

WAVERLEY BOROUGH COUNCIL

EXECUTIVE (ACTING AS TRUSTEE OF THE JOSEPH EWART BEQUEST)

3 NOVEMBER 2020

Title:

**EWART BEQUEST – GREENFIELD ROAD UPDATE
[Wards Affected: Farnham Shortheath and Boundstone]**

1. Purpose and summary

The purpose of this report is to update the Executive on the background, progress, and current position of the use of funds from the Joseph Ewart Bequest, and to request additional funding to enable delivery of five affordable dwellings for older people on land at Greenfield Road.

2. Recommendation

It is recommended that the Executive acting as Trustee of the Joseph Ewart Bequest:

1. note the contents of this update report;
2. agree to the proposed enhanced level of specification to support the council in the delivery of its aim to become a carbon neutral council by 2030, by encouraging carbon reduction and carbon offsetting, and promotion of biodiversity and sustainable homes; and
3. agree an increased budget allocation to deliver 5 new homes at the enhanced rather than the three originally proposed.

3. Background Information

- 3.1 Waverley Borough Council is the sole trustee of the Joseph Ewart Bequest, a registered charity with the objective of providing small bungalow cottages suitable as homes for elderly people with limited financial resources who have lived in the former Farnham Urban District for at least five years.
- 3.2 The site at Greenfield Road, Farnham, owned by the General Fund was identified as a site that could meet the requirements of the Trust and provide suitable accommodation that can meet the terms in the bequest. Pre-application advice was sought on 11/1/15 (PA/2015/1099), and considering the submitted drawings, Planning Officers reported that they would support the proposal in principle.
- 3.3 Executive approval was given on 01.03.16 to:
 1. A budget of £10,000 to enable legal and surveyor's advice to be sought on the purchase of land at Greenfield Road, Farnham and the

development of three bungalows for elderly people by the Council acting on behalf of the Trust

2. Purchase the land at Greenfield Road, subject to legal and valuation advice and for the sum to be agreed by the Trustees in consultation with their independent advisors
 3. Allocate the sum of £630,000 for the construction of the three bungalows
 4. Delegate authority to officers to seek planning permission for the development when required
- 3.4 In June 2017, the Charity Commission agreed to an amendment to clause 6 (2) in the original Will: *The reference to “cottages” in clause 6 of the Will dated 26 June 1958 are deleted and replaced with “homes or accommodation”*
- 3.5 On 3 April 2019, under section 105 of the Charities Act 2011, the Charity Commission authorised the purchase of the land at Greenfield Road from the General Fund for the Joseph Ewart Trust, for the sum of £156,000.
- 3.6 A further valuation was obtained to confirm that the sum to be paid for the land considering the potential to deliver a further two homes, was still appropriate. This led to the delay in the transfer of land and need to renew the authority from the Charity Commission. External legal advisors are currently seeking this authority. (This is to ensure no conflict of interest between Waverley and the Trust.)

4. Update and Reason for Referral

- 4.1 Initially, 3 x 2 bedroom cottage style bungalows were considered for development on the site, however, following a review of the Housing Need of the area, and the re-examination of the original plans, the site was advertised on the council’s Shared South East Services portal to invite an Architect to redesign the scheme to include dwellings that were more suitable for the requirements of the Bequest, and that also matched the needs of households aged over 65 registered on the council’s Housing Register.
- 4.2 The original Architect did not submit a bid for this tender.
- 4.3 The newly appointed Architect advised that additional homes could be delivered on the site, and that potentially, the site could accommodate 5 affordable dwellings, as illustrated in Annexe 1.
- 4.4 The 5 new homes have been designed to Waverley Design Standards and to be low carbon and energy efficient dwellings that will be suitable for “lifetime homes.”

House type	No of type	Beds	No of persons	Description
1	1	2	2	A single-story home suitable for a couple or single person aged over 65
2	1	1	2	A ground floor home built to Wheelchair M4(3) Standards suitable for a couple or single person aged over 65
3	1	1	4	A 2-bedroom house suitable for a single person or couple aged over 65 who have an adult non-dependent child still living at home.
4	2	2	2	2 maisonettes suitable for a couple or single person aged over 65 (NB: the upper floor maisonette has been designed to have a stairway wide enough to accommodate a stair lift should that be required)

- 4.5 The 5 homes could be built to an enhanced specification in line with the governments preferred uplift in energy efficiency and zero carbon that will achieve the Councils goal of carbon neutrality by 2030 and will accommodate the varied needs of applicants aged over 65 that are registered on the Councils Housing Register.
- 4.6 The 5 homes will be built to current Waverley Borough Council Design Standards 2018.
- 4.7 Waverley Borough Councils Housing Development Team will be delivering the 5 homes on behalf of the Trust, and preliminary surveys have been completed on the site.
- 4.8 Delivering 5 units on the site in place of the original 3 proposed, will not only create a higher revenue return for the Charity, but will also enable a range of tenants with diverse needs to be accommodated.

5. Implications of decision

- 5.1 Funding for the delivery of 3 new affordable homes to be met by the Joseph Ewart Trust was agreed in March 2016 on the proviso that the terms within the bequest are met, and approval for the expenditure is gained from the Charity Commission.
- 5.2 However, recently, further options have been considered for the site, and the

housing need for the area has been reassessed. It has been established that a total of 5 affordable homes could be delivered on the site that would accommodate the different range of needs that the households aged over 65 on Waverley's Housing Register may require.

- 5.3 Delivery of 5 homes on the site, in place of the original 3 planned would achieve "best value" for the Trust whilst helping to meet the local housing need within the Farnham area
- 5.4 Waverley Borough Council will be delivering the scheme on behalf of the Trust, and it is proposed that staff salary costs are to be included within the budget for the scheme which equates to £4,000.

6. Legal

- 6.1 As Waverley is acting as Trustee of the Joseph Ewart Bequest, as well as delivering the scheme on behalf of the Trust, all development on the site will comply and meet the terms specified in the bequest so that approval can be gained from The Charity Commission
- 6.2 The procurement and appointment of any required services or build contractor will be made in compliance with the council's Contract Procedure Rules and OJEU (Official Journal of the European Union) requirements, should the value of the contract be above a certain threshold. (The Trust will comply with any charity law requirements.)

7. Equality, diversity and inclusion

- 7.1 There are no direct equality, diversity or inclusion implications in this report. Equality impact assessments are carried out when necessary across the council to ensure service delivery meets the requirements of the Public Sector Equality Duty under the Equality Act 2010.

8. Finance

- 8.1 Financial appraisals were completed and the cost of developing the 5 homes is laid out in the table below that shows the comparisons between building the homes at a standard build rate and also at an enhanced specification in line with the government's preferred uplift in energy efficiency. It also shows that a positive net present value (NPV) can be achieved using the build cost estimates per square meter proposed by BPG, with rents set at either social or affordable (80% market rent) levels.
- 8.2 Building the homes to a higher specification, although initially costing more, would mean they would have a lower carbon footprint as well as having lower lifetime costs in terms of maintenance and sustainability. Furthermore, the tenants who will live in these properties will enjoy the benefits of living in an energy efficient home that will result in significantly lower fuel bills as well as enjoying higher air quality and greater temperature control from room to room.

Homes 3 1 bed 2 x 2 bed	Build Costs est./sqm*	NPV	Scheme Repaid	Total scheme cost (including pre- development/fees/est. works and contingency at 10%)
Social Rent	£1,677	£375,779	18	Works £498,069 Fees £134,265 Contingency £49,807 Total Costs £682,141
Social Rent Enhanced Passivhaus/net zero carbon home (15%uplift)	£1,928	£293,598	20	Works £572,779 Fees £134,265 Contingency £57,278 Total Costs £764,322
Affordable Rent (80 % Market rent)	£1,677	£433,718	17	Works £ 498,069 Fees £134,265 Contingency £49,807 Total Costs £682,141
Affordable Rent (80% Market rent) Enhanced Passivhaus/net zero carbon home (15% uplift)	£1,928	£350,587	19	Works £572,779 Fees £134,265 Contingency £57,278 Total Costs £764,322

* build cost est./sqm BPG Architects

8.3 The financial appraisal was rerun on the 3 homes originally proposed on this site using the build cost est./sqm £1,677 as set out in the table below. The appraisal delivers a positive NPV both at social and affordable rent.

Homes 3 x 2b homes (standard specification)	Build Cost est./sqm	NPV	Scheme Repaid	Total scheme cost (including pre- development/fees/ est. works and contingency at 10%)
Social Rent	£1,677	£77,951	23	Works £417,373 Fees £134,265 Contingency £41,757 Total Cost £593,595
Affordable Rent (80% market rent)	£1,677	£69,762	24	Works £417,373 Fees £134,265 Contingency £41,757 Total Cost £593,595

8.4 The budget previously allocated by the Trustees to deliver the scheme of three homes was £630k. The financial appraisals for the new scheme with five homes identifies a need for an increase budget the value of which will depend on the

level of specification that the Trustees approve. Officers recommend the enhanced specification to support the council in the delivery of its aim to become a carbon neutral council by 2030.

Specification	Budget
WBC current design standards and specification	£682,141
WBC current design standards with enhanced specification (Passivhaus/zero carbon)	£764,322

8.5 As at the 31 March 2020 the balance of usable reserves (unrestricted funds) was £1,376,354. Of this a minimum of £105,000 must be maintained as a minimum level of reserves as stated in the Reserves Policy of the Trust. The remainder is free to be used in the execution of the aims and objectives of the Trust.

9. Governance journey

Progress reports are given at Housing Delivery Board and Executive.

Annexes:

Annexe 1 – Site Information
Annexe 2 – Plan of Site

Background Papers

There are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

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Site Information



Plan of Site

Annexe 2

4178-BPG-XX-00-DR-A-1015- FE2 - GREENFIELD ROAD
 PROPOSED GROUND FLOOR PLAN
 OPTION 7



- 1 : HOUSE TYPE 1 (2 BED / 4 PERSONS - 1 STOREYS)
- 2 : HOUSE TYPE 2 (1 BED / 2 PERSONS - 1 STOREY)
- 3 : HOUSE TYPE 3 (1 BED / 2 PERSONS - 1 STOREY, M4/3 - WHEELCHAIR ACCESSIBLE)
- 4 : HOUSE TYPE 4 (2 X 1 BED / 2 PERSONS MAISONNETTES - 2 STOREYS)

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