



## **BoKlok in the UK**

### **Questions and answers, January 2010**

#### **What is going on with BoKlok in the UK currently?**

The first BoKlok scheme, St James Village in Gateshead, is completed and fully occupied. In the current uncertain housing market, BoKlok do not have any immediate new building plans. However, we strongly believe in the UK housing market and we see an increasing need for good affordable homes, just the type of homes that BoKlok can deliver.

BoKlok has been working nationally with the Home Group in the UK. This cooperation has ended and BoKlok AB, the Swedish mother company, is now in negotiations with new partners and franchisees to re-launch BoKlok in the UK, through a series of regional agreements, once sensible market conditions return.

#### **How will BoKlok and the Home Group cooperate in the future?**

The Home Group and BoKlok AB have a positive relationship, but will not do any more business together. The existing BoKlok dwellings in St James Village, Gateshead, will always be BoKlok homes, so we have a common responsibility towards the residents to assure a comfortable housing area.

#### **Will the Home Group build more BoKlok dwellings?**

Probably not. The Home Group will concentrate their investment on:

- Consolidating their core footprint through a development programme which helps to increase the supply of new mixed tenure affordable homes in areas in which they have a significant holding; and
- Where appropriate, entering into major projects where their regeneration impact can be significant.

The Home Group and BoKlok AB thereby do not share the same BoKlok ambition, and as a result, the Home Group has relinquished their national licence to use the BoKlok Concept.

#### **Will BoKlok withdraw from the UK-market?**

No. We believe that the BoKlok concept has a good market potential in the UK. There is an increasing need for good affordable homes and BoKlok can provide the many people with better homes.



## **How shall BoKlok build more BoKlok dwellings in the UK?**

BoKlok are in active negotiations with new partners and franchisees to re-launch BoKlok in the UK, once sensible market conditions return, thus using the current hiatus to prepare. Whereas the Home Group licence agreement was nationwide, BoKlok AB is now looking at a number of non-exclusive franchisees with a regional spread. These partners are within RSL-organisations, private housebuilders and contractors.

## **If I would like to buy a BoKlok home, how do I do?**

Currently we have no available BoKlok homes. Any new projects will be posted on the BoKlok website.

## **What will happen with the finished BoKlok dwellings at the site St James Village, Gateshead?**

They will remain being BoKlok homes, managed by Home Group. The BoKlok living values will be safeguarded by Home Group and BoKlok AB jointly.

## **Will you complete the full planned scheme at St James Village, i.e. all the 93 dwellings?**

The first two phases of the St James Village site have been developed into a very nice BoKlok area. It now has a suitable size to create a good neighbourhood with the bespoke BoKlok small scale living qualities to ensure neighbourliness, comfort and safety. Our original plan has been reviewed and Home Group will complete the development of the site when market conditions allow.

## **What markets do BoKlok operate in?**

BoKlok have built homes in Sweden, Finland, Norway, Denmark and the UK. Furthermore, we are right now launching the concept in Germany. BoKlok fits in many countries and we are actively looking for more partners in for instance the UK and northern Germany.

## **If we would like to be a BoKlok franchisee (partner), what do I do then?**

BoKlok works with franchisees that operate the concept and build our dwellings. Each franchisee set up their own manufacturing and procurement operations with a minimum long term goal of continuously deliver >200-500 units per year.

If you are interested in becoming a BoKlok franchisee, please contact BoKlok AB at [info@boklok.com](mailto:info@boklok.com).

## **Contact**

Further questions can be answered by:

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