

Paper 5 - OSP Mtg 16/07/09 – Agenda Item 5
AFFORDABLE HOUSING ACTION PLAN flowing from OSP Select Committee report
March – August 2009

Task	Priority	Project Milestones	Date	Officer	Progress to date	Comments (SHDG 10/6/09)
Property						
Review of public sector land	High	Further articulation of policy in Asset Management Plan - draft plan Initiate/implement Site Assembly/ Identification Register – officer resource identified Identify small Council site for pilot intermediate housing development	April September December	SS SS/ SS	Circulation draft to be presented to CEB for approval 1 st July 2009.	Link to ED contaminated land register
Westgate Redevelopment		Revised agreed way forward for Abbey Place/ Albion Place	June	SS/ GB/ GS	Negotiations ongoing. Review meeting 23 rd June	
Community Housing						
Developers Forum	High	Agree objectives for Forum and workshop programme Set up programme and hold first workshop Allow developer community an early opportunity to feed into Development Management DPD, with feedback on ideas not taken up	End Mar End April	SJ SJ MCB	Forum held on 19 th May 2009	

Amend3
10/6/09

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		Explore opportunities in the intermediate sector and take forward where appropriate. Open book approach to be encouraged for individual schemes. Follow up on Development Appraisal training offer		GS MCB		
Development pipeline: Priority sites	High	Initiate Major Project Delivery Team Liaise with HCA on grant funding/ use of developer contributions Agree criteria and shortlist sites to be proactively driven Liaise with site owners to identify priorities for action in short term	June April June June - December	SS/GS/MCB /GB/RS GS GS/MCB GS/PC	Ongoing dialogue Sites packaged by ownership/planning status	Review following Developers Forum
Rowlands House – affordable housing use	High	Assess current status Liaise with HCA on funding Appraise options	March March April	GS/GB	Revised offer accepted. Disposal proceeding.	
County Sites	High	Review status of surplus sites with	April	GS/SS	Extra care team at May	SS to request County

Amend3
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		County Agree joint action plan	June		meeting Meeting with Neil Monaghan 18 th June to initiate discussions.	estate strategy
Prudential borrowing to provide grant funding	High	Identify revenue saving from temporary accommodation, business case identifying social housing units that can be provided by servicing prudential borrowing from revenue saving and borrowing capacity CEB approval	March June	GS/SF/PG	HCA funding secured for temporary to permanent. Discussions ongoing re possibility of further temp/perm scheme.	
Strategy for sub-regional/ cross boundary working	Medium	Positive engagement with HCA	September	VJ	Potential for Oxfordshire to become pilot area for HCA single conversation.	
Assess financial status and capacity of local RSLs to develop over medium to long term	High	Annual performance assessment Agenda for RSL partners meeting	On going April	GS/PG/SF	Partners meeting 15 th May.. Next meeting September	OCC monitoring of major suppliers will give proxy indicators of financial health
Assess potential for self-build project	Medium	Current LAA 1 bid by OHP Identify small Council site in partnership with local RSL Investigate funding options if bid fails	March Autumn	GS	Little or no RSL interest in such schemes identified.	Align with OHP process
Establish Under Occupation Officer post	Medium	Current LAA1 bid through OHP	March	GS		Decision in September Bid not likely to

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to work on pilot project		Investigate City only scheme if bid fails		Martin Mumford		succeed OCH already working on REMs related scheme
Investigate extension of city wide HMO licensing scheme to private rented sector	High	In principle agreement by Government	June	JC		IW to follow up on CLG letter
Spatial Policy						
Development Management DPD	High	Initiate and complete 1st draft report	October	MJ	Preparatory work has started in relation to investigating the merits and viability of different policy approaches to affordable housing	
Barton AAP	High	HCA commissioning consultants (initial masterplanning, infrastructure & transport) Consultants work complete Options report to AC/CEB Consultation start	March June Nov/Dec January	MJ	Consultants working on feasibility and viability of different options (results due early June) Options report will go to AC/EB in the autumn because current focus of work is on the Core Strategy examination (in July)	May meeting to consider community engagement
Work proactively with the universities to	Low	Ongoing. Schedule to SHD Group	April	MJ	Discussions ongoing and issue will be	

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increase proportion of students housed in purpose built accommodation					debated at Core Strategy examination	
Facilitate understanding of planning policy to promote key worker housing on publicly owned sites	Medium	Dialogue with Hospitals and other public sector land owners.	Summer	MJ	Issue will be debated at Core Strategy examination	
Oxford City Homes/ Estate Renewal						
Local Housing Company- feasibility study	High	Assess potential development capacity Identify 3 sites for comparative feasibility study Carry out feasibility study and produce risk management matrix Feasibility report	March March April May	GB	HCA Challenge Fund available for direct LA new build projects to complete by end 2011. Further work on LCH suspended while bids prepared for 2 sites. Prequalification and bid deadline - 30th July Provisional meeting with HCA on 21/5	
CLG consultation on housing subsidy changes	High	Response deadline 17/4/09	March	GB/GS		

Amend3
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