

# ITEM 13 – APPENDIX H

## WAVERLEY BOROUGH COUNCIL EXECUTIVE – 7 JANUARY 2013

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### Title:

#### **REDEVELOPMENT OF WEY COURT HOUSE, GODALMING**

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

**[Wards Affected: Godalming Farncombe and Cattershall]**

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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 an allocation of pre-development costs and build costs for the development and approval for commencing a tendering process.

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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.

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### Financial Implications:

Funding for the provision of 24 new affordable homes on this site is available through the New Affordable Homes Reserve, S106 and Capital receipts.

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### Legal Implications:

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

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### Introduction

1. In February 2013, the Council held an initial consultation event with local residents about the principle of redeveloping the site of a former sheltered housing scheme at Wey Court House to provide 24 new affordable homes to meet local housing need. Following this consultation the Housing Development

Team met with Ward Councillors to discuss the proposed scheme and share feedback from residents.

2. After the initial consultation event, three local architects were invited to design a scheme with 24 flats on an 'at risk' basis and submit their fee proposals for taking their scheme through to submission of a planning application.
3. A further consultation event was held with the residents in June where the three proposals were shared. Residents were asked to consider the draft schemes and give their views. As the number of comments from residents was split equally between two of the proposals, pre-application advice provided by Planning was taken into account to make the final scheme choice and Nye Saunders Architects were appointed.
4. On 10<sup>th</sup> December 2013, the Council held a final consultation event at the Godalming Town Football Club for residents of Wey Court bungalows, their advocates and relatives, Tenants Panel representatives and the Ward and Town Councillors to meet the architects and view the plans. This provided an opportunity to discuss the more detailed site and property layouts. The proposed scheme has taken into account feedback from residents, by altering the position of the buildings and increasing parking provision for new and existing residents.
5. The proposed scheme comprises 10 x 1 bedroom flats and 14 x 2 bedroom flats, split between four blocks as follows:

Block	Number	Type
1	6	1 bed 2 person
2	6	2 bed 3 person
	4	2 bed 4 person
3	4	1 bed 2 person
4	2	2 bed 3 person
	2	2 bed 4 person

6. Following the final consultation in December, a flood risk assessment, a landfill gas risk assessment and Ecological Assessment will be commissioned to support the planning application.
7. A planning application is expected to be submitted in March 2014.

### **Housing Need**

8. The Council is committed to making best use of its assets to increase the supply of affordable housing to meet housing need in the borough.
9. The Waverley Strategic Housing Market Assessment identified 1,960 households in need in Godalming, with the majority of need being for smaller one and two bedroom homes.

10. The Housing Register provides a further indicator of need. Following the implementation of the new allocation scheme earlier this year, which requires applicants to demonstrate a housing need and local connection to the borough, the number of applicants has reduced, but there continues to be significant need, especially in the main settlement areas. The table below shows the number of applicants on the Housing Register by area and size of property.

Area	1 bed	2 bed	3 bed	Total
Godalming	93	67	23	183
Farncombe	71	42	18	131

11. The bungalows at Wey Court are currently allocated to people over the age of 60, but due to the level of high level of housing need across the borough, there will be no age restriction on the allocation of the new homes being built as part of this scheme.

### **Predevelopment Services and Build Contract**

12. Pre-developments services to date have been provided by Nye Saunders Architects. 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.

13. To progress the scheme through to planning and, subject to planning permission being granted, the preparation of the specification, additional pre-development services will be required, including an employer's agent, structural engineer, mechanical and electrical engineers, landscape architect and ecologist. These costs are included in the professional fees set out in the cost estimate below.

14. Prior to tendering the build contract, adverts will be placed on the South East Business Portal to seek expressions of interest from contractors through a pre-qualification questionnaire. This project will be procured in line with the Council's Contract Procedure Rules, and EU Procurement Regulations if required.

15. The build programme is estimated to take 15 months and the implementation of the project plan will be monitored by the Housing Delivery Board. Subject to planning approval, start on site is expected in autumn 2014.

### **Budget**

16. Nye Saunders Architects has produced the following cost estimates for build costs and external works costs, set out in (Exempt) Annexe 1. These will be refined when detailed designs and specifications have been developed.

17. Prices are based upon the total gross internal floor area in accordance with the 6<sup>th</sup> Edition of the RICS Code of Measuring Practice (September 2007). Building prices per m<sup>2</sup> represent the average for London and the South East. As property prices are expected to increase by an average of 6% in 2014, build costs are also expected to increase.

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## **Recommendation**

That Executive recommends to Council:

1. That it approves the allocation of funding from the New Affordable Homes Reserve, S106 funds and capital receipts (as appropriate), as set out in (Exempt) Annexe 1 for the development at Wey Court; and
2. That authority be given to the Head of Strategic Housing and Delivery and the Strategic Director to appoint pre-development consultants and a build contractor in accordance with the Council's Contract Procedure Rules to deliver 24 new affordable homes within the agreed budget.

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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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