

REPORT TO OXFORDSHIRE GROWTH BOARD OXFORDSHIRE HOUSING AND GROWTH DEAL

REPORT PURPOSE

- 1) The purpose of this report is to update the Board on progress with the Oxfordshire Housing and Growth Deal (the Deal), agreed with Government, to note the status of the programme of delivery for the Deal and the agreement with Government of the achievement of the target for the Year One Affordable Housing Programme.
- 2) The report provides a summary of the following workstreams:
 - Infrastructure Programme
 - Housing from Infrastructure
 - Affordable Housing Programme
 - The Oxfordshire Plan 2050 - formerly the Joint Statutory Spatial Plan
 - Productivity
- 3) This report summarises current progress. Quarterly reports have been considered and discussed by the Infrastructure, Housing and JSSP sub groups to the Growth Board.

RECOMMENDATIONS

That the Growth Board note progress with the Oxfordshire Housing and Growth Deal

BACKGROUND- WORKSTREAM UPDATES

Infrastructure Programme

- 4) The year 1 infrastructure programme agreed by the Growth Deal Partner authorities (the partners) and endorsed by the Growth Board in March 2018 consists of £30 million spend across 20 Infrastructure Schemes.
- 5) Oxfordshire County Council (OCC) is the lead delivery partner for the infrastructure work strand, which is being delivered through OCC's capital projects governance framework and project lifecycle and is reported on monthly to the Growth Deal Programme Board.
- 6) As reported to the Growth Board in January 2019 following an assurance review of the year one programme in Q1 of 2018/19, it was identified that some schemes originally scheduled for year one were subject to some delays. An approach was agreed with Homes England and MHCLG that saw alternative schemes that support housing growth transferred into the programme to ensure that the £30m spending commitment in year one could be met. Those schemes that were delayed will come forward in future years of the programme.
- 7) The Board will also recall that in the last report to the Board officers advised that the commitment in the Deal to confirm with Home England (HE) the Years 2-5

Infrastructure Programme had been completed and had been incorporated into Oxfordshire County Council's Capital Programme.

- 8) Officers have developed the delivery plan for the Year 2-5 programme with network management input to provide assurance of delivery so that the projects are planned logically and allow a smooth programme of works that minimises the effects on the highway network. The resulting programme will be discussed with Homes England and MHCLG at a Quarter 4 review meeting in May.
- 9) Finally, the Board will also be aware that Government announced in its spring statement the success of Oxfordshire's Housing Infrastructure Bid for Didcot Garden Town. The successful bid means that a series of key infrastructure requirements, necessary to ensure that planned growth in southern Oxfordshire is sustainable will now be brought forward. The infrastructure projects to be funded through the HIF bid are;
 - A4130 widening from A34 Milton Interchange towards Didcot
 - A new "Science Bridge" over the A4130, Great Western Railway Line and Milton Road into the former Didcot A Power Station site
 - A new Culham to Didcot river crossing between the A415 and A4130
 - A Clifton Hampden Bypass

Housing from Infrastructure

- 10) Officers have completed a comprehensive data capture exercise to map the housing delivery that will be accelerated by the infrastructure investment under the Deal. Progress at quarter three, reported to Homes England showed that Oxfordshire was on track to deliver its year one target for homes accelerated by the Deal.
- 11) It also demonstrated that the current predicted accelerated housing trajectory is on course to achieve the Deal target for the whole five-year period of 6,549 homes. However, the updated trajectory suggests that more of these homes will be delivered towards the end of the deal period than envisaged at the time when the Deal Delivery Plan was agreed. This will be discussed with Homes England at the next Quarterly Review meeting.
- 12) Increasingly our focus is turning towards the delivery, not just of the commitments in the Deal but to the wider commitment to support the delivery of 100,000 homes, set out in the Deal and encapsulated in the Oxfordshire districts local plans to 2031.
- 13) Supported by Homes England, officers are in the process of preparing a high-level plan for the delivery of the 100,000 homes that will include an analysis of how councils can drive the trajectory to ensure delivery and what strategic interventions we, together with development partners and other stakeholders can do to manage the delivery trajectory and deliver the homes Oxfordshire needs.

AFFORDABLE HOUSING PROGRAMME(AHP)

- 14) Officers are pleased to report that, the year one target of 148 units has been exceeded. Final numbers will be confirmed to Home England at year end. The positive result for the year one programme has been well received by Homes England and MHCLG.
- 15) The Deal Delivery Plan milestones also required the development of an indicative AHP for years 2 and 3 by 30/09/18. Achievement of this milestone was confirmed by Homes England.
- 16) With the successful completion of year one, officers' focus now turns to building and improving confidence in the years two and three AHP, recognising that where possible we need to add additional schemes into the programme to ensure we have enough schemes in the pipeline. This is in recognition of the fact that scheme slippage and other circumstances may cause schemes not to come forward. Consequently, it's necessary to ensure that we have a ready supply of schemes that we can bring into the AHP, should circumstances require it, to ensure that we deliver the agreed targets.
- 17) Over the next few months officers will be engaging both with developers and Registered Providers to tease out further opportunities to expand the AHP and will, with partners reflect upon how the programme can be made more attractive to partners in advance in discussions with HE at the year-end review meeting.

THE OXFORDSHIRE PLAN 2050 (JOINT STATUTORY SPATIAL PLAN)

- 18) Since the last report to the Board the focus has been on the completion of the first stage of consultation on the vision and objectives for the Oxfordshire Plan 2050.
- 19) Extensive engagement activities have taken place in the first phase of consultation, recognising its importance to the production of the Oxfordshire Plan 2050 and the need to fully engage with the residents, businesses and visitors to Oxfordshire, as committed to by the Board when it commissioned the Plan.
- 20) Officers from the Oxfordshire Plan 2050 team have organised and manned a series of roadshow events across the county, using a bus hired for the purpose. Engagement was enhanced by children's activities and other events to maximise public engagement. Feedback from officers running the consultation is that these events were a great success in both gleaning important information and feedback on this stage of the Oxfordshire Plan 2050 and in raising the profile of the plan more generally. The events were publicised on local radio and in the press to attempt to ensure maximum engagement.
- 21) Over the next few months officers will collate and reflect upon the consultation findings and use this information to assist to frame the planned second stage of consultation in the autumn which will concentrate upon consideration of growth options.

22) To assist with this consultation the Plan has also launched a call for ideas. A form and guidance notes have been issued and can be found here
https://oxfordshireplan.inconsult.uk/consult.ti/Call_for_ideas/consultationHome

23) The consultation is designed to facilitate creative suggestions emphasising that at this very early stage of the plans production we can consider a wide range of options. The call for ideas attempts to ensure a cohesive response by asking respondents to consider their idea in the context of the main benefits they believe will accrue, to ensure a balanced response these are grouped under a set of key criteria, these are:

- Social benefits, for example new homes for local families, improved schools, community centres shops and or children's play areas.
- Environmental benefits, which might include reducing air pollution, protecting or improving biodiversity, reducing flood risk, or mitigating or adapting to climate change.
- Economic benefits might include providing new jobs, helping existing local companies to grow, providing better-paid jobs, or delivering new or improved training or skills.
- Finally, challenges, which might include needing new or improved roads or junctions, managing flood risk or if the site is already being used for a different type of development that would need to be moved.

PRODUCTIVITY

24) The Productivity workstream of the Deal finds focus mainly in the production of the Oxfordshire Local Industrial Strategy (LIS).

25) The LIS was submitted to HMG on 21st December, with the anticipation of ministerial sign off of the final document by the end of March, in line with the commitment in the Deal. We have received revised guidance on the process for approval of the draft which now aims for Ministerial sign off of the LIS by the end of May / beginning of June.

26) Government have set out the following key points which we will need to work towards, to meet this revised timetable:

- Preparation of a reworked, shorter LIS strategy which focuses on 3-4 key policy areas.
- Development of a series of short policy papers on specific LIS areas to support detailed conversations with Government
- A suite of priorities to be explored at an Ox-Cam arc level - common to each of the Arc based Local industrial Strategies

27) Officers will work towards completing these tasks to the revised timetable and will report on progress to the Board.

Annual Review Meeting

28) An end of year review will be taking place between MHCLG, Homes England and the Oxfordshire Councils at the end of April 2019, to review the lessons learned from year one, how we continue to develop the methodology for monitoring and how we can work best together to drive delivery of housing.

Risk and Issue management

29) A key aspect of the management of the Deal is the identification, assessment and remediation of risk.

30) Each workstream is supported by a comprehensive risk register which is monitored by the relevant officers and reported to the Programme Board on an exception basis. Where appropriate risks are escalated.

31) Although risks are analysed in detail, the core programme risks include:

- The fact that although the core of the Deal is accelerated housing delivery, the Oxfordshire authorities do not directly build the homes and delivery may be affected by circumstances beyond the Oxfordshire Partners' control - such as economic downturn or adverse market conditions.
- Secondly, the increased scale of the investment in housing and infrastructure and the need to ensure that an overheating of the market for labour consultants and contractors leading to increased process and delays in completion of projects.
- Thirdly, for the Oxfordshire Plan 2050 the impact of the Government's Expressway project and the decision process for this project.
- Finally, the key risks to delivery of individual schemes within the programme, for example from delays in planning and tender processes, financial challenges to schemes and funding gaps. These risks all need to be managed at project/district/city level.

CONCLUSION

32) This report outlines progress against the Deal year one milestones at end of Q3 2018/19.

33) The Board will note that good progress is being made towards meeting our commitments under the Deal. The focus for the core deal team and in each of the partner authorities in the rest of 2018/19 needs to be on the activities required to complete the delivery of the year one programmes and to develop confidence in the delivery of commitments in future years.

34) The report asks the Board to note this progress with the Deal and the achievement against the milestones committed to.