

Supplementary Papers

FROM THE MEETING OF

Oxfordshire Growth Board

held on Tuesday 29 January 2019

Open to the public including the press

6. Letwin Review (Pages 2 - 8)

Presentation slides attached from Andrew Down, South Oxfordshire and Vale of White Horse district councils.

7. Role of Homes England in the Oxfordshire Housing and Growth Deal (Pages 9 - 19)

Presentation slides attached from Tom Walker, Homes England.

15. Updates on matters relevant to the Growth Board (Pages 20 - 26)

Presentation slides attached from Bev Hindle, Oxfordshire County Council on the Oxfordshire Rail Connectivity Study.

The Letwin Review: an update

**Andrew Down
South Oxfordshire and Vale of White Horse
District Councils**

29 January 2019

Overview

- Purpose of review:
 - Analyse gap between housing completions and land allocated or permissioned (stage 1)
 - Make recommendations for closing the gap (stage 2)
- Draft analysis published June 2018
 - Reported to Growth Board July 2018
- Final report published October 2018
- HM Government response expected February 2019

Findings of draft analysis

- Clear negative relationship between size of site and the percentage built out every year
- Delivery rate is constrained by the developer's ability to sell at the price forecast when land was acquired
- Low build-out rates linked to homogeneity of product on large sites
- Absorption rates can be increased if different housing products are provided
- Greater range of markets => greater range of customers

Recommendations of final report

- Government to introduce new planning rules for larger sites (suggested definition: over 1,500 units) in areas of high demand:
 - Require a diversity of offerings
 - Establish a national expert committee to advise on diversity requirements and arbitrate between local authorities and developers at appeal
 - Make future Government funding dependent on acceptance of S106 agreement conforming to new policy
 - Consider establishing a large sites viability fund

Longer term recommendations

- Powers for local planning authorities in high demand areas to designate large sites through local plans:
 - Master plan to ensure diversity *
 - Design code *
 - Powers of compulsory purchase at rates reflecting the required diversity
 - Powers to control the development through either of:
 - Local Development Company
 - Local Authority Master Planner

** Oxfordshire authorities are already doing these things*

What does this mean for Oxfordshire?

- Now
 - Assess current build-out rates in the county *
 - Use Oxfordshire Plan 2050 and local plan processes to consider the range of housing types and tenures offered
 - Increase coordination of planning policy across the county
 - Work with large site owners and developers to maximise diversity of the offering and increase build-out rates *
 - Continue to work with Homes England to develop strategic sites
 - Make the most of the opportunities afforded by the Oxfordshire housing and growth deal to accelerate housing delivery

** Oxfordshire authorities are already doing these things*

What does this mean for Oxfordshire?

- Future
 - Explore options for practical responses in Oxfordshire (e.g. through the Executive Officer Group)
 - Oxfordshire is a high demand area with serious problems of affordability
 - How could we use the new powers if they do materialise?
 - Take any and every opportunity to influence national reform of planning policy
 - Establish / confirm credibility by delivering our commitments in the Oxfordshire housing and growth deal
 - Build on our already good relationships with Homes England and MHCLG



Homes
England

Oxfordshire Growth Board

Working with Homes England to transform the housing market and deliver more homes

29 January 2019

#MakingHomesHappen

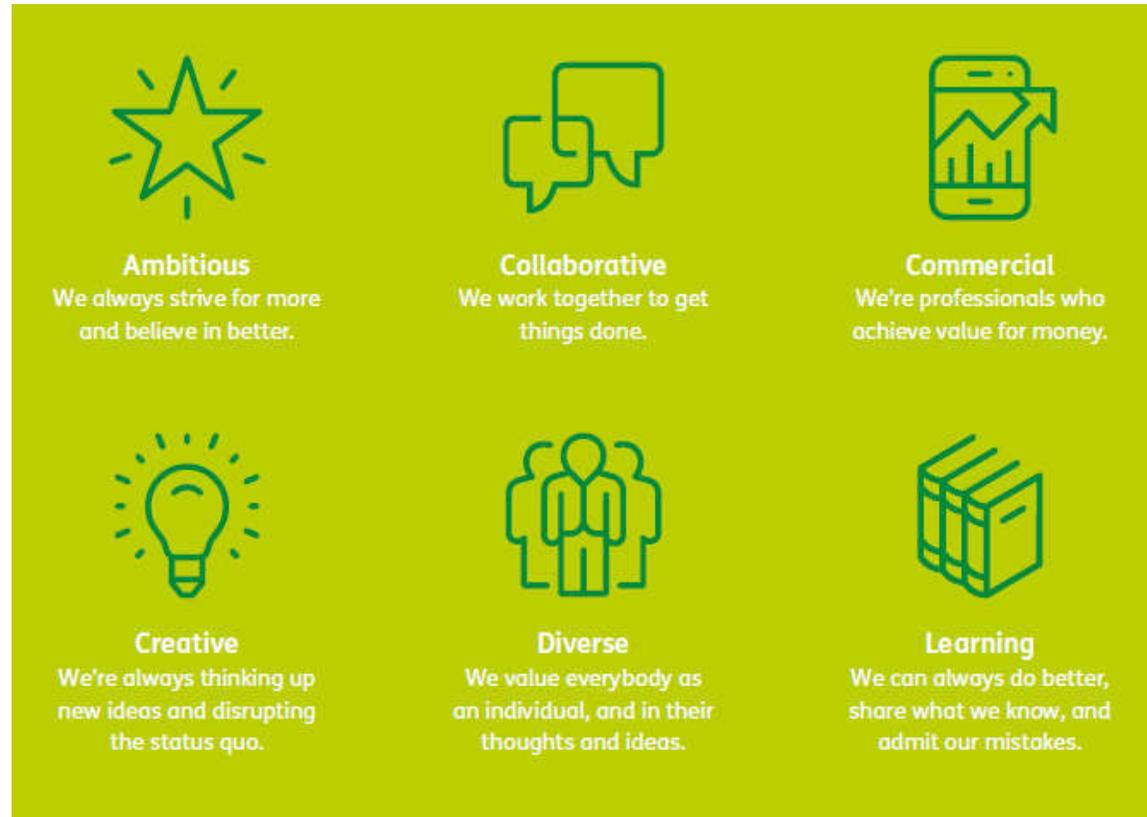
A new agency

#MakingHomesHappen

Who are we?

- We were launched in **January 2018** to play a major role in **fixing the housing market**.
- Nearly **750 employees** – with the ambition to **double** over the next 18 months.
- Work in **collaboration** with **ambitious partners**.

#MakingHomesHappen



Our Strategic Plan

- At Budget 2018, we published our **five-year Strategic Plan** outlining the steps we'll take, in partnership with the sector, to achieve our mission.
- This plan is our **invitation to work with you**.
- Within the next few years, we will have **invested over £27bn** across our programmes.

#MakingHomesHappen



Our mission and objectives

#MakingHomesHappen

Our mission is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.

#MakingHomesHappen

Our objectives



We'll unlock public and private land where the market will not, to get more homes built where they are needed.



We'll ensure a range of investment products are available to support housebuilding and infrastructure, including more affordable housing and homes for rent, where the market is not acting.



We'll improve construction productivity.



We'll create a more resilient and competitive market by supporting smaller builders and new entrants, and promoting better design and higher quality homes.



We'll offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built.



We'll effectively deliver home ownership products, providing an industry standard service to consumers.

#MakingHomesHappen

Working with ambitious partners and places

#MakingHomesHappen

Great early progress in Oxfordshire

- Homes England continues to invest across the full range of our programmes in Oxfordshire
- We are making the move away from a programme based approach to a Place Based way of working
- First Housing and Growth Deal as part of a new strategic partnership
- Last week's submission of the Didcot Garden Town £218m Housing Infrastructure Fund bid

#MakingHomesHappen

Opportunities and challenges to sustaining this...

- Working in partnership across local government and with central government
- Aligning economic strategy with housing and infrastructure delivery and sustainability
- Delivery is King: milestones and track record
- Collaborative problem solving
- Long term pipeline for further investment - pipeline

#MakingHomesHappen



Homes
England

Making homes happen

Thank you

tom.walker@homesengland.gov.uk

07920 081840



Oxfordshire Rail Connectivity Study

Update for Oxfordshire Growth Board January 2019

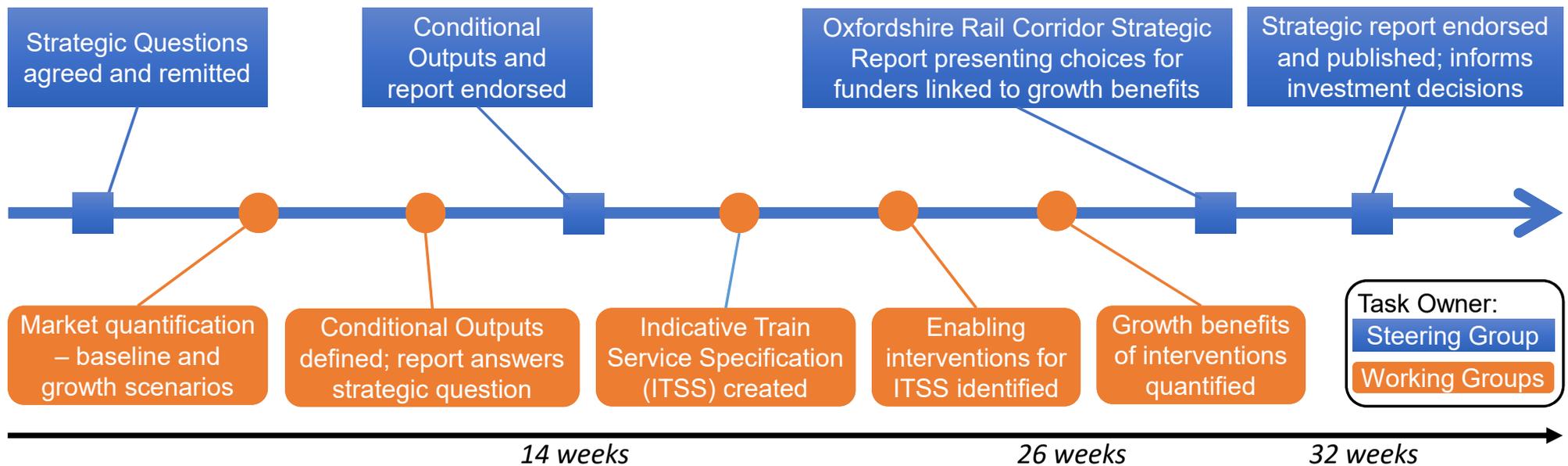
Study structure overview

- The Oxfordshire Corridor Study consists of two elements:

	Description	Output
1.	Strategic Study of Oxfordshire rail markets	Recommended Oxfordshire rail strategy detailing growth benefits of interventions and setting out proposed investment strategy
2.	Option development for interventions	Output Definition reports for selected interventions

- Both elements will be managed by Steering Group remitting work to Working Groups
- Each delivers separate products and involves different personnel
 - Strategic study – *what we should do*
 - Option development – *how we should do it*

Strategic study workflow



Strategic Questions

Growth

- 1. What is required from the rail network in order to deliver planned growth to 2031?*
- 2. How can the rail network influence the location and scale of additional growth sites?*

Freight

What does the rail freight industry require of the rail system in Oxfordshire?

Technology

How can new technologies be used to improve the operation and attractiveness of the rail system in Oxfordshire?

Progress Update

- Project set up is almost finalised in terms of scope, approach and contracts and procurement etc – this has been time consuming to get right and ensure it meets all partners' needs. A Strategic Steering Group has overseen this work
- A cross-partner technical work has met several times to finalise and agree the scope of our approach to Economic analysis work, in terms of how we factor in planned (and potential future) growth. Shareholders have provided /evaluated background data on housing, population and employment to inform this.
- This is central to the study, enabling it to link more effectively with the Oxfordshire Plan 2050, and provide the evidence to underpin how rail can support planning for growth
- The scope and project plan for the parallel piece of work on option development for the Cowley branch line has been developed
- A revised project timeline based on summer 2019 reporting on phase 1, the strategic study phase and Cowley branch line work

Next Steps

- Shareholders complete provision of study input data
- The Working Groups which will progress and oversee the details of the study are expected to have remit confirmed by the Steering Group, membership finalised and begin meeting in the next few weeks
- Detailed work on the Cowley branch line to begin early February
- Project steering groups scheduled to align with programme decision dates
- We are proposing a more detailed launch type presentation to tie in with the next meeting of the Growth Board in March.

Oxfordshire Rail Corridor Study Indicative Programme



Workstream	Task	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Mar-20	
Initiation	Remit finalised and authorised by signatories	■														
	Funding and commercial agreements finalised	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Governance framework agreed	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Funding released		■													
Option Development	Option Development remit (if concurrent with strategic study)	■	■													
	Option Development work (if concurrent with strategic study)						■	■	■	■	■	■	■	■	■	■
Strategic Study	Strategic Questions finalised and Working Groups remitted		■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Growth scenarios modelled and Conditional Outputs identified		■	■	■	■	■	■	■	■	■	■	■	■	■	■
	ITSS development and gaps identified									■	■	■	■	■	■	■
	Choices for funders agreed and strategic report written									■	■	■	■	■	■	■
	Strategic Options Report Review										■	■	■	■	■	■
Meetings	Steering Group		■													
	Technical Group			■	■	■	■	■	■	■	■	■	■	■	■	■
	Working Groups															
	Growth Board Meetings															

- Key
- Papers in correspondence
 - Programme dates
 - Future development options
 - Critical path
 - Programme delay progress made
 - Programme delay no progress made
 - 1 Endorse working group remits in correspondence
 - 2 Endorse Conditional Outputs
 - 3 Review draft Strategic Options report