

Case study

Beyond Housing Social Housing

Beyond Housing is a not-for-profit housing association providing housing across the Redcar, Cleveland and North Yorkshire areas, providing affordable housing to over 30,000 customers.

Alan Wood & Partners have been working with Beyond Housing since its creation in 2018. Prior to this we worked with Yorkshire Coast Homes who merge with Coast & Country to form Beyond Housing, and our association with YCH dates back to 2014. Since 2018 we have provided a range of services across their building stock.

Structural Reports: We carry out Part and Full Structural Reports of a range of building types from terraced and semidetached properties to blocks of flats. The majority of the housing stock are of traditional construction; though some properties are of the BISF and Lamella type of non-traditional construction. We are therefore familiar at investigating and providing recommendations for repair on non-traditional, pre-fabricated and framed building structures.

Our building and structural surveys apply our understanding of construction technologies and building pathology to diagnose the cause of either specific defects of a property, or a full report of the property as a whole and make any recommendations for remedial works which we consider necessary.



Location:
Redcar, Cleveland,
North Yorkshire



Client:
Beyond Housing



Architect:



Value:
£various



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Case study

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Continued...

Principal Designer / Disrepair Reports: We offer various services to meet Beyond Housing's statutory/legal obligations including carrying out Principal Designer Duties under the CDM Regulations, Expert Witness reports (including Disrepair Reports against landlords) and Party Wall surveyor services (on behalf of the Building of Adjoining Owner or as a Third Surveyor under the Party Wall etc. Act).

Contract Administration Services: From inception to completion, we have provided varying levels of involvement in relation to Beyond Housing projects. They are mostly for schemes of repair and adaptations to one or a number of their housing stock, but we also have the capability and experience to provide similar services for new build, conversion and extensions. We are able to work with both in-house and external stakeholder and professional teams to successfully deliver projects on budget and on programme.

We provide early-stage feasibility studies and advise Beyond Housing on potential design and cost planning considerations as well as managing expectations of all parties involved in the project.

We are able to carry out a variety of contract administrative roles to suit the project type and the client requirements. This includes the preparation of tender documentation, overseeing the tender process and assessing and advising on tender submissions, as well as managing the contract duties as Contract Administrator or Employer's Agent by issuing all relevant certification for payments, variations, practical completion etc.



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Beyond Housing have also commissioned us to collate a schedule of works / repairs (sometimes on the back of our Structural Reports and recommendations) for their in-house team to manage internally for smaller schemes of work.

Architectural, Structural & Civil Design Services: We offer a breadth of architectural services spanning from small scale domestic design works, to providing detailed drawings across all Stages of the RIBA Plan of Work for larger projects.

We pride ourselves on being a client focussed practice and always have Beyond Housings needs at the forefront of our design works while applying our wide experience in order to provide tailored services to suit the project type and size.

From inception to completion of a project, we can have varying degrees of involvement to suit the specific needs of the client and project type. We can provide early-stage feasibility work including measured survey works and site investigation work, as well as involving and managing other key stakeholders where required to deliver building regulation compliant and cost-effective solutions.

Geotechnical & Civil, Structural Design

We also work closely with our internal structural, civil and geotechnical engineering departments to provide seamless and well-coordinated design delivery across multiple disciplines.



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At present we carry out specific structural design solutions such as steel beam designs and retaining wall design as part of Beyond Housings ongoing maintenance and repair and adaptation and conversion works to suit the specific needs of the property in question.

Project Examples: The following is a representative sample of surveys / reports we have delivered in recent months.

- Structural report, Fylingthorpe
- Part structural report on balconies, Wreyfield Drive, Scarborough
- Part structural report on staircase, Filey
- Structural report, Scarborough
- Principal Designer duties, repairs to balconies, Whitby
- Disrepair surveys, Whitby
- Party wall surveys, Eston, Middlesborough
- Contract Administration for repairs, Snainton
- Contract Administration for repairs to multiple properties, Filey Road, Flixton
- Topographical survey of land, Easington
- Architectural services & design, Whitby
- Design of retaining wall detail for Ingham Close, Sleights
- Disrepair survey, Whitby



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