



WOODLAND HEATH



BARRATT
HOMES



OUTSTANDING DESIGN

Meeting the needs of many different buyers, our thoughtfully designed properties at Woodland Heath aim to make your aspirations become reality. We pride ourselves on building high-quality, versatile homes with open-plan and bright interiors to allow you to tailor your property to suit your lifestyle.

New-found priorities are catered for as our properties feature spare rooms or studies to make space for home working or accommodating house guests, while an en suite bathroom to a main bedroom provides a sense of independence and privacy away from the hustle and bustle of a family home.

Inviting hallways lead the way to generous living spaces, designed to accommodate quality family time and a warm ambience. The living rooms are perfect for evening and weekend downtime while open-plan kitchens are fantastically laid out. Natural light flows throughout the properties via French doors, which open out to lovely rear gardens.

Energy efficiency is at the forefront of the designs, one of the many benefits of securing a new-build home.

WOODLAND HEATH – A LOCATION LIKE NO OTHER

Securing your place at Woodland Heath means you can make the most of a growing town, perfectly located on the outskirts of Norwich. Sprowston offers the best of both worlds, having amenities nearby while being close to open farmland for an idyllic retreat.

Showcasing its own individual charm, the popular town is ideal for anyone looking to live away from the hustle and bustle of a city lifestyle, yet still benefit from straightforward access to it. While already having essential amenities on the doorstep, Sprowston has an exciting development plan in place to bring more shops and greater health and education services to the area, all accessible on foot or via cycling routes and public transport.

Close to mature woodland, residents in this new community can enjoy a peaceful setting with plenty of opportunities for a breath of fresh air in the local area. Sparhawk Park, Millennium Woodland and Windsor Park Gardens are popular destinations for family outings, with beautiful tree-lined views and open spaces on display.

Sprowston is home to well-regarded schooling options including the Ofsted-rated 'Outstanding' Sparhawk Infant School and Nursery, providing reassurance for growing families. Meanwhile, the picturesque East Anglian coast is only a short distance away. Sprowston Manor Golf Club is also nearby for anyone seeking regular leisure activities.

In moving to Woodland Heath, you can join a wider community that's growing in popularity.





- Kenley**
2 bedroom home
Plots 22, 23, 26, 27, 57, 58, 65, 66, 109, 110, 111, 112, 194, 195, 196, 197, 292, 293, 298, 299, 310, 311, 316 & 317
- Denford**
2 bedroom home
Plots 192, 193, 198, 199, 296, 297, 314 & 315
- Maidstone**
3 bedroom home
Plots 11, 21, 24, 25, 28, 30, 31, 59, 64, 69, 73, 74, 107, 108, 113, 114, 124, 125, 130, 131, 143, 144, 149, 166, 167, 172, 173, 174, 175, 187, 201, 206, 207, 214, 215, 223, 224, 254, 255, 288, 291, 309, 319, 321, 329 & 330
- Moresby**
3 bedroom home
Plots 10, 12, 19, 20, 29, 37, 56, 67, 68, 106, 115, 132, 140, 150, 151, 156, 164, 176, 188, 200, 226, 233, 256, 262, 263, 270, 274, 281, 289, 290, 306, 308, 318, 320 & 332
- Lutterworth**
3 bedroom home
Plots 190, 191, 216 & 217
- Ellerton**
3 bedroom home
Plots 7, 8, 40, 41, 60, 61, 62, 63, 177, 178, 181, 182, 202, 203, 210, 211, 264 & 265
- Kingsville**
4 bedroom home
Plots 13, 14, 70, 71, 72, 141, 142, 145, 146, 147, 148, 170, 171, 183, 184, 185, 186, 219, 220, 221, 222, 252, 253, 259, 260, 266, 267, 268, 269, 294, 295, 312, 313, 325, 326, 327 & 328
- Chester**
4 bedroom home
Plots 2, 4, 9, 17, 33, 34, 38, 39, 152, 158, 159, 163, 168, 180, 189, 212, 218, 225, 227, 228, 257, 258, 261, 272, 275, 276, 279, 280, 282, 283, 301, 303, 307, 324 & 331
- Hemsworth**
4 bedroom home
Plots 3, 35, 117, 118, 285 & 286
- Woodcote**
4 bedroom home
Plot 15, 16, 119, 120, 126, 127, 128, 129, 153, 154, 161, 162, 208, 209, 231, 232, 277, 278, 304 & 305

- Radleigh**
4 bedroom home
Plots 1, 5, 18, 121, 157, 160, 169, 205, 213, 229, 230, 273, 284, 287, 302 & 322
- Alderney**
4 bedroom home
Plots 6, 32, 36, 116, 122, 123, 155, 165, 179, 204, 271, 300 & 323

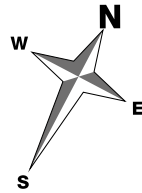
- R** Affordable Housing Rented
- SO** Affordable Housing Shared Ownership

- SC** Sales Centre
- SH** Show Home

- BCP** Bin Collection Point
- Play Area**

- S/S** Substation
- Street Light**

- V** Visitors' parking place





WOODLAND HEATH



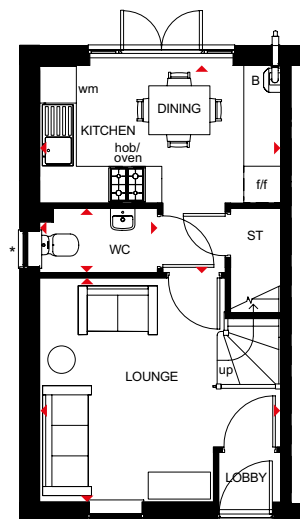
KENLEY

2 BEDROOM TERRACED HOME

- Natural light floods through oversized windows in this two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



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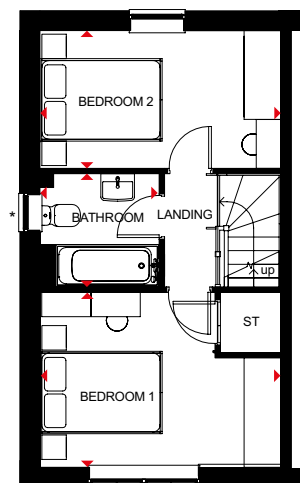


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY

B Boiler
ST Store
wm Washing machine space

f/f



Fridge/freezer space
Dimension location

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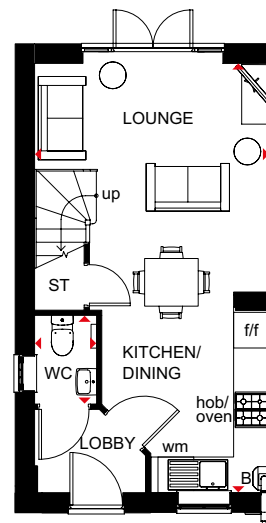
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DENFORD

2 BEDROOM TERRACED HOME

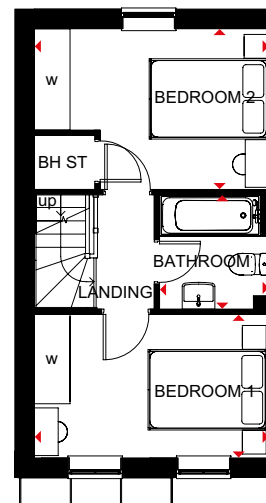
- Free-flowing living space creates a flexible terraced home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

Kitchen/ Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1040 x 1490mm	3'5" x 4'11"

[Approximate dimensions]



First Floor

Bedroom 1	3943 x 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		



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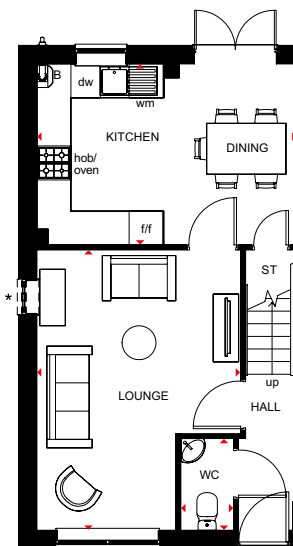


WOODLAND HEATH



MAIDSTONE 3 BEDROOM TERRACED HOME

- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom

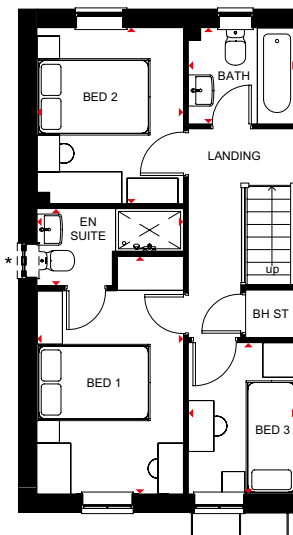


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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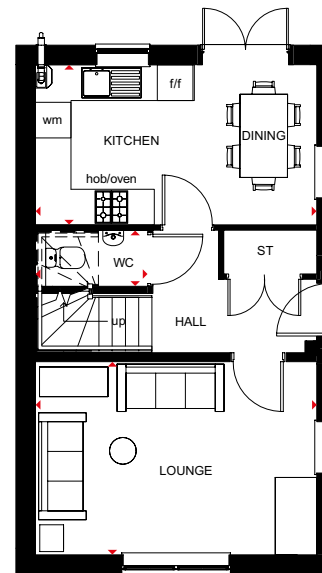
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MORESBY

3 BEDROOM DETACHED HOME

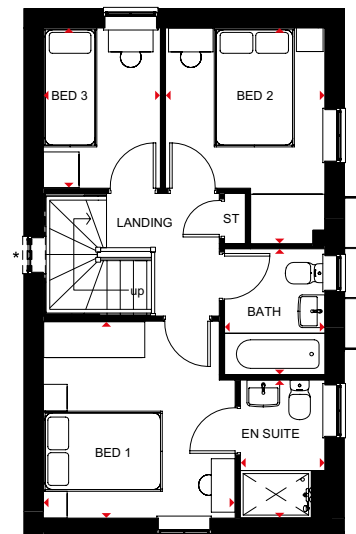
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location



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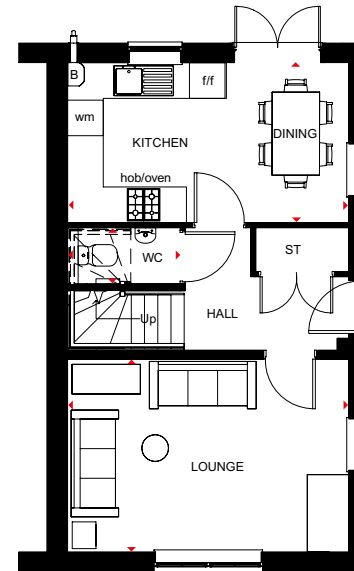
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MORESBY

3 BEDROOM END-TERRACED HOME

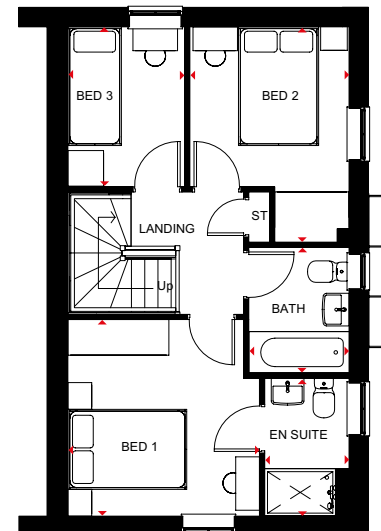
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		



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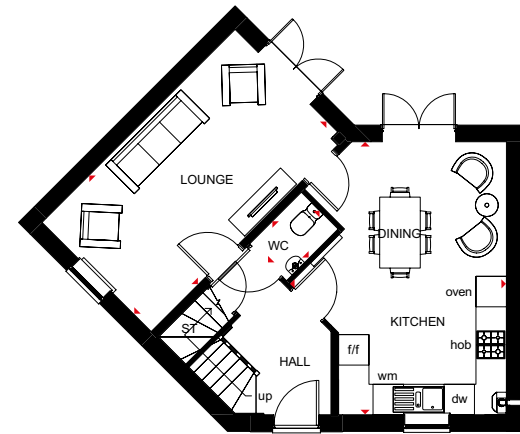
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LUTTERWORTH

3 BEDROOM DETACHED HOME

- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

[Approximate dimensions]



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

[Approximate dimensions]

KEY	B	Boiler	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

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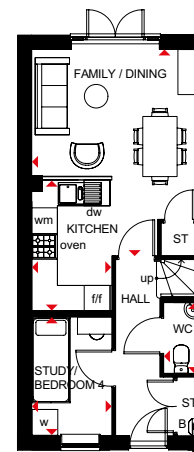
WOODLAND HEATH



KINGSVILLE

4 BEDROOM TERRACED HOME

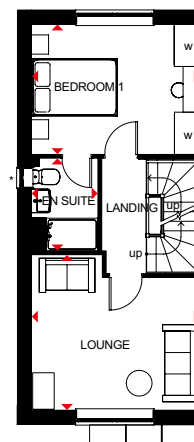
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bedroom 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

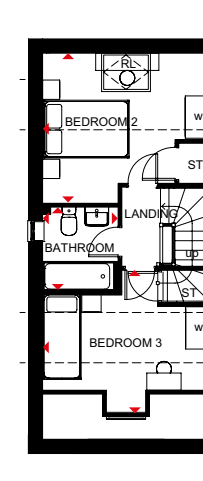


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

* Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀ ▶	Dimension location
	wm	Washing machine space	RL	Roof light		

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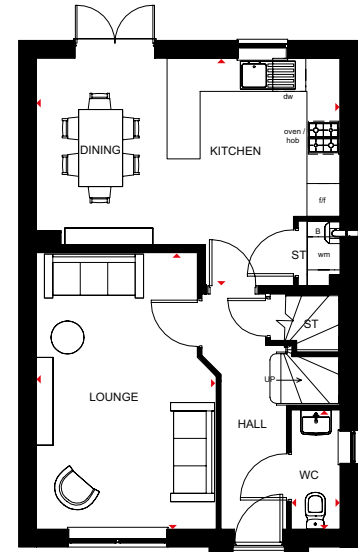
WOODLAND HEATH



CHESTER

4 BEDROOM DETACHED HOME

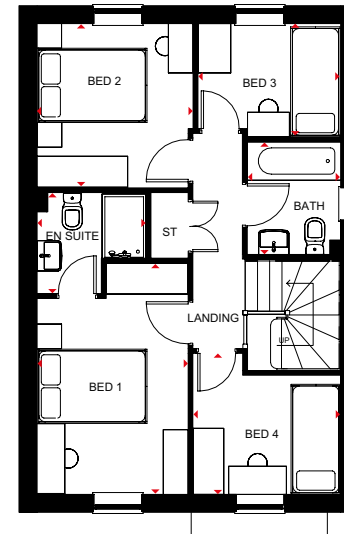
- An ideal family home filled with light through oversized window
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	886 x 2164mm	2'11" x 7'1"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2836 x 2986mm	9'4" x 9'10"
Bedroom 3	2596 x 2060mm	8'6" x 6'9"
Bedroom 4	2686 x 2562mm	8'10" x 8'5"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



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WOODLAND HEATH



HEMSWORTH

4 BEDROOM DETACHED HOME

- An airy open-plan kitchen creates the perfect hub for all the family with its flexible dining area and French doors leading to the garden
- The spacious feeling flows through to the front-aspect lounge
- An integral garage and separate utility make this a practical home
- Upstairs are four double bedrooms, the main bedroom with en suite and a family bathroom



Ground Floor

Lounge	4897 x 3310mm	16'1" x 10'10"
Kitchen/Dining	5253 x 3297mm	17'3" x 10'10"
Utility	1598 x 2044mm	5'3" x 6'8"
WC	1598 x 976mm	5'3" x 3'2"
Garage	6025 x 3000mm	19'9" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	4219 x 4007mm	13'10" x 13'2"
En Suite	2010 x 1661mm	6'7" x 5'5"
Bedroom 2	3107 x 3775mm	10'2" x 12'5"
Bedroom 3	3566 x 3169mm	11'8" x 10'5"
Bedroom 4	3126 x 3123mm	10'3" x 10'3"
Bathroom	2151 x 1901mm	7'1" x 6'3"

(Approximate dimensions)

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

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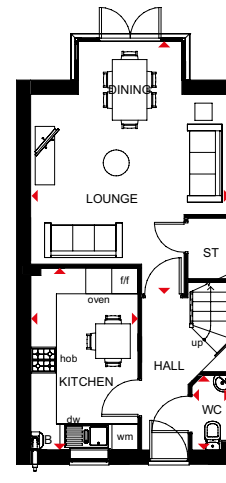
WOODCOTE

4 BEDROOM TERRACED HOME

- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor



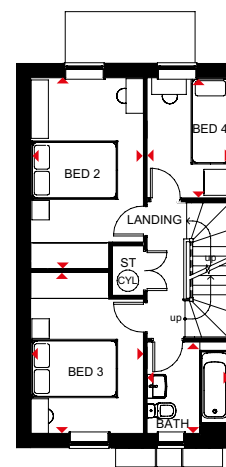
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Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

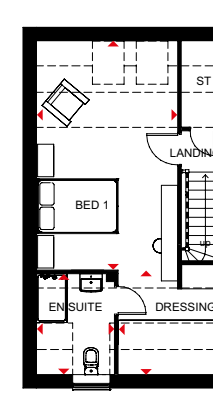
[Approximate dimensions]



First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

[Approximate dimensions]



Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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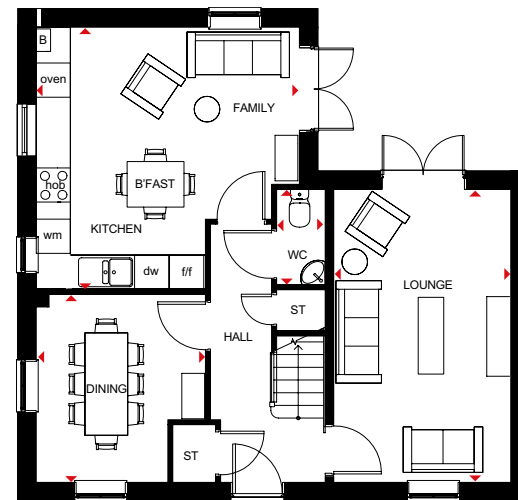
WOODLAND HEATH



ALDERNEY

4 BEDROOM DETACHED HOME

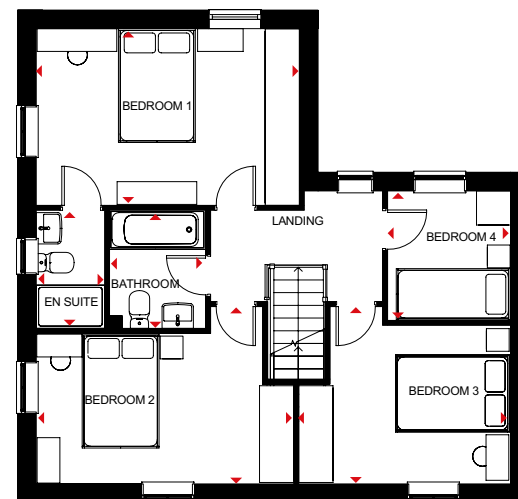
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



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All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



WOODLAND HEATH



RADLEIGH

4 BEDROOM DETACHED HOME

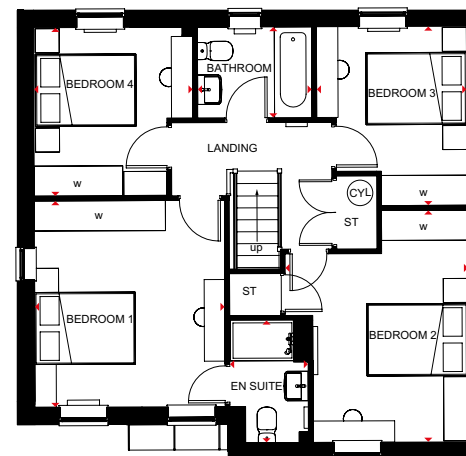
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	884 x 1655mm	2'11" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	t/f	Fridge/freezer space	w	Wardrobe space
	CYL	Cylinder	dw	Dishwasher space	◄	Dimension location

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BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've* been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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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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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.