

**WAVERLEY BOROUGH COUNCIL**  
**HOUSING OVERVIEW & SCRUTINY COMMITTEE**

**20 MARCH 2018**

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**Title:**

**OCKFORD RIDGE UPDATE**

**[Portfolio Holder: Cllr Carole King]  
[Wards Affected: Godalming Central and Ockford]**

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**Project overview**

101 new homes – demolition of 65 homes – net gain of 36

**Site A:** 37 new homes

**Site B:** 17 new homes

**Site C:** 31 new homes

**Site D:** 16 new homes

**New build:**           £15,688,357

**Refurbishment:**   £7,011,704

Existing risks are managed in accordance with the defined risk mitigation (action) plan that forms part of the Risk Register.

**Site A**

Bat licence has been awarded by Natural England.

Perimeter fencing / hoarding works have been completed to the rear boundary of the site and to part of the front of the site. This will be completed when refurbishment decantees have returned to their refurbished homes.

Tree and vegetation removal has been completed.

Soft stripping and site hoarding have been completed at 127 and 128 Ockford Ridge as part of a future redevelopment site. These works reduce the risk of trespass and further dangers to children entering the site.

## ***Procurement***

Party Wall Surveyor, Construction Design Management (CDM) Advisor and Principal Designer have been appointed.

Service disconnection and diversion works has been tendered and BT, SSE and SGN have completed 13 of the vacant properties to date.

Procurement for the disconnection and demolition contractor has been completed and a preferred contractor has been identified.

The tender pack for the procurement of the main build contractor is being prepared and the initial step to issue an Invitation to Tender will be published in the Official Journal of the European Union.

## **Site B**

Reserved matters were approved by the central planning committee on 29 November 2017, for appearance, landscaping, layout and scale. Legal Services now instructed to assist with an application for a stopping up order of the existing public highway, under section 247 of the Town and Country Planning Act 1990, to enable construction of the new homes. Discussion will continue with Surrey County Council, as to what areas of the development site they are prepared to adopt in future, with the objective of limiting the council's maintenance requirements.

Subject to approval of the changes being proposed by the development team, the financial appraisal will be issued and be submitted with a report for budget approval at a future meeting of the Executive.

There may be an opportunity to apply for grant funding from the HCA Affordable Homes Delivery Plan 2016-21 to subsidise delivery of this scheme, again dependant on the outcome of review of the default assumptions.

It should be noted that the construction programme is reliant on the progress and completion of site D by May 2018 and site A by November 2020, allowing the majority of tenants to decant permanently – or temporarily to these sites.

As previously reported a timetable for site B cannot be produced, until such time as there is more certainty over progress – particularly site A, to allow a project plan to be produced.

Work will continue in the background to complete the financial appraisal, obtain budget approval and stopping order in preparation for action. Decanting strategy continues to be worked on by the Tenant Liaison Officer.

## **Site C**

Procurement of an architect has been completed and Stephen Taylor Architects appointed to prepare an outline application for the site. The proposals for Site C will be considered by the sub group of the Housing Overview and Scrutiny Committee who have reviewed the current Design Standard Guidelines. An interim report has been prepared.

## **Site D**

W. Stirland is progressing with the building works. However, there remains a 9 week delay in the programme. The contractor expects to catch the time up, if they can improve and bring this forward further they will. We are aiming to phase handover, with houses expected to be handed over by the end of April and flats by the end of May.

Internal works have commenced in the flats (plots 7 – 16). The internal works to the houses have been completed and a quality benchmarking meeting to set the required standard of finish is being held on 27 March. The external works are underway and fences have been erected to the rear of the houses. Utility installation works are progressing.

An allocation panel has met and allocated properties according to the Ockford Ridge Allocation Policy. These allocations include residents who had to move on a temporary basis. All houses and all the ground floor flats have been allocated but tenants have not been notified yet.

Any flats not allocated through the Ockford Ridge Allocation Policy will be advertised on the Home Choice website and allocated by the Home Choice team.

Home Choice will also complete the formal offer process and correspondence with tenants.

## **Refurbishment**

Works are progressing well. However, engagement with owner occupiers to conclude party wall matters was more complex than initially expected but have concluded.

This and the recent poor weather have impacted on progress particularly with external works which has impacted on programme.

The first tenant returned to their newly refurbished home w/c 19 February and two further tenants will be moving in the next week. Tenants will continue to return on a phased basis. A spotlight on the first tenant who has returned has been included in the latest issue of My Ockford newsletter.

## **Community consultation**

The March 'My Ockford Ridge' newsletter has been despatched, and an open event to update local residents on progress has been arranged for 15 March.

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