

TURNING INSIGHT INTO ACTION WITH DATA-DRIVEN DECISIONS

How one of Sweden's largest public housing companies built a smarter, future-ready reporting foundation

BACKGROUND/INTRODUCTION

One of Sweden's largest public housing providers, with 390 employees and responsibility for nearly 27,000 apartments and 1,000 commercial premises, recognised the need to modernise its approach to managing and using data to support its long-term strategies.

The organisation's priorities include being a trusted landlord, expanding access to affordable housing, promoting social responsibility, advancing sustainability, and building an efficient and engaged organisation. Achieving these ambitions required stronger insights and more effective ways of working with data.

AT A GLANCE

Industry: Real Estate

Employees: 390+

Objectives:

- Replace a fragmented, manual BI setup with a scalable, centralised platform.
- Balance the "open by default" policy with protection of sensitive data.
- Deliver a reporting solution that is intuitive for employees at all levels, not just data specialists.
- Automate workflows and minimise Excel dependence.
- Enable initiatives like the "40-4" four-day work week through smarter, more efficient access to insights.

Technologies Used:

- Microsoft Power BI
- Microsoft Azure Data Platform
- Power BI Security Features
- Microsoft Fabric
- Databricks



CHALLENGES

As one of Sweden's largest public housing companies, the organisation relied on vast amounts of data spread across multiple systems. Over time, this setup became fragmented. Reports were tied to individual datasets, processes were inconsistent, and maintaining accuracy required heavy manual work. The result was slow, inefficient reporting that limited flexibility and decision-making.

As a publicly owned company, it also operates under an "open by default" data policy—meaning most information must be accessible to all. This created a delicate balance between maintaining transparency and safeguarding sensitive data.

Employee adoption presented another hurdle. Many staff members were unfamiliar with modern data tools, and the existing systems didn't encourage a data-driven approach to working. The new approach, therefore, needed to combine powerful capabilities behind the scenes with an intuitive user experience.

Finally, the organisation faced significant data redundancy. Multiple overlapping datasets and models not only created confusion and inefficiency but also risked inflating cloud storage and transfer costs as the company moved to a modern, cloud-based environment. Reducing duplication and improving performance were essential to achieving both operational and financial efficiency.

40%

The Nattvakterna office buildings in Stockholm used an AI energy-platform to reduce energy consumption by 40%, improving its energy certification from D to B⁽¹⁾.

THE APPROACH

To tackle these challenges, the company took a structured, end-to-end approach to rebuilding its reporting foundation.

Using Databricks, data from multiple systems was consolidated into a single, central platform—eliminating duplication and ensuring that every report was based on reliable, high-quality information. Microsoft Fabric then provided a clear framework for organising, managing, and scaling this data, making it easier for teams across the organisation to access what they needed.

Reporting was reimaged entirely in Power BI, with dashboards shaped by employee feedback to ensure relevance and ease of use. Built-in security controls, such as object-level permissions, enabled the company to meet its open data obligations while maintaining the protection of sensitive information.

To support adoption, employees participated in hands-on workshops that built confidence and familiarity with the new tools, encouraging a shift toward more data-driven decision-making.

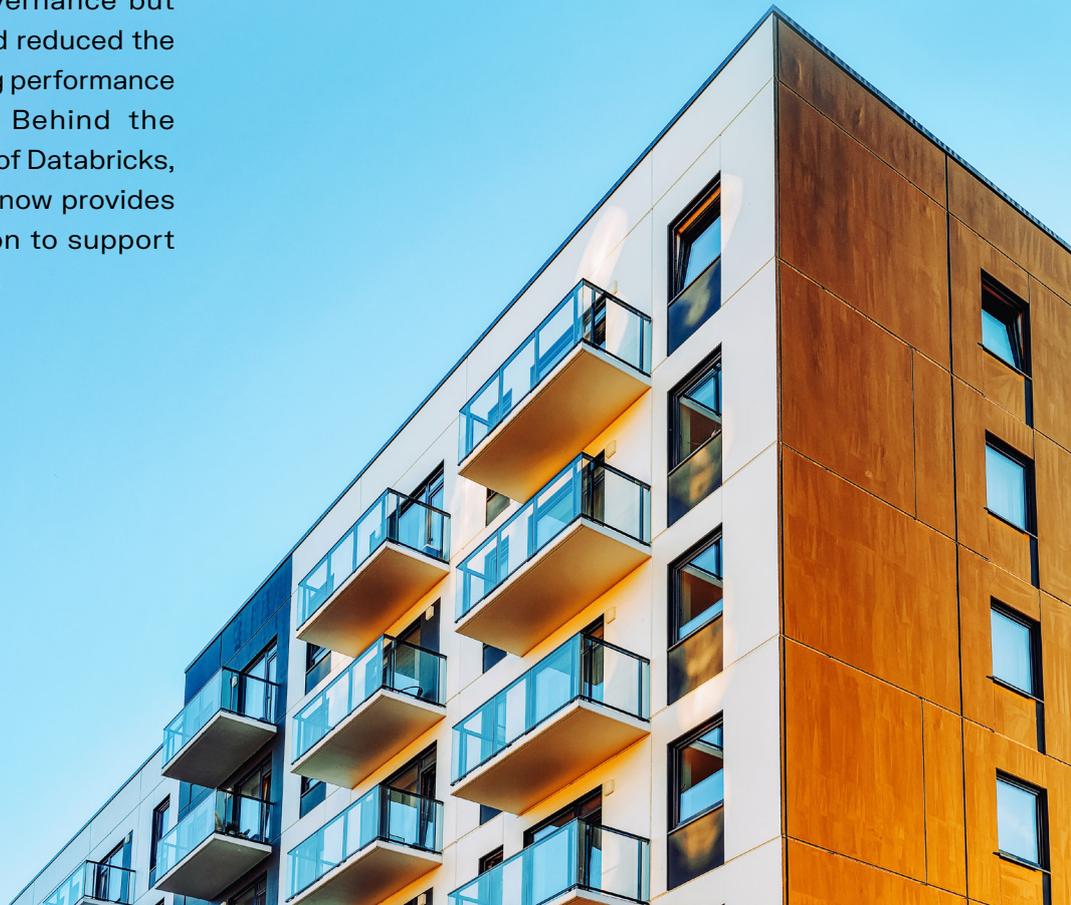
This modern solution not only streamlined and strengthened data governance but also consolidated models and reduced the number of datasets, improving performance and cutting cloud costs. Behind the scenes, the combined power of Databricks, Microsoft Fabric, and Azure now provides a robust, scalable foundation to support future growth and innovation.

BENEFITS & RESULTS

The benefits were quickly felt across the organisation:

- Reporting became faster, more consistent, and easier to manage.
- System performance improved, reducing delays and bottlenecks.
- Sensitive data was safeguarded while still meeting open data requirements.
- Adoption of the new dashboards increased, thanks to their user-friendly design.
- Excel dependence dropped as teams moved to centralised, secure reporting.

Together, these improvements helped create a stronger data culture—one where employees can access the right insights at the right time to make better decisions.





SUPPORTING GOALS

This transformation also plays a key role in the company's "40-4" initiative: a move towards a four-day working week without reducing productivity. By automating manual tasks and making accurate data more accessible, the new reporting foundation enables staff to work smarter and focus on what matters most.

FUTURE PLANS

With its new data and reporting foundation in place, the company is well-positioned to drive innovation, improve efficiency, and confidently turn insights into action.

27%

Firms reported that 18% of their IT budget was spent on AI in 2023, and expect this to rise to 27% by 2030⁽²⁾.

1. <https://europaproperty.com/ai-transforms-energy-efficiency-in-real-estate>
2. <https://www.unlockingeuropesaipotential2024.com/sweden>

Find out how Nexer Insight can help your organisation:

insight@nexergroup.com



VISIT US ON
THE WEB



VISIT US ON
LINKEDIN