enough energy for all of us. “Everyone can have a significant impact on their home's energy consumption through their own behaviour,” says Päivi Suur-Uski, an expert at Motiva, a state-owned sustainability company.

Motiva Oy is an expert company owned by the state that accelerates sustainable development solutions. The company has studied the energy consumption and climate emissions of homes and property companies, among others. Päivi Suur-Uski can immediately tell that the carbon footprint of housing is most affected by heating. Other large areas of consumption are related to water heating and the use of home appliances. If the home has its own electric sauna, it increases energy consumption and causes climate emissions.

“Residents can have the greatest impact on climate emissions and energy consumption by adjusting the heating of their homes. Even in an apartment building, heating takes up about half of all the energy used in the home. There may be a difference of 10 percentage points in heating energy consumption in similar dwellings. The resident is allowed to adjust the temperature of the radiator from the thermostat within the limits installed in the thermostat. In other words, you may turn the thermostat down. Many have lowered the room temperature by a degree, which you will get used to quickly. Conversely, it takes more energy to turn the thermostat up to its maximum position,” Suur-Uski says.

“When there is no one at home, one way to reduce energy consumption is to turn the heat down and turn off the ventilation if the home has an apartment-specific ventilation machine. Ventilation is also a thing that can have a big impact on energy consumption. One important thing is that the ventilators should not be blocked, and another is that the windows should not be kept open for long periods of time. If the house has mechanical removal and heat recovery, the windows should not be kept open at all. Elsewhere, ventilation should always be carried out briefly as a cross-draught,” she adds.

“You often see apartments where the windows are open all day long because the apartment is too warm. If it is hot at home and turning the heat down does not help, it is definitely a good idea to report a malfunction and not let the excess heat get out of hand. And if you don't really know how to adjust the heating and ventilation, please ask the property company's resident service for advice,” Suur-Uski advises.

EFFICIENT AND WELL-TIMED CONSUMPTION HELPS

“The shower is a huge energy consumer in many homes. It has been calculated that heating the sauna consumes less energy than four people taking a long hot shower in the same apartment. In other words, four people warming up in the sauna and taking short showers is smarter than four people warming up by showering for a long time. A climate-friendly shower includes short washing, soaping with the shower turned off and quick, efficient rinsing,” Suur-Uski summarises.

“The heating of apartments and water takes up 30–40 per cent of a housing association's expenses if the apartments do



1 “Residents can have the greatest impact on climate emissions and energy consumption by adjusting the heating of their homes. The use of hot water is the second big energy consumer in apartments, and home appliances the third,” says Päivi Suur-Uski, expert at Motiva Oy.

2 The shower is a huge energy consumer in many homes. A climate-friendly shower includes short washing, soaping with the shower turned off and quick, efficient rinsing.

3 Using the dishwasher and washing machine, especially when full, saves water and energy compared to washing by hand. When you time the washing to the cheapest hours of exchange electricity, you often save quite a bit of money, especially during this period of increased exchange electricity contracts.

not have electric heating paid for by the residents themselves. These expenses are always paid in rented homes as part of the rent. Therefore, energy savings also have a significant impact on the level of rents. Timing the use of electricity is now also economically sensible, as exchange electricity has become more common in homes’ electricity agreements. That is, if you can time cooking, the use of a washing machine and dishwasher, as well as your own sauna, for the cheap hours of exchange electricity – which you can see in advance, for example, on the website sahko.tk or Fingrid’s hourly price application – you will save both your own money and ensure the sufficiency of energy for everyone. The same effect, of course, is achieved by turning off electrical appliances in the home when they are not in use, instead of leaving them on or in stand-by mode. For example, stand-by mode consumes a lot of electricity in some devices,” Suur-Uski points out.

“The electricity consumption of homes is divided into quite a few different functions if the apartment does not have its own water heater and electric heating or underfloor heating. For example, a washing machine and a dishwasher account for 5–8 per cent of all electricity consumption in a home. Thus, households must collect consumption and money savings from various little sources, that is, by thinking about their own familiar operating models and opportunities to change them. In lighting, for example, LED lamps are a way to save energy and money. The Down a Degree website at astettaalemmas.fi/en gives good tips for different situations. I also recommend constant consumption monitoring. In Helsinki, monitoring data is easily available from Helen Electricity Network or Fingrid’s data hub,” Suur-Uski says.



APPROPRIATE MEANS FOR YOUR OWN HOME

“It is difficult to give unambiguous advice on energy saving when properties and homes and devices are different. Therefore, it is necessary to familiarise oneself with the guidelines and consider what is possible and reasonable in one’s own home, and whether, for example, it is wise to replace an old inefficient household appliance with a new and energy-efficient one. It is good to remember that every action is important, and that the use of electricity, along with heating and hot water, is the most important part of homes’ consumption. Depending on the home, electricity accounts for 20–50 per cent of total consumption. Small sources of savings in homes gradually build up into a large one, which already plays a significant role in both combating climate change and reducing energy consumption.”

“During the past year, we have managed to reduce the energy consumption of homes by 10 per cent. This shows that many people have already taken up the saving tips highlighted in our campaign, and that together we have overcome the challenges and managed to ensure enough electricity for everyone without forced outages. We Finns can be proud of our desire and ability to take energy savings seriously. And at the same time, this past winter was good practice for the future, as energy saving will be an important part of the ongoing energy transition, which is shifting from fossil fuels to renewable energy sources,” Suur-Uski says in praise and encouragement.

“Finally, it must be remembered that we must not go too far in our enthusiasm for savings. Wrong choices have been made, especially in ventilation. For example, mechanical ventilation should never be switched off completely and fresh air ventilators should not be blocked under any circumstances. The use of underfloor heating in wet rooms is linked to water use and ventilation, but on the other hand, many apartments do not have underfloor heating in wet rooms, and they still do not have indoor air problems. Wiping walls and floors dry and pushing the water down the floor drain after a shower significantly reduces the amount of moisture left in the space,” she says. •



FOR THE BENEFIT OF ALL – THANK YOU FOR SORTING!

*Sorting has become an important part of our lives permanently.
Sorting materials at home saves both natural resources and money.*



1 Furniture to be disposed of should be taken to a Sortti station, not to the property's premises or the waste area.

2 It is easy to sort bio-waste in connection with cooking.

3 Children can easily learn to sort the waste as well. Incorrectly sorted waste can ruin the whole load.
(Photos courtesy of HSY)

Sorting allows many materials to be utilised in the manufacture of new products or as an energy source. Sorting and recycling in general are easy environmental actions for all of us.

The amount of mixed waste is usually quite small once returnable bottles, paper, cardboard, plastic packaging, glass, metals, bio-waste, waste electrical and electronic equipment (WEEE), hazardous waste and end-of-life textiles have been sorted. Even in financial terms, sorting is worthwhile, as the emptying of sorted waste containers is cheaper than emptying a mixed waste container.

Old medicines must not be placed in the mixed waste – they must be taken to a pharmacy. Likewise, old batteries must be delivered to the collection points reserved for them, which can usually be found in many stores. Hazardous waste and waste electrical and electronic equipment can be taken free of charge to designated collection points. Waste placed in the wrong container can ruin the whole load.

The free collection of end-of-life textiles started and organised by the Helsinki Region Environmental Services (HSY) in the Helsinki Metropolitan Area last year will be continued this year. More information on collection points and sorting instructions can be found at hsy.fi/en/waste-and-recycling/sorting/clothing-and-other-textiles.

PREVENTION IS WORTHWHILE

Waste generation can be reduced by striving to consume sensibly and by extending the life of clothing and goods. You do not have to buy or own everything; you can borrow, rent, repair and recycle. It is not always necessary to buy goods as gifts. Opting for intangible gifts instead, that is, various services and experiences, is popular nowadays. However, if you buy a product, you should choose one that is of sustainable quality. •



NEW TOWN PLAN FOR THE MARIA AREA TO STEP INTO FORCE

The application of the City of Helsinki to change the town plan of Maria's former hospital area into Maria's start-up campus became legally valid when the Supreme Administrative Court made a decision on the matter on 10 January 2023.

The project to change the area has been underway for a long time, as the new town plan for Maria's former hospital area was completed in 2020. A significant start-up campus is planned for the area. However, an appeal was filed with the Helsinki Administrative Court, which decided about a year ago to overturn the town plan's entry into force. As grounds for the decision, the court cited that the City of Helsinki had not sufficiently explored alternatives that would better take into account the environmental values of the area.

The decision of the Administrative Court was then appealed to the Supreme Administrative Court, and according to its decision of January 2023, the town plan solution has been based on sufficient planning, research and surveys. The development of the start-up hub Maria 01 is one of the goals of the City of Helsinki's strategy, and it also offers open services to the city's residents. Due to this, the Supreme Administrative Court overturned the previous decision of the Administrative Court, meaning that the new town plan is now legally valid and the case is closed.

PREPARATIONS ARE BEING MADE FOR THE CONSTRUCTION OF THE AREA

The construction of the Maria area is scheduled to start during 2023 with pre-construction, road and demolition work. The

site for the new buildings will be demolished, including the Auroranlinna property at Mechelininkatu 1c with 40 apartments. The apartments include singles, two-room and three-room apartments. The property consists of two three-storey red-brick residential buildings built in 1989 and two separate yard buildings that act as storages for prams and outdoor equipment.

The hospital's historical epidemic building and disinfection guesthouse currently located in the area will be moved to Itä-Pakila, where they will later be used for residential purposes. The actual building construction is planned to begin at the start of 2024. •

1 This view of the former Maria hospital area is already partly history. There will be a start-up hub in the area, in connection with which the Auroranlinna residential buildings visible in the foreground to the left will be demolished as part of the change.

2 The Mechelininkatu 1c buildings on the edge of Maria's former hospital area, right next to Baana, will be demolished as part of transforming the area into a hub for start-up companies.



FINIB GROUP ACCIDENT INSURANCE – WHEN IT HURTS

The Auroranlinna properties have introduced Finib's group accident insurance for residents, which replaces the previous voluntary worker insurance. This way, you can apply for compensation for the treatment costs of accidents that have occurred during voluntary work, for example. You can find the accident report form on our website auroranlinna.fi/en/for-residents/general-safety-instructions. •



IMPORTANT THINGS TO REMEMBER



RESIDENT OF AN AURORALINNA PROPERTY

FAULT REPORTS ONLINE
at auroranlinna.fi/en

LASSILA & TIKANOJA'S RESIDENT SERVICE POINT
(Fault reports 24/7 emergency service, door opening requests, keys, parking spaces, sauna reservations, laundry matters, register of occupants)
Tel. 010 286 6245
(call fee 8.4 cents/min, incl. VAT 24%)
Email:
avaimet.aurora@lassila-tikanoja.fi

AURORALINNA RENT CONTROL
Tel. 010 228 7109 or 010 228 7107
(call fee 8.4 cents/min, incl. VAT 24%)
Email:
vuokravalvonta@auroranlinna.fi

AURORALINNA OFFICE
Eevankatu 2, 00240 Helsinki, Finland
Tel. 020 7199 670
(call fee 8.4 cents/min, incl. VAT 24%)
Email:
asuntopalvelu@auroranlinna.fi



RESIDENT OF AURORALINNA CONDOMINIUMS

FAULT REPORTS – SEE RESPONSIBILITY DIVISION TABLE:
auroranlinna.fi/osakehuoneistot/en

YOU CAN FIND IMPORTANT CONTACT INFORMATION RELATED TO YOUR BUILDING ON THE NOTICE BOARDS OF THE STAIRWELL:

Property maintenance and housing association property manager

RENT CONTROL
Tel. 010 228 7117
(call fee 8.4 cents/min, incl. VAT 24%)
or vuokravalvonta@auroranlinna.fi

AURORALINNA OFFICE (keys)
Eevankatu 2, 00240 Helsinki, Finland
Tel. 020 7199 670
(call fee 8.4 cents/min, incl. VAT 24%)
or osakehuoneistot@auroranlinna.fi

Customer service also in chat at
www.auroranlinna.fi

