

To the residents
of the dormitories and facilities
of Bischöfliches Studierendenwerk Münster

Bischöfliches Studierendenwerk
Münster gGmbH
Frauenstraße 3-6
D-48143 Münster

T +49 251 495-19466
F +49 251 495-19499

info@bsw-muenster.de
www.bsw-muenster.de

Geschäftsführer: Markus Hoffmann
HRB 15320, Amtsgericht Münster
Steuernummer: 337/5911/1953
USt-IdNr. DE300423290

Münster, 26.09.2022

BSW Newsletter for winter semester 2022/2023

Dear Sir or Madam,
Dear residents,

In October the new winter semester 2022/2023 starts with the beginning of lectures at the WWU. At the Universities of Applied Sciences and the KathHo the semester has already started. In this newsletter we would like to inform the residents in our dormitories about developments and news regarding the BSW. Please read the following news carefully, so that everyone is well informed for the upcoming semester.

1. New dormitory, new contact persons and BSW on-call service

With the new Tita-Cory-Campus (TCC) we welcome almost 200 new residents for the winter semester. Because of the additional approx. 100 new residents in the previous dormitories and facilities, about half of the places in our student residences are now filled with new students. Due to the delayed construction work on the TCC unfortunately not all the rooms will be available right at the beginning of the semester. Nevertheless, we are very excited about the upcoming time with many opportunities both on the TCC and in the other dormitories.

In the last few months there have already been changes in some of our student residences regarding responsibilities and contact persons in the Pedagogical Student Support, the in-house technicians and the administration. Please find out more about your contact persons on our BSW website: <https://bsw-muenster.de/en/contact-2/>.

Outside the working hours of the in-house technicians (on weekdays after closing time, at weekends and on public holidays), the BSW's internal on-call service is responsible for urgent incidents. You can reach it via the hotline 0251-49519-99. Urgent incidents include faults that lead to consequential damage to the building or the technology or because they acutely affect you as residents (power blackout, bursting water pipes, heating or hot water blackouts).

In case of urgent incidents which require the fire brigade (Feuerwehr), the rescue service (Rettungsdienst) or the police (Polizei) - i.e. fire, danger to persons, injuries or burglary - please do the corresponding emergency call first. If possible, please inform the BSW on-call service afterwards.

2. BSW dormitory administration

Last summer semester, the BSW has already introduced a new, internet-based dormitory administration system. Via "My Account" you can view your contact data, apply for renewal when your rental contract expires, submit damage reports for your room or other areas of your dormitory, and terminate your

contract. Please register in the BSW dormitory administration or create access data and become familiar with the system, if not already done.

Very important for the BSW dormitory administration is the communication with and via the digital "Schwarze Bretter" (black boards). We expect you to read and notice the BSW news! You can access the digital BSW dormitory administration here: <https://wohnheimverwaltung.bsw-muenster.de/login>. Information and an instruction to the functions can be found at: <https://bsw-muenster.de/en/service-downloads-en/for-residents/>.

3. Discontinuation of refunds and adjustment of the flat rate for lost keys

In the past, we were able to grant a refund to residents who did not live in their dormitory room for an extend period due to a semester abroad or an internship. This was also possible for residents who moved out prematurely before the end of their contract. Due to the saving requirements of the Bistum Münster (Diocese of Münster) and for reasons of administrative simplification, we will no longer be able to offer this refund from October 2022 on.

We also have to adjust the flat rate for lost keys. The prices for ordering and re-procuring lost keys have risen explicitly. Therefore, we have to raise the flat rate to € 50.00 per lost key.

4. Adjustment of the "dormitory budgets" and billing options

The BSW provides so-called "dormitory budgets" for activities and events in the student residences. The social committee – in which all student residences are supported by representatives – discusses the structure of these budgets. The respective regulations and budgets are then communicated to the current functionaries. Important changes in the current regulations are the co-called "bagatelle limit" of € 25.00 / refund and the cancelled so-called "refund in case of loss of deposit".

5. Mattress regulation

Since the new occupancy for this winter semester, the new mattress regulation is valid, which states that residents must bring their own mattress when they move in. Due to the varying bed sizes and the short period of use in the dormitories DSH (planned closure after winter semester 2024) and LS (announced renovation in winter semester 2023/2024 and summer semester 2024), this regulation does not apply there, so we will continue providing mattresses for new residents in these dormitories. Furthermore, it is not easy for international students to bring a mattress when they move in. So to this group of residents we offer a mattress to buy from the BSW (at cost price). We ask for your understanding, that we can only offer this service to the special group of our guests from abroad.

6. Corona Pandemic

Even though we all hope for, the Corona Pandemic is unfortunately still not over completely. Many scientists and politicians are warning about the coming autumn and winter month with a sharp rise in the number of infections and possibly also renewed restrictions and regulations. Currently, there are no significant Corona regulations for our student residences. We recommend the wearing of medical masks (especially FFP2 masks) in public areas.

We will keep a close eye on developments in the coming period and inform you accordingly via the "Schwarze Bretter" (black boards) when the occasion arises, or we will inform you about applicable restrictions and requirements of the Coronavirus Protection Ordinance NRW (CoronaSchVo). The currently valid regulations can be found here: <https://www.mags.nrw/coronavirus-rechtlicheregelungen-nrw>.

7. Rising energy and living prices: Adjustments to rents / additional costs

As you may all have noticed, costs for energy and almost all daily necessities have risen significantly in recent months. A major reason for these price increases is the Ukraine war and its consequences for the energy industry, productions and supply chains. These price increases have also a significant impact on BSW. Unfortunately, the effects are not yet complete or fully conclusive. In order to ensure sufficient funding for 2023, we will have to make extraordinary adjustments to the rental prices for rooms in the student residences from 1 January 2023 on. The rents in the BSW are a collective term for the actual rent payments (net cold rent) and for the share of additional and consumption costs. At the upcoming house meetings, we will explain the different framework conditions and circumstances of the individual student residences. Due to different energy sources and conditions (e.g. insulation of the buildings) for heating and hot water preparation, we have to adjust the room prices (gross warm rent) differently:

- Collegium Marianum (CM) + 20€/month to 280€/month
- Fürstin-von-Gallitzin-Heim (FvG) + 15€/month to 205€/month
- Deutsches Studentenheim (DSH) + 10€/month to 235€/month
- Liebfrauenstift (LS) + 25€/month to 165€ to 205€/month

Most of the residents in Jüdefelderstraße (JF51) and Finkenstraße (FiS79) pay their additional costs themselves. In case of the BSW paying the energy costs, increases will also have to lead to an adjustment of rents. The residents in these dormitories will be informed separately about any rent increase in 2023.

For the residents in Überwasserhof (ÜWH), we are not able to make a statement about possible adjustments yet. We first have to talk to the owner about how he wants to pass on his price increases to the BSW, and which we then have to pass on to the residents. We hope to be able to give you more information at the upcoming house meeting.

For the residents on the Tita Cory Campus (TCC), the total rent of 319€/month set at the time of initial occupancy is guaranteed for the winter semester 2022/2023. The share of additional costs may have to be adjusted for the summer semester 2023, based on more accurate consumption values determined at that time.

Unfortunately, we cannot assure that there will be no further rent adjustments in 2023. Developments are very dynamic and we would like to avoid hasty decisions in any case. However, we assure that we will inform all residents at least three months before an increase, so that they can give notice to quit in due time, or that we grant you a "special right of termination", so that you can look for a cheaper alternative, if necessary.

Even though we had some "unpleasant" information for you in this newsletter – especially the last point – we are very looking forward to the coming winter semester with you. We hope for many good encounters and contacts and wish you all the best, a good start into the semester and much success in your studies. On behalf of the entire BSW team, I wish you God's blessing for the coming time.

Kind regards



Markus Hoffmann
Business Executive