

AGENDA ITEM 16 – APPENDIX K

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 4 FEBRUARY 2014

Title:

DEVELOPMENT OF TWO AFFORDABLE HOMES IN SHAMLEY GREEN

[Portfolio Holder: Cllr Keith Webster]

[Wards Affected: Shamley Green and Cranleigh North]

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:-

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

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 two affordable homes for social rent at land adjacent to No. 64 Hullmead, Shamley Green, after planning consent has been secured.

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.

Background

1. In January 2014, a planning application was submitted for the development of the garage site adjacent to No. 64 Hullmead, Shamley Green to provide two 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 in March.

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 9 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	March 2014
Prepare detailed specification	February – April 2014
Seek expressions of interest & Pre Qualification Questionnaire	April 2014
Select short-list of build contractors and issue tender documents	May 2014
Tender documents returned	Early July 2014
Inform successful contractor	End July 2014
Lead – in period	September 2014
Start on site	October 2014
Completion	June 2015

Recommendation

That the Executive recommends to Council that:-

1. approval be given to 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 two affordable homes on the garage site adjacent to No. 64 Hullmead, Shamley Green;

2. the architect be appointed to act as both architect and Employer's Agent and a build contractor in accordance with the Council's Contract Procedure Rules to deliver two new affordable homes within the agreed budget; and
 3. authority be given to the Head of Housing Strategy and Delivery and Director of Operations 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

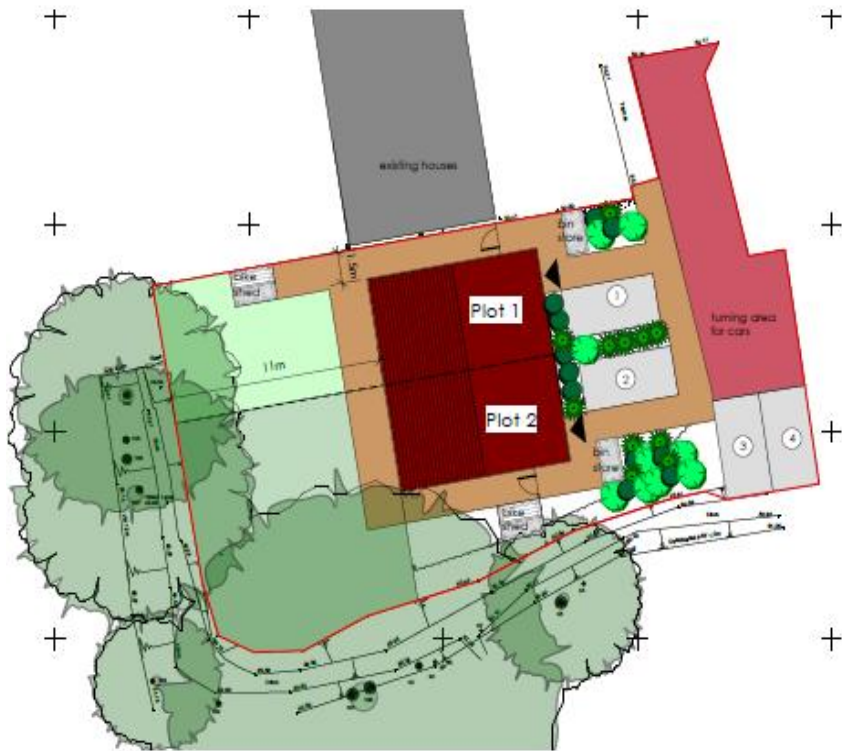
Location plan



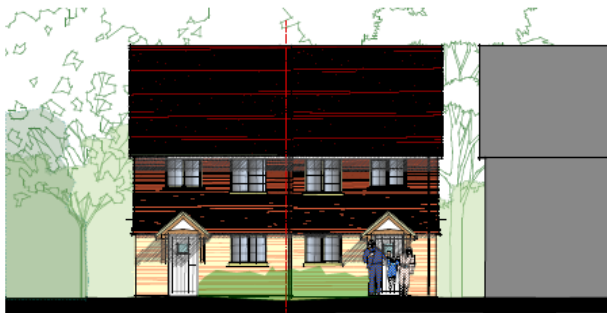
Note: Red line shows assumed boundary of ownership only, and should be checked against land-registry plans.

ANNEXE 2

Proposed layout

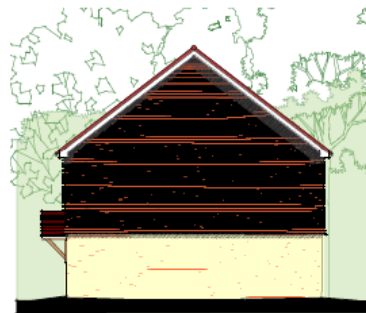


Plot 1 | 2 bedroom | 4 person house | 75.4 sqm
 Plot 2 | 2 bedroom | 4 person house | 75.4 sqm



East Elevation

Plot 2 Plot 1



North Elevation

Plot 1



West Elevation

Plot 1 Plot 2

Materials
 Roof - machine made plain clay tiles
 Wall - machine made plain clay tile hanging
 Red/orange facing brickwork
 Windows uPVC
 Doors painted timber
 Rainwater goods black uPVC



South Elevation

Plot 2