



Wey Court, Godalming New Build



key information

Client: Waverley Borough Council
Location: Wey Court, Godalming
Value: £3,000,000
Dates: October 2016 – May 2018
Contract: JCT Design & Build
Main Contractor: Thakeham Client Ltd

services

Employer's Agent
Principal Designer

the project

We were appointed by Waverley Borough Council to provide cost estimates and pre-tender advice for a proposed development of twenty-four new build houses and flats on some council owned land. The site had a number of pre-planning challenges including stopping up of an existing road, water attenuation requirements and vulnerable local residents.

We were then tasked with preparing a set of tender documents including a bespoke set of Employers Requirements to suit the Council's new development programme. With limited new build housing stock, the Council asked for our guidance to produce requirements which would provide a robust and sustainable product for affordable rent tenants based on our experience in the affordable housing market.

our role

Our role as Employer's Agents required a risk study of the site and the proposals and to put in place mitigation strategies. Through site investigations and reports, we prepared a robust set of tender documents and requirements. Following a public tender notification, we prepared a report based on the contractor PQQ returns and compiled a tender shortlist for the Council's consideration. With a shortlist agreed, we ran a tender process with each return analysed and evaluated prior to recommendation.

Once a contractor was appointed, we prepared the contract documents and arranged for their execution following a satisfactory pre-contract meeting. We then monitored designs through the detailed design phase before monitoring works and chairing regular meetings through the construction period.

the challenges

- The site was located in a small cul-de-sac outside the rural town of Godalming.
- The surrounding properties were Council owned and occupied by elderly residents.
- To the north of the site was Godalming F.C. football ground. Access to the both areas would be required throughout the build period with residents and football fans on foot a regular occurrence.

the solutions

Due to the elderly residents in occupation around the site, it was important to ensure the Contractor would establish a line of communication with them to facilitate their understanding of what to expect on a weekly basis and establish a forum for queries and issues which may arise during the construction phase.

As part of the Employers Requirements, we made it a requirement of the Contractor to hold a public consultation event, install a regularly updated residents notice board and for weekly newsletters be circulated to surrounding properties.

Also bounding the site was the local non-league football club. It was imperative for the Contractor to plan around matches and ensure safe access for supporters attending matches. The Contractor was encouraged to establish a dialogue with the football club which proved mutually beneficial to both parties. As the construction methodology was timber frame, measures to protect surrounding properties from fire during construction was key and carried out without issue due to the early and open communication with all parties.



added value

Often with affordable housing projects, the client has a standard set of requirements which provide a basis for a robust product which can be easily maintained and is in keeping with their housing stock as a whole.

As Waverley Borough Council have only recently entered the development field, we were able to bring our significant affordable housing delivery experience forward to advise on details and products which would be suitable, and those which may have been problematic in the past.

Faithorn Farrell Timms LLP

regulated by the RICS



contact

Adam Keys

Senior Associate

01689 885080

adamkeys@effefftee.co.uk

