



**Work on homes
and building
Van Raalteplein 15-56**

HEMUBO

 **woonplus
schiedam**

Inhoud

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Contact

Inleiding

Dear residents,

This residents' booklet is about the work that Woonplus wants to carry out in and around your home. This booklet explains everything about:

- What we want to do
- Advantages, disadvantages and nuisance
- The consequences for your housing costs
- The reimbursements and extras
- The planning and approach
- Your consent

Welcome to the model home

You can view the end result of the work in the model home at Jozef Oreliosingel 159. We will make an appointment with you to visit the model home. Want to visit the model home earlier? Feel free to walk in Tuesdays between 17:00 and 18:00. There's no need to make an appointment for walk-ins. Our staff will be at the home to answer your questions. Prefer to come by on a different day or time? You can. Please call Woonplus on 010 2045 100.

Home visit social administrator

The social administrator of Woonplus will soon visit you with our contractor, Hemubo. During this home visit, you can ask questions and indicate whether you agree with the work. You can also discuss personal circumstances (such as illness, pets) that we must take into account during the work. Instead of a home visit, you can also make an appointment with the social administrator and contractor in the model home.

Questions and more information

If something is not clear to you or if you have any questions, please send us an e-mail or call us, we're happy to help. You can contact our contractor Hemubo at groenoordwoningenteam@hemubo.nl or on 06 8205 1516. He is available Monday mornings between 09:00 and 11:00 and on Thursday afternoons between 13:00 and 15:00. You can also call the social administrator of Woonplus on 010 2045 100. We hope you enjoy reading the residents' booklet and we look forward to meeting you in the model home!

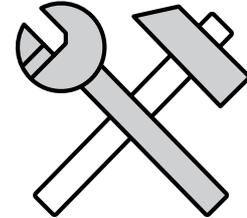
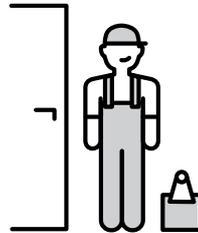
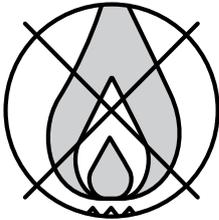


**Together, we
strive for
better living**

1

**Work on
your home and
the building**

We want to carry out three types of work: adjustments for a natural gas-free home, improvements and maintenance. All the work will be completed in ten working days. That way, you will only be inconvenienced once. After that, your home and the building will be ready for a (natural gas-free) future.



A. NATURAL GAS-FREE

This work prepare your home for district heating.

You will receive a new heating and hot water system. To cook without natural gas, you will get an induction hob or cooker and five induction pans.

Until 2024, you will still receive heating and hot water via the central heating boilers in the basement.

From 2024, we will replace the central heating boilers with district heating. On that occasion, we won't have to work in your home.

B. IMPROVEMENTS

The improvements provide extra living comfort.

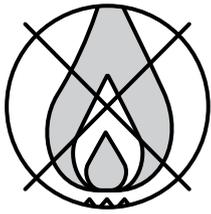
Your home will have a new front door and balcony door. We carry out insulation work and your home will be fitted with HR++ double glazing.

Revamping the main entrance.

C. MAINTENANCE

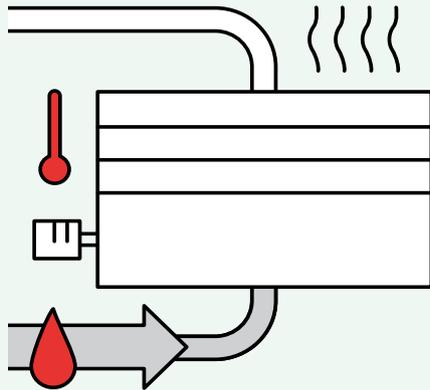
We carry out necessary maintenance to keep your home in order.

An example of maintenance is the replacement of the sewer riser in the kitchen.



WORK NATURAL GAS-FREE

To make your home natural gas-free, you will receive a new heating and hot water system. To cook without natural gas, Woonplus will provide you with an induction hob or cooker and five induction pans.



NEW HEATING AND HOT WATER SYSTEM

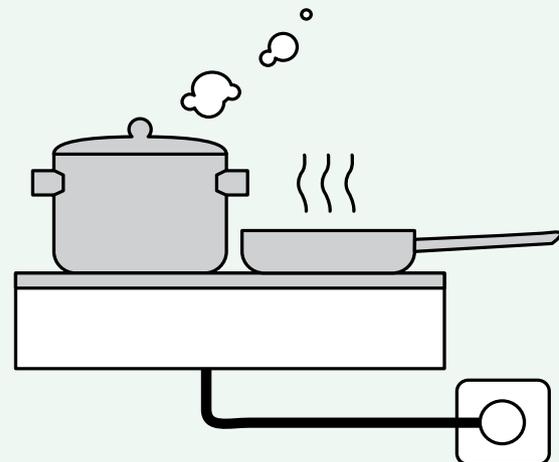
You will receive:

- A heat supply set in the meter cupboard
- Two pipes that run to the meter cupboard, covered by a cove
- New metal pipes in every room
- A wireless thermostat in the living room
- A new, larger radiator in the living room with an on/off button
- New, larger radiators with a thermostat knob in the other rooms

INDUCTION COOKING

You will receive:

- An induction hob or cooker to replace the gas hob or cooker you have now
- A special (Perilex) socket in the kitchen
- One or two extra groups in the meter cupboard
- Five induction pans



FINISH

Our contractor finishes everything neatly.

- A cove will be placed over the pipes next to the meter cupboard. Your front door can open normally and there is still room for your coat or shoe rack.
- When removing pipes, holes are created in the ceiling and floor. We seal these holes in a fire-resistant manner. We finish it with leftover carpet or laminate if you have some. Otherwise, we finish it neatly with a white plate or tray. This plate or tray will be visible. You may also still see where the old pipes used to be.
- The new pipes are metallic. You can have them painted white (without voucher).
- You can have an extra kitchen cupboard installed where the boiler or gas water heater used to be, using the points on the voucher.
- You will have a new mixer tap in the kitchen.

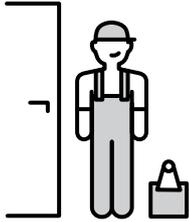
VOUCHER

	
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We will give you a voucher, which allows you to opt for extras. A water-saving shower head, or a kitchen cupboard in place of the boiler, for example. See page 13 for more information about the voucher.

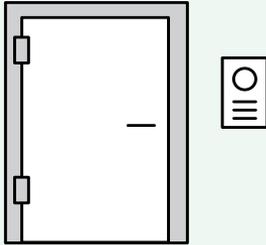
WHAT WILL BE REMOVED FROM YOUR HOME??

- We will remove the old central heating pipes and radiators.
- We will remove the boiler or gas water heater.
- We will remove the gas meter and gas pipes. We will not remove the gas connection in the kitchen, but we will shut it off. This way we avoid damaging tiles.
- Your contract with Stedin ends automatically. We will arrange that for you.



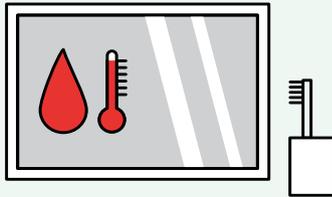
IMPROVEMENTS

The improvements provide extra living comfort. These are improvements that many residents have asked for. It concerns a revamped, secured main entrance, a mirror with infrared heating in the shower and better insulation.



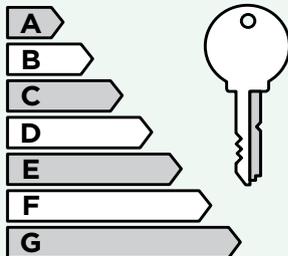
REVAMPED, SECURED MAIN ENTRANCE

Many residents have said they would like to have a secured main entrance and that's what we'll be doing. The letter boxes will be on the ground floor and we will install a videophone.



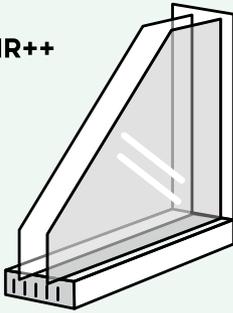
INFRARED MIRROR IN THE BATHROOM

In the shower, we will install mirror with infrared heating with a thermostat. There is no need to install a radiator. This way, you can heat the shower without losing space. And it prevents moisture and mould problems.



INSULATION AND SAFETY

You will have a new insulated front door with a three-point lock. The door is locked at three points, using a single key. You will also have a new insulated balcony door with HR++ double glazing. Both doors comply with the Police Residential Security Warranty ("PKVW"). You will receive a total of six keys that you can use for the front door and balcony door.

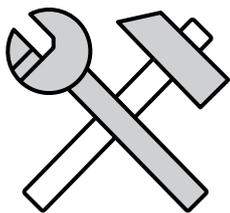
HR++

INSULATED PANELS AND HR++ GLAZING

You will have new, crack-proof panels with insulation on the gallery and balcony side. This way, there is less draught and your home loses less heat. You will have new, inward-opening tilt-and-turn windows with HR++ double glazing in the wooden external frames. The top-hung panels in the frames on the gallery side make way for a panel with ventilation grille. The top-hung window on the balcony side has HR++ double glazing with a ventilation grille. Any single glazing will be replaced with HR++ double glazing.

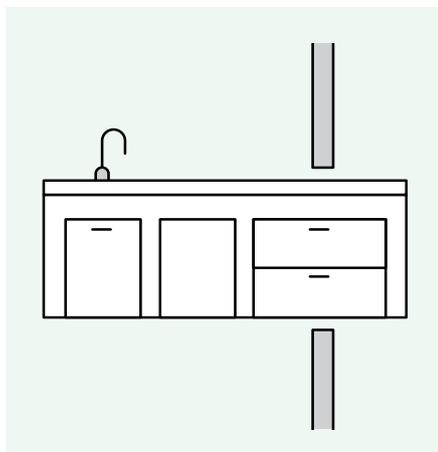


**Your home
will be warm
and comfy**



MAINTENANCE

We carry out necessary maintenance to keep your home in order. In the kitchen, we will replace the sewer riser if this has not been done before. A new suspended ceiling will be installed in the shower and toilet. We will also paint the external frames.



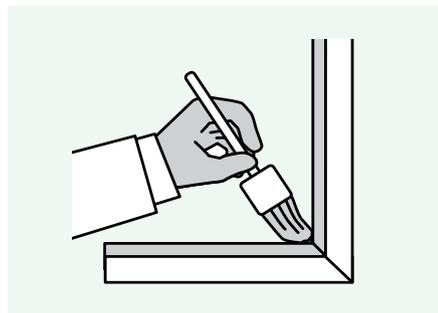
NEW (SEWER) RISER

Replacing the sanitary pipework is a lot of work and drastic. We drill holes in the floor and in the wall of your kitchen cabinet. At the back of your kitchen cupboard, we will install a new low-noise sewer pipe. It will be hidden behind a cove. We will adjust the shelves in the cupboard.



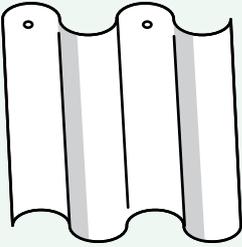
NEW CEILINGS IN BATHROOM AND TOILET

All homes, except the top floor, will have new ceilings in the shower and toilet. They will hide the new sanitary pipework of the upstairs neighbours. This work is therefore not necessary on the top floor.



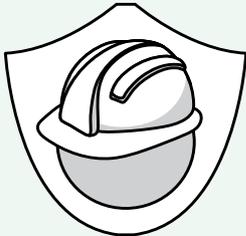
PAINTING FRAMES

We will paint your wooden exterior frames off-white (RAL-9010). We do this on the inside and outside. Your home will look good again after replacing the panels and windows.



REMOVAL OF ASBESTOS

Asbestos was used in the construction of your home. Following an inspection, we know where the asbestos is located. Asbestos is not a health hazard as long as you do not process it. The asbestos we encounter during the work is treated with a special foam. This prevents the asbestos from being released. If necessary, we will remove the asbestos. We will do this carefully and safely, in accordance with the statutory rules.



VEILIG WERKEN

WORKING SAFELY IN YOUR HOME

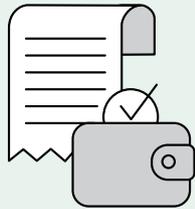
Levelling shims with asbestos can be found in the walls. For the new central heating pipes, the contractor will drill holes at a sufficient distance from the levelling shims in the walls. For the central heating pipe, the contractor will drill a hole in the wall between the hallway and the kitchen. He will use a special type of foam for this. The contractor also uses this foam when drilling in the floor, because the adhesive layer on the floor contains asbestos. This way, no asbestos is released and we work safely. The contractor receives help from an independent consultancy firm for this.

**That's how we
improve your
home**

2

Reimbursements and voucher

Our contractor works neatly. Here and there, however, you will still be able to see that work has been carried out. That is why you will receive a furnishing reimbursement. This allows you to choose a finish to your own taste. You will also receive this reimbursement if you already have an induction hob or cooker.



THREE TYPES OF REIMBURSEMENT

Woonplus offers three different reimbursements.

- 1 The first is a furnishing reimbursement for finishing the work.
- 2 The second is a reimbursement for induction materials. You will receive this when you buy the induction cooker or hob yourself.
- 3 The third is a reimbursement for the gas water heater or boiler if you own it.

VOUCHER

In addition to the reimbursement, you will also receive a voucher. This allows you to choose from materials and jobs. Each choice is worth a number of points. You can choose a total of 100 points on the voucher. During the home visit of the social administrator and the contractor, you can indicate your choice.

- You will not receive money for left-over points. You cannot pass them on either. If you are short of points, you can purchase additional points with the furnishing reimbursement.
- You do not need points for the cove at the meter cupboard and for painting the pipes white.

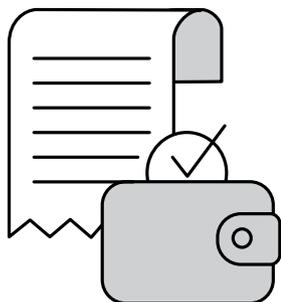
STRIPPENKAART

Naam huurder : _____
 Adres : Albert van Raalteplein nr. : _____

KLUS of MATERIAAL:

NIEUW KEUKENKASTJE Keukenkastje laten maken op de plaats waar ruimte ontstaat*	<input type="radio"/>
100 PUNTEN	
OMKOKEREN CV-LEIDINGEN Koker laten vervaardigen en monteren*	<input type="radio"/>
100 PUNTEN	
PLANKEN HUIDIGE KEUKENKAST Plank laten maken in de huidige keukenkast*	<input type="radio"/>
100 PUNTEN	
NIEUW KEUKENKASTJE Keukenkastje laten maken*	<input type="radio"/>
100 PUNTEN	
KAPSTOK Kapstok op maat laten maken*	<input type="radio"/>
25 PUNTEN	
ADAPTER INDUCTIEKOOKPLAAT	<input type="radio"/>
20 PUNTEN	
ROUWHEKOP	<input type="radio"/>

What about the reimbursements? We explain on this page.



REIMBURSEMENTS

- The amount of the furnishing reimbursement depends on the size of your home:
 - 2-bedroom house: € 300
 - 3-bedroom house: € 350
 - 4-bedroom house: € 400
- You will receive an induction hob or cooker from Woonplus. If you prefer to buy it yourself, or already have it, you will receive an additional reimbursement:
 - € 350 for induction hob
 - € 600 for induction cooker
- If the gas water heater or boiler is your property and less than 10 years old, you will be reimbursed part of the purchase price:
 - 1 to 2 years, 60%
 - 2 to 3 years, 50%
 - 3 to 4 years, 40%
 - 4 to 5 years, 35%
 - 6 to 7 years, 25%
 - 7 to 8 years, 20%
 - 8 tot 9 years, 15%
 - 9 tot 10 years, 5%

GOOD TO KNOW

- The induction hob or induction cooker and the pans that you receive from Woonplus remain yours. If you move home, you can take them with you. You must arrange and pay for maintenance and repairs to the induction hob or cooker yourself.
- You will receive the reimbursement (for finishing and induction hob or cooker) before we start the work.
- You can continue to use your current pans and tajine with a special adapter. You can choose these on the voucher.
- If you currently have a gas hob, you will receive an induction hob or € 350 if you buy the induction hob yourself. If you currently have a gas cooker, you will receive an induction cooker or € 600 if you buy the induction cooker yourself.

You will receive 100 points to choose materials or jobs from the voucher.
You can also use the 100 points to have other jobs done in your house

VOUCHER CHOICES

- | | |
|--|--------------------------|
| • Water-saving shower head | 15 points |
| • Adapter induction hob | 20 points |
| • Duct channels to cover central heating pipes | 25 points /metre |
| • Thermostatic shower mixer | 80 points |
| • New kitchen cupboard | 100 points |
| • Shelves current kitchen cabinet | 100 points |
| The points above include labour/handyman. | |
| • Handyman other work | 25 points per 30 minutes |

GOED TO KNOW

Handyman for other work concerns other jobs that you would like to have done. For example, hanging up your curtain rails or a shelf in a wardrobe. If materials are needed for this, you will have to purchase these yourself. During the home visit, the contractor will discuss with you whether the jobs you want are possible.

- Do you currently have a gas hob and would like an induction cooker instead? This is possible with an additional payment of € 250 via the furnishing reimbursement.
- Already have an induction hob or cooker? In that case, we will pay you the reimbursement amount.
- If you do not use all the points on the voucher, Woonplus will convert them into cash and donate the money to the Food Bank.
- If you want to buy extra points on the voucher, it will be deducted from the furnishing reimbursement.
- The voucher will be discussed with you during the personal meeting with you, the contractor and the social counsellor of Woonplus.



3

Consequences for your housing costs, contracts and bills

$$\text{FIXED COSTS} + \text{VARIABLE COSTS} = \text{TOTAL COST}$$

The work has consequences for your housing costs. Since the adjustments are for natural gas-free home improvements, your rent will go up. At the same time, your fixed energy costs decrease and you no longer pay rent or maintenance for your boiler or gas water heater.

€ 10,- TO € 17,- SAVINGS PER MONTH		AMOUNT
RENT	FIXED CHARGED	ENERGY CONSUMPTION
<p>+ € 15</p> <p>per month</p> <p>NATURAL GAS-FREE ADDITIONAL IMPROVEMENTS</p>	<p>- € 25/-€ 32</p> <p>per month</p> <p>FIXED CHARGES GAS RENT BOILER/GAS WATER HEATER</p>	<p>?</p> <p>DEPENDING ON YOUR ENERGY CONSUMPTION</p>

YOUR RENT IS GOING UP

- Your monthly rent will be € 15 higher.
- The rent increase is the same for all homes.
- This rent increase is an additional rent increase that is separate from the annual rent increase in July.
- You pay this rent increase for the natural gas-free adjustments and for the improvements, not for maintenance work.

Tip – Check whether you are entitled to (additional) housing benefit

Do you receive housing benefit? If so, you may be entitled to additional housing benefit once the rent increase takes effect. You don't receive housing benefit? In that case, you may be entitled to housing benefit for the first time as a result of the rent increase. Therefore, notify the Tax Authorities of your new rent by calling 0800 0543. Our social administrators can help you with this. For information, please visit www.toeslagen.nl.

YOUR FIXED ENERGY COSTS WILL GO DOWN BY €25 TO €32

If your home will soon be natural gas-free, you will no longer pay fixed costs for gas through your energy supplier. The fixed costs are € 10 connection charges for Stedin and between € 4 and € 6 supply costs for the energy supplier. This will reduce your energy bill by € 14 to € 16 per month.

In addition, you no longer pay rent or maintenance for your gas water heater or boiler. The average rent for gas water heaters and boilers in your complex is € 16 per month. You will save this amount as soon as your home is natural gas-free.

Added up, the fixed energy costs will go down between € 25 (€ 14 + € 11) and € 32 (€ 16 + € 16) per month!



THE VARIABLE COSTS DEPEND ON YOUR CONSUMPTION

As for the fixed costs, we know you will save money. We are unable to comment on the variable costs. That depends on what you use now and how much energy you will consume in the future. The heat supply set in the meter cupboard measures your consumption. As a result, you only pay for your own consumption from now on.

- Since your home will be better insulated, you can expect that you will need less energy. But if you take a longer shower or turn the heating up more often, consumption costs will rise.
- You no longer pay consumption costs for cooking gas. On the other hand, you will use extra power for induction cooking and for the infrared mirror in the shower.

CALCULATING YOUR COSTS WITH THE CALCULATION BOOKLET

The calculation booklet that you also received contains a sample calculation. It is an example, because the calculation represents an average home. An average home is not necessarily representative for your personal situation. In the second part of the booklet, you can estimate your future energy costs for your situation. Need help with this? Take your electricity, gas and heat bills to the model home and we will be happy to assist you!



CHANGES TO CONTRACTS AND BILLS

Your home will soon be natural gas-free. This changes the bill with your energy supplier. In addition, you will no longer have a boiler or gas water heater. The rental contract for the boiler or gas water heater ends.

WHAT CHANGES?

- Your energy supplier's bill will soon only show electricity costs. It will no longer include costs for gas.
- You no longer need to rent a boiler or gas water heater.

WHAT DOES NOT CHANGE?

- You currently pay Woonplus for (gas) heat. You will soon be paying Woonplus for district heating.
- You will not have a contract with Eneco yourself. Woonplus has a contract with Eneco.

WHAT YOU NEED TO DO

- We will inform your energy supplier that you will no longer use gas. You don't have to do anything for that yourself.
- Are you renting the boiler or gas water heater through Woonplus or Eneco? In that case, you don't have to do anything. The payments will stop automatically.
- If you rent the boiler or gas water heater through another company, you must cancel the contract with them. We are happy to help you with that.
- Do you own the gas water heater or boiler outright? In that case, you will be reimbursed by us. You can find more information about this on page 14.

2024

GOOD TO KNOW

- Until 2024, you will still receive gas heat via the boilers in the basement of your building.
- The heating network will be ready from 2024 onwards and we will connect your home to district heating.
- We don't have to do anything in your home in 2024 to complete the connection.

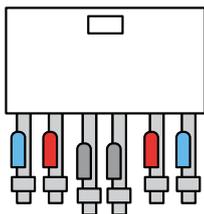
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**Advantages and
disadvantages for
you and nuisance**

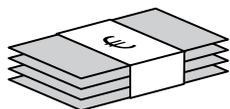
There are many advantages. Your home will be better insulated, for example. The entrance will be secured soon. The larger radiators give off more heat. And induction cooking is energy efficient. We are eager to point these out, but there are also some disadvantages. We have listed them for you.

- + + You can remain in your home when the work is being done.
- - The work takes 10 days (excluding weekends) and causes nuisance; workmen in your home, noise, dust and hassle.
- + + The work and the nuisance differ from day to day.
- - Sometimes you cannot use the shower, kitchen or the toilet.
The contractor will provide temporary facilities in those instances.
- + + The contractor will do everything possible to limit any nuisance for you.
- + + Woonplus helps you with tailor-made solutions if the work is too much for you.

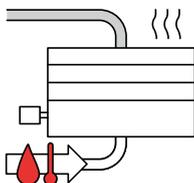




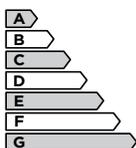
- + The supply set fits in the meter cupboard.
- + The pipes next to the meter cupboard will be neatly hidden from view behind a small cove (without voucher).
- + The front door can open normally.
- + There is still room for your shoe rack or coat rack.



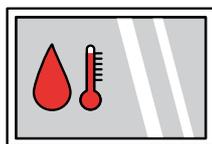
- + € 25 to € 32 per month less fixed energy costs per month.
- + you only pay for your own consumption.
- Your monthly rent will be € 15 higher.



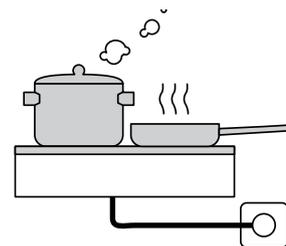
- + Rooms are heated faster and retain their heat for longer because the new radiators are larger.
- + We will properly adjust the radiators. This saves you energy.
- + This allows you to regulate the temperature per room and save energy.



- + Your home is better insulated. This can reduce your energy consumption.



- + The infrared mirror provides heat without compromising space in the shower.
- The mirror is very energy efficient, but does consume electricity.



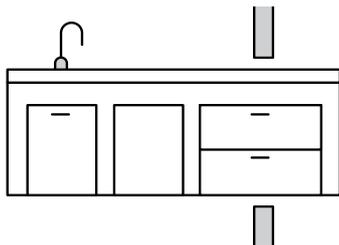
- + The induction hob (or the induction cooker) and pans become and remain your property (even if you move house).
- + Induction cooking is fast and safe. Cleaning is very easy.
- + With the adapter (voucher), you can continue to use your current pans and tajine.
- You must arrange and pay for maintenance and repairs yourself.
- Induction cooking is energy efficient, but uses electricity.
- + At the same time, you no longer have to pay for gas.



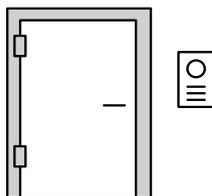
- + Your shower and toilet ceiling will soon be new and tidy.
- Homes on the top floor will not receive a new shower and toilet ceiling.



- + Hot water via district heating means you have immediate access to hot water throughout your home.
- + The supply set provides six litres of warm water per minute. That's twice as much than a gas water heater.



- + The new sewer pipe will be hidden behind a cove, in your kitchen cupboard.
- The cabinet is slightly less deep due to the cove. We will adapt the cupboard shelves (without voucher) for you.
- The new sewer pipe is a major job that causes nuisance.
- To work on the sanitary pipework, we also need space to work in the storage room.



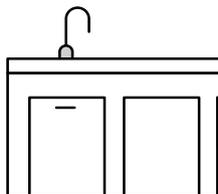
- + The new, secured entrance with videophone is safer and more pleasant.
- + The new front door of your home with a 3-point lock is also more secure.



- In the bedroom, the pipes run along the ceiling.
- +/- The new pipes are metallic. We can paint the pipes white for you (without voucher) or cover them by installing duct channels (with voucher). That means two extra working days.



- + No gas water heater eliminates the risk of carbon monoxide.
- + Without an electric boiler, your power consumption is reduced.
- + If you switch to district heating from 2024, we do not need to work in your home for this.



- + In the kitchen, there will be space for an extra kitchen cupboard (were the boiler or gas water heater used to be). You can have this made with the voucher.
- + If you do not want an extra cabinet, the contractor will neatly paint the wall (without voucher).



- + Our contractor finishes everything neatly.
- + With the furnishing reimbursement and voucher, you can finish things to your own taste.
- + You will receive an additional furnishing reimbursement if you buy or already have an induction hob or cooker.
- + You will receive the reimbursement (for finishing and induction) before the work starts.

5

Planning and approach

We think it is important that you fully understand what the work means for you. That's what this booklet is for, as well as the personal meetings and the model home. The next page shows a diagram with the steps towards a natural gas-free building.

FLEXIBLE STEP-BY-STEP PLAN

On the next page, you will see the steps towards natural gas-free living with district heating. We can adjust these steps based on your wishes and the wishes of other residents in your complex. Do you need a residents evening? We can arrange that. Let us know!

CONNECT TO DISTRICT HEATING

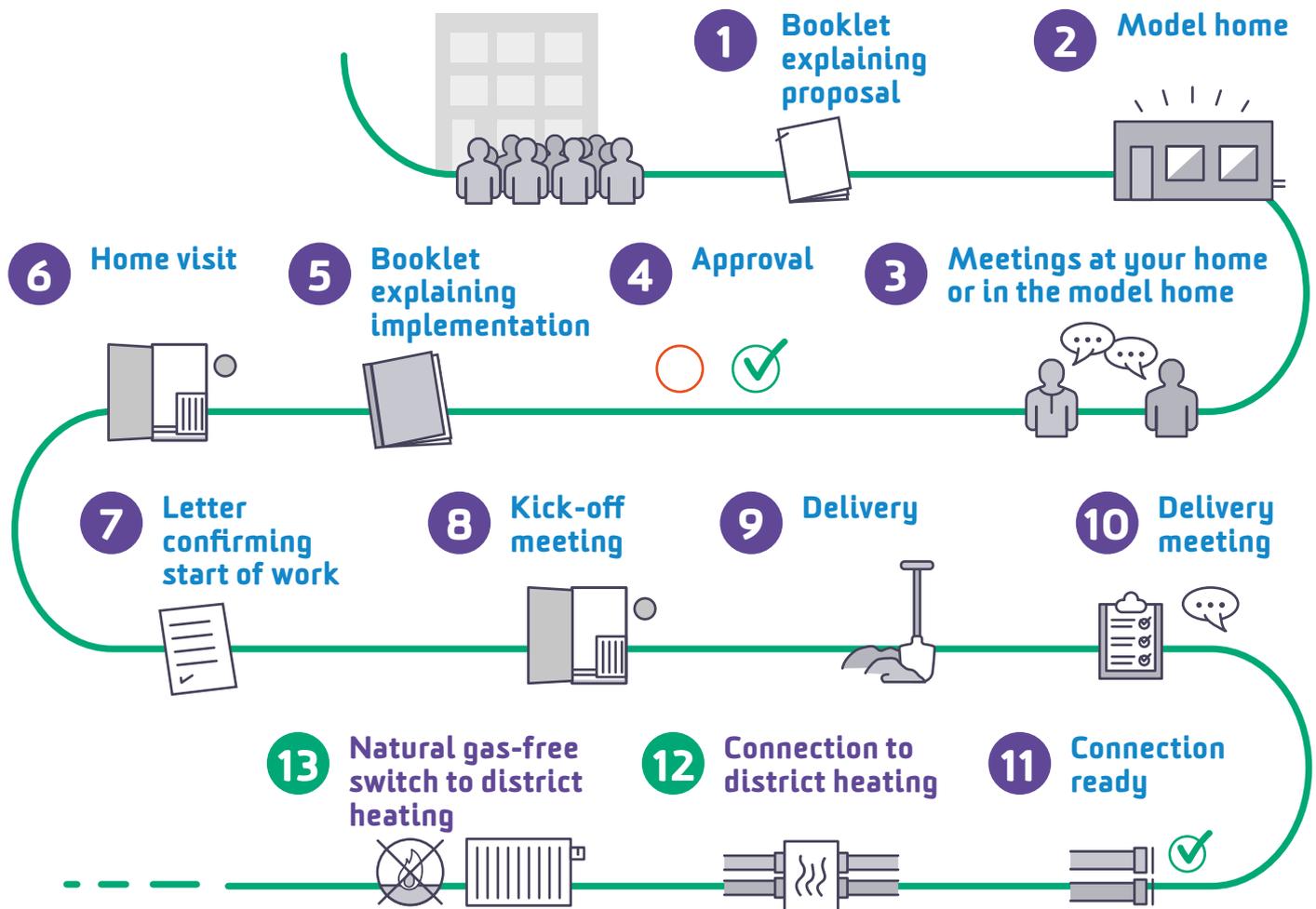
Steps 12 and 13 in the diagram, connecting to district heating, will take place from 2024. This is when, according to the schedule, the heating network will have been installed, after which we can connect your complex to district heating.

If the schedule changes, you will be notified accordingly. Until the moment of connection, you will continue to receive gas heat via the collective boilers. You will not notice anything of the connection to district heating.

Nothing else will change in your home and you will simply receive and pay for the district heating via Woonplus, just as you do for gas heat.



Steps to district heating



APPROACH: THE STEPS

- 1 You have received this residents' booklet about the work.
- 2 You visit the model home to view the end result.
- 3 You will have a meeting with the social administrator of Woonplus and the contractor to discuss everything. The meeting will be at your home or in the model home We also discuss how we deal with any adjustments that you have made to the home. You can also tell us of circumstances (illness, pets) that we must take into account. After the meeting, you will receive a letter with the agreements made.
- 4 You agree or not. How that works is explained in the next chapter.
- 5 You will receive a booklet with the planning and information about the implementation.
- 6 The social administrator or contractor makes a (second) home visit. This visit is to see if you have any questions about the agreements and the implementation booklet. You will receive boxes to store things, cover plastic and tape. We will also take pictures of the current situation in your home.
- 7 You will receive a letter two weeks before the work in your home starts.
- 8 The contractor will also visit you shortly to see if you are ready.
- 9 We will complete the work in your home in ten working days. You will receive manuals for the new induction hob or cooker, the supply set and thermostat (buttons).
- 10 The Woonplus counsellor or the contractor will come by to see if everything has been done correctly.
- 11 Your home is tidy again and ready for the (natural gas-free) future.
- 12 From 2024, your home will be connected to district heating.
- 13 Your complex is now completely natural gas-free!

6

Your consent



Woonplus will not simply do the work without consultation. We ask your consent for the work and the associated rent increase of € 15 per month. The rent will go up, but savings on fixed energy costs will mean you will pay less in the future.

You can read this in Chapter 3.

If at least 70% of the residents in your complex say yes, you will receive a letter about this. This also states that residents who do not agree will have eight weeks to have the proposal assessed for reasonableness in a court. After this objection period, Woonplus can start with the implementation.

STATEMENT OF APPROVAL

You can accept or decline the statement of approval. We are curious about your opinion. A statement of approval is ready in your name in the model home.

Once you have completed the statement of approval, you can hand it to the social administrator or the contractor. Need help filling it out? The social administrator of Woonplus can help you, as can the colleagues in the model home.

Project Albert van Raalteplein 15-56
Work on homes and buildings Van Raalteplein 15-56



Name of main tenant : _____
 Address : Albert van Raalteplein nr. _____
 Telephone number(s) : _____
 e-mail address : _____

1. STATEMENT OF APPROVAL
 Based on the information in the residents' booklet 'Work on homes and buildings Van Raalteplein 15-56' as received by me, I have decided the following:

YES agree with the implementation of the proposed work and the rent increase of € 15 per month.

NO I do not agree with the intended plan, because:

Date : _____ Signature of tenant: _____
 Name of tenant : _____

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2. REIMBURSEMENTS

A. FURNISHING REIMBURSEMENT
 Based on the number of bedrooms in my home, I'm entitled to the following furnishing reimbursement:

€ _____ +

B. INDUCTION FACILITIES

I currently have a gas hob and will receive an induction hob from Woonplus

I currently have a gas hob and opt for the extra reimbursement of € 350 to buy an induction hob myself

I currently have a gas cooker and will pay € 250 from the furnishing reimbursement to obtain an induction hob instead of an induction cooker

I currently have a gas cooker and will receive an induction cooker from Woonplus

I currently have a gas cooker and opt for the extra reimbursement of € 400 to buy an induction cooker myself

I already have an induction hob and will receive a reimbursement of € 350 from Woonplus

I already have an induction cooker and will receive a reimbursement of € 600 from Woonplus

€ _____ +

C. REIMBURSEMENT FOR YOUR OWN GAS WATER HEATER OR BOILER

1 yr	2 yrs	3 yrs	4 yrs	5 yrs	6 yrs	7 yrs	8 yrs	9 yrs	10 yrs	>10 yrs
75%	60%	50%	40%	35%	30%	25%	20%	15%	5%	0%

€ _____

_____ [percentage] x _____ [aanschafprijs geiser/boiler] = _____

TOTAL FURNISHING REIMBURSEMENT (2A+2B+2C+3)
 The amount of the reimbursement will be paid two weeks before the start of the work.

€ _____

Date : _____ Signature of tenant: _____
 Name of tenant : _____

7

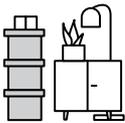
Frequently asked questions



What is in the implementation booklet ?

- > an overview of the work
- > information about the planning per day
- > the expected nuisance per day
- > working days and working hours
- > our contractor's rules of conduct
- > how we prevent and handle damage
- > the location of the construction site and site hut
- > the contact details of your contact person

The planning and expected nuisance per day are also stated on the daily calendar that you will receive at the start of the work in your home. You can see exactly what the contractor will be doing on each given day.



Do I have to put things aside ?

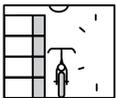
Yes. The workmen need space to carry out the work properly and smoothly.

This at the same time prevents damage to your belongings. During the home visit, we will discuss which items in your home and storage room you need to put aside, clear away or cover. You will receive boxes, non-transparent cover plastic and tape for this. Need assistance with moving and covering things? Please tell us during the home visit.



Do I need to cover my floor as well ?

No, the contractor will do that. The floor will be protected with special floor protection. The contractor will take care of this and also remove it after the 10 days of work



Why do I have to (partially) empty the storage room ?

In order to renovate the sewerage system we need workspace in the storage rooms. We will discuss this during the home visit. Woonplus makes containers available for the temporary storage of items. Want to get rid of items? We will temporarily place a large waste container near your building.



What time do the workmen come ?

The contractor's working hours are usually Monday to Friday from 07:00 to 16:00. The workmen usually arrive a little earlier to prepare for work. Sometimes, they have to work a little longer or work on Saturdays as well. The contractor will do this in close consultation with you.



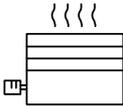
Moet / kan ik thuisblijven tijdens het werk ?

We must be able to enter the house. You can open the door for the contractor yourself each day. If that is not possible, please discuss this with us during the home visit. You can stay at home whilst the work is carried out. We will only ask you to briefly leave the house if we remove asbestos. If the inconvenience caused by the work is getting too much for you every now and then, we have a list of places nearby where you can relax. If it is really not possible for you to stay in the house during the work, please let us know. In that case we look for a solution together.



Can I use my kitchen, shower and toilet ?

At times, that won't be possible. We will indicate this on the daily calendar and the contractor will discuss the exact times with you. We will of course provide temporary facilities for you.



Can the heating be on during the work ?

When we are working on the heating system, the heating is temporarily switched off. The planning in the implementation booklet and the daily calendar show exactly when and for how long. If that is during the winter season, from 1 October to May 1, we will provide electric heating. You will receive € 5 per day for the electricity consumption of the electric heating.



How long will the work take ?

The proposed work will take 10 working days (excluding weekends). Want to have the pipes painted or covered by duct channels? In that case, 2 working days are added. If we have to work in your home for more days due to the contractor's fault, you will receive an additional compensation of € 50 per day, subject to a maximum of € 600. Please note, this only applies if it is culpable. In the event of force majeure, e.g. a lightning strike, you will not be reimbursed for extra working days.



Corona guidelines

Our contractor's employees follow the RIVM construction guidelines and the government protocol 'Working safely together'.





Can you skip my house ?

No. Skipping houses during the implementation is not possible. The sewer pipe, for example, runs through all homes. Every home must participate in order to have it replaced.

Am I obliged to participate ?

When 70% of the residents agree, the people who do not agree must also cooperate. You will receive a letter when at least 70% have said yes. Residents who have said no will have 8 weeks to ask the court to check our proposal for reasonableness. After the objection period, or after the court determines that the proposal is reasonable, Woonplus can start the work.



How do I receive information about the progress of the work ?

You will receive an implementation brochure with a daily planning from the contractor. The daily planning lists what the contractor will be doing per day and what is expected of you. You will also receive occasional newsletters with how far we have progressed with the building. The contractor will also be hanging up posters at the entrance and other central places.

**Anything not clear?
Feel free to ask
your questions in
the model home!**

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Contact

Would you like more information ?

We hope the booklet is clear and that you are positive about our proposal.

Do you have any questions? Please let us straight away! We will be happy to help you:

- In the model home at Jozef Orelingsingel 159. Feel free to walk in Tuesdays between 17:00 and 18:00. Our colleagues and contractor will be there to answer all your questions. Prefer to come by on a different day or time? You can. Please call 010 2045 100.
- In your home. Our social administrator will soon visit you with the contractor. You can ask all your questions during this home visit.
- By telephone or e-mail. If you have any questions, you can e-mail or call Hemubo, our contractor: Groenoordbewonersteam@hemubo.nl or call 06-82051516. The contractor is available Monday mornings between 09:00 and 11:00 and Thursday afternoons between 13:00 and 15:00.

Notes

You can make notes below if you want or need to: :

Woonplus Schiedam

Valeriusstraat 3
3122 AM Schiedam
(010) 20 45 100

Telephone lines open:
Monday to Friday, between 08:00 and 11:00

woonplus.nl



New Energy for Groenoord is an initiative of the Municipality of Schiedam, Woonplus, Eneco and its partners Stedin, the Province of South Holland and the European Union.



provincie
Zuid-Holland

