

WAVERLEY BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

3 JULY 2018

Title:

OCKFORD RIDGE UPDATE

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

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

Officers are working with planning colleagues to establish a Local Ecological Management Plan (LEMP) to reflect ecological report and the Landscaping Plan included in the original consent.

The site has now been fully vacated, final utility disconnection works and hoarding works have been completed.

Demolition contractors R G Collard are due to start demolition works w/c 9 July 2018.

Procurement

Service disconnection and diversion works has been tendered and BT, SSE and SGN have completed all necessary works to enable demolition of existing properties.

Procurement for the disconnection and demolition contractor has been completed and R G Collard has been appointed.

The tender pack for the procurement of the main build contractor has been prepared and an Invitation to Tender (ITT) has been published (information purposes only, at this stage) in the Official Journal of the European Union (OJEU.) The next stage will be to evaluate the submitted selection questionnaires (13 July) and then formally issue the ITT (1 August.) These will be returned for assessment (28 September) and Bidders will be notified of an intention to award in October. Contract Award is planned for November and a start on site in January / February 2019.

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.

It should be noted that the construction programme for Site B is reliant on the progress of Site A. Further investigation is underway with Planning Services to establish whether demotion of part of Site B will be sufficient to satisfy Section 56 (4) Town and Country Planning Act 1990 (TPCA) that the development begins when any material operation 'comprising in the development' is carried out.

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.

The Pre development budget 18/19 will cover interim costs until full budget approval is obtained from a future meeting of the Executive.

Site C

Stephen Taylor Architects have prepared some options for Site C Ockford Ridge. These have been considered by the task of the Housing Overview and Scrutiny Committee who have reviewed the current Design Standard Guidelines. Pre-application advice has been received and Stephen Taylor Architects are now preparing an outline planning application for submission in July 2018. The residents of Ockford Ridge have been invited to a drop in consultation event to view these plans and ask any questions on 18 July 2018 at St Mark's

Community Centre. This activity will form part of the council's public consultation and inform final designs for the application.

Site D

W. Stirland is progressing with the building works with completion expected 31st July 2018. Completion has been delayed as the water company did not make all the necessary connections to a number of the flats.

W Stirland has advised that all the S278 works are due for completion 30th June. Once the S278 and any pre-occupancy conditions have been signed off, the houses can be handed over and arrangements made for tenants to move in.

The S278 planning permission is to be withdrawn by the contractor as the timing of the planning approval would follow some weeks after completion of the S278 works which defeats the object of the S278 amendment.

Verbal update will be given at the meeting.

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.

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

The refurbishment contractor TCL Group changed their site team on 10 April 2018 and a programme for handover was agreed by TCL and the new site manager. Unfortunately this programme has not been adhered to by TCL and this lead to some moves being deferred and in some cases properties handed over with snagging issues.

However all properties have been handed over and outstanding snagging works are now being completed.

TCL Group have acknowledged that they have not completed the works to the agreed programme and to the date agreed in the contract. Waverley Officers and our appointed

Contract Administrator continues to monitor and will review our position contractually before we agreed the final account.

Community consultation

The June '*My Ockford Ridge*' newsletter has been despatched, and an open event to update local residents on progress has been arranged for 18 July 2018.

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