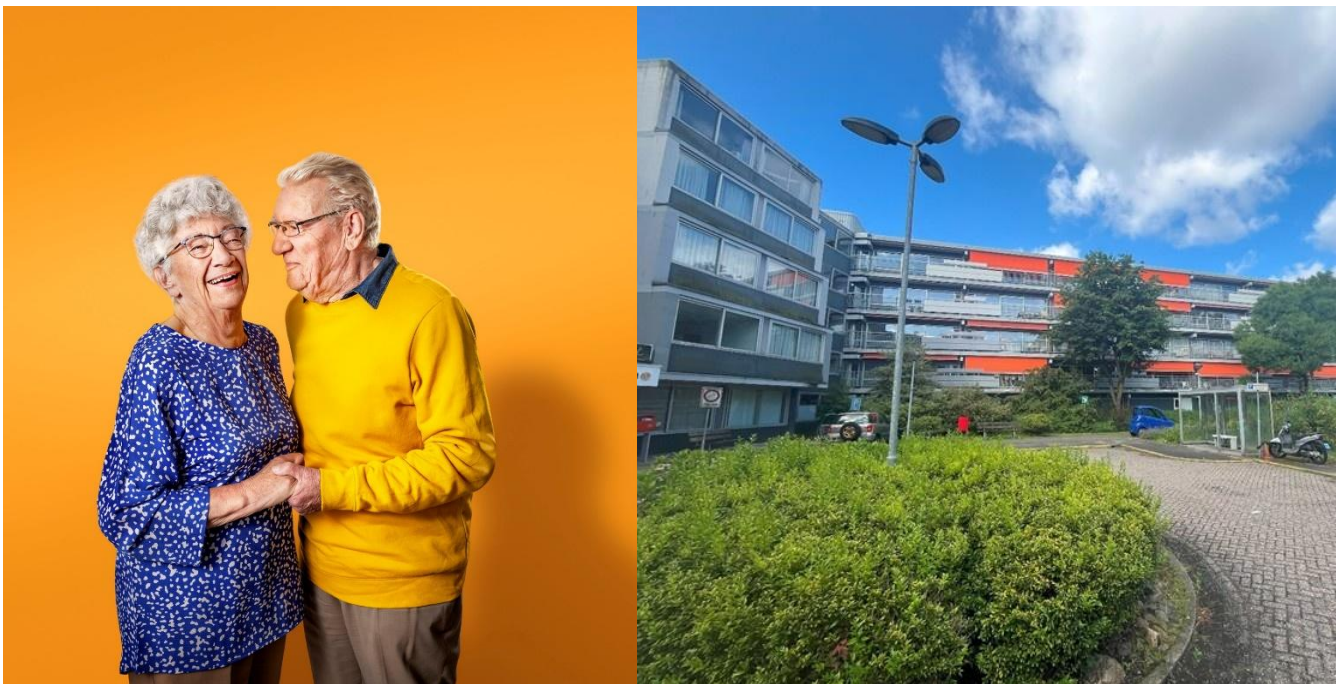


Sustainability proposal

June 2026

Sustainable living



Henriëtte Roland Holsthuis

Kortvoort 101 – 110, 126 – 140

Kortvoort 201 – 220, 226 – 252

Kortvoort 301 – 352

Kortvoort 401 – 452

Kortvoort 501 – 552



Amsterdam



Duurzaam
Wonen

Table of contents

1. What is Sustainable Living?	3
2. How did this Sustainable Living project come about?.....	4
3. What sustainability improvements do we propose?	5
4. What maintenance do we perform?	8
5. What does it mean to you?	9
6. What is the schedule?	13
7. Your choice	14
8. Contact details.....	15

1. What is Sustainable Living?

Energy-efficient and comfortable, without cold, draughts or damp. That's what we all want. That's why we'd like to launch the Sustainable Living project in your home. In this booklet, you can read all about our sustainability proposal for your home.

Why Sustainable Living?

We perform maintenance and make your home more energy-efficient, comfortable and safe. This ensures it remains a pleasant place to live, now and in the future. You can also save on your energy bills.

Recently, we have carried out several technical surveys. We also spoke with residents and the advisory group to develop a widely supported proposal for making the homes more sustainable.

We have created a model home at **Kortvoort 107**. Are you curious about the improvements we are proposing? Continue reading on pages 5, 6 and 7.

Visit the model home

In addition to the information in this sustainability proposal, we believe it is important to meet you in person. We therefore invite you to visit the model home. There, you can see the measures for yourself and ask our project team any questions you may have.

Your vote matters!

The construction work will only go ahead if at least 70% of the residents agree to the sustainability proposal (insulation, ventilation and sustainable systems). You can read more about how this is regulated by law on page 14.

You can vote using the consent form enclosed with this sustainability proposal. Please hand in the consent form to your resident supervisor.

Do you have any questions?

Please contact your resident supervisor Rick or Ellen. You can find Rick and Ellen's contact details on page 15. They can be reached by phone and via WhatsApp on: **085 074 99 91**.

We will also call you from this number to arrange an appointment.

The information in this booklet is also available on the Woonzorg website:

<https://www.woonzorg.nl/complexen/henriette-roland-holsthuis-amsterdam>

2. How did this Sustainable Living project come about?

Recently, we have carried out several technical studies to develop a sustainability proposal that not only makes your home more sustainable but also meets your wishes and needs.

Your ideas and wishes

Your house is your home. That is why we gathered the ideas and wishes that residents have. We did this by speaking with an advisory group and various residents about their ideas, experiences, needs and wishes regarding their homes. Residents are positive about our plan to make the homes more sustainable. They particularly appreciate the good location and the size of the homes. The main complaints are cold, draught and heat during the summer. There is also a need for better ventilation.

Technical investigations

In addition to the social surveys, we also investigated what is technically possible and necessary to make your home more sustainable. To do this, we visited several homes and inspected them thoroughly.

The result

Based on the social and technical investigations, we developed the sustainability proposal that is now before you. This proposal will make your home more energy-efficient and aligns with the ideas and wishes of residents.

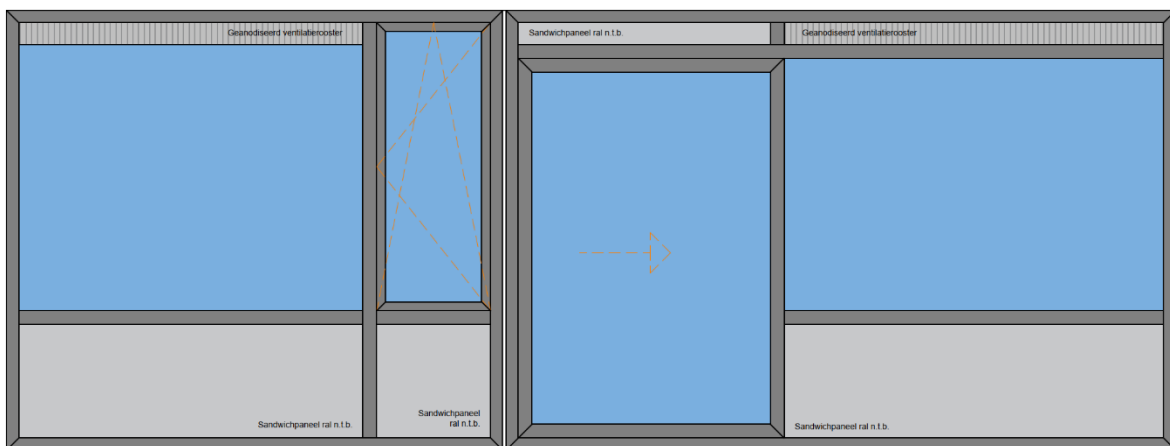
On the next page, you can read which works we propose.

3. What sustainability improvements do we propose?

In addition to maintenance, we are making your home more energy-efficient, comfortable, and safer. We do this by improving insulation with new window frames, roof, façade, and floor insulation, by enhancing ventilation, and by installing sustainable systems such as a connection to the district heating network and shared solar panels.

Insulation

Unfortunately, in many homes the sliding door can no longer be repaired, and therefore we will replace it completely. We will replace the sliding door with a modern version featuring HR++ insulating glass and ventilation grilles.



DRAWING SHOWING THE LAYOUT OF THE NEW SLIDING DOOR



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- Behind the radiators we will install insulated panels. This helps retain heat in your home for longer.
- We will replace the old radiators with new ones (Blocks A and C). These are more efficient, distribute heat better, and can be controlled separately for greater comfort and lower energy costs.
- The new window frame is fitted with effective draught-proof sealing.
- In the living room and bedroom, the windows will be installed higher. This allows more daylight to enter, creating a brighter and more pleasant living environment.
- The new window frame provides a better seal. This reduces draught and outside noise.
- The ventilation grilles ensure a sufficient supply of fresh air. You can adjust these yourself for your comfort.
- In the summer, the additional window allows warm air to escape more easily, helping to keep the indoor temperature cooler.



- The sliding section will become slightly narrower, making it easier to operate. This improves ease of use and safety.
- For added safety and comfort, you will receive an additional handle on the sliding door. This will make it easier and safer to step over the threshold.
- The threshold will remain at the same height you are currently used to. It is not structurally possible to lower it.

In addition to the new sliding door, we will carry out the following insulation work to better insulate your home and the building and make them more energy-efficient:



Roof insulation: We insulate the roof to help retain heat and improve the indoor climate.

Front-facing wall insulation: The building's tall side walls will be insulated on the outside. This will reduce the amount of heat escaping through the sides of the building.

Floor insulation: We insulate the ground floor (via the crawl space). As a result, the floor feels warmer, the cold stays outside more effectively, and your home becomes more energy efficient.

Ventilation

We are carrying out the following ventilation work to provide your home with healthier air and reduce energy consumption:



Adjustment to CO₂-controlled ventilation:

We are switching the mechanical ventilation to CO₂-controlled ventilation. The air quality in your home is measured by a CO₂ sensor in the living room and the bedroom. If there is too much CO₂ or moisture in the air, the ventilation automatically increases to bring fresh air back into your home. You can also operate this system yourself.

The ventilation units now run 24 hours a day. With CO₂ sensors, they only increase when the air quality requires it. This way less energy is consumed and you save costs.

- **Ventilation grilles in the bathroom and kitchen:** these grilles ensure that stale air is drawn out of your home.

Wings A and C: 1 grille in the living room and 1 grille in the bedroom

Wing D: 1 grille in the living room, bedroom and dining room.

- **Ventilation grilles in the new window frame:**
Ventilation grilles will be fitted in the new window frame. These ventilation grilles close automatically when the wind blows against them. You can also open and (almost) close these grilles yourself.

Sustainable installations

Solar panels and LED lighting



We want to make your residential building more energy efficient. To achieve this, we are installing 360 collective solar panels on the roof and LED lighting in the common areas.

The solar panels generate electricity. We use this electricity for the power consumption in the common areas, such as the elevators and shared lighting.

Thanks to the solar panels, your building becomes even more energy efficient. You will therefore save more on the energy bill for electricity in the common areas!

We have carefully examined the electricity consumption of the elevators and common areas. The 360 solar panels together generate slightly less electricity than the elevators and lighting consume. As a result, the amount fed back into the grid is minimal.

Heat from gas to a district heating network

The current collective central heating boilers are old and in need of replacement. In addition, Woonzorg Nederland wants to heat more sustainable, and Amsterdam has indicated that your residential area will be phased off gas soon. This requires a different way of heating and the execution of (urgent) work, so that you will continue to receive heat in the future.

In the Southeast district, there is already a district heating network connection. Southeast is one of the first districts in Amsterdam to have this and has been connected since 2002. If you live in a neighbourhood where a district heating network is already in place (such as in many parts of Southeast), the district heating network is a familiar and reliable alternative to gas. Because your building has a collective boiler, connecting to the district heating network is relatively simple.

What is a district heating network? A district heating network is a system of underground pipes through which hot water flows. With this hot water, you heat your home and get hot water from the tap.

Where does the hot water come from? The hot water comes from waste heat from industries. These sources emit less CO₂ than collective central heating boilers.

What does this mean for you? For the switch from a collective central heating boiler to the district heating network, we will not need to enter your home. Your current radiator is suitable for the switch.

Additional information: In addition to this information booklet, you will also receive a separate flyer about the district heating network in your building.

Mobility scooter storage space

Each wing will have a mobility scooter storage room. The exact location and interior design are still being finalized, and you will be informed at a later stage.

4. What maintenance do we perform?

During the construction work for sustainability improvements, we also carry out the necessary maintenance at the same time. These activities are required to keep the building safe and in good condition. We are always allowed to carry out maintenance, and this means that you must cooperate with the contractor so that the work can be carried out.

- **Concrete repair and cleaning** on the exterior of the building. We repair concrete damage and apply a new coating so that the building remains in good condition.
- **Maintenance of brick façades:** We repair the brickwork and the joints where necessary. This keeps the building safe and in good condition.
- **Roofing:** We replace the roofing so that the roof is well protected against weather and wind.
- **Painting work:** We carry out exterior painting so that the building is protected again and looks neat.
- **Wood rot:** Repair of wood rot where necessary.
- **Adjusting pipes:** We adjust the pipes in the building so that everything works safely and properly again.
- **Replacing radiators (block A and block C):** We are replacing old radiators with new, more efficient radiators that give off heat better and can be controlled separately per radiator in the living room and bedroom. (Block A and C)
- **Replacing expansion joints at the balconies:** We are replacing the seams at the balconies. These ensure that the balcony remains safe and does not develop cracks or leaks.
- **Balcony floor coating:** We apply a new coating layer to the balcony floor so that the balcony looks neat and well-maintained again.
- **Asbestos removal:** Where asbestos is present in areas where we are working, it will be removed safely and in accordance with regulations.
- **The residential access door at stairwells** will be modified with additional fire safety measures.
- **Concrete repair** in the crawl space and repair of concrete rot.
- **Drilling additional cavity wall anchors** to strengthen the façades.
- **Fall protection roof:** we install fall protection on the roof so that everyone can work safely and it complies with safety standards.

We prefer to carry out maintenance and sustainability improvement work at the same time to limit inconvenience for residents. It is important to us that your home and residential building are in good condition. We would like to inform you that maintenance is separate from the sustainability proposal. We are permitted to carry out the necessary maintenance, even if you do not agree to the sustainability proposal.

5. What does it mean to you?

The work provides greater living comfort and can be beneficial for your energy consumption. The work in the home will be carried out for you in five to six working days, and we will keep any inconvenience to a minimum.



What is the expected savings from ventilation and insulation.

Due to the insulation and ventilation work, you will need to heat less to achieve the same level of warmth. This immediately saves money on your energy bill. Exactly how much you save depends on your heating habits, current consumption, hours of sunlight, and energy taxes.



What are the comfort improvements?

You will get a more comfortable home due to the new window frames and the additional insulation and ventilation work. Your home will, with proper use, stay warmer in winter and cooler for longer in summer. We are going to insulate the roof. Thanks to the insulation, the building will stay cooler for longer on hot days, because the heat is kept outside more effectively.

Smart ventilation always ensures fresh air, but only as much as needed, so that we use less energy.

Also, we carry out necessary maintenance. Performing painting work ensures that your residential building looks neat and well-maintained again after the work is completed. We take safety measures and maintain concrete and masonry facades. Where necessary, we replace the radiators in the homes.

What changes in the rent?

We will **not** increase your rent for the insulation measures and ventilation adjustments.

What changes in housing costs and service charges?

There are significant sustainability improvements planned for your residential building. As a result, the service charges will change, but you are expected to pay less for your electricity and heat consumption. We would be happy to explain how this works to you.

Lower electricity costs through collective solar panels

- We install solar panels and generate our own sustainable electricity
- As a result, we buy less electricity from the energy company
- We do not charge contribution to the service costs for installing the solar panels

Savings through insulation and ventilation

- The insulation, ventilation and new window frames provide:
- Savings on your energy consumption
- Lower energy bill with the same energy consumption

Example overview of changes in housing costs

The base rent of your home remains unchanged. The service charges are expected to decrease due to savings on electricity in the common areas and heating. The utility costs will change after all adjustments.

SECTION	CURRENT SITUATION BY MONTH	NEW SITUATION BY MONTH (PRICES 2026)
HEATING	HEATING VIA THE CENTRAL HEATING BOILER	HEATING VIA DISTRICT HEATING NETWORK
HOT WATER	VIA CENTRAL HEATING BOILER	VIA DISTRICT HEATING NETWORK
COSTS FIXED CHARGE INSTALLATION	€ 1,40	€ 10,00
COSTS FIXED CHARGE DELIVERY KIT	NOT APPLICABLE	NO EXTRA COSTS
SOLAR PANELS	NOT APPLICABLE	NO EXTRA COSTS
COSTS HEAT	0,12 per 1 kw	0,11 per 1 kw
AVERAGE ELECTRICITY SAVINGS FROM INSTALLING SOLAR PANELS	NOT APPLICABLE	€ 9,10
AVERAGE SAVINGS ON HEATING COSTS THROUGH INSULATION AND VENTILATION	NOT APPLICABLE	€ 8,75

This table is based on the 2026 costs; new rates will follow in 2027/2028

Heat via district heating network

After the work, your heating supply will switch from gas to a district heating network:

- Now: you pay for gas
- Later: you pay for consumption in gigajoules (GJ)
- The settlement follows the maximum tariffs of the ACM (Authority for Consumers & Markets), which are determined annually

Woonzorg purchases gas as affordably as possible every year. Once the Henriëtte Roland Holsthuis switches to the district heating network, we will purchase heat from Vattenfall.

Every year, the ACM sets the maximum tariffs for heat and for the fixed charges (the fixed part of the costs). The price for heat may never be higher than the price for gas.

Explanation of the heat tariffs:

- The gas tariff of the Henriëtte Roland Holsthuis for 2026 is €33.40 per GJ.
- The heat tariff of the district heating company Vattenfall for 2026 is €30.81 per GJ.

This is also the maximum rate that is permitted by the ACM (Authority for Consumers & Markets).

Fixed charges

With a connection to the district heating network, you also pay a fixed fee, just like with gas. These costs are reassessed every year.

The fixed charge for heat are passed on to you via the service charges.

The old fixed charge for gas are then removed from the service charges.

It is quite possible that district heating networks will be cheaper than gas in the future, especially if gas prices rise.

How do I prepare my home for the work?

During the work, contractor Hemubo will assist you with the (temporary) removal and re-hanging of your current window coverings. The window coverings can be attached to the ceiling or to the wooden strip between the new window frame and the ceiling. Do you need help moving furniture? You can indicate this during Hemubo's home visit. We will neatly cover your floor covering in the places where the contractor walks and works.

- **Compensation for inconvenience related to window frames.** After the work has been completed, you will receive a one-time compensation of €68. This is a compensation for the inconvenience caused by the replacement of the window frames in your home.
- **Compensation for window coverings and insect screens.** If your existing window coverings can no longer be reinstalled, you will receive a one-time compensation of up to €500 after completion of the work. This compensation is for replacing your window coverings and insect screens. During the execution of the work, the contractor will explain how this works.

How long do the works take?

We expect to work a total of 5 to 6 working days in your home. These days are not consecutive. We schedule the work as much as possible back-to-back. For the entire residential building, we expect to take 1.5 years.

What do you notice about the works?

We try to minimize the inconvenience for you as much as possible, but we cannot prevent you from experiencing some inconvenience.

- Sufficient space is required for the work. It may be necessary to temporarily move some furniture aside or temporarily remove curtains. We will help you with this where necessary. Hemubo will discuss this with you during the intake (introductory meeting) in your home.
- Dust will be released during the work. We clean your home at the end of each day and leave it (broom) clean. We also cover your belongings where necessary.
- You may experience noise disturbance. We will inform you in advance about the expected noise disturbance from the work. Some activities, such as drilling work, may be experienced as unpleasant.
- Scaffolding and/or aerial work platforms will be placed around your residential building so that the contractor can work safely. You may not be able to use your radiators during part of the work. You will receive a separate schedule for this well in advance before the work takes place. If necessary, you will be provided with electric heaters to heat your home.

Rest home

Would you like to temporarily find some rest or quietness during the work?

Then you can make use of a rest home. This home/room is located in the Henriette Roland Holsthuis building and is fully furnished and equipped with coffee and tea.

6. What is the schedule?

Before we can get started, we prepare properly. Below you can see the sequence of the tasks before we begin.

Visit in the model home at Kortvoort 107

In addition to the information in this sustainability proposal, we also appreciate speaking with you in person. That is why we would like to invite you to visit the model home. There you can view the sustainability measures we intend to implement and ask us any questions you may have.

70% support and your approval form

You can vote using the consent form that you receive with this proposal.

1. If you agree to the sustainability improvements (the work listed under insulation, ventilation and sustainable installations), please tick the following box on the consent form:
 - Yes, I agree with the sustainability proposal of June 2026 (insulation, ventilation and sustainable installations).
2. If you do not agree to the sustainability improvements, please tick the following box on the consent form.:
 - No, I do not agree with the proposal for sustainability improvements.

On page 14 you can read how this is regulated by law. We are allowed to carry out the necessary maintenance, even if you do not agree with the sustainability proposal.

Submit the completed agreement form after your visit to the model home to our resident supervisor Rick or Ellen.

Introduction visit by the contractor and preparations

We will inform you once at least 70% of the residents agree with this sustainability proposal. After that, Hemubo will visit you to get acquainted and inspect your home. You can also indicate what the contractor should take into account. In the meantime, the contractor will continue with the preparations and carry out additional studies.

From the introduction visits onward, the resident supervisor from Hemubo will be your point of contact.

Start of work and expected completion

The work is expected to start around mid-December 2026, and we expect to complete the work in the spring of 2028. For some activities, we are dependent on the weather/other conditions. This may therefore take slightly longer.

7. Your choice

We will usually proceed with the work once at least 70% of the residents agree to this sustainability proposal. If you do not wish to cooperate, you must take a number of steps.

Laws and regulations:

If a housing association wants to start renovations, they must submit a written proposal to the tenant(s). In the case of a complex-wide renovation (more than ten homes), the proposal of the housing association is considered reasonable if at least 70% of the tenants agree. Sustainability improvements are also included in this. When at least 70% agrees, all tenants are required to cooperate.

What if you do not want to cooperate?

If at least 70% of the tenants agree and you do not, you have the option to ask the court to assess the sustainability proposal. The court will assess whether the sustainability proposal is reasonable for you as an individual tenant. You can file an objection with the court within eight weeks of the date of the confirmation letter stating that the 70% threshold has been reached. You can obtain more information about this process from a legal aid desk. If you do not have the sustainability proposal reviewed by the court within eight weeks of the confirmation letter, you are required to cooperate with the works.

Disclaimer

Woonzorg Nederland reserves the right to modify the work provided if these changes are minor in nature and do not affect the reasonableness of the sustainability proposal. Finally, we also reserve the right, even after sufficient support has been obtained from the tenants involved, not to carry out the proposed work. If this applies, Woonzorg Nederland will inform you in writing at all times.



8. Contact details

For all your questions you can contact your resident supervisors Rick van Dasselaar and Ellen Joolink

Rick and Ellen are your point of contact for this sustainability proposal. They can be reached by phone and via WhatsApp at: **085 074 99 91**. This phone number will also be used to call you to schedule an appointment.



Rick van Dasselaar



Ellen Joolink

Project page: <https://www.woonzorg.nl/complexen/henriette-roland-holsthuis-amsterdam>