

Agenda

for a meeting of the

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Shareholder and Joint Venture Group for Oxford City Council Companies

Date: **Wednesday 2 November 2022**

Meeting starts at: **6.00 pm**

Place: **Long Room - Oxford Town Hall**

For any further information please contact the Committee Services Officer:

Lucy Tyrrell, Committee and Member Service Officer

Telephone: 01865 252584

Email: democraticservices@oxford.gov.uk

This meeting will be held mostly or entirely in private session as the Group will be discussing commercially sensitive matters and information relating to the Council's companies.

Many of the reports are not available to the public as they contain commercially sensitive information relating to the Council's companies.



OXWED

Oxford West End Development Ltd

*Barton Oxford
LLP*

Shareholder and Joint Venture Group

Membership

Chair Councillor Susan Brown

Vice-Chairs Councillor Ed Turner

Members Councillor Chewe Munkonge Councillor Alex Hollingsworth
Councillor Nigel Chapman Councillor Linda Smith
Councillor Louise Upton Councillor Shaista Aziz
Councillor Imogen Thomas

The quorum for this meeting is three members.

Advisers to the Group (the SJVG)

Lucy Tyrrell	Law and Governance	Sarah Mahon	
Emma Lund	Law and Governance	Alice Courtney	Law and Governance
Susan Sale	Law & Governance	Nigel Kennedy	s151 Officer / Head of Financial Services
Marcia Ecclestone	Law and Governance		

Agenda items

Number	Agenda item	Approximate start times/ Pages
	<p>Public reports can be viewed individually from the SJVG meeting page on the council's website.</p> <p>Separate packs for each company, containing all the reports for that company, are sent to the SJVG members and their support officers and to those attending on behalf of that company.</p> <p>This agenda shows the approximate time when the SJVG will consider reports from each company.</p>	
1	Apologies for absence	
2	Declarations of interest	
3	Scrutiny comments and/or recommendations	
	<p>The Group is asked to consider any comments and/or recommendations from the Companies' Scrutiny Panel on matters not on the agenda.</p> <p>Representatives of the Companies' Scrutiny Panel may also comment on substantive items.</p>	
4	SJVG Confidentiality and private session	
	<p>If the SJVG wishes to exclude the press and the public from the meeting during consideration of any of the items on the exempt from publication part of the agenda, it will be necessary for the SJVG to pass a resolution in accordance with the provisions of Paragraph 4(2)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012 on the grounds that their presence could involve the likely disclosure of exempt information as described in specific paragraphs of Schedule 12A of the Local Government Act 1972.</p> <p>The SJVG may maintain the exemption if and so long as, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.</p>	
Items relating to the Companies		
	<p>The agenda item text indicates which documents are available to the public and which are private.</p> <p>Public reports in this section are available on the website under each agenda to download individually but are not included in an agenda pack.</p>	
5	OxPlace [private]	13 - 16

The following OxPlace representatives and supporting officers are expected to attend for this item:

- Helen Horne, Managing Director, OxPlace
- Sarah Knight, Head of Development
- Kerry Kyriacou, Chair of OxPlace
- David Watt, Finance Business Partner
- Stephen Gabriel, Director
- Jane Winfield, Director
- Lindsay Cane, Company Secretary
- Michelle Chidgey, Head of Sales & Marketing

5a Managing Director's Report

Purpose of the report

This report provides an overview of the activities of OxPlace.

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5b Change of Address

Purpose of report

The OCHL Board, on behalf of itself and its two subsidiary companies - Oxford City Housing (Investment) Limited ("OCHIL") and Oxford City Housing (Development) Limited ("OCHDL") - is asked to consider, and if appropriate agree, a change to the registered office of the three companies.

Recommendation

That the Oxford City Housing Limited Board, on behalf of itself and the Boards of OCHIL and OCHDL, resolves:

1. To approve the proposal to change the registered office of each of OCHL, OCHIL and OCHDL from their current address at St. Aldate's Chambers, 109-113 St Aldate's, Oxford OX1 1DS to the new address of The Town Hall, St. Aldate's, Oxford OX1 1BX.
2. As a change of registered office is a matter reserved to the companies' shareholder, to make a recommendation to the companies' Shareholder Group that the registered office of the three companies be changed in the way set out in Recommendation 1 above, and that such change be implemented no later than 1st December 2022.

47 - 52

5c Financial Business Plan Refresh - November 22/23

This report presents the Housing Group's Financial Business Plan Refresh as at November 2022. This Financial Business Plan Refresh

53 - 60

has been prepared in response to the Shareholder Advisors request for additional dividends in 2025/26 and 2026/27.

5d OXPlace to explore a stock holding entity

Purpose of report

This report presents to the Shareholder the opportunities and the proposed next steps for the Housing Group to explore forming a stock holding entity to position the Group for a stable and growing future.

Recommendation

That the Shareholder **resolves** to:

1. **Note and comment** on the content of the report and approve the principle of the Housing Group establishing a stock holding entity that can attract Homes England Grant Subsidy.
2. **Note and comment** on the content of the report and approve the preferred option for delivering a stock holding entity that can attract Homes England Grant Subsidy as a For Profit Registered Provider.
3. **Note and comment** on the content of the report and approve and recommend the seeking of additional accounting advice on the tax and debt treatment with particular emphasis on the profile, value and use of shared ownership future stair-casing receipts for the preferred option of a For Profit Registered Provider.

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6 Barton Oxford LLP: Quarterly Progress Report

The Council's representatives on the Limited Liability Partnership (LLP) and supporting officers:

- Ian Brooke, Director
- Carolyn Ploszynski, Director
- Jane Winfield, Director
- Sarah Knight, Head of Development (Housing Services)

Purpose of report

This report provides an update into the activities of Barton Oxford LLP (BOLLP) over the past quarter.

Recommendation

That the Shareholder and Joint Venture Group resolves to note the contents of the report.

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7 Minutes of the previous meeting [part private]

Recommendation: to approve the public and private minutes of the Shareholder and Joint Venture Group meeting on 22 June 2022 as a true and correct record.

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Commercially sensitive information

The private/ restricted access parts of this agenda contain commercially sensitive information relating to the Council's companies and joint ventures. The handling of confidential information is an important element in the relationship of trust that exists between members, officers and the public.

A mishandling of such information or its accidental or deliberate disclosure will damage that trust as well as possibly lead to formal proceedings being taken against the Council, individual members or officers.

The duty not to disclose information provided to a member in confidence is governed by the General Obligations under the Members' Code of Conduct contained in the Council's constitution (Paragraph 22.7).

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". The matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

Members Code – Other Registrable Interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing** of one of your Other Registrable Interests*** then you must declare an interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Members Code – Non Registrable Interests

Where a matter arises at a meeting which ***directly relates*** to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under Other Registrable Interests, then you must declare the interest.

You must not take part in any discussion or vote on the matter and must not remain in the room, if you answer in the affirmative to this test:

“Where a matter affects the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest You may speak on the matter only if members of the public are also allowed to speak at the meeting.”

Otherwise, you may stay in the room, take part in the discussion and vote.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member’s spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

** Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person’s quality of life, either positively or negatively, is likely to affect their wellbeing.

*** Other Registrable Interests: a) any unpaid directorships b) any Body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority c) any Body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

Shareholder and Joint Venture Group

Information about Oxford City Council companies

Information about each company is also available on the [Companies House](#) website.



1. Oxford Direct Services (ODS)

ODS is the wholly owned trading arm of the Council. It is structured as two companies that work together to deliver cost-effective public and commercial services include building, waste & recycling, streetscene, parks & open spaces, highways & engineering, motor transport and pest control.

Companies:

- (i) **Oxford Direct Services Limited (ODSL)** (Company no.10719222)
a “Teckal” company* which provides services directly to the Council; and
- (ii) **Oxford Direct Services Trading Limited (ODSTL)** Company no.10719214
is a trading company which trades and competes for business in the wider city economy:

Oxford City Council is the sole shareholder in both companies and both are controlled by the same Board of Directors.

*see para 5 for the definition of “Teckal”



2. The Housing Group Oxford

Oxford City Housing Limited (OCHL) is the Council's wholly owned housing company which aims to increase housing supply in Oxford. OCHL has two wholly-owned subsidiaries and the three companies are known collectively as “The Housing Group”

The Housing Group benefits from “Teckal” status

Oxford City Housing Limited – OCHL (Company no.10212716)

This is the parent or holding company for the two subsidiaries (listed below) which were established for the purposes of:

- (i) Buying and selling of own real estate and
- (ii) Letting and operation of own or leased real estate
- (iii) Development of housing projects

Oxford City Housing (Investment) Limited – OCH(I)L (Company no.10370637)

The purposes include:

- (i) Buying and selling of own real estate and
- (ii) Letting and operation of own or leased real estate

The company primarily procures the social rented housing being delivered at the major new mixed-tenure development at Barton Park, required of housebuilders as part of the Section 106 Agreement entered into by Barton Park LLP (the joint venture between the City Council and Grosvenor Estates). This arrangement is planned to continue for both current and future phases and is anticipated to provide in total 354 social rented homes over a number of years. The homes are let and managed by the Council but ownership remains with the company. The rental stream services the loans taken out by the company from the Council's General Fund. Future activity would also potentially include forms of ownership of market rented housing.

Oxford City Housing (Development) Limited – OCH(D)L (Company no.10370647)

The purpose is:

- (i) Development of housing projects

The company delivers mixed tenure housing developments which include the sale of affordable housing units to the Council. For each development scheme there is usually:

- Open market housing for sale
- a 50% affordable housing requirement (subject to scheme viability) in the negotiated S106 agreement and
- 'additionality' where the Council secures grant/subsidy to support the purchase of some or all of the open market housing on each scheme, to 'flip the tenure' to achieve additional affordable housing, where this represents value for money.

3. Oxford West End Development Ltd (OXWED) (Company no.09957392)



OXWED is a joint venture development partnership company with Nuffield College created to enable the delivery of a major new mixed used development on the Oxpens site, a key site to the west of Oxford City Centre.

The Council and Nuffield College each have a 50% holding in OXWED and each can appoint three directors to the OXWED Board which takes some strategic and all operational decisions.

OXWED has different shareholder arrangements from the other Council Companies because most shareholder decisions must only be taken by jointly by the shareholders (the Council and Nuffield College).

4. Barton Oxford Limited Liability Partnership (LLP) (Company no.OC368330)

Barton Oxford LLP is a joint venture development partnership of the Council and Grosvenor Developments Ltd created to enable the delivery of the major new development now known as Barton Park.

The structure and governance of an LLP is different from that of a Limited Company.

5. Definitions

Teckal status: The Housing Group and ODS benefit from “Teckal” status allowing them to trade (contract for works, services or supply) with the Council and other “Teckal” companies wholly within the ownership of the Council, without having to go through a competitive tender process.

A “Teckal” company benefits from contracts for works, services or supply from its controlling Contracting Authority (the Council) without having to go through a competitive tender process and must meet these tests among others:

- the Council must exercise a control which is similar to that which it exercises over its own departments – this means it/they must exercise a decisive influence over both strategic objectives and significant decisions of the controlled company either itself or through another subsidiary; and
- more than 80% of the activities of the company must be carried out in the performance of tasks entrusted to it by the Council.

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Agenda Item 5

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To: Shareholder and Joint Venture Group
Date: Wednesday 2nd November 2022
Report of: Sarah Knight, Head of Development
Title of Report: Quarterly Progress Report relating to Barton Oxford LLP

Summary and recommendations	
Purpose of report:	This report provides an update into the activities of Barton Oxford LLP (BOLLP) over the past quarter.
Recommendation(s):	
There is a resolution to:	
1. Note the contents of the report.	

Appendices
None

Introduction and background

1. This is the thirteenth report to the Shareholder and Joint Venture Group covering the period since the previous update in June 2022.

Progress Update on individual phases

First Phase (Developer: Hill)

2. This phase of 237 homes with 95 affordable is now completed with no significant issues to report.

Second Phase (Developer: Redrow)

3. This phase is to deliver 207 homes in total of which 83 are affordable. As at the end of September, Redrow had completed 63 private homes and 26 affordable homes. A further 5 affordable homes are expected to be handed over in October 2022.

Third Phase (Developer: Countryside)

4. Countryside's planning application for 434 homes including 174 affordable phases 2 and 4 was granted in May 2022. They are currently setting up a compound on site and starting enabling works. They report that completion of the first unit is anticipated in September 2023 and overall completion of all 434 homes anticipated in April 2027.
5. As previously reported, Countryside had exchanged on a contract with affordable housing provider, Places for People for 96 homes. This sale comprises homes which Places for People will use for affordable rent (40) and shared ownership (56). These affordable homes are in addition to the 40% of social rented homes (352) to be provided under the S106 agreement bringing affordable homes delivery at Barton to 445 homes (51% of the currently consented 878 homes).
6. Since the last report, BOLLP have entered a deed of covenant with Places for People to ensure that any residual developer's obligations including the obligation to be a member of the Estate Management Company and pay a fair proportion of service charge pass from Countryside to Places for People when their contract completes. This deed of covenant has enabled Places for People to complete on the purchase of the land from Countryside. They have a build contract in place that will lead to the delivery of these additional affordable homes.

Final Phase

7. Legal work continues to progress the sale with the successful bidder for phase 3b. BOLLP are applying pressure to progress this as quickly as possible with legal documents in circulation for agreement. It is anticipated that this phase will be 100% affordable and at high levels of sustainability.

Wider infrastructure

8. Whilst phase 1 of the spine road is in the maintenance period (part of its process towards being finally adopted by Highways), the main junction is still awaiting this. Works have been completed and Oxfordshire County Council are being chased for an update so that the junction can be completed and moved onto its two-year maintenance period.

Community Employment Plan

9. As reported at previously meetings, a newly refreshed Steering Group and Community Employment Plan has been set with Countryside and Redrow expected to deliver against revised targets. These include elements such as local employment (measured through the postcode of on-site workforce); local procurement (measured through the number of contracts awarded in the Oxford supply chain); and supporting employment for young people. The first report against these targets, which will judge both qualitative and quantitative aspects, will be produced in November. Further updates on this will be presented at future meetings.

Events

10. First Port (the managing agent) continue to hold resident meetings for all residents at Barton Park. Going forward they are looking to hold meetings at two different time slots to try to encourage a broader participation from all residents on the estate
11. BICEP meetings have been re-established on a quarterly basis with the most recent one held in July at the pavilion. Updates from the developers working at Barton were well received. At the most recent meeting, there have been some issues raised by the Football Club about the pavilion which are being picked up by the Leisure Team and ODS.

Land North of Baywater Brook

12. Dorchester Group who is promoting the land to the north of the Barton Park site on behalf of Christ Church had previously approached BOLLP requesting additional pedestrian and cycle links through the linear park. Work continues with Dorchester and BOLLP to agree the location and design of these proposed connections including a financial contribution to compensate residents on potential temporary loss of use of the linear park and increased maintenance cost as a result of additional access points, and to make a financial contribution to BOLLP for the land uptake. This is likely to be finalised over the next month. BOLLP recognises the place making benefits of cohesion between the two schemes but need to balance this against any financial implications of increased usage of the infrastructure.

Barton Oxford LLP outstanding actions

13. As the main parcels of the Barton Park scheme are all under offer or in development, the Board of BOLLP are now keeping under review the outstanding actions for the LLP.
14. Central to these are the sale of phase 3B which is ongoing and detailed above. Other actions relate to the ongoing management of construction and estate set up before it is fully handed over to the manco; and meeting the wider obligations of the estate around roads, sewers and planning. The commitment to these aspects will be on-going but it is hoped that the resource required from both parties within the LLP will be reduced. However, it is vital that continued management and monitoring happens to ensure a strong legacy.
15. It is anticipated it will be three or four years until the LLP is able to wind down in light of ongoing commitments around transfer of land and the manco.

Financial Implications

16. There are no new financial implications arising directly from this report.

Legal Implications

17. There are no legal implications arising directly from this report.

Report author	Sarah Knight
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Service area or department	Housing Services
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Agenda Item 7

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