

Record of decisions made at the meeting of the Executive – Tuesday, 9 January 2024

The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Agenda item number and title	Decisions taken	Reasons for decision	Details of alternative options considered	Details of any conflict of interest declared and any dispensation granted
7. Housing Latent Defect Remediation, Farnham	<p>The Executive RESOLVED to:</p> <ul style="list-style-type: none"> I. Use the current Latent Defects budget to procure a Contractor to carry out the required remedial works. II. Allocate a £114,225 budget from Latent Defects budget that exists within the Housing Revenue Account Delivery Budget. III. Delegate authority to the Executive Head of Legal and Democratic Services to approve the final form of any legal agreement including JCT Contract. IV. Delegate authority to the Strategic Director (Wellbeing) to enter into any related contract documentation or ancillary agreements required to the remedying of these latent defects. 	<ul style="list-style-type: none"> I. The defects in these properties are long standing and will only be permanently resolved by the proposed type of intervention. II. The Waverley Corporate Strategy 2020-2025 sets out the Vision and Strategic Priorities for the Council. One of the strategic priorities is to 'provide good quality housing for all income levels.' 	<ul style="list-style-type: none"> I. Option 1 - Do nothing and leave the properties in their current condition with latent defects. II. Option 2 (preferred option) - Approve the use of the latent defects budget available within the Housing Revenue Account to tender for a contractor to resolve the defects for the long-term benefit of the residents and Waverley Borough Council in maintenance of its assets. 	None.
8. Housing Delivery - Churt	<p>The Executive RESOLVED to approve:</p> <ul style="list-style-type: none"> I. The demolition of the existing Community Room with a First Floor Flat and garage together with works associated with implementation of the planning consent in advance of submission of a full business case for the scheme. II. The allocation of an £120k budget from reserves to commission consultant services and demolition contractor to demolish the existing property and associated works to implement the planning consent. This budget allocation will be included within financial viability appraisal that will 	<ul style="list-style-type: none"> I. The existing community Room has been vacant since 2019 when the lunch club moved to Quinettes. Planning consent was obtained in September 2021 and is due to lapse in September 2024. It is envisaged the site would be developed along with an adjacent site at Crossways Close which is currently 	<ul style="list-style-type: none"> I. Option 1 - Do nothing at this stage and submit a planning application for a lapsed consent at an appropriate time to coincide with the Crossways Close scheme, incurring 	None.

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	<p>accompany the business case and full project budget request for the new build scheme when it is bought forward.</p> <p>III. To delegate authority to the Executive Head of Legal and Democratic Services to approve the final form of any legal agreements associated the demolition of existing property and implementation of the planning permission.</p> <p>IV. To delegate authority to the Strategic Director (Place) to enter into any related contractual documentation relating to this stage of this project.</p> <p>V. To delegate authority to the Strategic Director (Place) to enter into any ancillary agreements related to the project provided that these are within the allocated budget.</p>	<p>undergoing planning revisions. To avoid losing the planning approval for Parkhurst Fields under lapsed time, it is proposed to progress with demolition and early stage works to implement the consent.</p> <p>II. The Waverley Corporate Strategy 2020-2025 sets out the Vision and Strategic Priorities for the Council. One of the strategic priorities is to 'provide good quality housing for all income levels.'</p> <p>III. Build More, Build Better, Build for Life Affordable Homes Delivery Strategy 2022 – 2025 sets out the Council's commitment to build homes to buy or rent for households from all income levels. The strategy has been supported by evidence studies including the Waverley Housing Affordability Study 2021.</p> <p>IV. Demolition of the community room will keep the planning consent in force for the delivery of 4 new two bed sustainable homes in Churt with two parking bays for each property and 4 extra parking bays for visitors.</p>	<p>more costs and risk the Parkhurst Fields scheme to be declined. This would enable the business case for the demolition and delivery of the new affordable housing scheme to be submitted to Executive and Council in full, at the same time as the proposed developed Crossways Close scheme.</p> <p>II. Option 2 (preferred option) - Demolition of the property on the site and works associated with implementation of the consent will keep the planning consent in force and will provide a site ready for delivery. Subject to approval of the full business case for the Parkhurst Fields site and Crossway Close</p>	

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			site (subject to planning) the two sites can be delivered together by a single contractor which should provide greater value for money for the Council due to the greater scale of contract.	

Date of this Notice: 10 January 2023

The deadline for call-in of any of these decisions for scrutiny (within five working days) will be **NOON on 17 January 2024**. Members must notify the Executive Head of Legal and Democratic Services (Monitoring Officer) by e-mail committees@waverley.gov.uk if they wish to refer a decision to the appropriate Overview and Scrutiny Committee. The Constitution requires that five non-Executive Members may call-in a decision of the Executive for scrutiny. Members should contact their Scrutiny Committee Chairman or Vice-Chairman before calling any items in.

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