

APPENDIX F

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 2 OCTOBER 2012

Title:

DELIVERING NEW AFFORDABLE HOMES

**[Portfolio Holders: Councillors Mike Band
and Keith Webster]**

[Wards Affected: All]

Note pursuant to Section 100B(5) of the Local Government Act 1972

Annexes to this report contain exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of Part I of Schedule 12A to the Local Government Act namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

This report seeks approval of a working budget to be funded from the new affordable homes reserve in 2012/13. The budget is required to meet preliminary development/feasibility costs as part of the preparation for building new affordable homes.

How this report relates to the Council's Corporate Priorities:

The provision of affordable housing is one of the top five priorities in Waverley's Corporate Plan

Equality and Diversity Implications:

There are no direct equality and diversity implications relating to this report.

Resource/Value for Money implications:

Significant funds are estimated to be available in the HRA Business Plan for building new affordable homes over the next 30 years. These funds must be spent in accordance with approved Council policy and ensuring best value is obtained at each stage of the process. The proposed spending of £62,000 in this report will be met from the New Affordable Homes Reserve which is estimated to be £2.9m of 31 March 2012.

Legal Implications:

There are no direct legal implications relating to this report.

Introduction

1. In July 2012 the Council approved the Affordable Housing Delivery Plan and the year 1 action plan. It also approved the development of new council homes on the Station Road, Godalming site.
2. Prior to starting on site, costs will be incurred on preliminary expenses and development/feasibility work carried out in order to establish the most appropriate schemes to go forward. An estimate of the likely cost in the current financial year is attached at (Exempt) Annexe 1. Funding for Development Agent fees and oncosts in respect of the Station Road redevelopment was approved at the Council meeting on 17 July 2012.
3. In future years, an appropriate budget will be agreed as part of the annual budget-setting process.

Procurement

4. It would also facilitate the development process and enable the use of local businesses if a standing list of contractors were established to provide the range of services needed prior to the start of building on any of the proposed development sites. This would be prepared in line with Waverley's Contract Procedure Rules. The advantage of such an approach would be:
 - Range of companies and specialist skills to draw from
 - Can be quickly appointed as companies already vetted
 - Prices/rates can be obtained easily
 - Can utilise local firms/knowledge if required

Recommendation

It is recommended that the Executive:

1. approves the use of £62,000 from the New Affordable Homes reserve in 2012-13 in order to fund estimated pre-development and preliminary costs; and
2. authorises the Head of Housing to establish a standing list of contractors for the provision of pre-development services in accordance with Section 9 of Contact Procedure Rules.

Background Papers

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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