

Oxfordshire Single Conversation DRAFT Working Paper

South Oxfordshire Local Investment Plan

19th January 2010

Version 2

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Summary table

SEP target 2010 – 2015 = 5 x = 2,000

1. Priority Programmes – Summary

2. Priority Projects – National Affordable Housing Programme (NAHP) Locality specific:

SHORT TERM : 2010 – 2015

Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
DIDCOT AREA							
<p>Great Western Park, Didcot 700 new homes</p> <p>Allocated in local plan, outline planning permission granted, s106 being negotiated.</p>	<p>Full consent by March 2010.</p> <p>Construction expected to start late 2010/11 and continue to 2030.</p>	<p>£ 7.00M initial infrastructure funding to kickstart the development.</p> <p>£ 13.20M grant for 180 rented homes and 60 Homebuy units.</p>	<p>Kickstart 2 bid rejected.</p> <p>NAHP bid made for funding for 90 AH Units.</p>	<p>700 homes built with supporting infrastructure.</p> <p>240 new affordable homes plus Extra Care housing.</p>	<p>South Oxfordshire District Council</p> <p>Vale of White Horse DC</p> <p>(OCC for extra care housing, education and transport infrastructure)</p>	<p>The viability of the site in relation to the considerable infrastructure and s106 costs. As a result AH has been reduced to 30% with only 8% rented. Requires NAHP funding to restore tenure balance to policy level of 75% rented and 25% homebuy.</p>	<p>Renegotiation of s106 payment triggers with County Council is well underway and will be concluded by March 2010.</p> <p>Kickstart 2 funding bid submitted for Phase 1 infrastructure costs and NAHP funding for 90 affordable homes.</p>
<p>Ladygrove East Didcot 300 new homes</p> <p>Allocated site in local plan. Planning</p>	<p>Full consent achieved by March 2010.</p> <p>Construction expected to start in 2012/13</p>	<p>£4.970M grant for 68 rented homes & 22 Homebuy units.</p>		<p>300 homes built with supporting infrastructure.</p> <p>90 new affordable homes</p>	<p>South Oxfordshire District Council</p> <p>(OCC for extra care housing, education and transport</p>	<p>S106 agreement not yet signed but rapid progress now being made.</p> <p>Unclear whether owner will bring site forward in current</p>	<p>S106 issues to be resolved by March 2010.</p> <p>CPO to be considered if site not brought forward following</p>

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
consent granted subject to s106 agreement.					infrastructure)	market.	completion of legal agreement.
Urban extension to Didcot 400 homes Land to be released in response to core strategy allocations from 2011 onwards.	No start on site before 2012 Construction expected to continue to 2015.	£ 8.80M for 120 rented homes and 40 Homebuy units.		400 homes built with supporting infrastructure. 160 new affordable homes.	South Oxfordshire DC (OCC for education and transport infrastructure)	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Core Strategy to be approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
REST OF CENTRAL OXFORDSHIRE AREA							
Fair Mile Hospital Cholsey 350 new homes Adopted in local plan. Detailed planning application now made	Planning consent by June 2010. Construction in 2011/12 – 2014/15	£5.785M for 79 rented homes and 26 Homebuy units. £2.275M for 35 Homebuy Direct properties.	HCA site. NAHP & Homebuy Direct funding for 140 units applied for by Linden Homes.	350 homes built with supporting infrastructure. 140 new affordable homes	South Oxfordshire District Council and HCA. (OCC for education and transport infrastructure)	Site viability –v – requirement to retain Grade II listed buildings.	Agreement on extent of demolition and density of redevelopment needed to produce a viable scheme has now been reached, and full planning submission now made.
Extension to	No starts on	£ 5.50M for 75		250 new	South	Exact site(s) still	Core Strategy to be

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
Wallingford 250 new homes Land to be released in response to core strategy allocations from 2011 onwards.	site before 2012.	new rented homes and 25 Homebuy units.		homes built with supporting infrastructure. 100 new affordable homes.	Oxfordshire DC (OCC for education and transport infrastructure)	need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
REMAINDER OF DISTRICT							
Extension to Thame 200 new homes Land to be released in response to core strategy allocations from 2011 onwards.	No start on site before 2013.	£ 5.70M for 60 new rented homes and 20 Homebuy units.		200 homes built with supporting infrastructure. 80 new affordable homes.	South Oxfordshire DC (OCC for education and transport infrastructure)	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Core Strategy to be approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
Chinnor Cement Works, Chinnor 178 new homes	Construction planned in 2010/11 to 2012/13	£5.50M initial infrastructure funding to bring forward the	Kickstart 2 bid rejected. NAHP bid for 71 units made	178 homes built with supporting infrastructure, including	South Oxfordshire District Council (OCC for	Still to confirm end users for nursing home provision which may result in redesign, but issue	s106 agreement to be completed by e/o January 2010.

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Adopted in local plan. Detailed consent granted subject to s106.		development. £3.895M for 53 rented homes and 18 Homebuy units.	by Taylor Wimpey.	new office space. 71 affordable homes plus nursing home	residential care education and transport infrastructure)	is minor.	
Thame UFC Thame 100 new homes Has outline consent on which s106 agreement now concluded.	Subject to detailed design and planning conditions. Potential for start on site in 2012/13	£ 2.20M for 30 rented homes and 10 Homebuy units OR £ 2.50M for 50 bed extra care housing scheme.		100 homes built with supporting infrastructure. 40 new affordable homes OR 50 bed extra care scheme.	South Oxfordshire District Council (OCC for education and transport infrastructure)	Site was unviable due to high land price paid and bank lending conditions but now acquired by housing developer with view to early development.	Council seeking to introduce higher proportion of affordable housing by inclusion of 50 unit extra care scheme to assist with site viability.
2010 - 2015	2,478 units	£ 52,625,000		921 AH			
MEDIUM TERM : 2015 - 2020							
DIDCOT AREA							
Great Western Park, Didcot 1250 new homes Allocated in local plan.	Full consent by March 2010. Construction expected to continue to 2030.	£ 20.575M grant for 280 rented homes and 95 Homebuy units.		1250 homes built with supporting infrastructure. 375 new affordable homes.	South Oxfordshire District Council Vale of White Horse DC (OCC for extra care housing, education and	The viability of the site in relation to the considerable infrastructure and s106 costs. As a result AH has been reduced to 30% with only 8% rented. Requires	Renegotiation of s106 payment triggers with County Council is well underway and will be concluded by March 2010.

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
					transport infrastructure)	NAHP funding to correct this tenure imbalance.	
Urban extension to Didcot 1,000 homes Land to be released in response to core strategy allocations from 2011 onwards.	Construction expected to continue to 2025.	£ 22.00M for 300 rented homes and 100 Homebuy units.		1000 homes built with supporting infrastructure. 400 new affordable homes.	South Oxfordshire DC (OCC for education and transport infrastructure)	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Core Strategy to be approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
Ladygrove East Didcot 342 new homes Allocated site in local plan. Planning consent granted subject to s106 agreement.	Full consent achieved by March 2010. Construction expected to continue to 2020.	£ 5.655M for 103 rented homes and 26 Homebuy units.		342 homes built with supporting infrastructure. 103 new affordable homes.	South Oxfordshire District Council (OCC for extra care housing, education and transport infrastructure)	S106 agreement not yet signed but progress now being made. Unclear whether owner will bring site forward in current market.	S106 issues to be resolved by March 2010. CPO to be considered if site not brought forward following completion of legal agreement.
REST OF CENTRAL OXFORDSHIRE AREA							
Extension to Wallingford	No starts on site before	£ 5.50M for 75 new rented		250 new homes built	South Oxfordshire DC	Exact site(s) still need to be	Core Strategy to be approved by

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
<p>250 new homes</p> <p>Land to be released in response to core strategy allocations from 2011 onwards.</p>	2013.	homes and 25 Homebuy units.		<p>with supporting infrastructure.</p> <p>100 new affordable homes.</p>	(OCC for education and transport infrastructure)	confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
REMAINDER OF DISTRICT							
<p>Extension to Thame 200 new homes</p> <p>Land to be released in response to core strategy allocations from 2011 onwards.</p>	No start on site before 2013.	£ 5.70M for 60 new rented homes and 20 Homebuy units.		<p>200 homes built with supporting infrastructure.</p> <p>80 new affordable homes.</p>	<p>South Oxfordshire DC</p> <p>(OCC for education and transport infrastructure)</p>	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Core Strategy to be approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
ALLOCATED SITES IN VILLAGES		400					

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
WINDFALL SITES		500					
2015 - 2020	3,592 units	£ 74,280,000		1,328 AH			
LONG TERM : 2020 – 2030							
DIDCOT AREA							
Great Western Park, Didcot 750 new homes Allocated in local plan.	Full consent by March 2010. Construction expected to continue to 2030.	£ 12.345M grant for 170 rented homes and 55 Homebuy units.		750 homes built with supporting infrastructure. 225 new affordable homes.	South Oxfordshire District Council Vale of White Horse DC (OCC for extra care housing, education and transport infrastructure)	The viability of the site in relation to the considerable infrastructure and s106 costs. As a result AH has been reduced to 30% with only 8% rented. Requires NAHP funding to correct imbalance.	Renegotiation of s106 payment triggers with County Council is well underway and will be concluded by March 2010.
Urban extension to Didcot 400 new homes Land to be released in response to core strategy allocations from 2011 onwards.	Construction expected to continue to 2025.	£ 8.80M for 120 rented homes and 40 Homebuy units.		400 homes built with supporting infrastructure. 160 new affordable homes.	South Oxfordshire DC (OCC for education and transport infrastructure)	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Core Strategy to be approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
Vauxhall Barracks,	Site not available	£ 6.60M for 90 rented homes		300 homes built with	South Oxfordshire	Defence Estates have confirmed	Maintain dialogue with Defence

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
Didcot 300 new homes Adopted in local plan	before 2016	and 30 new Homebuy units.		supporting infrastructure. 120 new affordable homes.	District Council Defence Estates (OCC for extra care housing, education and transport infrastructure)	they would not be looking to release the site until at least 2016.	Estates
REST OF CENTRAL OXFORDSHIRE AREA							
Extension to Wallingford 250 new homes Land to be released in response to core strategy allocations from 2011 onwards.	Construction expected to continue to 2025.	£ 5.50M for 75 new rented homes and 25 Homebuy units.		250 new homes built with supporting infrastructure. 100 new affordable.	South Oxfordshire DC (OCC for education and transport infrastructure)	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and its approval by the Secretary of State.	Core Strategy to be approved by Council for re-consultation in early 2010 and submission to SoS by summer of 2010.
REMAINDER OF DISTRICT							
Extension to Thame 300 new homes	Construction expected to continue to 2025.	£ 6.60M for 90 new rented homes and 30 Homebuy units.		300 homes built with supporting infrastructure.	South Oxfordshire DC (OCC for education and	Exact site(s) still need to be confirmed via the adoption of the Core Strategy and	Core Strategy to be approved by Council for re-consultation in early 2010 and

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Project	Timeline	NAHP Funding Requirement	Funding applied for/secured	Target / Success Measure	Lead Agency/ Authority	Issues / Risks	Actions required
Land to be released in response to core strategy allocations from 2011 onwards.				120 new affordable.	transport infrastructure)	its approval by the Secretary of State.	submission to SoS by summer of 2010.
ALLOCATED SITES IN VILLAGES		800		240 (£13.20M)			
WINDFALL SITES		1,000		300 (16.50M)			
2020 - 2030	3,900 units	£ 42,072,500		1,265 AH			
2010 - 2030	9,970 total homes	£ 168,977,500 total grant		3,514 total affordable			

3. Priority Projects – National Affordable Housing Programme (NAHP) - Generic:

<u>Programme</u>	<u>Timeline</u>	<u>Funding Requirement</u>	<u>Target / Success Measure</u>	<u>Lead Agency/ Authority</u>	<u>Issues and Risks</u>	<u>Actions Required</u>	<u>Notes</u>
RURAL HOUSING PROGRAMME							
Rural Exception Sites Affordable Housing programme 200 new rural homes	Ongoing annual programme 2010-2020	£ 11.00M over 10 years for 20 new affordable homes per year.	To achieve new rural AH from sites of 3+ units. To develop 20 new rural affordable homes per year.	South Oxfordshire DC with: Oxfordshire Rural Community Council Oxfordshire Rural Housing Partnership	Lack of available affordable land; Opposition from parish councils to new development and affordable housing.	Focus strategy on targeting most receptive parishes and landowners. Introduce greater flexibility in allocation of rural sites and RESs	
Rural elderly supported housing programme 75 enhanced sheltered units	2010-2026	£ 5.00M over 15 years to support the development of 75 2 bed flats for both rent and leasehold.	To develop 75 units of high quality 'enhanced' sheltered accommodation.	South Oxfordshire DC South Oxfordshire HA (Soha)	Much of Soha's current stock is in unsustainable rural locations and/or requires upgrading to meet modern day standards. Some current schemes will be unviable to replace and their closure will require careful planning and management.	To apply the findings of our recent research into the types and numbers of units with extra or enhanced care that will be required by 2026, to designing a re-provision programme for Soha's existing sheltered stock.	The Council has just completed this research in support of its emerging Older Peoples Housing Strategy.

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Rural regeneration - Berinsfield 50 new family homes	2010-2016	£ 3.50M over 5 years to support new homes, infrastructure & environmental improvements.	To develop up to 50 larger family houses for rent, sale or homebuy.	South Oxfordshire DC South Oxfordshire HA (Soha)	There is a lack of larger family homes to rent and poor access to low cost home ownership.	Local review of green belt required to open up potential development opportunities.	
2010 - 2026	325 homes	£ 8.50M					
<u>Programme</u>	<u>Timeline</u>	<u>Funding Requirement</u>	<u>Target / Success Measure</u>	<u>Lead Agency/ Authority</u>	<u>Issues and Risks</u>	<u>Actions Required</u>	<u>Notes</u>
OLDER PEOPLES HOUSING PROGRAMME							
Sheltered Housing replacement programme 100 new `enhanced sheltered` units.	2010-2026	£ 6.50M over 15 years to support the development of 100 2 bed flats for both rent and leasehold.	To develop 100 units of high quality `enhanced` sheltered accommodation.	South Oxfordshire DC South Oxfordshire HA (Soha)	Much of Soha's current stock is in unsustainable rural locations and/or requires upgrading to meet modern day standards. Some current schemes will be unviable to replace and their closure will require careful planning and management.	To apply the findings of our recent research into the types and numbers of units with extra or enhanced care that will be required by 2026, to designing a re-provision programme for Soha's existing sheltered stock.	The Council has just completed this research in support of its emerging Older Peoples Housing Strategy.
Extra Care Housing development 300 Extra Care	2010-2030	£19.50M over 20 years to support the development of 300 2 bed	To develop 300 high quality apartments, for both rent and leasehold, with	South Oxfordshire DC Oxfordshire County Council	Detailed research is still required into best practice models, both in terms of	As part of our Older Peoples Housing Strategy we are developing an	

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apartments		flats with appropriate communal areas and support facilities.	24/7 care and support.		design, size and tenure. Scale and tenure mix will be critical to ensuring scheme viability.	extra care provision programme in line with the OCC's own framework for the development of extra care housing across Oxfordshire.	
2010 - 2030	400 elderly care units	£ 26.00M					
Total units, and grant required	10,695 new homes of all tenures	4,239 new affordable homes	£ 180,077,500 total grant requirement				

3. Full contact details (alphabetical):