

Annexe 1

Burys Development Project –Stage 1 Summary

After an 8 week process, HLM Architects have summarised a total of 10 options on the three Waverley owned sites in Godalming.

The agreed Project Initiation Document set out the objectives for the project (detailed at Appendix 1) and formed the basis of the Critical Success Factors.

The Critical Success Factors were considered by the Project Board and the Executive and weighted as follows:

Objective	HLM Critical Success Factors	Agreed weighting
A residential rental property development scheme on the three key council owned sites that makes a positive contribution to the town as a place for work, leisure and to live	Housing, positive impact on Godalming Town centre, support for local businesses and utilisation of assets	30%
A positive contribution to the Medium-Term Financial Plan	Potential for Income Generation and Project viability	25 & 4%
Development that supports the Climate Change Emergency		20%
Neutral or positive impact on car parking and other community amenities in the immediate area		5%
Retention of the Council's office presence in Godalming as part of the development scheme that supports the Office Accommodation Strategy under Business Transformation to offer a positive working environment	Support for Where Work Happens	10%
A scheme that provides mutually agreeable replacement or alternative accommodation for the Council's other existing tenants		1%
Planning risks		5%
TOTAL		100%

Consultation and engagement

The Project Sponsor has engaged with the:

- Bury's Development Project Board
- Senior Management Team
- Property and Investment Advisory Board
- Executive
- Godalming Town Council
- An all Member briefing will take place on 4th October 2021

Next Steps

- Further analysis on the top 3 options once the Critical Success Factors are applied
- A detailed financial options appraisal and risks on these options
- Report to Executive, O&S and full Council in Jan – March 2022

Appendix 1

PID Objectives


1. Best use of Council owned assets (Strategic Priority *Supporting a strong, resilient local economy*)
2. Housing delivery for market rent housing and social housing in line with the Local Plan and Corporate Strategy 2020-2025 (Strategic Priority *Good quality housing for all income levels and age groups and Effective strategic planning and development management to meet the needs of our communities*)
3. Financial benefit to support corporate objectives including:
 - neutral or positive overall capital impact
 - annual cost reduction savings
 - support for local economies
4. Reduction in Council office carbon emissions and a zero carbon / carbon neutral development (Strategic Priority *Taking action on Climate Emergency and protecting the environment*)
5. Office space for Waverley Borough Council (including flexible Council Chamber space, committee rooms, meeting rooms, customer front door space) in an agreed Schedule of Accommodation, meeting the requirements of the Where Work Happens Programme (led by Business Transformation)


PID Definition


And that the project is seeking to achieve the following:


- A residential rental property development scheme on the three key council owned sites in Godalming that makes a positive contribution to the town as a place for work, leisure and to live. The three sites comprise:
 1. The Burys
 2. The Wharf Car Park
 3. Crown Court Car Park (with consideration for increasing parking provision)
- A positive contribution to the Medium-Term Financial Plan.
- Development that supports the Climate Change Emergency.
- Neutral or positive impact on car parking and other community amenities in the immediate area.
- Retention of the Council's office presence in Godalming as part of the development scheme that supports the Office Accommodation Strategy under Business Transformation to offer a positive working environment.
- A scheme that provides mutually agreeable replacement or alternative accommodation for the Council's other existing tenants.


Appendix 2


	CRITERIA	WEIGHTING
	Project Viability	25%
<p>Scored based on the GDV and residual land value for each site. This is based upon the assumptions showcased above and high level rates based costings.</p>		


	CRITERIA	WEIGHTING
	Housing Delivery	30%
<p>Scored based on how many homes the proposed total development will deliver taking into account the variety of housing stock, provision of town centre homes, ability to service affordable and private for sale and quality of housing.</p>		


	CRITERIA	WEIGHTING
	Office Accommodation	10%
<p>Scored based on how well the proposed scheme accommodates the office requirements for Waverley Borough Council taking into account the requirements and areas ascertained by the Where Work Happens surveys and the team evaluations.</p>		

	CRITERIA	WEIGHTING
	Other Tenants & Partners	1 %
<p>Scored based on how effectively the proposed schemes provide for existing and future tenants/partners taking into account; available space within the Councils offices, potential to entice new partners and potential to provide hub workspace for SME's and local businesses</p>		

	CRITERIA	WEIGHTING
	Planning Viability	5 %
<p>Scored based on the perceived planning risk inherent in each site. Schemes with high planning risk will score the lowest whilst relatively uninhibited schemes will score highest. This is a high level assumption based on the previously summarised planning commentary</p>		

	CRITERIA	WEIGHTING
	Climate Emergency	20%
<p>Scored based on the perceived sustainability of each option based on an assessment of; the quantity of demolition and construction, potential for net zero construction, overall impact on movement within the town centre and future travel solutions.</p>		

	CRITERIA	WEIGHTING
	Neutral Car Parking	5 %
<p>Scored based on the impact on town centre car parking taking into account the requirement to achieve 'no net loss' of public parking and to provide parking for new residential units within the town centre.</p>		

	CRITERIA	WEIGHTING
	Revenue Contribution	4 %
<p>Scored based on the potential of each scheme to generated revenue and make yearly savings for the Council taking into account; partner rental agreements, potential energy savings, partnership models for hotels etc and parking revenue</p>		