

QUESTIONS AND ANSWERS

DURING THE MEETINGS, MANY QUESTIONS WERE ASKED. WE HAVE LISTED THEM TOGETHER WITH THE ANSWERS. BELOW ARE A FEW EXAMPLES.



Does the Social Plan apply to everyone?

No. The Social Plan only applies to residents with a permanent rental contract (a contract for an indefinite period).

What is the advantage of demolishing in two phases?

Advantages:

- Not all 150 households need to look for a new home at the same time.
- Residents from phase 2 may be able to move directly into the new homes from phase 1.

Can I return to the new-build homes?

Yes, if you want to. Please inform Woonbedrijf. And you will live somewhere else temporarily.

- If the new homes are built in two phases and you live in phase 2, you may be able to move directly into the new homes of phase 1.
- If everything is demolished at once, everyone will first move to another home. Residents who want to return will be informed in time.

The new homes are smaller and have two bedrooms. Therefore, there is no suitable home for larger families.

When should I start looking?

Start exploring Wooniezie (www.wooniezie.nl) now. This way, you can see how it works and where you would like to live.

How does Woonbedrijf know what my housing preferences are?

After the official demolition decision, we will have personal conversations with residents who have a permanent contract. We will then discuss your situation and where you would like to live.



All residents of Cavallilaan and Smuldersweg will receive the list of frequently asked questions and answers by email. Would you like to have the list of questions and answers on paper so you can read them at your own pace? Then pick up a printed copy during the consultation hours. Or send an email to cavallilaan@woonbedrijf.com. We will then deliver the list to your mailbox.



We've gathered all the information for you on our website. Visit www.woonbedrijf.com/cavallilaan or scan the QR code. We will keep you informed of all developments.

Kind regards,
Team Cavallilaan

QUESTIONS? CONTACT US

Do you have questions about your personal housing situation or are you worried? Feel free to contact us.

Visit one of the consultation hours at Cavallilaan 151

- Tuesday from 15:00 to 17:00 PM
- Wednesday from 16:00 to 17:00 PM

You can also email:
cavallilaan@woonbedrijf.com



NEWSLETTER

APRIL 2026

CAVALLILAAAN AND SMULDERSWEG

WOONBEDRIJF IS INVESTIGATING THE FUTURE OF THE HOMES ON THE CAVALLILAAAN AND SMULDERSWEG.



On 25th and 26th of February, we had meetings to explain what may happen. In this newsletter, you can read the information we gave.

The Social Plan will include:

- Money for moving costs
- Priority for finding a new home
- Help with finding a new home
- Returning to the new homes after construction

No final decision about demolition yet

The buildings are in bad condition. Residents have problems with damp, mold, leaks, and noise. Renovation will not fix these problems for the long term. That is why demolition and the construction of new buildings are probably needed.

Woonbedrijf has not made an official decision yet. This will probably happen in June or September this year.

We are working on a Social Plan

Because demolition is likely, we are working with the residents' committee on a Social Plan. This plan will start once the decision is made that Woonbedrijf is going to demolish the buildings.

Attention!

Do you rent a home with a flexible lease? Then the Social Plan does not apply to you. You will move on the date your flexible contract ends, as we agreed earlier.

Planning and timeline

We prefer to do the demolition and the building of new apartments in two phases:

Phase 1: Smuldersweg and Cavallilaan 1-147

Phase 2: Cavallilaan 149-295

We do not know yet if this is possible. First, we need technical and financial research.



TIMELINE CAVALLILAAAN

2025		
OCTOBER		• Personal meeting at your home
NOVEMBER		• Letter with the results of the personal meetings
2026		
FEBRUARY		• Meetings about the future of your home • Residents' committee established
MARCH AND APRIL		• Residents' committee discusses the Social Plan
APRIL		• Newsletter and frequently asked questions about the February meetings • Residents' committee determine the Social Plan
JUNE/SEPTEMBER		• Woonbedrijf makes demolition decision • Meeting about the demolition decision
JULY/AUGUST OR SEPTEMBER/OCTOBER		• We will visit again to explain the Social Plan and discuss where you would like to live
AUTUMN 2026 TO SUMMER 2028		• Residents relocate
2028		
AUTUMN		• Start of demolition
2029		
		• Start of construction of new homes
2031-2032		
		• New homes finished

Note: This timeline is still subject to change and applies to all residents if we carry out the demolition and new construction in a single phase.



New building plans
Architect KAW showed a first sketch of the new homes. These plans are not finished yet and can still change.

What we already know:

- Woonbedrijf will build more apartments than there are now.
- All apartments will be single-story, and there will be an elevator.
- There will be different types of homes: social rent, mid rent, expensive rent, and maybe also homes for sale. The sizes of the homes will also be different.
- The new apartments will - on average - be smaller than the current homes.



The residents' committee introduced themselves
The residents' committee represents and looks after the interests of all residents

of Smuldersweg and Cavallilaan and talks with Woonbedrijf. It is important that this group is trusted by the majority of the residents. Everyone who came to the information meetings gave their approval of the committee.

What does the residents' committee do?

- The committee works on:
1. A good and complete Social Plan
 2. Keeping the building liveable until the demolition

Do you have questions or want to contact the committee?

Email: bewonerscommissiecavallilaan@gmail.com



**IMPORTANT:
REGISTER AT WOONIEZIE**

Wooniezie is the website where housing corporations in the region offer their homes. It is important that you are already registered so you can look for another home after the demolition decision is made. And use the arrangements in the Social Plan. Registration is free at www.wooniezie.nl

Need help registering?
Visit the consultation hours.
We are happy to help you!