

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

Residential Buildings Cavallilaan and Smuldersweg

What will happen to the residential buildings?

The buildings will be demolished. Renovation is not a good long-term solution. That is why new construction will probably be necessary. Woonbedrijf has made the official decision on 29 June 2026.

Will the demolition happen in 2 phases?

No, all buildings will be demolished in one phase, simultaneously.

Why was there technical research?

We wanted to investigate whether we could carry out the demolition in two phases. However, the buildings that would remain standing would likely suffer significant damage. We could take all kinds of measures to prevent that, but Woonbedrijf does not want to take the risk. That is why, in May 2026, the decision was made to demolish everything at once.

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 €7,926.00 per household. If you return to a newbuild 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 €7,926.00?

No. Woonbedrijf always uses this legal minimum amount.

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

No. "No. There are clear rules. They are explained in the Social Plan. You will receive that plan on July 8 or 9, 2026.

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 build homes.

LOOKING FOR ANOTHER HOME

How do I register with Wooniezie?

Go to www.wooniezie.nl and click on "inschrijven" (register). It's free of charge.

When should I start searching?

If you are registered, you can already start looking for a new home through Wooniezie. Look at the leaflet 'Finding another home through Wooniezie' to see how it works.

When will I receive priority?

The demolition decision is now official. From July 9, 2026, you will receive priority over regular home seekers.

Do I need to renew my registration every year?

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

When will you help me search?

The first 6 months, you search on your own. If you did not find a new home, 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.

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 with priority?

Yes, you can move starting 9 July 2026 *and* make use of the arrangements in the Social Plan — if you have a permanent rental contract.

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 buildings must be empty on 1 September 2028.

Will I get a large home in return?

That depends on your personal situation. 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 9 July 2026, 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.

MAINTENANCE

Can I get a new kitchen?

No. But if something is broken, you must always report it to Woonbedrijf. We will continue to carry out repairs. Report your repair via www.woonbedrijf.com

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 (from mid-July 15.00 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 be returned?

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.

All the houses are 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. 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 includes 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 price level 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 9 July 2026.

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 is also 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 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 July 2026