

# **Supplementary Papers**

FOR THE MEETING OF

## **Oxfordshire Growth Board**

held on Tuesday 29 January 2019 at 2.00 pm  
in the Didcot Civic Hall, Britwell Road, Didcot, OX11 7JN

**Open to the public including the press**

11. **Housing sub-group update** (Pages 2 - 3)  
To receive an update from the Housing Sub-Group.
13. **Scrutiny panel update** (Pages 4 - 7)  
To receive feedback from the Growth Board Scrutiny Panel.

## **Note for the Oxfordshire Growth Board**



### **From the Housing Advisory Sub-Group meeting Tuesday 15 January 2019 at 6.00pm**

Six members of the Housing Advisory Sub-Group were present. Cllr Brighthouse (Oxfordshire County Council sent apologies)

**Attending officers: Andrew Down, Aaron Rosser, Paul Staines, Jennifer Thompson**

The meeting considered the items below.

#### **1. Affordable housing programme update**

The Group considered a paper and presentation setting out the progress with this programme to date and the position that will be reported to Homes England at the annual review meeting on 21 January 2019. The Group also noted the paper on the Affordable Housing Programme sent to the Growth Board Scrutiny Panel for their meeting on 24 January.

Members discussed the challenges involved in bringing sites forward to the stage of delivery in time to meet the year-end targets. It was noted that officers were confident that the target of 148 homes in Year 1 would be delivered but more work was required in the last quarter to ensure that the agreed target for delivery, contractual start on site was achieved.

Members noted that for some councils the Growth Deal Affordable Housing programme (AHP) would be delivered through wholly owned council delivery vehicles. Challenges for council's own housing developments include securing planning permission, loan funding, and/or firm contracts for the work. However, councils' housing companies could bring forward smaller and more difficult sites and could exert a greater degree of control over both the process and outcomes.

There were also considerable challenges in encouraging Registered Providers (RP) and developers to provide additionality on their sites. Lead officers and lead councillors at each district council had new and crucial roles as enablers and facilitators in bringing forward both market and affordable housing units efficiently and effectively both pre- and post- planning permission and especially in overcoming challenges on complex sites.

In a buoyant market such as the one that has existed in Oxfordshire for some years private developers were often reluctant to complete affordable housing early in the development as this added to the up-front costs and affected their cash-flow: on large phased developments affordable housing could be required to be delivered in each phase and this was a mechanism that had been used in Oxford City as part of the

planning process as well as part of development agreements where the city was a landowner.

Members noted that Oxford City Council had proposed using modular housing for eight units on two small sites. This had not proved feasible so these would be retendered for standard on-site construction. This would delay these schemes to Year 2.

Other initiatives were noted. Cherwell were taking a strategic approach and providing certainty in their processes to assist developers in bringing sites forward. South and Vale were approaching owners and RPs to bring forward sites where planning permissions were less likely to be implemented. West Oxfordshire District Council was looking at borrow-to-lend arrangements and a scheme to buy part-exchanged houses suitable for low costs discounted market housing.

**The Housing Advisory Sub-Group recommends:**

- **that all district councils make best possible efforts to ensure their agreed affordable housing units in the Growth Deal programme are ready to deliver to the agreed timetable;**
- **that district council officers and lead members formally and informally share good practice which assists the timely delivery of proposed affordable housing schemes.**

## **2. Housing from Infrastructure Delivery**

The Group considered a paper and presentation giving an overview of agreed infrastructure projects for Year 1; the progress to date; and partnership working and reporting arrangements.

The Group noted that the trajectory of the houses delivered will be skewed towards the latter years of the Deal due to the lag time between the infrastructure being planned for and delivered and the resulting delivery of housing. The challenge was not just to ensure that the infrastructure was delivered but that it then resulted in market confidence and the accelerated housing provision identified in the Housing and Growth Deal. Consequently, good communications with developers both in the planning stage and as the infrastructure projects progressed were crucial.

The Group noted officer's view that the rate of development on larger sites was slowing at the moment, particularly those areas which had experienced a lot of development, but building on small sites remained healthy. The challenge was to facilitate house building rates at a suitable level to deliver the Deal's targets.

## **3. Work plan and future meetings**

The Housing Advisory Sub Group will meet on 12 March and 21 May.

The Group agreed to consider at the next meeting:

- Key lessons and good practice from work to deliver additional affordable housing on large strategic sites
- Innovative finance models for affordable housing and to help deliver market housing on small sites.

**Councillor Susan Brown, Chair of the Housing Advisory Sub-Group, (Leader of Oxford City Council)**



**To:** Oxfordshire Growth Board  
**Date:** 29 January 2019  
**Report of:** Growth Board Scrutiny Panel  
**Title of Report:** Recommendations from the Scrutiny Panel meeting of 24 January 2019

<b>Summary and recommendations</b>	
<b>Purpose of report:</b>	To present Scrutiny Panel recommendations concerning: <ul style="list-style-type: none"> <li>• Enhancing consultation process for Oxfordshire Plan 2050 (JSSP)</li> <li>• Improving the Regulation 18 consultation document on the Oxfordshire Plan 2050</li> <li>• Communication between the Growth Board and council's members</li> </ul>
<b>Scrutiny Lead Members:</b>	Councillor Andrew Gant, Chair of the Growth Board Scrutiny Panel. Councillor Sean Woodcock, Vice-Chair of the Growth Board Scrutiny Panel
<b>Recommendation: That the Oxfordshire Growth Board states whether it agrees or disagrees with the recommendations in the body of this report.</b>	

<b>Appendices</b>
Appendix 1 – Draft Growth Board response to the recommendation

**Introduction and overview**

1. At its meeting the Scrutiny Panel Chair introduced new staff to the panel.
2. Following the resignation of the previous Vice-Chair from the Scrutiny Panel, a new Vice-Chair was elected. Cherwell District Councillor Sean Woodcock, was nominated by Councillor Andrew Gant and seconded by Councillor Emily Smith He was duly elected by the Panel.
3. The Chair presented considered the recommendations previously made to the Growth Board and the responses received.

4. The Panel was pleased to welcome public contributions at its meeting which it is hoped will continue from a wide range of people.
5. The Scrutiny Panel considered the Growth Board's Agenda for its meeting on 29 January 2019, in addition to considering in detail the Growth Deal Affordable Housing Programme followed by Communications and Engagement with the Oxfordshire Growth Board.
6. The Panel would like to thank Caroline Green (Assistant Chief Executive, Oxford City Council), Paul Staines (Growth Board Service Delivery Manager), Susan Harbour (Strategic Partnership Manager South Oxfordshire and Vale of White Horse District Councils), Andrew Down (Head of Partnership & Insight- South Oxfordshire and Vale of White Horse District Councils), Councillor Susan Brown (Chair of the Affordable Housing Sub Group), Giles Hughes (West Oxfordshire District Council, Head of Planning and Strategic Housing), Rachel Williams (Lead Officer Oxfordshire Plan 2050 (JSSP) for attending the meeting to answer questions.

#### **Oxfordshire Plan 2050 (JSSP) Consultation**

7. One of the main items discussed was the consultation process for Oxfordshire Plan 2050 (JSSP). The panel requested a list to be created of key consultees in addition to statutory list of consultees which already exists. CPRE to be added to list of key consultees.
8. The panel also fed back to the JSSP team that the upcoming big launch for Oxfordshire plan 2050 (JSSP) involve younger members of the public and be wider in its demographic.

**Recommendation 1: That the Growth Board reflect on the categorisation of consultees to create a separate list of key consultees in addition to the statutory list of consultees within the Oxfordshire Plan 2050 (JSSP) consultation process. CPRE to be added to this list of key consultees.**

#### **Improving the Regulation 18 consultation document on the Oxfordshire Plan 2050**

9. The Panel discussed at length the need for a principle on climate change in the Regulation 18 consultation document to recognise its importance. The Panel considered the document to be inconsistent with international, national and local policies & targets concerning climate change.
10. The panel considered that the Regulation 18 consultation document should be aligned with the Government's definition of growth as contained within the Clean Growth Strategy 2018. The forward planning of our housing, transport and economic infrastructure would invariably have an impact on the climate. The impact that this climate change could have on health and wellbeing also needs to be considered.

**Recommendation 2: That the Growth Board redrafts the Regulation 18 consultation document to be more consistent with international, national and local policies and targets concerning climate change and other likely future trends. This should include:**

- a) alignment with the Government's definition of 'growth' as contained with the Clean Growth Strategy 2018.
- b) a greater recognition of the importance of climate change and its relationship with the forward planning of our housing, transport, health, wellbeing and economic infrastructure.
- c) a greater recognition of the 'mega-trends' that are expected to affect the demographic, climatic and technological environment.
- d) a 'SMART' target for greenhouse gas reductions against which all the aspirations and objectives are judged.

**Communication between the Growth Board and council's members**

11. A clear structure for communication between the Growth Board and each council's members was discussed in the previous Scrutiny Panel meeting held on 22 November 2018 as a part of the work programme for the Scrutiny Panel and is now being to put forward as a recommendation to Growth Board.

**Recommendation 3: That the Growth Board ask each Leader to establish a clear structure for communications between the Growth Board and each council's members**

**Future Work**

12. As well as reviewing the Growth Board's response to these recommendations at its next meeting, the Panel will also be considering in detail:
  - a. the project plan from Affordable Housing Sub-Group which includes a clear breakdown of delivery rates and affordability targets for housing in the respective districts
  - b. the project plan from the Oxfordshire Plan 2050 (JSSP) team
  - c. the report on Impact of the Oxfordshire Plan 2050 (JSSP) on green belts with a focus on the reallocation of green belt sites.
  - d. the report concerning the Local Industrial Strategy (OxLEP)
  - e. the Energy Strategy
  - f. the work of the Growth Board sub groups
  - g. to consider the Growth Board's Agenda, and any items for discussion including Quarter 3 monitoring data that was previously requested by panel.

**Report authors**

Councillor Andrew Gant  
Chair of the Growth Board Scrutiny Panel  
[Cllragant@Oxford.gov.uk](mailto:Cllragant@Oxford.gov.uk)

Councillor Sean Woodcock  
Vice-Chair of the Growth Board Scrutiny  
Panel  
[sean.woodcock@cherwell-dc.gov.uk](mailto:sean.woodcock@cherwell-dc.gov.uk)

**Officer contact**

Amit Alva  
Oxfordshire Growth Board Scrutiny Officer  
[Amit.alva@southandvale.gov.uk](mailto:Amit.alva@southandvale.gov.uk)