

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 29 NOVEMBER 2016

Title:

DEVELOPMENT OF AFFORDABLE HOMES AT OCKFORD RIDGE, SITE D

[Portfolio Holder: Cllr Carole King]

[Wards Affected: Godalming Central and Ockford]

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 with planning permission for the development granted in August 2014 and an approved budget in 2016/2017 and 2017/2018 to deliver the scheme. The purpose of this report is to seek approval to appoint a build contractor for the development of 16 properties on Site D of Ockford Ridge and to enter into all ancillary agreements relating to the scheme.

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 has been progressed in line with the Council's Contract Procedure Rules and the contract will be a formal JCT contract prepared by the Council's Employers Agent.

Background

1. In June 2013, the Council embarked on an ambitious investment project to redevelop and refurbish homes at Ockford Ridge to enhance the estate for the benefit of current and future generations.

2. The scheme was approved by the Council on 10 December 2013.
3. In August 2014, planning permission was granted for the development areas at Ockford Ridge, which included detailed consent for the development of 16 new homes on Site D and outline consent for 83 additional new homes on Sites A, B and C.
4. Pre-development demolition and ground levelling works on Site D have been completed on 14 October 2016 by Dorton Demolition and Excavation Limited.
5. The Employer's Agent, Press and Starkey, worked on a two stage tender for the project. Expressions of Interest were sought through the South East Shared Services Portal and created a select list of 6 companies that have been invited to prepare their tenders based on the full designs created by Sprunt Architects and approved by planning.

Timetable

6. The indicative timetable for the development is shown below:

Returns of Tenders and Opening Ceremony	21 October 2016
Tender Analysis and Recommendation Report prepared by Press and Starkey	by 11 November 2016
Interviews and selection of Preferred Contractor	25 November 2016
Letting of Contract	December 2016
Commencement of works on site	January 2016

Budget

7. In August 2016 Sweett Consultancy prepared a build cost estimate for the Site D Ockford Ridge scheme which is set out in (Exempt) Annexe 2.
8. The current budget allocation for the Ockford Ridge scheme is £2,025,333 for 2016/17 and £3,457,600 in future years.

Recommendation

It is recommended that the Executive:

1. approves 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;

2. authorises the Head of Strategic Housing and Delivery to formally award the contract to, and enter into a contract with, the successful tenderer in consultation with the Director of Finance and Resources and the Portfolio Holders for Housing and Finance; and
3. authorises to enter into all ancillary agreements relating to the scheme, in accordance with the Council's Contract Procedure Rules.

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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Location Plan for Site D Ockford Ridge, Godalming

