Abri Homes

EMMER GREEN DRIVE

READING

WELCOME





Dear Customer,

We are committed to our customers living in a safe, warm and sustainable home. We've been proudly building communities for over 90 years across the south and south-west of England.

Our focus is on the quality of our homes, our neighbourhoods and the service we provide to our customers.

Our communities' matter, we invest in community services and projects that benefit our customers and communities.

Everyone at Abri wishes you success in your journey to find your new home and our dedicated team will look after you every step of the way.

Best wishes,

Gary Orr

Group Chief Executive

OUR HERITAGE

Our story dates back to 1925, when Herbert Collins saw a desperate need for affordable housing in Southampton and decided to do something about it. Collins set up Swaythling Housing Society, the first of its type to be established in Southampton, and we haven't looked back since.

Collins had a vision; to build self-contained communities with a good balance of housing and infrastructure, where everyone had everything they needed to succeed in one place. While times might have changed a bit since then, our mission certainly hasn't. We're still just as passionate about tackling the housing crisis and we will never stop working to build safe, inclusive and prosperous communities for all; young, old and everyone in between.

Today, Abri is one of the largest housing associations in the south and south-west of England continuing to tackle the housing crisis with our customers at the heart of our mission.







OUR CUSTOMERS

Here are just some of our many happy homeowners:



"We were given a tour of the site and worked out that my finances could stretch to a three-bedroom house, which meant my daughters could have their own rooms. They showed me plans to a double-fronted property which was exactly what I wanted, the type of house I would draw as a kid but never thought I could afford. We fell in love straight away."

Louisa Kennedy, Causeway Farm



"The process of buying through Abri Homes was really straightforward. It took a couple of months, but I was happy to be patient as it meant I was able to get on the ladder by myself. My mortgage is around £250, and my rent is less than £400, so my outgoings here are less than I was saving, which is great."

Matthew Taylor, Daedalus Village



"Shared Ownership is a God-send. There's no way we'd have the home we do now without Shared Ownership." After 16 years in the Spanish sun, retired couple Jane and Ray Light made the decision to return to the UK to be closer to their grandchildren.

Jane and Ray Light, Oakfield Grove

COMMUNITY LIVING

Our investment in the community underpins our core purpose as a housing provider: to provide safe, warm homes for as many people as possible, and create thriving communities too. We are invested long-term and committed to place shaping.

CAFÉ 1759, BORDON

Café 1759 is a not-for-profit community café, supported by volunteers. This means we're able to keep our prices low and reinvest the money we make into the café and our local community, allowing us to provide activities, support volunteers and promote health and wellbeing in Bordon.

EMPLOYMENT, SUPPORT AND TRAINING TEAM

Our Employment, Support and Training (EST) team support customers year-round by providing opportunities to learn new skills, find suitable work, develop self employment opportunities and attend courses. We're proud to have supported over 2,000 people through training.



WOODGATE, PEASE POTTAGE

Our joint venture partnership between Abri Group and Thakeham Group will create places people want to call home. This exciting development will include over 600 new homes, a primary school, village shop, coffee shop, community centre, plenty of parks and a pavilion.

GOOD GRUB CLUB

The Good Grub Club runs throughout August in Southampton and Slough, offering families the chance to make some 'Good Grub' with hands-on activities and a free nutritious lunch provided. Families are also given a recipe bag full of fresh fruit to take away and a main meal to cook at home.

ROUND ABOUT CAFÉ

The Round About Café is at the heart of the Mansbridge community, and the colleagues and volunteers who dedicate their time to make it a success are passionate about doing what they can to support health and wellbeing.

Over the years they have delivered Kids Can Cook sessions, helped universities with research, run Seniors Afternoon Tea events, led community walks and much more.











SUSTAINABILITY



It's all about the future and renewable technologies. We recognise the need to future proof our homes to meet the needs and aspirations of our customers. That's why we're making the eradication of fuel poverty a priority and meeting significantly higher environmental standards, which in turn reduces our customer's fuel bills.

We are an organisation committed to Modern Methods of Construction (MMC) and consider all of our sites for their suitability for MMC, before considering traditional construction. This supports faster delivery of new homes, reduces waste and drives quality, whilst reducing health and safety risks during the construction process. Our approach will overcome skills shortages and supports our commitment to sustainability, whilst helping to solve the housing crisis in the long-term.

We recognise the need to future proof our homes to meet the needs and aspirations of our customers







QUEBEC PARK - SETTING THE BENCHMARK

An innovative and fast-growing new town with sustainability, design and healthy living at its heart.



Quebec Park was a £17 million project to deliver 107 homes, including 34 affordable homes, in Whitehill and Bordon. The project was challenged to develop homes with high levels of sustainability and exemplary design, and to set the benchmark for future development across the wider area.

We were delighted to win the commission to deliver the homes through a competitive bid process managed by Homes England. At the time, Whitehill and Bordon was one of 10 Government sponsored 'Eco-towns'.

Homes have been designed to meet Lifetime Homes Standards resulting in large internal areas, parking spaces within 50 metres of homes, level thresholds, large ground floor WC/utility/wet rooms, wide porches and generous circulation spaces. The homes have a variety of layouts to suit different uses and the majority are orientated east-west, ensuring that they have private sunny gardens and well-lit interiors.

Now fully complete, this award-winning development has been recognised as best-in-class for a sustainable, affordable new community.

SITE PLAN



This site plan is for illustrative purposes only. Whilst every effort has been made to ensure that the information is correct, it is a guide and Abri Homes reserves the right to amend as necessary without notice.

SPECIFICATION

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 12-year NHBC structural warranty^.

OVERVIEW

- Vinyl flooring to kitchen, WC and bathroom
- Carpets to living room, hall, stairs, landing and bedrooms
- White walls and ceilings
- Mains-operated smoke, heat and carbon monoxide detectors
- Ample double power sockets throughout
- Telephone point to living room
- TV point to living room

KITCHEN

- Symphony fitted kitchen units and soft-close doors and drawers
- Matching worktops and upstands
- Glass splashback
- Single bowl stainless-steel sink with chrome mixer tap
- Built-in four-burner gas or electric hob*, stainless-steel single electric fan oven, and cooker hood
- Space, plumbing and power for washing machine
- Integrated fridge/freezer
- Integrated dishwasher to 4 bedroom homes only

BATHROOM

- Sandringham white sanitaryware
- Chrome mixer taps
- Porcelanosa tiled splashback above sink and full height above bath
- Thermostatic shower over bath and screen glass shower

HEATING AND LIGHTING

- Pendant lighting to kitchen, dining area, hall, WC, landing and bedrooms
- Chrome LED lighting to bathroom
- Combination boiler*

OUTSIDE

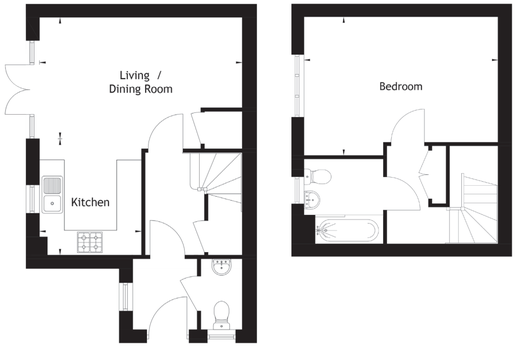
- Patio area and turfed garden
- Tap to back of house
- Light to front of house
- Electric to garages*
- PV solar panels*

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*On selected plots only. Please speak to a Sales Executive for more information.

THE DAISY

Plots 63 & 64*



1 BEDROOM HOUSE

Kitchen

2.50m x 2.84m (8'2 x 9'4)

Living / Dining Room

4.94m x 2.95m (16'2 x 9'8)

Bedroom 1

4.94m x 3.51m (16'2 x 11'6)

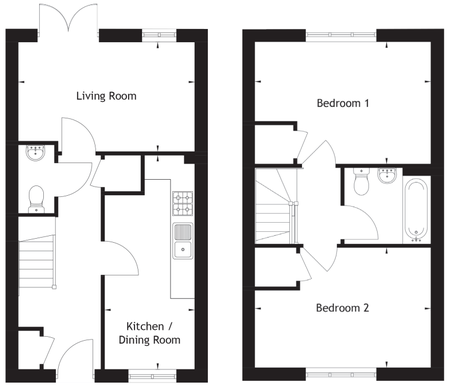


*Handed image

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THE LUPIN

Plots 10, 11*, 12, 13*, 91* & 92



2 BEDROOM HOUSE

Kitchen / Dining Room
2.27m x 5.34m (7'5 x 17'6)

Living Room
4.42m x 2.75m (14'6 x 9'0)

Bedroom 1
4.42m x 3.08m (14'6 x 10'1)

Bedroom 2
4.42m x 3.02m (14'6 x 9'11)

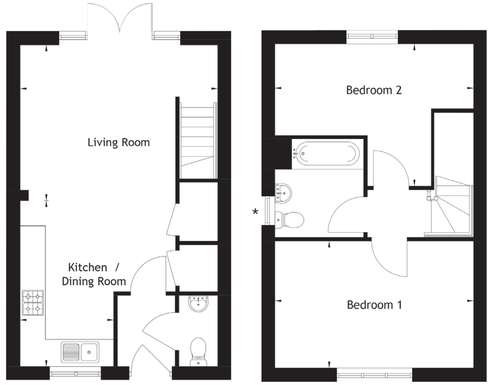
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THE POPPY

Plots 51, 52*, 55, 56*, 57, 68, 69*, 71, 175*, 176, 177*, 178, 179*, 194*, 195, 198, 204*, 205, 206 & 208



2 BEDROOM HOUSE

Kitchen / Dining Room
2.26m x 3.80m (7'4 x 13'0)

Living Room
4.74m x 4.71m (15'5 x 12'2)

Bedroom 1
4.74m x 3.09m (15'7 x 10'2)

Bedroom 2
4.74m x 3.31m (15'7 x 10'10)

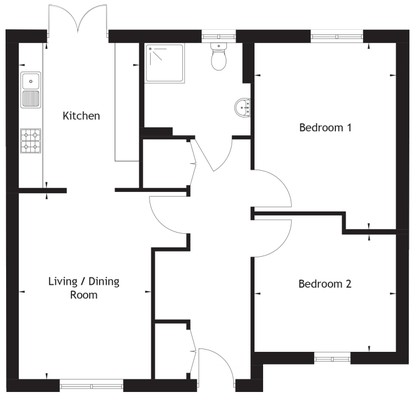
*Handed image
*No window to plots 57, 198 & 205

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THE CLOVER

Plots 60, 61* & 62



2 BEDROOM BUNGALOW

Kitchen
3.03m x 3.64m (9'11 x 11'11)

Living Room / Dining Room
3.32m x 4.66m (10'11 x 15'3)

Bedroom 1
3.55m x 4.67m (11'8 x 15'4)

Bedroom 2
3.55m x 2.96m (11'8 x 9'9)

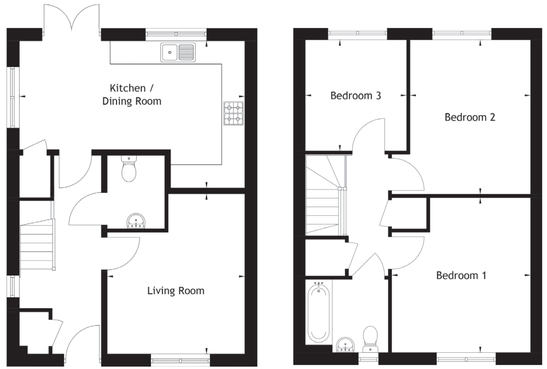
*Handed image

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THE SNOWDROP

Plots 23, 24*, 106* & 107



3 BEDROOM HOUSE

Kitchen / Dining Room
5.88m x 3.86m (19'3 x 12'8)

Living Room
3.61m x 4.20m (11'10 x 13'9)

Bedroom 1
3.63m x 4.05m (11'11 x 13'3)

Bedroom 2
3.16m x 4.04m (10'4 x 13'3)

Bedroom 3
2.66m x 2.91m (8'9 x 9'7)

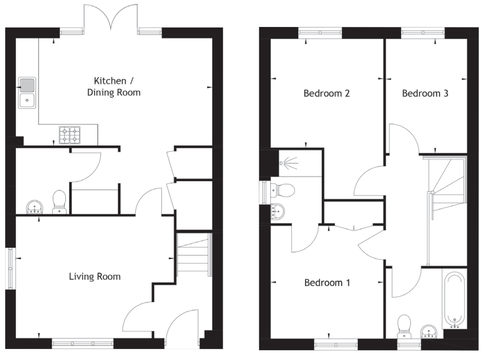
*Handed image

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THE TULIP

Plots 49, 50*, 53, 54*, 72, 73*, 75, 76*, 87, 88*, 207* & 209*



3 BEDROOM HOUSE

Kitchen / Dining Room
5.64m x 3.08m (18'6 x 10'1)

Living Room
4.54m x 3.49m (14'11 x 11'5)

Bedroom 1
3.23m x 3.25m (10'7 x 10'8)

Bedroom 2
3.23m x 3.13m (10'7 x 10'3)

Bedroom 3
2.34m x 3.29m (7'8 x 10'10)

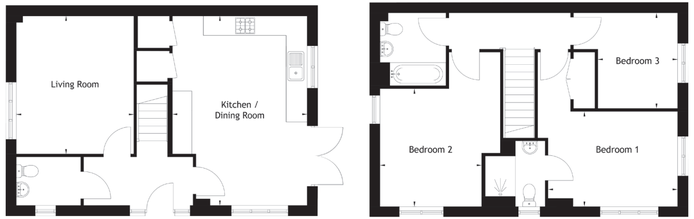
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THE VIOLET

Plots 58, 90, 174*, 180 & 197



3 BEDROOM HOUSE

Kitchen / Dining Room
4.21m x 5.90m (13'10 x 19'4)

Living Room
3.67m x 4.30m (12'0 x 14'1)

Bedroom 1
3.95m x 2.91m (13'0 X 97)

Bedroom 2
3.11 m x 3.60m (10'2 X 11'10)

Bedroom 3
2.45m x 2. 92m (8'0 X 97)

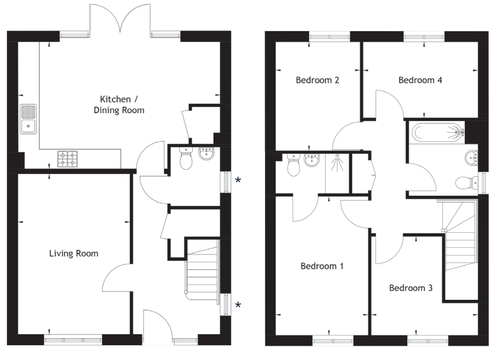
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THE PRIMROSE

Plots 59*, 89, 93, 94*, 95*, 199, 200*, 203, 210*, 211, 212*, 213 & 214*



4 BEDROOM HOUSE

Kitchen / Dining Room
6.18m x 3.91m (20'3 x 12'10)

Living Room
3.43m x 5.23m (11'3 x 17'2)

Bedroom 1
2.84m x 4.21m (9'4 x 13'10)

Bedroom 2
2.60m x 3.34m (8'6 x 10'11)

Bedroom 3
3.27m x 3.03m (10'9 x 9'11)

Bedroom 4
3.52m x 2.34m (11'7 x 7'8)

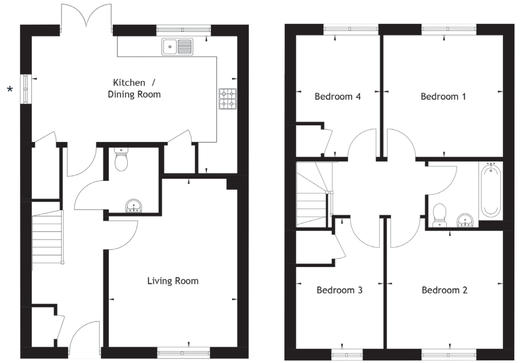
*Handed image
*Windows to Plots 199, 200, 210, 211 & 214.

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THE PEONY

Plot 65* & 66



4 BEDROOM HOUSE

Kitchen / Dining Room
5.99m x 4.03m (19'8 x 13'3)

Living Room
3.77m x 4.92m (12'4 x 16'2)

Bedroom 1
3.48m x 3.55m (11'5 x 11'8)

Bedroom 2
3.38m x 3.43m (11'1 x 11'3)

Bedroom 3
2.55m x 3.72m (8'4 x 12'2)

Bedroom 4
2.45m x 3.55m (8'0 x 11'8)

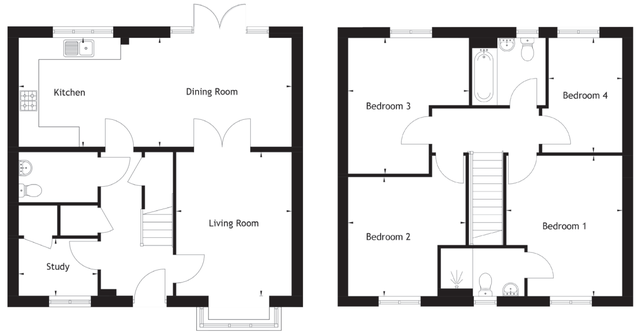
*Handed image
*Window plot 81 Only

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THE HONEYSUCKLE

Plot 67, 70, 74 & 86



4 BEDROOM HOUSE

Kitchen / Dining Room
8.16m x 3.29m (26'9 x 10'10)

Living Room
3.47m x 4.61m (11'5 x 15'1)

Study
2.38m x 1.67m (7'10 x 5'6)

Bedroom 1
3.47m x 4.20m (11'5 x 13'9)

Bedroom 2
3.57m x 3.51m (11'9 x 11'6)

Bedroom 3
3.61m x 4.06m (11'10 x 13'4)

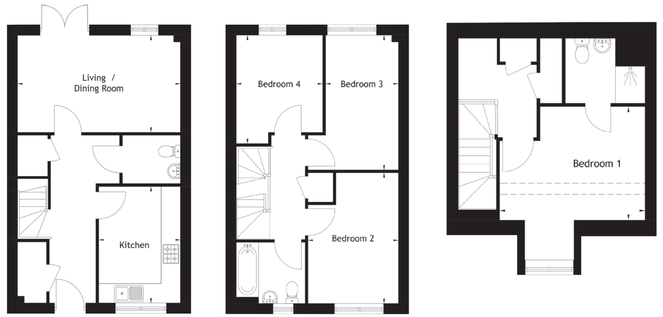
Bedroom 4
2.21m x 3.44m (7'3 x 11'3)

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THE ORCHID

Plot 132*, 133 & 134



4 BEDROOM HOUSE

Kitchen
2.57m x 3.66m (8'5 x 12'0)

Living / Dining Room
5.10m x 3.05m (16'9 x 10'0)

Bedroom 1
3.97m x 3.10m (12'11 x 10'2)

Bedroom 2
2.85m x 4.09m (9'4 x 13'5)

Bedroom 3
2.31m x 4.22m (7'7 x 13'10)

Bedroom 4
2.73m x 3.40m (8'11 x 11'2)

*Handed image

= Reduced head height

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THE FREESIA

Plot 215 & 223*



4 BEDROOM HOUSE

Kitchen / Dining Room
4.37m x 2.68m (14'4 x 8'10)

Living Room
5.32m x 3.66m (17'5 x 12'0)

Bedroom 1
4.37m x 3.98m (14'4 x 13'1)

Bedroom 2
4.50m x 3.50m (14'9 x 11'6)

Bedroom 3
2.84m x 2.96m (9'4 x 9'9)

Bedroom 4
2.37m x 3.91m (7'9 x 12'10)

*Handed image

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THE WISTERIA

Plot 216, 217, 218, 219, 220, 221 & 222



4 BEDROOM HOUSE

Kitchen
2.61m x 3.38m (8'7 x 11'1)

Living /Dining Room
5.14m x 3.39m (16'10 x 11'1)

Bedroom 1
4.19m x 3.60m (13'9 x 11'10)

Bedroom 2
4.50m x 3.29m (14'9 x 10'10)

Bedroom 3
2.83m x 3.39m (9'3 x 11'1)

Bedroom 4
2.03m x 3.46m (6'8 x 11'4)

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WE ARE MORE THAN JUST A HOUSING PROVIDER; WE ARE AN ORGANISATION WITH A HEART, PUTTING OUR CUSTOMERS AND PEOPLE FIRST AND INVESTING IN OUR COMMUNITIES.

abrihomes.co.uk

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@AbriHomesUK

Abri.Homes

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The Swaythling Housing Society Limited provides management services for subsidiaries in the Abri group. Further corporate information is available at abri.co.uk
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