

# Notes

OF A MEETING OF THE



## **The Future Oxfordshire Partnership Housing Advisory Group**

HELD ON TUESDAY 19 APRIL 2022 AT 6.30 PM  
VIRTUAL VIA ZOOM

### **Present:**

**Members:** Councillors Susan Brown (Chair), Jeff Haine, Judy Roberts, Pete Sudbury, Robin Bennett, and Lucinda Wing

**Officers:** Paul Staines (Oxfordshire Housing and Growth Deal Team) Babatunde Ogundele (Future Oxfordshire Partnership)

### **23 Apologies for absence and notification of substitutions; declaration of interests; Chair's announcements**

Apologies for absence were submitted by Councillor Diko Walcott, Oxford City Council.

There were no substitutes.

There were no declarations of interests.

The Chair welcomed Members and Officers present at the meeting.

### **24 Notes of the previous meeting**

The notes of the meeting held on 2 November 2021 were agreed to be an accurate record of matters discussed.

It was confirmed that the Oxfordshire Plan 2050 Affordable Housing and Planning Workshop has been held and another one would be scheduled in the future with dates to follow in due course.

### **25 Housing advisory sub-group year-end review**

The Advisory Group was provided with a presentation by Paul Staines, Interim Head of Programme on the year-end review. The presentation focused on Homes from Infrastructure Programme and the Affordable Housing Programme.

Key achievements of the Oxfordshire Affordable Housing Programme highlighted in the presentation include:

- OAHF delivered in full against reduced budget of £10 million in 4<sup>th</sup> year
- Delivered 66 per cent of target units with only 60 per cent of budget achieved 70% of target overall
- Additional £35.6m of spending on affordable housing in Oxfordshire plus circa £2.5 million of another grant levered in.
- Established robust systems and procedures to identify, assess and approve funding applications.
- Strong partnership work has allowed positive examples of information sharing and collaborative working. e.g., Heylo Schemes.

Paul Staines highlighted the latest performance figures for the Hfl programme and noted that the last reported data showed the partners above target for accelerated housing and also for the overall trajectory, the latter when the agreed two-year extension was factored in.

Paul Staines confirmed there is a review of the Infrastructure Programme by OCC as the delivery body. This would be reported to the Infrastructure Advisory Group and then to the Future Oxfordshire Partnership Meeting on the 13<sup>th</sup> of June 2022.

Paul Staines confirmed that 'Lessons Learnt' report from the Housing from Infrastructure Programme requested by the Scrutiny Panel would also be reported to them on the 7<sup>th</sup> June and then the Future Oxfordshire Partnership meeting on the 13<sup>th</sup> June 2022.

**Action: Paul Staines to circulate the Lessons Learnt Report by email to Members of the Housing Advisory Group**

At the conclusion of the presentation, the Chair thanked Paul Staines for his presentation and thanked officers from all authorities for all the work put in to deliver these schemes.

The Chair also commended the fact that there are almost 900 additional affordable homes in Oxfordshire because of the Growth Deal.

## **26 Update on First Homes**

Paul Staines circulated notes to Members prior to the Advisory Group Meeting.

Paul Staines confirmed the idea of the note was to give an update on the standing of each of the Councils with the delivery of First Homes and it was confirmed that all councils have now put planning guidance in place.

It was confirmed the National criteria for First Homes has been set by Government, however councils can depart from that in a few places but require a detailed viability assessment to do that. It was pointed out that Oxford have done a viability assessment meaning only Oxford are able to depart from the National Criteria.

It was pointed out that after First Homes was introduced there was a Ministerial note which made mention of prioritising the need for social rented housing.

Members queried if any Councils elsewhere have challenged the First Homes guidance. It was confirmed this has not happened yet, however if a Council believe their Housing need was so severe that it could not deliver First Homes then this was likely to happen.

PS advised that some Oxfordshire authorities were having trouble in the delivery of First Homes, as the level of discount required to bring the homes under the required cost cap was so significant as to affect the viability of the schemes. Members asked to be kept updated on progress across the councils

## **27 Update on Community Led Housing**

Paul Staines provided the Advisory Group with a verbal update.

It was confirmed that the Future Oxfordshire Partnership commissioned a Community Led Housing report in 2021 which had several recommendations which include:

- Land Allocation
- Technical Support for Community Led Housing Groups
- Finance

It was confirmed that the Land Allocation have been moved forward by Councils through their Local Plan across Oxfordshire.

It was highlighted that there were some discussions with officers in the Oxfordshire County Council about the legality and feasibility of the County Council potentially leading some sort of financial assistance package for CLH groups PS confirmed that OCC had agreed to consider an in-principle business case and officers would be working on that over the summer and would report on progress

It was confirmed that the CoHo housing hubs and others are starting to gear up and think about how they can offer that enhanced advice to Community Led Housing as they start to develop

## **28 Modern Methods of Construction Update**

The Chair confirmed the notes provided have been seen before and have also been circulated.

Members pointed out that the Springfield Meadows development in the last bullet point under South Oxfordshire District Council is in Vale of White Horse District Council.

**Action: Paul Staines to correct this**

## **29 Dates of future meetings**

- 05/07/2022
- 06/09/2022
- 01/11/2022
- 10/01/2022
- 28/02/2023
- 18/04/2023
- 04/07/2023

**With respect to future agenda items it was agreed to add an item on Lessons from Graven-Hill around the Custom Build Housing**

The meeting closed at 7.45 pm