

To: Shareholder and Joint Venture Group
Date: 28 July 2021
Report of: Jane Winfield, Corporate Property Service Head
Title of Report: Quarterly Progress Report relating to Barton Oxford LLP

| Summary and recommendations | |
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| 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 | |
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| Appendix 1 | Not for publication marketing report. |

Introduction and background

1. This is the ninth report to the Shareholder and Joint Venture Group covering the period since the previous update in March 2021.

Coronavirus

2. On 5th July 2021, The Government announced an end to lockdown restrictions in England from 19th of July. There remain concerns over the Delta Variant and rising numbers of new cases. There is still uncertainty over whether the full impact of COVID is yet to be felt. The residential property market remains buoyant, although developers are reporting supply chain difficulties.
3. In anticipation of the social distancing restrictions soon being lifted, FirstPort (who manage the site for the LLP) is working with the community health development officer, residents, local schools and interest groups, to discuss events and community projects and potential community activation events over upcoming summer months.

Progress Update

First Phase

4. Hill report that they have now completed 225 units out of the total 237, and all affordable homes have been handed over .They expect to achieve overall completion of construction on site by December 2021.

Second Phase

5. Redrow has now completed the first 10 units onsite with 3 (private sale) handed over and occupied. They anticipate completing a further 50 units bringing the total number of completions to 60 by December 2021, including an apartment block for the Housing Company. This phase is to deliver 207 units.

Third Phase

6. BOLLP has now exchanged and completed on the sale to Countryside, detailed terms are commercially sensitive and further details are contained in the not for publication appendix. A press release for this appointment was issued shortly after completion, Oxford Times, Oxford Mail, Housing Today, Show House, React News, PrimeResi and The Construction Index have covered the news. Countryside is making good progress on design and preplanning for their Reserved Matters application. They already have a few pre-planning meeting dates and also have planned the first Oxford Design Review Panel on the 29th of July. This phase will deliver 441 units.

Final Phase

7. A marketing strategy is being drawn up for the final phase on land adjacent to Harolde Close. The sale to Countryside has fulfilled the quota of up to 885 units so this area will require a new planning consent. It is estimated that it could provide a further 18 units. More detail is attached in the not for publication appendix.

The Pavilion

8. The improvements to the disabled parking and disabled WC along with redecoration of some areas is now complete.

The School

9. The school has current vacancies in years 1 and 2.

Public Art

10. Following appointment of Raw to lead on the delivery of Public Art, Raw has been working with their consultant Jessop and Cook to progress the detailed design work and prepare documents for pre-planning meetings with the Local Planning Authority. Prior and Partners are providing more detailed planning advice. The planning process means that it is unlikely that Raw will be able to deliver the public art project before the end of the Summer months 2021. They are currently updating the overall project programme to reflect this delay, and are working to develop a community activation programme to be implemented

over summer/early autumn to set the scene and generate community support for the delivery of Public Art.

Financial Implications

11. The financial implications are detailed in the not for publication appendix.

Legal Implications

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

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