

Corona Newsletter II

After the government told us in March 2020 to allow employees to work at home as much as possible, in order to prevent the spread of the Corona virus (COVID-19), many offices were vacant or work was done with a sharply reduced occupation from that moment.

We have informed you in our first newsletter (April 2020) about how to deal with the space you have rented and which points of attention you should take into account during this Corona crisis.

By working at home as much as possible, we have recently established and also noticed that the threshold for personal attention may have increased because we no longer meet each other face to face. As a result of the adjustment of measures concerning the Corona virus, which has now been announced by the Dutch Government, we are seeing more and more employees and visitors return to the offices. Although working from home was and still is a good alternative, there is also the human need to see and meet each other. We endorse this feeling and want to help you to work and do your business as safely and pleasantly as possible in the space you have rented.

As an employer, you are and remain, responsible for providing your employees with a healthy and safe working environment. Your employees are expected to follow the rules of conduct you have drawn up. This means that you must determine the policy regarding the Corona virus yourself in the space you have rented. In the central space(s) in the building, the policy with regard to the Corona virus (the Corona measures) must be drawn up by mutual agreement between the tenants.

In cooperation with the owner of the building we can help you. Recently, we have developed a number of pamphlets and stickers. In multi-tenant buildings, we have placed the pamphlets and stickers, together with disinfectant hand gel. Although this package of measures forms a basis in the central area, we can imagine that you would like to take (additional) measures there or in the space you have rented. If requested, we can help you to further develop a plan. You can think of placing plexiglass counter screens or prevention screens with or without routing marking, but also signage and more specifically for the rented space of desk walls and/or desk screens of plexiglass or acoustic desk walls and screens. Desk walls and both the plexiglass screens and the acoustic panels can be cleaned naturally. However, you should take into account that the costs for the supplementing measures are on behalf of you as a tenant.



As we mentioned in our previous newsletter, there are a number of points of attention that you should take into account in the case of the total or partial closure of the space you have rented or the entire building.

Because there are developments or progressive insights in the various areas of focus, we bring these issues to your attention again.

Maintenance and inspections

There are maintenance disciplines that have to proceed due to a legal obligation. Think of inspections of the fire and evacuation plans, emergency lighting, extinguishers, elevators, etc. These maintenance work/inspections cannot be postponed. We therefore ask you for your cooperation in carrying out these maintenance and inspection work. All technicians and inspection authorities follow the guidelines of the RIVM in order to carry out their work safely.

We can postpone all non-statutory maintenance work if you wish. You can report this by email to beheer@propertyview.nl. Please include the address of the space or property you have rented in your mail so that we can register it correctly.

Air conditioning

The RIVM has written an article about the air treatment in office buildings, "Aerogenic distribution SARS-CoV-2 and ventilation systems (substantiation)". The main conclusion of the article is mentioned in paragraph 3.

" 3. Are additional measures necessary to ventilation systems in buildings?"

No, based on current insights, adjustments to ventilation systems are not necessary. The applicable guidelines and maintenance instructions can be followed. It is important that there are opportunities to ventilate; good ventilation is necessary for the change of air and contributes to a pleasant and healthy indoor climate. "

You can read the full article on:

<https://lci.rivm.nl/aerogene-verspreiding-sars-cov-2-en-ventilatiesystemen-onderbouwing>

Legionella

Legionella is a bacterium and can occur in water supply systems. Under the right conditions, legionella multiplies at breakneck speed. Temperatures between 25 and 45 degrees provide an excellent habitat for legionella bacteria in which the multiplication process is optimally stimulated. Above 60 degrees, legionella bacteria begins to die.

Flow of water is therefore important. When the water remains stationary in certain parts of the drinking water plant, legionella bacteria often multiply at a high rate.

Below we provide guidelines regarding the control of legionella bacteria and other water pathogens, during the Covid-19 pandemic:

1. Vacancy management:

Water consumption should be monitored during this period and the volume of stored water in reservoirs should be reduced where possible in order to meet daily consumption. Some parts can be closed and drained as much as possible. Before the installation is put back into use, intensive flushing and sampling must be taken in order to release the installation.

If the water samples show elevated values, the installation must be rinsed or cleaned before commissioning, after which new water samples must indicate the status.

A major disadvantage of this is therefore that a long period of time is required for rinsing and sampling

2. Additional (periodic)management:

In order to manage the installation, the advice is currently to perform additional rinse actions. The approach is to flush the entire system, preferably twice a week. The current weekly action is therefore extended to all points with a 2nd round per week.

✚ Security

For many buildings, an open and closing round for the building is carried out by a security company. For the security company it is good to know if your organization is present in the premises. Changes can be passed on to beheer@propertyview.nl.

The open and closing round cannot be temporarily stopped. The security company's audit remains.

✚ Cleaning

Cleaning contracts for general areas continue to be carried out. The cleaner observes the measures of the RIVM and will also spend extra time on buttons in elevators and toilets. And will (if applicable) ensure that soap pumps are filled and toilet paper is sufficiently present. The cleaner handles the regular cleaning contract. If you believe that extra cleaning needs to be done, we ask you to take your own responsibility and take it upon yourself.

✚ PropertyView

We understand that the situation in the Netherlands is still uncertain for everyone. Together we must get through this crisis. PropertyView is accessible and has a Corona protocol for the continuation of the service, the protocol can be found on www.propertyview.nl.

If there are any questions or would you like to consult, you can reach us during office hours by email via beheer@propertyview.nl or by telephone at (073)523 12 82.

The financial administration can be reached by e-mail via administratie@propertyview.nl or by telephone at (023)553 11 90.

***We wish you a lot of strength during this period,
continue to follow the RIVM guidelines.***

