

Assessment Sheet

Site Name:	Blackbird Leys and Greater Leys	
Local Authority Area:	Oxford City Council	
Programme:	NAHP P&R	
Deliverability	<p>Work underway on a Regeneration Action Plan.</p> <p>Public sector owns a good proportion of the land.</p> <p>Sites have varying timing issues. Overall this work is likely to take 15-20 years, starting with some over the next two years.</p>	
Strategic Linkages:	<p>The emerging Oxford Core Strategy identifies Blackbird Leys as a District Centre serving the wider area.</p> <p>Production of a Regeneration Action Plan for the area was identified in the adopted Oxford Regeneration Framework.</p>	
Housing / Affordable Housing	Total number of homes	500 (minimum)
	No. of Affordable Homes	250
	% of Affordable Homes	50%
	Tenure Split	80/20
Economic Development / number of jobs	Construction Jobs	tbc
	Permanent Jobs	tbc
	Apprenticeships	tbc
Transport / Green Transport Proposals:	<p>Potential crossing from Sandys Lane to Tesco site and improvements to ring road underpass to Oxford Business Park.</p> <p>New or improved pedestrian and cycle crossing points along railway line.</p> <p>New vehicular connection between Knights Road and Grenoble Road.</p> <p>New access routes to and within Greater Leys.</p> <p>Provision of pedestrian and cycle routes towards Oxford Science Park and Grenoble Road amenities.</p> <p>Junction improvements at ring road underpass.</p>	
Provision of Social Infrastructure:	<p>New competition swimming pool</p> <p>Other improvements to sports center</p> <p>Astroturf pitches</p> <p>New Community Centre</p> <p>Redevelopment to provide better facilities at Oxford & Cherwell Valley College (OCVC)</p> <p>Improved retail offer</p> <p>Business start-up units</p> <p>New and improved public open spaces</p>	
Additionality:	Potential for Swimming Pool to become a catalyst for a district heating scheme.	
Catalyst for development / regeneration	Project aimed at the wider physical integration of the 2 estates, to break down the cycle of deprivation, improve	

	life expectancy and replace existing poor quality housing.			
Value for Money				
Lead Responsibility – Authority /Agency (identified contact) / landowner (if known):	<p>Lead Oxford City Council</p> <p>Key Authorities Oxford City Council Oxfordshire County Council Oxfordshire NHS Thames Valley Police OCVC</p> <p>Landowners Oxford City Council Oxfordshire County Council Registered Social Landlords Oxford & Cherwell Valley College LaSalle Investment Management (Tesco site owner) Greene King (The Blackbird PH) Oxford United Football Club (Kassam) Greyhound Racing Association/Galliard Homes Network Rail Goodman (Oxford Business Park) Magdalen College (Science Park) Church of England Private landlords and home owners</p>			
Further Comments				
Key Risks (further details provided in the attached risk matrix)	The scheme is unviable due to the currently economic market		Ensure constant independent viability assessment	
	Funding for infrastructure not available		Early discussions with the HCA/ County Council / HA	

Additional Notes:

Potential Phasing

	Year		
	2010-2015	2015-2020	2020-2030
Total Homes			Site complete
Affordable Homes			Site complete

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	Infrastructure	Scheme Costs	Committed Funding	Expected Funding	Potential Shortfall
Affordable Housing / Regeneration	Affordable Housing (250 units)			Gap funding from HCA if need is proven	
	New Community facilities				
	Training				
Transport / Green Transport	Transport			1,209,375 (S106)	
	Car Club	tbc	0	tbc	tbc
	Principle road connections	tbc			
	Secondary road connections	tbc			
	Improved ped/cycle access	tbc			
	Pedestrian/cycle rail crossings	tbc			
Social Infrastructure	Primary Education			2,397,600 (S106)	
	Secondary Education				
	6 th Form Education				
	OCVC				
	Health			46,125 (S106)	
	Library			95,500 (S106)	
	Museum			5,500 (S106)	0
	Public Art Works			184,875 (S106)	
	New Competition Swimming Pool	£8,000,000	tbc	tbc	tbc
	Open Space			268,625 (S106)	
	Indoor Sport			101,025 (S106)	
	Astroturf Pitch	tbc		4,725 (S106)	tbc
	Play Areas			49,950 (S106)	
Additionality	CSH6 (£20,000 per unit over CSH4)	£10,000,000			
	Low Carbon Energy Scheme	tbc	0	tbc	tbc
	Waste & Recycling			46,125 (S106)	
Other S106	Allotments			4,725 (S106)	

Total		£18,000,000		£4,414,150	
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Notes: Calculations based on 500 new homes (net).

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Risk Category	Risk Event	Proximity	Severity	Mitigation	Severity
Commercial	Demand for residential units is below expectation	Medium	Moderate	Early detailed liaison with market to ensure robust delivery plan	Minor
Commercial	The scheme is unviable due to the currently economic market	Short	Major	Ensure constant independent viability assessment	Moderate
Financial	Funding for infrastructure not available	Medium	Major	Early discussions with the HCA/ County Council / Highways Agency	Minor
Planning	Piecemeal developments rather than a wider regeneration plan for the area.	Short	Major	Incentive property owners to come together and submit a single proposal, rather than coming forward separately.	Moderate

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