

Social Plan

Neighbourhood renewal

2024





Preface

Your housing association is planning a neighbourhood renewal project to significantly improve your neighbourhood. Older homes will be renovated or replaced by new builds, resulting in a much improved and more attractive living environment!

This may mean that you will have to leave your home temporarily because it is being refurbished. Or you may have to leave for good because your home has to be demolished. In chapter 2, you can read what you can expect from your housing association. We have developed a Social Plan to make sure the neighbourhood renewal project runs smoothly. This plan contains agreements between the council, the three housing associations involved (Nijestee, De Huismeesters and Patrimonium) and the residents. It also contains agreements that apply to Nijestee, De Huismeesters and Patrimonium neighbourhood renewal projects throughout the city. This includes a scheme for a relocation allowance that applies to everyone. Additional agreements may also be made per neighbourhood. Moving can be very stressful. This brochure explains your rights concerning your neighbourhood renewal.

Table of contents

01

Join the discussion about
your neighbourhood

Page 3

02

If you have to leave
your home

Page 4

03

Temporary home

Page 8

04

Relocation allowance

Page 11

05

A well-kept living
environment

Page 14

06

About our
Social Plan

Page 17

07

Addresses

Page 18



01

Join the discussion about your neighbourhood

Residents know their neighbourhood best, which is why the council and the housing associations always involve the residents in their plans. In many cases, residents are involved in consultations about the future of the neighbourhood right from the start. This is arranged by the housing association.



02

If you have to leave your home

You will receive a letter from your housing association at least one year before your home is due to be demolished or renovated. The letter will give the starting date of the demolition or renovation work. As soon as possible after this letter, but no later than six months before the planned date, you will be contacted by an employee of your housing association. They can visit you at home if you wish.

The housing association employee will discuss your personal wishes and options with you. You will also receive important information about temporary housing (see chapter 3) and the relocation allowance (see chapter 4). If you wish, a third person can be present during this conversation (for example a family member or friend). If necessary, you will be offered social counselling. If applicable, a notice of termination of your lease will be sent no later than six months before the demolition date.



"We will take your wishes and needs into account."

Finding a new home

If your home has to be demolished, it is important that you find a suitable new home. The housing association will help you find one. We will take into consideration your wishes and possible solutions involving other (new build) homes in the neighbourhood.

As a tenant of an independent home/unit, you will receive 'neighbourhood renewal urgency' status from one year before the planned demolition date. From that moment on, you will also be eligible for a relocation allowance (see chapter 4).

Having neighbourhood renewal urgency status means you will be eligible for a new home more quickly. You will retain this status until the moment you accept a new home. You can respond to homes that are listed on WoningNet Groningen and won't have to pay the subscription fee for WoningNet Groningen while the Social Plan applies. If you are registered with WoningNet Groningen already and accept a temporary or permanent home, you will retain the accrued registration time in WoningNet Groningen, as well as any accrued residence time.



If you can't find a suitable home yourself, you will be offered at least two options by your housing association, taking into account your wishes and needs. If you live in a shared home, your housing association will arrange a tailor-made solution for your re-housing.

A suitable home is:

- A home that matches your household/living situation in terms of living space and number of rooms
- A home that, when allocated, has an appropriate rental price in accordance with the regulations on appropriate allocation



03

Temporary home

If you have to leave your home due to demolition or renovation, you may be eligible for a temporary home. You will live there temporarily until the renovation of your home is completed or until your (suitable) new home (social rent or social purchase) is available.

The association's aim is to find a home for you in your own neighbourhood or the one you are planning to move to. If the home is located elsewhere, you will be consulted. The temporary home will be furnished, clean and tidy, ready for you to move in to. The rent will not be higher than that of your present home. If the service charges are higher than those of your current home, you will not have to pay the additional cost, unless it is the result of additional services you have requested yourself.



"You can receive a contribution towards the furnishing."

Moving to a temporary home

You will be fully reimbursed for all your moving costs, provided you use the removal service that works on behalf of the housing association.

Furnishing your temporary home

You will also receive a contribution towards the cost of furnishing your temporary home. When you move in, you are entitled to a refurbishment allowance of €826,-. If you decide to stay in the temporary home, the costs incurred by the housing association will be deducted from the relocation allowance.



04

Relocation allowance

If your home has to be demolished or renovated as part of the neighbourhood renewal, you are entitled to a relocation allowance. How high this allowance is will depend on your current living situation.

- If you live in an independent home*: € 7.623,-
- If you live in a shared home: € 2.067,-
- Should you receive a second demolition notice within three years: € 1.487,- extra

At minimum, all homes must have:

- A living (bed)room
- A kitchen with sink, water supply and drain and a connection point for a cooker
- A flushing toilet

These amounts have been set for 2024. They will be increased every year by the annual index figure of the Ministry of the Interior and Kingdom Relations.

* Independent housing is a home with its own entrance door that can be locked from the inside and the outside.



"As a tenant, you are entitled to a relocation allowance."

If your home has to be demolished

If your home has to be demolished, we will pay you the relocation allowance for an independent home in two instalments. You will receive €6.648,- upon termination of the lease and €975,- after returning the keys, provided the home is vacated in good order. Residents of shared homes will receive the relocation allowance as a lump sum when they hand in the keys.

If your house is being renovated

If your house is being renovated, you will receive the relocation allowance when you leave the temporary home and return to your renovated home.

Tailor-made solutions

In exceptional cases, tailor-made solutions are possible.



05

A well-kept living environment

Naturally you want your living environment to be kept up to standard before, during and after the neighbourhood renovation. This is why the council and the housing association will be paying a lot of attention to physical and social management in your neighbourhood. That way, inconvenience can be kept to a minimum. This also applies to neighbourhoods where renewal work will not be starting for a number of years.

Proper agreements will be made for the management of a district or neighbourhood during the renewal. These agreements are all part of the neighbourhood renewal plan. They may concern what happens to vacant homes or the arrangement of maintenance, but also safety (prevention of break-ins, closure of buildings) and the preservation of parking spaces, playgrounds and green areas. We will take measures to limit nuisance due to pollution, noise, (construction) traffic, relocations and construction activities. These agreements will be made by the association with parties including the council and the police, and residents will be informed about them in good time.

Complaints

If you are dissatisfied about the neighbourhood renewal, you can submit a complaint to the Complaints Committee. Reasons for doing so could be that you do not agree with the amount of additional compensation or that you do not accept the replacement accommodation that is offered to you. You can also contact us if you have a complaint about the arrangements made for your re-housing. Rules and regulations have been drawn up for the Complaints Committee. You can request a copy from your housing association. You can also contact the Complaints Committee directly.

Klachtencommissie gezamenlijke corporaties

Postbus 7104

9701 JC Groningen

Telephone: (050) 369 36 98



"We want to avoid nuisance as far as possible."



06

About our Social Plan

Our Social Plan is continuously being evaluated by the council, the housing associations and the residents' delegation. All parties will be given the opportunity to express their opinions on all parts of the Social Plan. If necessary, the Social Plan can be adjusted based on these opinions.

The amounts stated in the Social Plan are automatically increased each year on the basis of the inflation figure determined annually by Statistics Netherlands.



07

Addresses

Nijestee:

Damsterplein 1 • 9711 SX Groningen • T (050) 853 35 33 •
www.nijestee.nl • info@nijestee.nl

De Huismeesters:

Friesestraatweg 18 • 9718 NH Groningen • T (050) 365 71 71 •
www.dehuismeesters.nl • info@dehuismeesters.nl

Patrimonium:

Peizerweg 136 • 9729 AP Groningen • T (050) 529 99 99 •
www.patrimonium-groningen.nl • klantenpunt@patrimonium-groningen.nl

Gemeente Groningen:

Grote Markt 1 • 9712 HN Groningen • T (050) 367 91 11 •
www.gemeente-groningen.nl • info@groningen.nl

Klachtencommissie Gezamenlijke Corporaties:

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