

Frequently Asked Questions

BoKlok on the Lake, Worthing

How many new homes are being created at BoKlok on the Lake?

Overall, we will be delivering 152 new one and two-bedroom apartments across, five, four storey blocks. This will include 72 affordable homes.

How much are the homes going to cost?

The ballot for the apartments will be taking place in autumn 2021. The prices for the homes will be released prior to this.

When will the first people move in?

The first residents are due to move into their new homes in summer 2022.

How are BoKlok houses different to other houses?

Built offsite

Our homes aren't built using bricks and mortar like traditionally built homes. We build our homes in a factory, which means we can prioritise precision and quality, whilst also reducing waste. The homes are then transported to site. As much as possible is completed in the factory and the homes are sealed and protected during transport.

Sustainable

Our homes are built to have less of an impact on the environment. They are designed to reduce energy use, to be environmentally friendly and save homeowners money at the same time. In our new homes, you will find clever features such as: enhanced insulation to keep heat and reduce noise; argon gas-filled double glazing to minimise heat loss; water-saving taps, showers and toilets and electric car charging points.



How is BoKlok different to other developers?

A focus on sustainability

We build all our homes in wood. It's the most sustainable building material, with the lowest carbon emissions, compared to others. BoKlok homes are completed offsite in a safe and dry environment using a smart and industrialised process. This means that we can reduce waste and energy usage in the factory. We also put a lot of effort into creating sustainable, safe and attractive communities.

Reduced disruption

Our homes are built in half the time of traditionally built housing. The exact amount of time depends on the size and complexity of the development. Once on site, the homes can be assembled in just a few days. Safer, faster and less disruption for our neighbours.

A focus on the community

At BoKlok, it is important to us that wherever possible, our new schemes deliver benefits for the wider community. At BoKlok on the Lake, we will be delivering a 'green heart' landscape centrepiece, creating a parkland setting for the whole community to enjoy. Three play areas will also be added as part of the development.

Ballot system

At BoKlok, when we launch a new collection of homes for sale, we do things a bit differently. Anyone who is interested in purchasing one of our new homes will have an opportunity to enter our ballot. A draw will then take place and those who are successful, will then have an opportunity in turn, to reserve one of our new homes. We believe that this gives everyone an equal opportunity to reserve and that it is the fairest approach.

How will the development benefit local residents in the area?

The flood mitigation we have in place will significantly reduce the risk of flooding in the area.

Community Infrastructure Levy (CIL) – funds provided to the local authority will be fed into local infrastructure such as schools/transport/local infrastructure.



Where will the new residents park?

There will be 160 parking spaces provided for new residents as part of this scheme – providing parking for all of the homes in addition to visitor spaces and car club spaces.

All parking spaces will be future proofed for the future installation of electric car charging points. We will be including multiple electric car charging points throughout the development.

Will you be replacing the trees, which have already been cut down when you cleared the site?

Yes. We will be replacing the 52 trees removed with over 150 new trees across the whole site.

Why were so many trees taken away?

The space was cleared so we could begin our work on the site. Before we did this however, we conducted several detailed surveys to ensure maximum trees were preserved and ecology protected.

Did you clear high-quality trees?

No. The 52 trees cleared were made up of 51 Class C trees (trees classed as low quality) and 1 Class B tree. No removed trees were Class A. In fact, much of the vegetation was made up of rough, overgrown, grassland and scrub.

Wasn't the vegetation home to much wildlife?

No. The independent Ecological Impact Assessment we commissioned found that the site was of “negligible value to most species.”

If you would like to access a copy of the full report, this is available [here](#).