

## WAVERLEY BOROUGH COUNCIL

### OVERVIEW & SCRUTINY COMMITTEE - RESOURCES

20 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 – 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*

Following initial remediation and reinstatement works one garden affected by poor drainage requires additional reinstatement work. Remediation and reinstatement are complete in the gardens of the other properties, and the gardens are due to be inspected by officers, the Councils employer's agent, and representative from Thakeham week commencing 13 March 2023.

##### *Site C (67 – 84 Ockford Ridge)*

A full business case for the scheme was included as part of the HRA (Housing Revenue Account) Business Plan Strategic Review and approved by Council on 13 December 2022.

As previously reported the Council entered into a JCT Design and Build Contract with Thakeham and works commenced on site in August 2022.

Work continues with delivery of 30 new homes which are timber frame construction and will be net zero in operation. Handover of these homes will be in three phases from August to December 2024.

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

The Estates and Development Teams continue to engage one remaining neighbour who shares a boundary with the site to resolve encroachment matters and provide a clear legal boundary. Procurement of a fencing contractor is underway to secure the site.

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

Pre-application advice was issued on 24 January. A meeting has been held with the project architect to consider the areas raised in the pre-application advice which need to be addressed and agree a timetable for issue of amended drawings for discussion with the allocated planning officer. These drawings are expected to be issued w/c 20 March 2023.

### *Refurbishment*

Phase 4 – Deep retrofit – including green technology pilot

The tender for a contractor to deliver the deep retrofit of seven homes at Ockford Ridge has concluded and a preferred contractor has been identified. The tender sums received were in excess of the budget approved in February 2022 and Members of the Resources Overview and Scrutiny Committee have considered a report relating to this project and made recommendations for consideration by Executive.

The Executive, after considering the report, annexes and comments of the Resources Overview and Scrutiny Committee, recommended to Full Council that an additional budget allocation of £784,000 is agreed and subject to this agreement approves entering into a contract with the preferred contractor, entering into any related contractual documentation relating to the project and giving delegated authority to the Executive Head of Legal and Democratic Services to approve the final form of legal agreements.

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

A full business case for the scheme to delivery four one bed homes was included as part of the HRA Business Plan Strategic Review and approved by Council on 13 December 2022.

The scheme to deliver four homes was paused whilst the review was undertaken, at this point contract documents had been issued and most of the works and services which were included in the pre-contract services agreement had been delivered.

Following conclusion of the HRA Business Plan Strategic Review, officers met with the team from Ermine Construction to review the programme for delivery of the four new homes and the potential claim for an inflationary uplift to the contract sum as a result of need to pause the scheme. A response on programme and tender sum is due 3 March 2023.

### **Chiddingfold**

Hartsgrove – 5 (2 x 3 bed / 3 x 2 bed)

Pathfield A & B – 11 (8 x 2 bed / 3 x 1 bed)

Turners Mead – 2 (2 x 2 bed)

Queens mead – 8 (6 x 2 bed / 2 x 1 bed)

A full business case for each of the sites above was included as part of the HRA Business Plan Strategic Review and approved by Council on 13 December 2022.

The build contractor, W Stirland Limited (WSL), continued to undertake pre-construction works through a pre-contract services agreement until 24 August 2022 when due to financing difficulties they entered into voluntary liquidation and appointed receivers.

Monies paid to WSL under the PCSA (Pre-Contract Services Agreement), reflecting certificated claims for expenditure necessary to commence and progress with the design of the project.

Following the appointment of administrators for WSL, the council decided to approach another contractor, Feltham Construction Limited (FCL), who had submitted a valid tender (through the original procurement process) with a view to open pre-contract, without prejudice discussions for the possible appointment as the council's replacement preferred contractor.

FCL were invited to submit a revised tender to reflect the current pricing and market conditions. This was received in November 2022 and following assessment by the Council's employer's agent and quantity surveyor Brodie Plant Goddard (BPG) they confirmed the revised tender was arithmetically correct and was a reasonable and fair increase reflecting current construction rates and costs.

The work completed by WSL through the precontract services agreement (PCSA) had identified several clarifications, provision of which when shared with Feltham Construction Limited generated some post tender revisions comprising of three separate but inter-related elements.

Following this initial step, officers were aware from the PCSA stage with WSL that there were a few matters to be addressed, for example provision of drop kerbs to existing properties at Queensmead, to improve parking for existing tenants, that FCL needed to be made aware of. Furthermore, there was a requirement that the homes be net zero in operation and finally, costs from statutory undertakers that more than allowances made by the tendering contractors originally. Through discussion with FCL these items have resulted in either a fixed price or a provisional sum in the revised tender sum. The final detail of which will be determined and resolved during the design approval process and under change instructions in the normal manner.

BPG are satisfied that a competitive and compliant tender process has taken place for the proposed design and construction of 26 new affordable homes at Chiddingfold. They consider that the current open market has been adequately tested and that the tender submitted by Feltham Construction Limited was fully compliant, demonstrated high standards in terms of quality and technical ability, offered value for money and is reflective of competitive market rates.

The revised tender sum is within the budget approved by Full Council in December 2022 and an initial commissioning pre-contract meeting will be arranged with FCL week commencing 13 March 2023.

BPG and officers continue to liaise with the administrators for WSL.

## **Farnham - Riverside Court**

A full business case for the scheme was included as part of the HRA Business Plan Strategic Review and approved by Council on 13 December 2022.

The tender for a contractor to deliver the conversion work at Riverside has concluded and a preferred contractor Fowler Construction has been notified and a pre-contract meeting will be arranged. Feedback has been given to other contractors who tendered for the project. Residents are aware of the proposed works and the Housing Development Officer will continue to liaise with Senior Living Manager at Riverside so that they can engage with residents prior to work commencing.

## **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). The former staff accommodation (above the former community room) is currently being used under license.

## **Churt – Crossways Close**

4 x 1-bed flats

4 x 2-bed houses

2 x 3-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. This revised scheme will deliver 10 new homes and the mix is shown above. Ward members were briefed on the revised scheme following positive feedback from the planning officer on the revised scheme. A further follow up meeting is to be arranged with planning before the scheme is considered at 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

As previously reported the developed designs for the site were submitted for further pre-application advice and a daylight / sunlight and overlooking survey report was suggested and commissioned. As a result of the survey minor changes have been made to the orientation of two properties. Officers are liaising with the utility companies to obtain quotations for diversion/new design to inform build costs which together with other information will inform the business case which is being prepared for the scheme.

## **Downhurst Road, Ewhurst**

Structural movement caused by subsidence of the void homes continues to be monitored ahead of demolition. Following development of the proposals for the site including landscape design, an application for further pre-application advice will be made whilst the business case for the scheme is being prepared which will include the purchase of the leasehold property.

## **Other pre-development / S106 opportunities**

Other pre-development sites are in progress. Discussions with developers on acquisition of affordable homes through S106 agreements paused whilst the HRA Business Plan Strategic Review was completed. Discussions are ongoing to acquire 12 new homes in Godalming through a S106 agreement.