

WAVERLEY BOROUGH COUNCIL

HOUSING OVERVIEW & SCRUTINY COMMITTEE

28 September 2020

Title:

HOUSING DEVELOPMENT UPDATE

**[Portfolio Holder: Cllr Anne-Marie Rosoman]
[Wards Affected: Borough wide]**

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

Due to the Covid-19 pandemic, Site A was closed for two weeks from 23 March whilst Thakeham implemented Government, Public Health England and Construction Council Guidelines for safe site operation.

Thakeham have continued to deliver new homes with the site currently operating at reduced production levels to ensure that safe working practices continue. Due to Covid-19 we were unable to offer tenants the opportunity to visit a view home.

On 10 September, Site A closed temporarily for a deep clean, due to a one of the site team having tested positive for Covid-19. Thakeham confirmed that the employee had not been in contact with any of our tenants or in their homes and therefore the risk to them would have been extremely low. The site reopened on 14 September.

27 homes have been handed over and 25 tenants have been moved into their new homes by Pickfords. The remaining ten homes will be handed over on 16 October. The housing officer for the area is currently confirming the allocation of the final few homes to residents living at Ockford Ridge following the Ockford Ridge Lettings Policy.

Site B (21 – 34 Ockford Ridge)

Dorton Demolition has been appointed to undertake the demolition of existing homes on Site B and C. Following a successful procurement exercise Thakeham Homes Limited have been identified as our preferred contractor and will be appointed to deliver 17 new homes on this site under a JCT Design and Build Contract.

All tenants living on Site B have moved to Site A and following boundary clearance works, new hoarding has been erected to secure the site. Utility disconnection works and asbestos surveys continue ahead of demolition which will commence on 19 October.

A pre-contract meeting has been arranged and once in contract Thakeham will start preconstruction design works.

Site C (67 – 84 Ockford Ridge)

Reserve matters application to be submitted to include carbon reduction measures in terms of build and landscaping proposals. Archaeological investigations will be completed in mid-October.

The majority of tenants living in properties which form Site C have either moved to Site A or other council homes at Ockford Ridge or within Waverley. The housing officer continues to liaise with the remaining tenants.

Following boundary clearance works the site will be hoarded and utility disconnection works and asbestos surveys will continue. Dorton Demolition will start demolition in November.

Procurement of a build contractor will commence with the issue of a selection questionnaire. This will facilitate shortlisting of contractors to progress to the next stage of the procurement when full planning permission has been obtained.

Tender for a build contractor for Site C will include the potential for the successful contractor to be appointed to deliver the future scheme on Site F.

Site E (89- 94 Ockford Ridge)

Five of the six tenants have moved to new homes at site A and resulting void properties will be let under license until the site is in a position to be bought forward.

Following submission of a successful tender, Allen Construction Consultancy has been appointed as our Employers Agent and will work with officers to develop/scope the tender pack for procurement of a developer/contractor to bring this site forward. An initial kick-off meeting will be arranged in early October when Site A has been completed and handed over.

Further ground investigations are required, including additional boreholes and level surveys. These surveys were held back as were archaeological investigations on Site C due to the pressure of COVID-19 on tenants but will now be commissioned and scheduled.

There has been some encroachment on the boundary of the site with Cliffe Road. Encroachment letters have been issued and responses received.

Site F (119-134 Ockford Ridge)

All tenants currently living in Site F have been offered a new home on Site A and a majority of tenants have now moved. The housing officer for the area is working with one remaining tenant to allocate a home which will facilitate full site clearance.

Procurement of ground workers and fencing contractors has been completed and they will work together to prepare the site boundary and secure the site when all tenants have moved and ahead of demolition. Briefing documents are currently being prepared to procure other surveys required to obtain demolition consent and to inform a planning application for the site.

Following a successful tender, Stephen Taylor Architects have been appointed as architects for this site, the same architects who designed the scheme for Site C.

Refurbishment

Phase 2 & 3

Niblock Building Contractors have completed works included in Phase 2 and Phase 3 refurbishment works with all works completed and properties handed over in March 2020.

All refurbished homes were allocated and existing tenants have moved in. A twelve-month defect inspection will take place in March 2021.

Land adjacent to 85 Aarons Hill, Godalming

4x 1-bed flats

Waverley Borough Council Planning Services is due to issue a sealed and signed order for the diversion of the footpath to Surrey Council so that they can post the notices/publish the order.

Faithful Farrell Timms has been appointed as the employer's agent for this project and subject to resolution of the diversion of the footpath, the tender which has been prepared for a JCT Design and Build contract will be issued.

Chiddingfold

Hartsgrove: 2x1 bed flats, 2x2 bed houses, 2x3 bed houses

Pathfields: 2x1 bed flats, 9x2 bed houses

Queens Mead: 1x1 bed flat, 1x2 bed flat, 6x2 bed house

Turners Mead: 2x2 bed houses

Planning consent has been granted for sites at Hartsgrove and Pathfields.

Following further planning pre-application advice and completion of the additional bat survey reports, the planning application for the development site at Queens Mead is awaiting consideration by the Southern Planning Committee.

The plans for the development of new homes at Turners Mead have been considered by planning officers and further pre-application advice has been received. The application for two homes on this site is expected to be made shortly.

The housing officer for the area continues to liaise with residents affected by the proposals for the sites.

The first stage of the procurement of a build contractor has concluded and the process of assessment of the initial selection questionnaires and shortlisting is underway. The next stage of the tender process will involve the issue of the tender pack to shortlisted contractors. This will be undertaken following consideration of the remaining two sites Queens Mead and Turners Mead by Southern Planning Committee.

Churt – Parkhurst Fields

4 x 2-bed houses

All surveys have been completed which will inform the documents to be included as part of the planning application.

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

The planning application for this site will be submitted at the same time as the scheme at Crossways Close.

Churt – Crossways Close

2 x 1-bed flats

2 x 2-bed flats

2 x 3-bed houses

6 x 2-bed houses

All surveys have been completed and access to the new site agreed by highways. Planning officers have issued further pre-application advice which officers and the PDP Architects have considered and are making minor amendments to the plans ahead of submission.

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

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 last year. Construction of these homes is now completed and all rented homes are now occupied.

One of the shared ownership properties has been sold and the remaining two are progressing through the conveyancing process.

Witley – Foxglove Meadows

2 x 2 – bed apartments (affordable rent)
1 x 2 – bed coach house (affordable rent)

Waverley have entered into a contract with Langham Homes to acquire three new homes on their site in Witley. Construction is underway and the new homes will be handed over in two phases November 2020 and February 2021.

Pipeline Schemes at feasibility stage

(Not yet in the public domain)

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