

Sustainable together.





Sustainable together.

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Introduction.

No cold, damp or draughts, but a house where we can live healthily and comfortably and consume less energy — that's something everybody wants.

That's why we'd like to start on the project 'Sustainable Together' in your home. By doing so we can ensure, together with you, that your home is made more comfortable and ready for a future in which we all consume less energy.

In this information booklet you can find out exactly what the project 'Sustainable Together' involves. You can read about the benefits to you, how the work will impact you and how long the work will take. On behalf of Eigen Haard, we (QBuild) are keen to inform you about the plans.

The owner occupiers in the complex have agreed to the plans. We can only do the work in your home if 70% of the tenants of rental properties agree to the plans. Therefore, please submit your completed agreement form before **Friday 21 January 2022**, by putting it in the QBuild letter box by your communal entrance or in the letter box of the test home at **Opijnenhof 58**.

You can also send a photo of the agreement form by text message or WhatsApp. Or, you can e-mail a photo of the agreement form to: senso@qbuild.nl

You will find our contact details on the last page of this booklet. If you have any questions, please call us, or send a WhatsApp or e-mail.



What does the project **Sustainable Together** involve?

With the project 'Sustainable Together', we want to make your home more comfortable and more energy efficient. We can do this by insulating your home and ensuring efficient ventilation.

Insulation

For good insulation:

- Your home will be fitted with new plastic window frames with HR+++ glazing and the exterior cladding will be replaced;
- and we will insulate:
 - the ground beneath the flooring on the ground floor;
 - the top of the roof of your building.

Ventilation

A well-insulated home also needs to be properly ventilated. Otherwise, problems with damp and mould can occur. Therefore, we will instal:

- new air vents in the windows;
- mechanical ventilation in the bathroom, kitchen and toilet;
- if it is necessary for adequate ventilation, we will also shorten the internal doors.

Maintenance work

If we start the insulation and ventilation work, we will also do maintenance work at the same time. This will involve the following:

- Making the pipes in your home flame retardant, where necessary;
- Painting the exterior of the building, where necessary;
- Repairing the brickwork, where necessary;
- In several homes, fitting or repairing the insulation above the window at the front and rear side. When the contractor visits your home, they will look to see whether this is also necessary for you;
- Cleaning the ventilation duct;
- Replacing the roofing material;
- Replacing the wooden slats with plastic cladding on the balconies, where necessary.

Communal facilities

- We will also instal solar panels on the roof for the communal facilities;
- LED lighting will be fitted in the communal areas (including communal entrances and stairwells);

Good to know:

Insulation and ventilation

A well-insulated home must be properly ventilated. If it isn't, harmful substances can linger in your home. In addition, the indoor humidity will rise whenever you wash, shower or cook. The water vapour produced leads to a high risk of mould formation. Not only does mould smell unpleasant, it is also harmful to your health. Insulation and ventilation therefore go hand in hand.

Asbestos removal

Prior to starting the work, an asbestos survey will be carried out in all homes. If asbestos is identified in locations where the work is to be conducted, we will have the asbestos removed. The asbestos will be removed safely by a certified asbestos removal company. We will try to limit the inconvenience to you as much as possible.



What are the benefits and what are the costs?

Benefits

The insulation and ventilation work, as well as the maintenance, have many benefits and together will ensure that you live in a pleasant, comfortable and energy efficient home.

Summary of the benefits:

- Warm in the winter and cooler in the summer;
- You will use less energy and therefore save on energy costs;
- The mechanical ventilation will ensure that the air in your home is always healthy;
- After the maintenance work, everything in and around your home will look clean and fresh.

Your savings

Insulating your home isn't only good for the environment and for your comfort, it's also good for your wallet! Because you'll be using less energy, you'll save on energy costs. How much you save depends on how much you use the heating, and on any cost increases from your energy provider. If you have the work done in your home, Eigen Haard will not increase your rent.

After completion of the work, you will pay a fee of €1.10 per month in the service costs, for maintenance of the mechanical ventilation. This fee will not be taken into account in the annual rent increase or in the calculation of the rent allowance. The increase in the service costs will be implemented when all the work on the complex and the homes has been completed.



How long will the work take, and how will it impact me?

The work on and in your home will take 5 days in total. Next to this, we will also be doing work on the outside of the building. In order to carry out this work, we will install scaffolding around the building. The work will be carried out one block at a time.

You do not have to stay at home while the work is carried out, but you can if you wish. You can continue living in your home as usual and carry on with your daily activities. If you wish, you can also hand over your key.

When work is to be done in your home, we will ask you to make some space for the work to be carried out. We can help you with this if necessary.

When we replace the window frames and have the asbestos removed, we won't always be able to fit the new window frames on the same day. If this is the case, the contractor will make sure that your windows are closed and secured at the end of the day. So you won't be left sitting in the cold.

During the work, there will be some disruption. We will try to minimise this as much as possible. We will inform you beforehand if a lot of noise is expected. The work will also produce dust. At the end of each day, we will clear our work away and will always leave your home clean and tidy.

Do you need help during the work? No problem. We can help you.

The duct for the mechanical ventilation in the bathroom will be concealed behind coving.



↑ Toilet

The box for the mechanical ventilation will be installed in the toilet. We will fit a suspended ceiling for this.



↑ Kitchen

A new extraction point will be fitted in the kitchen for the mechanical ventilation. The old hole will be sealed up.

How will it look after the work has finished?

Test home, residents' agreement and timetable.

In the test home at Opijnenhof 58, all the work has already been carried out. In this home, you can see how it will look. We can also explain more in the empty property at Ommerenhof 33. In the test home, all the work has already been carried out so that you can see how it will look. In the empty property, we can answer all your questions. There are also posters on the walls with information about the work. Would you like to see inside the test home or ask questions in the empty property? Then please make an appointment with our resident support employees. If you're not available during the day, you can talk to them to make an appointment outside office hours.

Watch the video about the project!



Do you live in **Millingenhof** or in **Montfoorthof numbers 1 to 70 (inclusive)**? Then make an appointment with your resident support employee: Marianne or Else, tel. 06 579 668 10.

Do you live in **Rhenehof, Renkumhof** or in **Montfoorthof numbers 74 to 172 (inclusive)**? Then make an appointment with your resident support employee: Demilee or Helma, tel. 06 546 902 62.

Or e-mail your question to: senso@qbuild.nl.



Do you say yes?

We can only do the work if at least 70% of the residents agree to the plans. Therefore, please submit your completed agreement form before **Friday 21 January 2022**, by putting it in the QBuild letter box by your communal entrance or in the letter box of the test home at Opijnenhof 58. You can also send a photograph of the agreement form by text message or WhatsApp. Marianne or Else, tel. 06 579 668 10 Demilee or Helma, tel. 06 546 902 62. Or, you can e-mail a photo of the agreement form to: senso@qbuild.nl

Legislation and regulations

When a landlord wants to do renovation work on a building, they must submit a written proposal to the tenant(s). In largescale renovations (more than 10 homes), the proposal is regarded as reasonable when more than 70% of the tenants agree to it.

If 70% of the tenants have agreed, but one of the tenants hasn't, this tenant has the option to ask the court to assess the proposal. The tenant must ask the court to do this no later than eight weeks after the date

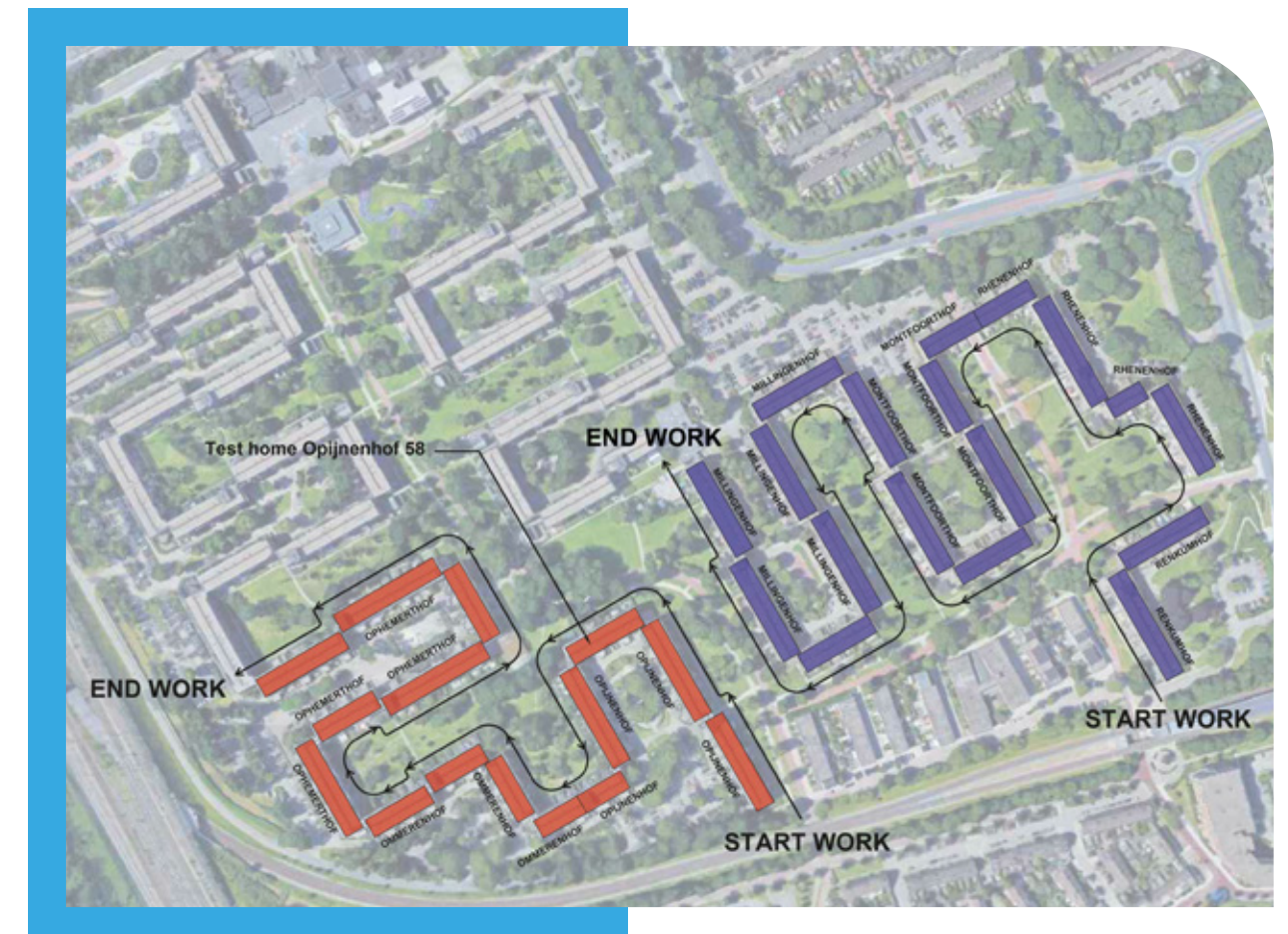
of signing of the letter confirming the 70% agreement. The court will then assess whether the proposal is reasonable for this tenant. You can obtain more information about this process from a Legal Advice Centre. If the tenant does not ask the court to assess the proposal within the stipulated eight-week period, he/she must cooperate with the landlord's proposal

Will the project go ahead?

If 70% of the tenants agree, you will receive notification of this. The contractor, QBuild, will then visit you at your home in order to meet you and to discuss the general plan for your home. The contractor will make an appointment with you for this. You can also discuss any issues you may need help with, whether you will stay at home or hand over your key, and whether there are other things that the contractor needs to take into account.

Timetable of the work

The work is expected to start in May 2022 and will last for approximately 2 years in total. (Subject to the subsidy decision of the Owners' Association and to achieving 70% agreement among the tenants.)



Questions?

You can approach your resident support employee with any questions you may have.



Do you live in Millingenhof or in Montfoorthof numbers 1 to 70 (inclusive)?

Then make an appointment with your resident support employee Marianne or Else. Or, you can e-mail your question to: senso@qbuild.nl

Marianne / Else
06 579 668 10



Do you live in Rhenenhof, Renkumhof or in Montfoorthof numbers 74 to 172 (inclusive)?

Then make an appointment with your resident support employee Demilee or Helma. Of mail uw vraag naar senso@qbuild.nl

Demilee / Helma
06 546 902 62



All information about the project **Sustainable Together** can be found on:
www.eigenhaard.nl/projecten/senso

