

# Douglas Bader Park

Landlord offer

home  
group

Building  
a better,  
safer future







We've been working with you to develop proposals to improve Douglas Bader Park estate.

You now have the chance to vote on the plans we are proposing for the future of your estate.

This offer document explains our suggested plans for the estate, what it will mean for you and your family, how you can make sure your voice is heard and what will happen next.

This document will cover:

- The question you'll be voting on
- The current condition of the estate which we're looking to address through these plans
- Your involvement in shaping our proposals
- What your new estate and homes will look like
- How long it will take to rebuild the estate
- Our commitment to you throughout the process
- Some frequently asked questions about things like rent
- What will happen after the ballot
- The voting process
- How to get in touch if you have any questions



# Our vision for Douglas Bader Park

At Home Group, we exist to provide homes that you want to live in.

Our vision for Douglas Bader Park is to create a space in which you can live safely, in high quality homes that you are proud to call your own.

The regeneration of Douglas Bader Park is about progress and creating opportunities for you and your families. Your new home will be a place in which you can fulfil your potential, build new memories and express yourselves as you want to.

Home is about more than walls and windows and this is about more than just improving how the estate looks. It is about designing a space to be shared by a community with aspirations. A space which is designed to be as safe as possible and promote wellbeing for you and your families.

We're building a better, safer future for Douglas Bader Park.



## Your vote

In the ballot we'll be asking if you are in favour of the proposals for the regeneration of Douglas Bader Park.

### What a YES vote means

If a majority of residents living on the estate vote YES we will be able to go ahead with our plans to build new homes on the estate, creating a new, well designed Douglas Bader Park. This is a once in a generation opportunity to renew an estate to meet the needs of residents who want to stay, as well as reflecting the wider community and housing needs of Barnet. A full planning application will be submitted where the wider community will have chance to comment on our proposals.

If the estate votes YES it also means we'll be able to access some additional funding from the Greater London Authority (GLA) to deliver our proposals.

### What a NO vote means

If the majority of residents living on the estate vote NO we won't be able to regenerate Douglas Bader Park. The money required to improve the estate significantly through regeneration can only be realised through two funding sources – the sale of new private homes on the estate and funding towards affordable homes from the Greater London

Authority. We would maintain the estate in its current form and carry out repairs as they are reported. Any repairs work would only cover the maintenance of homes with like-for-like replacements and our statutory duties as your landlord, and wouldn't address the ongoing and significant issues on the estate.

### Why are we having a ballot?

In 2018 the Mayor of London, Sadiq Khan, introduced new conditions on major estate regeneration schemes. Those involving demolition of any social rented homes must have a ballot of residents to approve the regeneration before it can receive grant subsidy from the Greater London Authority. This applies to our proposals for Douglas Bader Park.

The Mayor's new rules state there must be a ballot of residents if the regeneration plans to:

- Demolish any affordable or leasehold homes belonging to a registered provider of social housing and/or demolish a freehold home previously belonging to a registered provider
- Build 150+ homes in the boundaries of a social housing estate

### When will the ballot take place?

All eligible voters will receive a ballot paper at the start of the voting period, which will run from **Wednesday 1st May to 5pm on Thursday 23rd May**. You'll have 21 days to vote YES or NO from the day your ballot paper arrives.

### When will we find out the results?

ERS will formally write to all eligible voters with the results.

We'll hold an open meeting for everyone on the estate on Wednesday 29th May at St Augustine's Church, NW9 5SY where we'll share the results.

We will also post the result of the vote on noticeboards on the estate and on our website at [www.homegroup.org.uk/douglasbaderpark](http://www.homegroup.org.uk/douglasbaderpark) on 29th May.

### Timetable

**Offer document to residents**  
Monday 15th and Tuesday 16th April 2019

**Ballot starts on the proposals**  
Wednesday 1st May 2019

**Ballot closes**  
5pm on Thursday 23rd May 2019

**Result announced** Wednesday 29th May

# Our commitments to you

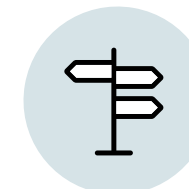
We'll offer you a home that suits your household need.

- Larger homes will be provided where you are overcrowded, which many of you are currently experiencing
- Where you're under-occupying, we'll offer a home that matches your housing need plus one extra bedroom. For example, if you're a couple in a three bedroom home, we'll offer you a two bedroom home unless you choose to move into a one bedroom home
- Where you are occupying all of your current bedrooms, but not over-occupying your home, you'll be offered the same amount of bedrooms as in your current home



## Compensation

You'll receive a statutory home loss payment, currently set by the government as £6,300. You'll also receive £2,500 towards moving and other associated costs. Home loss payments are assessed every 18 months so this may increase. Also, if you're away from your permanent home for longer than 12 months you would get an additional £6,300.



## Staying local

We'll work with you to minimise the need for you to move off the estate into temporary homes where possible. Where you are required to move off the estate, your individual needs will be discussed so you can remain close to schools/work/doctors and any other priorities you have.



## New homes

All residents will receive a new home if you want one. Your tenancy rights will not be affected by moving into a new home and there will not be a change in your tenancy type.



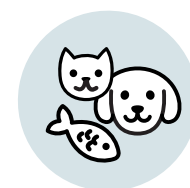
## Help and support

Homes will be adapted if you have medical or mobility needs. You'll be provided with help and support for your move.



## Outdoor space

All new homes will have their own private space which will include either a balcony, terrace or garden.



## Bring your pets

Your pets can move with you. We'll work with you to sign up to our responsible pet owner's agreement.



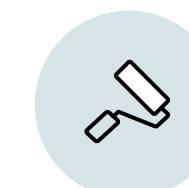
## Storage space

Ample storage space will be provided in your new home over and above new build space standards, along with secure storage in communal areas where required.



## Energy efficient homes

All new homes will be well insulated to make sure heat is contained and surrounding noise is reduced.



## Personalise your new home

We'll provide a choice of kitchen options to help you personalise your new home.



## Security

Security features in flats will include fob access and entry telephone intercom systems.



# Douglas Bader Park today

There are currently 271 homes on the Douglas Bader Park estate. The homes were built in the 1970s and will need significant investment to maintain both now and in the near future.

There's a real opportunity to regenerate the estate, offering a once in a generation opportunity to meet your needs as well as thinking about the needs of future customers. We'll be able to build high quality sustainable homes which meet modern standards, creating a vibrant and thriving community.

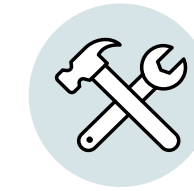
The regeneration also offers you the chance to move off the estate with our support if that's what you'd prefer.



## The estate today:



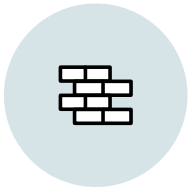
Poorly designed streets mean car parking is difficult and pavements can often be inaccessible.



The estate needs considerable maintenance, with a number of recurring issues.



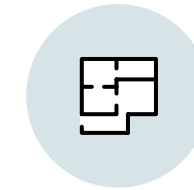
Poor insulation means homes are currently inefficient.



There are problems with condensation and damp because of the outdated construction methods and the age of the buildings.



Anti-social behaviour is exacerbated by poor design with areas like garages and alleyways out of the sight of homes.



Outdated space standards mean homes are smaller than the current London Plan space standards.



Homes are often overcrowded or under-occupied, meaning they don't work for you and your family.



Homes and flats are Wimpey No-Fines construction. Most banks restrict mortgages on these properties, making it hard for us to support you to own your own home if you'd like in the future.



# How you've shaped our proposals

We've held a number of information sessions, design workshops, coffee mornings, site visits to other developments and opportunities for informal chats.



## We've loved hearing from you for the past few years:

- 176 customers attended our four design workshops
- Four information events have given you the opportunity to let us know what you like and dislike about your estate
- 122 of you have joined one of our four bus trips to visit some of our other estates
- We've helped you set up the new residents' association to give you a stronger say in the running of the estate
- Our 17 coffee mornings have seen an average of 13 customers attending each month
- We've had countless one-to-one conversations with you through email, in person, by letter or over the phone

## You've let us know what you'd like to see in the new development, which includes:

-  Improved security
-  Green spaces
-  Better insulation and ventilation, including modern heating
-  Sustainable and energy efficient homes
-  Better and more secure parking

## Your feedback has also guided the following principles in our design:

- There'll be private outdoor space for all homes, either through terraces, gardens or balconies
- There will be fob access doors and other security measures for all flat buildings
- We'll increase visibility through overlooking new open spaces and entrances onto the street
- We'll provide around 400 secure parking spaces in basement car parks, as well as around 60 street parking spaces
- We'll offer all households downsizing a home that matches your housing need plus one extra bedroom
- All three bedroom and above homes will have a separate kitchen, plus anyone who would like a separate kitchen in a two bedroom flat will have that option



# What the new estate would look like

The new Douglas Bader Park has been designed with your input, to modern standards and with an improved layout to better relate to the surrounding area.

To help fund the regeneration, we'll increase the number of homes on the estate, including some for private sale. Selling these homes will help to fund your new homes, along with grant available through the Greater London Authority.

We've spent a lot of time talking to you about outdoor spaces on the current estate. We want to make sure any new spaces encourage a healthy and vibrant community, bringing people together and enabling community events.

Two key green spaces, one at the heart of the scheme and a smaller neighbourhood green towards the north, will provide a variety of play and leisure opportunities. We'll also open up access to the green space running down the west of the site, allowing walking routes to connect to Heybourne Park and beyond.





At least 390 private homes will need to be delivered in Phases 2 and 3 to fund the redevelopment of the scheme with Phase 1 being wholly affordable. These will be a mix of one and two bedroom flats, with potentially some three bedroom flats as well.

As a minimum, we'll be re-providing the 271 affordable homes currently on the estate. Based on what we know about your current housing needs, this will mean the following will be provided\*:

Flats		Maisonettes		Houses	
1 bed	67	3 bed	15	2 bed	10
2 bed	84	4 bed	10	3 bed	7
3 bed	36	<b>Total</b>	<b>25</b>	4 bed	29
<b>Total</b>	<b>187</b>			5 bed	7
				6 bed	6
				<b>Total</b>	<b>59</b>

\*If your household need changes over the course of the project we will try to accommodate this.



### Improved security and tackling anti-social behaviour

The new estate will meet Secured by Design principles approved by Metropolitan Police. We'll use the design of the buildings and the layout of the new estate to produce a more safe and secure environment, in a traditional street layout.

Our flat buildings will have fob access doors and telephone intercom access systems.

Communal open spaces and entrances to buildings will be positioned near to streets and surrounding homes to increase visibility and security. Shared spaces between buildings will only be accessible by those who live there.

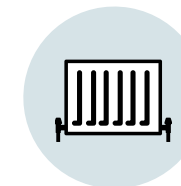


### Green spaces

We're committed to providing private outdoor space for all homes. This could be a terrace, garden or balcony depending on your property type.

As well as providing improvements to the open spaces on the edges of the estate, the masterplan creates two new public open spaces at the heart of the scheme for everyone to enjoy: a new landscaped square to the south and a smaller neighbourhood green to the north. These new open spaces will allow for leisure and social activities for all ages as well as dedicated children's play spaces and will be well overlooked by homes.

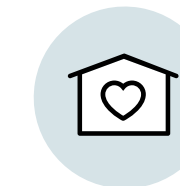
We'll be developing more detailed designs for the communal green spaces which we'd like your input on so we know they will work for you.



### Better insulation and ventilation, including central heating

Homes will be insulated to modern standards to reduce the amount of heat loss in winter, making homes more comfortable and energy efficient.

Daylight and fresh air through generously sized openable windows will significantly contribute to a healthy living environment. Modern heating systems will be reviewed and tested against the Mayor's guidance and national policy before selection.



### Sustainable and eco-friendly homes

Super-insulation, water-saving devices, more efficient heating and overall sustainable design of spaces will result in a lower impact on the environment.

Creating landscaped areas will bring with it local wildlife, the chance for residents to meet and enjoy nature, and a natural process for improving air quality, reducing local air temperatures and reducing rainwater run-off.

Sustainable transport options will be made available to residents by including cycle parking and well-designed walking routes across the estate.

Electric car charging points will be available within the basement and/or on the street.



### Better and more secure parking

We're committed to providing around 400 secure basement car parking spaces for residents as well as around 60 on street parking spaces, an increase from the current 230 garage spaces.

The total number of car parking spaces we can provide will be subject to approval by Barnet Council's planning authority and the Greater London Authority.



# Your community

Community development will be an integral part of the regeneration of Douglas Bader Park. We'll have a dedicated full time role to work with residents to create a neighbourhood plan that will deliver community development activities with positive outcomes.

## Crime and community safety

We'll work with the police and other local organisations to create a safer environment and work to reduce crime and anti-social behaviour, including through preventative work and education.

## Children and young people

We know from your feedback that tackling crime and anti-social behaviour caused by young people is important. We'll work in partnership with local youth organisations supporting with positive lifestyle choices. We'll seek external funding to work with local organisations to create opportunities for apprenticeships and training.

## Learning, skills and employment

We'll bid for external funding to create opportunities for you to learn new skills, improve career prospects and obtain formal qualifications. We'll develop partnerships with local organisations and use their skills to deliver activities. We will also work with the community to facilitate apprentices on site where possible.

## Health and wellbeing

Improving health and wellbeing is important. Part of that is about creating an environment where you want to live through improving social and recreational activities around the new public open spaces on the estate.

**We've recently regenerated another estate at Rayners Lane which has seen a lot of great benefits.**

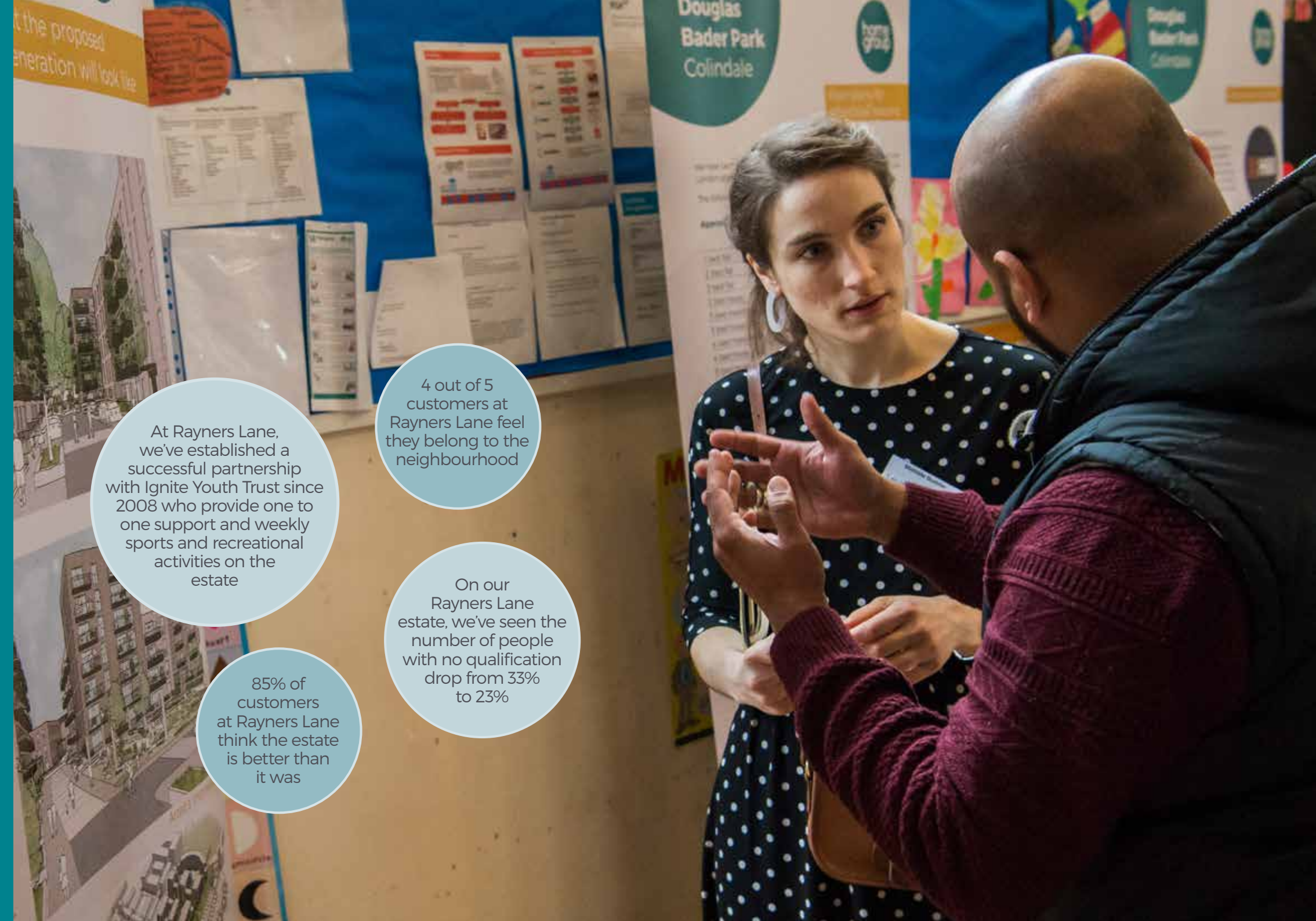
We're happy to see that working together with the police on our Rayners Lane estate means 4 out of 5 customers are happy with how the police consults them

At Rayners Lane, we've established a successful partnership with Ignite Youth Trust since 2008 who provide one to one support and weekly sports and recreational activities on the estate

4 out of 5 customers at Rayners Lane feel they belong to the neighbourhood

On our Rayners Lane estate, we've seen the number of people with no qualification drop from 33% to 23%

85% of customers at Rayners Lane think the estate is better than it was





# Helpful information



## Tenancies

Your tenancy rights won't be affected by moving into a new home on the estate and there won't be a change in your tenancy type. For example, if you're currently on a secure tenancy agreement this will continue in your new home.



## Moving away

If we receive a majority YES vote from the ballot, we can start working with you to find you alternative properties if you'd like to permanently move away from Douglas Bader Park. Our team can help you look at relocation options either within Barnet or further afield. If you choose to move away during the regeneration you'll still be eligible for the home loss payment of £6,300 and we will help you with your move.



## Rent payments

If your new home has the same number of bedrooms as your current home, your rental terms will be the same. If you have more or fewer bedrooms, the rent you pay will change.



## Water

Low flow fixtures and fittings will be installed in all new homes to reduce water consumption. Each home will have its own water meter so you'll only be paying for what you use.



## Community

We'll work with you to find out preferences for neighbours you'd like to live close to in your new home and accommodate this where possible.



## Right to remain

All residents will have the right to remain on the estate and this will never be taken from anyone with a Home Group tenancy.

# Support with your move

We'll work with you to help your move go as smoothly as possible:

- There'll be a dedicated regeneration officer to support you through the move process
- We'll keep moves to a minimum where we possibly can
- We'll offer all households support with the move, including paying the removal company directly
- You'll receive a minimum of £8,800 as a result of home loss and disturbance payments
- We'll provide boxes, bubble wrap and tape so you won't need to buy any
- We'll work with our vulnerable and elderly residents or those with no support nearby to help with packing and contacting utility suppliers during your move
- We'll plan a move date that's suitable for you, making sure you've got plenty of time to move – we usually provide four weeks' notice
- We'll provide temporary homes if you need to move away until your new home is built at Douglas Bader Park
- We'll provide temporary storage for possessions and furniture if you need it
- We'll take into consideration schools, work location and doctor surgeries when moving households temporarily

## Disturbance payments

Disturbance payments are in addition to home loss and will cover other associated costs with moving. We'll reimburse you for the following:

- Redirection of mail (up to six months per household member)
- Telephone reconnection (where there has been a charge by the service provider)
- Sky/cable TV reconnection (if you had these in your current home and if there is a charge by the service provider)
- Disconnection and reconnection of white good appliances
- Reimbursement for one day off work (if the main tenant is required to take unpaid time off work on the moving day)

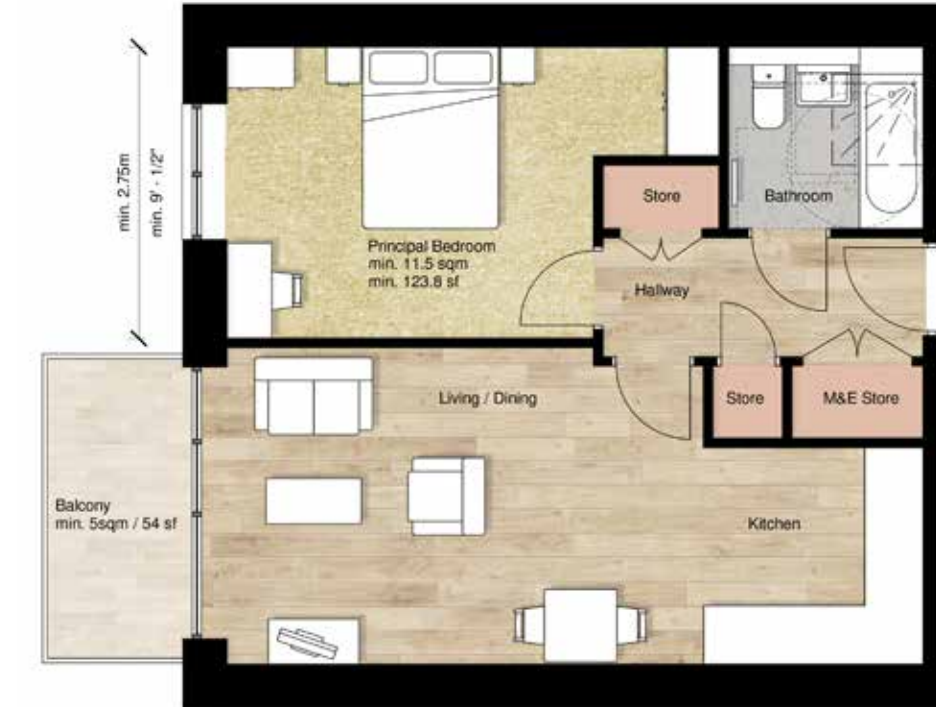


# Your new homes

The following are example floor plans for the proposed new homes. These plans are representative and may change, for example window positions may vary depending on where flats are placed in corridors, but the sizes and general layouts will be the same for all the new homes.

These have been sensitively designed to make sure they meet current London space standards; previously only two properties on the entire estate did this. The floorplans are not to scale but include sizes.

## One bedroom flat



TYPICAL UPPER FLOOR  
 Min. Area: 50 sqm / 538 sf  
 Min. Storage Area: 1.5 sqm / 16 sf

### Features

- One double bedroom
- Kitchen / dining / living space
- Storage
- Bathroom
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
45m <sup>2</sup>	50m <sup>2</sup>	+11%

One bedroom flat

M&E store: M&E means mechanical and electrical - this is where things like your distribution (fuse) box are likely to go



# Two bedroom flat



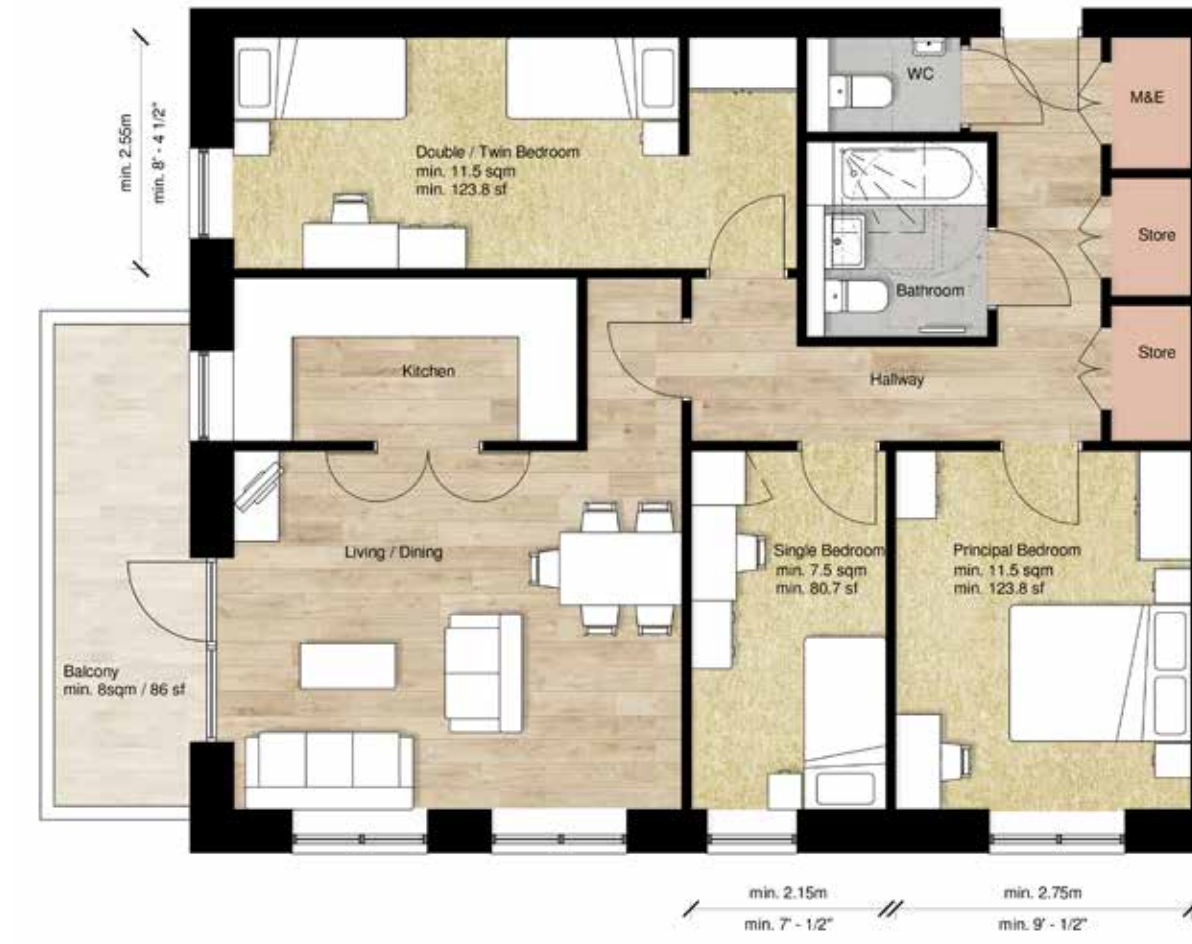
TYPICAL UPPER FLOOR  
Min. Area: 70 sqm / 753 sf  
Min. Storage Area: 2 sqm / 21.5 sf

## Features

- One double bedroom
- One double or twin bedroom
- Kitchen / dining / living space (option for separate kitchen)
- Storage
- Bathroom
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
55m <sup>2</sup>	70m <sup>2</sup>	+27%

# Three bedroom flat



TYPICAL UPPER FLOOR  
Min. Area: 86 sqm / 926 sf  
Min. Storage Area: 2.5 sqm / 27 sf

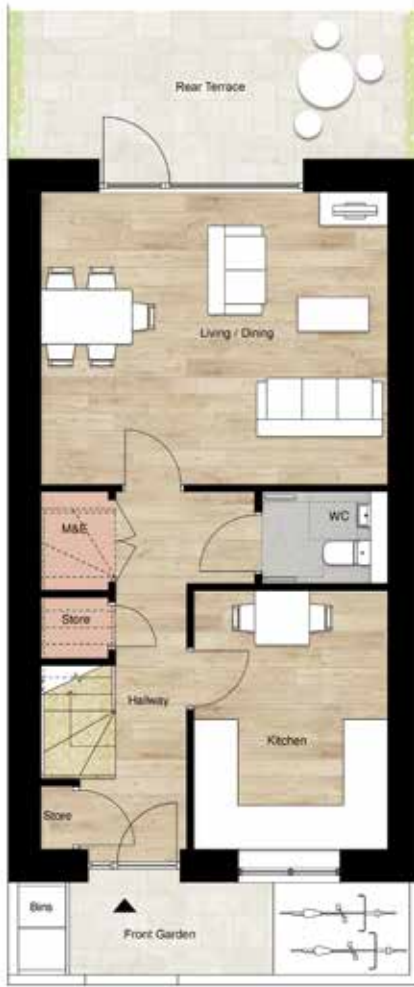
## Features

- One double bedroom
- One double or twin bedroom
- One single bedroom
- Separate kitchen
- Living / dining space
- Storage
- Bathroom
- Separate WC
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
60m <sup>2</sup>	86m <sup>2</sup>	+43%



# Three bedroom maisonette



GROUND FLOOR

Three bedroom maisonette



FIRST FLOOR  
Min. Area: 93 sqm / 1001 sf  
Min. Storage Area: 2.5 sqm / 27 sf

## Features

- One double bedroom
- One double or twin bedroom
- One single bedroom
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Separate WC
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
N/A	93m <sup>2</sup>	N/A

M&E store: M&E means mechanical and electrical - this is where things like your distribution (fuse) box are likely to go

# Four bedroom maisonette



GROUND FLOOR

Four bedroom maisonette

M&E store: M&E means mechanical and electrical - this is where things like your distribution (fuse) box are likely to go



FIRST FLOOR  
Min. Area: 106 sqm / 1141 sf  
Min. Storage Area: 3 sqm / 32 sf

## Features

- One double bedroom
- One double or twin bedroom
- Two single bedrooms
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Shower room
- Hallway
- Outdoor space

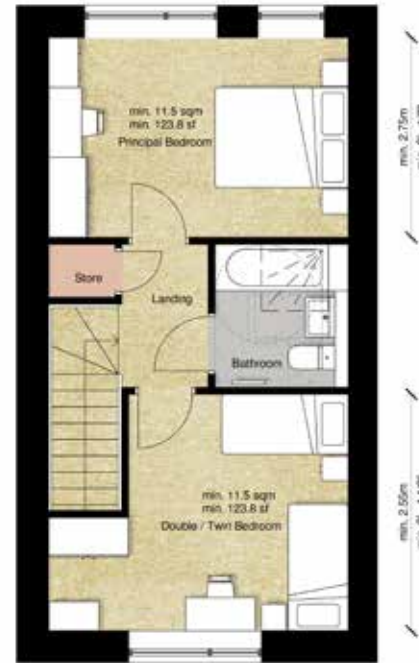
Current internal area	Minimum new internal area	Increase
N/A	106m <sup>2</sup>	N/A



# Two bedroom house



GROUND FLOOR



FIRST FLOOR  
Min. Area: 79 sqm / 850 sf  
Min. Storage Area: 2 sqm / 21.5 sf

## Features

- One double bedroom
- One double or twin bedroom
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Shower room
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
64m <sup>2</sup>	79m <sup>2</sup>	+23%

Two bedroom house

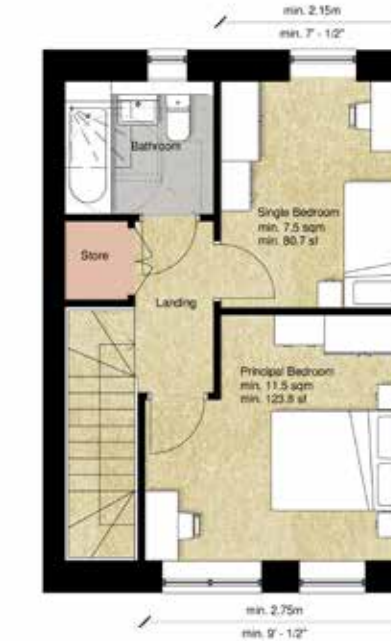
# Three bedroom house



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR  
Min. Area: 93 sqm / 1001 sf  
Min. Storage Area: 2.5 sqm / 27 sf

## Features

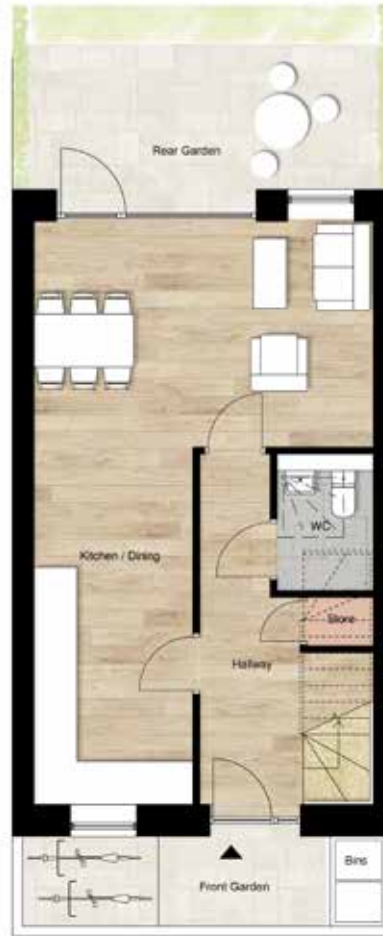
- One double bedroom
- One double or twin bedroom
- One single bedroom
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Downstairs WC
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
70m <sup>2</sup>	93m <sup>2</sup>	+33%

Three bedroom house



# Four bedroom house



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR  
Min. Area: 106 sqm / 1141 sf  
Min. Storage Area: 3 sqm / 32 sf

## Features

- One double bedroom
- One double or twin bedroom
- Two single bedrooms
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Downstairs WC
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
72m <sup>2</sup>	106m <sup>2</sup>	+47%

Four bedroom house

# Five bedroom house



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR  
Min. Area: 119 sqm / 1281 sf  
Min. Storage Area: 3.5 sqm / 38 sf

## Features

- One double bedroom
- One double or twin bedroom
- Three single bedrooms
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Shower room
- Downstairs WC
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
N/A	119m <sup>2</sup>	N/A

Five bedroom house



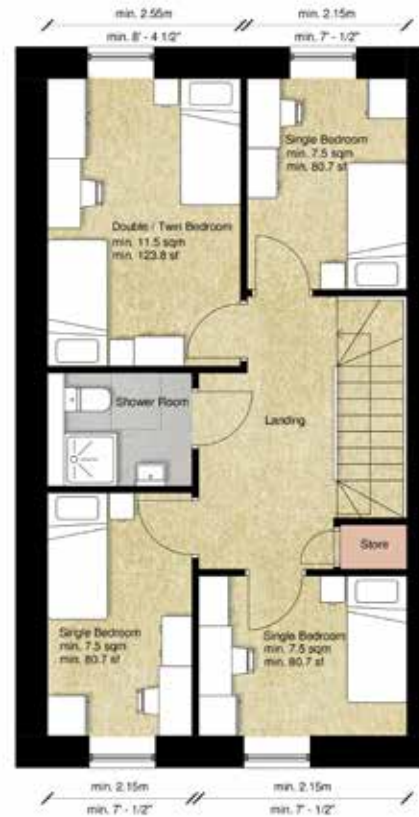
# Six bedroom house



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR  
Min. Area: 132 sqm / 1421 sf  
Min. Storage Area: 4 sqm / 43 sf

## Features

- One double bedroom
- One double or twin bedroom
- Four single bedrooms
- Separate kitchen
- Dining / living space
- Storage
- Bathroom
- Shower room
- Downstairs WC
- Hallway
- Outdoor space

Current internal area	Minimum new internal area	Increase
N/A	<b>132m<sup>2</sup></b>	N/A







# Next steps for the estate

Because of the scale of regeneration, the development would be carried out over three phases to make sure we minimise any disruption.



## Phase 1

New homes will be built to replace 1-27 North Green and 52-64 Linklea Close.



## Phase 2

New homes will be built to replace 1-9 South Green, 1-36 Parklea Close, 1-21 Larch Green, 1-36 Brooklea Close and 19, 20 and 21 Willow Green.



## Phase 3

New homes will be built to replace 1-18 Willow Green, 1-36 Highlea Close, 1-21 Birch Green and 1-51 Linklea Close.

**This offer document has been developed working with you and we'll continue to consult with you if we get a YES vote to progress with the regeneration.**

### Planning application

If the proposal is supported by the ballot, we'll submit a full planning application to Barnet Council and the Greater London Authority. We'll work with the residents' association and others across the estate to finalise the design.

We've spoken to Barnet Council and the Greater London Authority on what we have so far, but will continue to work with them to firm up timescales on the planning application.

### Keeping you involved

If the majority vote in favour of the proposal, we'll continue to hold our involvement activities like coffee mornings and drop in sessions to gather more feedback, and we'll use our newsletter and website to share the latest information on what is happening.



# The voting process

## In the ballot we'll be asking if you are in favour of the proposals for the regeneration of Douglas Bader Park.

The full question on the ballot paper will say:

Home Group has asked Electoral Reform Services Ltd to conduct this ballot. You should have received a Landlord Offer document recently which provides details of the proposal for Douglas Bader Park Estate.

Are you in favour of the proposal for the regeneration of the Douglas Bader Park Estate?



## The result

ERS will formally write to you with the results.

We'll hold an open meeting for everyone on the estate on **Wednesday 29th May** at St Augustine's Church, NW9 5SY where we'll share the results.

We will also post the result of the vote on noticeboards on the estate and on our website at [www.homegroup.org.uk/douglasbaderpark](http://www.homegroup.org.uk/douglasbaderpark) on **29th May**.

## What happens if people vote NO in the ballot?

We need the funding that would come both from grant from the Mayor and any new private sales developed in this regeneration to make improvements to the estate. If regeneration doesn't happen, we will be in a situation where we cannot address the significant issues on the estate and would only be able to manage repairs as they came along.

The eligibility of who can vote is set by the Mayor and the Greater London Assembly (GLA) and not by Home Group.

You can vote if you are a resident of Douglas Bader Park over the age of 16 and meet one or more of the following criteria:

- Home Group customer who is named on the tenancy agreement dated on or before the date this landlord offer was published.
- Resident leaseholders or freeholders named on the title deeds who have been living in their properties as their only or principle home for at least one year prior to the date this landlord offer was published.
- Any resident whose principal home is on the estate and has been on the council's housing register for at least one year prior to the date this landlord offer was published.

We have appointed Electoral Reform Services (ERS) to administer and oversee the ballot. ERS will send out the ballot papers, receive completed ballot papers and votes, count the votes and inform us and you of the result. ERS is an independent company that is approved by the Mayor of London to conduct tenant ballots.

There will be four ways to vote:

- By postal vote, returned directly to ERS, using the pre-paid envelope which will be provided
- Using a unique code to vote through a secure website
- Using a unique code to vote by text
- By telephone voting

More details on this will be sent out with your ballot. If your ballot does not arrive or you have any questions about the ballot process, you'll need to contact ERS on **020 8889 9203** or email [customerservices@electoralreform.co.uk](mailto:customerservices@electoralreform.co.uk) Please quote Douglas Bader Park when you get in touch.

Your ballot will remain fully confidential and we'll never be told how any individual has voted.



# Get in touch

If you have any questions about our proposals or anything else included in this landlord offer, you can get in touch with Yvette Richards at **[yvette.richards@homegroup.org.uk](mailto:yvette.richards@homegroup.org.uk)** or call **07823 789 395**.

Or you can get further information by contacting David Button, Ben Knock or Adam Ouaddane at BECG:

E: **[douglasbaderpark@becg.com](mailto:douglasbaderpark@becg.com)**

T: **0800 298 7040**

Home Group Limited  
(Charitable Registered Society No.22981R)  
Home and Communities Agency  
Registered No: L3076

15 April 2019. All information is correct at date of publication.