

WAVERLEY BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

26 February 2019

Title:

HOUSING DEVELOPMENT UPDATE

**[Portfolio Holder: Cllr Carole King]
[Wards Affected: Borough wide]**

Background and purpose

Provision of affordable housing is central to community well being. It is consistent with the council's corporate strategy *people* goals for 2018-2023 by investing in our homes to ensure that they are pleasant and safe, maximising the supply of affordable housing by developing new council homes and implementing Housing Strategy 2018-2023.

Members are asked to note this report which provides an update on the progress since January 2018 on delivery of well designed, sustainable and energy efficient homes for the council to meet the housing need of Waverley residents.

Completed schemes

Sherrydon, Cranleigh

Two new 2 bed homes were handed over in February 2018.

Nursery Hill, Shamley Green

Five new homes consisting of 3 x 2 bed and 2 x 3 bed houses were handed over in April 2018.

Wey Court, Godalming

Twenty four new homes consisting of 2 x 2 bed houses and 22 x 1 and 2 bed flats were handed over in June 2018.

Site D, Godalming

Sixteen new homes consisting of 6 houses and 10 flats were handed over in July 2018.

On Site

Community Rooms: conversion to 1 bed flats: Stonepit Close, Godalming, Griggs Meadow, Dunsfold and Woodyers Close, Wonersh

3 x 1 bed flats

Niblock builders were appointed as the contractor with the final completion date of all three units forecast for April 2019.

Site A – 37 new homes

The site is cleared and hoarded. Thakeham Client has been appointed as the contractor. Start on site is now agreed for April 2019.

A 3-phase delivery programme has been proposed and agreed by the contractor, with the first handover of up to 15 units by the end of May 2020. This will require the council to bring forward partial demolition of site B in order to avoid the expiry of the planning consent.

Pre-development

Ockford Ridge

Site B: 17 new homes

Site C: 30 new homes (planning application submitted)

Site E: 14 new homes (concept designs)

Site F: 22 new homes (concept designs)

Site B

Agreement is being sought with planning services to allow for the activation of the current consent through partial demolition (21-24 Ockford Ridge) of the site, programmed for summer 2020, subject to successful tendering, decanting and appointment of disconnection and demolition works.

The appointment of relevant consultancies to support this accelerated programme will commence in the next two months. Early notification of the council's programme to affected tenants and residents is also in preparation.

Site C

Formal public consultation was extended following the late request for further information from Surrey CC, Thames Water and Surrey Wildlife Trust. The Planning Committee will now consider the application at its March 2019 meeting.

Sites E & F

Site E: 89 – 94 Ockford Ridge: three pairs of small, semi-detached houses whose rear gardens fall away steeply down to Cliffe Road.

Site F: 119 - 134 Ockford Ridge (excluding 125,126): a mixture of small semi-detached and terraced houses.

Following Management Board approval of the business case to deliver new build housing on this site rather than undertake refurbishment works, the communications and housing development teams prepared an information pack for tenants impacted by the proposals.

Appointments were made so each tenant could talk to officers. A Drop In Surgery was also arranged and well attended. The Tenant Liaison Officer will continue to liaise with tenants living on this site.

Refurbishment

Phase 1

Waverley Officers and our appointed Contract Administrator continue to monitor the completion of the final snagging works at one property. The final account has been agreed and signed off by Head of Service, with a retention held for a further twelve months.

Phase 2 & 3

All survey works are now completed. It is expected the successful contractor will commence works in March 2019 with a completion date no later than December 2019.

It is expected that the contractor will start on the external works first on Phase 2 with Phase 3 programmed as full refurbishment. All properties included in Phase 3 are now void.

One property will provide adapted ground floor accommodation for an existing tenant at Ockford Ridge (Site C) with a long term health condition.

Land Adjacent to 13 Ryle Road, Farnham

2x 1-bed flats

A Planning application was submitted and subsequently refused at the Planning Committee in January 2019, with reasons for refusal including parking, scheme design and the adverse effect on Thames Basin Heaths SPA.

Following the refusal, officers have been advised by planners to resubmit a pre-application, while actively engaging with Ward Councillors.

A decision will be made on the way forward for this site after the elections in May 2019.

Land adjacent to 85 Aarons Hill, Godalming

4x 1-bed flats

The original plans for the application attracted an objection from the Ramblers Association, regarding the location of the footpath that in turn, had an impact on the view expressed by Surrey County Council.

Therefore, the plans were redrawn and the footpath was relocated to the other side of the site. Surrey County Council has had sight of the amended plans and we do not anticipate any objections regarding the new location of the footpath.

The application is expected to be considered by the planning committee in March 2019.

Chiddingfold

Queens Mead: 1x1 bed flat, 1x2 bed flat, 6x2 bed house
Hartsgrove: 2x1 bed flats, 2x2 bed houses, 2x3 bed houses
Pathfields: 2x1 bed flats, 9x2 bed houses
Turners Mead: 2x2 bed houses

Pre-application advice has been obtained for the sites and a number of surveys have already been completed. The remaining surveys required to support the planning applications will be undertaken after all the tenants who are impacted by the proposals have been consulted. Meetings with tenants are taking place as this report is prepared. Further pre-application advice will be sought following further survey results.

Ward Members have been briefed by officers on the proposals for the sites.

The initial tenant engagement takes place in mid February ahead of the Neighbourhood Plan Group public event on 22 – 24 February. The Housing Development Team will arrange a separate drop in consultation event for the tenants and residents living in the community near the sites. Further consultation events will be held before planning applications are submitted.

Business cases and Project Initiation Documents have been prepared for all 4 sites.

Financial appraisals have been undertaken for each scheme based on current cost estimates. All show a positive result based on charging an affordable rent (80% market rent).

Churt – Parkhurst Fields

5x2 bed houses

Initial pre-application advice has been received from planners and comments taken on board.

A financial appraisal has been prepared based on estimated costs at this stage and charging affordable rent (80% market rent).

The Lunch Club has moved to a new venue.

A consultation event will be arranged to seek local residents' feedback ahead of submission of a planning application.

The Ward Member and Parish Council are aware and supportive of the proposal to develop this site.

Cranleigh – Amlets Place, Amlets Way

2x 2 bed houses
3 x 3 bed houses

Amlets Place is the winner of the 'Surrey Property Awards Best Large New Homes Development 2018.' The site is fully owned by CALA Management Limited (CALA) and

has full planning permission. Officers are working with CALA to acquire five new homes on their site off Amlets Lane, Cranleigh. The homes consist of two 2 bed houses for affordable rent and three 3 bed houses for shared ownership.

Pipeline Schemes

(Not yet in the public domain)

Elstead: up to 30 units

Milford: 8-10 units

Churt: up to 12 units

Officers are currently working on other identified sites which are expected to deliver a further 40 units.