

# ITEM 11 – APPENDIX F

## WAVERLEY BOROUGH COUNCIL EXECUTIVE – 7 JANUARY 2014

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### Title:

#### **DEVELOPMENT OF FOUR AFFORDABLE HOMES IN WONERSH**

**[Portfolio Holder: Cllr Keith Webster]**

**[Wards Affected: Blackheath and Wonersh]**

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

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in the specific Paragraphs of the revised Part 1 of Schedule 12A of the Local Government Act 1972, namely:-

1. Information relating to an individual; and
  3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)
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### Summary and purpose:

The purpose of this report is to seek approval for funding from the New Affordable Homes Reserve in 2013/14 and 2014/15 for the development of four affordable homes for social rent at Ladymead, Barnett Lane, Wonersh, after planning consent has been secured.

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

This report relates to the Council's corporate priority of providing more **affordable housing** in the borough for local people in housing need.

### Financial Implications:

Funding for these schemes has been earmarked in the S106 funding, capital receipts and the Council's New Affordable Home Reserve.

### Legal Implications:

Tendering of the build contract will be progressed in line with the Council's Contract Procedure Rules and, if required, EU Procurement Regulations.

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## Background

1. In November 2013, the Council submitted a planning application for the redevelopment of Ladymead, the former homeless hostel in Barnett Lane, Wondersh to provide four permanent affordable homes for social rent to meet local housing need. The proposed layout of the site is shown in Annexe 1. The planning application will be considered by Eastern Planning Committee early next year.
2. Pre-development services have been provided by Nye Saunders Architects, who have worked with specialists to provide supplementary information to support the planning application. At the early stage of the project, the pre-development costs have been funded by the approved budget of £83,500 from the New Affordable Homes Reserve.
3. The build contract will be tendered in accordance with the Council's Contract Procedure Rules and, if required, EU Procurement Regulations. The precise nature of selecting a contractor will depend on which procurement route is necessary, and appropriate advertising will be undertaken as part of the applicable procurement process. Financial checks of each contractor will be completed before tender documents are issued to those on the short list.
4. The build programme is estimated to take 12 months and the implementation of the project plan will be monitored by the Housing Delivery Board. It is hoped that by seeking budget approval at this stage, the process of selecting a build contractor can start as soon as planning permission is granted and enable an earlier start on site date to be achieved.

## Budget

5. Nye Saunders has produced the following cost estimates, including build costs, professional fees and pre-development survey costs and a contingency for the site, split over the next two years. This is set out in (Exempt) Annexe 3.

## Timetable

Key activities	Date
Planning Application – Committee Meeting	January 2014
Prepare detailed specification	January – March 2014
Seek expressions of interest & Pre Qualification Questionnaire	February 2014
Select short-list of build contractors and issue tender documents	March 2014
Tender documents returned	Early May 2014
Inform successful contractor	End May 2014
Lead – in period	June 2014
Start on site	July 2014
Completion	July 2015

## **Recommendation**

That the Executive recommends to Council:-

1. Approval for the allocation of funding from S106 funds, capital receipts and the New Affordable Homes Reserve as appropriate and as set out in (Exempt) Annexe 3 for the development of four affordable homes at Ladymead, Barnett Lane, Womersley;
2. The appointment of the architect to act as both architect and Employer's Agent and a build contractor in accordance with the Council's Contract Procedure Rules to deliver four new affordable homes within the agreed budget; and
3. That authority be given to the Head of Housing Strategy and Delivery and Strategic Director to enter into a contract with Nye Saunders as architect and Employer's Agent.

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## **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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# ANNEXE 1

## Location plan



# ANNEXE 2

## Proposed layout



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address	Ladymead, Womersh, Surrey	draw no	P101	revision	
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