

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 29 NOVEMBER 2016

Title:

**OCKFORD RIDGE
REFURBISHMENT PROGRAMME PHASES 1 – 3**

**[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 an approved budget in 2016/2017 and 2017/2018 to deliver the next phases of refurbishment at Ockford Ridge.

The purpose of this report is to seek approval for the appointment of building contractors for the next phase of refurbishment works (Phases 1, 2 and 3) at Ockford Ridge, Godalming.

This report also seeks approval for the appointment of a building surveyor to carry out the requisite survey, preparation of the relevant documentation for tendering the build works and supervision and monitoring of the works once in progress. It also seeks authority 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. This report also relates to the Council's ongoing priority to maintain and improve its stock in line with Decent Homes Standards.

Financial Implications:

In August 2016 Sweett Consultancy prepared revised cost estimates for refurbishment works at Ockford Ridge. Costs associated with the next phases are set out in (Exempt) Annexe 1.

An approved budget is available for the completion of the scheme from the Council's New Affordable Home reserve

Legal Implications:

Tendering of the consultant appointments and build contract will be progressed in line with the Council's Contract Procedure Rules. The contract will be a formal JCT contract prepared by the Council's Employer's Agent, with standard amendment clauses supplied by the Borough solicitor.

Procurement will be through the South East Shared Services Portal, In-Tend. The council's retained employer's agent will assess the returns for both appointments. It is proposed to restrict the Select List to those firms who scored well in the procurement of both the refurbishment works and the building surveyor services for the pilot phase.

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. Part of this investment programme is the refurbishment of the remaining non-development properties – some 78 in number – for which a full refurbishment was envisaged. A pilot phase has now been let for the first six properties to be refurbished, due for completion December 2016.
3. Consultation with local residents via monthly newsletters and regular meetings with the Community Consultative Group have consistently revealed the community's desire for such momentum to be maintained and the rolling out of refurbishment in tandem with new build works.
4. With the availability of (refurbishment) decant voids on site A, it is cost-effective to let a further phase of full refurbishment before these void properties are demolished next summer. Ten properties for refurbishment have been identified, dictated by the type and number of decant voids available: refurbishment will require full decanting for the period of refurbishment. This schedule may change as tenants are consulted and works agreed but the intention to undertake a phase of ten in spring next year remains, such a phase being considered manageable and cost-effective.
5. A map of properties included in Phase 1, 2 and 3 are included in (Exempt) Annexe 2.
6. The previous report by Ridge Surveyors LLP identified some properties on the estate for which there was little scope to undertake major works of refurbishment – the relocation of bathrooms and the enlargement of kitchens – due to their small size, without constructing extensions to these properties. It is the advice of the council's retained Employer's Agent in consultation with its building surveyor that extending these properties does not represent value for money.

7. There are, however, works of refurbishment that can be carried out to upgrade and improve these properties. A further phase (phase 2) is therefore proposed to address issues of repair and modernisation within the constraints of no decanting, subject to surveys of these properties.
8. Nine properties are proposed for a no-decant phase of refurbishment works. These have been selected because the standard internal refurbishment is not possible due to the property type and will maximise value for money on this particular phase.
9. A further phase (Phase 3) of full refurbishment of six non development site properties, including three currently being used for decanting tenants from Site D. It is proposed that this phase will be undertaken when the new build on this site has been completed in late January 2018.
10. A formal lesson learned workshop has been scheduled to ensure that the pilot phase experience is fully captured, to inform the next phases of refurbishment.

Timetable

11. The indicative timetable for the next phases of the Ockford Ridge Refurbishment Programme is shown below:

Appointment of building surveyor	End November 2016
Provision of surveys and specifications	Mid December 2016
Completion of ITT pack for refurbishment contractor	End December 2016
Invitation to Tender refurbishment phases 1,2 and 3	January 2017
Tender analysis and Recommendation Report prepared by the council's Employer's Agent	February 2017
Appointment of refurbishment contractor and start of phases 1 and 2	March 2017
Completion of phases 1 and 2	June 2017
Start of phase 3 (following completion of Site D)	January 2018
Completion of phase 3	End March 2018

12. The timetable assumes that procurement, appointment, decanting, works and completions experience no unforeseen delays. Such assumptions are captured in the phase risk register with appropriate mitigation defined and agreed in advance.

Recommendation

It is recommended that the Executive:

1. approves the appointment of the preferred refurbishment contractor for Phases 1, 2 and 3 Ockford Ridge, Godalming following the successful completion of the tender process, in accordance with the Council's Contract Procurement Rules, subject to the contract sum being within the approved budget;
2. approves the appointment of the preferred building surveyor for refurbishment phases 1, 2 and 3, Ockford Ridge, Godalming, following the successful

completion of the tender process, in accordance with the Council's Contract Procurement Rules, subject to the contract sum being within the approved budget;

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