

## 6. Taylor Wimpey, Oxford City Council and Oxford City Housing Association – working in partnership to deliver affordable housing

Taylor Wimpey worked closely with the Oxford Citizens Housing Association (OCHA) and Oxford City Council (OCC) to regenerate the Rose Hill area replacing 117 run down properties with 254 new homes of different tenures. This joint working ensured that the new development would be both high quality as well as being practical to deliver commercially.

The Council de-risked the site by working with the housing association to bring forward outline planning permission. Taylor Wimpey was then selected as the residential developer of the whole scheme to help design and build the 141 affordable homes (three quarters for social rent, and including a new high-quality new sheltered housing block).

Taylor Wimpey built and sold 113 private homes working collaboratively with the council on development of a full planning application. A contribution was made through a section 106 agreement to community facilities and regeneration, which is leading to a new community centre. Oxford Citizens Housing Association focused much of its involvement on community regeneration, leading to a successful bid to the Big Lottery for health, youth and other projects.

The decision-making process within the partnership was formalised through a Development Agreement, which included provision for sharing any financial surpluses.

Monthly meetings of the scheme partners were held to take decisions and monitor progress and included the transfer of land parcels, statutory consents and requirements, the moving and re-housing of existing residents, and build programme updates.

The relationship between Taylor Wimpey and existing residents and the local community was one key to the development's success. Throughout the planning and construction phases extensive community engagement was undertaken. This allowed local residents to view proposals and influence both the shape and content of the development.

The redevelopment was phased so that existing tenants could move directly into their new affordable homes, without having to move somewhere else while they were being built. In total 30 OCC tenants and 15 OCHA tenants were rehoused in the new scheme. Successful delivery relied on co-ordinated build and re-housing programmes, which required all three partners to work closely together.

The working relationships established through the main scheme made it possible for a small additional development to be carried out at the end of project which replaced other substandard street properties and provided a further 5 family house for social rent.

By working collaboratively, this development delivered much more than might otherwise have been expected. The additional community and sustainability benefits included:

- A closer match of accommodation to tenants needs.
- 74 houses meeting Lifetime Homes standards.
- The affordable homes achieving level 3 of the code for sustainable homes.
- Renewable energy technologies being built in.
- A site waste management plan ensured that 100 per cent of demolition waste was recycled and reused on site.
- By designing the scheme around existing road, footpath and services big savings were made to upgrade infrastructure and conserve resources.

“This scheme shows what can be achieved when a community, a local authority, a housing association and a housebuilder work closely together to deliver a fantastic regeneration scheme. Everyone benefited from having a close, on-going relationship in a scheme that was designed, from the outset, to be a partnership between all involved”.

Councillor Ed Turner, ward councillor (Rose Hill and Iffley) and Deputy Leader of Oxford City Council

**Case Study 6:** Taylor Wimpey, Oxford City Council and Oxford City Housing Association

