

Datagedreven VvE aanpak



Presentatie datagedreven VvE aanpak Rotterdam

Jody Ploemen-de Graaf



**Gemeente
Rotterdam**

Even voorstellen

Jody Ploemen-de Graaf

- Programmamanager verduurzaming VvE's & woningcorporaties (2022 – heden)
Afdeling Duurzaamheid
Gemeente Rotterdam
- Trekker ontwikkeling 'gebouwdossier' (2021-heden)
- Procesmanager Transitievisie Warmte (2019-2021)
- Strategisch adviseur duurzaamheid (2016-2019)
Gemeente Bodegraven-Reeuwijk

Verduurzamingsaanpak VvE's

Aanpak verduurzaming VvE's: Wat loopt er?t

- VVE-010: adviesloket voor VvE's in Rotterdam
- Advies & ondersteuning trajecten verduurzaming grote en kleine VvE's
- VvE's in 'Basis op Orde' aanpak stimuleren te verduurzamen
- Leningen verduurzaming en onderhoud voor VvE's in ETF (met en zonder NHG-borg)
- Rotterdamse Isolatiesubsidie voor VvE's
- Specifieke subsidie VvE's binnen de gebiedsaanpakken aardgasvrij in Pendrecht en Bospolder-Tussendijken
- Social marketing campagne VVE-010
- Servicepunt zon op VvE's
- Inzet op stimuleren e-laden op parkeerterreinen van VvE's
- VvE's specifiek benoemt in prestatieafspraken met corporaties 2026-2027

Waar mee bezig

- Onderzoeken en opzetten goede VvE vangnetregeling
- Communicatie-aanpak vormgeven (samen met energiebesparing en energiearmoede)
- Uitbreiden VvE aanpak vanuit SpUk NIP
- Benodigde data beschikbaar te krijgen + monitoring

Datagedreven

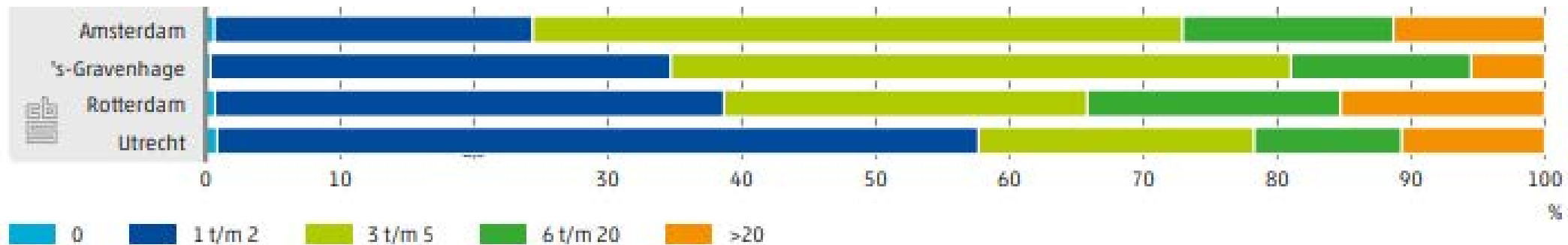
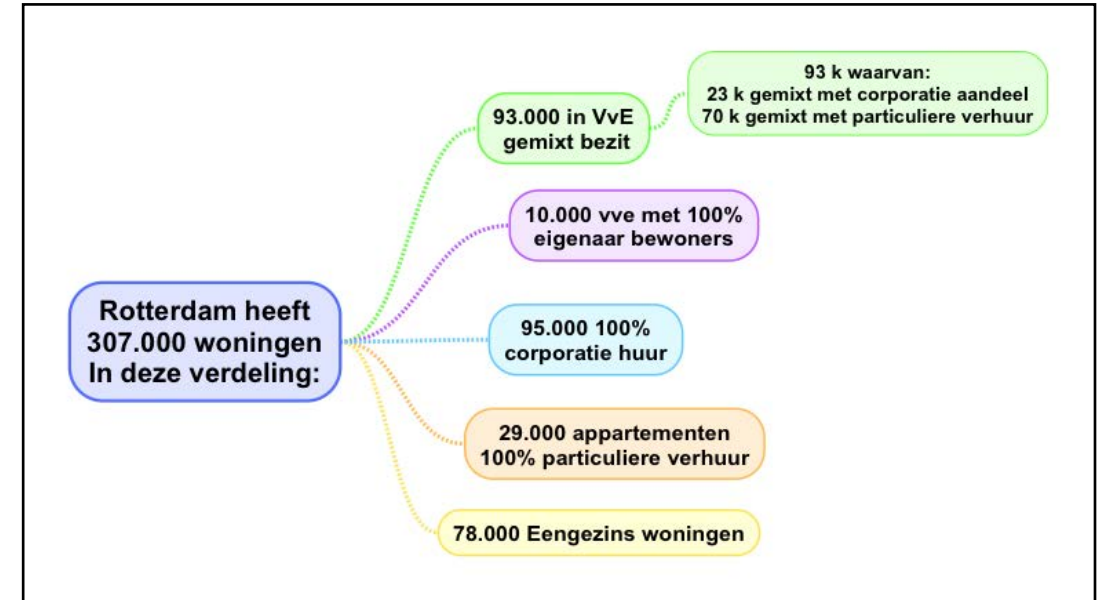
VvE aanpak

An aerial photograph of a city skyline at sunset. The foreground shows a dense residential area with multi-story brick buildings. In the background, a modern city skyline is visible against a warm, orange-hued sky. The text "Hoeveel VvE's zijn er in de gemeente en in welke wijken zitten die vooral?" is overlaid in white, italicized font.

*Hoeveel VvE's zijn er in de gemeente
en in welke wijken zitten die vooral?*

Opgave

- 132.000 woningen in VvE's (= 40% van de bestaande voorraad)
- Ruim 13.200 VvE's (waarvan 65% kleiner dan 6 appartementen, >50% is niet actief)
- Waarvan 23.000 woningen in een gemengde VvE met corporatie bezit & 70.000 woningen in een gemengde VvE met particuliere verhuur



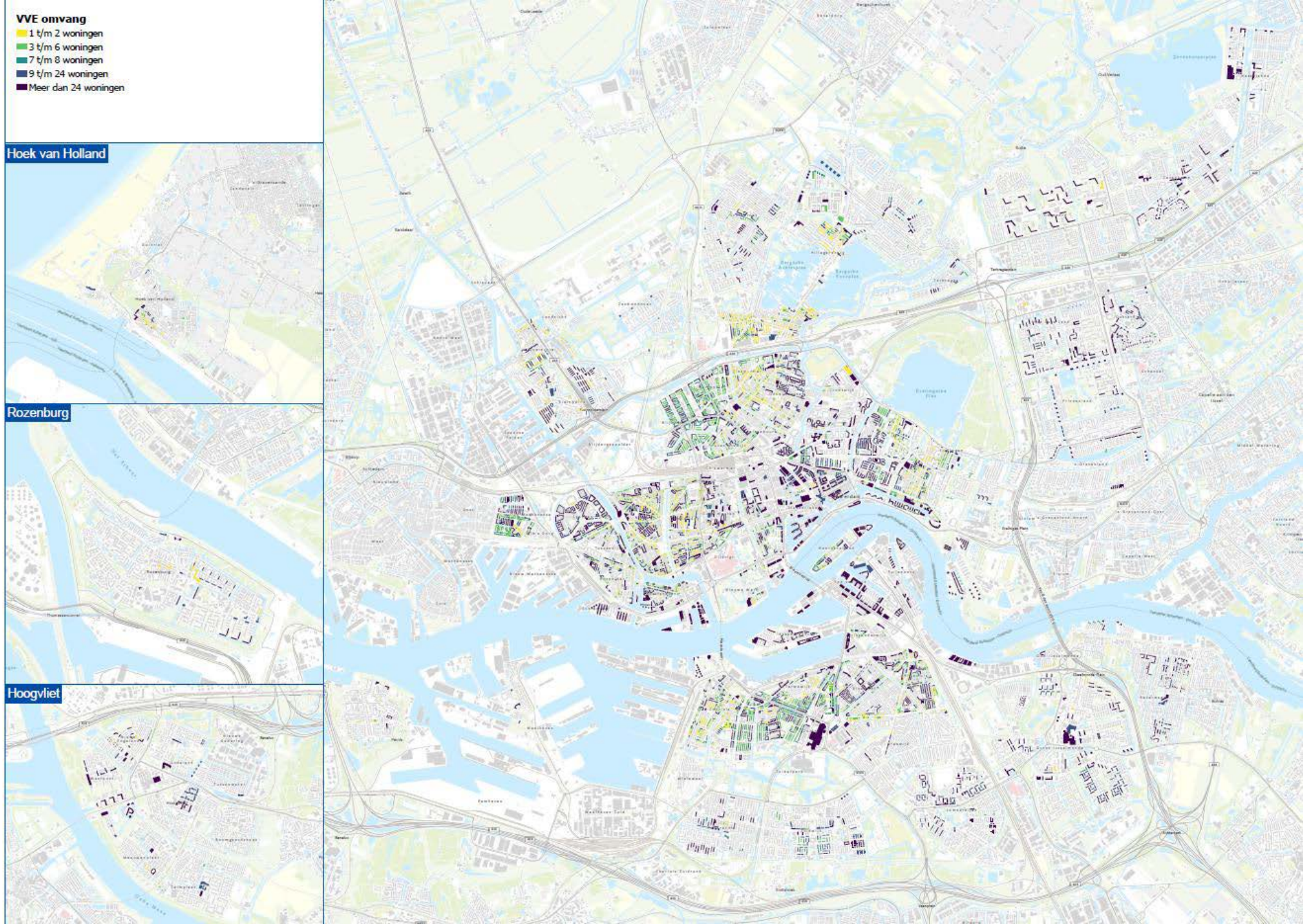
Spreading VvE's

VvE omvang
1 t/m 2 woningen
3 t/m 6 woningen
7 t/m 8 woningen
9 t/m 24 woningen
Meer dan 24 woningen

Hoek van Holland

Rozenburg

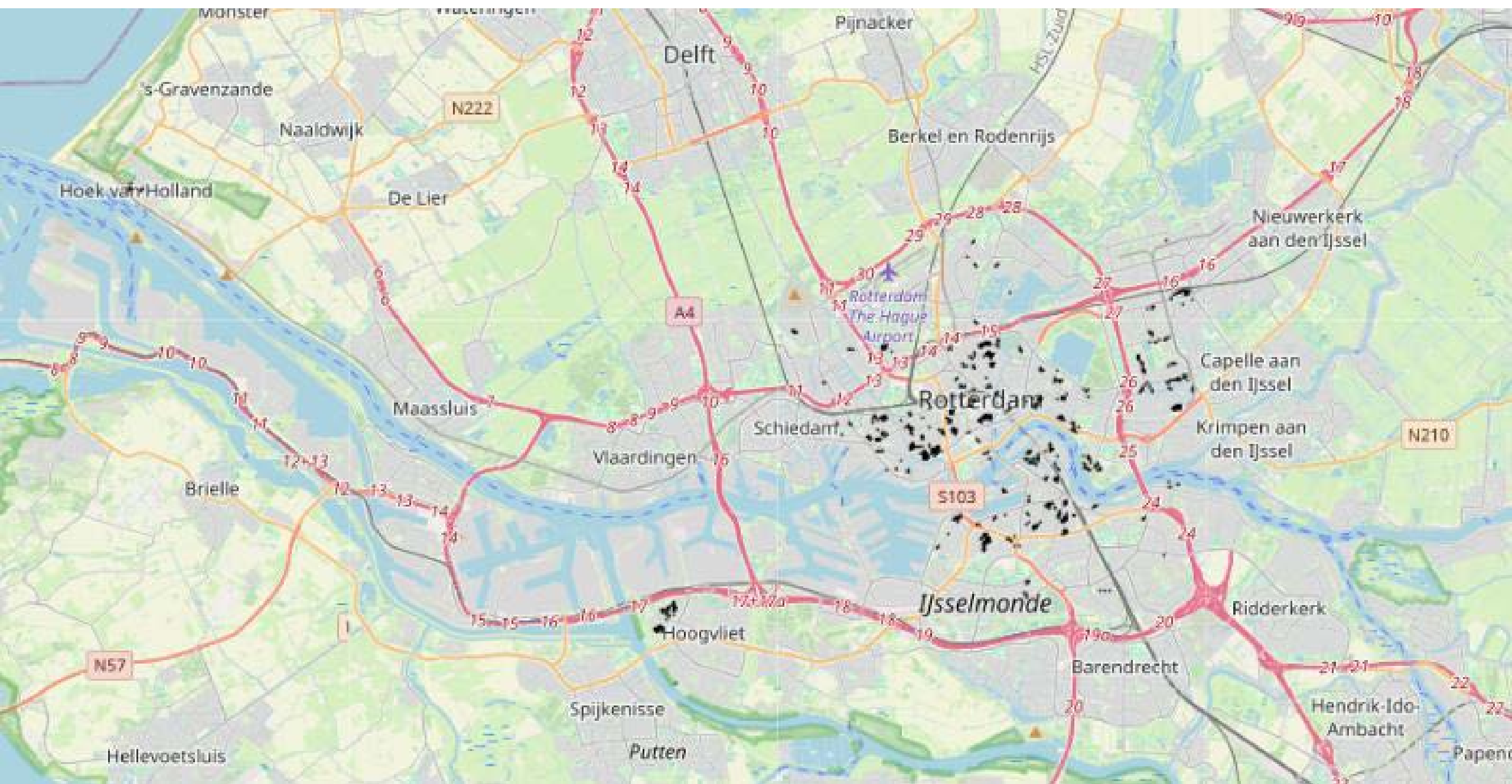
Hoogvliet



Advies- en ondersteuningstrajecten

An aerial photograph of a city at sunset. The foreground is filled with a dense residential area featuring multi-story brick buildings with many windows. In the background, a modern city skyline is visible against a warm, orange-hued sky. Several tall skyscrapers are prominent, including a distinctive white cable-stayed bridge on the right side. The overall atmosphere is serene and urban.

Hoeveel grote jaren '90 VvE's zijn er in de gemeente?



Aanpak 'Basis op orde'



An aerial photograph of a city at sunset. The foreground is filled with a dense residential area featuring multi-story brick buildings with many windows. In the background, a modern city skyline is visible against a warm, orange-hued sky. Several tall skyscrapers are prominent, including one with a distinctive white, angled facade on the right side. The overall scene captures the contrast between old and new urban development.

Wie is de beheerder van deze VvE?

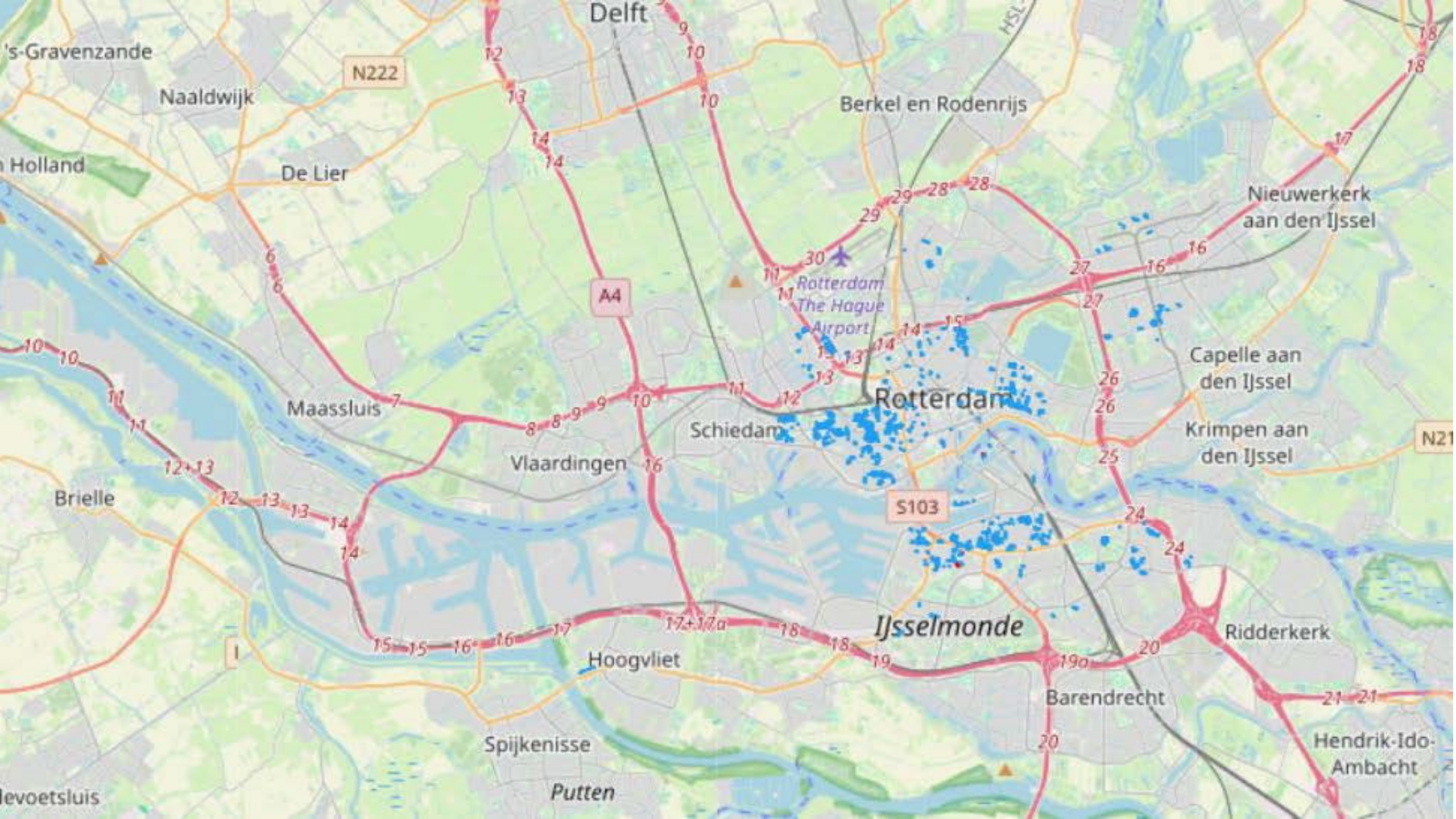
An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and grey clouds. In the background, several tall skyscrapers are visible, including a prominent one with a pointed top. The foreground shows a dense urban area with various buildings, including a large brick building with many windows. A semi-transparent dark overlay covers the entire image, making the white text stand out.

Welke verhuurders zitten er in deze VvE? Zijn dat corporaties, grote particuliere verhuurders of kleine particuliere verhuurders?

Prestatieafspraken corporaties

An aerial photograph of a city at sunset. The foreground is filled with a dense residential area featuring multi-story brick buildings with many windows. In the background, a modern city skyline is visible against a warm, orange-hued sky. Several tall skyscrapers are prominent, including one with a distinctive white, angled facade on the right side. The overall scene captures a transition from a traditional urban landscape to a modern metropolis.

***Hoeveel VvE's zijn er met
corporatiebezit met een EFG label?***



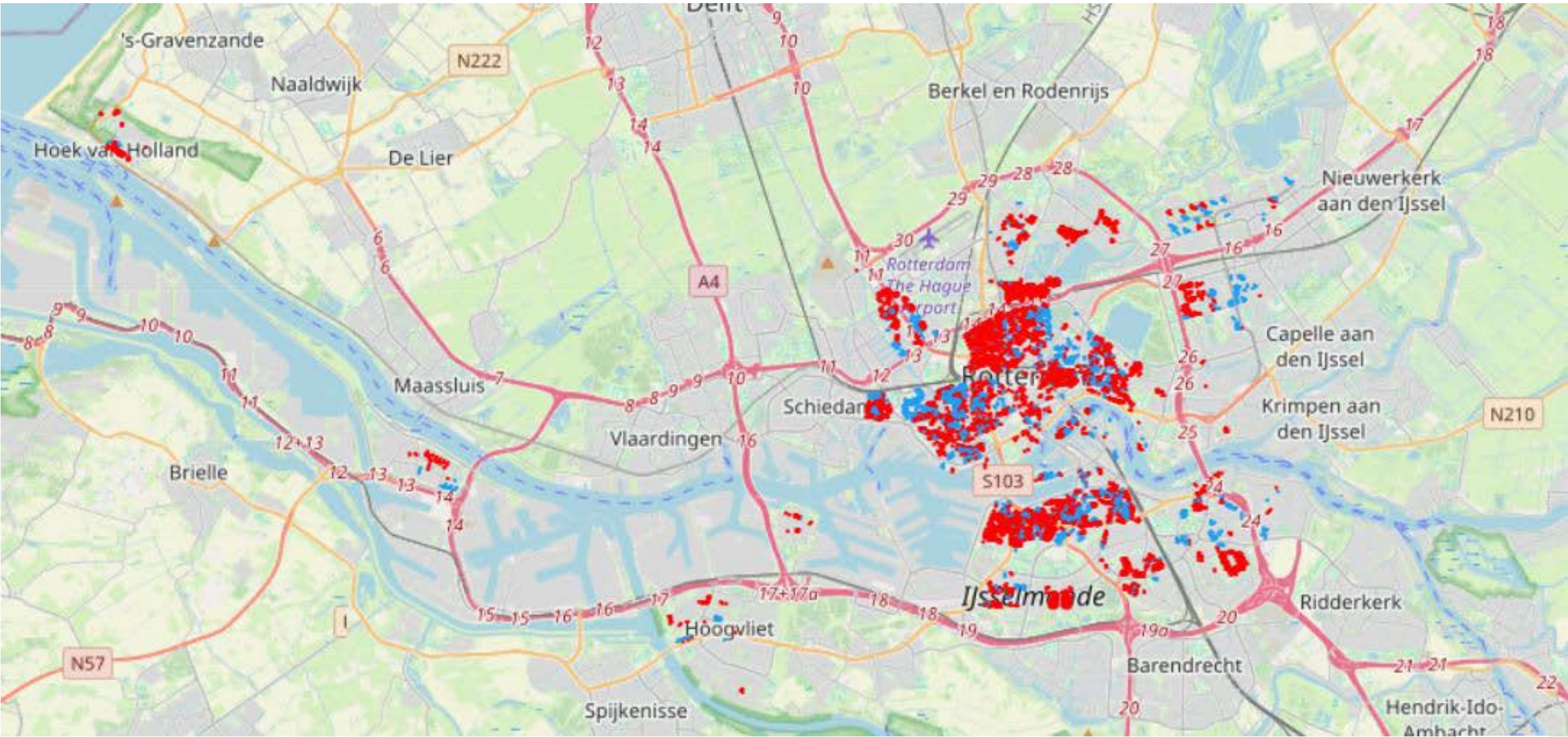
An aerial photograph of a city at sunset. The foreground is filled with a dense residential area featuring multi-story brick buildings with many windows. In the background, a modern city skyline is visible against a warm, orange-hued sky. The text is overlaid in the center of the image.

***Welke woningen zijn uitgepond
bezit, met een contracten die
beperkend werken voor
verduurzaming? Welke
verschillende constructies zijn dit?***

SpUk LAI/NIP

An aerial photograph of a city at sunset. The foreground shows a dense residential area with many multi-story brick buildings. In the background, a modern city skyline is visible against a warm, orange-hued sky. The text is overlaid in the center of the image.

***Hoeveel VvE's zijn er die binnen
de doelgroep SPUK LAI vallen? En
waar zitten die in mijn gemeente?***



E-laden

An aerial photograph of a city at sunset. The foreground is filled with a dense residential area featuring multi-story brick buildings with many windows. In the background, a city skyline is visible against a warm, orange-hued sky. Notable buildings in the skyline include a tall, thin skyscraper and a bridge with a distinctive white, curved structure. The overall scene is a mix of urban architecture and natural light.

***Hoeveel VvE's zijn er met een
mandelig parkeerterrein/
parkeergarages? En waar zitten die
in mijn gemeente?***

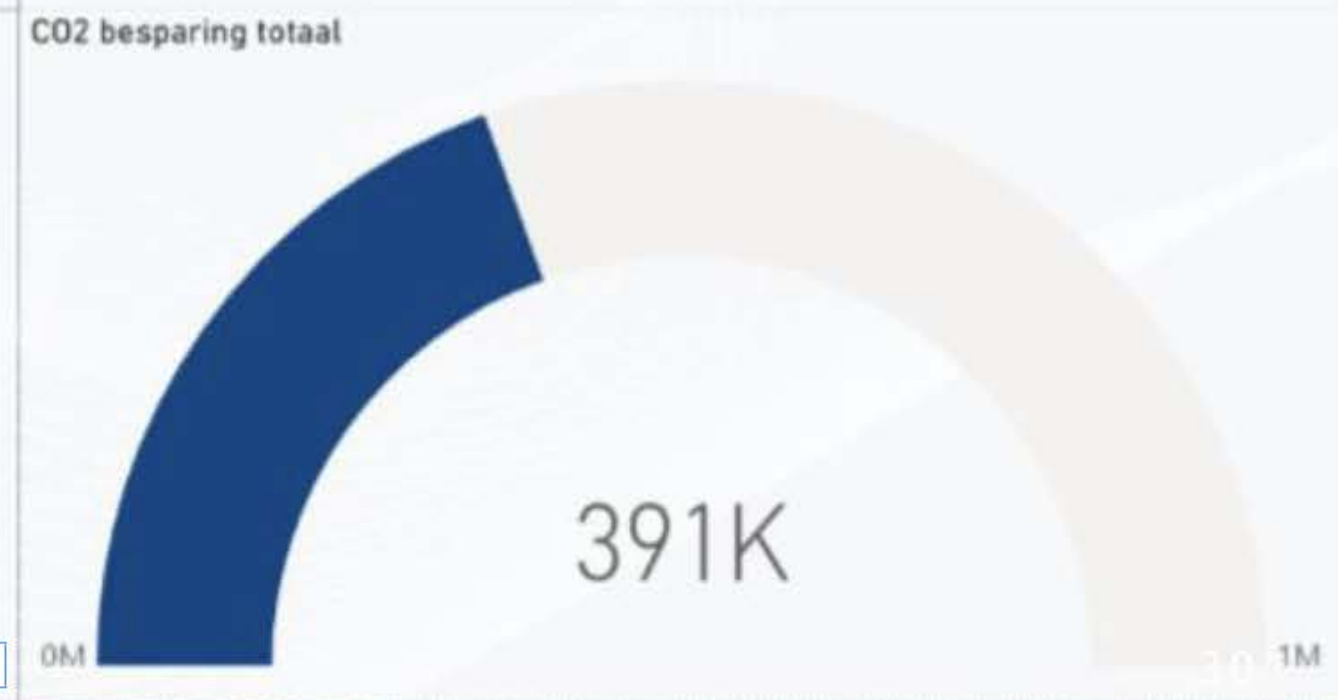
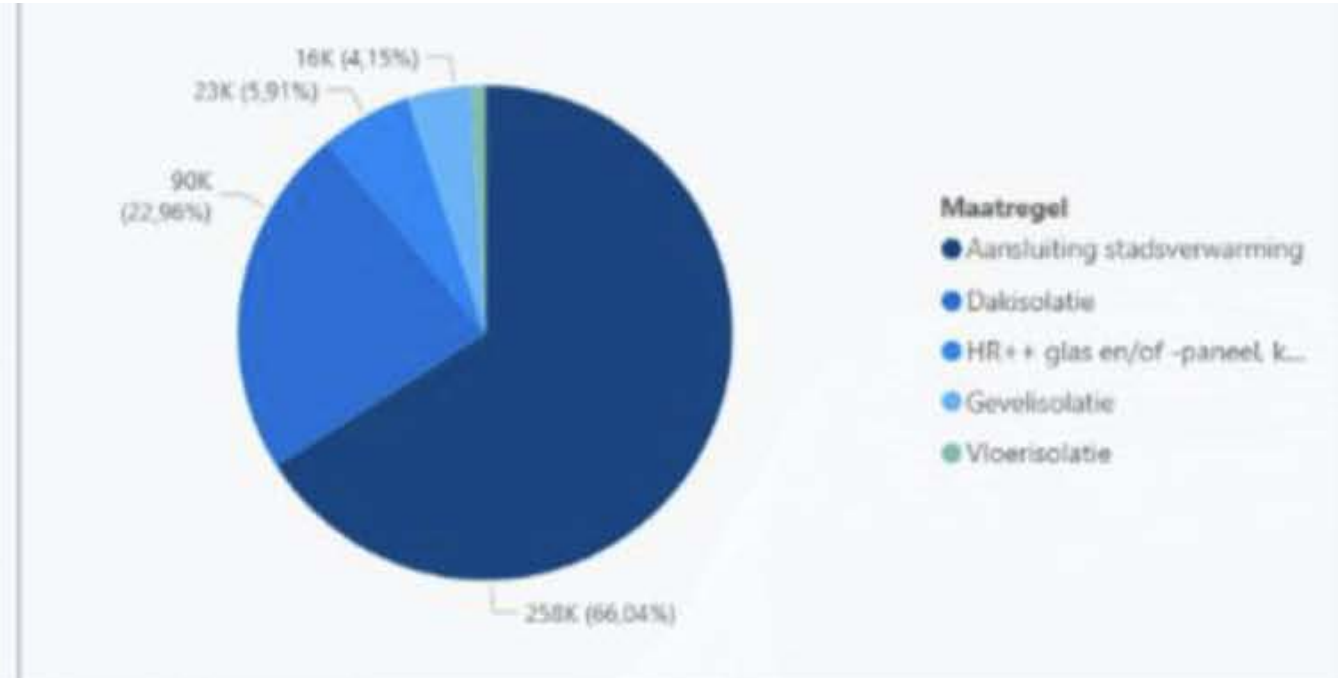
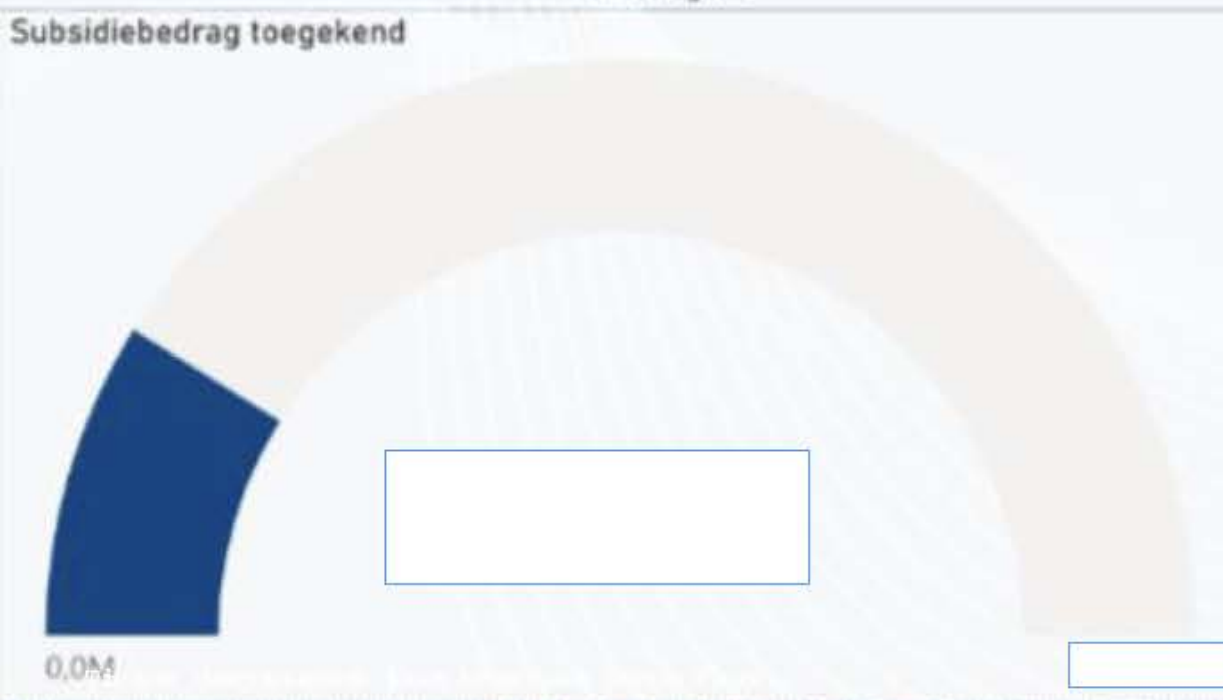
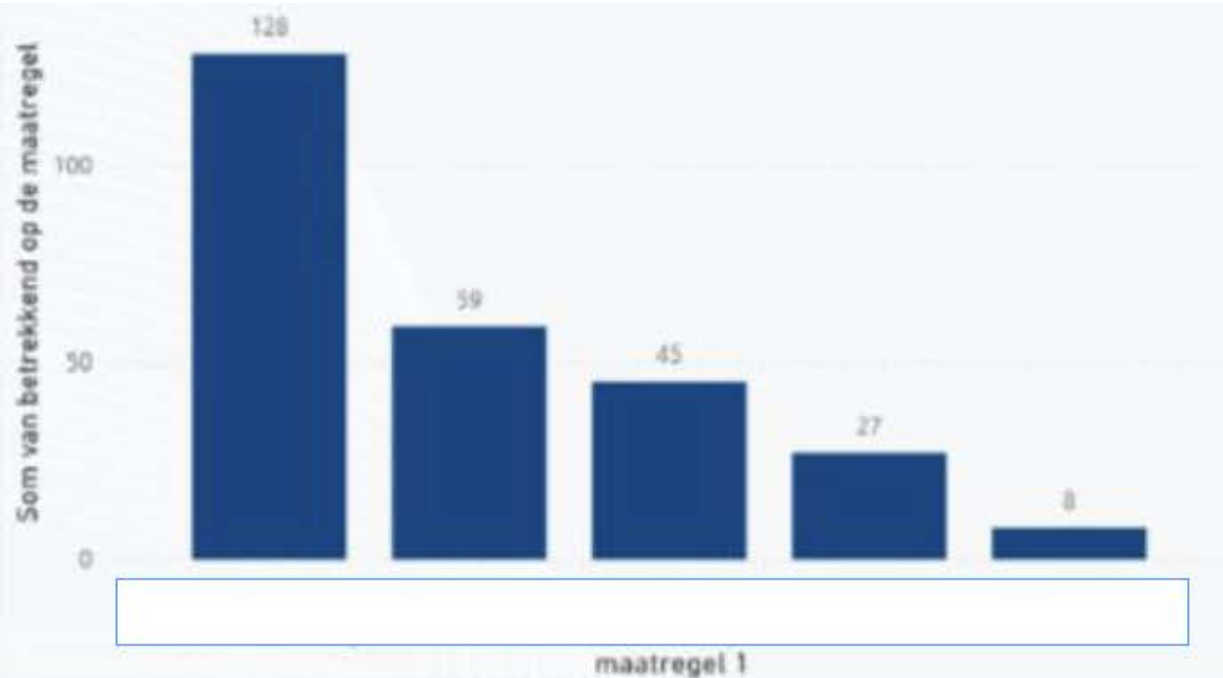
An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and grey clouds. In the foreground, there are several multi-story brick buildings with many windows. In the background, a dense cluster of skyscrapers is visible against the horizon. The text is overlaid in the center of the image.

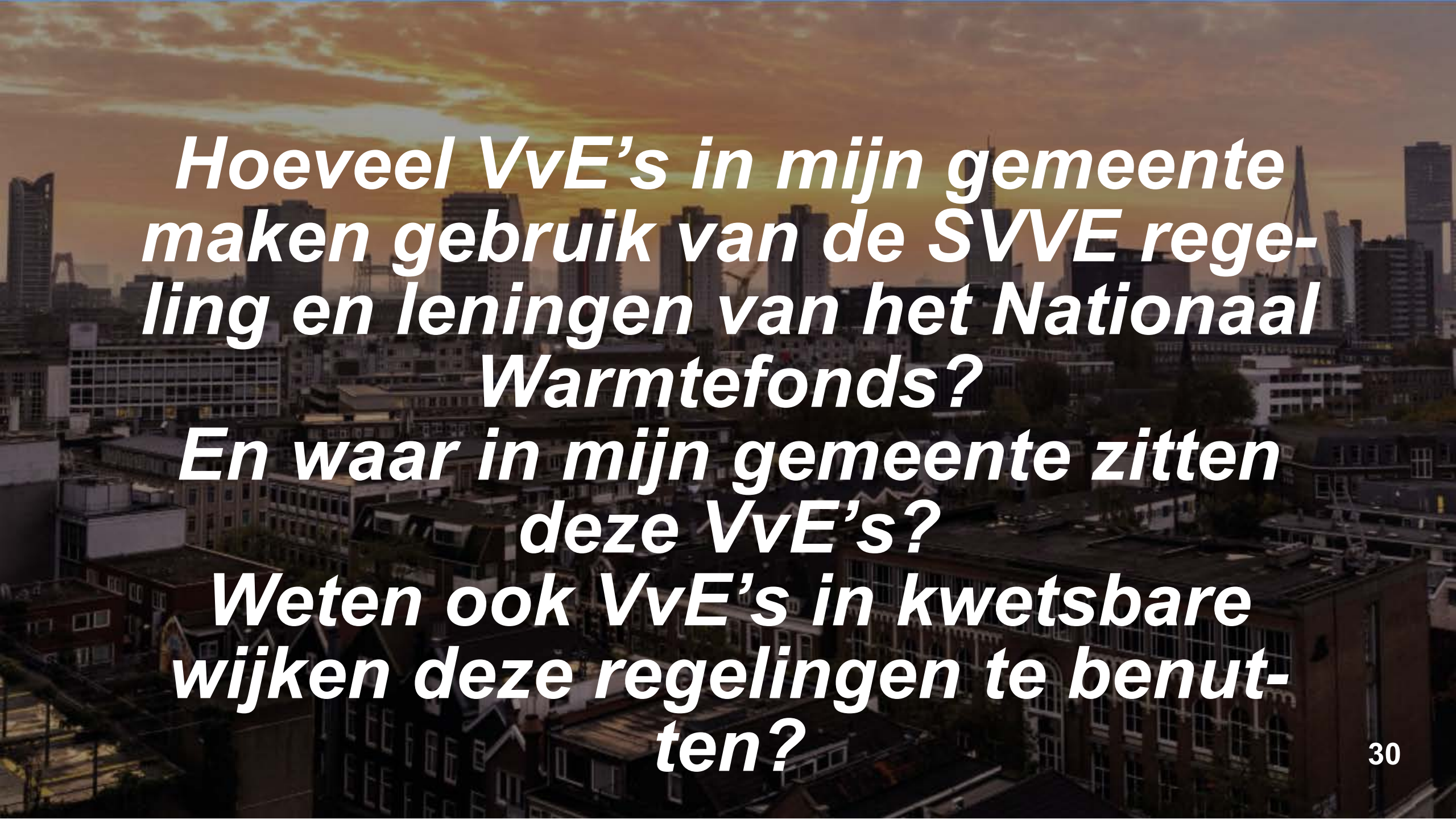
***Hoeveel VvE's zijn er die alleen maar
over parkeerterreinen/-garages
gaan? En wat zijn de
contactgegevens van deze VvE's?***

Vangnetregeling

Hoeveel eigenaar-bewoners zijn er in mijn gemeente in VvE's met een laag inkomen en een woning met een slecht energielabel, die bij verduurzaming van de woning waarschijnlijk een financieel vangnet nodig hebben om de verhoging van de VvE bijdrage te kunnen betalen?

Monitoring



An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and blue. The city below is densely packed with buildings, with some taller skyscrapers visible in the distance. The text is overlaid on the image in a large, white, bold, sans-serif font.

***Hoeveel VvE's in mijn gemeente
maken gebruik van de SVVE rege-
ling en leningen van het Nationaal
Warmtefonds?***

***En waar in mijn gemeente zitten
deze VvE's?***

***Weten ook VvE's in kwetsbare
wijken deze regelingen te benut-
ten?***

An aerial photograph of a city at sunset. The foreground is filled with a dense residential area featuring multi-story brick buildings with many windows. In the background, a city skyline is visible against a warm, orange-hued sky. Notable buildings include a tall, thin skyscraper and a bridge with a distinctive white, angled pylon. The overall scene suggests a transition from a residential neighborhood to a commercial city center.

Neemt het aantal VvE's de afgelopen jaren toe door verkoop van woningen door particuliere verhuurders?

Vragen?

An aerial photograph of Rotterdam, Netherlands, during sunset. The sky is a mix of orange, yellow, and grey clouds. In the background, several modern skyscrapers are visible, including the Abdoellink Tower and the Rotterdam Tower. The foreground is filled with a dense urban landscape of older, multi-story buildings with dark roofs and light-colored facades. The word "Rotterdam." is overlaid in large white text in the center of the image.

Rotterdam.