



Woking Priority Homes non-HRA PFI scheme

Bidders' Information day 9 July 2008



2008-2009
Tackling Climate Change



2007-2008
Promoting Sustainable
Communities Through
the Planning Process



2005-2006
Sustainable Energy





Welcome

**Cllr Anne Murray,
Leader of the Council,
Woking Borough Council**





Woking

- Vibrant & Diverse Borough
- Sustainability
- Health & Well Being
- Economic Vitality
- Affordable Housing



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Business for Today

Partnership with SCC – Richard Shaw
Priority Homes – Ray Morgan
Questions and Discussion





Partnership with SCC

Richard Shaw

Chief Executive

Surrey County Council





Partnership with SCC

- Surrey Strategic Partnership
- Local Area Agreement
- Delivery of Affordable Housing
- Joint Disposal of Moor Lane



Priority Homes Project

Ray Morgan, OBE
Chief Executive,
Woking Borough Council





Project Background

- Housing Need
- Council Approval for OBC – 10 January 2008
- Partnership – PFI Project Board
- PRG approval and PFI credits - March 2008
- OJEU issued – 19 June 2008



The Council's contribution

- Set up costs from EOI - £1.851 million
- Revenue - £152,600* p.a. for 25 years (indexed)
- Capital - £1.1 million* from value of access land
- Member and staff time
- Cross party support

*At September 2010 Prices



Moor Lane

- Greenfield Site - 9.75 Hectares
- Reserved Housing Land
- Outline Planning Permission June 2006
- Mainly open nursery land
- Opportunity to build a sustainable community



Moor Lane



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Overview



- To fulfil need for family homes
- A sustainable Community
 - Biodiversity
 - Accessibility
- Planning Requirement
 - 40% social rented
 - 20% equity share
 - 40% open market





Overview



- At least 190 new homes for social rent
- Design, build, management & maintenance contract
- 25 year service contract – SoPC4 and HPP compliant
- Output-led specification
- Unitary charge payments performance related
- 100% nominations
- 125 year lease



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Overview



- High standards required
 - Secured by Design
 - HC 2007 Design and Quality Standards
 - Lifetime Homes
 - Code for Sustainable Homes
- Optimise use of renewable energy
- Encourage innovative solutions



Procurement Process

- Procurement under Competitive Dialogue
- Bidder can be consortium
- Quality, deliverability, innovation and communication
- Maximise value for money



Procurement next steps

- PQQ deadline 4 August 2008
 - Queries via e-mail to priorityhomes@woking.gov.uk
- Evaluation framework
- Shortlist chosen - September 2008



Target Dates



- ISOS issued September 2008
- Shortlist chosen December 2008
- ISDS issued January 2009
- Call for final tenders September 2009
- Preferred bidder chosen January 2010
- Detailed planning March 2010
- Contract close September 2010
- Full availability December 2013



Key messages

- Exciting project - fully supported
- Open to wide range of bidders and solutions
- Maximum number of good quality homes within PFI funding envelope
- Value for money essential



Questions and Discussion



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Slides

will be available on website
www.woking.gov.uk/priorityhomes



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Thank you

For further information please contact:
priorityhomes@woking.gov.uk





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