

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 7 JULY 2015

Title:

**BUDGET APPROVAL AND APPOINTMENT OF A BUILD CONTRACTOR FOR
SHOW HOMES AT OCKFORD RIDGE, GODALMING;
MIDDLEFIELD, FARNHAM AND 33 BRIDGE ROAD, HASLEMERE**

[Portfolio Holder: Cllr Carole King]

**[Wards Affected: Godalming Central and Ockford,
Haslemere East and Grayswood, Farnham Shortheath and Boundstone]**

Note pursuant to Section 100B (5) of the Local Government Act 1972

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in the specific Paragraphs of the revised Part 1 of Schedule 12A of the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Summary and purpose:

The purpose of this report is to seek approval to appoint contract administrators and build contractors for the development of the show homes at Ockford Ridge, Godalming; four affordable homes at Middlefield, Farnham and two affordable homes at Bridge Road, Haslemere, along with a budget allocation for these schemes from the 2015/16 New Affordable Homes Reserve.

How this report relates to the Council's Corporate Priorities:

This report relates to the Council's corporate priority by providing more affordable housing in the borough for local people in housing need.

Financial Implications:

Funding for the schemes is available in the Council's New Affordable Home Reserve.

Legal Implications:

Tendering of the build contracts will be progressed in line with the Council's Contract Procedure Rules.

Ockford Ridge show homes

1. In March 2015, approval was given for the use of the Homes and Communities Agency Delivery Partner Panel 2 Framework for the Ockford Ridge project phases A-D and approval for a budget allocation for pre-development costs for the 16 new affordable homes at Site D and two show homes on Site C.
2. Planning permission for two show homes was granted on 11 March 2015 and these will be the first new build homes to be built at Ockford Ridge. The build contract for the show homes is outside the main contract and below the OJEU threshold.
3. A two-stage tender process was used to procure a medium-sized build contractor to build the show homes. Two tender submissions were received at the end of March 2015 and evaluated against the agreed criteria.
4. The current approved budget position for Ockford Ridge is set out in the table below:

	2015/16 Approved budget £	2016/17 Indicative budget £	2017/18 Indicative budget £
Pre-development costs	166,000		
Site D	938,000	1,104,000	
Site A-C	196,000	1,496,000	2,600,000

5. The budget estimate for the development of the two show houses is set out in the (Exempt) Annexe.

Middlefield, Farnham

6. In February 2015, planning permission was granted for the redevelopment of the parking area at Middlefield, Farnham to provide four affordable homes for rent to meet local housing need. The approved layouts of the site and elevation drawings are shown in Annexe 1.
7. Pre-development services have been provided by Lawson Queay in the role of Employers Agent (EA) who has been working at risk on this project.
8. Progress to appoint a build contractor has been slower than anticipated because the first request for expressions of interest in April 2015 resulted in only two returns. The approach has been reviewed and a tender pack has now been issued on 12 June 2015 in full through the Council's procurement system. Local medium-sized build contractors have been contacted directly to inform them of this opportunity. The deadline for the return of the tender is 17 July 2015.

9. Lawson Queay has produced cost estimates for the scheme, including indicative build costs and contingency, set out in the (Exempt) Annexe. The anticipated build programme is 10 months, split over the next two years. There is an approved budget of £690,000 in the 2015-16 New Affordable Homes programme.

33 Bridge Road, Haslemere

10. In July 2014 approval to seek planning permission was sought for the development of the site at 33 Bridge Road, Haslemere to built new affordable homes.

11. Since that date, changes have been made to the proposed scheme to better suit the surrounding area and the number of new homes has been reduced from three 2 bedroom flats to two 2 bedroom houses. The proposed site layout and elevation drawings are attached at Annexe 2.

12. The submission of a planning application was delayed due to the discovery of bats in the building. Bats are protected under the Wildlife and Countryside Act 1981 and surveys can only be undertaken between May and September, this has impacted on our ability to progress this scheme. The bat survey was completed in early June 2015. A habitat survey has been commissioned to support the planning application due for submission in July.

13. Pre-development services have been provided by WSPA who are currently finalising the planning application submission. A pre-development budget of £12,500 was agreed by Executive on 8 July 2014 to cover the cost of preparing a planning application and the associated survey work ahead of submitting an application.

14. Local ward members have been consulted on the proposals and consultation took place with local residents in September 2014. Feedback from this consultation has been incorporated into the proposed scheme. Following submission of the planning application, a further newsletter will be sent to local residents to provide an update.

15. A Contract Administrator will be appointed in accordance with the Council's Contract Procedure Rules, as part of the architect's team and following completion of the tender process, the project will be delivered through a JCT Traditional Contract. This route does not involve the appointment of an Employers Agent.

16. Cost estimates for the scheme have been calculated using existing projects, including indicative build costs and contingency, set out in (Exempt) Annexe. The anticipated build programme is 10 months, split over the next two years. There is an approved budget of £276,000 in the 2015-16 New Affordable Homes programme.

Timetable

17. The indicative timetable for the developments is shown in the table below:

Key activities	Indicative Dates		
	Ockford Ridge show homes	Middlefield	33 Bridge Road
Planning Application submitted	Completed	Completed	July 2015
Tenders issued	Completed	June 2015	September 2015
Tenders returned	May 2015	July 2015	November 2015
Lead – in period	6 weeks	9 weeks	9 weeks
Start on site	September 2015	December 2015	March 2016
Completion	December 2015	October 2016	December 2016

Recommendation

That the Executive recommends to Council that approval be given for:-

1. the allocation of a budget, as set out in the (Exempt) Annexe, from the 2015/16 New Affordable Homes Reserve for the development of two show homes at Ockford Ridge; four affordable homes at Middlefield, Farnham and two affordable homes at 33 Bridge Road, Haslemere;
2. the appointment of a build contractor for the Ockford Ridge show homes in accordance with the Council's Contract Procedure Rules to deliver the development within the agreed budget;
3. the appointment of Lawson Queay to act as Employer's Agent for Middlefield in accordance with the Council's Contract Procedure Rules to deliver four new affordable homes within the agreed budget;
4. the appointment of a build contractor for Middlefield following the successful completion of the tender process in accordance with the Council's Contract Procedure Rules in consultation with the Director of Resources and the Portfolio Holders for Housing and Finance; and
5. the appointment of the architect for the post-planning period, a Contract Administrator and a build contractor for 33 Bridge Road following the successful completion of the tender process in accordance with the Council's Contract Procedure Rules in consultation with the Director of Resources and the Portfolio Holders for Housing and Finance.

Background Papers

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

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ANNEXE 1

Plan Layout for Middlefield

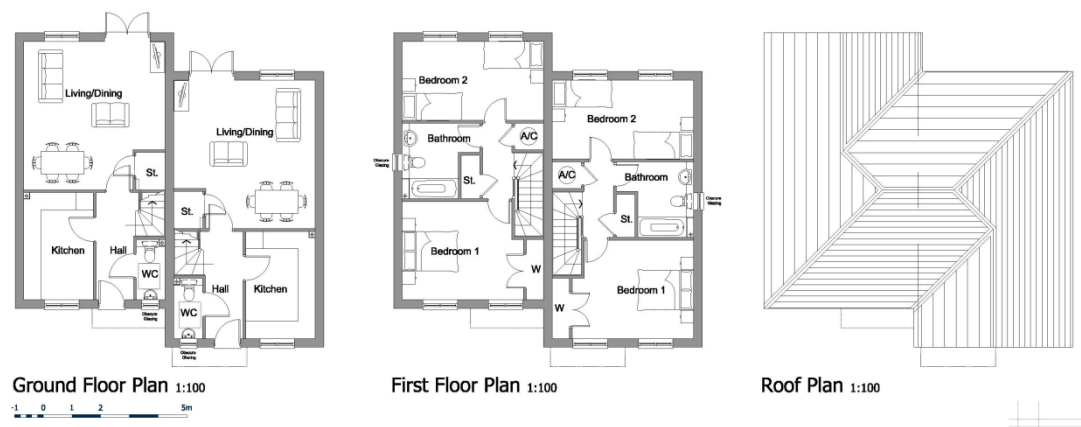


Proposed Elevations



Rev	Date	Description
WS PLANNING & ARCHITECTURE Waverley House, Waverley, Surrey GU9 8QA Tel: 01883 200000 Email: info@wsplanning.co.uk		
Date:	July 2014	Drawn by: ANT
Scale:	1:100BA3	Checked by:
Client:	Waverley BC	
Project:	Land between 70-71 Middlefield Farnham, Surrey GU9 8QA	
Drawn:	Proposed Elevations Plot 1 & 2	
Checked:		
Project No:	J001649/PL05	

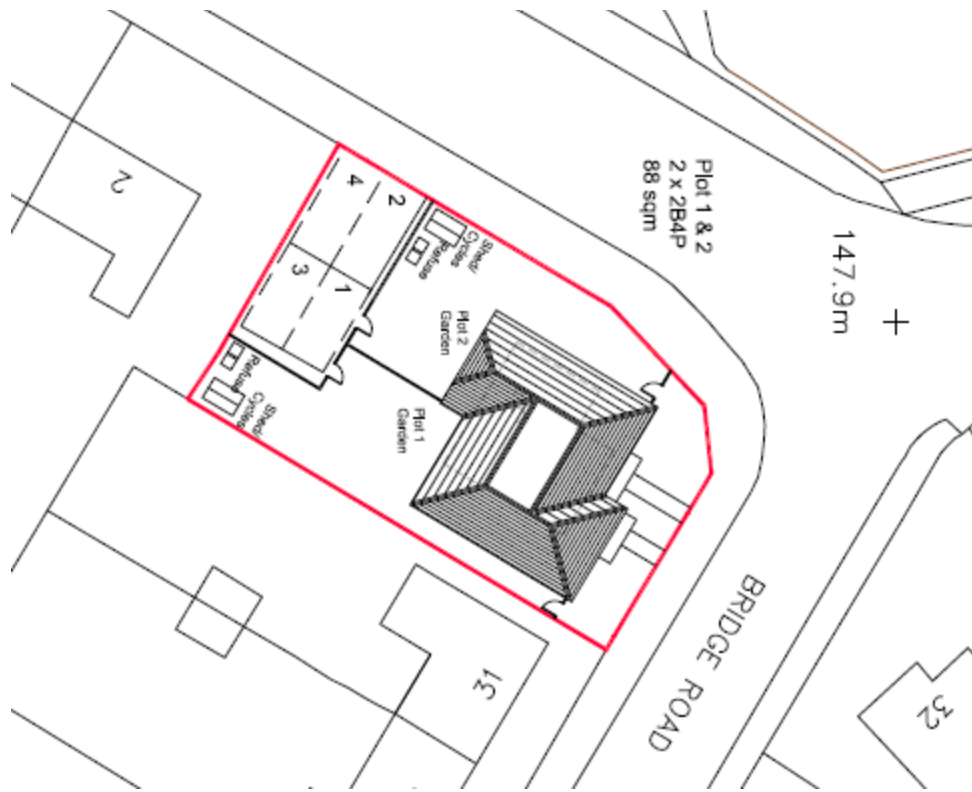
Proposed Floor Plans



Rev	Date	Description
WS PLANNING & ARCHITECTURE Waverley House, Waverley, Surrey GU9 8QA Tel: 01883 200000 Email: info@wsplanning.co.uk		
Date:	July 2014	Drawn by: ANT
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Drawn:	Proposed Floor Plans Plot 1 & 2	
Checked:		
Project No:	J001649/PL05	

ANNEXE 2

Plan Layout for Bridge Road, Haslemere



Proposed Elevations



Front Elevation 1:100



Side Elevation 1:100