To residents of Gluntens väg 19

Information on forthcoming ventilation replacement

Normally we would invite tenants to an information meeting, but given the current coronavirus pandemic information is instead being provided in information sheets. You will also be able to read more on Bostaden’s website: <https://www.bostaden.umea.se/artikel/gluntens-vag-19>

Here you will find information on what the renovations involve.

**Rough timetable**

The renovation work will start in the new year (2021) with scaffolding construction and building works involving the roof, stairwells and basement.

These works are expected to be completed by mid-March 2021.

After that, work in the apartments will begin when circumstances and the current pandemic allow and we can work in a COVID-secure manner.

We hope that everything will be finished by summer 2021. Bostaden is following the health agency’s recommendations, and information will be sent out in plenty of time before any work begins in the apartments.

During the work you will be able to find a more detailed timetable on our website.

**Which contractors will be working here?**

The contractors who will be working on the project are:

* Umia
* OF Bygg
* Scaffolders/mobile crane

**Do you have any questions or concerns?**

If you do, then you are welcome to contact us:

**Project questions**

Project Manager Tommy Hedlund, tel. 090-177566 or e-mail tommy.hedlund@bostaden.umea.se

**Tenant questions**

Renovation Contact Person Lars-Gunnar Lindh, tel. 090-177510 or e-mail lars-gunnar.lindh@bostaden.umea.se

You can also read more on Bostaden’s website: <https://www.bostaden.umea.se/artikel/gluntens-vag-19>

**Project information**

**Why does the building’s ventilation need to be replaced?**

The planned renovation work is mainly due to the fact that:

* The existing ventilation, which was installed when the building was constructed, comprises only extraction ventilation in bathrooms and kitchens, with outdoor air vents in external wall windows.
* In order to meet the applicable standards, the ventilation system must be updated.

**What will the renovations mean for you?**

* The renovation work is intended to improve the indoor environment. You will experience an improved indoor climate (ventilation and heating), with fewer draughts from cold windows and outdoor air vents.

**What will be done in and around the building? (Stage 1)**

* A new fan room building will be added to the roof to house a new ventilation unit.
* New ventilation ducts in storage areas and stairwells.
* New ventilation in the basement.

**What is going to be done in the apartment? (Stage 2)**

* New air supply system with ductwork and new cooker hoods.
* Renovation/overhaul of existing extraction system in bathroom and kitchen.
* Old outdoor air vents to be removed from windows.
* Replacement of radiator thermostats/valves.

**What will happen to the wooden storage facilities?**

* The wooden storage facilities in the storage hallway on each floor will be removed entirely in order to be used for ducting for the new ventilation.
* If you use such a storeroom, you must empty this immediately.

**What will happen to the apartment storage areas in the stairwell?**

Some apartment storage areas will be affected as ventilation ducts will pass through the space. If you are likely to be affected by this, you will be contacted before the work begins.

**What is happening in the basement?**

A new ventilation unit will be installed in the basement. New supply and exhaust air ducts will be installed.

**Two stages**

We plan to replace the ventilation in two stages because of the current coronavirus pandemic.

* We will start with all the work that can be done in stairwells and the attic and basement, as well as the roof work.
* When the current situation allows, we will begin the work needed in the apartments in a COVID-secure manner.

**How much disruption will I experience during the renovations?**

New ventilation ducts (supply air) will be installed in the stairwells and in the apartments. This will mean noise caused by drilling work in the building.

The construction of a new fan room on the roof will require the use of a mobile crane outside, which will take up part of the grounds for a period.

Our aim is for this project to be carried out in the best possible way for you as a tenant, although on occasion this will entail considerable disruption, vibrations and noise.

**What should I do if I have a pet?**

You will receive information at least 48 hours before the contractor requires access to your apartment. Once you have received that information, contact the contractor and let them know if you have a pet in your apartment so that they are aware of this fact when they get there.

**Will I find out in advance when work is to be carried out in my apartment?**

Yes. The contractor will notify you that they require access to your apartment at least 48 hours in advance.

It is important that you update your contact details on your personal page.