

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.

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