



## Winter development e-bulletin from Beyond Housing

As we begin 2021 in another lockdown, the good news is the development and construction industries are better prepared this time around to maintain our activities and continue to meet milestones in a safe way.

Whilst challenges imposed by the pandemic meant plot sales had to go ahead in a slightly different way for the majority of 2020, the public appetite to move home didn't change. Our enquiry and reservation procedures were very quickly adapted to online versions and we had a number of sales successes - the main one of the year being the sale of five shared ownership bungalows at Coniscliffe Grange, Darlington. We took handover of these plots at the end of October and all were legally completed and occupied by 16 December! Our largest new development, Kirkleatham Green in Redcar, was released for sale at the end of August 2020 with the first homes ready to be moved into at the end of January. These are already 75% reserved with a high level of enquiries still being received for the homes due later in the year.

Some of the biggest development news of 2020 was the government announcement of the prospectus for the £12.2 billion [2021-26 Affordable Homes Programme \(AHP\)](#), which plans to build up to 180,000 new homes. £7.5 billion of the funding is for areas outside London, an increase from the previous programme. The prospectus outlines three main headlines: the tenure split - with around half the homes delivered for affordable home ownership, a [new model of shared ownership](#) and introducing the ['right to shared ownership'](#) on most of the rented homes built through the programme. As the largest allocation for affordable housing since 2010, the AHP no doubt provides opportunity for our sector, and at Beyond Housing we're in the process of reviewing and remodelling our programme to reflect the new announcements.

### Here's an update on our projects and some of highlights of our achievements from the last three months.



### £16 million contract awarded for Mill Meadows, Filey

We are delighted to announce we have appointed Termim Construction to deliver a £16 million development of 113 new homes for sale at Mill Meadows, Filey.

The new homes will complete the final phase of the Mill Meadows development, a family-friendly scheme on the edge of the North Yorkshire coastal town of Filey, and bring the total number of homes at the scheme to 297. Works will take place over a three year programme, with a planned start on site in February 2021 and overall completion due in February 2024.

[Read more](#)



## 45 new homes for Scalby

We have started on site with 45 new homes at High Mill in Scalby, a village just north of Scarborough. These form part of a 151 home scheme with Keepmoat Homes. Upon completion, 32 homes will be available for affordable rent with the remaining 13 for shared ownership.

[Read more](#)



## The future of development

Our Director of Development Clare Harrigan recently spoke to Inside Housing about what we can do as a sector to meet the government's housebuilding target and help solve the housing crisis, while ensuring our work has a positive impact on our customers and communities.

[Read more](#)



## New homes for rough sleepers

Through a joint bid with Redcar & Cleveland Council, we've been successful in securing £301,680 of funding to provide five homes to help people who sleep rough, or are at risk of sleeping rough, to be rehoused in secure, long-term accommodation.

[Read more](#)



## First handovers in Seamer

We've taken handover of the first phase of new homes on the 241-home Northfield Meadows development in Seamer, Scarborough. Five of the new homes are for affordable rent whilst a further five have been successfully marketed for sale through shared ownership.

[Read more](#)



## 54 new homes in Redcar

We're almost at completion on a £7.5m 54-home scheme across four sites in Redcar. The new homes include two, three and four bedroom houses as well as bungalows. We've taken initial handovers from Esh Group, who will be delivering the remaining homes on a phased completion basis.

[Read more](#)



## Shared ownership success

Happy new homeowners have moved into their new homes at Coniscliffe Grange - with all homes being snapped up by eager buyers before completion and handover from Robertson Homes. The 37-home development is located in the village of Low Coniscliffe, on the outskirts of Darlington.

[Read more](#)

## Contact us

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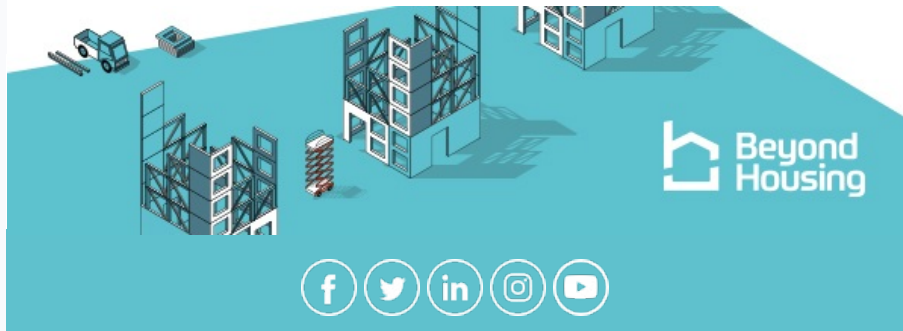
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