NEWSLETTER

2024/5 November 12, 2024

Update subsidy from the Public Housing Fund Bossenbuurt Meerzicht

The Zoetermeer council will soon have to make a decision about the financial contribution of the VvE scheme. The scheme is a substantial subsidy from the National Government's Housing Fund for sustainability. This subsidy can only take place if the municipality supplements the allocated amount by 30 percent. Part of the subsidy goes to improving the public space in the Bossenbuurt. Before the council makes a decision, there is a question session from the council to the committee who deals with the Meerzicht district and who is concerned with the Meerzicht district and its sustainability. This committee has previously discussed the content of the subsidy with a number of homeowners' associations. Guidelines and recommendations for the council were drawn up from this. This has raised a number of questions to which the council wants answers. A delegation from the board of VvE Belvédèrebos will be present at this questions session as a representative of VvE's Meerzicht. To be eligible for the subsidy from the Public Housing Fund a homeowners' association must implement 3 sustainability measures. This subsidy will not be sufficient to finance the energy-saving measures and it is therefore inevitable that the VvE will have to contribute money itself, either from its own resources or via a loan at a lower-than-average interest rate from the heating fund. The heating fund also has conditions that a homeowners' association must meet, among other things

- It is mandatory to have a Custom VvE Energy Advice drawn up.
- A Sustainable Multi-Year Maintenance Plan (DMJOP) is required for at least the term of the loan.

In addition, the accounts receivable balance must be within a reasonable amount in relation to the size of the homeowners' association. This also includes the amount that an association must reserve as an advance on heating costs. The debtor balance for our association is currently far above the allowable.
The board expects that the council will make a decision this year, allowing homeowners' associations to qualify for the subsidy in 2025.

Why make it more sustainable now and not later?

If we, as an association, now take the steps to become more sustainable through a loan for 20 years instead of saving for 20 years, this has two advantages. 1. The positive effect on the individual energy bill is immediately noticeable once the work is completed. 2. The costs for the sustainability process are cheaper now than in, for example, 20 years. Example:
We want to spend €30,000 on energy-saving measures per home (this will be partly funded by the subsidy from the People's Housing Fund). The homeowners' association must then take out a loan for the remaining amount, which amounts to an increase in the monthly contribution by €100 per month. If we save €100 per month for 20 years to make it more sustainable, you will have the same amount as the loan, but everything has become so much more expensive that it will not cost €30,000 per home but €45,000. Then the Vve does not have sufficient financial resources to implement the desired sustainability. In addition, in 20 years there will no longer be a subsidy available from the Public Housing Fund. More than enough reasons to think carefully about what we want as an association and what we are willing to do for it.

How are you going to become more sustainable?

Step 1: Orientate
To start the sustainability process, the VvE can appoint a leader or even appoint a sustainability committee. If this is not possible, the VvE can choose to engage an external energy expert or sustainability coach.
Step 2: Explore
Under the guidance of the appointed people, and with a wish list in hand, the VvE explores sustainability options and maps out financial options.
Step 3: Deepen
The VvE makes a decision on the measures to be implemented. Work out different scenarios for this. For example, only installing energy-efficient lighting or also installing solar panels with extra roof insulation.
Step 4: Request and prepare quotations
Now that the program of requirements is known, the leader can request quotes. Make inquiries to find a reliable party and request references from the parties that the VvE has in mind.
Step 5: Preparing construction
Before construction begins, the leader applies for the previously identified subsidies. An exception is subsidies for energy advice and process guidance, which must be applied for afterwards.
Step 6: Execution and aftercare
During implementation, pay attention to whether the project plan is being adhered to and whether the implementation remains within the established budget. Communicate to the apartment owners about the progress of the project. When several sustainability measures are implemented, there is often a supervisor. In that case, the supervisor is the point of contact.
Source: https://www.eigenhuis.nl/vve/vve-en-verduurzamen/vve-verduurzamen-in-zes-stappen
More information: https://vveenergie.nl/stappenplan/

Elevator renovation

Start renovation
Last Monday, November 11, 2024, the Orona company started the renovation of the elevators on the low-rise side. The elevators will be renovated one by one. First up is the odd lift which will take around 3-3.5 weeks. Once this is complete, renovation of the even elevator will begin. In the event that the elevator renovation of the odd elevator takes less time than the indicated 3-3.5 weeks, work on the elevator for the even floors will start immediately. Orona expects the renovation of the lifts to be completed before Christmas. Where necessary, additional threshold aids have now been installed for crossing to the high-rise elevators.
In case you need additional help, you can also contact the board at:info@vvebelvederebos.nl

Contact Informatie

Appartment Owners
General failures
24/7 VvE Beheer
09:00-13:00 **085-060 38 39**
emergency number 085-060 38 39
info@247vvebeheer.nl

Sewerage
RRS 088 - 030 13 13

Tenants
For all failures
Heimstaden, every day
00:00 – 24:00 **085 - 0866039**
service@heimstaden.nl
(or online serviceportal)

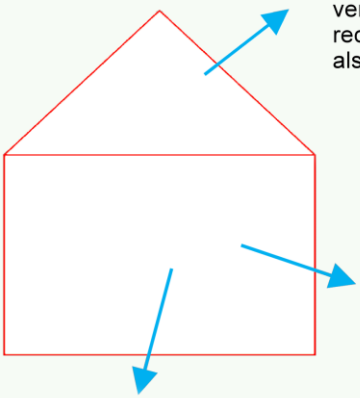
Elevator problems
ORONA 24/7 breakdown service
0172 – 446111

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.

Gable renovation

In recent weeks, HK facade renovation has carried out repair work on the end facades as decided in the last AGM. The bad joints have been cut out and repointed. The wall is also impregnated. Not all broken stones could be replaced and after board approval, they were treated with a special coating so that moisture can no longer penetrate them. It is expected that now that the moisture problems in the wall have been resolved, it will take some time before all the moisture has disappeared. An inspection by a construction employee of our manager took place last Friday. This inspection has revealed a number of remaining points that the contractor must correct. This has now largely been done. A new inspection has taken place on Monday, November 18. Results to follow.

ENERGY LOSSES FROM A BUILDING



If insulation is applied, only the outer shell must be insulated. This is usually the roof, the floor/facade that borders the outside air/crawl space or the ground).

For a residential building, this means that floors and walls separating the houses in between do not need to be insulated. This is in contrast to the upper and lower houses where the roof or floor must be insulated.

Floor insulation provides a higher efficiency than ground insulation. Please note that with wooden floors, for example, if PUR is sprayed against the underside, any moisture that may be present cannot go anywhere.

There is a chance that wood rot will occur. Preferably use insulation material that can breathe or be sure that the wood has a low moisture percentage.

The greatest energy savings are achieved by insulating the roof and facade.

ISOLATION IS THE BASIS

Good insulation is the basic condition for (further) sustainability. This not only limits energy consumption, but also the 'size of the installation' that heats the building (for example a gas-fired boiler).

Suppose your home is heated with a gas-fired boiler, then this boiler has a certain capacity that is expressed in kW kiloWatt). The 'average' boiler has a capacity of 24 - 32 kW, while 9 - 12 kW is usually sufficient to heat a home. The maximum power of 24 - 32 kW is used when hot water is required (for example for a shower).

Determining how much power a boiler should have depends mainly on the size of the home and how well (or poorly) a home is insulated. What can also influence the power is the amount of hot water that is desired. If you want more hot water (expressed in liters/minute) you need more power. Are you considering purchasing a new gas-fired boiler? Then check this boiler
has a NZ label (subsequent delivery of solar boiler), this means that a solar boiler and/or a heat pump can be connected (in the near future). From a safety point of view, it is also advisable to have the flue gas discharge and expansion vessel replaced when installing a new gas-fired boiler.

Those who want to get rid of gas completely often opt for a fully electric heat pump (also called a monovalent system). The same 'trick' also applies to a heat pump: with a well-insulated home you need less power, so a 'smaller' heat pump that is cheaper to purchase and uses less energy will suffice. In contrast to the gas-fired boiler, the desired amount of hot tap water is less decisive for the capacity, because hot tap water is generated in a different way. What is an important point of attention is the size of the boiler/storage tank that is connected to the heat pump, which must be matched to the family composition and the facilities (for example a rain shower and/or a bath).

Good insulation ensures that fewer investments need to be made in heat-generating installations and good insulation also ensures lower energy consumption and better thermal comfort.
www.milieucentraal.nl/energie-besparen/energiezuinig-huis/isoleren-en-besparen

MAIN CONNECTION

If a home becomes 'all electric', the size of the main connection must be checked for each installation concept. It cannot be the intention that the installation machines fly out (regularly). Please note that if the main connection exceeds 3x25A, the standing charges will increase considerably. Regardless of the installation choice, always seek advice from an expert company with extensive experience. Make clear and written agreements, if necessary, also about the cable/pipe routing and installation location(s) of the installations.
Source: https://wooninfo.nu/wp-content/uploads/woocommerce_uploads/2021/01/Handreiking_verduurzamen_F_V2-z6yrkb.pdf