



Baugenossenschaft
Langen eG

Die Wohnraumkönner.

We make
things
beautiful

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Beautiful homes where you'll want to stay

The objective of the Langen eG housing cooperative has always been to provide as many people as possible with a beautiful and safe home. In the 1950s and '60s, however, building standards were not the same as they are today. The façades, central heating systems and electrical services of our buildings no longer live up to today's energy efficiency requirements. Bathrooms and other appliances, too, now seem a little behind the times. What used to be the latest in comfort and convenience is now impractical and dated. And the population is also changing: our residents are getting older and have different needs and priorities.

And that's why we're upgrading our properties for you.



Our long-term plans

With this refurbishment programme we are getting your homes ready for the future. After all, these buildings are the foundation of our cooperative. And, as part of the energetic refurbishment, we are also bringing the interiors up to today's standards.

Each year we are planning to refurbish up to eight properties in Langen, Dreieich and Egelsbach, and aim to bring them into line with the latest energy efficiency regulations ("KfW Efficiency House 85" standard).

This means that by 2026, around 70 per cent of our entire building stock will comply with modern energy efficiency requirements. Instead of the current average of 200 kilowatt-hours per year, the upgraded properties will then have an average energy requirement of just 50 kilowatt-hours per year.







All measures at a glance*:

- Installation of external wall insulation system on all façades
- Roof and cellar insulation
- New ventilation systems in all homes
- Upgrading of the central heating systems
- New triple-glazed windows
- Refurbishment of balconies in terms of energy efficiency
- Renovation of all service risers
- Refurbishment of all stairwells
- Upgrading of the electrical systems
- Redesign of external spaces for easier maintenance
- Upgrading of kitchens and bathrooms (some homes to be adapted for accessibility, with either a bathtub or walk-in shower,) depending on the size of the flat.
- Installation of up-to-date door entry systems
- Rewiring of some flats (only those that are between tenancies)
- Doorways to be made wider to improve accessibility within the flats (only those that are between tenancies)

** unless already installed in the past*



No need to worry

We will be working with professional and highly competent installers, so the refurbishment will inconvenience you as little as possible.

Many components will be delivered and installed ready-made as “modular systems”. If water mains need to be turned off temporarily to enable some aspects of the work to take place, this will be during daytime hours only and we will of course let you know in advance. Certified materials testing ensures that all the components used are free from harmful substances.

In proven cases of exceptional hardship we can offer tenants the option of temporarily moving to a furnished flat while work is being carried out in their home.

We appreciate that the refurbishment work will affect the enjoyment of your home and we will compensate you for the inconvenience caused. Once the modernisation programme is completed you will be offered a set amount of compensation payment.





Getting it right from the start

To make sure everything goes as smoothly as possible, we need you on board! Working closely together with you means we can get the refurbishment measures just right – and get everything done much faster.

Time for your requests

About six to eight months before the work is due to start, architects and contractors will visit your home to measure up and plan exactly what needs doing and where. We will of course give you plenty of notice beforehand and will aim to liaise with you on the exact timings.

This will also be the ideal time for you to have your say. How would you like your bathroom to look? Choose from two different tile designs. We will also try to accommodate any other requests and preferences you tell us about, as far as practically feasible and suitable for your home.

Keeping you in the picture

Six months before any work starts, we will send you an official announcement of the refurbishment measures.

This will include everything that concerns you. So you'll know exactly what work will be carried out in your own home or within your block, and when the work will take place. This letter will also explain the different cost components that will make up your new rent once the refurbishment is complete.



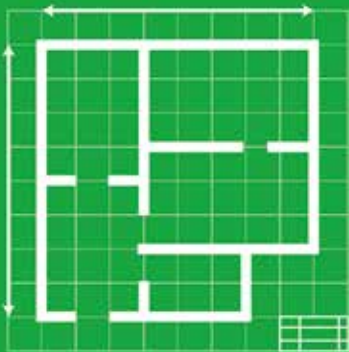
Enjoy your "new" home

Together with you we will decide which flats should be refurbished first.

It will take about four weeks to upgrade the bathrooms and possibly kitchens, install new service risers, rewire the electrics, make good and repaint the walls and lay new tiles.

Once this is all done, we'll get your kitchen and bathroom back to normal. Right at the end, we'll check that all the new service connections are working as they should and clean your flat.

Then all you have to do is sit back, relax and enjoy your "new" home!





It will be worth it, for everyone!

On behalf of the housing cooperation we are investing a total of around 80 million euros. This money will also be going towards your block of flats – and your home.

The majority of this money comes from our own funds, from subsidies, grants and loans. In other words, we are covering a large part of the refurbishment costs that we would be legally entitled to reclaim from you.

However, it's impossible for us to pay for all of these measures entirely without contribution from the cooperative members – i.e. you, our tenants. This means that, once the refurbishment is complete, there will be a moderate increase in your rent to reflect the higher standard of the properties. Again, in exceptional cases of hardship, concessions may be possible. And, as a result of the energy-efficiency measures, you'll of course benefit from considerably reduced heating costs.



We're here for you

For this major refurbishment project we have set up a dedicated team who will see you through the entire process and respond to any questions or concerns you may have.

Your contacts are:



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On site you can also speak to the local project manager to find out how the work is progressing.



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Let's get started!

