

Executive

Affordable Housing and the Recession

12 January 2009

Report of Head of Housing Services

PURPOSE OF REPORT

To provide Executive with information on the delivery of affordable housing within the context of a recession, and to consider a way forward that maximises opportunities for increasing the number and range of affordable housing units available for our community.

This report is public

Recommendations

The Executive is recommended to:

- (1) Note the current position on affordable housing policy, Corporate Plan targets and delivery.
- (2) To consider, in the context of the 2009/10 budget process, options for extending local initiatives to maintain affordable housing delivery.

Executive Summary

Introduction

- 1.1 This report considers the impact that the current recession is having on affordable housing provision within the Cherwell District, outlines current working arrangements and progress, and considers issues and options for maintaining affordable housing delivery to meet our targets.
- 1.2 At present, the 2008/09 Council annual target of 100 affordable housing units is still on track and progress is being made to delivering the LAA stretch target of 119 units. However, this delivery and certainly future years' delivery is at risk because of recession. Consequently, officers have begun to consider options for new or additional measures to secure affordable housing targets.

Proposals

- 1.3 To note the current position on targets and delivery, and to step up research and monitoring of the changing position.

- 1.4 To progress the initiatives explained in paragraph 3.5. as far as possible in the context of available resources, and joint commissioning.

Conclusion

- 1.5 Recession seriously threatens the methods of providing new affordable housing (planning system related) used over recent years. This is beginning to impact on Cherwell in the planning and delivery of affordable housing. To mitigate against this position and risk, requires flexibility to research and test new ways of working.
- 1.6 This report highlights the range of work that is already being undertaken by the Council and its partners, but recommends consideration of some new ideas to try to alleviate the impact of the recession and to maximise and capitalise on the opportunities available.

Background Information

- 2.1 The targets for affordable housing within the district, and progress against them are detailed in Appendices A, B and C. The Corporate Plan sets out a target of 450 units between 2008 and 2011, with 100 of these units to be achieved in the current year. The Local Area Agreement (LAA) sets out a stretch element to these targets, which takes targets higher – for example, in the current year the Council is striving to achieve the additional 19 units required as part of the LAA stretch target for Cherwell of 119 units. Affordable housing delivery is also inextricably linked to overall housing delivery, since planning policy sets the level of housing growth and outlines the appropriate mix of market and affordable housing. Planning agreements then secure the affordable element of new build. So the failure to achieve market housing can impact seriously on affordable housing delivery. As delivery from planning agreement secured new build is reduced the composition of “new affordable housing” that contributes to meeting targets is becoming more complex to monitor. The new shared ownership and other intermediate housing products available, including acquisitions, are making an increasing contribution. This necessitates greater clarity of reporting as affordable housing completions will include new build units secured by both the planning framework and the enabling of other products such as the Government’s HomeBuy (shared ownership) scheme, and some acquisitions, (which transfer existing stock from the private sector to the social rented sectors).
- 2.2 In addition to immediate delivery issues, long-term housing requirements and targets are being updated through the Local Development Framework, and will need to be considered in further detail in a review of the Cherwell Housing Strategy during 2009 -10. In response to the rapid change in housing market conditions in the last six months, further, special, consideration is required on measures that could help mitigate the effects of the recession. It is important to consider what the Council is already doing, but in addition to assess emerging issues, and to review the options available given recent initiatives from central government and any good practice available.
- 2.3 The foresight of the Council in the 2007 restructuring has already had a significant positive effect in terms of our approach to dealing with affordable housing and the recession. Over the past eighteen months, closer joint working has taken place between housing and planning officers. This has been particularly noticeable in areas such as housing market and needs research, the preparation of the Local Development Framework, individual site negotiations and monitoring arrangements. This has resulted in greater understanding of roles and responsibilities and an ability to problem solve jointly on issues that arise around affordable housing policy and delivery/enabling. Closer joint working on economic development issues affecting housing is also in place. Partnership mechanisms developed to support this work are listed in Appendix ‘D’ to this report.
- 2.4 The Council works at sub-regional (county) level as part of the Local Area Agreement (LAA) 2, and this work includes the remit of the Oxfordshire Housing Partnership (OHP). As well as the Council’s individual targets on affordable housing, we are working to provide greater outputs at the sub-region which are particularly relevant in terms of reward monies for the OHP.

It is hoped that some of the reward monies will be available to support new partnership initiatives on affordable housing that could aid the local response to recession. Cherwell will need to work to influence decisions on this.

- 2.5 The Council has a ring-fenced housing capital pot available to help bring forward and support affordable housing schemes. This fund is a “guarantee fund” dedicated to delivering new affordable homes and was set up under the current Housing Strategy using some of the capital proceeds arising from the Housing Stock Transfer and Right to Buy sales, (see Section 4 below). This provision could now be put to work on new housing initiatives in response to recession. However, the funding available is relatively small and the pressures on capital are growing.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 The affordability of local housing is the single most significant barrier to finding somewhere to live. Despite the current economic downturn, falling housing prices and the credit crunch, average house prices across the District remain high and will remain beyond the reach of many local people.
- 3.2 This section of the report considers current practice and possible new initiatives to mitigate the reduction in the delivery of affordable housing due to the economic downturn. Given the limited resources of the Council, it is important to have a structured programme in respect of our future Affordable Housing activity. Any strategy for meeting housing need must consider demand as well as supply issues.

Options

- 3.3 Whilst the opportunities for maintaining affordable housing delivery in recession conditions are not fully developed nationally in the context of a constantly changing market environment, a range of opportunities have been identified via the Council’s partnerships, consultation, research and corporate consideration of what the Council can offer. These opportunities build on the work that the Council has undertaken to date. Longer term delivery will be underpinned by the forthcoming Local Development Framework (LDF) and a review of the Cherwell Housing Strategy.
- 3.4 The immediate opportunities for maintaining and maximising affordable housing delivery are listed below, with an indication of where new resources would be required:

Initiative/Opportunity	Description	Possible Action	Resources
1. Local Development Framework (LDF) – update of affordable housing policy in planning context	The planning framework for the Council will allow affordable housing delivery to be re-set – this will include headline policy via core strategy and more detail via the Supplementary Planning	Prepare for application of planning policies on affordable housing in differing market conditions. Aim is to purchase and develop use of financial viability toolkit for policy testing and individual site negotiations	Existing resources

	Documentation. Note: this issue was deferred for future consideration when reported to Executive as part of work on LDF Core Strategy. Reconsideration is planned for mid-2009.		
2. Further development of homelessness prevention work (Homelessness Strategy)	Minimising demand for affordable housing lessens the impact of reduced delivery	Continue to improve and increase levels of housing and money advice as part of homelessness preventative measures. Implementation of the TA Strategy. Develop role of private rented sector (see 9 below)	Existing resources
3. Maximise take up of the Government's Mortgage Rescue Scheme and related initiatives in District	The Council became one of 60 fast-track authorities for the Mortgage Rescue Scheme on 1 December 2008 ahead of other authorities who start in January 2009. This initiative transfers private ownership housing stock to shared ownership or social rented.	Reduce demand on limited resources through innovative work such as the Government's Mortgage Rescue and Mortgage Support Schemes, and Welfare Benefit take-up. Through the Council's SLA with the CAB increasing housing options and financial advice support can be provided to the whole community.	Existing resources
4. Build on existing partnership working to research the changing market and develop / apply new initiatives	A wide range of partnerships are already in place, but further intelligence is needed about the market to track the impact of the recession more closely, and to fully realise opportunities available	Regular informal contact with estate agents and private sector landlords Regular contact with developers – to include a programme of discussions on prospects/potential for major sites (SW Bicester /Bankside/Gavray Drive) Continuing to build relationships with rural landowners especially colleges/Duchy of Cornwall where land	Existing resources

		owned by them may be suitable for rural affordable housing – through re-launch of Rural Housing Partnership (see 8 below)	
5. Extend and consolidate local promotion of the growing range of affordable housing products now available	There are currently ten models of HomeBuy products available e.g. MyChoice HomeBuy, New Build HomeBuy, Rent to HomeBuy, OwnHome, New Build Shared Equity, First Time Buyers Initiative, Social HomeBuy, Discounted Rent, and the new HomeBuy Direct. <i>(Definitions on CLG website or available from Strategic Housing Team)</i>	Continue to work with the HCA, RSLs, Developers and Catalyst to maximise the opportunities from these products for Cherwell residents, as they provide greater choice and flexibility in the affordable housing market. Some of these products effectively assist access to existing private ownership stock thus providing affordable housing without new build taking place	National Affordable Housing Programme of the Homes and Communities Agency and existing resources (aim to maximise use of national funding in District)
6. Maximise opportunities for inward funding by exploiting any new national scheme and funding initiatives, including Supporting People funding and partnership working	National Affordable Housing Programme and its future development is main opportunity	Active housing options and partnership work can ensure all opportunities to access available schemes are exploited Work with RSLs and landowners / developers may create opportunities to work flexibility on new initiatives that may be offered through national programmes, including a proposed pot dealing with land supply issues Appendix C to this report highlights the schemes that are currently being considered with the Council's partners. Schemes carry different degrees of likelihood, and risk depends on how the recession unfolds, but the appendix indicates the work in	Existing resources - (aim to maximise use of national, regional and sub-regional funding in District)

		progress	
7. Maximise use of existing affordable housing stock	Enable new initiatives through match funding to encourage best use of property e.g. overcrowding and under occupancy projects	An ‘Overcrowding Strategy’ is being produced and this work indicates that a small number of RSL tenants/owner occupiers in low paid employment are occupying severely overcrowded accommodation and as such are in high level of housing need. An alternative to applying for accommodation via the Council’s housing register could be to extend their current home – and for many this will be the most appropriate option	Further work with RSLs and lenders to provide equity loans and/or match funding will be explored. To support this work during 2009/10 it is suggested that feasibility work could be undertaken. A capital bid of £30k is due for consideration through the 09/10 budget – no revenue impact is anticipated
8. Maximise new rural affordable housing opportunities	<p>A draft Rural Affordable Housing Improvement Plan is in preparation and will be considered in the current Scrutiny Review of rural affordable housing work</p> <p>Opportunities for new development may remain as changing land and property values are a less important factor in rural exception schemes.</p>	Much good work has been undertaken to date by the Rural Housing Partnership. A comprehensive action plan to re-launch this work is envisaged. This includes targeting land owners where local need is demonstrated, checking review of publicly owned land in Oxfordshire, ensuring Parish Plans encompass affordable housing, promoting the Cherwell Rural Affordable Housing DVD to explain the benefits of affordable housing, and more effective working arrangements. Links will be needed to LDF preparation	Existing resources / possible LAA 2 reward monies support for partnership work in light of reduced government funding for independent rural housing enablers
9. Maximise private sector opportunities	The private sector includes privately rented accommodation and home ownership properties, and	To review options for increasing use of the private rented sector. Including enhanced rent deposit schemes and the potential for creating a	Existing resources. Possible bid for a funding of private sector development worker – LAA1 reward monies

	<p>needs to be fully utilised to meet housing need. The Council improves and adapts properties in this sector reducing the need and demand for social housing.</p>	<p>dedicated private rented sector liaison officer, alongside the expansion of licensing the sector</p> <p>The Home Improvement Grant initiative was introduced in 2007, and in return for grant contribution towards repair and improvement, landlord surrender nomination rights to the Council for an agreed period. The continuing of this scheme would be of enormous benefit in the meeting of housing need and reducing demand on affordable housing.</p> <p>Adaptation of the homes of disabled people to improve access to essential facilities and amenities enables them to continue to live in their own homes. This has the effect of reducing the demand for bungalows, ground floor accommodation and the new homes which are able to be built with adaptations in-situ.</p> <p>Essential Repairs Grants are discretionary and are used to assist vulnerable households with needed repairs. They play an important role in ensuring that mainly elderly people remain safe and secure.</p>	
<p>10. Extend the use of Council capital resources</p>	<p>The Council has a ring-fenced capital pot in place for affordable housing delivery. This could be used to extend the current acquisitions scheme (financial support for RSL</p>	<p>To enable the procurement of more properties in the open market by an RSL or to help provide mortgage rescue assistance to prevent homelessness. This will enable the Council to provide a</p>	<p>The Council's Capital Pot for affordable housing. A capital bid for an annual £1m acquisitions programme is due for consideration in the 09/10 budget process This would allow a</p>

	purchase of private market homes for addition to their social housing stock – with Council nomination rights)	greater range of properties to meet the most pressing housing needs such as larger properties, properties suitable for disabled families and properties in areas of greatest housing need	programme to be established to support acquisitions / Mortgage Rescue Scheme extensions /buy of empty homes – this would be delivered with RSL partners and utilising funds via the HCA, recycled grant, and other government schemes that may emerge. No revenue impact is anticipated
11. Prioritise maintenance of Council capital resources for housing work	The replenishing of the Council's capital pot for housing	To designate a sum each year to replenish the pot, as the balance will reduce each year as the above initiatives are pursued	This would require continued use of capital receipt and will be difficult given the low level of receipts expected.

3.6 In addition to the above opportunities, officers have considered reviewing Council land holdings and exploring the possibilities of purchasing land for affordable housing. The Council does not have a land bank and has reviewed all the sites that were retained following the stock transfer. The areas retained were small in area and there are no significant sites available. There are a few potential building plots for which consent is being sought, and these would be offered for affordable housing before considering offering for sale. Affordable housing has been a Council priority for a number of years, and this is always given first consideration when considering options for development (e.g. current Orchard Way scheme in Banbury). In terms of purchasing land, it is believed that it is preferable to assist an RSL to acquire. The greatest opportunities must be in acquiring either land with permission, or completed properties, and this could mean grant aiding RSLs. However this would require significant investment from the Council's capital or borrowing, and it is not therefore listed in the table of initiatives above.

4.0 Resources

4.1 In setting its affordable housing targets as part of the Cherwell Housing Strategy 2005-11, the Council made an assessment of the financial resources available to it and concluded that there was a funding gap of over £5.4million in achieving the target of a minimum of 600 new affordable homes. This resulted in creation of the "guarantee fund" approach where £7million of the capital receipt arising from the Housing Stock Transfer was earmarked for financial support to projects delivering new affordable homes. The current balance on this capital pot is £5,727,336, reflecting spend to date on support for development schemes and the current acquisitions scheme.

- 4.2 In addition the Council has housing capital receipts of £8,743,731 available from RSL stock transferred housing Right to Buy (RTB) clawback. This can be regarded as a top up to the earmarked fund, giving a remaining total fund of £7,471,067. The level of receipts to this fund is declining as the number of properties being sold reduces.
- 4.3 There are further capital receipts ring-fenced for housing of £1,790,738 that are being utilised for the resourcing of the temporary accommodation strategy and are therefore committed.

Cost Centre	Capital Pot	Balance at 31/12/08	Balance at 31/03/09
50067	Capital Receipts Social Housing	5,727,336	7,000,000
50396	Capital Receipts ring fenced for Social Housing	1,790,738	1,790,738
		7,518,074	8,790,738
50082	Right to Buy Clawback	8,743,731	7,471,067

- 4.4 The strategic housing role of the authority includes the enabling (of affordable housing) role, and the Council sets out to maximise resources for the enabling of affordable housing. In this context, it works with the Homes and Communities Agency (HCA) in supporting RSL bids for resources from the National Affordable Housing Programme which have been instrumental in the Council achieving its affordable housing targets. The current economic climate has resulted in the HCA stating the need for flexibility within the programme to enable affordable housing schemes to be brought forward. It has also said that it is currently considering a separate capital pot to enable land to be brought forward.
- 4.5 The National Affordable Housing Programme bidding process has changed for the 2008-11 programme. The 2006-08 programme included bidding at the start of the process. The current programme includes regular market engagements so that schemes with surety can be submitted – as opposed to schemes with no guarantee of securing imminent planning permission. These regular market engagements (approximately three monthly) have been relaxed so that schemes can be submitted at any time in the current recession.
- 4.6 In the early years of an economic downturn affordable housing schemes known as “off the shelf products” tend to come forward where developers have difficulty in selling properties on the open market. In this context, affordable housing targets are helped at first which is being evidenced in Cherwell in 2008-09. However, these products are likely to end in 2009-10 as new developments may not be as widespread, causing less demand on the National Affordable Housing Programme.
- 4.7 The Council's affordable housing capital pot was not utilised extensively in the early years of its designation. Funding from the National Affordable Housing Programme was always the preferable source of capital and it has proved possible to lever this national funding in most cases.

- 4.8 Given the shift away from affordable housing being delivered almost exclusively via planning obligations, a key Council strength now in dealing with the effects of recession and the opportunities available is the existence of the earmarked capital pot. In this context, as greater use is likely to be made of the funds (as has been evidenced in 2008/09), the option of replenishing the funds is also raised as an way of improving delivery and reducing the risks caused by recession. However there are currently many demands on the Council's capital resources and this is creating overall budget issues. Though the need is great at the Council may not have the ability to embark on a large capital spend on housing issues.

Option One	Approve the proposals outlined in the report.
Option Two	Approve the proposals with amendments.
Option Three	Not to approve the proposals outlined in the report.

Consultations

The Homes and Communities Agency The new Homes and Communities Agency (HCA) was launched on 1 December and brings together the development roles of the Housing Corporation, English Partnerships and CLG to form the largest regeneration and development agency in Europe. We consulted with the South East Regional Investment Manager through the Cherwell RSL Development Group. The HCA is trying to be flexible and open to new ideas and at a high level they are listening to RSLs and developers. They say the working environment is rapidly changing and not yet fully understood, and flexibility will be applied, which they would expect from all partners in the business of bringing forward affordable housing.

Cherwell RSL Development Group The Cherwell RSL Development Group was consulted in December 2008. RSLs are feeling the effects of the economic downturn. Particular attention was drawn to the sustainability of new schemes and support around land costs to help scheme viability although acknowledging the context that vendors were still trying to sell at prices of twelve months ago.

Cherwell Private Sector Landlords Forum The feedback from this Forum was that additional properties have come onto the market for private renting because of the economic downturn and the difficulties in selling. This has having a downward effect on private rents within the District.

Implications

Financial: Decisions taken in funding any of the initiatives listed in the body of this report will need to be considered in setting the 2010/11 budget, and in the context of the financial and service planning process. Current demands on capital resources, together with the decline in income from interest on reserves invested, means that proposals for large scale use of capital need to be in line with strategic

priorities. The balance of available capital receipts is outlined in 4.3.

Comments checked by Karen Curtin, Chief Accountant 01295 227098

Legal:

There are no significant legal issues directly arising from this report, although any arrangements to secure affordable housing will need legal input to ensure delivery.

Comments checked by Liz Howlett, Head of Legal and Democratic Services 01295 221686

Risk Management:

There is a clear commitment by the Council to deliver affordable housing in the District. Failure to deliver this corporate priority would see an increase in housing need and homelessness in the District. Any significant increase in local homelessness will result in considerable financial consequences for the Council.

There is considerable good work already being carried out to mitigate the uncertainty in delivery of affordable housing and by agreeing a proactive and structured work plan that will maximise opportunities for further increasing the number and range of affordable housing homes the Council will be in the best possible situation.

Comments checked by Dave Bennett, Corporate Health and Safety Manager 01295 221738

Equalities

Equality of access to affordable housing for people on low incomes will be undermined by unsuitable affordable housing provision. The Council's priority groups for equality and diversity – such as the young and old – will be adversely affected without a suitable range of affordable housing choices. In addition the vulnerable groups identified in the Cherwell Homelessness Strategy require appropriate affordable housing provision.

Comments checked by Grahame Helm, Head of Safer Communities and Development 01295 221615

Data Quality

In recent times the majority of affordable housing came from planning consents for private developments. With the economic downturn now impacting negatively on the number of such schemes a wider range of options is being actively pursued (as set out in this report). In particular there is an increase in affordable housing achieved through shared ownership, HomeBuy and acquisitions. Figures for affordable housing units delivered will now have a lower proportion of new build and greater numbers of transfers of existing properties from private ownership to various forms of affordable. Although the information received from Registered Social Landlords in more complex there are internal systems in place to ensure data quality.

Comments checked by Mike Carroll, Head of Improvement 01295 227959

Environmental

Developments that are sustainable support the Council's

Corporate Plan, and it is important that the opportunities offered within the current climate do not present significant risk to the concept of mixed communities.

Comments checked by Ed Potter, Head of Environmental Services 01295 221902

Wards Affected

All

Corporate Plan Themes

Strategic Priority 1 – Cherwell: A District of Opportunity

- Aim: Balance employment and housing growth by developing businesses and homes that meet local need within an overall robust planning policy framework.
- Aim: Secure housing growth that meets Government targets and the needs of the District through an appropriate mix of market and affordable housing.
- Aim: Give you advice and support you to find a home if you are without one.
- Aim: Improve the standard of housing particularly for vulnerable people.
- Aim: improve local services and opportunities in rural areas.

In addition, Priority 2 of the Cherwell Housing Strategy is to increase the provision of affordable housing.

Executive Portfolio

Councillor Michael Gibbard
Portfolio Holder for Planning and Housing

Document Information

Appendix No	Title
Appendix A	Targets
Appendix B	Affordable Housing Delivery 2008/09 – Current Progress
Appendix C	Trajectory of Affordable Housing Delivery 09/10 and 10/11
Appendix D	Partnership Working Mechanisms
Background Papers	
Cherwell Housing Strategy 2005-11	
Planning Policy Statement 3 (PPS3) Housing	
Cherwell District Council Interim Planning Guidance, April 2007	
Oxfordshire Housing Market Assessment – Final Report (December 2007)	
Cherwell Housing Needs Estimates 2008 (June 2008)	
Cherwell Local Needs Modelling Report (September 2008)	
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Appendix A

Affordable Housing Targets

Housing Strategy 2005-11 – the Council agreed to build a minimum of 600 new affordable homes over the lifetime of the housing strategy with an aspirational target of 960 units. Annual targets of 100 in 2005/06 and 130 2006/07 were also agreed.

Annualised targets were also agreed as part of the Corporate Plan of 150 units in 2007/08 and 100 units in 2008/09. The Corporate Plan has set out targets of 150 units for 2009/10 and 200 units for 2010/11. These targets were agreed prior to the economic downturn.

The Local Area Agreement specifies stretch targets for affordable housing as part of sub-regional working. These are 119 units for 2008/09, and a total of 1055 between 2009 and 2016.

Affordable housing targets have been achieved previously due to schemes brought forward via planning obligations. This context is now shifting as other non-traditional affordable housing schemes such as acquisitions or mortgage rescue can also count to affordable housing delivery.

The tables in the following appendices show monitoring of housing delivery against the targets noted above.

Forecast Affordable Housing Completions 2008-11

Appendix B

This table looks at possible completions for the next 3 years. It is based on reasonable assumptions but we cannot guarantee any of these completions, particularly those on sites with permission but not being brought forward for private development. Conversely there are also Rural Exception Sites and Charter Land opportunities being developed which may complete in the period but which are uncertain at this point and therefore not included. The information is based on a site by site appraisal of likely delivery and traffic light system has been used to indicate the risk of the housing not coming forward within the time period. This information should be cross referenced with the calculation made in the Annual Monitoring Report (paragraph 5.61) based on a percentage of overall housing planned for delivery of 169 units per year.

Completions to October 08						
Site (add planning ap no)	New build/ Acquisition	Urban/Rural	Social rent units	Intermediate units	Number of flats	Comments
Cattlemarket, Banbury: 06//02443/REM	New Build	Urban	14	8	18	S106 site delivered with Bromford HA
Various Banbury Bicester	Acquisition	Urban	6	0	1	CDC funded to convert temporary accommodation to permanent housing-Paradigm properties
Ploughly Road, Ambrosden 06/02400/REM	New Build	Rural	9	3	6	S106 site delivered by Sovereign Housing Group
Subtotals			29	11	25	
Forecast Completions October 08- March 09						
Milton Road, Bloxham 07/01653/REM	New Build	Rural	15	37	12	S106 –affordable completed prior to market To be delivered by Bromford
Buchanan Road, Arncott 07/00700/REM	New Build	Rural	8	0		Expected completion November 08 To be delivered by Thames Valley Housing Association
Spirit Motors Site, Banbury 07/00082/F	New Build	Urban	26	4	30	S106 site Flats for older people To be delivered by Sovereign Housing Group
Acquisitions scheme	Acquisition	Urban	9	0	0	CDC funded –larger family homes Being purchased by Sanctuary Housing
Ploughly Road	New Build	Rural	6	0	0	Bid submitted for Sovereign to purchase additional units from developer
Totals for year			93	18	67	

Temporary Accommodation Provision						
Bicester TA flats	Acquisitions	Urban	5	0	5	Flats purchased through CDC grant by Sanctuary for emergency housing for homeless households
My Choice Homebuy Completions						
Completed	12	Proceeding	19			

Pipeline Schemes 2009-2011

Appendix C

Pipeline Schemes 2009-10						
Site	Urban/Rural	Expected Start on site	Anticipated completion	Social rent	Intermediate	Comments
Merton Street, Banbury	Urban	September 08	June 09	20	0	Brought off the shelf from developer by Sanctuary
Gosway Fields	Rural	November 08	Dec 09	3	1	S106 site to be delivered by Thames Valley HA
Greenhill House, Adderbury 07/02135/F	Rural	June 08	June 09	10	5	S106 site to be delivered by SOHA
Little Bourton Service Station	Rural		May 09	4	2	S106 to be delivered by SOHA
Gosford Farm, Gosford	Rural (but will also serve Kidlington)	Aug 08	Dec 09	18	18	RES to be delivered by Sanctuary. Scheme may be delayed.
Buchanan Road, Arncott	Rural	Mar 09	Mar10		4	S106 to be delivered by Thames Valley HA (final stages)
Appleby Close, Banbury garage site.	Urban	Jan 09	June 09	6		Charter owned site
Cassington Road, Yarnton	Rural	April 09	Mar 10	10	10	1st phase –site being brought forward as predominantly affordable. Needs revised planning permission but developer keen to start on site. RSL partner is Catalyst Housing
Milton Road, Bloxham 07/01653/REM	Rural	Dec 07	May 09	0	4	S106 final stage
London Road/Highways Depot, Bicester	Urban	Nov 08	Dec 09	20		Extra care scheme for older people being developed by Bedfordshire Pilgrims. May come forward sooner but environmental concerns on site

Gavray Drive , Bicester	Urban	Apr 09	Mar 10	10	10	1st phase of strategic site. Has been delayed in Planning and uncertain about delivery timescale. RSL partner Bromford
Totals				101	54	
Temporary Accommodation						
Warwick Road	Rural	Dec 08	Dec 09	4		Sort term TA on redeveloped Sanctuary site

Pipeline Schemes 2010-11				
Site	Urban/Rural	Social Rent	Intermediate	Comments
Orchard Fields Primary School, Banbury	Urban	30	10	Extra care scheme for older people being developed by Bedfordshire Pilgrims HA
Orchard Way, Banbury	Urban	26		Redevelopment of shops and flats by Sanctuary HA
Bryan House, Bicester	Urban	18	6	Redevelopment of existing sheltered housing scheme by Sanctuary
SW Bicester, 1 st Phase 06/00967/OUT	Urban	44		1st phase of large strategic site. Developer currently seeking to proceed and units may come forward sooner but high risk of developer being unable to start in current market. RSL partner Bromford/Paradigm
Priory Road, Bicester	Urban	14	7	Identified site secured by Bloor Homes
Cassington Road, Yarnton Prev 08/00869/F	Rural	60	58	1st phase – site being brought forward as predominantly affordable
Weston on the Green	Rural	10	0	Possible RES with Duchy
Transco Depot, Launton Road, Bicester	Urban	35	18	Identified site with outline planning and currently being marketed with increased levels of affordable units.
Miller Road, Banbury	Urban	8		Habitat for humanity scheme on CDC land for young people
Totals		245	99	
Temporary Accommodation				
Bryan House, Bicester		6		
Orchard Way, Banbury		4		
Edward Street, Banbury		6		

Appendix D

External and Internal Partnerships that Influence Affordable Housing Delivery

Group/Forum	Purpose	Council membership
Oxfordshire Housing Partnership (OHP) Members' Group	Oversees the OHP arrangements – historic priority has been delivery of affordable housing, but has shifted to reflect LAA2 priorities to include wider housing market	Portfolio Holder Planning and Housing
OHP Steering Group	Oversees implementation of OHP work programme	Strategic Director PHE and relevant other officers
Oxfordshire Housing Market Assessment Steering Group	To oversee ongoing work in updating housing market information	Strategic Housing Manager
Cherwell Registered Social Landlord (RSL) Development Group	To oversee the affordable housing programme	Housing and planning officers, RSL development partners.
1:1 Monitoring meetings of RSL development partners	To ensure smooth running of scheme development, and to explore new business opportunities	Housing officers and representatives at individual meetings of each RSL development partner
<p>Oxfordshire Rural Housing Partnership – Delivery Group</p> <ul style="list-style-type: none"> Rural Housing Enablers Group Cherwell Development Implementation Group (DIG) meetings 	<p>To monitor the delivery of rural housing schemes brought forward via Rural Exception Sites</p> <ul style="list-style-type: none"> To monitor the work of the Rural Housing Enabler at the ORCC to ensure it fits with the strategic priorities of each authority and that delivery takes place. CDC jointly funds this post. To explore opportunities in individual parishes and how best to take them forward 	<p>Strategic Housing Manager, other enabling officers, RSL and developer agents</p> <ul style="list-style-type: none"> Housing officers (CDC and WODC), RSLs, ORCC Strategic Housing Officer, planning officers, Oxford Citizens Housing Association (OCHA), Oxford Rural Communities Council
LDF Advisory Panel	Informal CDC Member Consultative group on LDF policy development including affordable housing elements	CDC Members and officers – chaired by Portfolio Holder
Planning Obligations Board	To tackle issues impacting on s106 negotiation, execution and delivery including affordable housing delivery	Council planning, housing and other officers as required

