My Ockford Ridge

Autumn 2021



The scale of Waverley Borough Council's investment in Ockford Ridge is apparent from this image, taken by our drone operator Horizon Imaging. We look over Site B (17 new homes), the rooftops and ridges of Site D (16 new homes), toward the cleared Site C (30 new homes), with the first two of that site, just visible in the right hand corner. Opposite is Site E (14 new homes), awaiting planning permission and demolition and opposite C to the left, Site F (20 new homes), which is also awaiting planning permission to be granted.

Nature's 'squatters and trespassers' leave site

Nature had been holding out on Site C at Ockford Ridge – as is its right – before the demolition team could move in to clear the four remaining homes (67-70). Nesting birds had been holed up in the buildings and the demolition firm Dorton Group waited patiently before moving in to carry out the work, showing the necessary respect for both birds and bats.

It's worth remembering that all wild birds are protected by law and it is illegal to kill them or to damage or destroy their nests while being built or while they are in use. There are some exceptions to this but protection is also extended to their eggs. Bats also have similar protections in law. Now it's down to the business of providing homes of a different kind and the latest demolition having cleared the remaining structures, has left quite a large site. Contractors were invited to submit a selection questionnaire which was assessed and a shortlist drawn up to tender for the contract to deliver 30 new homes and flats.

Site C

The tenders from the shortlisted contractors are being evaluated and a decision will be made soon. There will be further news on this in a future edition of this publication.

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Site updates

Site A Whitebeam Way

ACTION ON FLOODING:
Garden drainage issues have been addressed by Thakeham as part of its defect repairs obligations before the homes are handed over to Waverley for future maintenance and repairs.
Work to improve drainage and lay a new lawn has already been carried out for one tenant, so we hope and expect that this approach will sort out the localised garden flooding experienced last year and earlier this year.

Site E and Site F

SITE E: (89-94 Ockford Ridge)
Surveys and investigations continue to take place behind the scenes.

SITE F: Utility disconnections have now been completed so the next stage of the process for Site F has been to bring together the full design team - from architects to landscape designers and civil engineers - before being put out to consultation and then finalising the plans and the layout for the site, prior to seeking planning permission for both demolition and construction work later this year.

The Green/Ridge Walk: The exciting improvement to The Green and the widening of Ockford Ridge along the eastern boundary of Site C to create Ridge Walk will both be part of the redevelopment works associated with Site C. Look out for further detailed updates once we have selected a build contractor.



HELPING HANDS: St Mark's Community Centre has received support through Waverley Borough Council's community benefits programme with Thakeham providing, as part of its Site B development agreement:

- An IT upgrade to continue its essential work to support the local community, including running a food bank, holding community events and providing space for community activities.
- Paying for bacon rolls from the centre for the site team, including contractors, not only giving a morale boost but also providing a revenue stream for the centre and work for a local resident.
- Funding to investigate water leaks at the rear of the centre and creating a remedial plan so that this community facility can continue to support residents.

Making sure that we keep everyone safe

Safety is of prime importance to Waverley Borough Council and its main contractor for Ockford Ridge, Thakeham Group, has a series of measures in place to safeguard its staff, clients, customers, local residents and their families.
As It has from the start of the Covid-19 pandemic, Thakeham continues to evaluate, evolve and adapt as this situation demands. Wellbeing and safety are the main priority.
Procedures are in place to help protect everyone while continuing to deliver on the development at Ockford Ridge.
The situation is being constantly monitored to ensure the latest Government, Public Health England and Construction Council guidance is being followed.
Thakeham Group was an early signatory to the Home Builders Federation (HBF) and the Department for Levelling Up, Housing and Communities' launch Charter for Safe Working Practice.
Both the council and the company are committed to working with government and industry bodies to ensure safe COVID-19 working practices are implemented.
Copies of the charter and further guidance can be found on the Thakeham web page or directly from the HBF website.
Training and support for both the firm's staff and contractors will be ongoing to ensure they have everything they need to reduce the risk of infection.

Come and join us in planting new orchard

THE first trees of a new orchard will be planted on Saturday, 20 November at a Community Orchard Planting Day at the award-winning Eashing Cemetery, with a rich array of fruits expected for future autumn harvests as well as vivid springtime blossom displays.

Members of the local community are invited to come along to help with the planting and also to have their say on the consultation process regarding future plans for the Remembrance Garden.

The perimeter of the site, which won the Gold Award in the large cemetery category in the 2021 South and South East in Bloom competition, will form a trail of 60 saplings in a five-year project managed by Community Orchard Project South East (COPSE) which has received funding from developers Thakeham.

Community update

Stone fruits, apples, pears and nuts will be among those that will be grown on the site, helping to further enhance what is already a haven for wildlife, and complemented by the tranquil Garden of Remembrance.

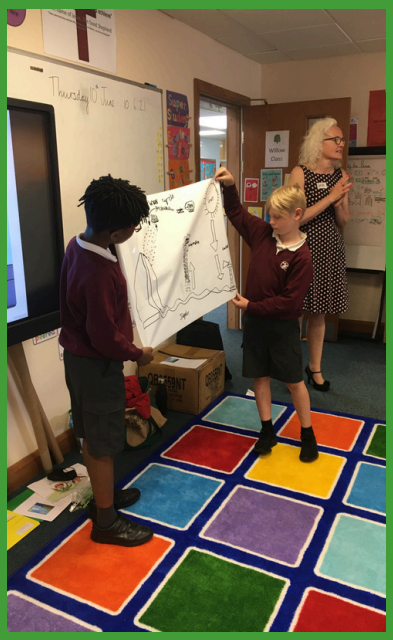
The plan for the trail is that it will be planted over time with valuable input from local residents and community groups and would set out to highlight wildlife, points of interest and the history of the burial site, which is managed by the Godalming Joint Burial Committee,

COPSE Project Co-Ordinator Claire Matthes said: “Eashing Cemetery is already a beautiful green space and the planting and development of this orchard trail is a unique opportunity for individuals and community groups to come together to help create something really valuable for both wildlife and people, which will grow and develop.”

COPSE is a social enterprise set up to engage with other community organisations and landowners to create and enhance community orchards in Surrey and further afield in the South East. Visit: www.copseorchardproject.org and/or look out for the Facebook page.







CLASS FUN: The wonders of wildlife return to the classroom at St Mark’s and All Saints School this autumn.

Key Stage 2 pupils will learn and enjoy the Eddie & Ellie’s Wild Adventures programme, which includes a visit to the Ockford Ridge site and workshops.

The programme is part of Thakeham’s commitment to providing community benefits at Site B with pupils having taken part during the summer term. They enjoyed a literacy lesson with Thakeham’s qualified teacher and each was given a free copy of the book Eddie & Ellie’s Wild Adventures along with a sustainably sourced cotton reading bag.

They also had loads of fun learning about the water cycle – a core curriculum topic.

Thakeham can’t wait to welcome students to site for more Eddie & Ellie fun soon! https://thakeham.com/eddie-and-ellie/



Litter-picking heroes deserve medal of their own

If there was an Olympic sport for litter picking, two of our residents from Quarry Hill would certainly be among the medals.

Out on a summer evening’s walk, the duo collected these two bulging bags of carelessly discarded waste. It’s such a shame that some people cannot be bothered to dispose of their litter properly especially when so much of it, like the drinks cans for example, can easily be recycled.

We raise three cheers for these local litter-busting heroes who, without being asked, stepped in to help tidy up. The pair have asked to remain nameless but thank goodness for their public-spirited attitude.

Maybe it might encourage those who drop litter to think again, to take their litter home or use the litter bins provided on the estate. We hope so.

If you want to organise a group litter pick, please follow the guidelines at http://bitly.ws/hheX



How quickly these new homes have gone up – all testament to Thakeham's hard work and the use of modern methods of construction (MMC) that is timber-framed technology. What this dramatic look at the skeleton of these houses does conceal is the fabric-first approach to improving energy efficiency, greater insultation and therefore reducing energy used for heating, and carbon footprints during occupation. We have instructed Thakeham to increase the thickness of the floor and loft insulation and installation of PV (photovoltaic) panels which all contribute to carbon off set. Timber framed construction does not reduce the overall time to deliver new homes, but timber has the lowest embodied carbon of any mainstream building material, is renewable, organic and non-toxic – all qualities that support the council's net zero carbon and sustainable policies.

Young people to benefit from mentor programme

A student mentoring scheme will be run for teenagers from Rodborough School in Godalming as part of Waverley Borough Council and Thakeham's commitment to the Ockford Ridge redevelopment community benefits programme.

Six pupils, aged from 14 to 16, will receive the support of mentors over a full academic year to help build their confidence and self-esteem, improve their ability to make decisions, and build optimism for the future. This is part of a wider Waverley Borough Council programme.

A further consequence of this help is improved academic results, which reduces the likelihood of the mentored students being unemployed and increases their post-school earnings.

Mentors currently taking part in the programme work in Waverley Borough Council's housing services and at Thakeham.

Waverley Community Development Worker Kate Douglas said: "We look forward to a long-term relationship with Rodborough and the charity SATRO over the years of our development programmes.

"It is exciting for us as WBC housing employees to be able to use our life experience and enthusiasm to assist young people starting out in our community in whatever way possible."

Mo Forgan, Mentoring and Careers Programmes Manager for SATRO (www.satro.org.uk) which is managing the project, said: "SATRO is delighted to be working with Waverley and Thakeham on this mentoring scheme.

"We know that mentoring makes a real difference to the lives of young people, and is a valuable part of our work to extend learning beyond the curriculum and to help young people to develop the knowledge and skills for their futures.

"This brings clear benefits for the students, school and wider community."

SKILLWAY

Support for work skills

A £2,000 student sponsorship has been agreed between Thakeham, Waverley Borough Council and Skillway in Godalming for the forthcoming academic year. Skillway is a registered charity that provides hands-on learning to disadvantaged or disengaged young people, teaching them practical workshop skills such as metal work and carpentry with the assistance of volunteer skilled craftsmen. Thakeham's support will enable Skillway to offer places to local students and is a practical way to deliver on its values of place-making and enhancing communities as well as promoting positive careers in construction.

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