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# Information meeting Refurbishing and insulating


Nieuwdorp, Stein,  
25 March 2024

Gemeente *Stein*



Gino Hofman (Team Diep) welcomes all participants to the meeting.

The reason for this meeting is that many owners have received their personal implementation advice and want to get started with the VHF subsidy from the municipality. In this presentation we will explain how this works.




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## Program

- **Short introduction & progress**
- Personalized implementation advice
- Collective: Roadmap for joint procurement
- How to apply for subsidy and until when is possible
- How the subsidy application works with the ISDE test calculation

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First we will give a brief introduction and tell you where we are now. Then we will explain what the personal implementation advice is. We also explain how the joint purchase of measures works and how you as a homeowner can apply for the VHF subsidy from the municipality. Finally, we will tell you what an ISDE test calculation is and how it works.

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# 1. Introduction

- Who is who

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Present on March 25 are:

- Municipality of Stein: Ron Winckers (project leader from the municipality). The municipality is committed to improving housing quality in Nieuwdorp.
- Team Diep: Gino Hofman (contact person, project leader Team Diep). Team Diep provides guidance to homeowners in making their homes more sustainable.
- Bureau CBH: Martijn Holten. Bureau CBH provides assistance in jointly purchasing measures.

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# 2. Introduction

- Refurbishing and insulating for homeowners
  - Improving homes with energy labels C, D, E, F and G
- Public housing and public spaces
  - Are handled separately

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The VHF subsidy is provided specifically to improve homes with lower energy ratings (C, D, E, F, and G).

This explanation in this presentation does not cover the renovation of rental housing or public spaces. Those topics will be covered separately.

## Progress: Where are we now

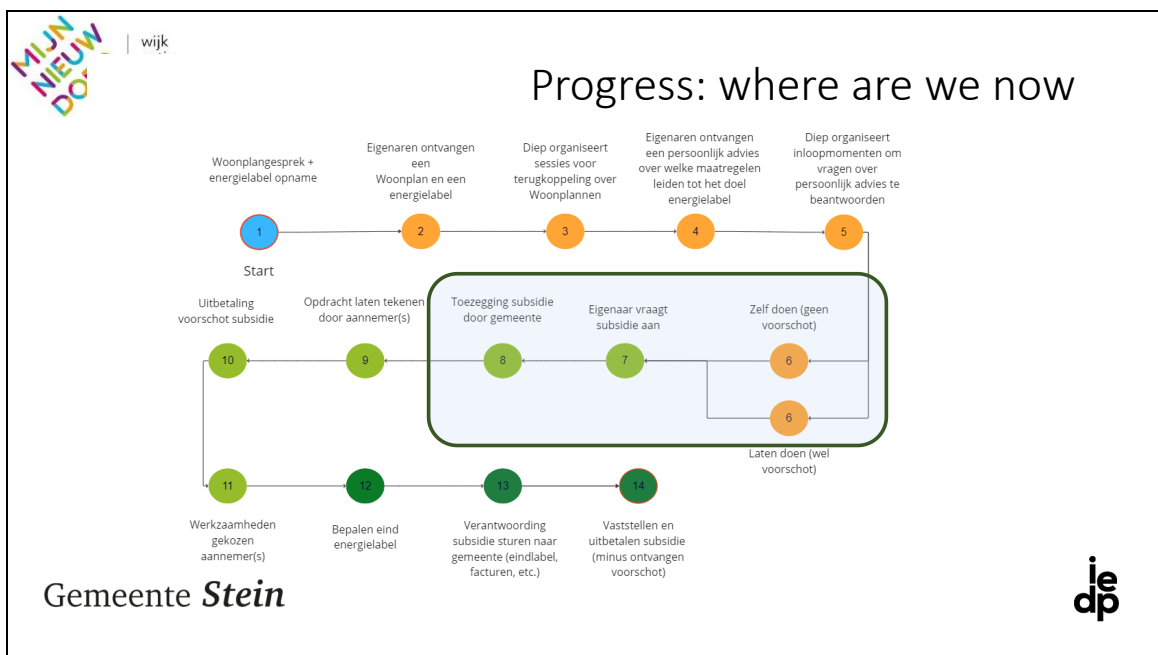
- 73 homeowners
- Contact with 60 homeowners
- 56 owners: Woonplans and energy label survey has taken place
- 52 Woonplans delivered
- 44 implementation advices delivered
- First subsidy applications are in

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There are 73 homeowners living on Crostolostraat, Damiatestraat, Woeringenstraat, Diepenbeekstraat, and Peldenstraat. A total of 60 homeowners have been in contact with us.

52 homeowners have received a Woonlan and energy label from team Diep, and 44 have received their implementation advice. The first subsidy applications are also in.



Based on their personal implementation advice, most homeowners who want to move forward with making their homes more sustainable now can choose how to get started: do it themselves or have it done.

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The next section deals with the personalized implementation advice.

## Personalized implementation advice

- Combination of VHF measures
- Achieve final energy label
- For any home with a Woonplan and energy label C and lower.
- Taken into account:
  - The steps from your personal Woonplan
  - Personal wishes for your home

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The personalized implementation advice: An overview with which combination of measures from the VHF subsidy with which you as a homeowner can reach your goal energy label. The combinations in the implementation advice are measures you must take as a minimum if you want to make use of the VHF subsidy.

For most homes, Team Diep was able to calculate three measure combinations, including living requirements. We took into account the living situation and living wishes as much as possible.

## Personalized implementation advice (example)

Beste

Via deze brief ontvang je een persoonlijk advies over hoe je jouw huis duurzamer kunt maken met behulp van de VHF-subsidie van de gemeente Stein. We maken duidelijk met welke maatregelcombinaties je aan de voorwaarden van de VHF-subsidie kunt voldoen. Wij geven ook een advies over welke maatregelcombinaties volgens ons het beste passen en het meest gezond en duurzaam zijn. Je kunt één van deze maatregelcombinaties volgen en daarmee een aanvraag doen voor de VHF-subsidie.

### Jouw situatie, woonwensen en benodigd eindlabel voor de subsidie

De maatregelcombinaties hangen af van de bestaande situatie, jouw wensen en wat nodig is om in aanmerking te komen voor de VHF-subsidie.

Je wilt jouw woning graag verder verduurzamen en daarbij gebruik maken van de subsidie van maximaal €15.000,-. Jullie hebben aangegeven dat de voegen aan de voorkant van de woning opnieuw gevoegd moeten worden.

Het huidige energielabel is label C. Het benodigd eindlabel voor de VHF-subsidie is label B.

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This is an example of how a personalized implementation advice is structured. The yellow shaded part shows the housing requirements, the current energy label, and the energy label required for the VHF subsidy.

## Personalized implementation advice (example)

	Maatregelencombinaties	Kosten-indicatie*	Geschatte besparing energieverbruik*	Duurzame & gezonde keuze Diep
1	Mechanische ventilatie op basis van centrale balans ventilatie met warmteterugwinning	€8.000,-	12,5%	JA
2	Mechanische ventilatie op basis van decentrale balans ventilatie met warmteterugwinning in de woonkamer, type C (4c) ventilatie in de rest van de woning, en glisolatie 1 <sup>e</sup> verdieping OF plaatsen zelfregelende roosters in elke slaapkamer.	€8.500,-	5 + 5 = 10%	JA
3	Dakisolatie	€6.500,-	17,5%	NEE

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This is an example of measure combinations in a personal implementation advice. Here you can see what measures are involved, the estimated costs, the estimated energy savings, and what the advised choice is from Diep.

## Personalized implementation advice

- How can you choose which measures to implement?
  - Choose one of the measure combinations from the implementation advice
  - Our advice: choose an option with good ventilation!
  - However, the choice is yours

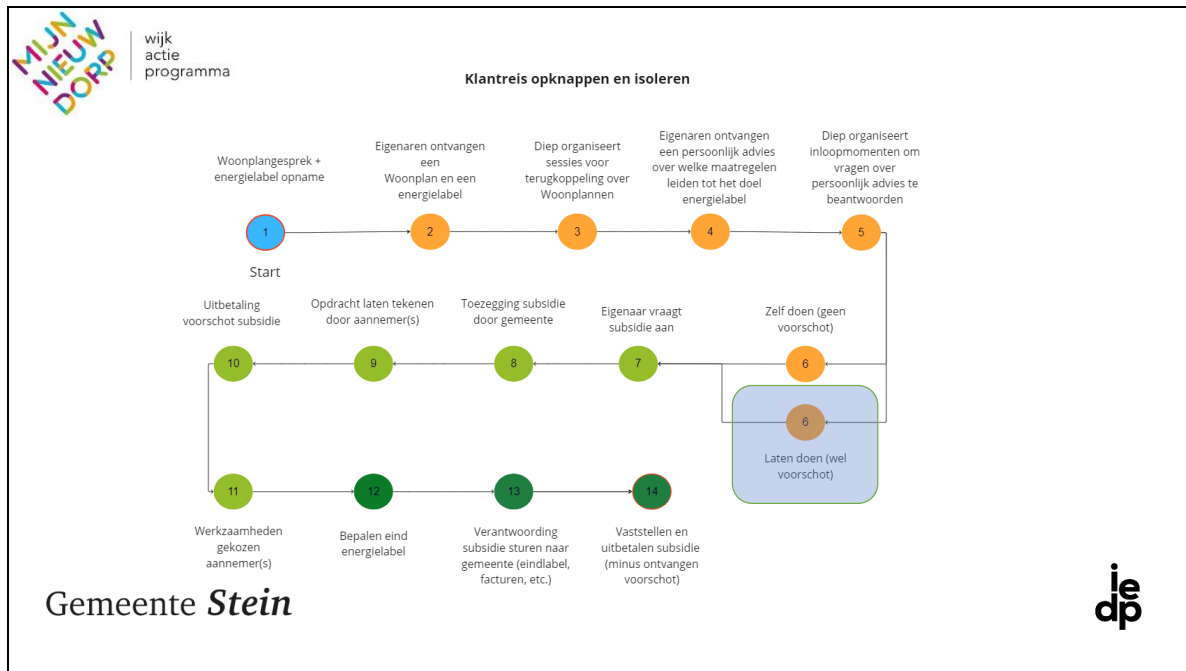
To get started with the VHF subsidy, you need to choose one measure combination from the personal implementation advice. Do you want to do more and are the costs for the measure combination under €15,000? Then you can also apply for other measures covered by the VHF subsidy.

Diep always strongly recommends choosing measure combinations with good ventilation (i.e. options with mechanical ventilation).

## Program

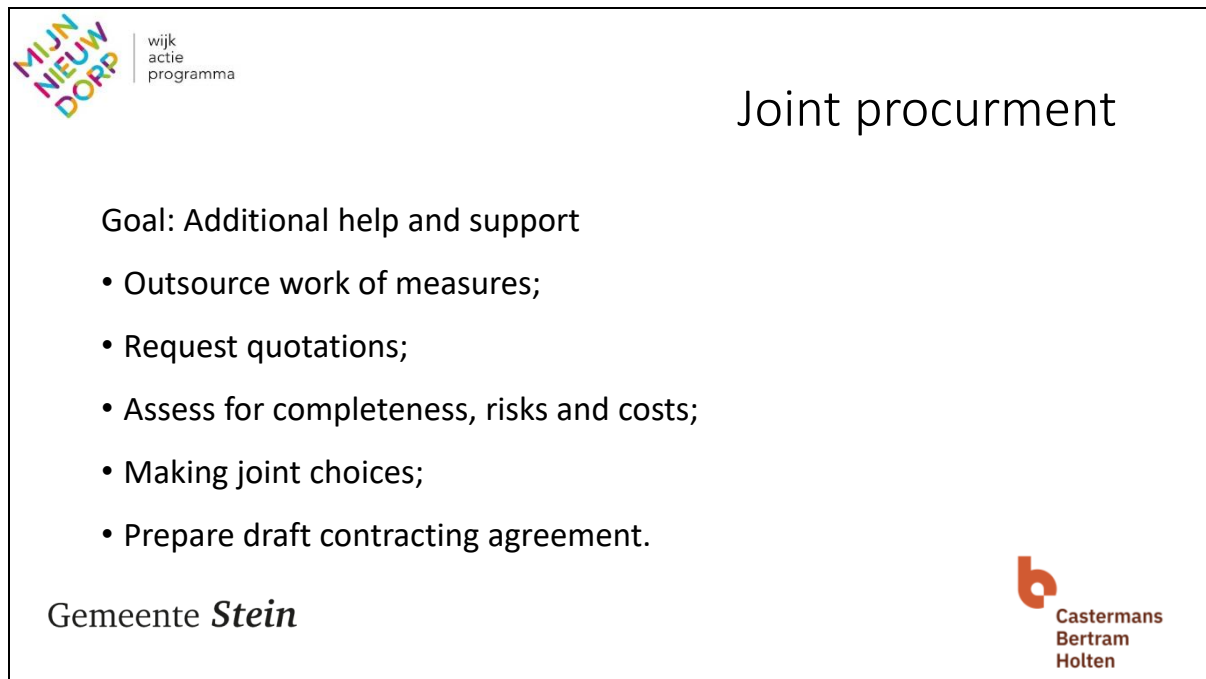
- Short introduction & progress
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The next section is about the roadmap for joint procurement.



Homeowners can choose to have measures done through joint purchasing with other homeowners in Nieuwdorp. This is what Bureau CBH does for homeowners.

Please note that this is not participating in the renovation of public housing. Unfortunately, as shared last March, joining in with the renovation of the public housing is not possible.



Based on the need for additional assistance and support to homeowners in the neighbourhood, Bureau CBH has been involved to organize the joint procurement of measures. CBH is specialized in this.

The role of CBH is to find out which owners in the neighbourhood are interested in this and, based on this interest, to request quotes from contractors or suppliers.

## Roadmap joint procurement

### Now: Preparation

- Homeowners have made their interest known in joint procurement through the online form (deadline: March 1)
  - Based on this, CBH knows which homeowners want to participate and with which measures.
- You can propose your own parties to CBH.
- CBH asks max. 3 parties per measure for a quote including price and planning (NB: Possibly one party can carry out multiple measures).

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We've shared the online form about joint procurement from Diep. This form allowed homeowners to express their interest in joint procurement.

CBH is now going to work with the interested homeowners. They are going to ask up to 3 parties per measure to submit bids. Do you know of a good party yourself? Let CBH know.

## Roadmap joint procurement

### The numbers

- 16 households registered
- Measures:
  - Repairing facade + hydrophobing.
  - Roof insulation from the inside and outside
  - Mechanical ventilation
  - Cavity wall insulation
  - HR++ and Triple glass

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So far, 16 households have signed up for joint purchasing (11 through the form and 5 at the information meeting), with interest in the above measures.





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## Roadmap joint procurement

### Next step: assessing parties/offers together

As a participant in joint procurement, you can help decide which parties are chosen, per measure.

How?

- Based on the offers received, CBH makes an advice for the best parties.
- CBH discusses this advice with homeowners who want it, to arrive at final contractor(s)

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After CBH receives offers for these measures, CBH will make a recommendation to homeowners.

This advice is discussed with the interested residents. Together the parties and offers are evaluated.



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## Roadmap joint procurement

### Later: subsidy application + implementation

- After parties are chosen: You get an order confirmation from the chosen contractor(s) for your chosen measure(s)
  - **Note: Only when you have the order confirmation can you apply for subsidy**
- The contractor(s) implement measures according to the performance requirements needed for the VHF subsidy

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After parties are chosen, the participants will receive an order confirmation. Once you have the order confirmation, you can then apply for a subsidy.



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## Roadmap joint procurment

### Later: subsidy application + implementation

- Communicate in advance with parties
- Break down price per element:
  - Per wall (e.g. Insulation)
  - Per frame (e.g. Glass)
- Goal: quote for all (also homeowners who decide to join later), agree on price indexing in advance

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Prices for the measures will be shared with other people in the neighborhood by element through the website. This is done so that other homeowners can also use the arrangements made with contractors and suppliers at a later date.



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## Roadmap joint procurement

### Draft planning

- Week 15 draft documents ready (April 08/12)
  - Until then possible notification, only measures ready as now inventoried
- Requests for proposals sent out at the end of April
- End of May tenders in and discuss with project group (11 people signed up)

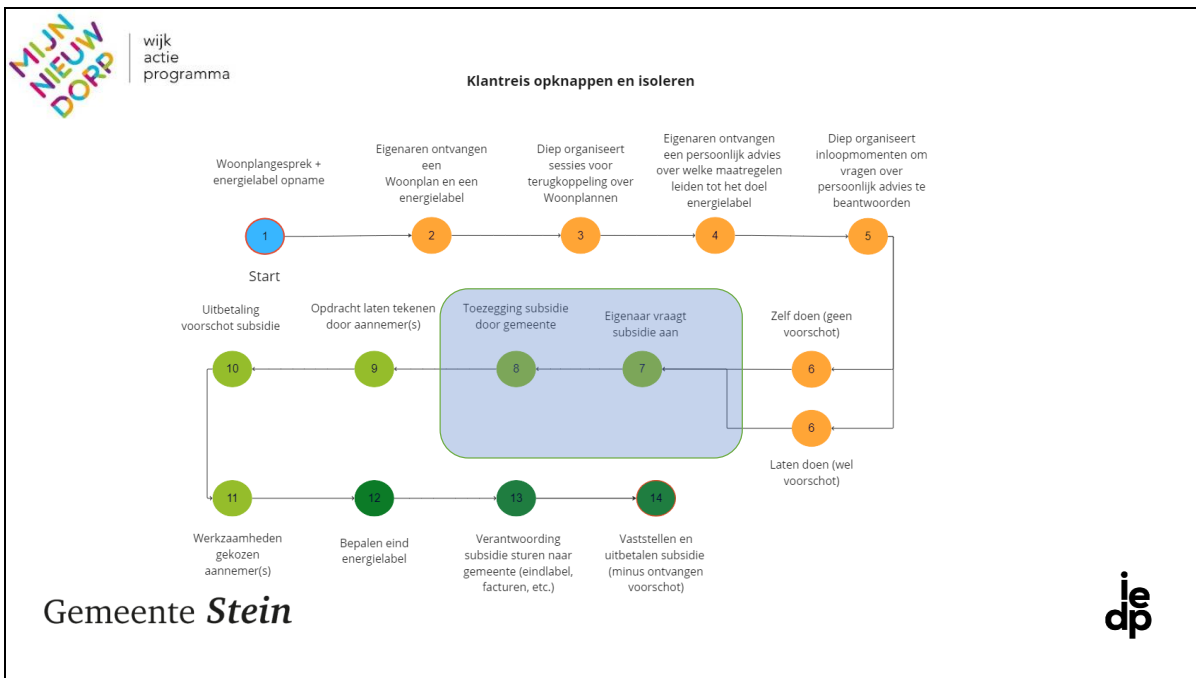
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This is the draft planning for joint procurement for the coming period.

- Short introduction & progress
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The next section deals with how to apply for the subsidy and until when that is possible.



You apply for subsidy after you have completed all the other steps mentioned above.

## The subsidy scheme (VHF subsidy)

Measures necessary to achieve label steps are eligible to request for the subsidy.

- VHF Subsidy amount is a maximum of €15,000 per address
- Apply once, up to and including December 31, 2026
- Realization of measures within 1 year
- Not for new window frames, removal of asbestos and/or new roof

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These are the main principles of the VHF subsidy.

## What can you get subsidy for?

Measures that contribute to improving the energy label:

- Mechanical ventilation (type C(4a en 4c) or type D).
- Wall cavity insulation ( $R_c \geq 1,9 \text{ m}^2\text{K/W}$ ).
- Repair facade masonry including hydrophobing (in case necessary after wall cavity insulation).
- HR++ glass ( $U_{\text{glas}} \leq 1,2 \text{ W/m}^2\text{K}$ ).
- Triple glass ( $U_{\text{glas}} \leq 0,8 \text{ W/m}^2\text{K}$ ).
- Roof insulation ( $R_c \geq 6 \text{ m}^2\text{K/W}$ ).
- Floor insulation above crawl space ( $R_c \geq 3,5 \text{ m}^2\text{K/W}$ ).
- Floor insulation above basement ( $R_c \geq 2 \text{ m}^2\text{K/W}$ ).

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\* These are the measures covered by the grant along with the quality requirements. These are also called performance requirements.

## The subsidy scheme (VHF-subsidy)

- Two options
  - Have measures carried out by supplier(s) or contractor(s)
  - Implement measures yourself (note: no ISDE subsidy possible)

When applying for the subsidy, you can check whether you want to have measures implemented or do them yourself. A combination (do some measures yourself, have others carried out) is also possible.

## What do you need for the subsidy?

- A registered energy label\* (C-D-E-F-G);
- A Woonplan en Implementation advice from Diep;
- A preliminary calculation of a possible ISDE contribution;
- Offer(s) from supplier(s) or contractor(s)

\*Energy label according to NTA 8800 as registered or to register at the Rijksdienst voor Ondernemend Nederland (RVO).

You probably received the energy label from team Diep, but you may already have a recent energy label for your home. You will need this document to apply for the subsidy.

You have received the Woonplan and personal implementation advice digitally from Diep. Can you not find them? Feel free to send an email to [nieuwdorp@diep.nl](mailto:nieuwdorp@diep.nl) and we will send them again.

Are you having measures carried out by suppliers or contractors? Then you need quotations that clearly state that the work meets the quality requirements of the VHF subsidy.

## How do I apply for subsidy?

- Choose a measure combination from Implementation Advice from Diep
- If you're having measures done via a supplier or contractor:
  - Submit quote(s) from supplier(s) or contractor;
  - Make an ISDE test calculation for the measures you want to have done
  - Provide the above documents with the application form from the Municipality of Stein (via [info@gemeentestein.nl](mailto:info@gemeentestein.nl), subject "VHF subsidy")

To apply for the subsidy, use Diep's Implementation Advice. Do you want to have measures done? Then submit the quote(s) you have requested from your contractors/suppliers or obtained through joint procurement.

You apply for the subsidy via an application form from the municipality. The (lead time) for the subsidy application is 6 weeks.

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- **How the subsidy application works with the ISDE test calculation**

The next part deals with the ISDE test calculation and how that relates to the VHF subsidy.

## What is ISDE?

- Sustainable Energy Investment Subsidy (ISDE) is a national subsidy to make your home more sustainable.
- Apply after carrying out insulation measures
- Test calculation required for VHF subsidy from the municipality
- Can be combined with €15.000,- VHF subsidy from the municipality
- Stacking is possible!

## ISDE test calculation

	Minimum RD value ISDE	ISDE test calculation town house	ISDE test calculation corner house
Wall cavity insulation	1,1 [m2 K/w]	€ 304,00	€ 696,00
Roof insulation	3,5 [m2 K/w]	€ 1.410,00	€ 1.500,00
Floor insulation (basement)	3,5 [m2 K/w]	€ 216,00	€ 204,00
Floor insulation (crawl space)	3,5 [m2 K/w]	€ 396,00	€ 374,00
Glass insulation HR++	Maximum U-value: 1,2 W/m2K.	€ 828,00	€ 828,00
Glass insulation triple	Maximum U-value: 0,7 W/m2K.	€ 2.358,00	€ 2.358,00

This is an example of ISDE test calculations, for measures also covered by the VHF subsidy. This overview will be posted on the website and can be used when applying for the VHF subsidy.



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## ISDE test calculation

- This calculation is based on average m2 per dwelling in Nieuwdorp
- In this test calculation we assume a minimum of two measures. If you choose one ISDE measure, you will receive half of the subsidy amount.
- The ISDE subsidy is only possible when carried out by a recognized construction company.

More information via:

<https://www.rvo.nl/subsidiesfinanciering/isde/woningeigenaren>

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There are a number of important conditions attached to the ISDE subsidy. In the test calculation, we take into account the implementation of two or more measures. If fewer measures are carried out, the subsidy amount halves.

We have also assumed average square meters per home in Nieuwdorp. This means that the actual situation may be different. ISDE subsidy is only possible when you choose to have the work done by a recognized construction company.



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## How does it work?

- Costs VHF measures – ISDE subsidy amount = VHF contribution municipality (up to €15.000)

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The ISDE contribution affects how much VHF subsidy you receive.





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## Example

*Occupant with town house chooses measure combination 1: install wall insulation, glass insulation HR++ and a central heat recovery system.*

*Costs for carrying out the above measures: €16.000,-. ISDE subsidy: €1132,- (304,- wall insulation and €828,- glass insulation).*

*VHF contribution municipality =  $16.000 - 1132 = €14.868,-$  (with a maximum of €15.000)*

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Above is an example of the contribution of the VHF subsidy.