

WAVERLEY BOROUGH COUNCIL

OVERVIEW & SCRUTINY COMMITTEE - RESOURCES

27 September 2022

Title:

HOUSING DEVELOPMENT UPDATE

**[Portfolio Holders: Cllr Nick Palmer & Cllr Paul Rivers]
[Wards Affected: Borough Wide]**

Ockford Ridge

Site A – Whitebeam Way: 37 new homes (delivered)
Site B – Laurel Close: 17 new homes (delivered)
Site C: 30 new homes (contractor appointed – started on site)
Site D: 16 new homes (delivered)
Site E: est. 14 new homes (pre-development)
Site F: est. 20 new homes (pre-planning / development)

Site A – Whitebeam Way

Drainage remediation works completed in eleven gardens and garden reinstatement works are underway. Engagement with tenants of all 37 homes will continue as will monitoring of garden drainage as we move into Autumn/Winter months.

Site B - Laurel Close

Waverley took handover of the final home on Site B on 5 September. The handover of the ground floor adapted flat had been delayed due to issues with Thakeham Partnerships supply chain for windows and doors. A photo call was held, and press release issued marking the successful completion of the development.

Site C (67 – 84 Ockford Ridge)

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

Waverley Borough Council have entered into a JCT Design and Build Contract with Thakeham Partnerships Limited following completion of design works under a Pre-Contract Services Agreement. Thakeham took handover of the site as planned on 22 August 2022 and site set up and ground works have commenced.

Residents living in the cul-de-sac and 'show homes' adjacent to the site were offered appointments to meet with Waverley officers and Thakeham Construction Director and Site Manager to find out more about the proposed site set up and delivery of the scheme and answer any questions they may have. A 'drop in event' was also arranged at St Marks Community Centre.

Site E (89- 94 Ockford Ridge)

The last remaining tenant has now moved and is settled into their new home. Two properties in use under license remain occupied with the lease arrangements expected to end and properties cleared by the end of October. The Estates and Development Teams continue to engage with neighbours who share a boundary with the site to resolve encroachment matters and provide a clear legal boundary. Officers (procurement and development) and appointed employers' agent have met to discuss the procurement route for appointment of a build contractor, with further investigation required by our Procurement Officer.

Site F (119-134 Ockford Ridge)

An application has been made for pre-application advice and a meeting arranged with the planning officer so that our appointed architects can present the proposed scheme. Formal written pre-application advice will then be issued and subject to this advice officers will progress with preparation of information to be shared at a 'drop in' consultation event in the Autumn.

Refurbishment

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

The tender for a contractor to deliver the deep retrofit of seven homes at Ockford Ridge was issued with a closing date of 9 September. Subject to receipt of tenders a period of assessment and clarification by officers and our employer's agent will follow. On completion of this process a final report recommending a preferred contractor will be issued. The only tenant remaining in their home to be refurbished has now moved to a new temporary decant home.

Land next to 85 Aarons Hill, Godalming

4x 1-bed flats

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 under a pre-contract services agreement. Contract documents have been issued to Ermine for signing.

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

The build contractor appointed to deliver the 27 homes, W Stirland, continued to undertake pre-construction works through a pre-contract services agreement until August when we received notification that they looking to sell the business as a going concern but if a purchaser could not be found they were at risk of going into administration. Financial due diligence was undertaken prior to entering into the pre-contract services agreement and no concerns were flagged through these checks.

Working with our employer's agent at BPG and the Technical Director at W Stirland, officers have obtained all drawings and information prepared through the pre-contract services agreement. All sites remain secure with Heras fencing.

W Stirland continue their discussions with parties interested in acquiring the business with existing contracts and potential contracts such as the one with the Waverley. Whilst the JCT contract has been prepared, copies have not been signed so officers continue to engage with W Stirland, monitoring and reviewing the position. Depending on the outcome going forward officers will issue a letter to residents advising them of any change.

Waverley Housing Development Officers were notified by a resident at Queens Mead that the daffodils located on land due to be incorporated into the new development had been planted in memory to former residents. The Waverley Community and Estates Development Team arranged for Community Orchard South East (COPSE) team to dig up and the large number of bulbs for storage until completion of the new housing scheme. COPSE received thanks for their hard work from several residents who were pleased the bulbs had been saved, helping to preserve memories of past residents.

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. Architects have submitted drawings with revisions to the original scheme as requested by the current planning officer considering the application and further meeting has been arranged to discuss.

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

The developed designs for the site were submitted for further pre-application and a meeting was held so that the architect could present the scheme with the new planning officer considering the proposals for the site. Informal feedback was received ahead of issue of written advice which included a request for provision of a daylight / sunlight and overlooking survey which has been commissioned.

Downhurst Road, Ewhurst

Landscape architects have been appointed to work with other members of the design team to prepare hard and soft landscaping proposals for the scheme. Engineers continue to liaise with SCC Highways to ensure the proposals for the new road entrance to the scheme is acceptable. Engagement with the sole leaseholder on the acquisition of the property continues. Structural movement caused by subsidence of the void homes continues to be monitored. The front and rear property boundaries been fully hoarded, and structural movement caused by subsidence of the void homes continues to be monitored.

Other pre-development sites are in progress. Discussions with developers on acquisition of affordable homes through S106 agreements have paused whilst the HRA Business Plan Review is completed. Two sites where the Council had expressed an interest and officers were working with developers to progress the acquisition of the homes to heads of terms and land and build agreements have fallen away.