

FREQUENTLY ASKED QUESTIONS DURING THE MEETINGS OF 25 AND 26 FEBRUARY 2026

Residential Buildings Cavallilaan and Smuldersweg

What will happen to the residential buildings?

It is very likely that the buildings will be demolished. Renovation is not a good long-term solution. That is why new construction will probably be necessary.

Woonbedrijf will make an official decision about this in June or September 2026.

Is it possible that nothing will happen?

No, we need to intervene demolition or renovation. Doing nothing is not an option.

What is the advantage of demolishing in 2 phases?

Advantages:

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

When will we know whether demolition will happen in 2 phases?

Only after technical and financial research. As soon as there is clarity, you will receive information.

Why is there technical research?

Woonbedrijf wants to know whether the homes in phase 2 will remain safe and suitable to live in for a few more years.

If maintenance becomes too expensive, all homes will be demolished at the same time.

SOCIAL PLAN

Does the Social Plan apply to everyone?

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

How much relocation compensation will we receive?

The legal minimum is €7,962.00 per household. If you return to a new home on the Cavallilaan, you will not receive this compensation again.

When will I receive relocation compensation?

If you meet the conditions:

- Part 1: after you have terminated your rental contract.
- Part 2: after you have returned your keys.

Can I receive more than €7,962.00?

No. Woonbedrijf always uses this legal minimum amount.

Will I receive a discount on my (new) rent?

No. The Social Plan will include a rent-discount scheme.

If your new rent is much higher than your old rent, Woonbedrijf will pay part of the new rent for up to three years. This only applies if your new home belongs to Woonbedrijf.

Will I keep my registration time if I move because of the demolition?

Yes, if you move with urgency status. This is also stated in the Social Plan and applies only to residents with a permanent rental contract. This also applies if you later return to the new construction.

LOOKING FOR ANOTHER HOME

How do I register with Wooniezie?

Go to www.wooniezie.nl and click on "inschrijven" (register).

Do I need to renew my registration every year?

Yes. It is free. You will receive an email to renew it.

When should I start searching?

Start orienting yourself on Wooniezie now. This helps you understand how it works and where you would like to live.

When will you help me search?

You search on your own first. If that does not work, we will help you further.

Sometimes my partner's three children stay with us. How do we get a home that is big enough?

On Wooniezie, indicate that your household consists of 5 people, even if the children are not officially registered at your address.

We have been living together for six months. Can my boyfriend register at my address?

No, that is only possible after 2 years of living together.

Please tell us anyway. We may be able to find a solution together.

We now have an opportunity to move to a new home. Should we let that opportunity pass?

No. Contact us. We may be able to make arrangements about the relocation compensation and the right to return.

When will I receive priority?

As soon as the demolition decision is official. That will happen this year.

Can I get priority for buying a home?

We cannot answer that yet. Sales will be handled by a commercial party. More information will follow later.

Do I always get priority over other home seekers?

If several people have urgency status, we look at who has had urgency the longest. If that is the same, we look at the length of residence.

Can I respond with priority to all homes?

No. Wooniezie always clearly indicates whether a home is available for people with urgency status.

Do I get priority in lottery from other housing corporations?

No, urgency does not apply there.

Can two friends respond to a single-family home?

Yes, that is possible. We call this a shared home. You share a home with someone who is not part of your household. You cannot receive housing allowance for a shared home.

MOVING**Can I move already?**

Yes, you can. But you do not yet receive priority because the demolition decision is not official. Do you still want to move? Contact us. You may already be able to receive relocation compensation and a right to return.

How do I find another home?

Homes for which you can respond with priority will be listed on Wooniezie.

When do I need to be moved out?

The building must be empty within 2 years after the demolition decision.

Will I get a large home in return?

You search for a home yourself via Wooniezie that fits:

- the size of your household
- your income

Is there something special about your situation? Tell us. We are happy to think along with you.

Will I get a smaller and more expensive home?

Probably yes. New homes are usually smaller, more expensive, more sustainable, and more comfortable.

Your energy costs will likely be much lower.

How does Woonbedrijf know my housing preferences?

After the official demolition decision, we will visit you again for a personal conversation if you have a permanent rental contract. We will discuss your situation and where you would like to live.

PLANNING**Does phase 2 have to wait three years for a Social Plan if demolition happens in 2 phases?**

The Social Plan for phase 2 has the same content but a different start date.

If you do not want to wait that long and prefer to move earlier, contact us.

MAINTENANCE**Can I get a new kitchen?**

No. But if something is broken, you must always report it. We will continue to carry out repairs.

Will maintenance still be carried out?

Yes. Report your repair via

www.woonbedrijf.com.

COMMUNICATION**Will I also receive the information in English?**

Yes. We translate essential information into English.

How does Woonbedrijf communicate with residents?

Essential information will be delivered on paper to your mailbox. A lot of information is available at www.woonbedrijf.com/cavallilaan.

There are also often Woonbedrijf staff members in the area. And you can visit us during consultation hours. We are at Cavallilaan 151 every week on:

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

Will the consultation hours at Cavallilaan 151 continue?

Yes. Posters will show when we are present.

NEW CONSTRUCTION**How many homes will return?**

Approximately 350 homes. That is about twice as many as now.

Will there be large apartments?

No. There will be new apartments with 1 or 2 bedrooms. Woonbedrijf already has many large homes.

How big will the new apartments be?

Between 50 and 70 m².

Are floor plans available yet?

No. These will be created later. First, we determine the shape and size of the buildings.

Will I get the same house number back?

Probably not. That would be a coincidence.

Can I return to the newly built homes?

Yes, if you want to. Make sure to inform Woonbedrijf.

- If all the houses are demolished at once, everyone will first move to another home. Residents who want to return will be informed in time.

- If the new construction is carried out in 2 phases and you live at Cavallilaan 149–279, you may be able to move directly into the new homes of phase 1.

The new homes are smaller and have two bedrooms. This means there will be no suitable homes for larger families. We will discuss this with you during the home visits.

Will there be owner-occupied homes in the new construction?

Probably yes. There will be different types of homes: social rent, mid-range rent, higher-priced rent, and possibly owner-occupied homes.

Will there be an elevator in the new buildings?

Yes. The apartments will be “lifelong accessible,” meaning they will also be suitable for older people and people with physical disabilities.

Will the new homes have district heating?

No, probably not.

Will the new apartments have storage space?

The new apartments will have a technical room where you can place a washing machine and store other items.

On the ground floor, there will be a shared bicycle storage area. There will be no individual storage units on the ground floor.

Are we allowed to give feedback on the new-build plans?

Yes. We will show the plans to residents and to the neighborhood. Plans improve when residents are involved.

Some things are already set, such as the height of the buildings and the types of homes.

Will parking become a problem when twice as many people live here?

It will become busier, but we will follow the parking standards. There may be a

semi-underground parking garage. A full parking garage is too expensive.

Will paid parking be introduced?

Possibly. The municipality will decide.

RENT PRICES**Will our rent be frozen?**

Yes. Rents have already been frozen for two years and will remain frozen until demolition.

What if I cannot afford the new rent later?

The Social Plan will include a rent-discount scheme.

If your new rent is much higher than your old rent, Woonbedrijf will pay part of the new rent for up to three years. This only applies if your new home belongs to Woonbedrijf.

What is mid-range rent?

Rental prices are between 900 and €1200.

Is the minimum rent for the new construction already known?

Some of the social rental homes will have a rent below the first rent-cap threshold (€713.00 in 2026).

You can apply for housing allowance for these homes.

What does ‘rent below the first rent-cap threshold’ mean?

A rent up to €713.00 for 1- and 2-person households (2026 price level).

TAILORED SOLUTIONS (MAATWERK)**What are tailored solutions(maatwerk)?**

The Social Plan contains agreements and arrangements for residents with a permanent contract. These apply from the official demolition decision.

In special situations, we look together for a suitable solution. This is called maatwerk (tailored support).

You must inform Woonbedrijf yourself if you have a special situation.

Will we get a small home because our children stay with us often but are not registered at our address?

Discuss this with Woonbedrijf. Sometimes exceptions are made.

Will we get a small home if the baby has not yet been born?

You can also discuss this with Woonbedrijf. Sometimes exceptions are made.

Can you get help if you have a disability?

Yes. We look at what each person needs. This will also be included in the Social Plan.

LIVABILITY AND SAFETY

What happens to homes that become vacant?

Woonbedrijf will apply for a vacancy permit. The homes will be temporarily rented until demolition.

(These tenants pay the normal rent and are not covered by the Social Plan.)

What happens to safety when more and more homes become vacant?

When many homes are empty, it *can* create a feeling of insecurity. Livability and safety are important. Woonbedrijf monitors this closely, discusses it with the residents' committee, and takes measures if needed.

Can cameras be installed?

Only if 70% of the residents agree. The costs for the cameras will then be included in the service charges.

OTHER QUESTIONS

Will there be tunnels or bridges for pedestrians at the Bayeuxlaan?

We are discussing with the municipality what is possible. It could also be additional pedestrian crossings with traffic lights.

Will there be noise barriers along the Bayeuxlaan?

There are rules about distance to traffic. Research must determine whether such measures are necessary.

Will anything be done about potholes in the road?

You can report this via the municipality's BuitenBeter app.

Will there be speed-reducing measures in the Cavallilaan?

We will discuss this with the municipality.

Version of March 2026