

To: Shareholder and Joint Venture Group
Date: 27th March 2024
Report of: Jane Winfield, Head of Corporate Property
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: | That the Shareholder and Joint Venture Group resolve to: |
| | 1. Note the contents of the report |

| Appendices |
|---------------------------------------|
| 1. Appendix 1 – Confidential appendix |

Introduction and background

1. This is the seventeenth report to the Shareholder and Joint Venture Group covering the period since the previous update in December 2023.
2. In terms of wider market context, the fall in national house prices appears to have stopped and there is cautious optimism that a return to growth will be seen in Q3/4 2024. Anecdotally agents still report that the Oxford market continues to show resilience, and, in the last Q 2023, Oxford house prices performed better than the average for the southeast. On the supply side inflation has eased, and cost increases are more predictable, subcontractors are fixing prices again. There are risks emerging due to the situation in the Red Sea which could affect supply chains.
3. On site delivery at Barton Park continues with two active phases – phase 3 with Redrow and phases 2 and 4 with Vistry/Countryside. Some on-site delays have been reported. In the last report we identified changes in personnel relating to Vistry’s takeover of Countryside, these now appear to have been resolved and Vistry are now actively working on site. Redrow has been taken over by Barratt in a £2.5bn deal (Feb 7th) although there are currently no signs that this has had an effect on this site. The LLP is trying to actively engage to understand any change in emphasis.

4. Other remaining activities for the LLP are the sale of phase 3B and concluding the agreements regarding the land north of Bayswater Brook. Details relating to the sale of 3B are attached in the confidential appendix A. On the Bayswater Brook deal, the documents are agreed, and we are awaiting final plans to complete the agreement.

External auditors

5. Deloitte have now been appointed.

Progress Update on individual estates and estate-wide infrastructure

6. As previously reported, the first phase (developer: Hill) of 237 homes with 95 affordable is now completed with no significant issues to report.

The second phase (developer: Redrow) is to deliver 207 homes in total of which 83 are affordable. At the start of October 2023, Redrow had reported 120 completions – 48 affordable and 72 private sales. As of February 2024, there have been a further 11 private sale completions, with no change in affordable units delivered. Redrow's final completion is currently due in quarter 1 of 2025.

The third phase (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. Vistry are now expecting their show home to complete in the first quarter of 2024 with occupations from quarter two of 2024. Vistry have reported delays on site of six months from their programme in January of this year. Their final completions are still programmed for 2027. There have been no private sale completions in the period to February 2024. Places for People have purchased 87 units. The retail element is now being constructed and there has been interest in the purchase of a bulk number of units. Further information is attached in the confidential appendix.

After some significant delays with Oxfordshire County Council, the legal documents for the Section 278 Agreement (the legal agreement with Oxfordshire County Council which will see them adopting the junction with the A40) have been agreed. However, at the final inspection 2 lamp posts were seen to be damaged and these need to be replaced before completion and adoption. This may take some time as there are few contractors able to carry out the work.

The adoption of the remainder of the roads is dependent on the completion of all the houses fronting them. Until this point, the LLP will remain liable for this phase of the roads.

Community Employment Plan

7. Due to changes in ownership both Redrow and Vistry have failed to meaningfully engage. Over the next quarter this will be a focus for attention by the LLP

Community and events

8. BICEP meetings continue on a quarterly basis, the last being on Feb 22nd. The tone of this meeting was positive. This meeting has been expanded with both the school and Hedena Health represented. The school reported that they will hit capacity this year and expressed concern relating to speeding on the estate. To combat this, 20MPH signs will be erected and once development is complete fronting the roads it is expected that traffic will be slowed by the built-up environment. The Football Club reported an increase in the number of teams playing and a new lack of capacity for 11 aside. Talks are being held with the developers of Bayswater Brook regarding funding a new pitch away from Barton Park and with Bayards School to use facilities there.

Publicity

9. Since the last meeting comms have been released regarding the proportion of affordable homes being above 50%.

Financial Implications

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

Legal Implications

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

| | |
|----------------------------|--|
| Report author | Jane Winfield |
| Job title | Head of Corporate Property |
| Service area or department | Corporate Property |
| Telephone | 07796147922 |
| e-mail | Jwinfield@oxford.gov.uk |

This page is intentionally left blank