

# OCKFORD RIDGE NEW BUILD & REFURBISHMENT PROGRAMME

Andrew Smith and Louisa Blundell



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Waverley  
BOROUGH COUNCIL

## History of Ockford Ridge

- Land purchased from Eashing Park Estate and Godalming Burial Ground
- Building commenced 1930 – 1931
- First residents moved in September 1931



## Project Inception

- **July 2012**  
Council approved Affordable Homes Delivery Plan 2012 – 2017
- **February 2013**  
Housing Delivery Board established
- **March 2013**  
Proposals for remodelling and redevelopment of Ockford Ridge

## Pre-development

- **April 2013**  
Framework for the purchase of land or property
- **June / July 2013**  
Consultation
- **December 2013**  
Proposals for remodelling and redevelopment of Ockford Ridge

## Planning

- August 2014 – Hybrid planning application
- March 2015 – Full application for development of two show homes
- April 2016 – Site compound
- January 2017 – Site A planning application submitted

# Current position

- **Redevelopment**  
Sites A, B, C and D



## Site D







# Site A



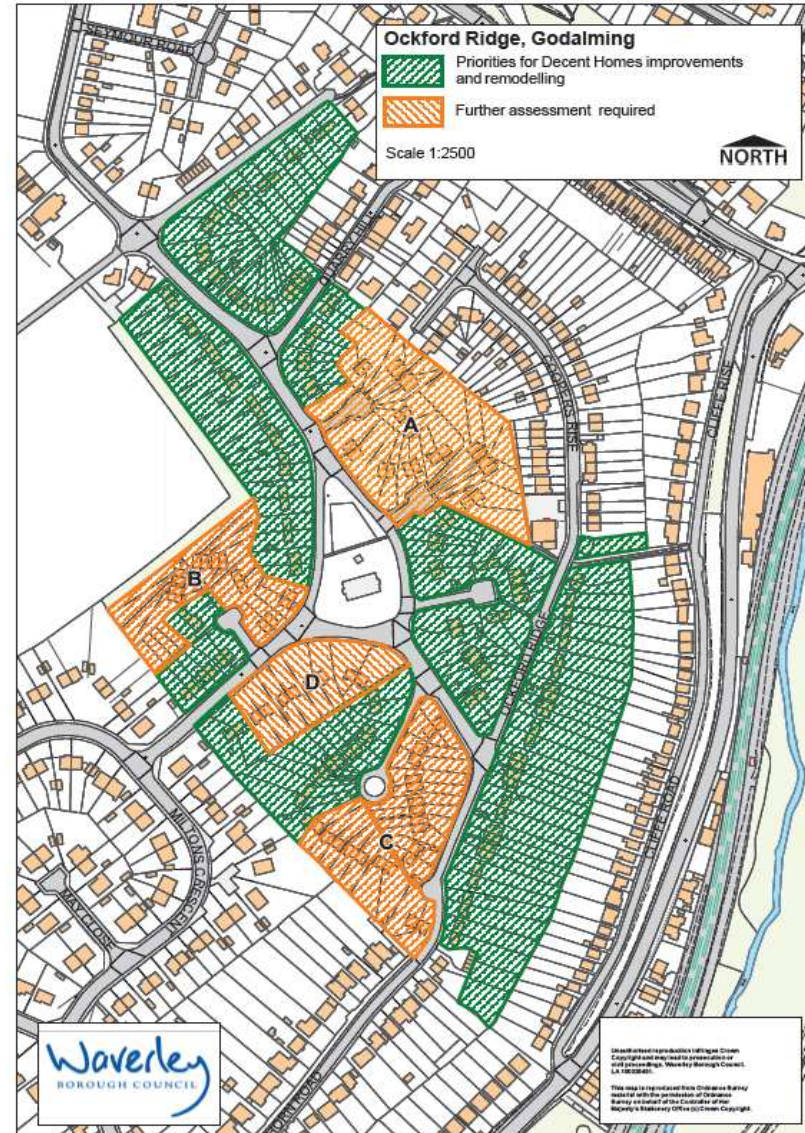


# Show homes



# Current position

- Refurbishment Pilot Phase Phases 1 - 3



# Governance and Community Involvement

- **Executive & Council**
- **Housing Delivery Board**
- **Ockford Ridge Programme Group**
- **Ockford Ridge Community Consultative Group**
- **Ockford Ridge Community Initiative Group**

## Procurement & Budget – current & future years

	2017/18		2018/19	2019/20	Total
	<i>Budget</i>	<i>Requested rescheduling to 17/18 (to be approved 11.07.2017 exec)</i>	<i>Budget</i>	<i>Budget</i>	
<b>New Build</b>					
Show Homes	12,150			152,860	165,010
Site A	4,628,440		5,024,080	256,910	9,909,430
Site D	1,504,740		1,800,000		3,304,740
Site B		60,398			60,398
Site C		80,504			80,504
Utility/Highways works		1,418,275	750,000		2,168,275
<b>Total New Build Budget</b>	<b>6,145,330</b>	<b>1,559,177</b>	<b>7,574,080</b>	<b>409,770</b>	<b>15,688,357</b>

	2017/18		2018/19	2019/20	Total
	<i>Budget</i>	<i>Requested rescheduling to 17/18 (to be approved 11.07.2017 exec)</i>	<i>Budget</i>	<i>Budget</i>	
<b>Refurbishment</b>					
Pilot Phase		155,368			155,368
Phase 1		750,839			750,839
Phase 2	1,115,000	72,928			1,187,928
Phase 3			485,000		485,000
Further Phases		682,569		3,750,000	4,432,569
<b>Total Refurbishment Budget</b>	<b>1,115,000</b>	<b>1,661,704</b>	<b>485,000</b>	<b>3,750,000</b>	<b>7,011,704</b>

<b>Total Budget</b>	<b>7,260,330</b>	<b>3,220,881</b>	<b>8,059,080</b>	<b>4,159,770</b>	<b>22,700,061</b>
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## Next steps

- **Summer 2017**

Community 'meet contractor event'

Surveys for next refurbishment phase

Work to bring forward site B

Site D start on site

Planning permission granted Site A

Communications continue through Newsletters

/ further drop in events

## Development Team – Role in Ockford Ridge Project

### **Name**

### **Role**

Andrew Smith

Strategic Management

Louisa Blundell

Day to day management  
Refurbishment programme

Mark Constable

Delivery of site A  
Bring forward Site C

Irina Seriogina

Delivery of site D

Mark Orosz

Delivery of site B

Fiona Stewart

Tenant Liaison Officer