

To: Oxford City Housing Ltd Shareholder Meeting

Date: 24 June 2020

Report of: Jane Winfield, Regeneration and Major Projects Service Manager

Title of Report: Quarterly Progress Report relating to Barton Park Development

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

Appendices	
Appendix 1	Not for publication - sales and marketing.

Introduction and background

1. This is the fifth report to the Shareholder and Joint Venture Group covering the period since the previous update in November 2019.

Coronavirus

2. The pandemic meant that all building sites were closed in March although Hill, Redrow and the school contractors are now back on site observing Government guidance on safe working practices.
3. The pandemic will have an effect on the housing market but it remains too early to anticipate any detail in falls in value although this is being monitored. There may also be changes to tenure demand and an increase in demand for houses rather than flats. Local estate agents that have recently opened have reported very high levels of interest for sale and rented properties although it remains to be seen how much of this demand will convert into transactions. Historically Oxford has proved to be resilient to falls in value due to high levels of latent demand and it is expected that there will be more clarity in the next report to the Shareholder and Joint Venture Group.

Progress Update

First Phase

4. There have now been a total of 162 completions of which 76 are social rented properties purchased by Oxford City Housing (Investment) Limited. The remaining 75 units were planned for early spring / summer 2021 and an updated programme is awaited.

Second Phase

5. Works continue at a reduced rate of 50%. Redrow expect the show home to be open in November 2020 and are currently updating the project plan for phase 1, but we expect completion of this phase of 55 units close to the school in mid 2021.

Future Phases

6. Delivery of further phases involves sales and marketing of land parcels, the information is commercially sensitive and further details are contained in the not for publication appendix.

The Pavilion

7. It has been agreed that the freehold Pavilion and Sports pitches will be transferred from the LLP to the council at the earliest opportunity. This is in accordance with the S106 agreement. This will enable the council to enter into a subsequent lease with the users of the pavilion and provide clarity on responsibilities and standards of maintenance for the facilities. In the meantime the LLP has entered into a service agreement with the council to carry out the maintenance and compliance functions for the building. The lockdown has given the opportunity to deal with a number of issues with the building and work continues between the City Council and the LLP to ensure that all snagging and other issues are dealt with before handover. There is currently no suggested date for re-occupation of the pavilion, but liaison with the club continues.

The School

8. The construction of the school was halted due to Coronavirus. Work has now restarted and County have confirmed that they believe they have enough time contingency to be ready for opening in September 2020.

The bus link and bus service

9. The bus service has started operating between the site and the John Radcliffe (to allow onward connection) at a frequency of 2 buses per hour on Mondays to Saturdays between 7am and 7pm. The service is free to users. This is an interim service with the longer term solution for the site envisaged to start from September this year. County have the option of extending the interim service by 3 months if the road connection has not been completed by September.
10. The bus link from the A40 into Northway has been opened
11. The ANPR cameras are installed and are expected to be fully operational by 15 June. We have not heard of any private vehicles using the link road, but it is disappointing that it was opened before the cameras were operational.

12. The final Stage 3 Road Safety Audit remains outstanding, as there is insufficient traffic. The County Council confirmed that it was happy for the bus lane to open without the RSA3, which will be carried out once the County are happy that traffic levels are 'normal'.

Financial Implications

13. There are no financial implications arising directly from this report.

Legal Implications

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

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