Welcome to our information meeting
Here is the agenda for tonight’s meeting.

Meeting structure

• Introduction, agenda and presentation
• Description of the project
• New layouts
• Preliminary starting dates
• Evacuation
• Tenant approval
• Rent increase
• Survey results
• Questions
The people here today

Marcus Svensson, Project Manager
Lars-Gunnar Lindh, Renovations Representative
Åke Persson, Area Manager
Nicklas Andersson, Area Landlord
Anna Maria Lindgren, Communications Officer
Sofia Långström, PhD Student
Mikael Sandström, Manager, Rekab
Introduction to the project

- Why we are renovating
- Why the project is delayed

The buildings were erected in the 1960s. No major renovations have been carried out until now. In recent years we have had serious problems with, among other things, water damage, poor indoor climate, and an electricity supply that does not meet today’s requirements.

There are two reasons why the project has been delayed. A little way into the project the decision was taken to apply for a government grant to be able to keep rents down. That is one of the reasons for the delays.

The second reason is that we made a procurement that we later had to repeat because the tenders did not meet our expectations.
Description of the project

The renovations of the apartments on Pedagoggränd are extensive and will among other things involve:

- New ventilation system
- New windows
- New bathrooms
- New kitchens
- New drainage pipes
- New electrical wiring
- New lock system
- Rebuilding of roofs
- New apartment doors
- Construction of new laundry rooms
- New bicycle canopies

The whole project, i.e. the renovation of both Pedagoggränd 3 and 11, is estimated to take about three years.

The renovations will be extensive and will affect the whole of your apartment; among other things the bathrooms will be completely renovated. We will also be replacing the stack pipes (i.e. the sewage pipes), replacing the windows, installing a new kitchen, a new ventilation system and new electrical wiring, freshening up the staircases, and a lot more besides.

We will be replacing the entire ventilation system with a new system with both input and exhaust air. This will give better indoor air and is an important measure from a sustainability point of view because it saves energy. The new ventilation system means that a gypsum conduit will be installed in ceiling/wall and wall/wall intersections in the rooms concerned. The conduit is installed in different rooms depending on the type of apartment. The new ventilation system will also distribute heat more evenly in your apartment.

We will be replacing the windows in all apartments, which among other things will provide sound insulation against noise from outside, make it feel less draughty and prevent downdraught, i.e. cold air close to the windows.
The old sewage pipes and floor drains will be replaced and this also means that the bathrooms need to be renovated. We will also be replacing floor and wall coverings. There will be plastic flooring and wall covering in the shower and white-painted fabric on other walls. Bathtubs will be removed in all bathrooms.

We will be completely renovating the kitchen, raising the counter height to 90 cm, which is today’s standard, installing new kitchen equipment, installing more electrical sockets, painting the walls and ceiling, as well as laying new flooring, replacing taps and installing new white goods and preparing the kitchen for a dishwasher where this can be done.

In many of the apartments in the building, the electrical installation cannot cope with, for example, ovens and hotplates being used at the same time. We will be installing new earthed sockets and a new distribution board in the apartment with toggle switches and a ground fault circuit breaker.

Flat roofs will be converted to vaulted pitched roofs. We will also be installing additional insulation in the roofs we rebuild.

We will be replacing the old apartment doors with new, modern security doors. This will give better soundproofing against noise from the stairwell and higher fire and burglary protection. The new doors will not have letterboxes; a bank of post boxes will be installed on the ground floor where your post will be delivered. Newspaper holders will be installed on the wall next to the entrance door.

A laundry facility will be built in each courtyard. The laundry rooms in the basements will be removed. The laundry facilities will contain three bookable rooms. You reserve a laundry time through a new electronic booking system.

The existing bicycle sheds will be demolished and we will build new bicycle canopies.
Traffic plan

Där du känner dig hemma
Description of the project

- If you live in one of the apartments where electricity is included in the rent, you will need to have your own electricity supply contract after the renovations.
- The broadband socket will be moved to the hall, where a media centre will also be installed. The socket will be at floor level.
- A new standard for lamp mounts will be installed.

When we renovate, our policy is to no longer include electricity in the rent. This is a way of raising tenants’ awareness of their own consumption and a way for us to take responsibility and become more sustainable. More information about how and when tenants concerned should arrange a new electricity supply contract will be sent out before it is time to move back to their apartments.

The fibre network will be replaced and new cables laid in the apartments. This means that the broadband socket will be moved to the hall.
The floor layouts will be slightly different

- The layouts will change a little as new shafts are installed in the apartments for the new ventilation system. A little space in the apartments will be lost.
- You can see the planned location of the shaft in your apartment on our website shortly.

With the new ventilation system that will be installed, we will need to use some space in all apartments for the ventilation shaft. This means that we install a gypsum conduit in the ceiling or along a wall in one of the rooms in all the apartments. This will mean that some on-site constructed wardrobes will disappear in some apartments. These will be replaced with movable wardrobes.
The renovations at Pedagoggränd 3 A–C will begin in spring 2019. The buildings at Pedagoggränd 11 will also be renovated, but we do not know when that work can start.
Evacuation – how it works

• You will be evacuated about one month before the renovations begin.
• Total evacuation period = about 8 months.
• The apartments we use as temporary accommodation are located in various places at Ålidhem.
• Our ambition is that you will as far as possible be given an apartment equal in size to the one you have today.
• You pay the lower rent.
• You take care of the practical details and we pay the extra costs associated with the move – for example moving your phone and notifying change of address.
• We will offer various alternatives for the move.
• If you rent through the university or SLU, a removal company will move your furniture and belongings.

If you are given an evacuation apartment that has a higher rent than you pay today, you will pay the same rent as before. If you move to an evacuation apartment with a lower rent than at present, you pay the lower rent.

Tenants who rent directly from us and not through Umeå University or SLU will be offered several different alternatives for their move. You can for example choose to move everything yourself and be paid a certain sum of money for doing so. You can also choose to let a removal company move your things. However, this does not apply to tenants who rent through the university or SLU.

Before the time comes to evacuate, we will invite you to a special meeting where you can also meet the contractor.
Tenant approval

- Because renovation means a rent increase, we are obliged by law to obtain your approval before we can begin renovating.
- We will send out the tenant approval shortly after this meeting.
- It will be sent out digitally by e-mail via a service called Scrive.
- You agree using an SMS code.
- If you rent through Umeå University or SLU, you will not receive a tenant approval to sign – it will be signed by your administrator.

You can see the exact rent increase on the tenant approval that will be sent out shortly after this information meeting. You can also see what renovations are to be carried out.
Rent increase

• Rents will increase when the renovations have been completed because the standard of the apartments will be higher.

• You can see exactly how much your rent will increase in the tenant approval, which will be sent to you shortly after this information meeting.

• Rents will be increased in stages over a 7-year period. The total increase will be between 20 and 40 per cent depending on the size of the apartment and the work done.

• The rents are negotiated with the Swedish Union of Tenants.
## Total rent increase over seven years

<table>
<thead>
<tr>
<th>Type of apartment</th>
<th>Approximate rent increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 room and kitchen, furnished</td>
<td>Approx. 30–33 per cent</td>
</tr>
<tr>
<td>1 room and kitchenette</td>
<td>Approx. 40 per cent</td>
</tr>
<tr>
<td>2 rooms and cooking alcove, furnished</td>
<td>Approx. 21–24 per cent</td>
</tr>
<tr>
<td>2 rooms and kitchen</td>
<td>Approx. 37 per cent</td>
</tr>
<tr>
<td>2 rooms and cooking alcove</td>
<td>Approx. 23 per cent</td>
</tr>
<tr>
<td>2 rooms and kitchen, furnished</td>
<td>Approx. 34–36 per cent</td>
</tr>
<tr>
<td>3 rooms and kitchen, furnished or unfurnished</td>
<td>Approx. 38–40 per cent</td>
</tr>
<tr>
<td>4 rooms and kitchen</td>
<td>Approx. 38 per cent</td>
</tr>
</tbody>
</table>

Där du känner dig hemma
Examples of what affects the rent

- Tenants who pay their electricity themselves after the renovations will pay a lower percentage rent increase.
- A higher standard of for example windows gives a rent increase.
- A higher standard in kitchens increases the rent.
- From semi-tiled in the bathroom to a plastic floor covering gives a deduction in rent and a lower percentage increase.
- The reason why the increase differs between the types of apartment is that the apartments vary so much in size and they have different types of kitchen. Some apartments for example have a cooking alcove while others have a real kitchen.
At the end of last year, we conducted a survey among our tenants living at Pedagoggränd 3 and 11. The purpose of the survey was to find out what you thought about your accommodation and what could be done better and then include this in the planning of the project. Here are some examples of renovations that emerged from the survey and which we will carry out in the project.

Survey results – a few examples

- **Laundry room** – electronic booking, located on the ground floor
- **Kitchen** – better extractor fan and ventilation, use oven and hotplates simultaneously, better work height
- **Indoor climate** – better insulated windows, more even temperature
- **Bathroom** – shower, towel dryer, better ventilation
- **Broadband socket** – in the hall
You can always find information on our website:

www.bostaden.umea.se/aktuella-renoveringar
www.bostaden.umea.se/current-renovations

We have a project page about the renovations on our website. The page will be updated at regular intervals as the project progresses. There is both a Swedish and an English version of the page.
Questions or concerns?