Supplementary Papers

OXFORDSHIRE
GROWTH BOARD

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FOR THE MEETING OF

Oxfordshire Growth Board Scrutiny Panel

held in the Old Library, Oxford Town Hall, OX1 1BX

on Thursday 30 May 2019 at 6.30 pm

The report marked updated on the agenda published on 21/05/2019 are attached. Please bring these with you to the meeting.

1   **Oxfordshire's Affordable Housing Potential - secured through planning policy**   (Pages 2 - 3)

         Purpose: The Panel its March meeting requested an update for the projected rates of Growth Deal affordable housing.

         Recommendation: To consider and discuss the revised update.

Report Author: Paul Staines, Growth Deal Service Delivery Manager

Note to Growth Board Scrutiny Panel – Revised

Oxfordshire's Affordable Housing Potential - secured through planning policy

Scrutiny will recall that at its last meeting it asked officers for the following information

'Councils set annual targets for affordable housing delivery. These are numeric totals that will include both the proportion of affordable housing on housing sites secured through planning policy and sites developed exclusively for affordable housing by either Registered Providers or Local Housing Delivery companies.

Scrutiny also asked for information on the delivery rates for affordable housing. Tracking the delivery of affordable housing as a percentage of total housing delivered could be a way of illustrating the success of planning policy in securing affordable housing. However, any analysis would need to recognise that there are many site-specific variables that can cause a variance from the policy percentage expected. For this reason, this note restricts itself to a numeric assessment of affordable housing delivery.'

Scrutiny's request correctly notes that any estimate of councils' affordable housing delivery would be derived from the overall housing trajectory and the application of planning policies to deliver a proportion of affordable housing on market sites alongside sites developed exclusively for affordable housing, for example rural exceptions sites.

 However, affordable housing trajectories also need to take account of the fact that affordable housing levels derived through planning policy will always be subject to the challenge of site viability, i.e. can the site reasonably deliver that level of affordable housing. Any development site has many calls upon its value, many of them required to make the site deliverable for example road or utility infrastructure. Affordable housing is the largest cost to a development that is not 'site required' and so always comes under pressure when viability is being considered.

For this reason, the figures offered by the councils below can only be the overall architecture of affordable housing from housing development in Oxfordshire. Within this architecture councils will take a more granular approach to affordable housing trajectories based on an understanding of each sites capacity to deliver affordable housing. This knowledge is more precise as detailed work on the schemes is undertaken and therefore later years of the trajectory include more uncertainty.

The work necessary to derive this affordable housing architecture is carried out annually by councils as part of the preparation of their housing trajectories. These are completed in the first few months of the year and feed into Council's Annual Monitoring Reports. Inevitably, with this question being asked by Scrutiny so close to the year end not all councils have completed this work and those that have, will have had to include a degree of estimation. For these reasons, in addition to the above these figures where they have been provided must be treated with caution and not be seen as targets.

Report Author: Paul Staines, Growth Deal Service Delivery Manager

The figures received to date are as follows:

	2019-23	2023-27	2027-31	Total
Cherwell	2,312	1,608	889	4,809
Oxford	To follow			
South Oxfordshire	2,032	2,140	2,469	6,641
Vale of White Horse	2,440	2,055	1,378	5,873
West Oxfordshire	1,973	1,462	1,400	4,835
Total	8,757	7,265	6,136	22,158

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