

# AGENDA ITEM 18 – APPENDIX N

## WAVERLEY BOROUGH COUNCIL

### EXECUTIVE – 30 SEPTEMBER 2014

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#### **Title:**

#### **BUDGET APPROVAL AND APPOINTMENT OF A BUILD CONTRACTOR FOR THE DEVELOPMENT OF AFFORDABLE HOMES AT LADYMEAD, WONERSH AND HULLMEAD, SHAMLEY GREEN**

[Portfolio Holder: Cllr Keith Webster]  
[Wards Affected: Blackheath and Wonersh,  
Shamley Green and Cranleigh North]

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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:-

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 2014/15 and 2015/16 for the development of six affordable homes for social rent at Ladymead, Barnett Lane, Wonersh, and Hullmead, Shamley Green; and
- confirm the intention to appoint Contractor 3 as the build contractor for this project.

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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.

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## **Background**

1. In January 2014, the Council was granted planning consent to redevelop Ladymead, the former homeless hostel in Barnett Lane, Womersley to provide four permanent affordable homes for social rent to meet local housing need. The proposed layout of the site and elevation drawings are shown in Annexe 1.
2. In March 2014, the Council was granted planning consent to develop two new affordable homes for social rent on a garage site at Hullmead, Shamley Green. The proposed layout of the site and elevation drawings are also shown in Annexe 1.
3. Pre-development services for both developments have been provided by Nye Saunders Architects. Nye Saunders provided budget estimates for both schemes in November 2013 and these were approved by Executive in January and February 2014 respectively. These are shown in (Exempt) Annexe 2.
4. Due to the significant increase in development activity across the South East in the past twelve months and associated costs, the tender prices are about 10% higher than projected. The RICS (Royal Institute of Chartered Surveyors) UK Construction Market Survey Q2 2014 indicates an increase in costs between 2013 and 2014 to be in the region of 30%. As a result, an increased budget allocation from the New Affordable Homes is required.

## **Tender Process**

5. In February 2014, Executive approved the commencement of the tender process and adverts were placed on the South East Business Portal to seek expressions of interest from the contractors through a pre-qualification questionnaire (PQQ). The seven submitted PQQ's were assessed against the set criteria and were financially assessed, to ensure their financial soundness.
6. Tender documents were issued to five short-listed contractors and four tenders were returned. The tenders were assessed against the evaluation criteria on 15 August 2014 and three contractors were invited to interview on 19 August 2014.
7. Following the interviews, the contractors submitted their final revised tender totals which are set out in (Exempt) Annexe 2. These are shown alongside the evaluation criteria that assesses quality, price, programme delivery and the outcome of the interview process.
8. Delivery of the build within the agreed time will be a requirement of the JCT Intermediate Build Contract with Contractor's Design 2011 and through Contract Particulars Clauses. The contractor will be subject to penalty payments if the build programme overruns.

## **Timetable**

9. The build programme is estimated to take eight months.

10. The Housing Delivery Board will monitor implementation of the project plan.

<b>Key activities</b>	<b>Indicative Date</b>
Lead – in period	October 2014
Start on site	November 2014
Completion	Mid June 2014

### **Recommendation**

That the Executive recommends to Council that:-

1. approval be given for the allocation of funding from s106 funds, capital receipts and the New Affordable Homes Reserve as appropriate and as set out in (Exempt) Annex 2 for the development of six affordable homes at Ladymead, Barnett Lane, Wonerish and Hullmead, Sharncliffe Green;
2. the appointment of the preferred Contractor 3 be approved, subject to satisfactory references and in accordance with the Council's Contract Procedure Rules to deliver six new affordable homes within the agreed budget; and
3. authority be given to the Director of Operations in consultation with Director of Finance and Resources, the Portfolio Holder for Housing (Strategic) and the Portfolio Holder for Finance to agree contractual terms.

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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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### **CONTACT OFFICER:**

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# ANNEXE 1

## Location plan Ladymead



Waverley Borough Council  
The Bursys, Godalming, Surrey  
GU7 1HR  
Telephone: 01483 523333  
Fax No: 01483 426337

### Ladymead, Womersley, GU5 0PE

Scale 1: 625

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Ordnance Survey LA100025451.

map-name.WOR 00/00/2014

# Elevation Drawing – Ladymeard



West Elevation



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Address  
- Ladymeard, Wotton, Surrey

Site  
- Proposed Front Elevation - Site

Drawn by

- 13010 P112

Scale

- 1:100@A3

Revision

- #

Date

- Oct '13

**Nye saunders**  
Chartered Architects  
3 Church Street, Godalming, Surrey GU7 1EP  
Tel: 01483 49300 Fax: 01483 49305 E-Mail: info@nyesaunders.co.uk

## Location Plan - Hullmead



Waverley Borough Council  
The Bury, Godalming, Surrey  
GU7 1HR  
Telephone: 01483 523333  
Fax No: 01483 426337

### Hullmead, Shamley Green, GU5 0UG

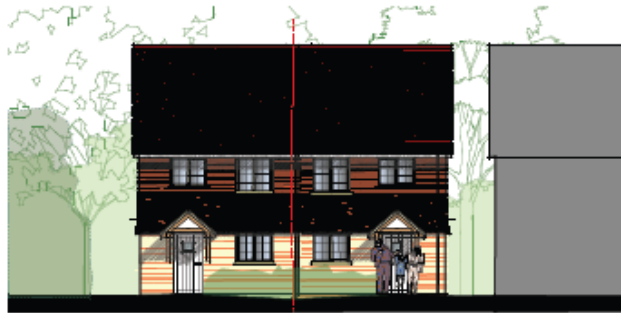
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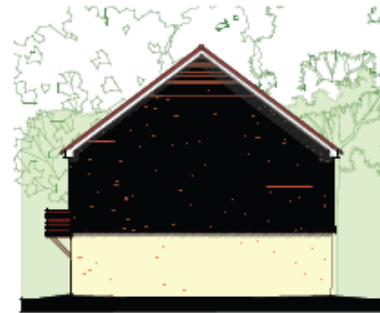


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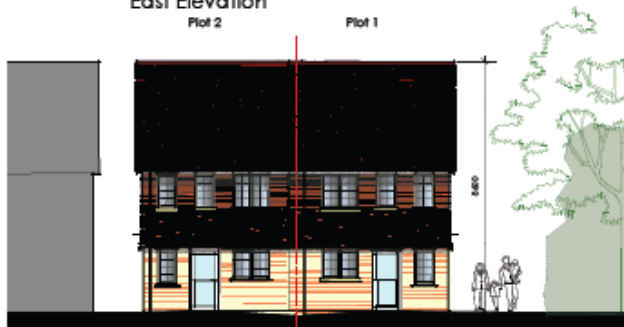
# Elevation Drawing – Hullmead



East Elevation  
Plot 2



North Elevation  
Plot 1



West Elevation  
Plot 1



South Elevation  
Plot 2

Materials  
 Roof - machine made plain clay tile  
 Walls - machine made plain clay fle-hanging  
 Decking - long boards  
 Windows - UPVC  
 Doors - painted timber  
 Rainwater goods - black UPVC



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client	Land at Hullmead, Sharnley Green	ref no	1305/064	date	May 2013
no	Proposed Elevations	ref no	1305/064	date	May 2013

A N, W & Elevations added. sig 18.07.13

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