

ITEM 17 – APPENDIX L

WAVERLEY BOROUGH COUNCIL EXECUTIVE – 3 DECEMBER 2013

Title:

OCKFORD RIDGE PROJECT: APPROVAL TO SUBMIT A PLANNING APPLICATION AND AGREE A BUDGET FOR PRE-DEVELOPMENT COSTS

[Portfolio Holder: Cllr Keith Webster]

[Wards Affected: Godalming Central and Ockford]

Summary and purpose:

The Council is proposing to redevelop parts of the Ockford Ridge estate to provide new, energy efficient homes to modern standards to meet the needs of current and future generations. The purpose of this report is to seek approval to submit a planning application for the redevelopment areas and to agree a budget for pre-development costs to enable the project to progress.

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

This report relates to the Council's corporate priority of delivering affordable housing, understanding and responding to residents' needs and delivering value for money.

Financial Implications:

Funding for pre-development costs for the Ockford Ridge Project is available through the approved 2013-14 New Affordable Homes capital programme.

Legal Implications:

The planning application will require consent under the Town and Country Planning Act 1990 (as amended), and authority is required for the submission of an application by the Council.

Background

1. Earlier this year, the Housing Delivery Team started to plan an investment programme for Ockford Ridge to enhance the estate for the benefit of existing residents and future generations. Prior to the availability of funding through the self-financing arrangements, the opportunities for such investment were limited.
2. Working with the community through ongoing conversation, consultation and community engagement, a plan to refurbish some of the properties, rebuild others and create new homes for local people has been prepared. The areas identified for redevelopment are those where there are fewest homes sold under Right-to-

Buy, while the homes on the remainder of the estate will either be refurbished or replaced on their existing plots, depending on the extent of works required. A site plan is attached at Annexe 1.

3. In June and July 2013, the Council held two consultation events to listen to the views of local tenants and owners about the opportunity to refurbish some homes, redevelop parts of the estate, comprising 58 existing houses, to provide new homes for current residents and create at least 34 additional affordable homes to meet local housing need. Residents at Ockford Ridge have been kept informed through regular sets of Frequently Asked Questions, letters, newsletters and home visits.

Proposals for redevelopment

4. Sprunt Architects have been appointed in line with the Council's Contract Procedure Rules to prepare a Master Plan for the redevelopment areas. The costs of employing the services of the architect are being funded from the approved 2013/14 budget of £83,500 for pre-development costs in the New Affordable Homes Reserve until a project-specific budget for pre-development costs is agreed.
5. Consultation on the Master Plan will start in early November with two events for residents of Ockford Ridge and the wider community, attended by Ward Members, community representatives from the school and church and officers from Planning, Community Services and Housing.
6. The proposed mix of homes within the redevelopment areas is:

Size	Type	No of homes	Percentage of homes
1 bed 2 person	Flats/Maisonettes	18	20%
2 bed 4 person	Maisonettes/Houses	50	55%
3 bed 6 person	Houses	22	25%
4 bed 8 person	House	1	
5 bed 10 person	House	1	
Total		92	100%

7. While consultation on the Master Plan is underway, pre-development survey work will be carried out in order to support a planning application, to assess transport, ecology, service and drainage implications.
8. The survey work required as part of the preparation of the planning application will be procured in line with the Council's Contract Procedure Rules.
9. It is anticipated that a planning application will be ready for submission by early next year when the Master Plan has been agreed. It will include an outline

planning application for all the redevelopment areas and a detailed planning application for the lower part of Site C.

10. The project is expected to extend over a four-year period, with a start on site in 2014. The implementation of the project plan will be monitored by the Housing Delivery Board.

Proposals for refurbishment

11. Faithorn Farrell Timms Quantity Surveyors have been appointed, in line with Contract Procedure Rules, using approved 2013/14 funding from the Stock Improvement budget, to identify the financial threshold where refurbishment no longer becomes an economically viable option, apply this threshold test to properties in the refurbishment areas, identify the costs for refurbishment and assess where replacement would be a more viable option.

Budget for pre-development costs

12. The following are cost estimates for Ockford Ridge pre-development costs, which equates to less than £1,000 per new-build property:

Pre-development costs	Budget £
Architect fees to develop and consult on Master Plan and prepare outline planning application	44,000
Transport survey	8,000
Urban drainage survey	8,000
Ecological survey	4,000
Services survey	6,000
Additional survey requirements	10,000
Quantity surveyor fees to assess costs of refurbishment and complete options appraisal for refurbishment or replacement	6,825
Total	86,825

Recommendation

That the Executive approves:

1. the submission of a planning application for the redevelopment of parts of Ockford Ridge to provide 92 new affordable homes to meet local housing need; and
2. a budget of £86,825 for pre-development costs to be met from the New Affordable Homes Reserve.

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