

To: Shareholder and Joint Venture Group
Date: 21 June 2023
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): that the Shareholder and Joint Venture Group resolves to:	<ol style="list-style-type: none"> Note the contents of the report.

Appendices	
Appendix 1	CEP Q1 2023 Results

Introduction and background

1. This is the fifteenth report to the Shareholder and Joint Venture Group covering the period since the previous update in March 2023.
2. By way of overview, the Barton project continues to deliver on site and from an LLP perspective is in the latter stages. There are three main areas of activity for the LLP – the sale of phase 3B; finalising any necessary agreements emerging from the development of land north of Bayswater Brook; and concluding the obligations emerging from the previous sale of parcels and the wider estate infrastructure.
3. As reported at the previous meeting, the wider economic context and market volatility has resulted in some slowing of build and occupations.

Progress Update on individual phases

4. As previously reported, the first phase (developer: Hill) of 237 homes with 95 affordable is now completed with no significant issues to report.
5. The second phase (developer: Redrow) is to deliver 207 homes in total of which 83 are affordable. As at the end of May, Redrow had completed 71 private homes and 31 affordable homes. The next 17 affordable homes are

now expected to handover in June 2023. These have slowed slightly against forecast.

6. The third phase (developer: Countryside, now Vistry) is for 434 homes. This phase includes 174 S106 affordable homes; 96 “additional” affordable homes being sold to Places for People; and the retail element. They have commenced grounds works which they report are progressing well. The current forecast is that the retail offer will be completed in quarter three of 2024 which we will continue to monitor as it is a key issue for local residents. Vistry are in discussions and legals with a foodstore operator for the larger retail unit and have started marketing the smaller units. They reported to the most recent BICEP meeting that they were hoping to let to a café and a boutique shop.

Sale of Barton 3B

7. As reported at the last Shareholder and Joint Venture Group, the “Hillside Case” has created a potential planning risk for the existing reserved matters consent (and therefore the LLP’s obligations under the sales of phases made to date). The advice to the LLP from solicitors and planning consultants has been that to mitigate this risk, the boundary of the planning application should be altered to remove Barton 3B from the existing consent. The dialogue with the Local Planning Authority continues as we await their legal advice as to how this should be progressed.
8. Until the LLP have resolved this issue, work with the prospective purchaser of Barton 3B has been paused. However, it is intended this will be progressed once resolved based on the original proposal of a highly sustainable, affordable housing scheme.

Land North of Bayswater Brook

9. Work with Dorchester and the LLP on finalising the Option Agreement for pedestrian and cycle links through the liner park continues. An element of the financial contribution will be used to make a contribution towards the service charge for residents.

Community Employment Plan

10. A Community Employment Plan steering group meeting was held in March 2023 with the representatives of Redrow, Vistry, the LLP, OxLEP, and Activate Learning. The current on-site statistics were reported as part of a process that will now become quarterly. These are included as **Appendix 1**. In areas such as local procurement, the housebuilders are exceeding targets set. Other areas need further work such as organising traineeships and site visits. The steering group and reporting will now happen quarterly which will support the housebuilders with any barriers they are finding and hold them to account over their performance in this area.

Community and events

11. BICEP meetings continue on a quarterly basis. There is also a Residents Focus Group. Between these groups, concerns are getting addressed – for example, litter was an ongoing maintenance concern – which increased First Port site walks and the installation of additional bins is trying to address.

Publicity

12. Members of the Shareholder and Joint Venture Group will remember that we had agreed to explore publicity around the delivery of affordable housing at Barton. As Vistry settle in to on-site delivery and the handovers from Redrow continue, we are looking to instigate this and the Communications Team are lined up to do this in July. The focus will be on the provision of social rent on the scheme.

Financial Implications

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

Legal Implications

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

Report author	Sarah Knight
Job title	Head of Development
Service area or department	Housing Services
Telephone	07483010867
e-mail	sknight@oxford.gov.uk

Appendix 1 – CEP Q1 2023 Results

Action	Delivery	Agreed Target	Achieved Q1 2023	RAG Rating			Actions
			Q1	R	A	G	
1. Local labour, supply chain & procurement	1.1 Local employment/training					G	
	1.2 Local procurement	7%	7%			G	
	1.3 Meet the buyer events	2 events	0	R			Introductions made between OCC, Redrow and Vistry to facilitate participation.
	1.4 Employment -YP	5%	2.5%		A		
	1.5 Employment-Local	15%	12.5%		A		
	1.6 Social Enterprise	2 enterprises	0	R			Introduction made with Activate Learning.
	2. Engaging with Education	2.1 Careers Events	2 events	1 event		A	
2.2 Pupils/Schools		2 events	2 events			G	
2.3 Site Tours		2 tours	0	R			OxLEP to forward potential opportunities to Redrow and Vistry.
2.4 CEC Sign ups			0	R			
3. Youth & Apprenticeships	3.1 Apprenticeships	3%	6%			G	
	3.2 Traineeships	10 YP	5 YP	R			Introduction made with Abingdon Whitney College and Activate Learning.
4. Disadvantaged & Communities	4.1 SWAPs	30 people	0				SWAPs are no longer facilitated. Goal to be supplemented with traineeships.
	4.2 Volunteering	10 person days	10 person days			G	