



**tenants' committees
in student buildings
how it works**

Tenants' committees in student buildings: how it works

Many student buildings have a tenants' committee. As a landlord, we regularly consult with tenants' committees to allow tenants to influence our services. It's a great way for us to keep abreast of the goings on with our tenants. This flyer explains the rights and obligations of a tenants' committee.

What does a tenants' committee do?

Discussion

Tenants have the right to consult with their landlord. This is regulated in the Tenants and Landlord Consultation Act, also known as the Consultation Act. Lefier holds meetings with the tenants' committees in student buildings to discuss liveability, projects, maintenance, sustainability and service costs, as well as the facilities in the complex.

Self-management

Some tenants' committees take care of the maintenance and quality of life in their complex, including supervising common areas, performing minor repairs and maintaining green spaces. This contributes to the enjoyment of living in the building, which is why Lefier is happy to support these kinds of self-management initiatives.

Financial compensation

Right to compensation

Tenants' committees are entitled to financial support from their landlord, on the condition that the committee represents the occupants in the complex and maintains contact with the other occupants.

What costs does Lefier reimburse?

Lefier reimburses the costs incurred by the tenants' committee in the performance of its work. This could include the rent of a meeting room, coffee and tea, office supplies and telephone costs. This also includes costs incurred by the committee to inform the tenants. The costs must be proportionate to their objective. It is, for example, unrealistic to rent a meeting room on a permanent basis when it is only used once a month. Lefier can also provide compensation in kind by making meeting rooms available or providing courses, for example.

How is the compensation paid?

A tenants' committee will receive an advance payment of €250 at the beginning of each calendar year. At the end of the year, the tenants' committee submits a report of the incurred costs to Lefier. After approval of the costs, Lefier will top up the amount for the following year, up to €250. Lefier may deviate from this amount if the cost expectations are different. The tenants' committee will come up with a well-founded proposal and discuss it with Lefier's Residential Affairs officer.

Compensation for self-management

If a tenants' committee carries out management tasks independently and demonstrably contributes to the quality of life in a complex, we may agree to compensation. Such compensation could be given as a volunteer's allowance. The compensation depends on the tasks, which can vary from one complex to another. The tasks and compensation will be laid out in a contract.

Financial reserves

If a tenants' committee has any money left over from previously granted allowances, the remaining amount must be used before Lefier will pay out a new allowance. The financial reserves must be used for general provisions in the building. If it is not possible to spend the reserve, we will discuss the option of refunding the tenants.

No compensation for the tenants' association

A tenants' committee keeps in touch with the tenants, but has no members. A tenants' association has a board and members, and also requires registration with the Chamber of Commerce. Members usually pay membership fees. The legal form chosen—committee or association—does not matter for the Consultation Act and the dealings with Lefier. It does make a difference for the compensation, however. A tenants' association pays any costs from the membership fees and is not eligible for the allowances mentioned above.

Questions?

If you have any questions, please contact Lefier's Residential Affairs department or Student Area Team. They can be reached by phone on 088 20 33 000 or by email at bewzak-H@lefier.nl.

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