



31 PROPERTIES IN MASON CLOSE, UPTON – YORKSHIRE HOUSING ASSOCIATION

Challenge:

The Mason Close site in Upton was awarded to Starfish following a formal competitive tendering process. The site was brownfield land and there was a significant demand for sustainable, affordable housing in the area, Starfish needed to work closely with Yorkshire Housing to create an affordable scheme which provided aspirational curb appeal whilst also delivering technical solutions in particular those faced by providing an effective and efficient surface water drainage solution. The budget for the site was £2.85 million, with work commencing in Spring 2015.

Solution:

- To build affordable and sustainable housing in order to cater for the significant need
- To build a permeable road to address the surface water drainage limitations



**Diana Dickinson,
Yorkshire Housing Association**

Delivery Outcome:

- 31 properties were completed in October 2016 to budget.
- An effective permeable road to solve the surface drainage limitations.
- 2 and 3 bedroom homes were successfully completed with a minimum of 10 applications received for each home
- 28 semi-detached properties, 3 detached properties
- Works completed with zero defects and the transitions of customers into their new homes were seamless

“Starfish has recently completed 31 affordable homes for Yorkshire Housing. Teamwork between the Starfish site team has contributed to providing an exemplary scheme where people are proud to live and call home. Starfish continue to show their commitment to customer service and quality during the first 12 months’ post-handover. We look forward to working with them again”

Martin Gerrelli, CEO of Starfish Group

“It has been a pleasure to work with Yorkshire Housing in the development of the 31-house scheme at Mason Close. Our partnership worked seamlessly to ensure that we have delivered a very high quality scheme that whilst designed as affordable homes would have comfortably fitted any tenure group including for outright sale. With 310 formal applications feedback from successful residents has been extremely high.

Finally, the site had many challenges including sloping topography and the need for a permeable road. However, all matters were addressed collaboratively with all stakeholders to ensure that the scheme was delivered efficiently and effectively. We look forward to working with the team at Yorkshire Housing again soon”.



Info@starfish-group.co.uk



@StarfishGroup



01629 820036



StarfishGroupUK