

WAVERLEY BOROUGH COUNCIL

HOUSING OVERVIEW & SCRUTINY COMMITTEE

23 September 2019

Title:

HOUSING DEVELOPMENT UPDATE

[Portfolio Holder: Cllr Anne-Marie Rosoman]

[Wards Affected: Chiddingfold and Dunsfold; Godalming Central and Ockford]

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 proposals for the sites adjusted to reflect the advice received. All surveys required to support the planning applications have been completed at three sites but further investigations related to a tree on the boundary of the site are required at Turners Mead.

The schemes have been designed using Waverley Borough Council design standards and applications will be submitted in late September.

The initial tenant engagement took place in mid-February ahead of the Neighbourhood Plan Group public event on 22 – 24 February. The Housing Development Team also held a separate drop-in consultation event for the tenants and residents living in the community near the sites on 14 March 2019. A letter will also be sent to these tenants and residents before the planning applications are submitted.

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).

Ockford Ridge

136 new homes – demolition of 85 homes – net gain of 51

Site A – Whitebeam Way: 37 new homes
Site B: 17 new homes
Site C: 30 new homes
Site D: 16 new homes (delivered)
Site E: est. 14 new homes (concept designs to be prepared)
Site F: est. 22 new homes (concept designs to be prepared)

Site A – Whitebeam Way

Thakeham Client was appointed as the contractor for Site A. Work started in April and the first 15 new homes are expected to be handed over in by the end of May 2020. The remaining properties will be handed over in three further phases with the final phase expected to be completed by October 2020. Most of the new properties on this part of Ockford Ridge will have the address Whitebeam Way.

The Ockford Ridge Allocation Policy determines how the new build property is allocated and the allocation process will be concluded in September 2019. Tenants will be notified in writing and the Tenancy and Estates and Home Choice Team will be available to answer any questions they may have.

Staff from Thakeham Client are working with Waverley and other local partners to deliver a package of Community Benefits which have included working with the local church, scouts primary school and Skillway.

Site B

Planning consent was granted in August 2017. Officers and consultants now are working to discharge all the conditions to the application to enable demolition to commence when current tenants have moved to a new home. Tenancy Audits were completed in the summer to ensure that information held about housing need is up to date. This site could not progress until Site A was delivered to provide the new homes for tenants to move into.

The process to procure a build contractor to deliver the new home on this site will commence in October 2019.

Site C

An outline planning application for 30 new homes was considered and granted by Central Planning Committee in April 2019. Architects are preparing information to share with residents of Ockford Ridge in October about the detailed design for the site before a reserved matters application is made in November this year. Detailed designs are also being prepared for the Ridge Walk which will form part of this application. This footpath will run from Hawthorn Drive to The Green and will improve pedestrian links and provide planting of new trees and shrubs.

Tenancy Audits were completed in the summer to ensure that information held about housing need is up to date.

The process to procure a build contractor to deliver the new homes on this site will commence in October 2019. The appointment will be subject to the approval of the reserved matters planning application.

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. This site will be bought forward with investigation and concept designs prepared in the next 12 months.

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. This included an updated Ockford Ridge Allocations Policy to reflect the addition of these two further sites to the redevelopment sites at Ockford Ridge.

Appointments were made so each tenant living in homes on these sites could talk to officers. A Drop in Surgery was also arranged and well attended.

Refurbishment

Phase 2 & 3

Niblock Building Contractors were appointed to undertake the next two refurbishment phases and a drop-in event was held to provide residents with an opportunity to meet the Niblock team.

Phase 2 will deliver external works and phase 3 is a full refurbishment phase.

Work started on these phases in July and properties will be handed over in a phased basis with all works expected to be completed by March 2020.

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.

Officers have commissioned a valuation of the site. The resulting valuation report will inform discussions about the future of this site that will be considered at a meeting diaried to take place in late September.

Land adjacent to 85 Aarons Hill, Godalming

4x 1-bed flats

A planning application was submitted and approved by the Central Planning Committee in March.

An application has been submitted to obtain an order for diverting the public right of way. The right of way links Aarons Hill estate to the new Ockford Park development and discussions are underway with the developer for this site, CALA Homes, to agree on the new point of access. An employers agent has been appointed and a tender for a build contractor will be issued when the diversion has been agreed.

Community Rooms: conversion to 1 and 2-bed flats: Stonepit Close, Godalming, Griggs Meadow, Dunsfold, and Woodyers Close, Wonersh

2 x 1-bed flats
1 x 2-bed flat

Niblock builders were appointed as the contractor and works were completed with three new homes handed over and occupied in April.

Churt – Parkhurst Fields

4 x 2-bed houses

Following receipt of pre-application advice, proposals for the site were shared with local residents at a consultation event in April.

Surveys have been completed to inform documents that will be included as part of a planning application which is due to be submitted in October.

Residents near the site will be notified when the application has been validated and will have a further opportunity to comment as part of the formal planning consultation process.

Officers have also met with Ward Members and Parish Council who were supportive of the proposal to develop this site.

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

Churt – Crossways Close

2 x 1-bed flats
2 x 2-bed flats
2 x 3-bed houses
6 x 2-bed houses

This site is currently occupied by four bungalows with large gardens and open space beyond the footpath which provides a link between Crossways Close and Parkhurst Fields.

The communications and housing development teams prepared an information pack for the tenants impacted by the proposals and appointments were made to meet them ahead of the public consultation event.

Surveys have been completed to inform documents that will be included as part of a planning application which is due to be submitted in October.

Residents near the site will be notified when the application has been validated and will have a further opportunity to comment as part of the formal planning consultation process.

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

Cranleigh – Amlets Way

2x 2-bed houses (affordable rent)
3 x 3-bed houses (shared ownership)

Waverley entered into a contract with CALA Homes to acquire five new homes on their site in Cranleigh.

Officers attend monthly site meetings with our employer's agent to review progress on site. Our clerk of works also regularly attends site to inspect the workmanship, quality and safety of work and reports findings to the Council.

Progress on site is good with the two shared ownership homes due to be handed over in December 2019 and rented homes in the new year.

Pipeline Schemes at feasibility stage

Area	Sites	Potential new homes
Cranleigh	3	11
Farnham	3	15
Godalming	4	13
Haslemere	4	24
Other	4	40
	18	103