

Social plan

If your home is being demolished

2025





Foreword

Your home is being demolished. There are good reasons for this, but that doesn't make it any less difficult for you. We aim to support you as best we can.

This booklet outlines what you can expect. **For example, you will receive compensation and have priority when searching for a new home.** While some people manage such a process on their own quite well, others may need a little help. That difference is perfectly fine. We are here to guide you in a way that suits your needs.

The agreements in this booklet apply to all tenants renting a home from Patrimonium, Nijestee, or De Huismeesters. The tenants' organizations of these housing associations and the municipality of Groningen also support these agreements. Together, we ensure that everyone affected by demolition receives equal treatment.

The demolition of your home is a significant change. It will demand a lot from you, but ultimately, it will also bring new opportunities. Space will be created for modern, comfortable homes where people can enjoy living for years to come.

Together, we are building a pleasant living environment for everyone.

This booklet is for you if:

- Your home is being demolished.
- You are registered with the municipality at this address.
- You rent your home from De Huismeesters, Nijestee, or Patrimonium.
- You have an open-ended rental contract.

About the Social Plan

The municipality, housing associations, and tenants' organizations discuss the Social Plan annually. They can give their opinions on all parts of the Social Plan, which can then be adjusted if necessary.

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01

Having a say about your neighborhood

You know the neighborhood you live in like no one else. That's why the municipality and the housing association want to involve you and other people from the neighborhood in the planning process. The housing association takes care of this. Together, we discuss the future of the neighborhood you live in. Often, you're even at the table from the very beginning.

The demolition of homes is usually part of a broader approach to the neighborhood. Therefore, together with everyone who plays a role in the area, we also look at other topics, such as education, work, participation, and safety. The way we do this varies per project and neighborhood. This ensures that the approach meets the specific needs. We call this neighborhood renewal **Wijkvernieuwing op z'n Gronings**.



02

Time to prepare

If your home is being demolished, you will need to move out. It's helpful if you have time to prepare for this.

You will receive a **letter** no later than 1 year before the demolition begins. The letter will state the date when the demolition starts. A staff member from the housing association will **contact you**. This will happen no later than six months before the demolition begins. If you wish, the staff member can **visit you at home**.

Together, you will discuss:

- Your personal wishes and possibilities
- Information about a new home
- The moving cost reimbursement

!! **Tip:** Feel free to ask someone to join the conversation, such as a family member or acquaintance.

Sometimes, you may need more help than the housing association can provide. In that case, **social and community support** will be offered to you.



03

Looking for another home

If your home is being demolished, it is important that you find another suitable home. There are two options: you either move directly to another home or you move to a temporary home and later return to the new build. A staff member from the housing association will discuss the options with you.

Do you live in an unself-contained home? In that case, the housing associations will apply tailored solutions when finding a new place to live. A staff member from your housing association will contact you.

Option 1: You move directly to another home

You will search for a new home yourself on groningen.mijndak.nl (formerly WoningNet Groningen). There are no registration fees as long as the social plan is in effect, and you will receive the status of "neighborhood renewal priority." This means you will have priority over others who are also looking for a home through groningen.mijndak.nl. You will keep this priority until you accept a new home.

- You will move only once.
- You will receive a moving cost reimbursement: the first part will be paid when you cancel your lease, and the second part when you return the keys to your current home.

If you don't find a suitable home on your own, the housing association will offer you at least two suitable homes. A suitable home is one that matches your household's size and number of rooms and has a rent that fits your income.

Option 2: You move to a temporary home and later return to the new build

Usually, the housing association will build new homes on the site of your old home. The staff member from the housing association will discuss with you whether you can live there. The size and rent of the new home must match your situation. If it is possible for you and you choose this option, you will move twice. First, to a temporary "exchange home," and later, to the new home.

- You will move twice.
- The housing association will cover the moving costs to the exchange home.
- You will receive a reinstallation allowance for the exchange home.
- You will receive a moving cost reimbursement: the first part will be paid when you cancel your lease, and the second part when you return the keys to the exchange home.



Tip: Keep in mind that it may take several years before you move into the new home.

If you were already registered on groningen.mijndak.nl and accept a temporary or permanent home, you will retain your accumulated registration time.

No rent increase

From the moment you receive the letter with the demolition date, the rent of your old home will remain the same. The housing association will not increase the rent of the home being demolished with the annual rent adjustment.

Regret scheme

If you are unable to settle in your new home and/or new living environment, you can submit a one-time request for another home up to 1 year after your move. You will receive priority for this. The other agreements in the social plan do not apply again.



04

A temporary home

If it is possible for you to return to the new build, you will move into a temporary home. This is called an exchange home. The housing association will try to find an exchange home in your own neighborhood, though this is not always possible.

The exchange home will have window coverings and flooring, and it will be delivered clean and tidy. The rent will not be higher than the rent of the home you are leaving. If the "non-reimbursable service costs" (such as cleaning of common areas) are higher than those of your old home, you will not have to pay extra, unless it concerns services you personally requested.

Moving to an exchange home

The costs for moving to an exchange home are fully reimbursed. The condition is that you use a moving service that is contracted by the housing association.

Reinstallation allowance for the exchange home

You will receive an allowance for the costs you incur when setting up the exchange home. You are entitled to a reinstallation allowance of €853,-*.

Staying permanently in the exchange home

Sometimes, you may enjoy living in your exchange home so much that you want to stay there. The housing association will check if this is possible for you. Any costs incurred will be offset against your moving cost reimbursement. You will receive an overview of all financial matters before making a decision.



05

Moving cost reimbursement

If your home is being demolished, you are entitled to a moving cost reimbursement. The amount of the reimbursement depends on your current living situation.

If you live in a self-contained home, you will receive: € 7.874,-*

The reimbursement is paid in two installments. You will receive €6,867 when you cancel your lease and €1007,- when you return the keys and hand over the (temporary) home properly.

If you live in a non-self-contained home, you will receive: € 2.135,-*

The reimbursement is paid in one lump sum when you return the keys.

If you receive a second demolition notice within three years, you will receive an additional reimbursement of: € 1.536,-*

*These amounts apply for 2025. The housing associations will increase them annually based on the CPI index.

Do you have a self-contained or a non-self-contained home?



A self-contained home has its own entrance door that can be locked from both the inside and the outside. The home at least has its own living (or sleeping) room, its own toilet with flushing, its own kitchen with a countertop, water supply and drainage, and a connection point for a cooking appliance.

In a non-self-contained home, you do not have your own entrance door that can be locked from both the inside and the outside. Often, you share facilities such as the kitchen, bathroom, or toilet with people who are not part of your household.





06

A pleasant living environment

Demolition and new construction cause disturbances. For example, there is noise that is not typically present, and there is construction traffic. This cannot be entirely avoided. The housing associations, together with the municipality and the police, do their best to minimize the inconvenience.

- We create a plan for homes that will become vacant. For instance, we may rent them out temporarily or use them in another way.
- We think about the maintenance of public spaces such as parking lots, playgrounds, and green areas.
- We secure construction sites and take measures to prevent burglary and vandalism.
- We aim to limit disturbances caused by pollution, noise, construction traffic, and moving as much as possible.

You will receive timely information about what to expect so you know what to anticipate. You can always contact your housing association to report any concerns about your living environment. This way, we work together to create a pleasant living environment during and after the demolition of your home.



07

Complaints

If you are dissatisfied or disagree with how the social plan is being implemented, you can submit a complaint to the Complaints Committee.

You can do this, for example, if you cannot agree on the amount of an additional reimbursement or if you do not accept the replacement housing that is offered to you. You can also contact the Complaints Committee if you have a complaint about how your new living situation is being arranged.

A procedure has been established for the Complaints Committee. You can request this from your housing association. You can also contact the Complaints Committee directly.

Complaints Committee for Joint Housing Associations

Postbus 7104

9701 JC Groningen

Phone: (050) 369 36 98

secretariaat@kc-groningen.nl



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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:

Postbus 7104 • 9701 JC Groningen • T (050) 369 36 98 •
secretariaat@kc-groningen.nl

The main points summarized

01



We **support** you as best as we can

02



We **involve** you in the planning process

03



You will have enough **time** to prepare

04



We will discuss the possibilities for a **new home** together

05



You will be given **priority** over other home seekers

06



If you return to a new build, you will temporarily live in a **swap house**

07



You will receive **compensation**

08



We try to minimize any **inconvenience** as much as possible