

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

102 new homes – demolition of 64 homes – net gain of 38

**Site A:** 37 new homes

**Site B:** 17 new homes

**Site C:** 30 new homes

**Site D:** 16 new homes

**Show homes:** 2 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 ensure that ecology recommendations and conditions are implemented as part of the Landscaping Plan included in the original consent.

Demolition contractors R G Collard started demolition works w/c 9 July 2018 and handed back a clear site w/c 20 August 2018, a week ahead of schedule. The demolition works included 127 and 128 Ockford Ridge.

***Procurement***

The tender pack for the procurement of the main build contractor has been prepared and following the evaluation of the selection questionnaires, the formal Invitation to Tender (ITT) has been issued to the (4) shortlisted contractors. The tenders will be returned for

assessment (28 September). Contract Award is planned for November and a start on site in March 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 Up 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**

A drop-in consultation event was held at St Mark's Community Centre on 18 July 2018. Residents were able to view the proposals for Site C, discuss with officers and a representative from Stephen Taylor Architects and inform final designs for the outline planning application.

Our appointed civil engineers Price and Myers have worked with architects to review and improve the design of the south-east corner junction of the site. The Design and Access Statement and survey reports are being reviewed and finalised with a submission expect to be made mid September 2018.

### **Site D**

W. Stirland handed over the 16 new properties (10 flats and 6 houses) on 31 July 2018 and all tenants have moved into their new homes.

A formal opening ceremony will be held in September 2018 when residents have settled in.

## **Refurbishment**

### Phase 1

A few remaining snagging works will be completed by our refurbishment contractor TCL Group w/c 22 August 2018. Our Tenant Liaison Officer is liaising with the three tenants with outstanding works to make appointments for the works to be completed.

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

### Phase 2 & 3

Properties have been identified and survey works completed to inform the next two phases of refurbishment. Officers are currently reviewing the survey reports.

## **Community consultation**

The July 'My Ockford Ridge' newsletter was dispatched and focused on the start of demolition properties on Site A and completion and handover of Site D. An open event to update local residents on progress was held on 18 July 2018 at St Marks Community Centre.

A number of letters have been issued to specific tenants to inform them about works and surveys on sites A and C. This has worked well.

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