

alignment

Bringing together the news and insights from Align

In this edition

How we're supporting an exciting decarbonisation drive that is sweeping across North Yorkshire

Sustainability team receive national recognition alongside council at the Energy Efficiency Awards 2024

Architects and engineers helping to restore one of Whitby's most recognisable buildings



On the tenth anniversary of the national Energy Efficiency Awards, we were named Social Responsibility Company of the Year

Our ongoing collaborative work with North Yorkshire Council to help drive down carbon emissions also saw them crowned Local Authority of the Year at the awards.

[READ OUR FULL STORY ON PAGE 5](#)

Welcome



With a new year often comes exciting new ventures – so I’m proud to present the first edition of our brand-new newsletter from Align Property Partners.

To be released each quarter, we want to keep you up-to-date with some of most exciting projects we’re involved in across the UK, from London to Scotland, and Wales to Cumbria.

I’m incredibly proud of our award-winning team of architects, engineers, quantity surveyors, project managers and sustainability experts, who continue to make a real and tangible difference to communities.

Ever since we were founded in 2016, we are a team who have big ideas and aspirations.

Our passion and dedication to providing the best possible service while supporting sustainable development has recently seen us recognised and praised on a national level.

So whether it’s our role in the decarbonisation drive currently sweeping across North Yorkshire, why we’re helping local businesses to become greener or how our cutting-edge designs are inspiring town centre regeneration, we believe we have an interesting story to tell.

That’s what we hope to do through this newsletter, as a way of celebrating the success of our wonderful staff, thanking our colleagues at North Yorkshire Council and praising our partners across both the private and public sectors who work with us all year round.

Thank you for your continued support, and all the best for 2025.

Ron Walton

MANAGING DIRECTOR





Latest News

New framework launched to deliver £300 million worth of upgrades

A new framework has been launched to deliver the decarbonisation and retrofit of private and social housing across North Yorkshire.

We are welcoming applications from contractors to assist in the rollout of up to £300 million worth of energy efficiency upgrades to homes.

The latest phase of the scheme aims to renovate private and socially-rented properties worst affected by problems such as poor-quality insulation and ineffective heating systems.

We are particularly looking for bids from suppliers who can take on the role of principal contractor, or groups of suppliers who come together providing one or more of the services required as part of a group or consortium.

Typical works covered under the framework will include air source heat pumps, solar PV systems, ventilation upgrades and draught proofing, as well as other maintenance and repairs.

Our managing director, Ron Walton, said:

“Sustainability is at the heart of what we do, and by working with the council, we have provided hundreds of residents, businesses and other organisations with vital energy-saving advice and solutions.”

“We anticipate that there will be significant work placed through this framework and encourage anyone who specialise in and share our passion of energy efficiency to get in touch.”



Align & North Yorkshire Council helping to save residents money with energy-saving upgrades

We are helping to save residents money on their bills with a raft of energy-saving upgrades set to be installed in houses across North Yorkshire.

North Yorkshire Council is ready to roll out improvements at 150 socially-rented homes in the latest phase of a scheme to tackle properties which are worst affected by problems such as poor-quality insulation and ineffective heating systems.

Many of the properties identified for the upgrade are in rural areas where homes are often older and have poor insulation – including in villages around Harrogate, Selby and Richmond.

The decarbonisation drive reinforces the council's ambition to be the UK's first carbon negative region by 2040, and we are playing a key role in the commitment to providing warm, energy-efficient homes.

Tenant Barbara Rickards lives in a small village near Harrogate and recently saw her home fitted with a range of eco-friendly upgrades including an energy-efficient heating system.

She said: "Since the retrofit there has been a significant difference in my home. I have heating and hot water all the time, and I don't have to struggle with coal or cleaning the fire out.

"The whole experience has made my life a lot easier with more space less cleaning and saving money – which makes me happy."



Tenant Barbara Rickards

Work to begin to bring Whitby's Town Hall back into public use

We are supporting a scheme worth more than £1 million to restore one of Whitby's most recognisable buildings and bring it back into public use.

The Old Town Hall has been one of Whitby's most famous heritage assets and a focal point for residents, visitors and traders since the 18th century.



An outdoor market is currently held in the undercroft of the building and Market Place – but the Grade II* listed premises is in a poor state of repair and the first floor has been unoccupied since 2017.

The project will allow the building to be used as a public space for community, heritage and cultural activities all year round.

The renovation's design has been led by Align's building design team of architects and engineers, who have worked closely with the council following engagement with the local community.

Work is due to begin in February 2025.

The project will be funded from the £17.1 million grant which was awarded to Whitby as part of the Government's Towns Fund, as well as by North Yorkshire Council.

National Award win for Align

Align Awards



Our sustainability team has received national praise after sweeping to success at the 2024 Energy Efficiency Awards in Birmingham

The team were named Social Responsibility Company of the Year in recognition of their proactive approach towards reducing carbon emissions, supporting local communities and promoting energy efficiency across North Yorkshire.

Our ongoing collaborative work with North Yorkshire Council on sustainability and energy efficiency also saw them crowned Local Authority of the Year.

Meanwhile Align finished second in the National Energy Consultancy of the Year category and Daniel Johnson came third in National Energy Efficiency Champion section.

This is an amazing achievement for everyone involved!

Our managing director Ron Walton led the praise for everyone involved. He said:

“It is fantastic recognition for us to receive a national sustainability award and be shortlisted in a number of other categories.

I am very proud of all our team who demonstrate our commitment every day to providing effective energy efficiency solutions for our communities.

We will continue to work with homeowners, tenants, landlords, businesses and local authorities to make sure they are given the best energy-saving measures, so that we can continue to play a leading role in achieving net zero transformation across North Yorkshire.”



Project Updates



More than 20 business units are being fitted with eco-friendly upgrades as part of our ongoing sustainability drive with North Yorkshire Council.

Ambitious plans to reduce businesses' environmental impact while boosting both commercial and leisure opportunities across the county are gathering pace.

The council is working alongside our electrical engineers and sustainability team to install solar PV panels and battery storage units at three industrial sites in the Pickering and Sheriff Hutton areas.

The venture has been made possible thanks to a grant of more than £230,000 from York and North Yorkshire Combined Authority's Net Zero Fund – which is helping a range of local decarbonisation projects.

Electrical engineer Alastair McClelland is part of the Align team helping to deliver the project at sites off Thornton Road and Westgate Carr Road in Pickering, and at the nearby Sheriff Hutton industrial estate.

He said: *"We are passionate about promoting green energy and will continue to work with residents, businesses and other organisations to give the best possible energy-saving advice."*

Whitley Court, Leeming Bar

An ambitious plan to create a vibrant new business community in North Yorkshire with a focus on green energy creation is set to start.

The project will see the building of seven new commercial units within Leeming Bar Business Park.

As well as create local jobs and drive economic growth, the units are set to each have a focus on sustainability - reinforcing our commitment to carbon reduction.



Tadcaster Bus Station

A £500,000 scheme to refurbish the gateway to Tadcaster and encourage more visitors to stay in the town is underway.

We are proud to be managing the exciting project on behalf of North Yorkshire Council, with our architects, building surveyors and engineers having all contributed to the station's prospective upgrades.

Visitor information and real-time bus information will be added to the area, and as part of the upgrade to the toilets, a Changing Places facility will be added – making them accessible to people of all disabilities.



Catterick Garrison

The £21 million town centre development in Catterick Garrison has taken a major step forward with the demolition of buildings on the site now underway.

North Yorkshire Council is working alongside the Defence Infrastructure Organisation (DIO) on the redevelopment of the four-acre site around Shute Road.

On behalf of the council, our team of architects, engineers, quantity surveyors, project managers and principal designers have developed the design for the new facilities.

The redevelopment will be funded by £19 million from the Government, with the remaining match-funding coming from the DIO and the council.



Specialist care for older and disabled people in North Yorkshire is to be boosted with a multi-million pound investment in pioneering new hubs.

The council is to transform specialist care for older and disabled people with the building of up to five new care and support hubs over the next few years.

The new facilities – to be designed by Align – will replace several of the existing council-run care homes which are currently located in older buildings. The series of hubs would provide specialist care for up to 250 people at any one time.

They are aimed at transforming specialist dementia services and will also enhance intermediate care, which can prevent hospital admissions and provide rehabilitation following a stay in hospital.

Head of Architecture at Align, Richard Gale, said:

“We are currently in the process of developing plans for first phase and are looking forward to seeing this programme progress further over the coming months.”



Selby Park

Plans to regenerate Selby Park have been revealed.

Forming part of the Selby Abbey Quarter, which also includes the marketplace, Micklegate, Station Road and the bus station, Selby Park dates back to the 1930s and was originally part of the grounds of Selby Abbey. In February, the public were given the chance to see the potential designs created by architects at Align, with a public drop-in event held at the abbey.

Senior Architect, Ben Garfitt was at the event and commented “It was a really good turnout with lots of positive feedback from the community. It will be great to see how their influence will shape the future of Selby Park”.

Belle Vue Square

Align’s dedicated agency team have helped secure a new tenant for a historic site in Skipton.

The property was the former HQ of Craven District Council and now is home to the Craven office of North Yorkshire Council – with the authority having downsized their occupancy since local government reorganisation.

Align worked alongside the council and landlord to secure a tenant for the 9,500 sq ft second and third floor office space, with Computershare set to move from Gateway House to the new premises just one mile away.

North Yorkshire House, Scarborough

Our commercial team were assigned responsibility to secure a sale of the former council offices in Scarborough.

After receiving a number of attractive tenders for the site, Align managed to secure a sale of over seven figures for the site of which is currently going through the legal process.

The winning bidder is one of the most reputable retirement living developers in the country. This is a great financial outcome for the council, and will also provide much-needed retirement living accommodation in the local area.





Outdoor education centre redevelopment underway

A multi-million pound redevelopment of outdoor education centres in North Yorkshire is underway – after being designed by our architects.

Construction work has begun on the £4.2 million scheme to redevelop and upgrade the centres run by North Yorkshire Council.

The first phase will see the development at two flagship outdoor education centres – Bewerley Park in Pateley Bridge and East Barnby near Whitby – that have hosted residential learning experiences for children across the county for decades.

The improvements at Bewerley Park in the Nidderdale National Landscape, Area of Outstanding Natural Beauty, will include the creation of a new 95-bed accommodation block which is due to be completed by next summer.

Work to modernise the East Barnby site, which is soon to begin, is set to see low carbon technologies introduced and changes to the dining and all accommodation blocks.

Our managing director, Ron Walton, said:

“This redevelopment will be enjoyed by generations of children, and we are proud to have played our part designing these brilliant new facilities.”

“Our architects alongside the council’s Outdoor Learning Service and Property Service have done a magnificent job.”



Other Projects



Family activity centre opens after transformation

A family activity centre has opened its doors after undergoing a significant transformation.

Our architects are proud to have been involved in the refurbishment of Maryport Activity Centre, which forms part of Cumberland Council's £12 million regeneration of the town.

The venue now features a bespoke adventure play area, a large gym and fitness studio with changing rooms and showers, and a range of multi-use spaces that can be used to host a range of community events.

A café and catering facilities have also been added to the centre, which opened its doors a fortnight ago.

Our senior architect Svea Polster said:

"It's fantastic to see the activity centre open its doors to the public and I hope everyone's impressed with the new facilities and everything that is on offer."

Skipton Properties purchase

Our capital markets team successfully sold land on behalf of North Yorkshire Council which will be used to create a 53-home development off Airedale Avenue.

Skipton Properties have bought the land, which will see 30 per cent of the new properties delivered as affordable homes.

The scheme will include enhanced green spaces as well as improvements to the footpath passing through the site, and a dog walking area.



Right to buy

Our estates team has been working hard after local authorities across the region faced a surge in right to buy submissions.

After last year's Autumn Budget, right to buy discounts were dramatically reduced with the maximum discount falling from £102,400 to just £22,000.

That led to more than 1,000 submissions before the November 2024 deadline, which our estates team has been tackling on behalf of a number of councils.



Thirsk School

Our mechanical and electrical engineers have been carrying out work at Thirsk School, which has suffered a number of substantial leaks from the heating and hot and cold water systems over the last 18 months.

A number of patch repairs have been carried out, but a permanent fix is required.

We were commissioned to do a full survey and that has now been completed, with the team reviewing a two-year phased upgrade. The first part is to produce cost estimates for North Yorkshire Council's children and young people's service.





Boost for budding civil engineers after we become ICE approved employer

We have reaffirmed our commitment to training and development by becoming an approved employer for the Institution of Civil Engineers (ICE).

We have joined more than 450 other companies across the UK who provide structured ICE-approved training schemes for civil engineers looking to develop and enhance their skills.

It means our employees will have the opportunity to gain the knowledge, experience and training in-house to achieve IEng or CEng MICE civil and chartered engineering qualifications.

Among those to immediately benefit

Community Focus

include seven degree apprentices currently with us who will be transferred onto the formalised training programme, ensuring they receive high-level exposure and experience on their pathway to becoming professionally qualified.

We know first-hand just how talented and passionate young people are across our region – and being an approved ICE employer can only help as we continue to attract new talent to the company.

The demand for quality engineers is ever-increasing as the construction industry continues to grow across the UK and we hope this helps reinforce us as an exciting and innovative company to work for.

Meet Align's Transport Planning Team

Boasting a wealth of experience in development planning, transport modelling and active travel projects, meet Align Property Partners' newest department.

As part of an exciting move for the company, our transport planning team launched in April to help grow our multi-disciplinary offering for developers and land promoters.

The new team fill a crucial gap in the North Yorkshire market – providing excellent local knowledge of the county. However, their expertise extends far beyond the North East.

Heading up the team, Associate Transport Planner Iñaki Gaspar said: "I'm really excited to bring my 13 years of experience to Align's new team."

"We have a wealth of collective knowledge in transport planning to enable us to provide trusted advice to our public and private clients."

Since April, Iñaki has assembled a strong team including principal transport planner Alex Gardner who has more than 12 years' experience in transport planning and traffic engineering.

He's joined by Sophie Tiernan who has worked for various local authorities including the Scottish Government, while Joseph Benning makes up the team as an apprentice.

They have more than 30 years' experience under their belts delivering a range of successful initiatives across the UK in both the public and private sectors.

They will be working with our cross-functional teams including our civil and structural engineers, architects, mechanical and electrical engineers and

award-winning sustainability department.

Together, they will deliver on projects across the country including transport planning for residential, commercial and mixed-use projects at a range of scales.

Whether it's transport assessments or transport modelling, creating concept and feasibility studies and stakeholder engagement, our newest team is primed to deliver innovative, cost-effective solutions for both our existing and prospective clients.





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