

APPENDIX R

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 7 OCTOBER 2008

Title:

ROWLAND HOUSE

**[Portfolio Holder for Housing: Cllr Richard Gates]
[Wards Affected: All Cranleigh Wards]**

Summary and purpose:

The purpose of this report is to recommend to the Executive that approval be given to the setting up of a Special Interest Group with a specific task and finish programme to assess the submissions of two Housing Associations for the redevelopment of Rowland House, and recommend a single choice to the Executive.

Environmental implications:

There are no implications arising from this report, however there would be considerable implications from the consequences of the eventual Special Interest Groups recommendation to the Executive.

Social / community implications:

There are no implications arising from this report, however there would be considerable implications from the consequences of the eventual Special Interest Groups recommendation to the Executive.

Resource and legal implications:

There are none that will place extra impact on the Council's resources.

Introduction

1. In April 2008 the Executive agreed a report, which recommended the replacement of Rowland House –elderly persons unit at Cranleigh with a new development of 100% affordable housing by a Housing Association. Approval was also given to proceed with the process of selection by competitive bid.
2. The process of selection is now well underway, and two Housing Associations from a total expression of interest of thirteen have been selected to submit detailed proposals for the regeneration of the site. These are Thames Valley Housing Association and Raglan Housing Association.

Timetable

3. The timetable for the proposal submission and selection process is set out in Annexe 1.

Special Interest Group

4. It is recommended that the actual selection of the preferred Housing Association will be by a Special Interest Group, who will receive assessment reports from officers, and the results of a public exhibition, which will invite comments from the local people of Cranleigh.
5. To achieve the timescales proposed it is necessary for the Executive to agree the principle of formation of a Rowland House redevelopment Special Interest Group with the terms of reference set out below
 - 1) To examine in detail the relative advantages and disadvantages of the redevelopment proposals from the selected Housing Associations.
 - 2) To receive and consider comments from representatives of local residents immediately adjacent to the site and Cranleigh Parish Council.
 - 3) Receive and consider the comments made by local residents at a public exhibition to be held to demonstrate the two possible options.
 - 4) To recommend to the Executive the selection of a Housing Association partner to whom on agreed terms the site, subject to planning approval, will be transferred to develop in accordance with the agreed proposals.
6. It is recommended that the SIG should have a specific task and finish programme. Its task will be to assess the two proposals, take account of public comment, and recommend one Housing Association to the Executive. At this point its work is completed and the SIG will be disbanded and it is envisaged that the work of the SIG can conclude by the end of the year.
7. The membership of the SIG is yet to be determined.

Recommendation

It is recommended that

1. a Rowland House Redevelopment Special Interest Group be established to recommend to the Executive a preferred Housing Association and associated redevelopment proposal for redeveloping the Rowland House site; and
2. the Chief Executive be authorised, in consultation with the Portfolio Holder, to determine the membership of the Special Interest Group.

Background Papers (DCEX)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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ANNEXE 1

Progress to date

- April 2008** Report to Executive recommending: -
*The redevelopment of Rowland House by fro 100% affordable Housing by a Housing Association.

*A competitive procurement process to select the Housing Association to receive and redevelop the site
- May 2008** Invitation to Housing Associations to express and interest

Consultation with Cranleigh Parish Council
St Nicholas School
Rowlys Day Centre

to inform the brief
- June 2008 Receipt of thirteen E of I's
- July /Aug Assessment and marking of submissions
- Sept Selection of top two Housing Associations and
Invitation to submit detailed proposals for the redevelopment

Timetable of events

- 7 Oct** Executive report on formation of SIG
- 22-31 Oct** Proposed initial meeting of SIG to receive the brief and agree the process of selection
- 10 Nov** Submission of proposals by Housing Associations
- 24-29 Nov** Assessment of proposal and possible interviews with Housing Associations
- 4,5,6 Dec** Public Exhibition
- 16-19 Dec** SIG decision on scheme (if possible)
- 3 Feb** Executive
- 17 Feb** Council