

## Assessment Sheet

Site Name:	Central Oxfordshire		
Local Authority Area:	SPIP / ALL		
Programme:	NAHP		
Deliverability	Short term deliverable and developable sites (2010 - 2015)  SEP identified requirement for 4,000 homes to be built in Central Oxfordshire by 2026. 4,000 homes equates to an annual build rate of 250 homes. No site(s) are currently identified.		
Strategic Linkages:	Housing need has been identified within the South East Plan.		
Housing / Affordable Housing	Total number of homes	4,000 homes by 2026	
	No. of Affordable Homes	1,600-2,000	
	% of Affordable Homes	40 – 50%	
	Tenure Split	tbc	
Economic Development / number of jobs	Construction Jobs	tbc	
	Permanent Jobs	tbc	
	Apprenticeships	tbc	
Transport / Green Transport Proposals:	Project/site specific.		
Provision of Social Infrastructure:	Would expect similar provisions to Eco Town standards.		
Additionality:	Would expect similar provisions to Eco Town standards .		
Catalyst for development / regeneration	Project/site specific.		
Value for Money	Project/site specific.		
Lead Responsibility – Authority /Agency (identified contact) / landowner (if known):	SPIP / ALL		
Further Comments	In order to deliver 4,000 homes by 31 March 2026, urgent work is needed to identify location(s).		
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

Additional Notes:

### Potential Phasing

#### Scenario 1 – to be built by 2026

	Year		
	2010-2015	2015-2020	2020-2030
Total Homes	1,250	1,250	1,500
Affordable Homes	652	325	750

#### Scenario 2 – construction begins 2016

	Year		
	2010-2015	2015-2020	2020-2030
Total Homes	0	1,600	2,400
Affordable Homes	0	800	1,200

	Infrastructure	Scheme Costs	Committed Funding	Expected Funding	Potential Shortfall
Affordable Housing / Regeneration	Affordable Housing (1,600 – 2,000 units)	Gap funding from HCA if need is proven			
Transport / Green Transport	Transport	To be determined once location(s) are identified.			
	Car Club				
Social Infrastructure	Primary Education				
	Secondary Education				
	6 <sup>th</sup> Form Education				
	Community Facilities				
	Library				
	Museum				
	Open Space				
	Indoor Sport				
	Outdoor Sport				
	Play Area				
	Public Art				
Public Realm					
Recycling					
Additionality	CSH6	£80,000,000		(HCA)	
	Low Carbon Energy Scheme	To be determined once location(s) are identified.			
Other S106	Allotments	To be determined once location(s) are identified.			
<b>Total</b>		<b>tbc</b>	<b>0</b>	<b>tbc</b>	<b>tbc</b>

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 current economic market	Short	Major	Ensure constant independent viability assessment	Moderate

DRAFT