

Land at Barton: Making it happen

Michael Crofton-Briggs
Head of City Development

www.oxford.gov.uk



OXFORD
CITY
COUNCIL



Strategic development site

- 38 hectares
- Owned by City
- Agricultural land
- Recreation ground
- Allotments
- Nature park
- Brook
- SSE substation
- A40
- Views from open countryside & Conservation Area



www.oxford.gov.uk



**OXFORD
CITY
COUNCIL**



Planning framework

- **Constrained City with pressing need for more housing, especially affordable**
- **City-wide affordable target 50% (80% social rent)**
- **Safeguarded in Oxford Local Plan**
- **Allocated in Oxford Core Strategy**
 - 800 to 1,200 homes
 - primary school
 - recreation ground
 - allotments
 - other infrastructure
 - access
- **Being taken forward through an Area Action Plan**

www.oxford.gov.uk



**OXFORD
CITY
COUNCIL**



Catalyst for regeneration

- Two neighbouring estates: Barton & Northway
- Pockets of neglected land
- Improve connectivity
- Access to new facilities



www.oxford.gov.uk



Options for delivery

1. Early land disposal
2. Joint Venture – infrastructure funding model
3. Joint Venture – development management services
4. Contractual Development Agreement
5. Prudential borrowing
6. Partnerships with energy providers
7. Partnership with HCA



Weighing up the options

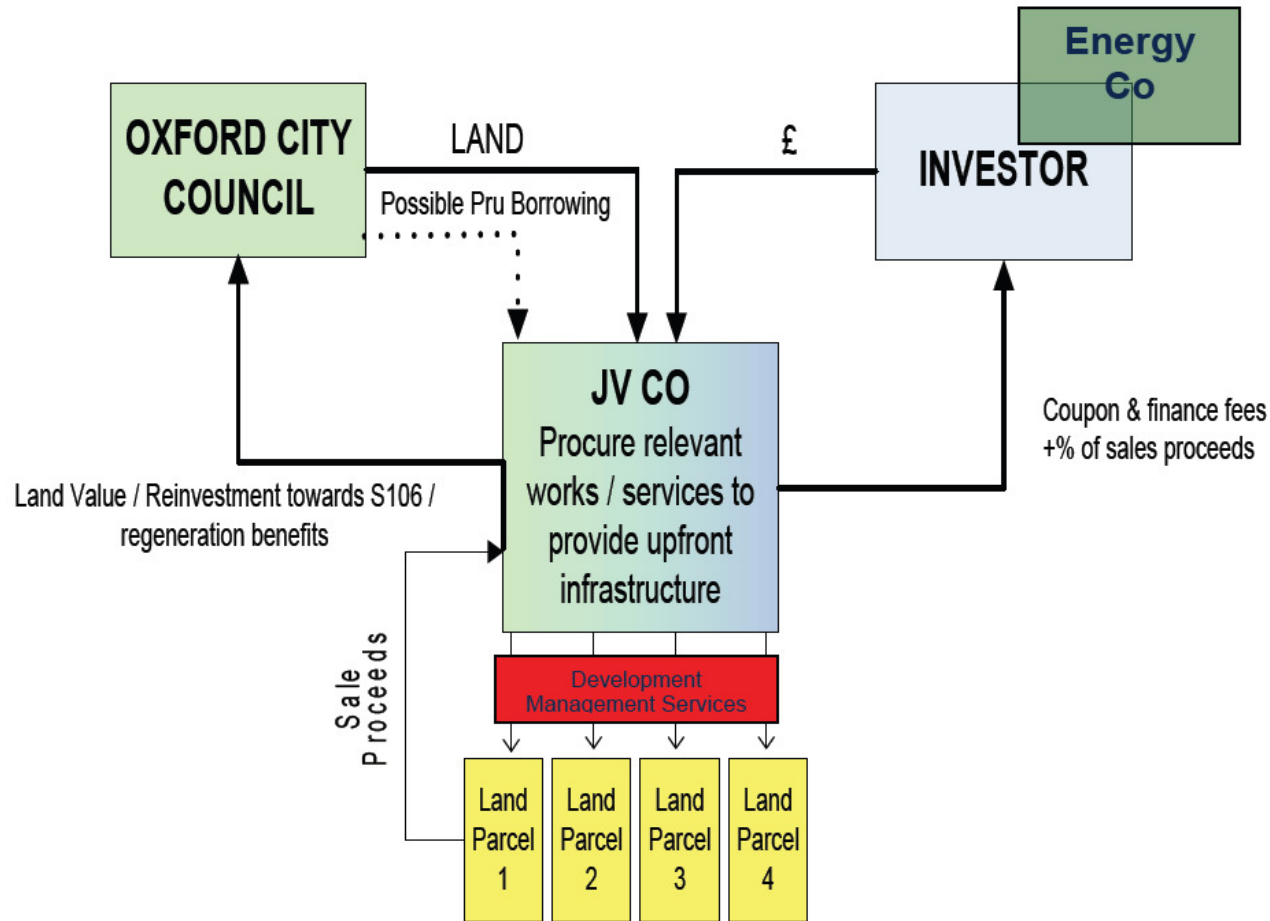
Option Analysis - Qualitative							
Option	OCC Objectives meet	OCC Control	VFM/Social Objectives	Reinvestment of Receipts	Widest Market Exposure	Timescale for Delivery met	Cost Transfer
Early land disposal	X	X	X	X	√	X	√
JV – infrastructure funding Model	√	√	√	√	√	√	√
JV – DM services	√	√	√	√	√	X	√
Contractual Development Arrangement	√	√	√	√	√	X	X
Prudential Borrowing	√	√	√	√	X	X	X
Partnerships with Energy Providers	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Partnership with the HCA	√	X	√	√	X	X	X

**Council advised by King Sturge & Eversheds
JV with an infrastructure provider performed best:**

- City Council objectives
- retain control
- best value for money
- flexibility to reinvest/recycle capital receipts
- deliver homes in 2013 (no OJEU process)



Joint Venture vehicle



Details of the co-investment partnership for infrastructure funding route
The Joint Venture Vehicle and its objectives



Viability testing

Infrastructure costs around £25 million

- Limited HCA funding – assumed zero in testing
- Higher value uses v. affordable homes
- Scope for borrowing by Council
- Amount/mix of affordable housing
- Section 106 contributions
- Code for Sustainable Homes

- At 50% affordable housing site has a negative value
- To make the scheme viable: reduce affordable housing, change S106 package, or introduce higher value use
- Key variable = affordable housing
- Viable at 40% affordable (all social rented)
- Position statements on planning and County infrastructure



Delivery timetable

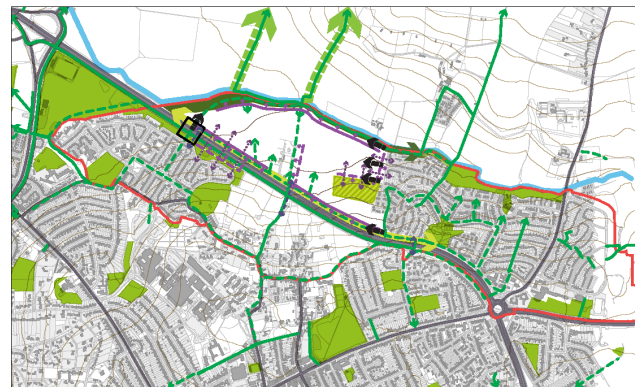
- Jan 2011 Response to Stage 1 tender: 21
- Feb 2011 Shortlist invited to Stage 2: 4
- May 2011 Decision on lead partner & under bidder
- Jun 2011 JV company established

- Oct 2012 AAP adoption
- Oct 2012 Planning Application
- 2013 Start on site



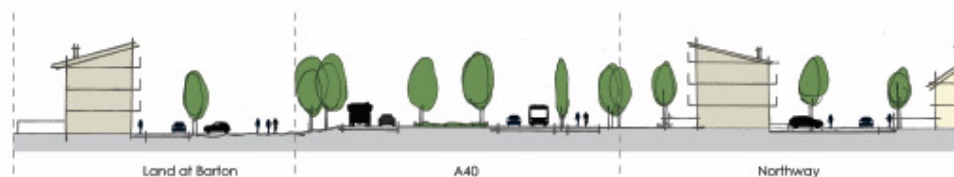
Barton Area Action Plan

- Neighbourhood planning
- Issues Consultation June 2010
- Preferred Options consultation May 2011
- Submission consultation Oct 2011
- Submission Jan 2012
- Adoption Oct 2012



3041_Framework Plan Composite

Section 6 - Illustration showing proposed development fronting linear park and Baywater Brook



www.oxford.gov.uk



Localism: working with partners

- Working group of representatives from neighbouring estates
- Local amenity groups
- Permanent project display boards in local neighbourhood centres
- Leaflet, newsletter, poster & web
- Homes & Communities Agency
- Oxfordshire County Council
- Other agencies and stakeholders



www.oxford.gov.uk

