



DAVID WILSON HOMES

WHERE QUALITY LIVES

WIGSTON  
MEADOWS  
*South*



[dwh.co.uk](http://dwh.co.uk)

- **The Burleigh**  
2 bedroom bungalow
- **The Blyford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Bradgate**  
4 bedroom home
- **The Buckingham**  
5 bedroom home
- **The Manning**  
5 bedroom home
- **The Emerson**  
5 bedroom home
- **The Lichfield**  
5 bedroom home
- **The Henley**  
5 bedroom home
- **The Moreton**  
5 bedroom home

- MS** Marketing Suite
- SH** Show Homes

- BCP** Bin Collection Point
- VP** Visitor Parking
- SS** Substation



- Balancing Pond** 
- New Tree Line** 
- Mature Trees** 

**Giving nature a home on this development:**

- Bird Box** 
- Starling Nest Box** 
- Bat Box** 
- Enclosed Bat Box** 
- Swift Nesting Brick Sparrow Terrace** 
- Hedgehog Highway** 

- Photovoltaic Panels** 

- Electric Vehicle Charging** 

Photovoltaic panels are included on every home. Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations. Positioning of our sustainability features are subject to change. Speak to a Sales Advisor for more information.

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Wigston Meadows North is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Wigston Meadows is proud to unveil the next exciting phase of this popular development, offering an exceptional collection of 2, 3, 4, and 5-bedroom detached homes surrounded by nature.

Designed for modern living, residents will enjoy a brand new school within walking distance, cycle ways and footpaths throughout the estate and multiple children's play parks.

Offering the best of both worlds, Wigston Meadows South borders open countryside with many homes overlooking green space and ponds while still enjoying proximity to daily conveniences. Wigston town centre is just a short walk away, featuring a variety of supermarkets, a bakery and high-street retailers.

Leicester city centre is only a 15-minute drive boasting an extensive range of shops and dining options. Additionally, South Wigston Train Station provides excellent connectivity to neighbouring cities, with direct trains to London taking just an hour and a half. Buy with confidence at Wigston Meadows with an award-winning house builder.

What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.

^ 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.



# GIVING NATURE A HOME

## BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it. At David Wilson Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



### Bird boxes

installed in  
open spaces



### Swift bricks

on selected  
plots



### Pond & Play

area for the  
community



### Hedgehog highways

throughout  
the development



### Bat boxes

in the  
surrounding area



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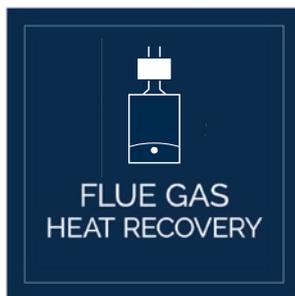
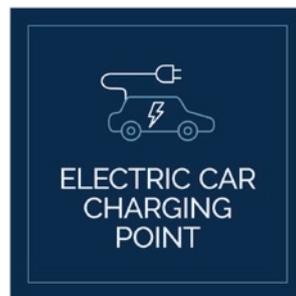
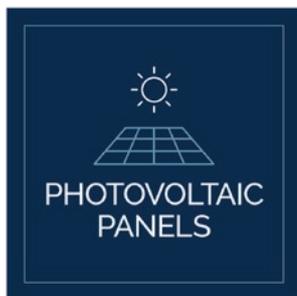
# ENERGY-EFFICIENT HOMES

## THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy-efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

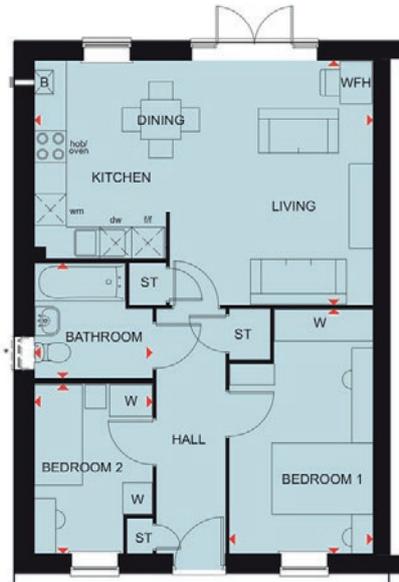
**Our homes at Wigston Meadows North will benefit from these energy saving features.**



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# THE BURLEIGH

## TWO BEDROOM HOME



### Ground Floor

Kitchen/Living/Dining	6355 x 4625 mm	20'10" x 15'2"
Bathroom	2210 x 2161 mm	7'3" x 7'1"
Bedroom 1	2690 x 4635 mm	8'10" x 15'2"
Bedroom 2	2210 x 2161 mm	7'3" x 10'6"

(Approximate dimensions)

### Key

B Boiler  
ST Store

wm Washing machine space  
dw Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space

BH/ST Bulkhead Store  
w Wardrobe space

➤ Dimension location



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# THE BLYFORD

## THREE BEDROOM HOME



\* Window to plots 238 & 304 only

### Ground Floor

Lounge	3282 x 4951 mm	10'10" x 16'3"
Kitchen/Dining	3063 x 4933 mm	10'1" x 16'2"
Utility	1551 x 1641 mm	5'1" x 5'5"
WC	995 x 1641 mm	3'3" x 5'5"

(Approximate dimensions)



\* Window to plots 238 & 304 only

### First Floor

Bedroom 1	3292 x 4216 mm	10'10" x 13'10"
En suite	1412 x 2291 mm	4'8" x 7'6"
Dressing	1336 x 1987 mm	4'5" x 6'6"
Bedroom 2	3274 x 3479 mm	10'9" x 11'5"
Bedroom 3	3492 x 2977 mm	11'5" x 9'9"
Bathroom	2164 x 3188 mm	7'1" x 10'6"
Study	2179 x 1838 mm	7'2" x 6'0"

(Approximate dimensions)

### Key

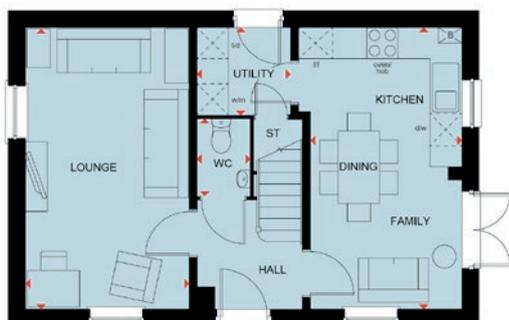
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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# THE HADLEY

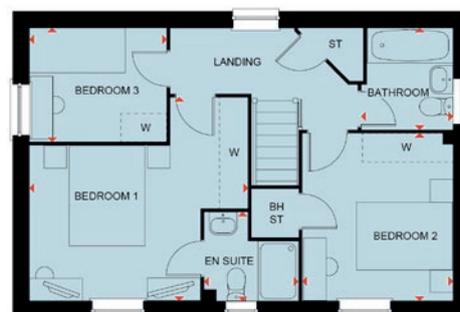
## THREE BEDROOM HOME



### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

(Approximate dimensions)



### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 1811 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

(Approximate dimensions)

### Key

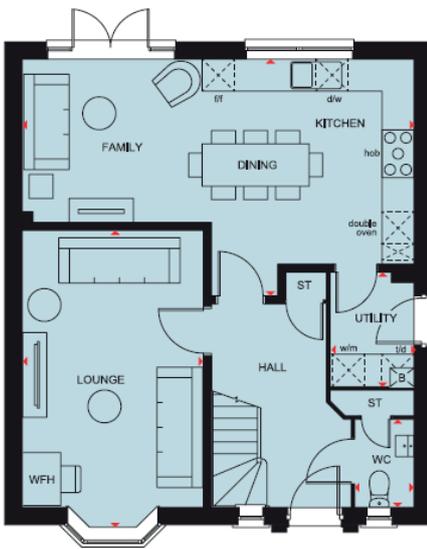
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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# THE KIRKDALE

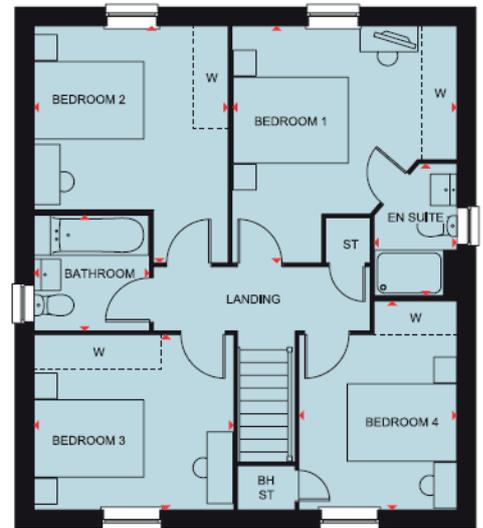
## FOUR BEDROOM HOME



### Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

(Approximate dimensions)

### Key

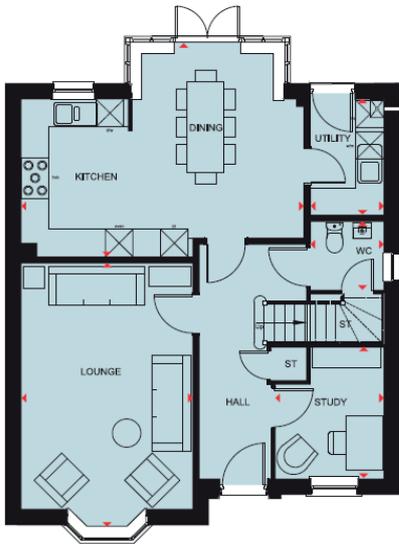
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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# THE HOLDEN

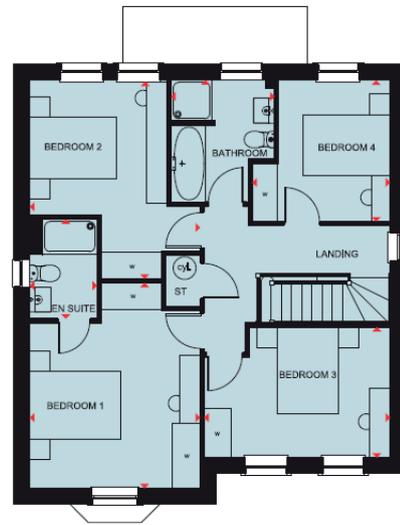
## FOUR BEDROOM HOME



### Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	5'4" x 3'4"
WC	1498 x 1588 mm	4'11" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

(Approximate dimensions)

### Key

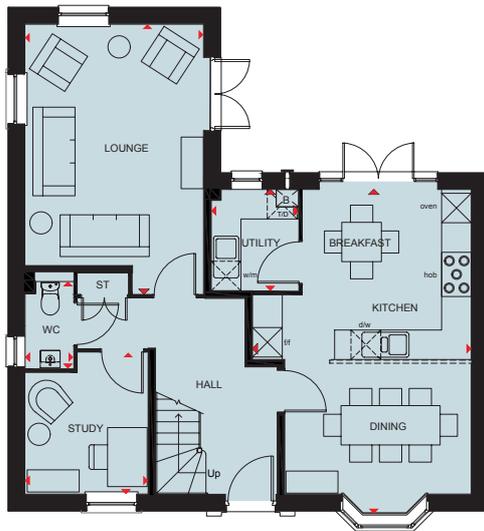
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



**DAVID WILSON HOMES**  
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# THE AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

### First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

### Key

B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location



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# THE BRADGATE

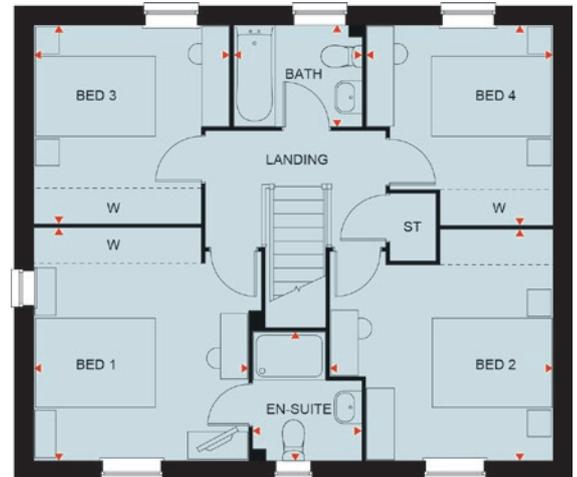
## FOUR BEDROOM HOME



### Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining	8673 x 4992 mm	28'5" x 16'5"
Family		
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"
Hall	3504 x 2014 mm	11'6" x 6'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En suite	2157 x 1700 mm	7'1" x 5'11"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	11'0" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

(Approximate dimensions)

### Key

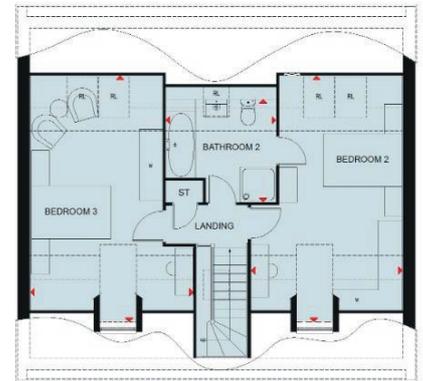
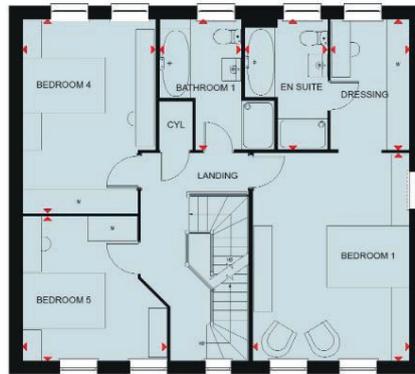
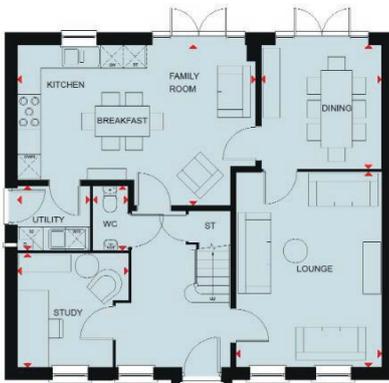
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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# THE BUCKINGHAM

## FIVE BEDROOM DETACHED HOME



### Ground Floor

Lounge	5050 x 3745 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	6125 x 4146 mm	20'1" x 13'7"
Dining	3201 x 3095 mm	10'6" x 10'2"
Study	2940 x 2850 mm	9'8" x 9'4"
Utility	1861 x 1661 mm	6'1" x 5'5"
WC	1661 x 900 mm	5'5" x 2'11"

(Approximate dimensions)

### First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
Dressing	3189 x 1905 mm	10'6" x 6'3"
En suite	3189 x 2004 mm	10'6" x 6'7"
Bedroom 4	4725 x 3213 mm	15'6" x 10'6"
Bedroom 5	3504 x 3521 mm	11'6" x 11'7"
Bathroom 1	3189 x 5037 mm	8'7" x 16'6"

(Approximate dimensions)

### Second Floor

Bedroom 2	6254* x 3812 mm	20'6"* x 12'6"
Bedroom 3	6254* x 4102 mm	20'6"* x 13'5"
Bathroom 2	2775 x 2610* mm	9'1" x 8'7"*

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



**DAVID WILSON HOMES**  
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# THE MANNING

## FIVE BEDROOM DETACHED HOME



### Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/ Family	7413 x 6883 mm	24'4" x 22'7"
Dining	3840 x 3388 mm	12'7" x 11'1"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	14'1" x 9'6"

(Approximate dimensions)



### First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3503 mm	10'0" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

(Approximate dimensions)

### Key

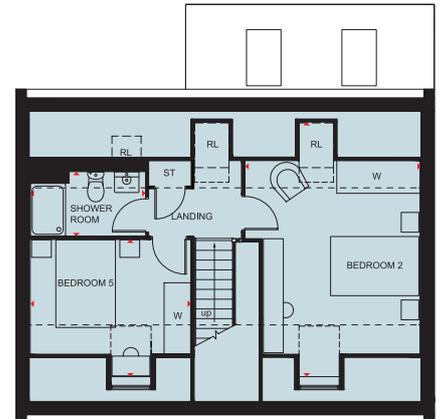
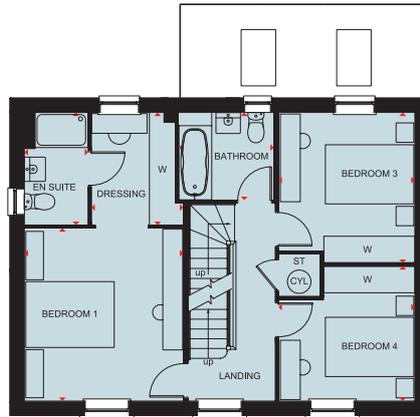
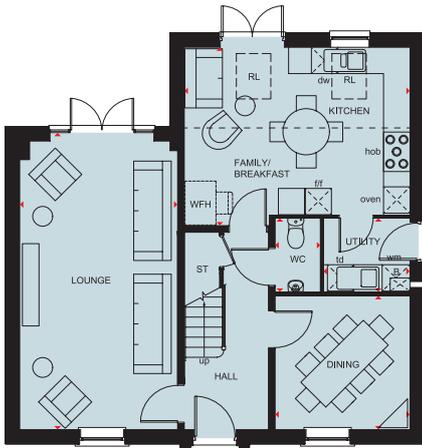
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

# THE EMERSON

## FIVE BEDROOM HOME



### Ground Floor

Lounge	6575 x 3568 mm	21'7" x 11'8"
Kitchen/Family/Breakfast	5102 x 4067 mm	16'9" x 13'4"
Utility	1950 x 1613 mm	6'4" x 5'4"
Dining	3084 x 3052 mm	10'1" x 10'0"
WC	1613 x 1013 mm	5'4" x 3'4"

### First Floor

Bedroom 1	3926 x 3574 mm	12'10" x 11'8"
Dressing	2560 x 2055 mm	8'4" x 6'8"
En Suite	2560 x 1435 mm	8'4" x 4'8"
Bedroom 3	3418 x 3077 mm	11'2" x 10'1"
Bedroom 4	3077 x 3063 mm	10'1" x 10'0"
Bathroom	2142 x 1991 mm	7'0" x 6'6"

### Second Floor

Bedroom 2	5783* x 3962 mm	19'0"* x 13'0"
Bedroom 5	3634 x 3082* mm	11'11" x 10'11"*
Shower Room	2606 x 1738* mm	8'6" x 5'7"*

\*Overall floor dimensions includes lowered ceiling areas

### Key

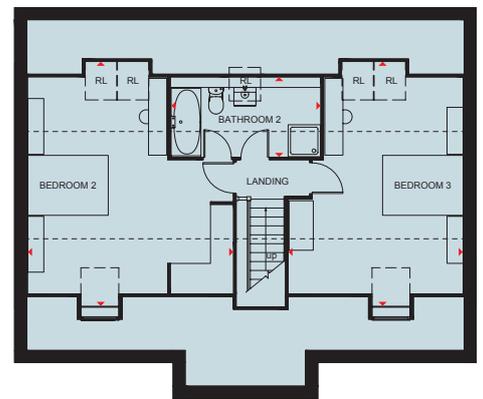
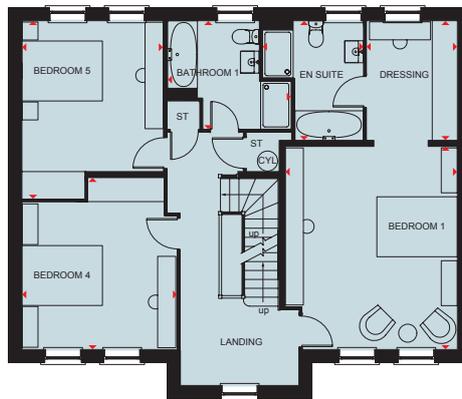
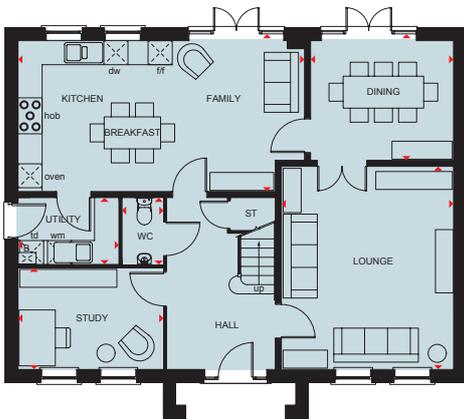
B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



**DAVID WILSON HOMES**  
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# THE LICHFIELD

## FIVE BEDROOM HOME



### Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Utility	2500 x 1675 mm	8'2" x 5'6"
Study	3605 x 2539 mm	11'9" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"

### First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En Suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4303 x 3848 mm	14'1" x 12'8"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	3576 x 2013 mm	11'7" x 6'6"

### Second Floor

Bedroom 2	6345 x 5102* mm	20'8" x 16'8"*
Bedroom 3	6345 x 4336* mm	20'8" x 14'3"*
Bathroom 2	3715* x 1733 mm	12'2"* x 5'8"

\*Overall floor dimension includes lowered ceiling areas

### Key

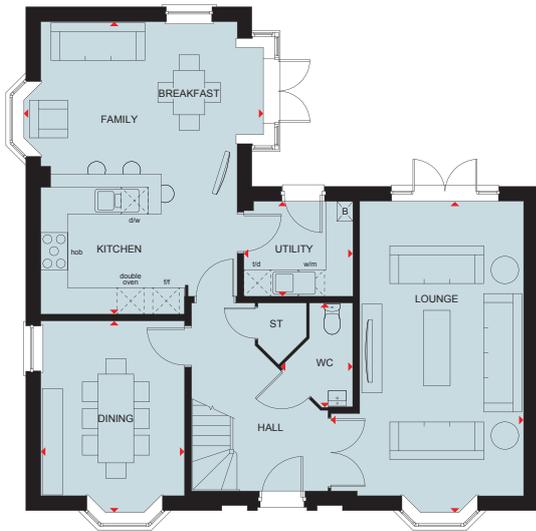
B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	↔	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	RL	Roof light		



**DAVID WILSON HOMES**  
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# THE HENLEY

## FIVE BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/Family	6595 x 5405 mm	21'8" x 17'7"
Utility	2440 x 2143 mm	8'0" x 7'0"
Dining	4340 x 3218 mm	14'3" x 10'7"
WC	2341 x 1595 mm	7'8" x 5'3"
Lounge	7040 x 4300 mm	23'1" x 14'1"



### First Floor

Bedroom 1	6689 x 4388 mm	21'11" x 14'5"
En Suite 1	2608 x 1394 mm	8'7" x 4'7"
Bedroom 2	3918 x 3284 mm	12'10" x 10'9"
En Suite 2	2608 x 1375 mm	8'7" x 4'6"
Bedroom 3	3733 x 3105 mm	12'3" x 10'2"
Bedroom 4	3445 x 3209 mm	11'4" x 10'6"
Bedroom 5/Study	2847 x 2353 mm	9'4" x 7'9"
Bathroom	3027 x 2346 mm	9'11" x 7'8"

### Key

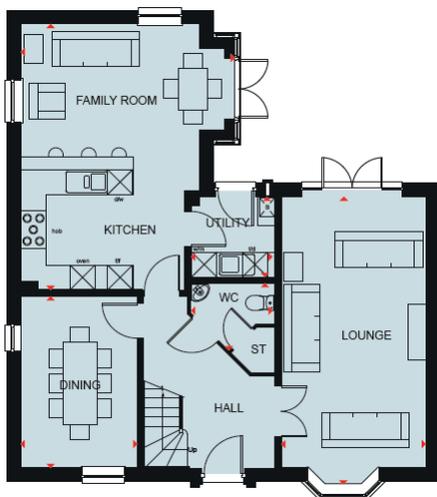
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location



**DAVID WILSON HOMES**  
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# THE MORETON

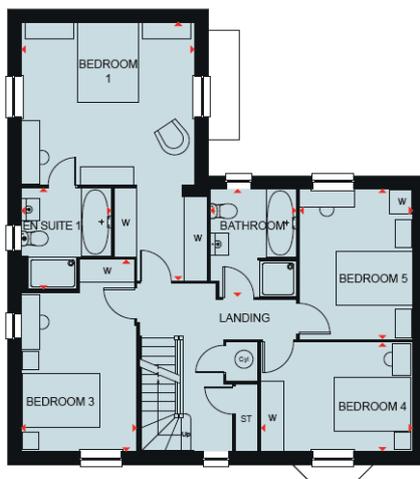
## FIVE BEDROOM DETACHED HOME



### Ground Floor

Lounge	6932 x 3507 mm	22'9" x 11'6"
Kitchen/Family	6406 x 5120 mm	21'0" x 16'10"
Dining	4144 x 2780 mm	13'7" x 9'2"
Utility	1948 x 1935 mm	6'5" x 6'4"
WC	1953 x 1617 mm	6'5" x 5'4"

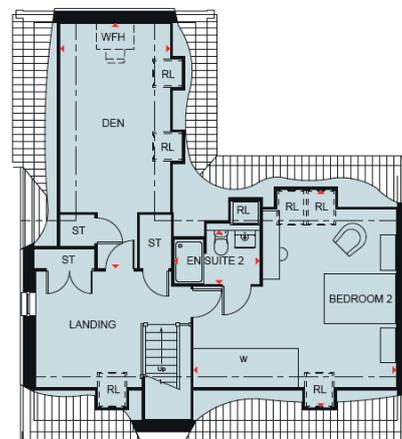
(Approximate dimensions)



### First Floor

Bedroom 1	6441 x 4280 mm	21'11" x 14'11"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 3852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2700 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"

(Approximate dimensions)



### Second Floor

Bedroom 2	5858* x 5438 mm	19'2" x 17'10"
Den	6616 x 2941* mm	21'8" x 9'8"
En suite 2	2291 x 1438* mm	7'6" x 4'8"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

### Key

B Boiler  
ST Store

wm Washing machine space  
dw Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space

BH/ST Bulkhead Store  
w Wardrobe space

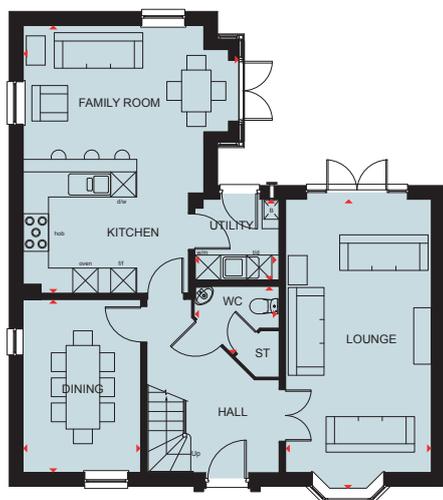
◀▶ Dimension location



DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE MORETON

## FIVE BEDROOM HOME



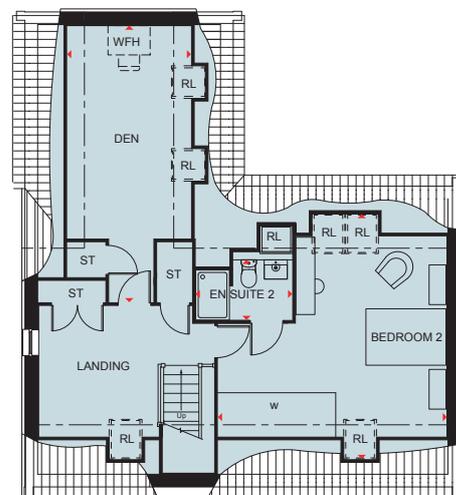
### Ground Floor

Lounge	6932 x 3507 mm	22'9" x 11'6"
Kitchen/Family	6406 x 5120 mm	21'0" x 16'10"
Dining	4144 x 2780 mm	13'7" x 9'2"
Utility	1948 x 1935 mm	6'5" x 6'4"
WC	1953 x 1617 mm	6'5" x 5'4"



### First Floor

Bedroom 1	6441 x 4280 mm	21'1" x 14'1"
Ensuite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2700 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"



### Second Floor

Bedroom 2	5858* x 5438 mm	19'2"* x 17'10"
Den	6616 x 2941* mm	21'8" x 9'8"*
En Suite 2	2291 x 1438* mm	7'6" x 4'8"*

\* Overall floor dimension includes lowered ceiling areas

### Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	BH/ST Bulkhead Store	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	BH Bulkhead	W Wardrobe space	RL Rooflight



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# MOVEMAKER

Take the hassle out of selling your existing home.  
We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

## MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a David Wilson Homes nominated estate agent to market and sell your existing home. David Wilson Homes will pay the nominated estate agent's fees provided you go on to buy a new David Wilson home.

# PART EXCHANGE

If you're keen to move quickly our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind that you have a guaranteed buyer.



1

## Get in touch

Book an appointment at a development near you.



2

## Choose your home

We'll then arrange two independent valuations of your current property.



3

## We'll make you an offer

We'll agree a selling price at fair value for your home - based on a presumed sale within eight to ten weeks.



4

## We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

## Time to get moving

You'll be free to move into your brand new home.

# KEY WORKER DEPOSIT CONTRIBUTION SCHEME

To show our appreciation for key workers, we are offering a contribution towards your deposit.

When you purchase a David Wilson home using the scheme, we could contribute **£1,000 towards your deposit** for every £20,000 spent on the purchase price and we'll include flooring.



If you're an eligible **key worker**, we could contribute to your deposit



**£1,000** for every £20,000 you spend



It's our way of saying **thank you** for the vital work you do



Get in touch today



NHS	EDUCATION	POLICE FORCE	FIRE SERVICE
MINISTRY OF DEFENCE	RNLI	FOSTER CARERS	ENVIRONMENTAL SERVICE
NATIONAL HIGHWAYS	PROBATION SERVICE	LOCAL AUTHORITY	PRISON SERVICE



## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers). However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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