

WAVERLEY BOROUGH COUNCIL

EXECUTIVE –1 NOVEMBER 2016

Title:

DEVELOPMENT OF AFFORDABLE HOMES AT SHERRYDON, CRANLEIGH

**[Portfolio Holder: Cllr Carole King]
[Wards Affected: Cranleigh East]**

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 of the parking area adjacent to 75 Sherrydon, Cranleigh, following a tender process.

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 January 2016, planning permission was granted for the development of the parking area adjacent to 75 Sherrydon, Cranleigh to provide two affordable homes for rent 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 Churchill Hui Architects and several other consultancies that have undertaken surveys and delivered reports to support the planning application.

3. All necessary pre-development preparation works have been undertaken ahead of a build contractor's appointment, including underground utilities scan and topographical survey.
4. Allen Construction has been appointed to undertake the role of Employers Agent (EA) on the project and have worked on a build contractor tender documents preparation.
5. This is a scheme which the Council is committed to deliver following discussions with the Housing Delivery Board in June. Members agreed to proceed with the delivery of two affordable homes by Waverley on this site, particularly following the sale of 4 and 8 Elmbridge Cottages from the Cranleigh area.

Budget

6. Allen Construction 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 7 months.
7. The current budget allocation is £13,380 for 2016/2017 and £467,500 for 2017/18.
8. As work can commence earlier than originally planned it is estimated that £60,000 spend will be incurred this financial year, therefore it is requested that £60,000 of the 2017/18 budget is brought forward into 2016/17.

Timetable

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

Key activities	Indicative Date
Tender preparation	October 2016
Tendering process	October/November 2016
Interviews	December 2016
Build contractor's appointment	December 2016
Start on site	January 2017

Recommendation

It is recommended that the Executive approves:

1. the appointment of the preferred build contractor following the successful completion of the tender process, in accordance with the Council's Contract Procedure Rules, subject to the contract sum being within the approved budget, and in consultation with the Director of Finance and Resources and the Portfolio Holders for Housing and Finance; and

2. the rescheduling of £60,000 budget from 2017/18 forward into 2016/17 to allow construction works to begin.

Background Papers

There are no background papers (as defined by Section 100D (5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

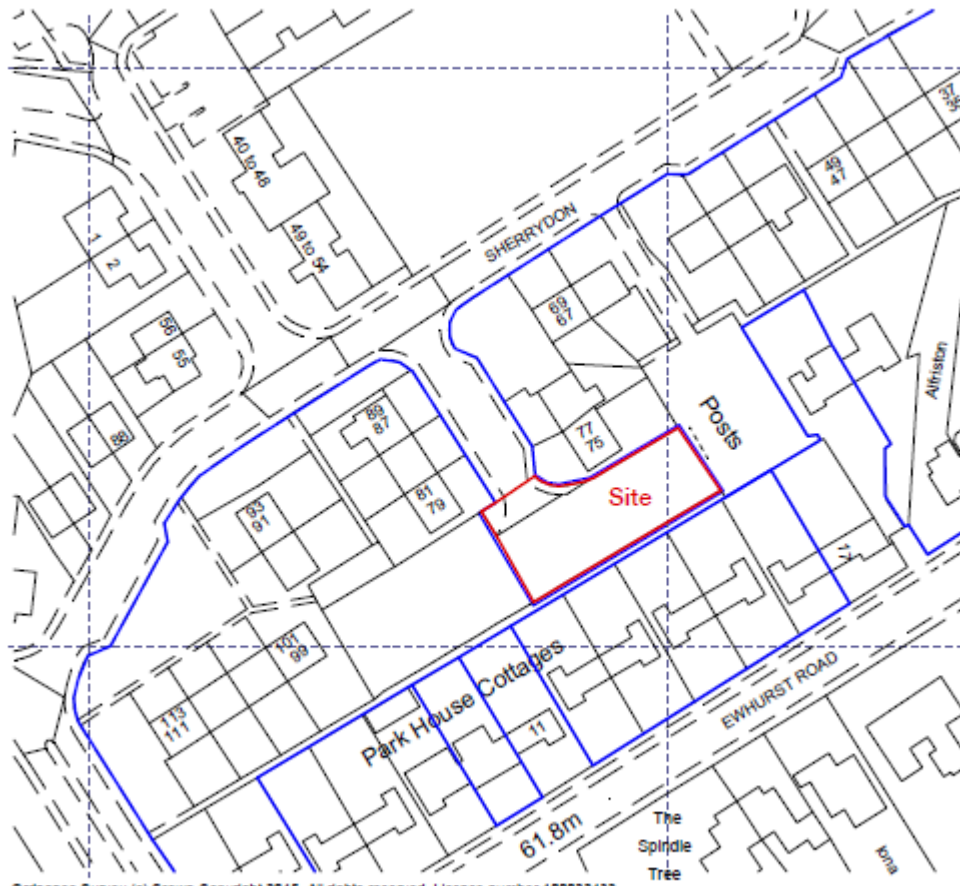
Name: Irina Seriogina

Telephone: 01483 523159

E-mail: irina.seriogina@waverley.gov.uk

Location Plan for Sherrydon, Cranleigh

Location Plan 1:1000



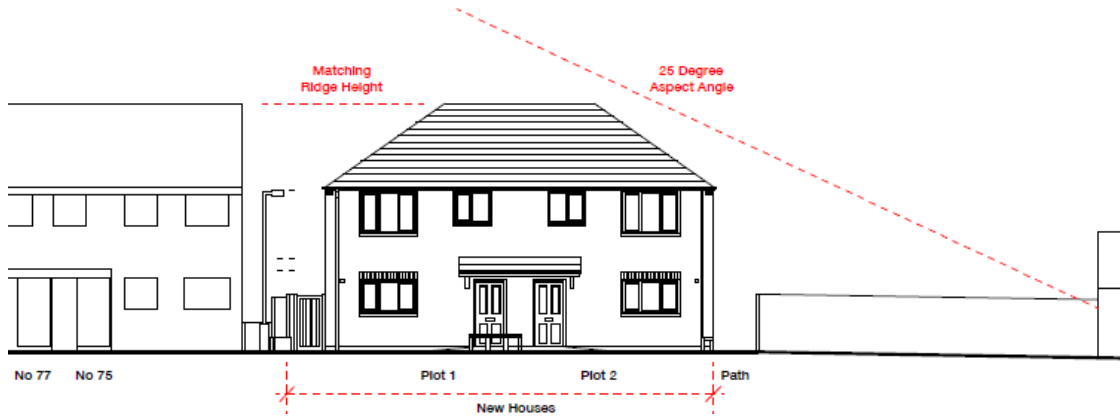
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Development Site (Red)

Council Owned Properties (Blue)

Proposed Elevations

Contextual Elevation



Front Elevation and Side Elevation



Front Elevation

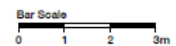
Side Elevation

Rear Elevation and Section A-A

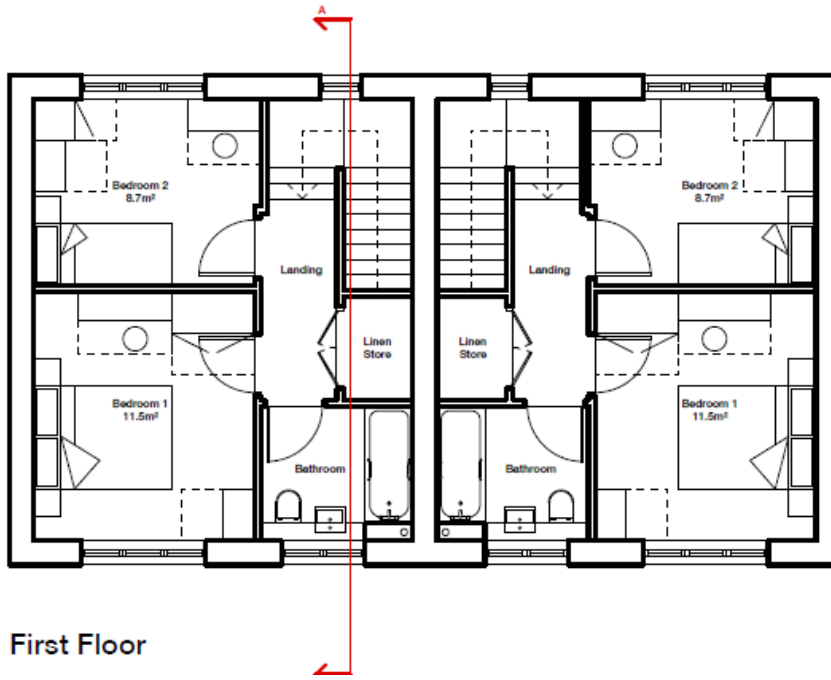


Rear Elevation

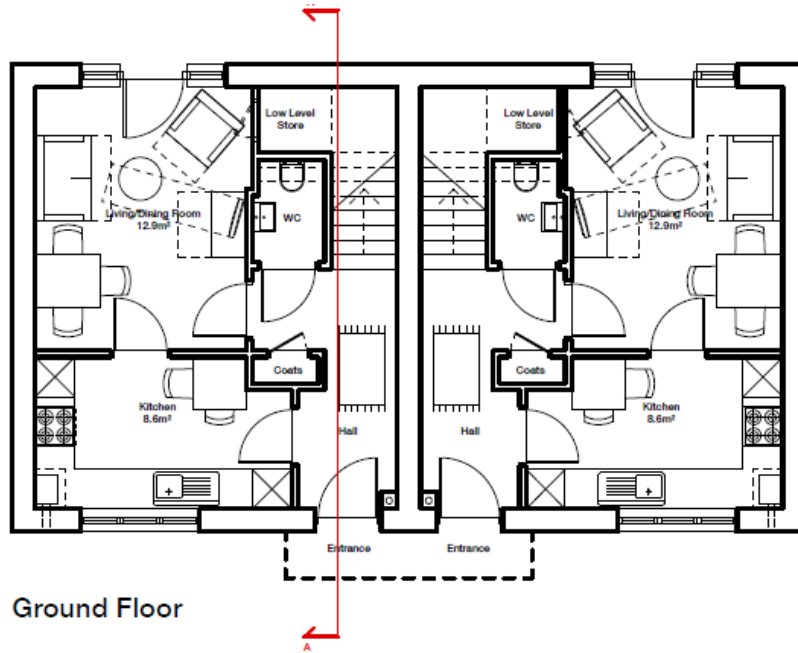
Section A - A



Proposed Floor Plans



First Floor



Ground Floor