

## WAVERLEY BOROUGH COUNCIL

### OVERVIEW & SCRUTINY COMMITTEE - SERVICES

21 March 2022

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**Title:**

#### **HOUSING DEVELOPMENT UPDATE**

**[Portfolio Holders: Cllr Nick Palmer & Cllr Paul Rivers]**

**[Wards Affected: Borough wide]**

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#### **Ockford Ridge**

Site A – Whitebeam Way: 37 new homes (delivered)

Site B: 17 new homes (under construction)

Site C: 30 new homes (planning consent obtained)

Site D: 16 new homes (delivered)

Site E: est. 14 new homes (concept designs to be prepared)

Site F: est. 22 new homes (pre-planning / development)

#### Site A – Whitebeam Way

37 new homes on Site A, Ockford Ridge have been delivered and are tenanted. The 12-month defect period is in place and end of defects inspections have been arranged. Concerns raised by some tenants about poor drainage in their rear gardens has been investigated and remediation completed in 10 gardens. Monitoring of garden drainage continues.

#### Site B (Laurel Close)

1 x 1 bed flat (M4(3))

1 x 2 bed flat

11 x 2 bed houses

4 x 3 bed houses

Thakeham Homes, appointed to deliver 17 new homes and continue to progress with delivery with phased handover and completion of the scheme expect in mid-April.

#### *Site C (67 – 84 Ockford Ridge)*

12 x 1 bed flats

4 x 3 bed houses

14 x 2 bed houses

Planning consent is in place for 30 new homes. The site is now clear and final tender clarifications are ending with a preferred contractor expected to be notified in mid-March 2022.

#### *Site E (89- 94 Ockford Ridge)*

Two remaining tenants are due to move from this site in early Spring 2022 and the site will then be hoarded. Pre-development work continues ahead of procuring a build contractor to bring forward the site.

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.

#### *Site F (119-134 Ockford Ridge)*

One remaining tenant is due to move to a new home on Site B in March 2022. Officers and the appointed design team continue to develop proposals for the site which will be reviewed through the planning pre-application service prior to consultation with the community in Spring 2022.

#### *Refurbishment*

##### Phase 4 – Deep retrofit (6 x 2 bed / 1 x 3 bed)

There are seven homes included in this phase which will be retrofitted to incorporate as many of the latest adopted Housing Design Standards as are practical when retrofitting 1930's homes. Use of renewable energy sources (air source heat pump/PV's) and reducing the overall heat demand through provision of additional insulation and modern double-glazed windows aims to reduce fuel poverty for future tenants and contribute towards council's aim of becoming a net zero-carbon council by 2030. The tender pack has been prepared and a final review is underway before issue.

#### ***Land next to 85 Aarons Hill, Godalming***

4x 1-bed flats

The tender process for a build contractor has been completed with Ermine Construction identified as the preferred contractor. Ermine is currently undertaking pre-construction works, discharging planning conditions with a start on site expected in mid March 2022.

#### **Chiddingfold**

Hartsgrove: 2 x 1 bed flats, 2 x 2 bed houses, 2 x 3 bed houses

Pathfields: 2 x 1 bed flats, 9 x 2 bed houses

Queens Mead: 1 x 1 bed flat, 1 x 2 bed flat, 6 x 2 bed house

Turners Mead: 2 x 2 bed houses

Planning consent has been granted for all sites.

The tender process for a build contractor has been completed with W Stirland identified as the preferred contractor. W Stirland are currently undertaking pre-construction works, discharging planning conditions with a start on site expected in April 2022. A newsletter has been prepared to introduce our contractor and residents know that a 'Meet the Contractor' event has been arranged for 30 March 2022 at Chiddingfold Church meeting room.

### **Churt – Parkhurst Fields**

4 x 2-bed houses

Planning permission is in place and it is planned that the site will be bought forward with Crossway Close (subject to planning)

### **Churt – Crossways Close**

2 x 1-bed flats

2 x 2-bed flats

2 x 3-bed houses

6 x 2-bed houses

A planning application has been submitted however some issues have been identified which are being considered by officers and need to be resolved.

### **Springfield, Elstead**

4 x 1 bed maisonette

13 x 2 bed houses

3 x 3 bed houses

3 x 1 bed flats

3 x 2 bed flats

Proposals for the site have been developed following comments from Elstead Parish Council and initial pre-application advice. Plans will be shared with planning for final comments prior to further engagement with the Elstead Parish Council and then the wider Community in early Spring 2022. The Housing Officer continues to support tenants affected by the proposed redevelopment scheme.

### **Downhurst Road, Ewhurst**

Officers have engaged with Ewhurst Parish Council about the proposals for this site. Engagement with the sole leaseholder on the acquisition of the property continues. Surveys are being commissioned and reports prepared to support a planning application for this site which is expected to deliver 12 new homes. Structural movement caused by subsidence in the void homes continues to be checked.

## **The Green, Ewhurst**

2 x 1 bed maisonettes

1 x 2 bed terrace

1 x 3 bed terrace

Four new homes at The Green, Ewhurst are under construction by Brookworth Homes with handover expected in April 2022.

Other pre-development sites are in progress and discussions continue with developers on acquisition of affordable homes through S106 agreements.