

Assessment Sheet

Site Name:	Regeneration Projects	
	Consists of: Rose Hill Wood Farm	
Local Authority Area:	Oxford City Council	
Programme:	Property & Regeneration NAHP	
Deliverability:	Short term deliverable and developable projects 2010 - 2015	
Strategic Linkages:	Five areas have been identified in the emerging Core Strategy and the adopted Regeneration Framework for Oxford. Barton, Blackbird Leys and Northway are covered elsewhere.	
Housing / Affordable Housing	Total number of homes	tbc
	No. of Affordable Homes	tbc
	% of Affordable Homes	tbc
	Tenure Split	tbc
Economic Development / number of jobs	Construction Jobs	tbc
	Permanent Jobs	tbc
	Apprenticeships	tbc
	Rose Hill redevelopment currently viable, including c£1M funding from HCA (as Housing Corp). Future developments may need additional funding, as may potential sites on Wood Farm. Both Estates would benefit from additional social infrastructure.	
Transport / Green Transport Proposals:	Wood Farm: Improvements and alterations to existing pedestrian and vehicle access, boundary treatments, soft and hard landscaping and other associated works.	
Provision of Social Infrastructure:	<p>Rose Hill: Provision of community library and advice centre. Development of a replacement primary school building.</p> <p>Wood Farm: Demolition of existing school. Construction of a new building to provide primary and nursery school accommodation, community facilities, children's centre and primary care trust facilities. New all weather sports pitch and hard/soft play areas.</p>	
Additionality:	n/a	
Catalyst for development / regeneration:	<p>The improvement of housing and the physical environment leads to wider social and health improvements.</p> <p>The redevelopment of the primary school at Wood Farm presents opportunities to provide a range of community and health services for children, young people, families and residents. The development of a replacement primary</p>	

	school building on the Rose Hill estate offers opportunities to upgrade current community facilities, providing community wide social benefits.			
Value for Money	tbc			
Lead Responsibility – Authority /Agency (identified contact) / landowner (if known):	Oxford City Council Oxfordshire County Council Oxford Citizens Housing Association (OCHA) Rose Hill Regeneration Partnership			
Further Comments	The other three areas (Barton, Northway, and Black Bird and Greater Leys) are covered under separate templates. Rose Hill and Wood Farm are covered in this template.			
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 of infrastructure authorities	

	Infrastructure	Scheme Costs	Committed Funding	Expected Funding	Potential Shortfall
Affordable Housing / Regeneration	Affordable Housing				
Transport / Green Transport	Transport				
	Car Club				
Social Infrastructure	Primary Education				
	Secondary Education				
	6 th Form Education				
	Community Facilities				
	Library				
	Museum				
	Public Art				
	Public Realm				
	Open Space				
	Indoor Sport				
	Outdoor Sport				
	Play Area				
	Recycling				
Additionality	Code for Sustainable Homes Level 6 (CSH6)				
	Low Carbon Energy Scheme				
Other S106					
Total					

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 of infrastructure authorities	Moderate