



Newsletter May 2021

No rent increase for all homes of Woldring

Perhaps you have already heard the news. The government has determined that all landlords are not allowed to increase the rent for homes for which rent allowance is possible because of the corona pandemic. Until June 30, 2022, the rent for these homes is actually frozen. So this also applies to those types of homes that fall under Woldring.

We have a number of homes that fall under this measure. However, there are also apartments above the rent allowance limit that we manage. Normally this measure does not apply to these apartments and legally landlords are allowed to raise the rent for these apartments this year. However, we feel



this is not fair to our tenants. It is not fair to one person not to increase the rent while another does. Therefore, we have decided not to increase the rent for all current rental contracts of Woldring until June 30, 2022.

Update on Blackbook

Last April 13 we received a blackbook from ROOD, the youth department of the SP. This book contains complaints from a number of tenants of the Woldring location. We have taken these complaints on board and we would like to give an initial reaction to them.

What struck us most is that many of the recorded complaints can only be solved individually. For example, maintenance is needed within an apartment or something individual has happened. We would like to discuss this further with everyone to find an appropriate solution. However, all complaints are, unfortunately, processed anonymously. This means that we currently do not know from which address which complaint

comes and we cannot estimate at which address maintenance is needed. Therefore, we ask anyone with a complaint in the blacklist, which at this time is not yet properly resolved, to contact us as soon as possible. This can be done via verhuur@woldringverhuur.nl with in the subject "Black Book" continued with your outstanding complaint. We will make sure to respond as soon as possible.

Please be welcome!

Please know that you can always contact us with any problem. We will listen to your concerns and together we will find a suitable solution. You can always email, call or visit us during office hours. Together we will see how we can help you further.

Frame and window rubbers



Recently, during an inspection of the exterior window frames, we found that many frame rubbers are no longer seated correctly in the window frames. Especially at the windows that can be opened, this happens regularly. This rubber is meant to stop sound, as well as drafts, and water. Therefore it is important that these rubbers are always correctly positioned in the window frame.

We cannot determine the cause of this with one hundred percent certainty. Often we see this kind of problem when people hang in the window frames and then drop off to stand upright again. This pushes the rubber out of the frame and then the window no longer closes properly. Therefore we would like to ask you to check these rubbers with some regularity and, when necessary, push them back into their old shape. For the future it is important not to hang out the window too much. This extends the life of the window frame and thus the living comfort is increased under all weather conditions.

In addition, damage was discovered on the window rubbers. These loose glass rubbers are usually in the fixed window frame and not in the rotating windows. This occurred during cleaning work on the facade last summer. These rubbers do not affect the living comfort or safety. However, in the future they may cause damage to the window frames, which will force us to repair them. In consultation we decided not to solve this in Corona time. As soon as the weather is safe enough we will make an appointment with you.

Elevator Inspection May 19

An elevator inspection is scheduled in the near future for the elevators at the Woldring Location. On May 19, a regular annual inspection will be performed, during which the 4 elevators will be scrutinized. Because of this, the elevators will be limited in use on this day between 8 am and 12:30 pm. Thank you for your understanding.



Welcome Gymbites and Domino's

At the Woldring Location we get very special new residents. As of June 1st you will find the men of GymBites at number 143-03. Jesse Mellema and Camiel Struwer (photo) are two sports coaches with a clear goal. They want to make it possible for everyone to achieve a healthy lifestyle. You can contact them for delicious responsible meals. Quick, tasty and healthy!

Besides GymBites we will soon welcome the new branch of Domino's Pizza. In the Netherlands Domino's makes about 20 million pizzas a year and with the arrival of this location even more pizzas will be made. A healthy meal or a pizza? You get them soon just in the Woldring Location, next to the office on the first floor.

Wanted: residents' stories

We love to talk about how proud we are of the Woldring Location. How cool would it be if we could also share our residents' stories! For a new section we are looking for tenants who would like to tell and show what it is like to live here.

This section will consist of two parts. First, we would like to capture on film how you have decorated your apartment. An impression of the atmosphere in our apartments as it were. You can show how cool your apartment is, because you are proud of your home. On the other hand, there will be a short interview with you about who you are, what you do and why you moved to Groningen in the Woldring location. This section is for marketing purposes and will be distributed online. For the effort you will receive compensation.



Is your bike in storage?

Complaints about wrongly parked bicycles continue to come in. From the residents themselves, but recently also from the municipality of Groningen. In order to prevent nuisance, we would like to ask all residents to park their bicycles, which have a label, in the designated bicycle parking area. Have you lost your label or do you need an extra place? Please contact us or stop by the office during opening hours.



Noise nuisance

We are unable to resolve reports of noise nuisance outside office hours. Therefore the best thing you can do, when you experience noise nuisance, is to address the resident in question yourself. If this does not solve the problem, call the police. The general number for the police is 0900-8844.

Fitness center May 19

Indoor sports venues, such as gyms, may reopen under certain conditions as of May 19. This also applies to our fitness center. Due to the 1.5 meter measure, we can only welcome a limited number of renters at a time. Please ensure that no more than 20 people in total are present at any time once it reopens and be considerate of others. For the latest news surrounding these easements, please see our TV screens at the entrance.

Burning cigarette butts out the window

Do you recognize this situation? You're walking down the street, almost home and suddenly your hair is on fire? Fortunately, this seems like a strange dream, but it's only a matter of time before it becomes reality. Throwing burning cigarette butts out of the window is a regular occurrence and is a life-threatening hazard for the downstairs neighbors or passersby. These cigarette butts can also end up in the gutter, which can cause leakage. Please show consideration for your fellow residents and do not throw burning cigarette butts out of the window. Thank you in advance.