

# Ingleby Arncliffe

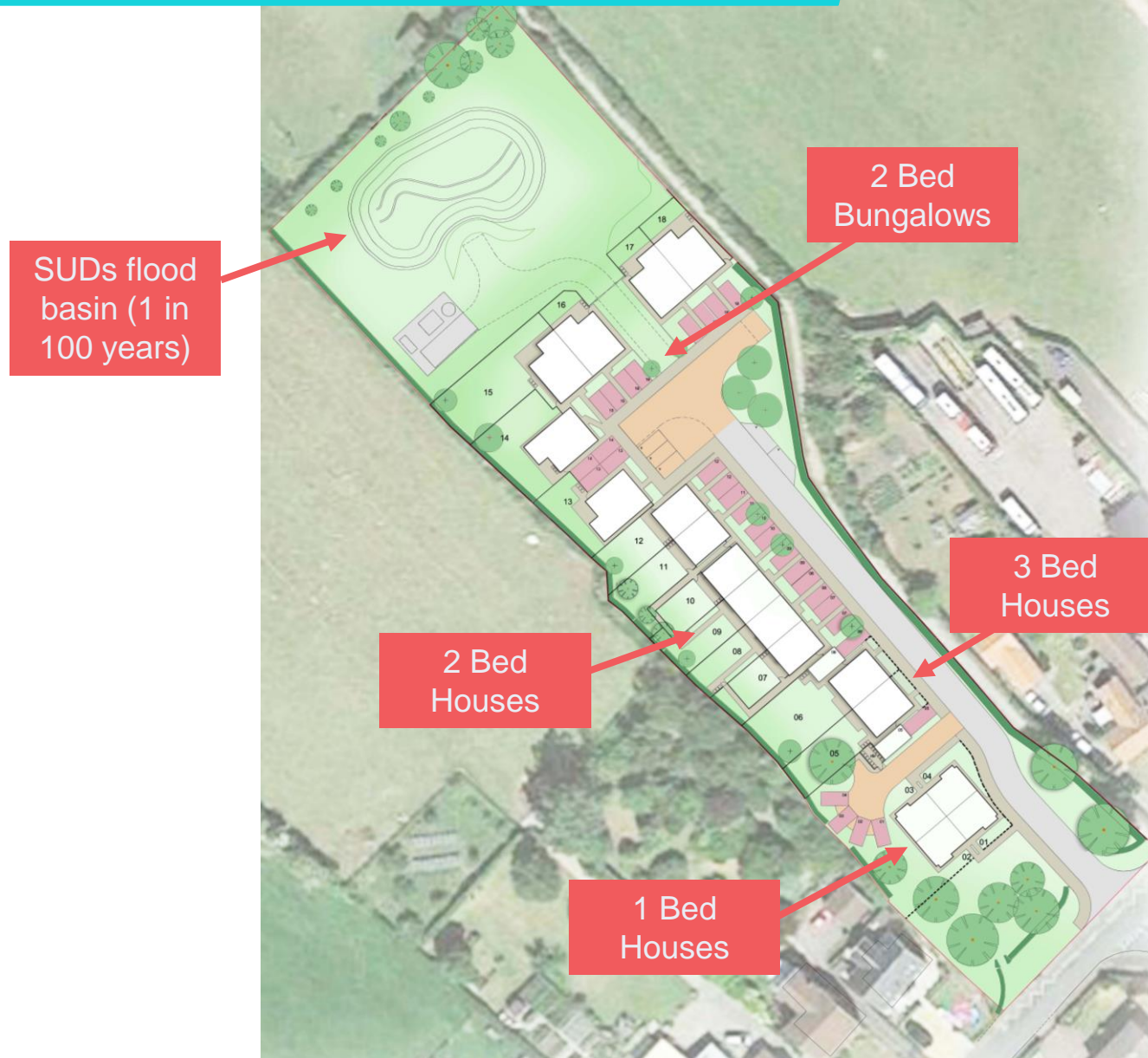
Residents Meeting - 28 July 2021

# Scheme Overview

- 18 new homes proposed on the site of the former primary school
- Looking to address the need for smaller affordable homes within the parish
- We had originally hoped to provide a number of outright sale properties within the scheme
- However increasing costs on an already expensive scheme has meant this is not possible
- Sales prices can't stack up against the build cost to ensure the schemes viability
- We have therefore introduced more affordable units into the scheme in order to attract more grant funding



# Site Layout



# Artist Impression





# Floor Plans



first



first



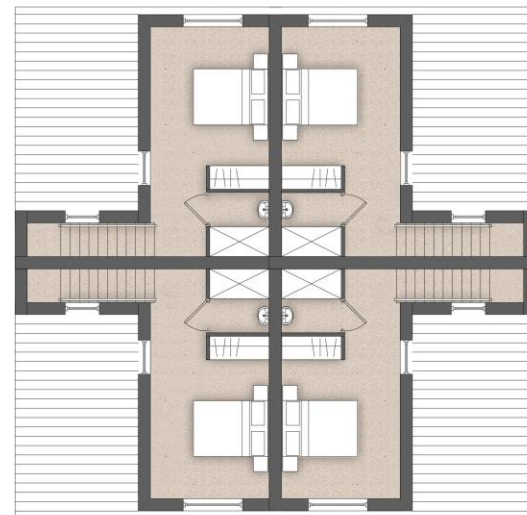
2b3p bungalow  
61.2m² gja  
NdSS compliant



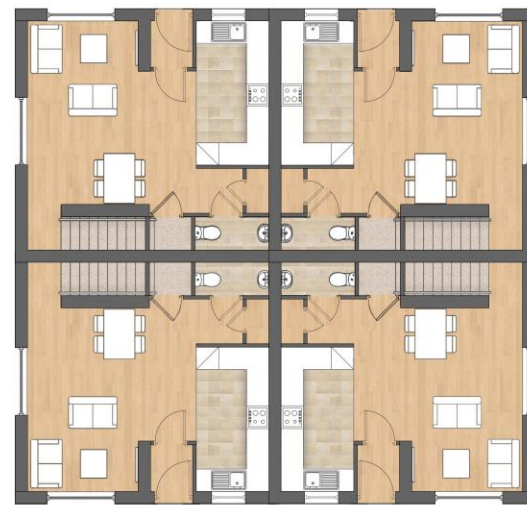
ground  
2b4p  
79.2m² gja



ground  
3b5p  
93.4m² gja



first



ground  
4 x 1b2p houses  
58.0m² gja

# Original Tenure Mix

Affordable Rent	5
1 Bed 2 Person House	2
2 Bed 4 Person House	1
2 Bed 3 Person Bungalow	2

Rent to Buy	3
2 Bed 4 Person House	2
3 Bed 5 Person House	1

Shared Ownership	3
1 Bed 2 Person House	1
2 Bed 4 Person House	1
2 Bed 3 Person Bungalow	1

Outright Sale	7
1 Bed 2 Person House	1
2 Bed 4 Person House	2
3 Bed 5 Person House	1
2 Bed 3 Person Bungalow	3



# Proposed Tenure Mix

Affordable Rent	8
1 Bed 2 Person House	2
2 Bed 4 Person House	2
2 Bed 3 Person Bungalow	4

Shared Ownership	4
2 Bed 4 Person House	2
3 Bed 5 Person House	2

Rent to Buy	4
1 Bed 2 Person House	2
2 Bed 3 Person Bungalow	2

Discount Market Sale	2
2 Bed 3 Person House	2

## Restrictions on local lettings & sales

Demonstrated demand in the village – more demand than total units

Rent to Buy, Shared Ownership and Discount Market Sale all offer options for purchase and can ultimately be sold on a freehold basis.



# Investment in Ingleby Arncliffe

<b>Total Scheme Cost</b>	<b>c. £3.4m</b>
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<b>Beyond Housing</b>	<b>c. £2.2m</b>
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<b>Hambleton DC</b>	<b>c. £220,000</b>
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<b>Homes England</b>	<b>c. £1m</b>
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(Funding requested – TBC Aug/Sept 21)





## Next Steps

- Homes England bid response - Aug/Sept 2021
- Finalise planning consent
- Purchase land
- Sign build contract – anticipated September 2021
- Start on Site
- 12 month construction period



## The Alternative?

- Site currently owned by York Diocese
- They are under pressure to dispose of the site ASAP
- Outline planning consent was obtained in January 2020 for four executive style homes (likely 4/5 bedrooms)
- Likely that a private developer would purchase the site and build out the executive housing if we were not to proceed with our proposed scheme



# Any Questions?

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