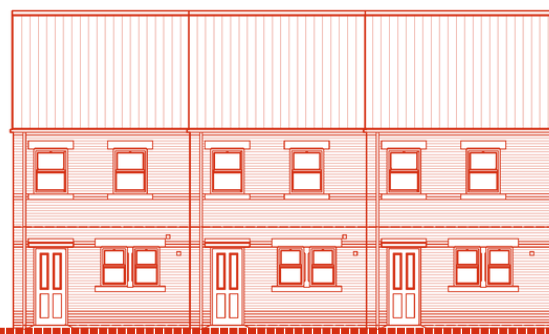


Foreword



Hodgkinson's are a Derby based firm, who have played an influential role during the last two decades in the local construction Industry. We are a business that pride ourselves on delivering quality packages on various scales to prestigious clientel. We play an active role in the community through schemes such as Derby Housing and BBC's D.I.Y. SOS.

Here on Lathkill Drive, we have utilised our wide range of experienced contacts to produce high quality and affordable housing, in partnership with Chevin Homes.

Your home has been built to meet all building regulations and provides a safe, comfortable and energy efficient building for you to live in. It is built to last and is proudly stamped with the Premier Guarantee's New Homes warranty, lasting 10 years.

We at Hodgkinson's hope that your house provides you with the many happy memories that come with any home and we can only wish you all the best settling in here in Derbyshire.

This guide is here to offer you information on both the area you have moved into, as well as to getting the most out of your brand new home. In this concise handbook, all the basics are included to safe operation of your energy, water, gas supplies and fittings; as well as all warranty and contact information.

Should this handbook not offer you enough guidance please don't hesitate to contact us at Hodgkinson's head office.

Tel 01332 228944

Email ~~aleisha~~@hodgkinson.uk.com
jilly

Ian Hodgkinson
Managing Director



What this guide contains

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- WHAT TO EXPECT

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- PLUMBING AND GAS SUPPLY
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Settling into your home

Welcoming you to ~~Lathkill Drive~~. **Bath Street.**

Now you have moved in; we want you to make your brand new house into a home. This concise guide aims to provide all the basics to your home, ~~Ashbourne~~ and its surrounding areas.

Ilkeston

Use this booklet for useful contacts, websites and information for aspects of living here.

What to expect

Whilst you're still settling into your home, so is the building itself. With all new buildings it takes a period of a few months for them to fully dry out; during this period you may find small cracks appear in your walls or around the edges of some of your windows and doors. You may find some of your skirting boards may also shrink slightly. This is a very normal process, and can be assisted with keeping your home well ventilated and reducing condensation during this period.



Using your home - services

Make sure you know what is involved in keeping your home running, who provides you with your services and how to monitor/control them.

IlkestonErewash Borough

As ~~Chobouuncrn~~ile is run by Derbyshire Dales District Council, who offer many services and are responsible for most of the key amenities in your area.

Their website is very helpful for council information and contacts. The website covers everything from waste collection to environmental issues, roads and schooling.

~~www.derbyshiredales.gov.uk~~
www.erewash.gov.uk

BUILDMARK GUARANTEE

Your home is stamped with the Premier Guarantee New Homes warranty. This is in place from the moment both contracts are signed.

Your home's warranty is covered by us, Hodgkinson's for the first two years of your home's life. During this time we will endeavour to assist you in any way relating to the quality and standards of your home covered under your agreement.

Premier Guarantee will also be able to offer you any advice or guidance during this time.

After the initial warranty is complete, your home will continue to be protected by insurance cover provided by Premier Guarantee until 10 years after completion.

This means that they will pay the cost or carry out remedial works for issues covered by the policy if the cost exceeds the minimum claim value.

Premier Guarantee New Homes
2 Shore Lines Building, Shore
Road, Birkenhead, Wirral CH41
1AU
0800 107 8446
www.premierguarantee.com

ELECTRICITY SupPLY

From the electricity meter, external to your house cables run to your consumer unit/fuse box; located inside under the stairs.

This contains the main on/off switch for your internal electricity supply alongside some miniature circuit breakers, protected individual circuits. These breakers automatically disconnect the supply of electricity if one of the circuits is overloaded or there is a fault. These can be easily reset by switching it to the 'on' position.

Additional protection in the form of a RCD will be found on your switchboard, if this is tripped it can also be reset by flicking back to the 'on' position.

Regularly test your RCD using the 'test' button. This is good practise as the RCD provides vital protection from potential damage/danger of electrical faults.

If a circuit breaker or RCD trips regularly there could be a fault with one of your appliances/ electric installation. Contact an electrician for help.

pLUMBING AND GAS SUPPLY

Your Combi Boiler is a **Vaillant Ecotec Sustain**. Vaillant are known to be one of the market leaders in efficient and reliable boiler systems.

Your programmable thermostat is a fantastic way of efficiently heating your home whilst both saving energy and money. If your instruction book isn't enough, there are clear videos online.

Radiators can get air bubbles inside them, in turn they become less efficient, and your home will take longer to heat.

By bleeding your radiators, and releasing the trapped air bubbles this can be easily rectified.

WATER SUPPLY

Water meters are found on the footpath adjacent to the properties.

In case of emergency or internal water works, your water stop tap is situated beneath the kitchen sink.

If you want to cover your home from further boiler, leakage and electrical emergencies further, homeserve are a brilliant company who cover this amongst other services at competitive rates.

www.homeserve.com

WHO TO CALL

Service providers

Western power (Electricity)

General: 0800 0963 080

Emergencies: 0800 6783 105

British Gas (Gas)

General: 0800 072 7511

Emergencies: 0800 111 999

BT (Telecoms)

General: 0207 356 5000

Emergencies: 0800 023 2023

Severn Trent (Water & Sewers)

General: 02477 715 000

Emergencies: 0800 783 4444

The Gas Safe Register

Is the official list of gas engineers who are registered to work safely and legally on gas appliances in the UK.

0800 408 5500

www.gassaferegister.co.uk

WASTE AND RECYCLING

Erewash Borough Council **Ilkeston Town Hall, Ilkeston,**
Derbyshire Dales District Council **DE7 5 SR**

~~Town Hall, Bank Road, Matlock DE4 3NN~~

~~Phone: 01629 761122~~ **01159072244**

~~Email: waste@derbyshiredales.gov.uk~~

~~www.map.erewash.gov.uk/isharelive/web/myerewash.aspx~~

~~www.derbyshiredales.gov.uk/environment-and-waste/bins-recycling/when-is-my-collection~~

Wednesday

Collections are made on Thursdays on a fortnightly basis for waste and recycling.

~~Peak Waste~~

~~Wood Lane, Kniveton, Ashbourne DE6~~

~~13F Phone: 01335 342 276~~

~~Email: info@peakwaste.com~~

~~www.peakwaste.co.uk~~

Care and maintenance of your home

KEEPING SAFE

THEFT pREVENTION

What's in place to help you avoid and prevent theft:

Your home has been fitted with five point locking systems on all window and door fittings, this insures no easy access from outside. Shared access for bins, is gated and locked.

On top of this there are front and rear motion sensed lights as well as an anti-theft alarm installed in your property.

To further secure and protect your home, easy to monitor home CCTV kits are easy to acquire.

FIRE AND GAS RISK pREVENTION

Your fire alarm system, and keeping your home safe from risks:

Your fire alarm/smoke detection system:

The house is fitted with both a heat and smoke alarm, both supplied by AICO.

Your carbon monoxide gas detection system:

Your carbon monoxide detector/alarm is an **AICO Ei164**. The alarm is mains powered, with lithium battery backup that lasts the lifetime of the alarm.

The alarm also is compatible with AICO's own mobile app, which offers reports on Carbon Monoxide levels in your home as well as alarm history etc.

Test all of your alarms Weekly



Contacts and useful links

Ilkeston Police Station Heanor Road, Town Centre, Ilkeston, DE7 8DY 03451233333

~~Derbyshire police Park Road, Ashbourne DE6 1FN 01773 730215~~

Erewash Borough Council, Ilkeston Town Hall, Ilkeston, DE7 5RP 01159072244

~~Ashbourne Town Council 22 Market Place, Ashbourne DE6 1HQ 01335 342291~~

Sewern Trent (Water & Sewers) Foul sewer problems or water supply problems

0800 783 0244 715 000 Emergencies:

0800 111 999 Report a fault on or near overhead electricity lines:

Flooding 0800 807 060

British Gas (Gas) 0800 072 7511 0800 111 999

Western power (Electricity) 0800 0963 0800 800 6783 105

BT (Telecoms) 0207 356 5000 0800 023 2023

~~Derbyshire Dales District Council 01429 761100~~

Future's Housing Group 0300 4562 5311k Ripley DE5 3SW

Hodgkinson 01332 228904 Derby DE24 8AJ

premier Guarantee 0800 107 8446 Claims & Guidance www.premierguarantee.com

Deeds gov.uk/get-information-about-property-and-land/copies-of-deeds

Your area

LOCAL AMENITIES

Ilkeston Ashbourne has all the amenities you would expect from a small suburban town, with a choice of places to go for most situations.

HEALTHCARE

Nearest Hospital

Ashbourne District Practice DE6 1DP 01335 230085

The Surgery Clifton Road DE6 1DP 01335 335011

Gladstone House Surgery Gladstone Street, Ilkeston, Derbyshire, DE7 5QS 01159320248

Ward & Allison Dental Practice 1 Market Street, Ilkeston, Derbyshire, DE7 5QU 01159324811

Mantle Dental Practice 39 Aysworth Road, Ilkeston, Derbyshire, DE7 8JD 01159325368

Oswald House Dental Practice IAE 01335 342509

PHARMACIES

Lloyds Pharmacy Ashbourne Health Centre, Clifton Road DE6 1DR 01335 343509

Evans Pharmacy Ilkeston Heanor Road, Ilkeston, DE7 8ES 01159324798

Natural Choice Street DE6 1GH 01335 346096

LEISURE

Ashbourne Leisure Centre Clifton Road DE6 1DR 01335 337112

SHOPPING

Sainsbury's Edward Street, Coopers Mill DE6 1BW

Yates & Sons Rutland St, Ilkeston, DE7 8DG

Morrisons Supermarket 107 Nottingham Road, Ilkeston, DE5 5NN

Idi's Clifton Road, Ilkeston, DE7 8EG

Homebase Spire House, Waterside Retail Park, Clifton Road DE6 1DG

BUS SERVICES

Ilkeston to Belper

Offer various travel cards for regular service users and students.

www.ttrreennttbarton.co.uk/sseerrvviiceess//IlskweisfttonFlyer/timetable

Service 113 between Ashbourne and Belper via Hazelwood and Hulland Ward.

www.catchyourbus.co.uk/113/yourbus113.html

Service 114 between Ashbourne and Derby via Hulland Ward and Kedleston.

www.catchyourbus.co.uk/114/yourbus114.html

EDUCATION

Erewash Borough Council

This comprehensive page on **Derbyshire County Council** website should cover all the information you require.

www.derbyshire.gov.uk/education

References and further information

Gas Safe Register

CEIC is the UK's leading voluntary regulatory body for the electrical contracting industry. It has been assessing the electrical competence of electricians for over 50 years and currently maintains a roll of over 26,000 registered contractors.

Check the register, find a registered electrician and receive guidance/advice on electrical safety.

01582 531 000

Email: enquiries@niceic.com

www.niceic.com

ECA

Founded in 1901, the ECA is the UK's leading trade association representing the interests of contractors who design, install, inspect, test and maintain electrical and electronic equipment and services.

020 7313 4800

Email: electricalcontractors@eca.co.uk

www.eca.co.uk

Building Regulations, advice and guidance

RIBA (Royal Institute of British Architects)

RIBA champions better buildings, communities and the environment. It provides standards, training, support and recognition for its members. Membership of RIBA is recognised the world over as a symbol of professional excellence among both clients and architects.

020 7580 5533

Email: info@riba.org

www.architecture.com

RICS (Royal Institute of Chartered Surveyors)

RICS is an international professional body with over 100,000 members. It regulates and promotes the profession; maintains the highest educational and professional standards; protects clients and consumers via a strict code of ethics; and provides impartial advice and guidance.

0247 686 8555

Email: contactrics@rics.org

www.rics.org

Government planning portal (England & Wales)

The Planning Portal is the UK Government's comprehensive online planning and Building Regulations resource for England and Wales.

www.planningportal.gov.uk

