



NEWSLETTER

2022/8

2nd November 2022

Rectification energy prices

A correction to newsletter 2022/7 stating that the costs for joint heating and electricity will increase. This must be the costs for joint cooking gas and electricity. The price for the fuel gas is fixed until the end of 2023. It is currently unknown what the new energy prices for joint cooking gas and electricity will be. The government has not yet announced any clear measures that apply to VvE's.

As you know, the government has agreed on price ceilings for 2023 that partly compensate for the higher costs for energy prices. To compensate for the months of November and December, the government has promised each household a compensation of €190.00/month. This settlement will take place for the residents of Belvéderebos via their own energy supplier. At the time of writing this newsletter, it is not yet known how your energy supplier will handle this settlement with you. The board emphasizes through this newsletter that despite these compensation schemes for every household, it is still a good idea to take into account a significant increase in your monthly costs that will not be fully covered by this compensation.

Insulation tips

Our apartments still have a number of single-glazed windows, such as the upper windows in all rooms. Single glazing has low insulation. As a result, heat is lost, which results in higher heating costs. To increase the insulation value of your home, it is wise to replace this glass (or have it replaced). However, it is a considerable cost from € 350, depending on whether you do it yourself or have it carried out. Some residents have already done this. However, not everyone can afford this and at the same time it is not easy to pay for it. An alternative is insulation foil such as that from Tesa, available at hardware stores or ordered online. The Tesa Thermo Cover is a unique non-adhesive insulation foil and acts as an insulating air cushion that can replace the missing second layer of glass. At the same time decreases this window insulation nasty condensation of the windows.



Tesa tesamoll thermo cover PE-raamisolatie:

- transparent insulating foil for windows;
- forms an invisible air insulation buffer, the insulation is comparable to an extra layer of glass;
- easy and invisible to apply with the supplied transparent double-sided adhesive tape;
- the film can be flattened with a hair dryer and placed tightly against the window;
- With a price of around € 20, this is a attractive alternative.

[Tesa Thermo Cover Raam-isolatie info](#)

Standby consumption electrical equipment

Save energy on your private use? Switch off devices (for example your TV or computer) when you or someone else no longer need to be in a room and prevent standby consumption. A household consumes an average of 450 kWh with appliances that are on standby. Also think about all the chargers of your devices. Leaving a charger plugged in unnecessarily means unnecessary power consumption. Even though no device is connected, power is still consumed. A tumble dryer is a real energy guzzler and even an energy-efficient one quickly consumes 200kWh per year. Unnecessary power consumption right? Therefore, switch off appliances and start saving on your energy costs. This can quickly save you more than € 100 per year. You can also purchase a power saving plug to save on power. This way you don't forget to turn off devices and you no longer have to worry about them. Perhaps the easiest way to save on electricity.

Tips to save energy

Ventilate correctly

Close the radiators for ventilation. A few minutes is enough to ventilate your home sufficiently without losing much heat.

Turn off the heating at night and when you are not there

Turn off the radiators some time before going to sleep or when you leave your home. The rooms retain their heat for a longer period of time.

Leave the radiators free

Closed curtains look cozy and have a good insulating effect. Don't let them hang over the radiators, though. Large pieces of furniture should also not be placed too close to the radiator.

The candle test at windows

Have you ever tested your windows for the passage of outside air? When the candlelight is awake, close the cracks.

Close doors

Leaving all interior doors open is easy for you, but so is the heat present. This one can escape easily.

Humidity level: the right percentage

When the perceived temperature is low, the thermostat is often set higher and it becomes warmer in the house, causing the humidity to increase. Let this moist air escape.

Water: less is more

Less water consumption is good for your wallet. You can easily save a lot of money by showering less or shorter. You can also turn off the tap while brushing your teeth.

Heating

Heat evenly and only heat the room(s) where you want heat. Open doors to rooms where heat is not necessary or desired consumes energy. For example, reducing the temperature by 1 degree can already save 6% on energy costs. The following temperatures are recommended:

- living room: 21°C - guest room: 15°C
- bathroom: 23°C - hall or corridor: 15°C
- children's room: 20°C - bedroom: 18°C
- kitchen: 18°C - dining room: 20°C.

<https://www.energiecoach.nl/besparen>

There is also a possibility to view your own energy consumption for hot water and heating costs. For this you can register with Techem at

<https://www.energiecoach.nl/LogOn/aanmelden>

Roof fans

In September, as planned, all 50 roof ventilators were replaced by energy-efficient ones. In addition, all ventilation channels have also been cleaned. The combination of new fans and clean ducts led to complaints about noise nuisance. These have since been rectified and no further complaints have been heard.

Renovation elevators high-rise

The acceptance delivery of the renovated high-rise lifts will take place in the middle of this month. A number of difficult discussions have been held with both Orona and subcontractors to make corrections so that the delivery, according to the board, meets the offer approved by the members. The board is also aware of the number of malfunctions due to teething problems with the renovated lifts and will therefore be alert to this so that these costs are not passed on, but are covered by the

Contact Information

Apartment owners

General Failures

service

VZB Vastgoed,

office hours 09:30-17:00

070-4273 372

emergency number

070-311 02 44

info@vzbvastgoed.nl

Sewerage

RRS

088 - 030 13 13

Tenants

For all failures

Heimstaden, every day

00:00 – 24:00 hours. **085 - 0866039**

service@heimstaden.nl

(or online service portal)

Elevator problems

ORONA 24/7 breakdown

0172 – 446111



FACEBOOK en WHATSAPP are useful for mutual communication between residents, but please note: it is not a means of reporting malfunctions and/or complaints to the VvE board.

