September 2020

To residents of Gluntens väg 19

General 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 later this autumn.

Here you will find information on what the renovations involve.

**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 is going to be done in the apartment?**

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

**What will be done in and around the building?**

* 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.

**What will happen to the storage areas?**

The wooden storage facilities in the storage hallway on each floor will be repurposed as part of the project and used for the ventilation ducting. The wooden storage facilities will in future not be available for tenant use. Items currently kept in these storage areas must be removed. Some apartment storage areas will be affected as ventilation ducts will pass through the space.

**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, as well as the roof work.
* When the current situation allows, we will begin the work needed in the apartments.

**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 crane, 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 and noise.

**Will I be able to stay in my apartment during the renovations?**

Yes.

**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.

**Tenant approval, what does it mean?**

Because the renovations will mean a rent increase, we are obliged by law to obtain your approval before we can start the renovations.

The tenant approval means that you approve the work to be carried out during the project and that during this period it is OK for us to use a master key to perform the work. If we do not receive the tenant approval back from everyone, we will contact the Rent Tribunal, which will examine the matter.

**How do I sign the tenant approval?**

A digital tenant approval form will be sent to your e-mail address via a service called Scrive. When you receive the e-mail from Bostaden (via Scrive), follow the instructions. You grant approval using an SMS code. If you are unable to do this, you will need to sign an agreement on paper.

If we do not receive your approval within the stated time, we will contact you to discuss your reasons for not wanting to sign.

Two months after receiving any refusal to give consent, we will submit an application to the Rent Tribunal, which will then examine the matter.

We expect to be able to send this out by e-mail shortly.

If you rent through Umeå University or SLU, you will not receive a tenant approval

to sign – this will be signed by your administrator.

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

**Preliminary rough timetable**

Renovations will begin at year-end 2020/2021 and we estimate that they will be completed by summer 2021. You can find a more detailed timetable on our website.

**How much will the rent increase be?**

We have informed the Swedish Union of Tenants about the work and the preliminary rent increase will be between 5 and 7 %.

The effect that this will have on the rent for your apartment is indicated in the tenant approval.

**When will the rent increase come into effect?**

After the conclusion of the project.

**Will we get any reduction for disruption?**

Some disruption is inevitable in connection with the renovations and you will be compensated for this.

**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>

For an English version, please e-mail tommy.hedlund@bostaden.umea.se