

Fact sheet about pipe replacement in HSB Bostadsrättsförening Smedby i Upplands Väsby

The Board of the co-operative housing association would like to inform you that the association is planning a pipe replacement project in the property. We know that such a project affects everyday life and may raise many questions. The purpose of this information letter is therefore to clearly and comprehensively describe why the measure is needed, what the decision-making process looks like, and what it may mean for you as a member.

The pipes in the property have a limited lifespan. The association has therefore, with project management support from Sveriges BostadsrättsCentrum AB (SBC), carried out a preliminary study. The preliminary study shows that there is a need to replace the pipes in the property.

A pipe replacement is an extensive project, both technically and legally. In order for the work to be carried out properly, the association needs to plan carefully, provide clear information, and give members the opportunity to ask questions throughout the process.

Decision at the association meeting

The pipe replacement itself is fundamentally a maintenance measure, which normally falls within the Board's responsibility to decide on. However, when a pipe replacement is carried out, the apartments need to be restored afterwards, and that restoration often involves changes to the apartments. For such changes, the association generally needs approval from the affected owner of the co-operative apartment. An affected person is considered to be the member whose apartment is subject to restoration; in general, the decision therefore affects all members where pipe replacement is to take place.

If any member does not consent to the change, the measure can still be carried out if at least two-thirds of those voting at an association meeting vote in favour and the rent tribunal subsequently gives its approval.

Members will therefore shortly receive a notice convening an association meeting. At the meeting, members will vote on the changes to the apartments caused by the pipe replacement and the restoration work.

Information meeting before the association meeting

Before the association meeting, the association will hold an information meeting where a project manager and lawyer from SBC will go through the preliminary study, the pipe replacement process, and the possible continued process before the rent

tribunal. There will also be an opportunity to ask questions on two occasions during open house sessions. The aim is for all members to receive as good a basis as possible before the association meeting and to feel informed about what the project entails.

Please note that the information meeting will be held in Swedish. No interpretation or translation will be provided during the meeting. Members who need language support are therefore encouraged to bring someone who can help translate if needed.

Information meeting:

Wednesday 13 May at 18:00, Love Almqvists torg 1, Messingen premises, Dining Hall.

Open house:

Monday 18 May at 15:00–17:00 and Tuesday 19 May at 15:00–17:00, the premises at Stallgatan 13.

Responsibility

The association, as the property owner, is responsible for the project. The association is the client and developer for the pipe replacement and is responsible for ensuring that the work is planned, procured, and carried out correctly.

Answers to a few frequently asked questions

How long will the work take in my apartment?

The pipe replacement is planned to be carried out in stages, and the work in each apartment is estimated to take approximately eight weeks. The kitchen can normally start being used again after about two weeks. Usually, the lower part of the kitchen cabinets needs to be dismantled, while the worktop can generally be kept.

Can I live in the apartment during the work?

The pipe replacement is planned to be carried out while residents remain in their apartments. The association therefore does not plan to offer temporary relocation accommodation. At the same time, we are aware that a pipe replacement can be stressful. If you have special needs, it is important that you contact the association well in advance so that we can identify questions and needs early in the process.

Will there be access to water?

When the pipe replacement is taking place in your building, there will be no functioning water or drainage inside the apartments. Water and a slop sink will be available outside your apartments on each respective floor.

Where can I shower and use the toilet?

Temporary showers and toilets will be available and will be moved between the different stages of the project. For those who need it, there may also be an opportunity to have a temporary toilet in the apartment. More practical information about this will be provided once the planning has progressed further.

Will it be dusty?

Yes, a pipe replacement unfortunately involves dust and noise. Existing bathrooms need to be demolished, and the work includes, among other things, chiselling and drilling. The contractor will work to limit the spread of dust through coverings, dust traps, and partitions. After the work in the apartment is completed, the contractor will carry out a rough cleaning.

What do I need to clear away?

In the areas where work is to be carried out, loose items need to be moved away. This includes, for example, pictures, shelves, smaller furniture, and other items that may be affected by the work or be in the way. Drawers and cabinets under the kitchen sink need to be emptied. Walls adjacent to the rooms where work is taking place should also, as far as possible, be kept free of fragile items, as vibrations may affect items mounted there.

As the time approaches, you will receive clearer information about what needs to be prepared in your particular apartment.

Will the floors be protected?

Yes, the contractor will protect the floors that need to be walked on during the work.

What happens if something is damaged?

If damage occurs to furnishings or belongings in connection with the contractor's work, it will be handled through the contractor's insurance. To reduce the risk of damage, it is important that belongings are not left in the areas where work is to be carried out.

Do I have to move the washing machine and tumble dryer myself?

The contractor can help move out the washing machine and tumble dryer in connection with the demolition of the bathroom. However, you will need to arrange storage during that time yourself.

Can I choose whether I want a shower or a bathtub?

The starting point of the project is that there should be an option to choose between a shower enclosure and a bathtub. More information about which choices will be offered and how these will be made will be provided later in the project.

Optional extras

The Board decides which standard design will apply in the project. The standard level usually corresponds to modern new-build standards, for example fully tiled walls and tiled floors. We will give all members a clear picture of the project before it begins. The contractor also plans to offer certain optional extras in the apartments. Such optional extras are paid for by each individual member.

If you have already renovated the bathroom

The association is aware that some members may have renovated their wet rooms relatively recently. The ambition is that such bathrooms, if technically possible, should not be affected by the pipe replacement. However, no definite answer can be given in advance, as the assessment needs to be made in each individual case once the project has progressed further. In order for a bathroom to be exempted, the member will need to show that the renovation was carried out professionally and meets current requirements, for example through self-inspection records, fire safety certificates, certificates for Säker Vatten, and documentation showing that waterproofing, tiles, and floor tiles comply with industry regulations.

Kind regards,

The Board of HSB Bostadsrättsförening Smedby i Upplands Väsby