

## Assessment Sheet

Site Name:	Small and Medium Sites within Oxford (including Windfalls)			
Local Authority Area:	Oxford City Council			
Programme:	NAHP			
Deliverability	Short term deliverable and developable sites (2010- 2015)			
Strategic Linkages:	Oxford is a New Growth Point. Commitment to deliver 5,692 homes between 2006 and 2016. Housing provision is a key element in New Growth Point delivery.			
Housing / Affordable Housing	Total number of homes	2,722	(including 850 windfalls)	
	No. of Affordable Homes	1,094 (excluding windfalls as windfalls hard to calculate)		
	% of Affordable Homes	50% on sites above threshold		
	Tenure Split	80/20		
Economic Development / number of jobs	Construction Jobs	Tbc		
	Permanent Jobs	n/a		
	Apprenticeships	n/a		
Transport / Green Transport Proposals:	This scheme relates to a number of sites across Oxford. Details will be site specific.			
Provision of Social Infrastructure:	City wide standard contributions through Oxford City Councils adopted Planning obligations SPD.			
Additionality:	Schemes comply with Oxford City Councils adopted natural Resource Impact Analysis (NRIA) SPD			
Catalyst for development / regeneration	This scheme relates to a number of sites across Oxford. Details will be site specific.			
Value for Money	This scheme relates to a number of sites across Oxford. Details will be site specific.			
Lead Responsibility – Authority /Agency (identified contact) / landowner (if known):	Oxford City Council			
Further Comments	This scheme relates to a number of sites across Oxford. Details will be site specific.			
Key Risks (further details provided in the attached risk matrix)	The scheme is unviable due to the current economic market		Ensure constant independent viability assessment	
	Infrastructure is not provided when it is needed		Early engagement with infrastructure authorities	

Additional Notes:

**Breakdown by Area Committee:**

District	Number of Homes (2010-2015)	Number of Affordable Homes (2010-2015)
Central South and West (excl Oxford West End sites)	187	94
Cowley	331	179
East	227	114
North	360	191
North East (excl Barton site)	454	315
South East	313	201
Housing Revenue Account (HRA) Land	tbc	tbc
Windfalls	850	50% on sites above threshold
<b>Total</b>	2,722 (including windfalls)	1,094 (excluding windfalls)

Note: Blackbird Leys Regeneration Action Plan identifies the potential for a further 500 homes (250 affordable homes) within this period.

	Infrastructure	Scheme Costs	Committed Funding	Expected Funding <sup>1</sup>	Potential Shortfall
Affordable Housing / Regeneration	Affordable Housing (1,094 units)			Gap funding from HCA if need is proven	
Transport / Green Transport	Transport	tbc		3,749,575 (S106)	
	Car Club	tbc			
Social Infrastructure	Primary Education	tbc		7,437,321 (S106)	
	Secondary Education				
	6 <sup>th</sup> Form Education				
	Community Facilities	tbc		By negotiation	
	Library	tbc		296,104 (S106)	
	Museum	tbc		17,053 (S106)	
	Open Space	tbc			
	Outdoor Sport	tbc		832,889 (S106)	
	Indoor Sport	tbc		313,235 (S106)	
	Play Area	tbc		154,913 (S106)	
	Public Art	tbc		573,220 (S106)	
	Public Realm	tbc		By negotiation	
	Recycling	tbc		143,000 (S106)	
Additionality	CSH6				
	Low Carbon Energy Scheme	tbc		tbc	
Other S106	Allotments			14,650 (S106)	
<b>Total</b>				<b>£13,531,960</b>	

<sup>1</sup> Based on 1550 homes on small and medium affordable housing sites within Oxford. Expenditures do not reflect an additional 850 windfalls which may result in additional contributions.

Risk Category	Risk Event	Proximity	Severity	Mitigation	Severity
Commercial	The scheme is unviable due to the current economic market	Short	Major	Ensure constant independent viability assessment	Moderate
Commercial	Demand for residential units is below expectation	Medium	Moderate	Early detailed liaison with the market to ensure robust delivery plan	Minor
Physical	Infrastructure is not provided when it is needed	Medium	Major	Early engagement with infrastructure authorities	Moderate

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