

## WAVERLEY BOROUGH COUNCIL

### OVERVIEW & SCRUTINY COMMITTEE - RESOURCES

20 June 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 – Laurel Close: 17 new homes (16 homes handed over)  
Site C: 30 new homes (contractor appointed)  
Site D: 16 new homes (delivered)  
Site E: est. 14 new homes (concept designs to be prepared)  
Site F: est. 20 new homes (pre-planning / development)

#### Site A – Whitebeam Way

37 new homes on Site A, Ockford Ridge have been delivered and are tenanted. Concern raised by some tenants about poor drainage in their rear gardens has been investigated. Monitoring of the initial drainage solution in ten gardens identified that Thakeham needed to undertake further remediation work. An additional drainage solution is being tested in one garden and if successful following at least three significant rainfall events it will be rolled out to the remaining affected gardens. Monitoring of the garden drainage will continue.

#### 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, continue to progress with delivery with phased handover. The final ground floor adapted flat is due to be handed over later in June, marking completion of the development and start of the 12-month defect period.

#### *Site C (67 – 84 Ockford Ridge)*

12 x 1 bed flats  
4 x 3 bed houses  
14 x 2 bed houses

Following a TED (former OJEU) tender process, Thakeham Partnerships were appointed under a pre-contract services agreement to commence design works, ahead of entering a JCT Design and Build Contract, to deliver 30 new sustainable homes for the Council at Site C Ockford Ridge. Thakeham are currently reviewing planning drawings, preparing construction drawings ahead of starting on site in August 2022. The Community Benefit Programme for this site has been drafted and issued for review. A new Resident Liaison Officer appointed by Thakeham will work with Waverley and the community for the duration of the contract.

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

One tenant remains living on site and is awaiting an occupational therapist (OT) assessment and several of the void properties are being prepared for use under license until the site is ready to be hoarded. Officers continue to engage with the tenant, their family and OT to identify a home to meet their needs. The Estates and Development Teams are engaging with neighbours who share a boundary with the site to resolve encroachment matters and provide a clear legal boundary. Topographical and utility surveys have been completed and due to the topography of the site a consultant has been appointed to prepare a retaining wall design for the boundary with Cliffe Road. This information will be included in a tender pack for a build contractor to work with the Council to bring forward the scheme from concept stage.

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

All properties are now void with the last tenant moving to a new home on Site B in May 2022. Officers and the appointed design team continue to develop proposals for the site. Officers have met with SCC Transport Development Planning Team and resulting comments have been incorporated into the design. A pre-application drawing pack has been prepared for submission for pre-application advice.

#### Refurbishment

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

There are seven homes to be retrofitted in this phase and will incorporate as many of the latest adopted Housing Design Standards as are practical when retrofitting 1930s homes. The tender pack has been prepared and is ready for issue. A new temporary decant home has been identified for the occupants of one of the homes to be refurbished and void works to this decant property are underway.

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

##### 4x 1-bed flats

Build contractor Ermine Construction discharged all pre-commencement conditions and made a meaningful start on site on 15 March. Ermine Construction continue to undertake pre-construction works, preparing detailed construction drawings and energy assessments to ensure that when delivered the homes are net zero in operation.

## **Chiddingfold**

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

Pathfield: 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 build contractor appointed to deliver the 27 homes, W Stirland, continues to undertake pre-construction works - for example, discharging pre-demolition planning conditions, preparing detailed construction drawings, and engaging with SCC Transport Development Planning Team to review highway works. Site boundary clearance works commenced in March 2022 under the supervision of an ecologist. A 'Meet the Contractor' event was held on 30 March 2022 to answer any questions the Chiddingfold community had about the development. The event was attended by representatives from W Stirland, including the Construction Director, the two site managers who will manage the construction on the sites, Parish Council Chairman and members of the Housing team.

## **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 for this site. However, some issues have been identified which are being considered by officers and need to be resolved before the application can be considered at planning committee.

## **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

Following initial pre-application advice, the designs for the site have been developed and are ready for review by Waverley planning officers, ahead of sharing with Ward Members, Parish Council and then the wider community in Elstead. The proposals have also been

shared with the Waverley Building Control team for initial comments. The Housing Officer continues to support tenants affected by the proposed redevelopment scheme. A visit to Laurel Close, Ockford Ridge is being planned by development officers so that Ward Members and Parish Council representatives can see the regeneration of estate already completed and the quality of the homes delivered by Waverley.

### **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 of the void homes continues to be monitored.

### **The Green, Ewhurst**

2 x 1 bed maisonettes  
1 x 2 bed terrace  
1 x 3 bed terrace

Four new homes on the Brookworth Homes site, at The Green, Ewhurst have been handed over to Waverley. A photocall was arranged and a press-release will be issued in due course.

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

The HRA Review is currently underway, and this will shape our development programme going forward.