

Lower
energy consumption
and a nicer home:



Information packet

renovation & insulation for
homeowners Nieuwdorp



Crostolostraat, Damiatestraat, Woeringenstraat,
Peldenstraat en Diepenbeekstraat

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With whom are you in contact?

In Nieuwdorp, housing corporation Zaam Wonen is going to renovate and insulate rental homes starting in 2023. You can join Zaam Wonen's work with your private home. The municipality of Stein has asked Diep to guide you as a homeowner through this process. In this information package we explain how this works in Nieuwdorp. Below we introduce everyone to you:



Mara Midiere is the first point of contact. Mara will be present at the introductory meetings and the working group. You can expect Mara on the phone or meet her in the neighborhood.



Gino Hofman is also the contact person from Diep. Gino will be present at the working group. You can also meet Gino in the neighborhood.



Petra Hofman is the project leader for the guidance of homeowners. You can meet Petra in the working group and in the neighborhood.



Nick Stringer is responsible for the energy label recordings and the personal Woonplans for residents. You can meet Nick at the energy label recordings and kitchen table discussions about the Woonplan. .

We would like to get in touch with you. You can contact Diep via nieuwdorp@diep.nl, or call or send a message on WhatsApp via **06-81053783**.

Financial arrangements collective offer sustainability Nieuwdorp

The municipality of Stein has applied for a subsidy from the Volkshuisvestingfonds (we call this the VHF subsidy) for insulating and renovating your house. With this subsidy, the municipality of Stein helps homeowners in Nieuwdorp to reduce energy consumption and improve the comfort of their homes. The municipality arranges this by paying part of the bill if you join the renovation and insulation of the rental properties of housing corporation Zaam Wonen. For this you will be offered a package of measures that fit your personal situation.

Addresses

The subsidy is intended for private homeowners with homes in the Crostolostraat, Damiestraat, Woeringenstraat, Diepenbeekstraat and Peldenstraat that were under ownership of the housing corporation in the past. You must be an owner-occupant or owner-landlord of the property to be able to make use of the subsidy.

Energy label

The subsidy is intended for homes that are poorly insulated. We measure this on the basis of an energy label. This energy label is determined free of charge by a recognized Energy Performance Advisor. If it turns out that your home has a low energy label, you are eligible for the subsidy.

Selling the property after refurbishment

Will you sell the property within 1 year after the work? Then the municipality asks for a part of its paid subsidy contribution back. If you sell the house later, you do not have to pay anything back.

Personal contribution

A personal contribution is expected from the owner of the house. How high that personal contribution is depends on the package of measures that suits your situation. There are several additional options to pay for the personal contribution, even if you have little to spend. During the Woonplan meetings, we will elaborate on your specific situation. If desired, we can help you further.



The regulation has not yet been officially adopted by the municipality. It is important to already delve into it so that you are on time to join the work in your street. On the website gemeentestein.nl/huiseigenaren-nieuwdorp you will find the latest state of affairs.

The offer of measures for you as a homeowner



**The exact measures of the contractor are still under development. On the website gemeentestein.nl/huiseigenaren-nieuwdorp you will find the latest state of affairs.*

The offer

You can have your home renovated and insulated by the contractor who will also renovate the rental properties in your street. For this, it is important that you have an energy label and a Woonplan (Housing Plan).

1. For this we look at the energy label, your Woonplan and the possible measures taken by the contractor.
2. Then we look at which measures best insulate your home.
3. For this combination you will receive an offer from the municipality. This is partially subsidized.

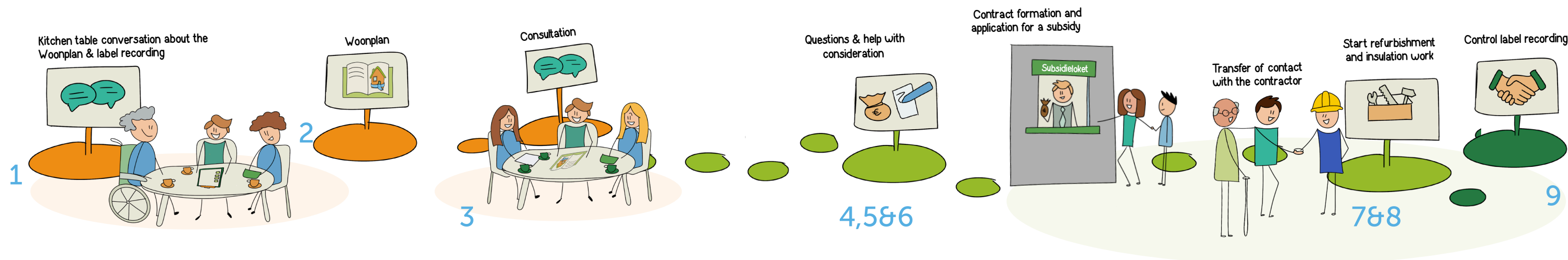
Your choice

After receiving the offer, you can make the choice to participate in the works in the neighborhood. If you decide to participate, an agreement will be drawn up between you and the contractor for the implementation of the measures.



Planning and decision-making moments

We help you, as a homeowner, in choosing to participate with your home in the renovation of houses in your street. In any case, we give you a free Woonplan. This is an advice on how best to insulate and renovate your home. Should you not be able or want to participate, you at least have a step-by-step plan for your home so that you can get started at a later date if you wish.



You can always contact Diep during this process.

We will try to help you as much as possible. It

can be that something changes in the planning. If

something changes, you will be informed on time.

1. Kitchen table conversation about the Woonplan & label recording

In order to be able to make a Woonplan for you, advisors from Diep come to your home for a 'kitchen table conversation.' During this conversation you will tell about your home, what you have already done in terms of work and what your wishes and possibilities are. In this step, your energy label is also determined. There are no costs for you.

2. Technical recording

In some cases it is necessary to make a technical recording of your home. If this proves necessary, the contractor will come to your home. The contractor makes an estimate of possible risks for execution of measures and gets a better picture of the work needed to insulate and refurbish your home.

3. Consultation

Based on the Woonplan call and the label recording, we make the Woonplan. We will send this to you and discuss it with you. After this step you have advice on how you can best insulate and refurbish your home.

You will also hear whether you are eligible for the VHF subsidy, based on, among other things, your energy label. You will also receive the offer from the municipality in which the Woonplan, the measures of the contractor and the VHF subsidy are combined.

4. Questions & help with consideration

Now you can decide whether you want to make use of the offer from the municipality. You can contact Diep with all your questions and for help in making the choice. If it is necessary to apply for a permit for the work from the offer, you can authorize us to do this on your behalf.

5. Make a decision to participate

There are several times when you can let us know your decision. In February, the first registration round will take place. You are free to choose. The municipality's offer to cover a large part of the costs is a great opportunity. You can let Diep know your decision.

6. Contract formation and application for a subsidy

If you want to participate, an agreement will be made with the contractor. The contractor then coordinates the work. The VHF subsidy must also be applied for. Various documents are required for this. Diep will guide you in this process.

7. Transfer of contact with the contractor

If everything is arranged, the contractor takes over the direct contact with you.

8. Start refurbishment and insulation work

After the construction holiday in 2023, the contractor will start work on the homes in the first phase. The other houses will follow. The intention is that by the end of 2024 all homes will be refurbished and insulated.

9. Control label recording

When the work is finished, a check takes place whether your home has made three label jumps or has reached energy label B. This information is used as evidence for the VHF subsidy.



What is a Woonplan and what can you do with it?

A Woonplan is a tailor-made advice and a clear step-by-step plan on how you can best insulate and refurbish your home. This is good for reducing your energy costs and improving living comfort.

The Woonplan is an advice with step-by-step plan how you can get started with refurbishing and insulating your home. The first steps are aimed at improving living comfort and reducing energy costs. If you want to do more, you can take steps to make it natural gas-free, so that your home is fully prepared for the future. With the Woonplan you know what is best to tackle first and has the most impact, but also what you can do at a later time.

It is useful to have a free Woonplan made now, because the housing corporation plans to renovate the rental properties in the street in the coming period. With the Woonplan you know which measures offered for your home are useful. Even if you are not eligible for the VHF subsidy, or if you decide that you are not participating now or do not want to have everything done through the contractor of the housing corporation, a Woonplan is useful. With the Woonplan you know where you stand with your home.

What is an energy label and why is it necessary?

An energy label shows how energy efficient a home is. This is determined on a scale from G to A++++. G is the least economical, and A++++ the most economical. Based on an energy label, you know approximately how much energy you need to heat your home, based on the current state of your home. The energy label is a document (pdf) in which these characteristics are described.

An energy label is an easy way to see at a glance how energy efficient your home is. And if you ever want to sell or rent out your home, it is mandatory to have a valid registered energy label.

In this process, an energy label is required to determine whether you can participate in the VHF subsidy scheme. This way, our team can also determine how many label steps your home can make and what measures you need for this.



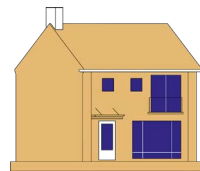
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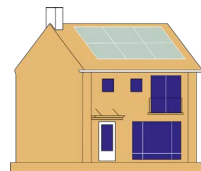
Stap 1



Stap 2



Stap 3



Preparatory questions

The advisors who come to your home during the Woonplan interview want to ask you the following questions. You can already prepare for that a bit if you are not sure and want to figure out the answers. If you have already had an introductory meeting with us, we have already asked you some of these questions.

Who do you live with in your home?

What do you like about your home?

What would you like to do differently or change in your home?

What have you done to maintain your home?

What is your energy consumption?

Have you already implemented sustainable measures (such as insulating or replacing the glass)?

Zo ja – wat heb je gedaan en wanneer?

**If you have invoices for this, keep them at hand when the advisor comes by. The consultant needs this for determining the energy label.*

Have you ever applied for a subsidy for making your home more sustainable?

Privacy statement

If you want us to make a Woonplan for you and see whether you are eligible for the VHF subsidy, we will do so by working with you and in your home. We then conduct a Woonplan conversation in which we also determine the energy label.

We collect data on behalf of the municipality of Stein in this regard. These are:

- » Your contact details (name, address, telephone number(s) and e-mail address
- » Information about your home and living experience, which we include in the Woonplan

You indicate that you wish to participate in this process and that you give permission to collect the necessary contact and property data when you contact us to schedule a conversation. You do not need to send us any additional documents or information.

You can decide at any time not to participate anymore. In that case, all collected data will be destroyed. The collected data will in any case be destroyed 6 months after delivery of the Woonplan. The Woonplan will be sent to you and is not shared with other parties.

If you can and want to participate in the collective VHF subsidy scheme, the municipality must keep your submitted data for the justification of the subsidy. This is explained by the municipality when you apply for the VHF subsidy.

If your home has an energy label, that label (A, B, C etc.) is public and registered in a national database.



