

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 1 NOVEMBER 2016

Title:

**DEVELOPMENT OF AFFORDABLE HOMES AT NURSERY HILL,
SHAMLEY GREEN**

[Portfolio Holder: Cllr Carole King]

[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:-

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

Summary and purpose:

This is a Council-approved scheme and the purpose of this report is to seek approval to appoint a build contractor for the development at Nursery Hill, Shamley Green.

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

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

Financial Implications:

An approved budget is available for the completion of the scheme from 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.

Background

1. In April 2015, planning permission was granted for the redevelopment of the garage site at Nursery Hill, Shamley Green to provide five affordable homes for affordable rent and 15 parking spaces to meet local housing need. The approved layouts of the site and elevation drawings are shown in Annexe 1.

2. Pre-development services have been provided by Nye Saunders Architects and several other consultancies that have undertaken surveys and delivered reports to support the planning application.
3. Pulse Associates have been appointed to undertake the role of Employers Agent (EA) on the project and have worked on build contractor tender documents preparation and assessment.
4. Significant pre-development preparation works have been undertaken ahead of a build contractor's appointment, including site clearance, asbestos removal, security and ground investigation.
5. Progress to appoint a build contractor has been slower than anticipated because the first request for expressions of interest in January 2016 resulted in no returns. As a result, the approach was reviewed and on the advice from Pulse Associates it was decided to use a two-stage tendering process.
6. The first stage tender pack was issued in April 2016 through the Council's procurement system and five returns have been received. All five tenders have been analysed and evaluated against the criteria defined in the tender documents.
7. Pulse Associates issued a tender report recommending that the three contractors: Contractor 1, Contractor 2 and Contractor 3 were interviewed. Interviews were held on 6 June 2016 with a view to selecting one build contractor to work with, to produce full cost calculations and full design preparation for the project.
8. Following the interview and after completion of the assessment process Pulse Associates have recommended Contractor 3 as a preferred build contractor for the project.

Budget

9. Pulse Associates have produced preliminary budget cost estimates for the scheme, including indicative build costs, utility connection costs and contingency, which are set out in (Exempt Annexe 2). The anticipated build programme is 10 months, split over the next two financial years.

Timetable

10. The indicative timetable for the development is shown in the table below:

Key activities	Indicative Date
First Stage Tenders received	May 2016
Interviews following first stage submissions	June 2016
Second Stage Tendering process	October- December 2016
Build contractor's appointment	December 2016
Start on site	January 2016

Recommendation

It is recommended that the Executive approves the appointment of the preferred Contractor 3, following the successful completion of the second stage of the tender process in accordance with the Council's Contract Procedure Rules, subject to the final contract sum being within the approved budget and in consultation with the Director of Resources and the Portfolio Holders for Housing and Finance.

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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Plan Layout for Nursery Hill



Proposed Elevations

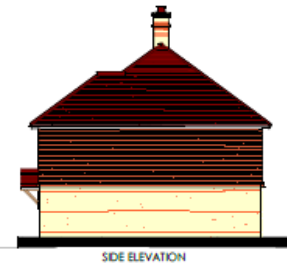


Materials:
 Roof - plain tile
 1st floor walls - tile hanging
 Ground floor walls - facing brickwork
 windows - UPVC
 doors - UPVC
 brick - paviors



Plot 1 Plot 2
 Scale 1:100 @ A3 - 1:141 @ A4

<p>© Nye Saunders Ltd Chartered Architect</p> <p>Planning permission is hereby approved on the basis of the information provided and the drawings submitted. It is a condition of this approval that the development shall be carried out in accordance with the approved plans and drawings.</p> <p>Approved on 12/06/14</p>	<p>Project: Land of Hursey Hill, Sharnley Green - Social Housing</p> <p>Plot 1 & 2 Proposed Elevations</p>	<p>Ref: 13093-P110</p> <p>Date: 11/06/14</p> <p>Scale: 1:100 @ A3</p>	<p>June 2014</p> <p>Nye saunders Chartered Architect 3 Church Street, Cuddesley, Lutterworth, Leics. LE17 7DQ 01530 410000 - 01530 410001 - 01530 410002</p>
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Materials:
 Roof - plain tile
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 brick - paviors



Plot 5 Plot 4 Plot 3
 Scale 1:100 @ A3 - 1:141 @ A4

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