



Your home will  
consume less  
energy,

Lieven de Key

# Dear resident,

Lieven de Key will soon make its homes more sustainable. For example, by better insulation and generating energy. In this way we want to contribute to a better world and meet the climate goals. Unfortunately, we cannot tackle all homes at the same time. That is why we will start with the homes that use the most energy. We will make all homes with an E, F or G label more energy efficient in the coming years by means of insulation and ventilation and, if possible, solar panels. We will combine making homes more sustainable with planned maintenance.

In this information booklet you can read more about the planned work at **Plantage Muidergracht 20**. And what this means for you.

# In this information booklet

- This is what you can expect
  - ✓ Maintenance outside the home
  - ✓ Maintenance in the home
- When do we get started?
- This is what we ask of you
- What we will do to limit the inconvenience to you
- Your benefits at a glance
- We want to help you
  - ✓ Contacts
  - ✓ Damage due to work?

# This is what you can expect

We will improve the insulation for your residential building. We will carry out a lot of work from the outside of the home. Some work can only be carried out in the home. We need your cooperation for this.

## **Activities outside your home**

### **Maintenance and better insulation of the roof**

We will carry out maintenance on the roof. Then we will insulate the roof.

### **Maintenance on the facade**

We will carry out maintenance on the all facade and replace the grout.

### **Painting**

All window frames, general entrance doors and paintable parts of the building will be repainted on the outside in the current colours.

Painting all windows frames inside your home.

### **We are investigating whether we can install solar panels**

This concerns solar panels for lighting the common areas. For example, your stairwell or gale row. If this is possible, we will inform you about this.

## Activities in your home

### Replace windows and balcony door

The windows of your home will be replaced with HR++ glass. This provides better insulation. Replacing the windows takes about one day per home. The next day, workers will come to finish the interior carpentry.

We kindly ask you to not stick anything on the new glass. For example, window film or newspapers. Otherwise the glass may break.

### Ventilation

We install/renew a demand driven mechanical ventilation unit on the roof.



*Afbeelding 2  
Ventilatieventiel  
Badkamer en keuken*



*Afbeelding 3  
CO<sub>2</sub>sensor Woonkamer  
en hoofdslaapkamer*



*Afbeelding 4  
draadloze schakel  
keuken*

The ventilation box ensures that the old air is removed and fresh air enters the house. Fresh air can be heated faster and thus uses less energy. Therefore:

- We replace the ventilation valve in the bathroom, toilet, kitchen. This valve ensures that polluted air is removed.
- We replace / install grilles in the glass. This provides fresh air into the house.
- You get a CO2 detector in the living room and main bedroom. This automatically measures the quality of the air. So the ventilation box automatically turns on when the air needs to be changed.
- You get a switch in the kitchen. This allows you to control the ventilation system yourself.

It concerns the general kitchen

# When do we get started?

The work in your residential building starts on **21 mei 2024** and is completed on **16 augustus 2024**.

The contractor will call you to make an appointment about when the work will start in your home.

The work in your home takes **3/4** days. You can just stay in your home.

# This is what we ask of you

The preparations for the work are in full swing. Working together with the contractor, we will try to make the best possible planning for you. Also with as little disruption as possible. In order to do this, we ask for your cooperation. We kindly ask you to:

- To give access to the home on the days that work is being done. Can't be there yourself? Then make sure that someone else can be present in your home.
- To free up 1.5 meters of space in the places where work is done.
  - living room at the location of the facade frames due to glass replacement.
  - Common room.
- Follow the workers' instructions.
- Empty your balcony.
- Remove your belongings from the stairwell/landing.



# What we will do to limit the inconvenience to you

The work will cause some inconvenience. We ask for your understanding in this. We will of course do our utmost to keep the inconvenience to you as minor as possible.

## **Temporarily less visibility due to the scaffolding**

The contractor will erect scaffolding for the work on the windows and the roof. The scaffolding will be on the front/back of the building for approximately 13 weeks. We will shield the scaffolding with scaffolding nets and ensure that only professionals can access the scaffolding.

## **Noise and dust**

You may experience noise due to the work. Dust is also released during sanding. This can enter your home through grilles and open windows and doors. Even if we are not yet working at your home.

## **Building construction site**

Workers must store their equipment. This must be close to the residential building because we have to use it daily. Setting up a construction site always involves some inconvenience. Such as the use of some parking spaces. We always look for the most suitable place for the construction site in consultation with the municipality. Below you can see where the construction site will be.

## Example



We have made the following agreements with the contractor:

- The employees are polite and considerate of you as a resident.
- Work is done from Monday to Friday.
- The employees do not start before 7.30 am.
- The employees don't turn on the radio.
- The employees do not smoke on the balcony.
- You can recognise the employees by their work clothes.
- The employees can identify themselves.
- After each working day, the employees leave the workplace broom clean.

# Your benefits at a glance

- Your home will soon consume less energy
- Your home will receive a better energy label
- You will live more comfortably

With these improvements, it will require less energy to heat your home in the winter and your home will be nice and cool in the summer.

## **After the work, you will receive a new energy label**

We have commissioned consulting firm Enerdeco to do this. You will receive more information about this before the start of the work.

# We want to help you

## Questions about the work

Do you have questions or complaints about the work? Then it is best to call Dirkzwager Groep 036-547 20 70. The operator is present on site and can assist you. Of course you can also call us. Tom Dijkman, project leader at Lieven de Key is happy to talk to you via 020-621 43 33!

## Would you like to report a repair request?

Lieven de Key will still do your daily maintenance during the work. You can report all repair requests to us, as you are used to, via [www.lievendekey.nl/request-a-repair](http://www.lievendekey.nl/request-a-repair).

## Where can I report if damage has occurred during the work?

If damage occurs to your belongings, you must notify us within 48 hours by letter or e-mail:

**By e-mail:** [info@lievendekey.nl](mailto:info@lievendekey.nl)

**Please state in the subject line:** t.a.v. Bedrijfsbureau Lieven de Key

**By telephone:** (020) 621 43 33

**By letter:**

T.a.v. Bedrijfsbureau Lieven de Key

Hoogte Kadijk 179

1018 BK Amsterdam