

Questions and Concerns

Site and its development

1. Confirmation that all the required level of funding is in place to enable Beyond to fully develop the site.
Discussions with Homes England with regards to additional grant funding for the scheme are ongoing, although positive in nature.
2. Has the position with Yorkshire Water been agreed and documented?
Yes, technical approval to the drainage solution has been agreed.
3. Are there any changes in terms of the housing numbers, types and sizes from that briefed to the community already? No.
4. Are changes in materials and the appearance of the houses, or in how they are heated? No changes to appearance have or are planned to be made, due to recent changes in building regulations, it is likely the properties will need to be heated via an air source heat pump rather than the original proposal of PV and storage heaters, the detail of this will be confirmed as the contractor completes technical design of the properties as part of the build process.
5. Who is the main contractor? We will communicate this when the contract has been signed.
6. When will work commence? We are planning for works to recommence on site March/April 2024.
7. Target date for site to be completed by Beyond? We currently anticipate practical completion February/March 2025.
8. Which are the first house type to be completed on the development and when? (Houses for sale or for rent, which comes first) We will confirm once a programme of works is finalised with the onward contractor.
9. What is the present view on the entrance to the site, will it remain available for resident parking?
Our current approval for the site indicates a new footpath and soft landscaping in front of the boundary wall, whilst we would be happy to consider providing hardstanding for parking, approval would need to be granted via planning. We're happy to explore this in the future, but our focus at the moment is to get the scheme back on site.

Tenant and purchasers-costs, rents

10. When will prospective tenants (and buyers) know the rental, shared ownership values and sale costs for Discount Market sale properties.
11. Service level costs?
We generally begin marketing of properties approximately 3 months into construction.

Tenants and Purchaser -Timings

12. How and when and to whom, should Parish residents start the process of checking their eligibility for their desired property?
Allocations of the affordable housing will be on the basis of housing need, we would encourage all residents to register a housing application as soon as possible.
We do however need to be clear on how the allocation process works – it will not be the case that individuals will be able to 'select' a particular property when they become available, an offer will always be made to the person in greatest need of rehousing that meets the allocation criteria.

Allocation Process

13. How and over what timeframe will applications be restricted to Parish Residents (note- those eligible under S106 rules?)

We do not envisage that the need to move outside of the current conditions of the Section 106 agreement will be required, If, however, circumstances change dramatically in the future which suggest this needs to be considered, the community will be notified in advance of this happening and the reasons why.

14. Who is responsible for allocating the properties to tenants or buyers (Discount market properties)

a. Affordable Rent

b. Sale properties: * Shared ownership *Rent to Buy *Discount to Market~

All properties will be allocated/sold by Beyond Housing, although we will use our sales brand – Viola Homes- for the marketing of the properties for sale. Affordable Rent allocations will be made in consultation with the Rural Housing Enabler.

15. Explain how the allocation process for each housing type will work in practice? Include reference to widening of the eligibility pool if there is inadequate Parish demand.

Affordable rent properties will be advertised on North Yorkshire Home Choice. Interested applicants need to 'bid' on the property (express interest) and an allocation will be made to the individual identified as in the greatest housing need.

Sale properties will be marketed as any other property would be, once an application is made and affordability checks completed, the sale will proceed as a usual house sale would.

As above, we do not envisage the need to go beyond the scope of the areas noted in the Section 106 agreement.

Beyond Communications

16. Is there the intention to have an opening event on completion?

Yes, we will look to arrange a suitable celebration on completion of the scheme.

Beyond and the Community

17. How is Beyond going to keep the Parish aware of progress, timings for all applications?

Forgive me if I'm interpreting this incorrectly, however, we will not be discussing or providing information on any individual applications.

18. Mention was made of the contractor's obligation to support community projects. Is this still the case and to what level?

It would be for the contractor to confirm what exact support can be offered, often in kind. Donations of time/materials are the preferred method for supporting wider community projects, however there is an expectation on the contractor to do so.

19. What additional support will be forthcoming for the wood?

As above. Our Community Engagement Manager met with residents last year and we'd be keen to pick this thread back up when works recommence and see how we can support.

20. The Parish is actively considering a cycleway on the Recreation Area. Can access to the Recreation Area be facilitated during the sites build phase?

We assume access through site? In principle this would be possible, depending at what stage of construction the site is in at the time. Although the detail would need to be considered and ultimately, it would be at the site managers discretion given they will be the individual who will hold responsibility for health & safety on the site.

21. Can the Parish be sure that any 106 monies from the development of the site, is ringfenced for the Parish and is not at risk of being lost into a larger County fund, for wider projects? (As happened at Scarborough)

No Section 106 contributions are to be made from the scheme given the provision of affordable housing, in fact, part of the scheme funding is from contributions made from other schemes (commuted sums).

22. Does the criteria for "Local homes for local people" still apply?

eg. Have lived in the village, have direct family connections to the village; Have employment in the area (Farming, teaching, hospitality, or a carer to a family member);
Yes, the Section 106 agreement secures the local connection stipulations.

23. Will there be plenty of opportunity for the community to seek advice and updates on progress?

We would be happy to provide regular updates via the parish email system providing the parish council are happy to support this. We have in the past arranged 'meet the site manager' sessions for any concerns to be raised with regards to the physical work. In addition, we can arrange a 'meet the housing officer' session in a similar light.

24. Can the Parish be assured that disruption and noise be kept to a minimum during the construction phase?

Works will be completed in accordance with the Considerate Constructors recommendations/requirements. Whilst some degree of disruption and noise is unavoidable, it will be kept to a minimum wherever possible.

25. Will parking for site workers and machinery be arranged, so as not to block the narrow roads of the village? (An onsite parking for such vehicles would be ideal.)

Whilst this will be for the contractor to deal with, we will be seeking for this arrangement to be put in place.