



Homes
England

The Housing and Regeneration Agency

Date: 4 February 2025

Our Ref: RFI4840

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4840

Thank you for your request for information which was initially processed in accordance with the Freedom of Information Act 2000 (FOIA). In our correspondence to you on 14 April and 11 September 2024, we had stated that we required additional time to consider the public interest in disclosure of the information. However, we have now determined that the information in scope of your request should have been processed under the Environmental Information Regulations 2004 (EIR). We have determined that the exemption at Section 43 of the FOIA to withhold information that is commercial information is no longer engaged but that an equivalent exception under the EIR is still engaged.

Please accept our apologies for the delay in providing this response to you. We recognise that the handling of your request has fallen outside of our standards and the time for compliance in the legislation.

You requested the following information:

I understand that £1.5million has been granted from the Housing Infrastructure Fund to pathworks connecting Osney Mead to the proposed Oxpens River Bridge in central Oxford. Please could you provide any documentation you have around this - for example, the basis on which funds were provided and how they meet the HIF criteria, any applications for this funding, or notices regarding the funding decision, as well as any correspondence with Oxford City Council on the issue.

Response

We can inform you that we do hold the information that you have requested. We will address each of your points in turn below.

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St James Boulevard
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the basis on which funds were provided and how they meet the HIF criteria

We can confirm that funding for the Osney Mead Innovation Quarter has been provided under the Housing Infrastructure Fund (HIF) Marginal Viability Fund (MVF). Please see enclosed Annex A, which contains a copy of the introduction to the HIF and Supporting Document for Marginal Viability which sets out the criteria for eligibility. Also enclosed is a copy of the grant award recommendation for Osney Mead.

any applications for this funding

Please see enclosed Annex B which contains a copy of the HIF application summary and appendix of the Transport Infrastructure Proposals Overview.

notices regarding the funding decision

Please see enclosed Annex C which contains a copy of the offer letter sent to Oxford City Council. The letter makes reference to the grant determination agreement which we have withheld in full.

We have withheld and redacted information contained within Annexes A, B and C from disclosure under the following exceptions of the EIR:

Regulation 13 – Personal Data

We have redacted information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link:

<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

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Regulation 12(5)(e) – Confidentiality of commercial or industrial information

Under regulation 12(5)(e) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest.

Four elements are required for Regulation 12(5)(e) to be engaged:

- 1) The information is commercial or industrial in nature;
The documents contained within the annexes include financial and economic appraisals, costings and values that relate to an ongoing commercial operation regarding prospective/potential development and procurement activities that are ongoing/under negotiation. Therefore, it is commercial in nature as it relates to commercial activity.
- 2) Confidentiality is provided by law;
The withheld information is subject to confidentiality provided by law under a common law duty of confidence. The information has a common law duty of confidence because it is not trivial and not in the public domain. The information was created by two parties who have entered into contractually binding confidentiality terms. These show that the parties had the intention that a duty of confidentiality would be created between them. Homes England therefore recognises that this information was intended to be held in confidence between the parties.
- 3) The confidentiality is providing a legitimate economic interest;
The withheld information relates to financial and economic appraisals of a site that is subject to development proposals. If the confidentiality of this information was breached, it would harm the ability of Homes England and third parties to receive value for money for land and services at this site. There is a legitimate economic interest in protecting the ability of Homes England and third parties to negotiate current and future commercial agreements.
- 4) The confidentiality would be adversely affected by disclosure;
Disclosure would result in third parties gaining access to commercially valuable information. Disclosure of the confidential information would harm the ability of Homes England to achieve good value for public money.





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Public Interest Test

Regulation 12(5)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and
- Homes England acknowledge that there is a public interest in large scale development processes and the robustness of the applications for funding submitted to the HIF.

Factors in favour of withholding

- All the documents and correspondence contained within the annexes between Homes England and the third parties sets out performance criteria in relation to ongoing milestones and targets, delivery and operational obligations, performance criteria, and information relating to payments/repayments. To release the detail of these ongoing contractual obligations between the parties would be likely to prejudice their ability to fulfil the requirements agreed between the parties in the contract. It is imperative that third parties be able to work to achieve the obligations set out in the contract without undue influence that could disrupt the development, contracting process, or prejudice other funding sources that could put the overall scheme at risk. This would affect value for public money and prejudice new homes which would not be in line with our strategic objectives set out by Government that Homes England is tasked with achieving as per our strategic plan. This same information is also set out in the Grant Funding Agreement (GFA) which has been withheld in full;
- The GFA contains confidentiality provisions in relation to the Local Authority's obligations and release of the information would breach these undertakings. This would be likely to cause significant detriment to Homes England in our relationship with a partner. As the government's housing accelerator Homes England has to support relationships with partners in order to achieve our strategic objectives and support home delivery with best value for public money. If partners felt that Homes England would reveal confidential commercial information in relation to projects where we are collaborating it would be likely that future partners would be unwilling to work with us or be wary of being open and





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transparent. This would cause significant risk in Homes England being able to invest public money and resources in the widest possible net of partners in order to achieve best value for money. It is imperative that Homes England are able to attract competitive partners and are respected in the market as a positive force;

- Releasing the information would reveal financial information of a third party which may in turn affect their commercial interests. The consequences of releasing data that is part of a wider ongoing matter could damage our relationships with partners and put other potential funding allocations at risk. This would not be in the public interest as this could put potential homes in jeopardy and affect Homes England's ability to deliver against its objectives in our strategic plan;
- The information relates to a site where a third party (Oxford City Council) will be undertaking works. If this information were released it would be likely to disadvantage the council's commercial position and have a negative impact on its ability to procure works for ongoing development at this site. The council would not be able to negotiate effectively as this information could be used by third parties to distort or otherwise prejudice the ability of the council to secure works for market value, resulting in damage to the public purse. This would also be likely to have the same negative effect on future commercial activity and other Homes England funding. This would not be in the public interest as it would put development at risk, inflate prices and damage Homes England's reputation as a partner. This would negatively affect public money and nullify work already undertaken;
- Disclosure would result in local authorities being deterred from including commercially sensitive information in future bids for grant funding. This will mean that Homes England would have to evaluate bids that are less comprehensive than would otherwise have been the case, meaning that Homes England's ability to undertake due diligence on the bids will be impaired. This would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds, meaning the decisions will be less robust and less likely to deliver value for money;
- The requested information, including correspondence, relates to a current and ongoing project where all opportunities/proposals have not yet been determined or concluded. If other potential or confirmed sources of funding became aware of the terms of the HIF project and the obligations placed on the third party regarding this funding as contained in the HIF application summary, it would be likely to prejudice the ability of the council to negotiate for and secure other sources of funding. This would result in Homes England having to pay a higher loan than would have otherwise been the case, meaning greater cost to the public purse which would not be in the public interest; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.





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Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of Regulation 12(5)(e) in the legislation can be found via the following link:

<https://www.legislation.gov.uk/ukxi/2004/3391/regulation/12/made>

any correspondence with Oxford City Council on the issue

We can confirm that we do hold the requested information. Please see enclosed Annex D, which contains a copy of some of the correspondence between Oxford City Council and Homes England in relation to the proposed Oxpens River Bridge. We have redacted information contained within from disclosure under the below exceptions. We have also redacted some information as “Out of Scope”.

Regulation 13 – Personal Data

We have redacted information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link:

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Under regulation 12(5)(e) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest.





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Four elements are required for Regulation 12(5)(e) to be engaged:

- 1) The information is commercial or industrial in nature;
The documents contained within the annexes include financial and economic appraisals, costings and values that relate to an ongoing commercial operation regarding prospective/potential development and procurement activities that are ongoing/under negotiation. Therefore, it is commercial in nature as it relates to commercial activity.
- 2) Confidentiality is provided by law;
The withheld information is subject to confidentiality provided by law under a common law duty of confidence. The information has a common law duty of confidence because it is not trivial and not in the public domain. The information was created by two parties who have entered into contractually binding confidentiality terms. These show that the parties had the intention that a duty of confidentiality would be created between them. Homes England therefore recognises that this information was intended to be held in confidence between the parties.
- 3) The confidentiality is providing a legitimate economic interest;
The withheld information relates to financial and economic appraisals of a site that is subject to development proposals. If the confidentiality of this information was breached, it would harm the ability of Homes England and third parties to receive value for money for land and services at this site. There is a legitimate economic interest in protecting the ability of Homes England and third parties to negotiate current and future commercial agreements.
- 4) The confidentiality would be adversely affected by disclosure;
Disclosure would result in third parties gaining access to commercially valuable information. Disclosure of the confidential information would harm the ability of Homes England to achieve good value for public money.

Public Interest Test

Regulation 12(5)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

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Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money;
- Homes England acknowledges that there is public interest in how Homes England administers the HIF and how it considers matters relating to the environment and use of public money in the practical administration of the HIF; and
- Homes England acknowledge that there is a public interest in large scale development processes and the robustness of the applications for funding submitted to the HIF.

Factors in favour of withholding

- The requested information relates to a current and ongoing project where all opportunities/proposals have not yet been determined or concluded. If other potential or confirmed sources of funding became aware of the terms of the HIF project and the obligations placed on the third party regarding the discussions surrounding the funding, it would be likely to prejudice the ability of the council to negotiate for and secure other sources of funding. This would result in Homes England having to pay a higher loan than would have otherwise been the case, meaning greater cost to the public purse which would not be in the public interest;
- Disclosure is likely to be prejudicial to the commercial interests of both Homes England and third parties as there is reasonable expectation that such information provided to Homes England in this capacity would not be disclosed and would not then potentially be relied upon by other parties;
- By disclosing commercial information, this would adversely affect the confidentiality of information surrounding this development. This in turn would prejudice future agreements and development proposals with third parties as it would be likely to weaken contractual relationships and being able to negotiate future deals which would not be cost effective for the wider public, the organisation and third parties;
- Some of the information is still subject to change. The consequences of releasing data that is part of a wider ongoing proposal could damage our relationships with partners and put potential negotiations and planning at risk. The interests of the third parties involved would also be similarly affected by disclosure, as this would reveal financial strategies and analysis disclosed to Homes England that were not meant for release into the public domain. If released, their interests would be adversely affected as





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it could be used against them in negotiations for similar matters as other parties would have this prior knowledge of their business' operating models, forecasts, and financial information. To release this information would undermine future bids for similar works as it would reveal what has been agreed in this instance which could be used as a basis for obtaining an unfair advantage by other third parties. This would put them at a commercial disadvantage which would not be in the public interest as it would hinder their ability to conduct business in a competitive market if their bidding and pricing strategies were revealed in this way. This could put potential homes in jeopardy and would undermine Homes England's position and ability to deliver against its objectives and targets in our Strategic Plan; and

- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of Regulation 12(5)(e) in the legislation can be found via the following link:

<https://www.legislation.gov.uk/ukxi/2004/3391/regulation/12/made>

Regulation 12(5)(f) – Interests of the person that provided the information to the public authority

Under Regulation 12(5)(f) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the interests of the person who provided the information. The applicant has provided information contained within the correspondence to Homes England and, consider at this time the release of the information would cause harm to its interests and the interests of the managing agents.

The third party has provided information contained within the correspondence that relates to not only commercial activity, but also internal governance relating to decision making and the interests of third parties. This information was never intended to be released into the public domain and would negatively impact Homes England and the third party in current and future negotiations relating to this scheme and any future work that may replace it.

Three elements are required for Regulation 12(5)(f) to be engaged:

- 1) The person who provided the information was not under, and could not have been put under, any legal obligation to supply the information to Homes England or any other public authority.





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We can confirm that the third party was not, and could not have been, under any legal obligation to provide the information contained within the correspondence to Homes England.

- 2) The person who provided the information did not supply it in circumstances such that that or any other public authority is entitled apart from these Regulations to disclose it.

We can confirm there are no other circumstances where Homes England were entitled to disclose the information contained within the correspondence.

- 3) The person who provided the information has not consented to its disclosure.
Considering the circumstances surrounding the information have changed since it was provided to Homes England, we have consulted with Oxford City Council about the disclosure of this information, and they have expressly refused consent to disclose some of the requested information.

Where the three stages of the test are satisfied, it is considered that a public authority will owe the person that supplied the information a duty of confidence. The public interest test will then determine whether or not the information should be disclosed.

Public Interest Test

Regulation 12(5)(f) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledges that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and
- Homes England acknowledges that there is a public interest in large scale development processes and the robustness of the applications for funding submitted to the HIF.

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Factors in favour of withholding

- Disclosure of the information contained in correspondence supplied to Homes England by a third-party could inflate costs and reduce competition on all of the third party's projects. There was a reasonable expectation that such information provided to Homes England in its capacity as administrators of the HIF would not be disclosed publicly and would not then potentially be relied upon by other parties;
- There is an inherent public interest in preventing harm to the interests of the third party who provided the information and the principle of confidentiality. To release any sensitive information into the public domain would be likely to breach the confidentiality arrangements between ourselves and the third party as information contained within these correspondence has been provided to Homes England in confidence;
- Should the requested information be disclosed, we consider that it would be likely that other third-party organisations would be discouraged from providing information to Homes England when applying for funding. We consider that this would not only directly and substantially harm the third party's interests, it would also likely threaten the voluntary supply of information to Homes England, and public authorities more broadly. The disclosure of voluntarily supplied, confidential information ultimately harms Homes England's ability to carry out its functions, and in this case the continued operation of the HIF scheme, which is not in the public interest;
- Homes England considers that the harm to the third party's commercial, business, and strategic interests is real, actual and of substance and disclosure would, on the balance of probabilities, directly cause the harm outlined this Public Interest Test.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest continues to favour non-disclosure.

Right to make Representations

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

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The Information Governance Team

Homes England

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Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link <https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team

For Homes England

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Ministerial Foreword

We hear time and again that putting infrastructure in early could make all the difference in making new land available and getting homes built. Without the right infrastructure, no new **community will thrive** – and no existing community will welcome new housing if it places further strain on already stretched local resources.

- Our ambitious policies in our **Housing White Paper** will mean more and better homes, welcomed by existing communities because they add to, rather than subtract from, what is already there. So I'm delighted to be launching the Housing Infrastructure Fund – up to **£2.3 billion** of government funding to help ensure the right infrastructure is in place at the right time to unlock the high quality new homes that this country so badly needs.

I urge local authorities to make the most of this opportunity – to come forward with infrastructure proposals that **show real ambition for the future**, in a way which works for existing communities and new residents.



The Rt Hon Sajid Javid MP
Secretary of State for Communities and Local Government



Introducing the Housing Infrastructure Fund

The Housing Infrastructure Fund is a **government capital grant programme** of up to **£2.3 billion**, which will help to deliver up to 100,000 new homes in England.

Funding will be **awarded to local authorities** on a **highly competitive basis**, providing grant funding for new infrastructure that will unlock new homes in the areas of greatest housing demand.

This booklet sets out the purpose of the Housing Infrastructure Fund, how it works, how we will select which proposals to fund, and how to find out more.

You can find more information on our webpage, and the online bidding forms will be made available during July:

www.gov.uk/government/publications/housing-infrastructure-fund

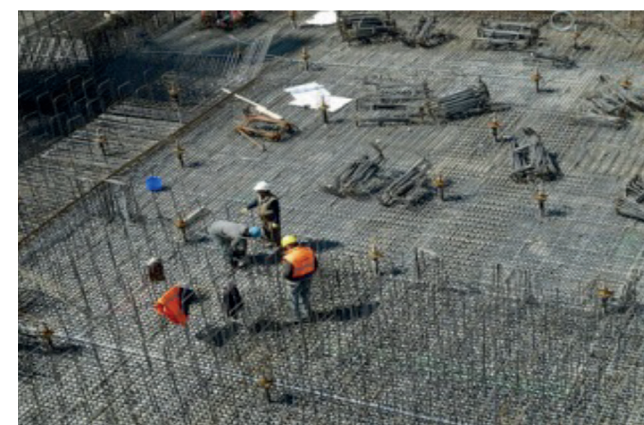
We are inviting local authorities to apply by Thursday 28 September 2017.



Purpose of the Fund

The Housing Infrastructure Fund will:

- Deliver new physical **infrastructure** to support new and existing communities;
- Make **more land** available for housing in high demand areas, resulting in **new additional homes** that otherwise would not have been built;
- Support **ambitious local authorities** who want to step up their plans for growth and make a meaningful difference to overall housing supply; and
- Enable local authorities to recycle the funding for other infrastructure projects, **achieving more** and delivering new homes in the future.



How the Fund works

We understand that different types of intervention are needed. The Fund provides:

1. **Marginal Viability Funding:** Numerous housing sites all over the country are being held back because the costs of putting in the infrastructure and building the homes are too great.

For these types of development, we will provide the **final, or missing, piece of infrastructure funding** to get additional sites allocated or existing sites unblocked quickly. We expect the infrastructure to be built soon after schemes have been awarded funding, and for the homes to follow at pace.

2. **Forward Funding:** We recognise that infrastructure is funded in a variety of ways, and at different times in the development process. This can make it extremely difficult for local authorities to take a strategic approach and plan for infrastructure provision.

In these circumstances, we will back a small number of strategic and high-impact infrastructure schemes. We may put in the **first amount of funding**, which then gives the market confidence to provide further investment and make more land available for development and future homes.



How much is available for proposals?

The Fund is available over four years from **2017/18 to 2020/21** and we will be looking for some Marginal Viability proposals that can spend in 2017/18. All funding must be committed by March 2021.

- Bids can be **up to £10 million** for **Marginal Viability** proposals.
- Bids can be **up to £250 million** for **Forward Funding** proposals.

Higher levels of funding may be made awarded to **exceptional bids** that can demonstrate a robust case for widespread and transformational delivery of new homes.

Decisions on funding allocations will be taken at a programme level. The split between the two funding streams will depend on the bids received but we would expect the majority of our funding to go to forward funding proposals.

We may decide, on the basis of the bids we receive, not to allocate all of the £2.3 billion in this wave. We may run another wave of funding in future with potentially different criteria.

Who can bid?

Local authorities in England can bid in the following ways:

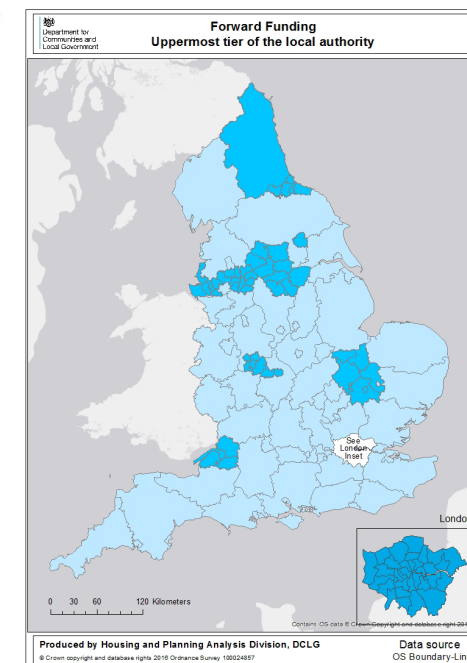
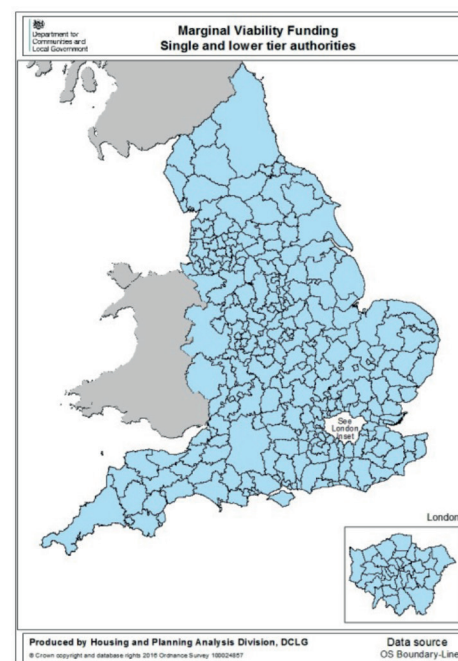
- For Marginal Viability Funding, **single and lower tier** local authorities can bid.
- For Forward Funding, the **uppermost tier** of local authority can bid:
 - The Greater London Authority
 - Combined authorities.
 - Single and upper tier authorities, where they are outside London and combined authority areas.

This is because these schemes are big, strategic, and it will take time and resource to develop the bids.

Authorities can submit multiple bids and will need to rank them in order of priority.

We call on all tiers of government to work together, and with their Local Enterprise Partnerships, to develop strong bids.

We also encourage local authorities to submit **joint bids** where they will unlock additional housing at scale.



What makes a bid eligible?

The bid must:

- Require **grant funding** to deliver **physical infrastructure**¹ and provide strong evidence that the infrastructure **is necessary** to unlock new homes and cannot be funded through another route.
- Support delivery of an **up to date plan** or **speed up getting one in place**.
- Have **support locally**
- Spend the funding **by 2020/21**.

¹ We do not have a prescriptive definition of physical infrastructure. It could, for example, include transport and travel, utilities, schools, community and healthcare facilities, land assembly and site remediation, heritage infrastructure, digital communications, green infrastructure (such as parks) and blue infrastructure (such as flood defences and sustainable drainage systems).



What do bids need to demonstrate?

Eligible applications will be assessed on how well they meet the following criteria:

The proposal takes a **strategic approach**, with strong local leadership and joint working to achieve higher levels of housing growth in the local area, in line with price signals, and supported by clear evidence.

The proposal is **value for money**, on the basis of an economic appraisal following the principles set out in the Green Book and the **DCLG Appraisal Guide**.

The proposal can be **delivered**. This is about both delivering the infrastructure and how that will then lead to the delivery of new homes. It also means all the key delivery partners need to be working together.

More detailed information, including **examples**, is given in the Marginal Viability and Forward Funding **supporting documents**.

We will prioritise schemes based on their impact against these criteria, with an emphasis on value for money. We may also take into account our funding profile, the geographical capacity of an area to deliver the infrastructure development, and wider economic considerations.



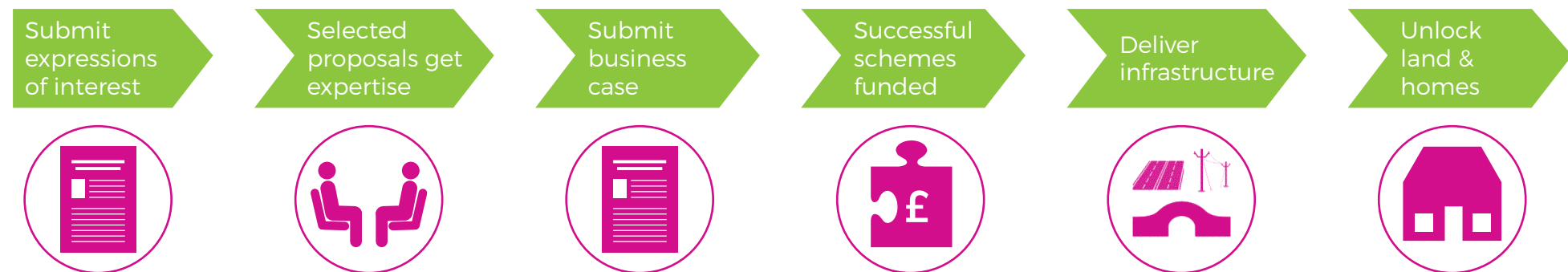
How and when to apply for funding?

Marginal Viability bids will be assessed through a **one stage process**. Eligible local authorities can submit business cases online by **28 September 2017**. These will be assessed and funding awards announced from late 2017 or early in 2018.



Forward Funding bids are much bigger and will go through a **two stage process**. Eligible local authorities can put in expressions of interest online by **28 September 2017**. These will be assessed and the best will go through to stage two.

In **stage two**, we will provide access to experts and constructive challenge. Local authorities will then develop business cases and submit these in Spring 2018. These will be assessed and funding awards announced from the Summer.





Department for
Communities and
Local Government

An introduction to the **Housing Infrastructure Fund**

Using the Fund

Funding will be paid using section 31 of the Local Government Act 2003.

The Housing Infrastructure Fund is not to be used to displace other sources of available funding or bail out developers. We are looking for developers to do their bit to deliver the new and better homes that this country needs. Local authorities will also be responsible for spending any funding received in accordance with all applicable legal requirements.

Engagement and monitoring

We need to ensure that we are getting the best outcomes for taxpayers. We will work with successful local authorities to develop case studies and to agree and monitor key deliverables and outcomes, such as:



Spend



Delivery of infrastructure



Delivery of homes

More information is set out in the supporting documents.

Where can I find further information and support?

Our webpage has more information, including:

- **Marginal Viability** supporting document
- **Forward Funding** supporting document
- a **Ready Reckoner** to test the value for money of proposals

The **online forms** for submitting bids will be made available on our website during July 2017.

You can also call or email us.



www.gov.uk/government/publications/housing-infrastructure-fund



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Department for
Communities and
Local Government

Housing Infrastructure Fund

Supporting Document for Marginal Viability





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Housing Infrastructure Fund and Marginal Viability

Our ambitious policies in our **Housing White Paper** will mean more and better homes, welcomed by existing communities because they add to, rather than subtract from, what is already there.

The **Housing Infrastructure Fund** is a government capital grant programme of up to **£2.3 billion**, for new physical infrastructure which will unlock sites in the areas of greatest housing demand and help to deliver up to 100,000 new homes in England. Funding will be awarded to local authorities on a highly competitive basis.

This Fund will help to make new land available and get homes built.

The Housing Infrastructure Fund will:

- Deliver new physical infrastructure to support new and existing communities;
- Make more land available for housing in high demand areas, resulting in new additional homes that otherwise would not have been built;
- Support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and
- Enable local authorities to recycle the funding for other infrastructure schemes, achieving more and delivering new homes in the future.

We recognise that different types of intervention are needed to put the right infrastructure in place and so there are two separate funding streams:

- **Marginal Viability Funding:** This will be used to provide the final, or missing, piece of infrastructure funding in order to get existing sites unblocked quickly or new sites allocated. We expect the infrastructure to be built soon after schemes have been awarded funding, and for the homes to follow at pace.
- **Forward Funding:** This funding will be used for a small number of strategic and high-impact infrastructure schemes. We may put in the first amount of funding, which then gives the market confidence to provide further investment and make more land available for development and future homes.

This supporting document provides detailed information on the **Marginal Viability** element of the Fund, how it works and how we will select which proposals to fund. It is to be read alongside the Introduction to the Housing Infrastructure Fund booklet.

There is a separate supporting document for **Forward Funding** which can also be found on the webpage:

www.gov.uk/government/publications/housing-infrastructure-fund

What types of proposals do we wish to fund?

The Marginal Viability Fund (MVF) is designed to get housebuilding started quickly on sites where the upfront costs of putting in the infrastructure are not stacking up financially. For example, this could be due to unforeseen costs for utility provision or abnormal site remediation.

These schemes will be well advanced – typically with planning permission in place for the infrastructure and the housing, and the majority of funding already secured or identified. Our funding will be used to provide the final, or missing, funding injection required to enable infrastructure to build out soon after schemes have been awarded funding, and for the homes to follow at pace.

Some **examples** are included on page 15 for information.

What does this mean?

For **local authorities** this is an opportunity to bid for a new stream of funding to help pay for infrastructure upfront and unlock additional housing in their area. Local authorities can also keep any costs recovered, helping them to achieve more housing delivery in the future. In return, we expect infrastructure works to start soon after the funding is provided, and for housing to follow at pace.

For **developers** this is an opportunity to work with local authorities on the timely provision of infrastructure, making development schemes viable. In return, we expect developers to do their share, make their financial contributions, and build out sites quickly.

For **local communities** this will mean that much needed supporting infrastructure is provided at the same time as any new and additional housing. In return, we ask communities to accept that more housing is needed if future generations are to have the homes they need at a price they can afford.

For **utility companies and infrastructure providers** this is an opportunity to help fund new infrastructure where and when it is needed, supporting the current position that existing bill payers are not asked to pay for future growth. In return, we expect infrastructure providers to deliver the infrastructure in a timely manner, working in partnership with local authorities and developers so that new homes can be delivered.

What will an eligible bid look like?

To be eligible for Marginal Viability Funding, bids must meet the following criteria:

1. Be from a single or lower tier local authority

All single and lower tier local authorities in England are eligible to bid for Marginal Viability Funding. This includes all unitary councils (including London Boroughs).

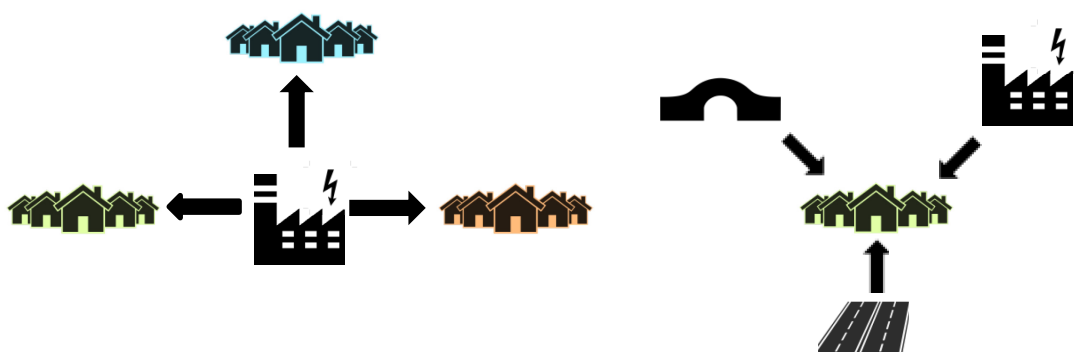
Ranking bids

We want local authorities to submit their most ambitious bids so that we can fund the best proposals available. Local authorities are therefore asked to **rank the bids they submit in order of priority**. When ranking bids, local authorities need to consider the degree of ambition in the bid, primarily in terms of the value for money and the number of additional homes; the strategic approach; and the deliverability of the infrastructure and homes.

When we assess bids against our criteria, we will look at the highest priority bid first. We may then assess the authority's lower priority bids in ranking order.

We do not expect local authorities to bundle together lots of different, small proposals into a single bid. Instead, we are looking for proposals that make cohesive sense.

For example, a bid could cover a single piece of infrastructure which will unlock one or more housing sites. Or it could cover multiple pieces of infrastructure, which then unlock homes in a specific location.



Bids are capped at £10 million

We expect to fund bids up to £10 million. The £10 million cap applies to the Housing Infrastructure Fund bid, and not the size of the overall scheme. We want Government money to go as far as possible and so we are looking for schemes to maximise private sector investment and for the majority of the funding to be in place or identified.

Higher levels of funding may be awarded **in exceptional cases** to bids that can demonstrate a transformational delivery of new homes.

2. Requires grant funding

Bidders will need to demonstrate that **the schemes cannot happen without the financial support of this Fund** but would still offer a net benefit to society. This means we require evidence of a demonstrable market failure and that developers, or others, are not able to pay for the infrastructure themselves. Demonstrating that grant funding is required also applies if the land is publicly owned.

A market failure could be caused by a range of reasons. Bids will need to set out who would benefit from the infrastructure, who will be paying towards it, why those benefiting cannot pay the full costs upfront, and what has changed since the land was purchased.

The amount of any funding award will take account of predicted cash flows for the schemes, expected developer contributions and the size of grant needed. In certain circumstances, we **may ask developers to open their books to us**, before any funding is awarded.

This Fund is not to be used when developers, or others, are able to pay for the infrastructure themselves. Nor is it to be used to bail out developers who have simply overpaid for land.

If a local authority is able to make efficiency savings or recover funding from developers and delivery partners in subsequent years, then this money can be retained and recycled in order to help them to achieve more housing delivery in the future. In return, if there are any cost increases, then the local authority, and their delivery partners, will be expected to find other sources of funding to meet such costs, rather than additional grant being provided through this Fund.

Please see **Annex 2** on page 18 for **technical guidance** on demonstrating market failure.

3. Delivers physical infrastructure

We will fund **physical infrastructure** that a local area needs in order to get homes built. The funding is for capital expenditure and bids will need to explain what physical infrastructure is being delivered. This could, for example, include:

- transport and travel
- utilities
- schools, community, heritage and healthcare facilities
- land assembly
- digital communications
- green infrastructure, such as parks and green corridors
- blue infrastructure, such as flood defences and sustainable drainage systems.

4. Supports getting an up-to-date plan in place

If we are to build the homes this country needs, we need to make sure that enough land is released in the right places, that the best possible use is made of that land, and that local communities have control over where development goes and what it looks like. The Housing White Paper sets out proposals to make sure every part of the country has an up-to-date, sufficiently ambitious plan so that local communities decide where development should go.

Local authorities need to reflect this in their Housing Infrastructure Fund bids:

- the local authority must have an adopted **up-to-date plan** (either a development plan or spatial development strategy) or a plan that has been submitted for examination; **or**
- bidders need to demonstrate that the funding will unlock the release of otherwise undeliverable land, which will **speed up getting the plan in place**.

5. Has support locally

We are asking communities to accept that more housing is needed if future generations are to have the homes they need at a price they can afford.

For Housing Infrastructure Fund bids, we are also asking local authorities to demonstrate that their infrastructure proposals have **support locally**.

This means we will seek evidence of a strong local commitment to delivery, including between different tiers of local government and with delivery partners and providers; the involvement of local communities and MPs; and engagement with Local Enterprise Partnerships.

6. Meets our spending timetable

This Fund is available up to 31 March 2021. When making funding decisions, we will take into account our funding profile for the £2.3 billion Fund. This includes funding in 2017/18 and so **we will prioritise announcements for strong schemes that can start spending straight away**.

When we make individual funding awards, we will announce the full funding amount for the scheme. We will also give an annual profile, which will need to be spent in the year allocated.

How will we assess bids?

All eligible bids will be assessed using three main criteria.

1. Value for money

We want to maximise the benefits from public money by funding the best value for money proposals that we can. We also want to ensure that all schemes funded provide a greater total net benefit than cost. When submitting bids, there will be a series of questions that follow the principles set out in the Green Book and the [DCLG Appraisal Guide](#). These will allow us to assess whether a scheme represents good **value for money**.

To do this, bids will need to provide a **Benefit Cost Ratio** (BCR) which quantifies the benefits from homes being built, and compares these to the costs to Government. All benefits and costs will be discounted at the standard rate of 3.5% per annum. Discounting is a technique used to compare costs and benefits that occur in different time periods. It is based on the principle that, generally, people prefer to receive goods and services now rather than later.

Calculating the benefits

We will use **land value uplift** in quantifying the net benefits of a proposal. This measures the difference of value from the land's current use to when it is used for housing and captures all private sector costs of development. For example, derelict ex-industrial land has a much lower land value than a thriving housing development.

We encourage local authorities to provide site level information of valuations as part of their bids. If these are not available, or not sufficiently robust, then we will instead use the Department's published estimates.¹

The next step is then to work out what proportion of the housing is likely to be **additional**. This will be based on an assessment of what would have happened anyway. This includes on the site without Government intervention (the 'deadweight') and in the wider area (so how many homes may be 'displaced' from other developments).

Calculating the costs

In calculating the BCR, we will take into account **the total amount of funding being provided by central Government**. This is to make sure we capture all of the costs to government, and do not double count the benefits where these may have already been captured elsewhere. This includes the amount sought from the Housing Infrastructure Fund and also any other central Government funding going into the same scheme. This does not include any funding put in by local government or by Local Enterprise Partnerships.

¹ <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2015>

We have created a '**Ready Reckoner**' to give local authorities an indication of how proposals will look from a value for money perspective. This is available on our website at www.gov.uk/government/publications/housing-infrastructure-fund.

Local authorities can look to put together a package of complementary central Government funding for schemes.

Please see **Annex 3** on page 19 for further technical guidance on our approach to value for money.

2. Strategic approach to delivering housing growth

We want to fund those schemes that take a strategic approach, with strong local leadership and joint working to achieve higher levels of housing growth in the local area, in line with price signals, and supported by clear evidence.

Proposals should:

- demonstrate **strong local leadership** in:
 - making more land available for housing development by delivering ambitious plans that address housing pressures as reflected in price signals. Where areas go beyond this, it will further strengthen their bid;
 - effective joint working between authorities;
 - the delivery of new homes;
- provide a clear **evidence-base** that the infrastructure would unlock significant numbers of new and better homes, taking into account local housing markets, areas of opportunity for growth, constraints holding back new housing supply, and making the most of all available funding streams;
- **diversify** the housebuilding market, for example by encouraging new market entrants and SME builders to deliver housing.

Effective joint working between authorities includes **working collaboratively across boundaries** to deliver new infrastructure and housing at scale and at pace. One example of joint working may be where an infrastructure proposal connects an authority which has high housing need but lacks suitable housing sites, with an authority which has housing sites and would benefit from connection with an area of greater economic growth.

Joint bids

We encourage local authorities to set out their approach to joint working and to submit **joint bids** where their housing or infrastructure needs align. All joint bids require a single local authority to be identified as the lead bidder. The lead bidder will then include the joint bid as part of their ranking.

Joint bids need to demonstrate that both, or all, local authorities are taking a strong and active role in delivering the scheme, including committing their own resources and being part of the scheme's governance and project management.

This reflects proposals in the Housing White Paper to see more and better joint working where planning issues go beyond individual authorities, building on the existing duty to co-operate.

3. The scheme and homes can be delivered

In their bids, local authorities will be asked to set out their **delivery plans** for both the infrastructure and the subsequent housing. We wish to see evidence that:

- there is a clear plan to deliver the infrastructure;
- there is a clear link between the provision of the infrastructure and the delivery of the homes; and
- all the key delivery partners are working together effectively.

As part of this, we will need to understand the local authority's key milestones, project plan, and any levers or contractual arrangements with key delivery partners or those operating in the local housing market. For instance, where a scheme involves a new road, we would expect the Local Highways Authority to support the bid.

Bids will be assessed on the relative deliverability of the proposed scheme – both for the infrastructure and the subsequent housing. This will, for example, include:

- the strength of the plans;
- the progress made to date;
- the status of planning permissions;
- the strength of active commitment from key partners and delivery bodies;
- the project management and governance approach;
- the understanding of key delivery risks and their mitigations;
- the number of critical dependencies, especially those outside of the local authority's direct control; and
- the nature of the local housing market and why the proposed delivery approach suits that market.

We will also work across Government to ensure the proposed infrastructure scheme aligns with Government approaches, we take a co-ordinated approach to investment, and decisions are informed by knowledge from relevant Government bodies, such as the Homes and Communities Agency, the Environment Agency, and Highways England.

Successful local authorities will need to agree a named lead and senior officer, who will be responsible and accountable for delivery of the infrastructure.

There could be circumstances where the infrastructure would be delivered by a different local government body than that submitting the funding bid. We would look for clear delivery commitment and engagement from all the relevant organisations and for a mutual agreement on which organisation would be best placed to be the accountable body for the funding.

Other considerations

We will prioritise schemes based on their impact against these main criteria, with an emphasis on value for money. We may also take into account our funding profile, the geographical capacity of an area to deliver the infrastructure development, and wider economic considerations.



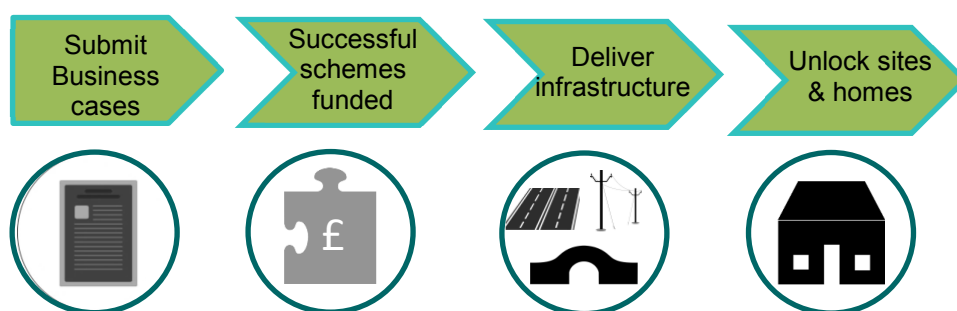
Next steps and submitting a bid

Marginal Viability bids will be assessed using a one stage process. Eligible local authorities need to **submit their bids online by 28 September 2017**.

The **online bidding form** will be made available on our website during July.

All bids need to be signed off by the **S151 officer**, who will provide assurance that the bid meets the requirements set out in this document and the relevant terms and conditions.

Bids will be assessed and funding awards announced from late 2017 or early 2018.



Help is available

Please go to www.gov.uk/government/publications/housing-infrastructure-fund to **access more support** and for contact details.

Our **Ready Reckoner** is also available online to give local authorities an indication of how proposals will look from a value for money perspective.

If you are interested in the strategic **Forward Funding**, please see the separate supporting document.

Terms and conditions

Grant payments

Over recent years, Government policy has been to free local authorities from some of the previous Governments' accounting and reporting requirements, and to devolve greater powers and accountability. There is also a statutory framework of legal duties and financial controls on local authorities, to ensure proper democratic accountability, transparency, public scrutiny and audit.

In line with that, funding will be awarded for individual schemes covering **the full duration** of the Housing Infrastructure Fund programme. Payments will be made six monthly under **section 31** of the Local Government Act 2003 and will be based on progress reports from the local authority. These will need to confirm that that delivery is on track and that there is a reasonable expectation that they will be able to spend the allocated funding on the infrastructure scheme that year. If the local authority

cannot provide adequate assurance, then Government retains the right to withhold the grant in that period and will work with the local authority to re-profile expenditure to match the anticipated spend profile. A small number of grant conditions will apply, covering:

1. The money is to be spent on capital;
2. The scheme will deliver by an agreed date. Otherwise, the Department can recover any unspent funding;
3. Any costs saved or recovered are retained by the local authority and to be used for further housing delivery; and
4. The Local Authority will assure Government on delivery through proportionate regular reporting on progress.

Individual timings and assurance approaches will be developed in discussion with local authorities ahead of any grant determination being issued.

Engagement and monitoring

We need to ensure that we are making the best funding decisions and getting the best outcomes for taxpayers. We therefore ask successful local authorities to help us to review how well the funding is working and **achieving results**.

We will work with successful local authorities to agree a proportionate approach to providing information on key achievements, such as:

- Spend
- Delivery of infrastructure
- Delivery of new homes.

Legal requirements and procurement of third parties

Local authorities are responsible for ensuring that any funding they are awarded will be spent in accordance with **all applicable legal requirements**. This includes state aid, public procurement law, wider public law (including the Public Sector Equality Duty), and planning law.

Any development decisions for specific proposals must go through the **normal planning process** and be guided by development plans, taking into account all material considerations. As part of the bidding process we will be seeking assurance of this.

The responsibility for **procuring infrastructure** rests with the local authority. Where a local authority chooses to loan or pay money to developers or contractors to secure infrastructure delivery, it will be for them to construct and agree the terms under which this transfer of money occurs and to ensure they comply with public procurement law and state aid requirements. The local authority will also be responsible for ensuring the recipient delivers on that agreement, and for taking any follow-up enforcement action.

Annex 1: Examples

We anticipate receiving bids for a range of types of infrastructure required to unlock housing. These are examples of Marginal Viability proposals that would work well against our assessment criteria. However, the Fund is highly competitive and bids will be chosen based on those which perform best against the published criteria.

Example 1: New Link Road

Scheme with single piece of infrastructure unlocking multiple housing sites							
Site type: Brownfield				Housing market strength: Medium			
Infrastructure needed	New link road	Number of homes	3,000	Funding requested	£5 million	Total scheme cost	£35 million

The proposal would enable the delivery of five key housing sites in the area, unlocking at least 3,000 new homes, by providing funding to put in a new link road.

The total scheme will cost £35 million with £15 million coming from the private sector (through Community Infrastructure Levy and Section 106 payments) and £15 million allocated from local public funding. However a £5 million gap has been identified due to the high costs of infrastructure which cannot be met through other funding sources. £2 million of this is needed in the financial year 2017/18 and the remaining £3 million in 2018/19.

An independent assessment has indicated that housing development would stop at about 600 new homes if the link road is not built, falling short of an ambitious local plan trajectory.

There is local support for the link road, including from two local MPs, because existing roads are heavily congested, particularly around the local primary school. The scheme has strong local leadership and commitment from within both local authorities and with the Local Enterprise Partnership.

The link road is part of a wider vision to connect different strategic travel hubs and economic areas. For this reason, two neighbouring local authorities have submitted this as a joint bid. One of the housing sites is being developed by an SME builder, partly through direct development and partly through a contractual arrangement with a local community of custom builders.

There is a robust delivery plan, clear project management, and contractors are already engaged. All homes either have planning consent or are allocated in the local plan, and developer procurement is well progressed. The local authority has contractual arrangements with the developers who will meet a pre-agreed build-out rate. Funding recovery and recycling by the local authority can be expected if the developer makes a higher than expected profit.

The proposal shows good value for money, and the additionality of the homes is medium.

Example 2: Flood Defences

Scheme with single site requiring multiple pieces of infrastructure to unlock							
Site type: Brownfield				Housing market strength: High			
Infrastructure needed	Flood defences; remediation; public realm	Number of homes	1,400	Funding requested	£8 million	Total scheme cost	£135 million

The proposal would enable the delivery of a priority housing site for the area, unlocking at least 1,400 new homes, by providing funding to overcome difficult and costly infrastructure requirements including: flood defences; extensive remedial works; and public realm works.

A developer is already on board; however they have been unable to continue with the development due to the substantial infrastructure requirements. These could not have been known at the time of purchase and were highlighted following more detailed site investigations.

The total scheme will cost £135 million with £120 million coming from the private sector. However an £8 million gap has been identified which cannot be met through other funding sources.

Enabling the scheme will also act as the catalyst for re-development of an adjoining site delivering an additional 200 homes. The flood defences are also a key component of the local authority's wider strategic vision for the town in line with their local plan.

Outline planning consent for the masterplan, and detailed consent for the infrastructure is expected within six months of grant awarded. The related infrastructure works are expected to start on site next year with housing starts following within six to seven months.

The developer is keen to see the site delivered quickly and is considering options, with the support of the local authority and local stakeholders, to diversify the tenure mix of the development to support increased build-out rates.

This proposal shows good value for money and the additionality of homes is high.

Example 3: Land Remediation

Site type: Brownfield				Housing market strength: Medium			
Infrastructure needed	Land assembly; site access; public realm and land treatment works	Number of homes	2,000	Funding requested	£10 million	Total scheme cost	£300 million

The scheme will enable the delivery of a local plan site, unlocking at least 2,000 new homes in a city centre location, by providing funding to overcome a number of barriers, including site assembly and site access.

The majority of the site is rail locked and the provision of new and reconfigured road infrastructure will provide the necessary access into the site to release capacity and facilitate delivery of the development. Land which will provide a key point of access for the site is owned by a third party who does not wish to take forward the development themselves. Due to the high infrastructure costs no willing purchaser has been found. Funding is required to purchase the land in order to make sure this integral part of the site does not prevent the full potential of the development being realised.

Upfront infrastructure requirement costs have previously rendered the scheme unviable. However through a recent re-design of the site access, the costs have significantly reduced. £240 million of private sector funding has been identified along with further public sector investment. Despite the substantial amount of private and public investment a £10 million gap has been identified due to the significant clean-up costs of the brownfield land which cannot be met through other funding sources

The scheme has significant support from the Local Enterprise Partnership and the local authority is engaged with Network Rail with a governance board established to provide support.

The scheme has a masterplan and is identified as a key strategic site for the area. Planning applications for the whole site and the infrastructure will be submitted shortly. The spend profile for the required funding is in-line with the Fund requirements and will be drawn between 2017 and 2021.

The proposal shows an acceptable value for money, and the additionality of the homes is medium.

Annex 2: Technical Guidance on Demonstrating Market Failure

Market failure occurs where the market alone cannot achieve an economically efficient outcome. In the case of schemes that are eligible for marginal viability funding, this will occur when there is a need to provide infrastructure that no one developer would be able or willing to fund on their own, but may also mean resolving a failure of co-ordination between developers. The Treasury's Green Book provides further guidance on what constitutes market failure.

Bidders will need to demonstrate that the need to deliver infrastructure has caused a viability gap as we will use this fund only to pay for infrastructure where the market is unable to provide it. We only want to fund schemes that are able to demonstrate that providing this infrastructure will unlock new housing.

Bidders will also need to demonstrate that this market failure has occurred since the site was acquired, and identify a clear 'trigger event' that caused the site to become unviable. We will not use this fund to compensate developers who have simply overpaid for land.

Potential bidders should bear in mind that not all factors that prevent development are market failures. For example, if the revenue from a development is too low to justify the costs of construction, or a site is too risky to secure private finance, then developing housing may not be the best outcome for that site or a good use of Government funding.



Annex 3: Technical Guidance on Demonstrating Value for Money

The economic appraisal will be based on the present value economic benefits of a scheme, divided by its present value costs to central government. This will generate a benefit cost ratio. The two elements of this are described below.

Economic benefits

The Housing Infrastructure Fund is targeted at unlocking the economic benefits from new housing. We will quantify these economic benefits using **land value uplift**, which represents the economic benefits of converting land into a more productive use. Land value uplift is calculated by the difference between the value of the land in its new use, minus the value in its previous use.

Where bidders are able to provide alternative site specific land values, these may be used instead, providing government can be assured that the calculation of land value uplift is consistent with DCLG Appraisal Guide.

If site valuations are not available or not sufficiently robust, **the Department's published estimates are to be used.**² These are based on Valuation Office Agency data and provide the value of residential land by local authority and industrial and agricultural land by region. These are produced for the specific purpose of economic appraisal and provide a consistent estimate of economic benefits across different areas.

The total land value uplift on a site will provide the gross economic benefit. It will then be necessary to estimate how much of this economic benefit is genuinely **additional**; that is, how much development would have occurred in the absence of the intervention. Two elements of additionality should be considered:

- Firstly, the **deadweight**, which in the context of the Housing Infrastructure Fund will refer to development that would have happened on the site without government intervention. This may, for example, reflect that some portion of a site could be developed without the infrastructure funding. It may also reflect that the infrastructure funding will only accelerate development on a site, in which case the deadweight will be very high. Estimating the proportion of the benefits which are deadweight will be based on the characteristics of the specific site, and will be a judgement that must be made and justified by the local authority that is submitting the bid.
- Secondly, the **displacement** caused by a site must be considered. This reflects two possibilities; firstly, that bringing forward a new site within a local housing market may crowd out other private sector investment; and secondly, that new sites being unlocked by new infrastructure may prevent other new sites coming forward through the planning system, if a local authority is already meeting its local plan housing requirement. Typically, market

² <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2015>

displacement will be higher where a local housing market is weak and house prices will be low. Displacement in the planning system will be lower if a local authority is trying to actively increase the amount of land brought forward for housing. The extent of displacement will be judged based on the information provided by the local authority, and data about the local housing market.

Quantifying additionality is not a precise science. Using the factors above, we intend to group bids in approximate additionality categories, based on the values below:

Additionality	% estimate
High	75%
Medium high	50%
Medium low	25%
Low	10%

Calculating costs

In appraising costs, we will only take into account costs on central government. This will reflect both spend from this fund, and any other funding that has been received from central government. This will not reflect any money spent or recovered by the local authority or by a Local Enterprise Partnership.

All costs and benefits will be discounted at the standard rate of 3.5% per annum. This will tend to favour delivery sooner rather than later.

Further help

More information is available in the HM Treasury Green Book, including the supplementary guidance on Valuing Infrastructure Spend, and in our [DCLG Appraisal Guide](#).

We also encourage local authorities to test the value for money of their Housing Infrastructure Fund proposals using our [Ready Reckoner](#).





Housing Infrastructure Fund: Marginal Viability Fund

Funding Clarification Programme

Grant Award Recommendation

From:	reg. 13
Date:	1 March 2019
To:	reg. 13 - General Manager General Manager
Scheme Ref:	HIF/MV/000309
Scheme Name:	Osney Mead Innovation Quarter
Local Authority Applicant:	Oxford City Council
Amount of HIF Funding - Requested:	£6,090,000
Amount of HIF Funding - Recommended:	£6,090,000
Housing Units Unlocked	Bid: 603 Actual: 603
Funding Clarification Report Author:	reg. 13 Cushman & Wakefield

Brief overview of infrastructure scheme:

The proposed bid is for the provision of flood defences and cycling infrastructure to unlock 603 units for student accommodation.

The total bid is for £6.09 million and the bidder is Oxford City Council (OCC). The greenfield site that is the focus of residential development is owned by the University of Oxford, with the Environment Agency completing site assembly for the wider site of the flood defences.

reg. 12(5)(e)

The assessor has identified that a viability gap of £6.09 million exists for this scheme and that grant funding would be appropriate.

Recommendation:

Award grant funding, subject to the below conditions

Rationale for Grant Award

Scheme overview

The site is located 0.6 miles south west of Oxford railway station. It is situated in a predominantly industrial location, with land to the south and east abutting against the green belt. The site is bound to the north/east by the River Thames. The site is owned by the University of Oxford.

The plan below outlines the site:



Rationale for infrastructure

Link between housing and infrastructure

The proposed infrastructure works are part of a large-scale flood alleviation programme for the wider area, which directly unlocks the subject site for use in a residential capacity. The remaining infrastructure that requires HIF funding is to connect the new residential development to the wider cycle network.

The link between housing and infrastructure is clear: the site which is earmarked for development within the application cannot be used for housing as the site is currently classified as Flood Zone 3. The flood defences remove the in-principle planning objection to residential development, thus allowing it to obtain planning permission.

Infrastructure costs

The cost of the proposed infrastructure works is set out in the table below:

Works Category	Status	Cost	Funding Source
OFAS scheme contribution	Not started	£4,580,000	HIF
Sustainable route enabling infrastructure (cycle route)	Not started	£1,740,000	HIF
Total		£6,320,000	

It is not clear how the £230k difference between the anticipated infrastructure costs and the HIF funding sought is to be funded. **Confirmation of how this gap will be funded will be a pre-contract condition.**

The total infrastructure cost across the total scheme is considerably higher than the £6.09 million HIF requested, at a total cost of c £150 million

Funding sources

reg. 12(5)(e)

Planning permissions

A decision on the planning permission for the infrastructure works is anticipated in reg. 12(5)(e) with the application having been submitted in March 2018. **Confirmation that infrastructure planning permission has been achieved will be a pre-drawdown condition.**

The residential planning permission is anticipated to be submitted shortly with permission granted by reg. 12(5)(e)

Land ownership

reg. 12(5)(e)

Land value

reg. 12(5)(e)

reg. 12(5)(e)

Housing unlocked/accelerated

603 homes will be unlocked. A breakdown of the phasing of these is provided in the table below:

Phasing	Affordable Rent (postgrad & researcher accommodation)	Total
FY18/19		
FY19/20		
FY20/21		
FY21/22		
FY22/23		
Beyond FY22/23		
Total		603

reg. 12(5)(e)

We would suggest, at this outline stage and based on the information available, that it is unreasonable to expect housing to be delivered prior to the completion of the OFAS, and as such the delivery may look more like the following:

: reg. 12(5)(e)

The **affordable target is 0%**. This is owing to the fact that the units to be completed will be offered at a 30% discount to market rental, and offered to students at the university.

BCR

The original BCR for the total scheme is **10.8** based on 603 homes being delivered. No further changes to the unit numbers or costings are anticipated.

reg. 12(5)(e)

Contracting party for HIF

Oxford City Council will be the contracting party for HIF.

Viability/Need for MVF

The assessor has identified that a viability gap of £6.09 million exists for this scheme and so grant funding should be provided.

Contract Conditions Recommended

reg. 12(5)(e)

Project Milestones for Monitoring Purposes – To be reviewed prior to Contract Award

The following milestones have been provided for both the infrastructure works and residential developments:

Date	Project Milestone
<i>Infrastructure Milestones</i>	
reg. 12(5)(e)	Infrastructure contractor(s) appointed.
	Infrastructure works started.
	Infrastructure works completed.
<i>Residential Milestones</i>	
reg. 12(5)(e)	Residential contractor(s) appointed.
	First residential units commenced.
	First residential completions.

Recommendation agreed by:

Name: reg. 13

Signature:

reg. 13

Date:

5/3/19

Housing Infrastructure Fund - enquiry

Bid details	Primary Local Authority Project type Additional Local Authorities	Oxford Marginal viability funding
Contact details	reg. 13 reg. 13 @oxford.gov.uk reg. 13 Lead details	
Scheme details	Scheme name Scheme description Physical infrastructure Other physical infrastructures Site plan(s)	Osney Mead Innovation Quarter (OMIQ) The University of Oxford is supporting the joint Housing Infrastructure Fund bid with the Environment Agency, Oxfordshire County Council, and Oxford City Council. The Osney Mead Innovation Quarter project will transform the industrial estate into an innovative and attractive mixed use environment accommodating commercial and residential development and providing expansion space for currently constrained University activity. The first stage of the OMIQ masterplan comprises the development of 603 units of residential accommodation for early career researchers and graduate students. The accommodation will comprise a mix of flat types and would be split providing ^{res-12} graduate student units and ^{res-12} early career researcher units. This specialist residential accommodation would help release private market housing, reducing pressure on the heavily constrained Oxford housing market. The residential elements will generate a 24/7 environment to foster academic research and commerce. Road/highway, Flood defence, Other, Public realm works Sustainable route enabling infrastructure Site Masterplan; wider masterplan area (file: Osney Mead Vision - July 2016 Masterplan Layout.jpg) Residential accommodation specific plan (file: ExtractPage8 - Masterplan Phase 1 Numbers and mix of accommodation Option B Plan.pdf) Diagram Oxford Flood Alleviation Scheme (file: Oxford Flood Alleviation Scheme Schematic.docx) Pedestrian and Cycling Infrastructure Proposals (file: Transport Infrastructure Proposals Overview.docx)
Options appraisal	Problem being addressed	There is a funding gap of £6.09m. £4.35m must be secured by November 2017 to deliver the Oxford Flood Alleviation Scheme (OFAS) and enable the delivery of the 600 units of new residential accommodation at the Osney Mead Innovation Quarter. 8.8 hectares of the site is classified as Flood Zone 3. The OFAS design substantially reduces the flood risk to this land currently at risk within the Osney Mead industrial estate, without increasing the flood risk elsewhere. The land planned for housing within the redevelopment master plan of the site will be re-classified post scheme as Flood Zone 3 benefiting from defences. This is important as it removes the in-principle planning objection to residential development in this area and therefore the ability to seek planning permission. The site will need to be low car, requiring good access by foot, cycle and and public transport from the city centre

and surrounds. However there is also a gap of £1.738m against a total highways cost of £4.72m.

Options considered

EA engineers have looked at the possibility of providing standalone defences for the Osney Mead site. The cost of such works would outweigh the potential flooding benefits and therefore this option was discounted. Standalone defenses in this area would also raise flood levels locally and create additional overland flood routes due to the flat topography in the area and would increase flood risk to others. There is also insufficient space within the site to provide local mitigation for the increased flood levels. Funding support for OFAS is consequently the only acceptable option for reducing flood risk in this area. The scale of OFAS reduces flood risk across Oxford, creates the mitigation required and provides the level of protection to support residential development within the site. The University Transport consultants looked at a range of sustainable transport options and selected the scheme that provides most direct access and best value, outweighing other aesthetic factors.

If funding not secured

Alternative options are ruled out. The Oxford Flood Alleviation Scheme has been designed by the Environment Agency to the best and most cost effective system to allow for the safeguarding of Oxford homes and delivery of new homes on the Osney Mead Innovation Quarter. The scheme has been agreed with key partners in this joint bid and considered the most acceptable solution that will enable the transport infrastructure to be developed and the master plan for the Innovation Quarter implemented in a phased way. The solution outlined in respect of pedestrian and cycle routes is the most cost effective solution to connect users of the site to the north, west and through city centre sustainable transport modes. The approach is to minimise vehicular access as fully as possible and ensure the most sustainable access possible.

Strategic approach

Demonstrate strong local leadership

The University of Oxford is supporting the joint Housing Infrastructure Fund bid with the Environment Agency, Oxfordshire County Council, and Oxford City Council. The University is a major strategic land owner in the area and has developed a masterplanning strategy for Osney Mead Innovation Quarter which lies within the area to be supported by proposed infrastructure investment. Delivery of a set of local mitigation measures aligned with the Oxford Flood Alleviation Scheme (OFAS) will release 8.8Ha of land from the flood zone 3. Phase I implements a Sustainable Urban Drainage (SUDs) programme which mitigates against flood risk of the site and adjacent sites, which will be led by the Environment Agency. The OMIQ project will transform the industrial estate into an innovative and attractive mixed use environment accommodating commercial and residential development and provide expansion space for currently constrained University activity. It will also provide new sustainable, foot and cycle route infrastructure which will improve access to the west of the city, led by Oxfordshire County Council. The first stage of the masterplan comprises the development of 600 new units of residential accommodation for early career researchers and graduate students. The construction will be phased to allow the University's Residential Accommodation office to resource and manage the increasing housing stock. This specialist residential accommodation would help release private market housing, reducing pressure on the heavily constrained Oxford housing market. The residential elements will help generate a 24/7 environment to foster interdisciplinary research and

	<p>interactions between the academic and commercial world. These are vital human resource for the University and early career researchers have been shown to spend around two-thirds of their salary on rent, an issue the University is committed to directly addressing, to sustain access to research talent.</p>
Demonstrate unlocking new & better homes	<p>8.8 hectares of the site is classified as Flood Zone 3. The OFAS design substantially reduces the flood risk to these 8.8 without increasing the flood risk elsewhere. The land planned for housing within the redevelopment master plan of the site will be re-classified post scheme as Flood Zone 3 benefiting from defences. This is important as it removes the in-principle planning objection to residential development and therefore gain planning permission. The successful delivery of the OFAS is therefore essential infrastructure for the redevelopment of this area for city centre homes.

The development location requires very low car use/parking. Limiting on-site parking combined with restricted on-street parking will form a major element in controlling vehicle movements to and from the site, but this will need to be accompanied by improvements to non-car access to ensure travel demand can be met, which will be necessary for the development to be successful. These have a gap of £1.738m.
</p>
Demonstrate diversifying housebuilding market	<p>The masterplan phase I comprises 603 units of residential accommodation for early career researchers and graduates, delivered directly by the University. This will comprise a mix of flat types (en-suite single bedroom, single studio, double studio, 1 bed, 2 bed and 3 bed flats) and would be split providing approximately 400 graduate student units and 200 early career researcher units. It is considered within the University's Graduate Accommodation Strategy that the ^{reg. 12} early career researcher units could become available by ^{reg. 12(5)(e)}. The remaining ^{reg. 12} graduate accommodation units would be delivered by ^{reg. 12(5)(f)}

This specialist residential accommodation would help release private market housing, reducing pressure on the heavily constrained Oxford housing market. This new accommodation stock will also contribute to the University and City Council's shared objective to ensure the number of students within private market accommodation does not exceed 3,000, adopted Local Plan policy.</p>
Local MP(s)	<p>Awaiting response Local MPs are aware of the proposal and have been consulted through the Master-planning process. A letter of support is expected shortly.</p>
Your upper tier authority	Not applicable
Combined authority	Not applicable
All supporting Local Authorities	Not applicable
Local Enterprise Partnership(s)	<p>Awaiting response OxLEP has supported this scheme throughout and has also worked to secure Local Growth Funding Round 3 for the job creation and housing potential of the wider Masterplan.</p>
Local community	<p>Yes Osney Mead Masterplan Consultation charts (file: Osney Mead Masterplan Consultation charts.docx)</p>
Dev partner(s) (Infrastructure)	Not applicable

	Dev partner(s) (Housing)	Not applicable				
Plan status	Plan adopted or submitted Date adopted or submitted Actions to review the plan	Yes 14/03/2011 Now undergoing preparation, The Local Plan 2036 will become the main policy document for Oxford. In 2016, we consulted on the issues new Local Plan should cover. We have listened to what local communities, businesses and other organisations told us and we undertook further consultation on the Preferred Options from 30 June to 25 August 2017. The site is specifically mentioned in the preferred site stable within this consultation document stating; 'Consider further for allocation for housing, student accommodation, employment, retail, academic, primary healthcare, hospital/medical research, hotel, community/cultural facilities, open space, subject to further information on deliverability and suitability.'				
	Web addresses to relevant documents	www.oxford.gov.uk/downloads/download/877/oxford_local_plan_2016-2036_preferred_options_document				
Economic case	Number of sites Who controls the site Total size of site Area on brownfield Percent is housing	1 The University of Oxford controls ownership of the site allocated for student accommodation. 9 ha 9 ha 100 %				
	<table><tr><th>Local Authority</th><th>Number of Homes</th></tr><tr><td>Oxford</td><td>603</td></tr></table>	Local Authority	Number of Homes	Oxford	603	
Local Authority	Number of Homes					
Oxford	603					
	Total number of homes	603				
	Percent homes affordable	0 %				
	Projected housing delivery 2017 / 2018	0				
	Projected housing delivery 2018 / 2019	0				
	Projected housing delivery 2019 / 2020	0				
	Projected housing delivery	reg. 12(5)(e)				
	Projected housing delivery					
	Projected housing delivery					
	Projected housing delivery					
	Projected housing delivery future years	0				
	Full / Detailed	0				
	Outline	0				
	Planning in principle	0				
	Allocated	0				
	None	603				
	Homes delivered if without funding	0				
	Explanation for number delivered	Without removal from Floodzone 3 designation, no additional houses can be created under current policies related to flood zone development.				
	Providing site valuations	No				

Financial case	Funding amount	£6,090,000
	2017/2018	£6,090,000
	2018/2019	£0
	2019/2020	£0
	2020/2021	£0
	Total scheme costs	reg. 12(5)(e)
	Land	£0
	Infrastructure (including sunk costs)	£6,090,000
	Construction	reg. 12(5)(e)
	Abnormals	£0
	Professional Fees	reg. 12(5)(e)
	Finance Costs	reg. 12(5)(e)
	Allowance for developer profit	reg. 12(5)(e)
	Other	£0
	Evidence of assumed scheme costs	The scheme costs have been prepared by the University of Oxford Estates Team, based on costs of similar developments undertaken in the area.
	Gross development value	reg. 12(5)(e)
	Private sale / rent income	reg. 12(5)(e)
	Affordable sales income	£0
	Commercial income	£0
	Other income	£0
	Evidence of assumed GDV	The University of Oxford Estates team have provided these costs based on consultancy advice and benchmarking against local comparable developments.
	Previous Funding Application	Yes
	Previous Funding Application Details	reg. 12(5)(e)
	Local Authority investment (inc. LGF funding)	reg. 12(5)(e)
	PWLB loan	
	Other public sector investment	
	CiL/S.106 contribution	
	Private sector investment (inc debt finance)	
	Indicative public sector investment	22 %
	Aim to recover funding	Yes
	How intend to recycle	Any overage due to the partners will be invested through in further University based residential accomodation.
	Cashflow plan	File: HIF Osney Mead simple marginal viability calculation 20-09-2017.xlsx Desc: Osney Mead Viability Calculation
Milestones & delivery	Infrastructure planning permission granted	reg. 12(5)(e)
	Outstanding statutory consents received	
	Infrastructure contractor(s) appointed	
	Residential contractor(s) appointed	
	Infrastructure works started	
	Infrastructure works completed	

First residential units commenced First residential completions		reg. 12(5)(e)
Infrastructure planning references		The three planning authorities with regulatory responsibility for the OFAS scheme, Oxford City, Vale of White Horse District, and the County Council (minerals and waste), have agreed to submit a single planning application for the entire scheme, resulting in a single decision. We will jointly commission a legal opinion to determine the ideal assessment route to avoid delays. The pedestrian/ cycling routes align with Transport Strategy and were consulted on ahead of a comprehensive submission.
Engagement with contractors and procurement		Early in the OFAS appraisal process, TVO were appointed to provide supplier engagement advice. Since then, we have undertaken extensive market engagement with both Tier 1 and Tier 2 contractors. We have used the feedback from this engagement to help shape our commercial and risk sharing approach. A construction project manager is supporting detailed design, and informing the tender and works information for the appointed contractor. For our major contracts, EA use the WEM Framework .
Statutory powers obtained		EA have a Basic Service Agreement with Network Rail to discuss potential constraints working on their land for OFAS and have started the process of agreeing a Basic Asset Protection Agreement.
Statutory powers outstanding		reg. 12(5)(e)
<hr/>		
Approach to delivery		
Outline delivery plan		Osney Mead IQ ODP (file: OSNEY MEAD IQ OUTLINE DELIVERY PLAN - HIF MV 280917 2.docx)
Plans to deliver infrastructure		.
Link between infrastructure and homes		Approximately 8.8 hectares of the site is classified as Flood Zone 3. The OFAS design substantially reduces the flood risk to the areas at risk within the Osney Mead industrial estate, without increasing the risk elsewhere. The land planned for housing within the redevelopment master plan of the site will be re-classified post scheme as Flood Zone 3 benefiting from defences. This is important as it removes the in-principle planning objection to residential development in this area and therefore enables the ability to seek planning permission. The OFAS also significantly reduces the flood risk currently preventing safe access and egress to and from the site. The successful delivery of the OFAS is therefore essential infrastructure to deliver these homes.
Delivery partners working together		The partnership structures for both OFAS and the development in and around the West End: Through the West End Area alliance, partners work together closely on all development in the area. Sub-groups have been set up such as the one to consider synergies between development at Oxpens, Osney Mead and OFAS. These are supported by County, City, OxLEP and Environment Agency staff. The aim is to ensure a strategic, joined up approach.

Management case

Governance and oversight

The Environment Agency leads on OFAS. both councils are formal partners to the EA on this project. Project Board members assist the project executive at the EA to formulate recommendations to Programme Board who then consider/short list/recommend approval to Sponsoring Group who then give final sign off. Project Board meetings are as and when required. Programme Board meetings are every 2 months. Sponsoring Group meetings are every 3 months (once a quarter). All meetings are led by the EA and the project is managed by exception. Internally within the Council, there is an officer stakeholder group of interested parties who are kept up to date.

Oxfordshire County Council as Highways Authority have developed work plans, oversight and governance processes in place to deliver the pedestrian and cycle route scheme as part of the their current programme of delivery of the Oxford Transport Strategy.

Resourcing for scheme

The City Council's current financial contribution to OFAS is as follows:

- £1.5m capital to EA directly to help fund project development costs.
- £1m in kind contribution by not claiming up to £1m of land compensation as part of the CPO process
- £6.2m Local Growth Fund bid (submitted and awarded through OxLEP and contracted through the University).

The Council is a formal partner to the EA on this project. The following people perform the following roles:

reg. 13

[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]

Management and monitoring

The OFAS PM will manage the detailed design contract with commercial support such as cost management provided at key decision points. Construction contracts will be managed in line with the roles identified in the Engineering and construction contract (ECC). An ECC Project Manager and ECC Supervisor will be appointed. These key roles will be provided by specialist providers. Appointment to ECC Project Manager is instructed following an in-depth interview by the EA's contract and risk manager. This ensures a competent and qualified individual undertakes the role.

Given the scale of OFAS EA will appoint the ECC Project Manager early to secure the best person for the role and ensure a smooth transition between tendering and contract management. National Cost Management Framework (NCMF2) suppliers will be contacted early to agree timescales. WEM Deed of Agreement details the process to dispute resolution.

Risk	Mitigation
OFAS: Weather event during construction	Earthworks restricted to April-Oct annually
OFAS: Increase in land costs	Ongoing dialogue with landowners to reach negotiated settlements
reg. 12(5)(e)	
OFAS: Cumulative impact of risks delaying construction by one year	Active programme management and detailed preparatory works schedule
OFAS: Material volumes higher than expected	Full topographic survey commissioned and 3D earthworks model

reg. 12(5)(e)

Risk	Mitigation
Design does not meet Planning requirements	identify requirements at the start of the project to ensure issues are avoided.
Late significant changes to project's design	engagement strategy to communicate proposals to the public with due consideration given to feedback.
Additional environmental and archaeological measures	An environmental constraints study survey will be undertaken. No issues identified in work to date
Unexpected impact on existing traffic flows	Ensure counts and flows are up to date. Brief to designer to minimise impact to other modes

Project dependencies

OFAS is being promoted as a standalone scheme and as such there are no programme dependencies now that the updated hydraulic model between Sandford and Mapledurham has been completed as part of a separate study.

To enable contractors to bring as much innovation to their programme as possible, the EA will try to minimise constraining them at tendering stage. Excluding legal compliance (e.g. translocation of protected species at specific times during the year) the main driver behind the overall programme delivery will be to ensure that no-one is placed at greater flood risk during the construction phase. Effectively this will mean careful sequencing of the construction activities, for example, the secondary walls and embankments cannot be completed until the main channel is operational.
Delivery of highways works depends on both the OFAS and Osney Mead schemes receiving planning permission the principle direct beneficiaries of the bid, so work programme coordination is ongoing.

Section 151 officer sign off

File: Section 151 Officer sign off.pdf
Desc: Section 151 Officer Sign off

Supporting documents

Section 151 officer sign off

File: Section 151 Officer sign off.pdf
Desc: Section 151 Officer Sign off

Cashflow plan

File: HIF Osney Mead simple marginal viability calculation 20-09-2017.xlsx

Outline delivery plan

Desc: Osney Mead Viability Calculation
File: OSNEY MEAD IQ OUTLINE DELIVERY PLAN - HIF MV 280917 2.docx

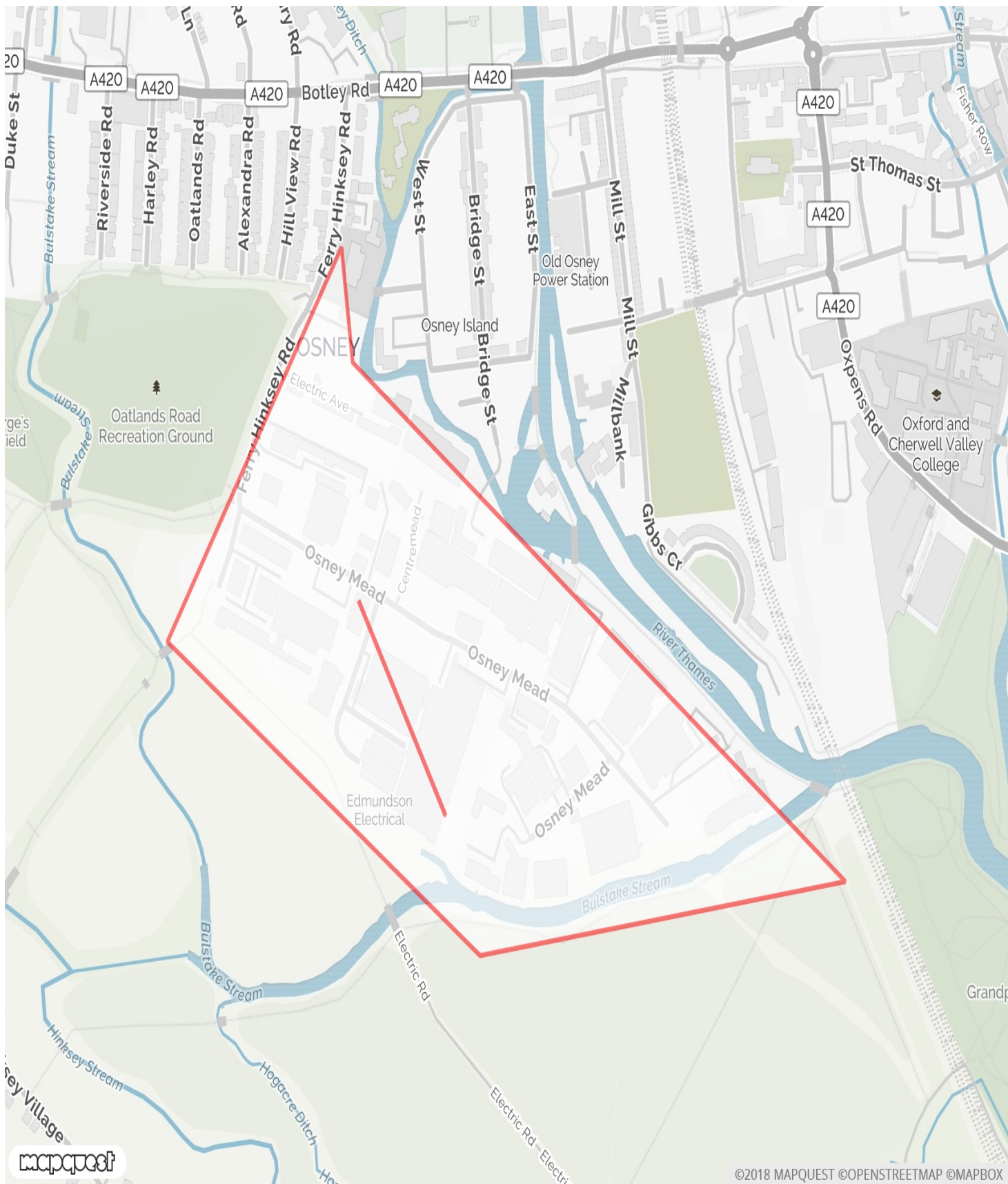
Site plan(s)

Desc: Osney Mead IQ ODP
File: Osney Mead Vision - July 2016 Masterplan Layout.jpg
Desc: Site Masterplan; wider masterplan area
File: ExtractPage8 - Masterplan Phase 1 Numbers and mix of accommodation Option B Plan.pdf
Desc: Residential accommodation specific plan
File: Oxford Flood Alleviation Scheme Schematic.docx
Desc: Diagram Oxford Flood Alleviation Scheme
File: Transport Infrastructure Proposals Overview.docx
Desc: Pedestrian and Cycling Infrastructure Proposals

History

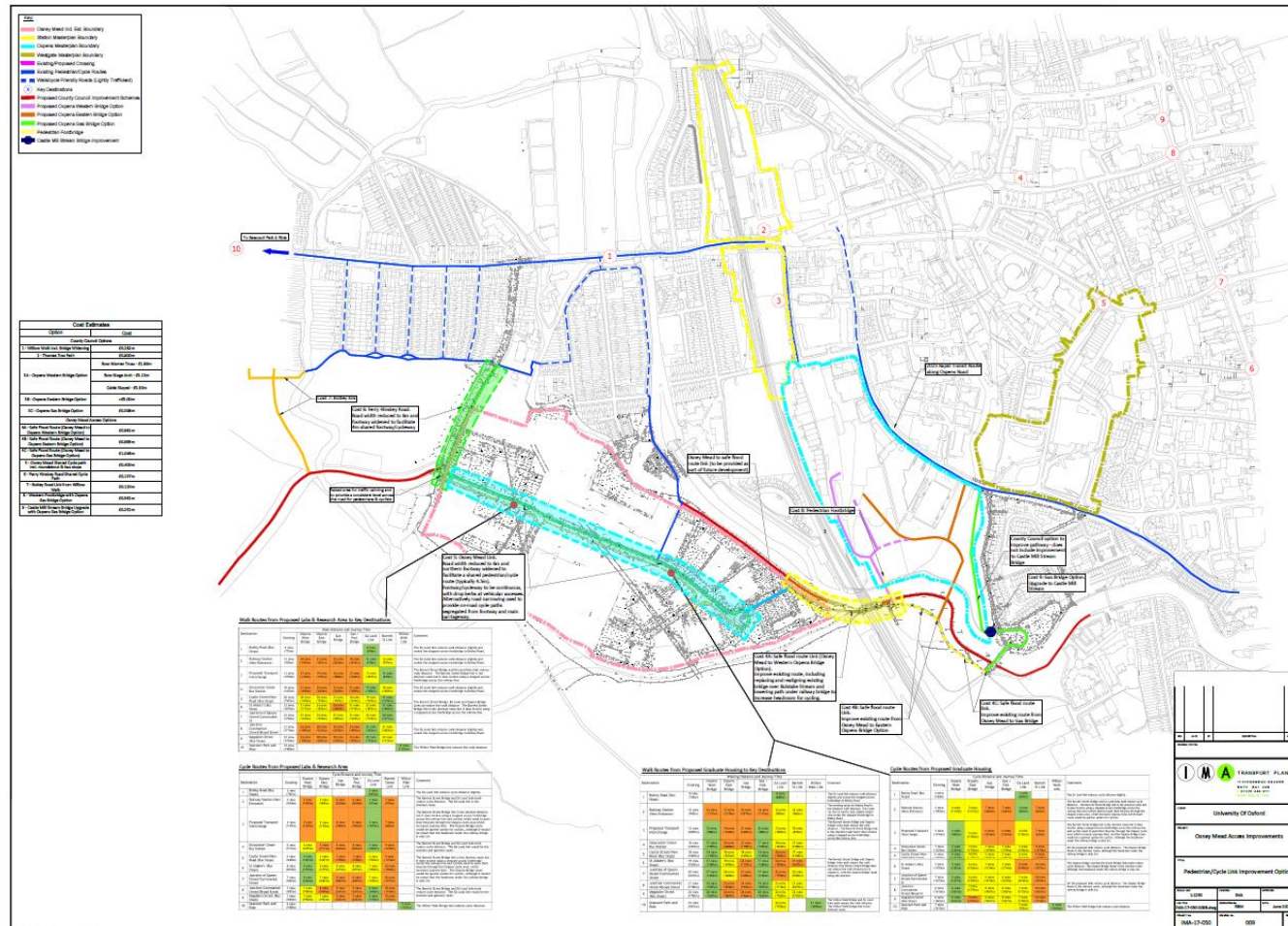
Submitted date

28/09/2017



There are a number of elements to the required package of access improvements as scheduled below, and shown on the plan attached below. The underlined elements form part of £1.738m funding bid to HIF, whereas the earlier elements are funded.

- Element 1 - Willow Walk Incl. Bridge Widening (estimate £0.282m)
- Element 2 - Thames Tow Path (estimate £0.8m)
- Element 3 - Oxpens Western Bridge ('Bow Warren Truss' bridge – estimate £2m)
- Element 4A - Safe Flood Route (Osney Mead to Oxpens Western Bridge Option) (estimate £0.981m)
- Element 5 - Osney Mead Shared Cycle path incl. roundabout & bus stops (estimate £0.4m)
- Element 6 - Ferry Hinksey Road Shared Cycle Path (estimate £0.137m)
- Element 7 - Botley Road Link from Willow Walk (estimate £0.12m)
- Element 8 – Willow Walk improvements (estimate £0.1m).





**Homes
England**

4th April 2019

reg. 13

Oxford City Council
St Aldates Chambers, 109 St Aldate's, Oxford, OX1 1DS

Re: HIF MVF 309 Osney Mead Innovation Quarter, Oxford

Dear reg. 13

SUBJECT TO GRANT DETERMINATION AGREEMENT

Further to our letter, dated 21st March 2019, which confirmed that the above scheme received internal approvals to proceed with the formal award of a grant, we write to you to detail the conditions of the approval.

The approval is subject to the conditions detailed below and the grant determination agreement. The grant award is to fund the provision of flood defences and cycling infrastructure in support of the delivery of new student accommodation.

This offer of funding is subject to legal exchange of the grant determination agreement by reg. 13 after which point the Homes England reserves the right to retract the offer of funding.

The grant (in £) and outputs approved by Homes England is as set out below.

Funding	Total
HIF MVF	£6,090,000
Total	£6,090,000

Outputs	
Total	603

Please note any variances to the above spend or outputs must be approved in writing by the Homes England. HIF MVF funding is available until reg. 13. All MVF funding is required to be spent by this date.

The approval is subject to the following conditions being met prior to entering into the grant determination agreement.

reg. 12(5)(e)

The drawdown of funds is subject to a signed grant determination agreement and the following conditions precedent being met:

reg. 12(5)(e)

It should also be noted that the following conditions are a requirement of all grant determination agreements.

reg. 12(5)(e)

Please note that any communications on the outcome of funding clarification are subject to Homes England approval.

Yours sincerely

reg. 13

General Manager of Infrastructure and Complex Projects

reg. 13

From: reg. 13
Sent: 13 November 2020 08:33
To: reg. 13
Subject: RE: Osney Mead HIF - GFA change requests
Attachments: reg. 12(5)(e)

Hi reg. 13

The attached is to chat through in our call later this morning.

Thanks

reg. 13
Senior Manager, Infrastructure Grant Project Management



T: reg. 13

Homes England, Northstowe House, Rampton Road, Longstanton, Cambridge, CB24 3EN

[@HomesEngland](#)

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



OFFICIAL SENSITIVE - COMMERCIAL

From: reg. 13
Sent: 12 November 2020 09:47
To: reg. 13 <reg. 13@oxford.gov.uk>
Subject: RE: Osney Mead HIF - GFA change requests

Thanks reg. 13

Happy to discuss all of this including the capacity support. In terms of approval timescales, I have a draft report ready to go subject to discussing the Schedule 4 conditions and Schedule 3 milestone dates with you so hopefully following Friday's call I can push the paper through our approvals process next week. I have discussed this with colleagues already so there *should* be no surprises! Will you need to wait until Committee approval in January to enter into a Deed of Variation / other arrangement with the Grant Funding Agreement or can this be actioned earlier?

Kind regards

reg. 13

Senior Manager, Infrastructure Grant Project Management



T: reg. 13

Homes England, Northstowe House, Rampton Road, Longstanton, Cambridge, CB24 3EN

[@HomesEngland](#)

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



OFFICIAL SENSITIVE - COMMERCIAL

From: reg. 13 <reg. 13 [oxford.gov.uk](mailto:reg.13@oxford.gov.uk)>
Sent: 11 November 2020 14:40
To: reg. 13 <reg. 13 [homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Subject: RE: Osney Mead HIF - GFA change requests

Thank you for forwarding this and it will be helpful to go through the points with you on Friday.

In terms of timescales I will need to draft reports for internal approval starting on the 23rd November to get to a committee in January so it would be helpful to understand the timescales for Homes England so hopefully we are able to align the approvals process (to the extent that they need to be).

The other aspect it would be helpful to discuss with you is the recent Homes England letter (attached), and the capacity support that might be available.

reg. 13

From: reg. 13 [mailto:reg. 13@homesengland.gov.uk]
Sent: 11 November 2020 09:16
To: reg. 13 <reg. 13@oxford.gov.uk>
Subject: Osney Mead HIF - GFA change requests

Hi reg. 13

Apologies I have not got back to you before now on Osney Mead. I have reviewed the documents you have provided and discussed the scheme with colleagues. We should be in a position to proceed but before approval it would be helpful to chat through and confirm the following:

1. Milestones dates for Infrastructure 1 (contribution to OFAS) and Infrastructure 2 (cycle and pedestrian networks);
2. Schedule four conditions, including how to structure them to allow the contribution to OFAS and the cycle and pedestrian networks to proceed independently; and whether an "initial draw" for Infrastructure 2 might be useful whereby the council can claim a small proportion of the grant ahead of meeting the relevant schedule four conditions to aid timely delivery;
3. The current contract's requirement for a Title Letter and Restriction on Title for the Site – it would be helpful here to understand a little more about the relationship the council has with the residential site's owner/developer;
4. Revised housing starts and completions forecast, including a view on how proceeding with Infrastructure 2 can accelerate delivery;
5. Revised grant drawdown profile;
6. Next steps, including Homes England approval and arrangements for a Deed of Variation to the grant funding agreement; and
7. Anything I may have missed!

I have drafted an internal approval paper and will share with you ahead of our call the annex which includes the proposed milestones and schedule 4 conditions (based on the documents you have provided) so we are working on the same information.

Out of Scope

Kind regards

reg. 13
Senior Manager, Infrastructure Grant Project Management



T: reg. 13

Homes England, Northstowe House, Rampton Road, Longstanton, Cambridge, CB24 3EN

[@HomesEngland](#)

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 03 December 2020 16:05
To: reg. 13
Subject: HIF for Out of Scope Osney Mead
Attachments: Out of Scope Out of Scope reg. 12(5)(e)
20 12 03 Osney Mead Innovation Quarter (003).docx

Hi reg. 13
Hope you are well?

I am conscious there is quite a bit happening on the HIF projects and to progress them and follow up on information needed so I have set out the various issues below and perhaps it would then be worth having a call next week to make sure everything is on track?

Out of Scope

Osney Mead

Amendment of the Funding Agreement

Cabinet authorisation is required to enter into an amended agreement and I have prepared a report for the 20th January meeting. I am conscious there are some matters that still need to be resolved to enable the amendment of the HIF agreement and I am keen we are able to resolve these prior to the 20th Jan.

Milestones Tracker

I attach an amended version of the milestone tracker with gaps filled with suggested dates. I would be grateful if you could confirm these are acceptable.

reg. 12(5)(f)

reg. 12(5)(f)

Funding Justification

To support the amendments I have drafted the attached note re the link between the housing at Osney Mead and the proposed infrastructure. I would be grateful if you could confirm if this provides adequate information.

Revised Cashflow and drawdown

The current cashflow is based on the proposed housing scheme and has been updated. reg. 12(5)(f)

Capacity Funding

Following reg. 13 letter we discussed briefly the access capacity funding. Are you able to provide any guidance for accessing this funding? I have done a review of time currently being spent on projects and considered the time likely to be required to manage the projects and believe it will be important to be able to fund this work going forward. Would it be appropriate for a written request to be made shortly?

Having made quite a lot of progress on the HIF funding I hope we will be able to move these things forward to be able to agree revisions to the agreements and move towards implementation.

Would it be helpful if I set up a meeting to go through the outstanding issues?

reg. 13

reg. 13 | PMO | Regeneration & Economy | Oxford City Council | St Aldate's Chambers (Second Floor) | 109 St Aldate's | Oxford | OX1 1DS | Tel: reg. 13 | Mob: reg. 13

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Osney Mead Innovation Quarter

Relationship of Infrastructure Delivery to Housing Delivery at Osney Mead

Note for Homes England

3 December 2020

Background

The Osney Mead industrial area has developed over time to contain a mixture of buildings and business. As an older industrial area it is at a relatively low density and offers opportunities for redevelopment, maximising the location close to the city centre, contributing to the residential and business needs of the city. reg. 12(5)(f)

The Osney Mead Innovation Quarter project will transform industrial land to an innovative and attractive mixed use development for commercial and residential development. The first phase of this is the development of 603 residential units for early career researchers and graduate students.

Policy

The land at Osney Mead is identified for development in the recently adopted Oxford Local Plan. The land at Osney Mead and within the West End are identified as areas of change in the local plan.

9.14 Policy AOC1: West End and Osney Mead

Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:

- Create high-density urban living that makes efficient use of land
 - Maintain a vibrant mix of uses
 - Has regard to the framework set out in the West End Design Code
- Maximise the area's contribution to Oxford's knowledge economy
 - Enhance public realm along the waterways
 - Enhance connectivity throughout the area, including along and across waterways
 - Enhance the pedestrian and cycling experience
 - Ensure that the heritage of the area informs and guides new development proposals
 - Create easy and attractive transport interchange
 - Reduce car parking


As part of the requirements for the area of change the supporting text at 9.21 identifies the need to provide additional connections across the river to facilitate the development of the area and integrate it into the city.

9.21 Although currently separated from it, a new link across the river should be provided to integrate the site with the city centre. The masterplan for the site should consider in greater detail how and when the pedestrian and cycle bridge can be delivered, recognising that its delivery will require the landowners on the both sides of the river Thames to accommodate its physical provision within their masterplans. The pedestrian and cycle bridge will also connect the site with the new student development next to Oxpens. Therefore, if the connection is in place, the site should begin to function as an extension of the city centre. It would therefore be suitable for residential use that may include student accommodation and employer-linked housing or market housing. Delivery of housing should support and complement the employment function of the site.

The site specific policy for Osney Mead is set out in SP2 which is below. In addition to issues around connectivity the policy highlights the requirements to meet the sequential test with regard to flood mitigation.

In view of the complexity of the West End and Osney Mead development opportunities, and the need to co ordinate the developments and delivery of infrastructure, a West End and Osney Mead supplementary planning document is being produced.

Policy SP2: Osney Mead



Planning permission will be granted for a mixed use development that includes employment uses, academic uses, student accommodation, employer-linked affordable housing and market housing. The development of an innovation quarter is encouraged. The development is expected to deliver around 247 homes. Other complementary uses will be considered on their merits.

The site would only be suitable for academic institutional uses provided that the requirements of Policy H9 are met.

Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. A masterplan approved by the City Council should be developed prior to any development, and all development should comply with the masterplan.

New high-quality public open space should be created on the site. Footpaths to and through the site should be provided and existing routes enhanced. The masterplan should consider in greater detail how and when a new pedestrian and cycle bridge will be delivered linking this site with the other side of the river.

Development should be designed to enhance the relationship and connection between the site and the river and to enhance physical and visual permeability of the site. Development should be designed to have a positive impact on views, particularly the view from Hinksey Hill to the historic core.

A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.

There is therefore strengthened policy support, since the original HIF bid was submitted, that will facilitate the development of the area at Osney Mead. The policy identifies the need to address flooding issues and requires new pedestrian and cycle links to connect the site to the City Centre. The HIF funding is part of a wider package of funding in place to support the early provision of the walking and cycling links to facilitate development at Osney Mead.

To assist the development of the area work has now commenced on the production of Supplementary Planning Document for the area to guide the development of the area.

HIF Application

The HIF application set out the link between the HIF funded infrastructure and the delivery of the planned housing at Osney Mead as set out below;

Approximately 8.8 hectares of the site is classified as Flood Zone 3. The OFAS design substantially reduces the flood risk to the areas at risk within the Osney Mead industrial estate, without increasing the risk elsewhere. The land planned for housing within the redevelopment master plan of the site will be re-classified post scheme as Flood Zone 3 benefiting from defences. This is important as it removes the in-principle planning objection to residential development in this area and therefore enables the ability to seek planning permission. The OFAS also significantly reduces the flood risk currently preventing safe access and egress to and from the site. The successful delivery of the OFAS is therefore essential infrastructure to deliver these homes.

OFAS and Delivery of Housing

Part of the Osney Mead lies in Flood Zone 3 as well as the access to it. In considering the identification of site or development a Strategic Flood Risk Assessment and sequential test was undertaken to justify the development of the site, all be it that the policy further identifies the need to have a comprehensive Flood Risk Management Strategy.

The Oxford Flood Alleviation Scheme (OFAS) creates additional flood capacity to the west of the City to reduce the impact of flooding from the river through the central part of the City. By reducing the risk of flooding it will not only protect existing properties but could facilitate further development.

The Policy Paper into the OFAS scheme highlights;

‘Oxford has a long history of flooding. Significant floods in recent decades have caused damage to homes and businesses and closed the main railway line and major roads.

The Environment Agency maintains rivers and streams in and around Oxford. This work reduces the risk from smaller floods. Significant flooding cannot be reduced by maintenance alone.

Climate change is happening now and the UK government declared a climate emergency in 2019. We have seen the devastating effects of flooding across the country this winter and climate change is expected to cause more frequent and more severe floods. The Oxford Flood Alleviation Scheme is designed to manage flood risk in Oxford over the next 100 years.’

The scheme is therefore a major investment that will not only protect existing homes and businesses but support development in areas where it would not otherwise be possible or desirable. The Osney Mead industrial site is to be defended as part of the flood alleviation work, this will facilitate investment and the redevelopment of the area particularly the construction of housing, a more sensitive use. The OFAS scheme therefore directly relates to the delivery of housing.

HIF Walking and Cycling Infrastructure

The HIF application primarily focuses on the OFAS scheme but the delivery of the walking and cycling works are equally critical to the delivery of housing at Osney Mead. One of the current constraints to developing the site is the flooding of access routes to the site. The HIF funding provides the opportunity to create a link to provide a dry walking and cycling route in the event of flooding. This section would link to work already underway to provide improved walking and cycling links through Osney Mead funded by the Local Growth Fund and the Oxpens Osney Bridge funded by the Growth Deal.

The HIF funding is targeted at the improvement of the towpath between Osney Mead and Grandpont Nature Reserve, where it will link with the Oxpens Osney Bridge. reg. 12(5)(f)

reg. 12(5)(f)

reg. 12(5)(f)

The proposal is therefore to improve the path along the tow path between Osney Mead and the City Centre (part delivered by other funding) which will provide;

- Convenient and attractive walking and cycling links between the city centre, rail station and Osney Mead. This supports development at Osney Mead by facilitating movement to and from the site by means other than the private car. The road network within the City is congested and the City suffers from areas of poor air quality so it is essential walking and cycling opportunities are provided and made attractive.
- A safe dry route to Osney Mead at times of flood. This will reg. 12(5)(f) facilitates the development of residential development at Osney Mead.

Necessity for HIF funded infrastructure to deliver housing

Although OFAS and walking and cycling infrastructure can be delivered as separate projects they are both necessary to support the development of new housing at Osney Mead. The revised programme for OFAS means the walking and cycling infrastructure has a particularly key interim role to support early housing delivery in advance of the OFAS scheme being completed.

The implementation of the HIF agreement is therefore sought to enable each scheme to draw down funding to enable them to be delivered independently to support the delivery of housing.

reg. 13

From: reg. 13
Sent: 08 July 2021 15:02
To: reg. 13
Subject: HIF Osney Mead - queries on the OFAS/bridge enabling works

Hi reg. 13

As discussed, the panel were supportive of the proposal to fully tranche the funding for the cycle and pedestrian works so funding for that can be drawn independently. This will need to be confirmed by us formally in writing.

They did have some questions in relation to the OFAS/bridge replacement:

A few questions:

1. Please confirm the overall costs for the flood alleviation works now that this also includes the bridge works. What are the sources of funding?
2. What is the risk that we fund the bridge enabling works and then the OFAS project doesn't proceed?
3. What specifically are we funding in relation to the flood alleviation works? There seems to be a very short window between HIF funded infrastructure starting in reg. 12(5)(e) and the scheme being forecast to spend by reg. 12(5)(e)

reg. 12(5)(e)

4. The Central Government approval of the Business Case in reg. 12(5)(e) seems very late in the process. Is this correct?

My note: reg. 12(5)(e) *was my estimate of the Full Business Case approval* reg. 12(5)(e)

5. Is there any possibility the wider project can come forward earlier or do certain works have to be carried out first?

Happy to discuss the above.

Thanks

reg. 13

Senior Manager, Infrastructure Grant Project Management



T: reg. 13

Homes England, Northstowe House, Rampton Road, Longstanton, Cambridge, CB24 3EN

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 30 June 2023 13:58
To: reg. 13
Cc: reg. 13
Subject: HIF @ Osney Mead
Attachments: reg. 12(5)(e)

Hi reg. 13

I have now collated responses re the milestones for the DofV which I attach. The DofV should be back with you next week with only very minor changes which I hope won't cause any issues.

You will see some of the dates have gone back re the OFAS enabling works as the planning permission has been delayed by the need for additional hydrological modelling which is currently being undertaken. The impact of this is that claims for the HIF funding are now likely to be split between the work being undertaken by the EA and County as discussed.

If there are any comments on the milestones do please let me know.

reg. 13

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 14 August 2023 11:06
To: reg. 13
Cc: reg. 13
Subject: HIF @ Osney Mead

Hi reg. 13

I have been back to the grant funding agreement and I think the agreement does not split the funding. It refers to the total commitment for the £6,090,000 and defines the HIF funded works as;

means the infrastructure works being funded by the Housing Infrastructure Fund (Marginal Viability Fund) pursuant to this Agreement including but not limited to flood defences (through a contribution to a wider flood defence scheme being funded and managed by the Environment Agency), and cycling and pedestrian routes in support of the delivery of new student accommodation;

Therefore whilst the bid was made with a specific split for the funding it is not set out in the funding agreement. On this basis there doesn't seem to be a need to vary the funding agreement but I would be grateful if you could confirm.

reg. 13

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 18 October 2023 17:26
To: reg. 13
Cc: reg. 13
Subject: Re: HIF @ Osney Mead - Deed of Variation
Attachments: reg. 12(5)(e)

Hi reg. 13

Thank you for the e-mail. We have been going through the HIF agreement at Osney Mead and trying to make sure we are able to claim once the DoV is signed.

The wording of Schedule 2 is problematic in the circumstances of this particular project where the Council is only delivering a part of the works. We have some suggestions which I attach would ensure that in certifying any claim we would be able to comply with the commitments sought. I would be grateful if these could be accepted but if it would be helpful to discuss please let me know.

Re the milestones there has been some slippage on the County Bridge programme with planning taking longer than anticipated. reg. 12(5)(e)

I know there was a desire to reduce the number of milestones and therefore we think it is possible to do this at the same time. I will look to get these to you tomorrow.

I hope this makes sense and thank you for your support in progressing the HIF DoV which hopefully we can have in place reg. 12(5)(e).

reg. 13

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From: reg. 13 reg. 13@homesengland.gov.uk
Sent: 18 October 2023 12:03 PM
To: reg. 13 <reg. 13@oxford.gov.uk>
Cc: reg. 13 <reg. 13@homesengland.gov.uk>
Subject: RE: HIF @ Osney Mead - Deed of Variation

Hi reg. 13

Thank you for your voicemail re the Osney Mead DoV – please can you share the amendments requested by your legal team ASAP, as reg. 13 is taking the scheme to panel for approval this week.

Out of Scope

Out of Scope

Many thanks

reg. 13

reg. 13

Head of Infrastructure Funding – Project Management (South)

reg. 13



Homes
England

[@HomesEngland](#)

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From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: Wednesday, October 4, 2023 8:11 PM
To: reg. 13 reg. 13@homesengland.gov.uk>
Subject: Re: HIF @ Osney Mead - Deed of Variation

Apologies for the delay in getting this to you.

reg. 13

OFFICIAL

From: reg. 13 reg. 13@homesengland.gov.uk>
Sent: 03 October 2023 9:20 PM

To: reg. 13 <reg. 13 [oxford.gov.uk](mailto:reg.13@oxford.gov.uk)>
Subject: RE: HIF @ Osney Mead - Deed of Variation

Hi reg. 13

Thanks for sending this through, I am working through this and hope to revert shortly. Do you have the revised milestones that you wish to include in DoV please? As I will review and get approval for these at the same time.

Many thanks

reg. 13

reg. 13

Head of Infrastructure Funding – Project Management (South)

reg. 13



OFFICIAL

From: reg. 13 <reg. 13 [oxford.gov.uk](mailto:reg.13@oxford.gov.uk)>
Sent: Monday, October 2, 2023 10:04 AM
To: reg. 13 <reg. 13 [homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Subject: Fw: HIF @ Osney Mead - Deed of Variation

From: reg. 13
Sent: 05 July 2023 11:21 AM
To: reg. 13 <reg. 13 [homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Cc: reg. 13 [@oxford.gov.uk](mailto:reg.13@oxford.gov.uk); reg. 13 - Oxfordshire County Council
reg. 13 [@Oxfordshire.gov.uk](mailto:reg.13@Oxfordshire.gov.uk); reg. 13 [@environment-agency.gov.uk](mailto:reg.13@environment-agency.gov.uk); reg. 13
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reg. 13 [@oxford.gov.uk](mailto:reg.13@oxford.gov.uk); reg. 13 Communities reg. 13 [@oxfordshire.gov.uk](mailto:reg.13@oxfordshire.gov.uk);
reg. 13 - Oxfordshire County Council reg. 13 [@Oxfordshire.gov.uk](mailto:reg.13@Oxfordshire.gov.uk)
Subject: HIF @ Osney Mead - Deed of Variation

Hi reg. 13 & reg. 13

Please find attached the draft Deed of Variation, on which we only have minor comments, and therefore I hope we can agree shortly.

I have separately sent the revised milestones to **reg. 13** and it would be helpful to discuss these before finalising to attach to the DofV.

Please let me know if there are any comments on the Deed of Variation.

Thanks **reg. 13**

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 19 October 2023 11:18
To: reg. 13; reg. 13
Subject: HIF @ Osney Mead - Schedule 3 Milestones
Attachments: reg. 12(5)(e)

Hi reg. 13 and reg. 13

I have now reviewed the milestones with our solicitor and updated to reflect the DofV changes and the agreements that are drafted with the EA and County. We have also tried to simplify, remove duplication and make sure there is consistency. I attach a track change version of the schedule with notes explaining the changes and a clean version which hopefully can be attached to the DofV.

Please let me know if it would be helpful to discuss or further amendments are needed.

reg. 13

reg. 13 | Regeneration Manager | Regeneration & Economy
Oxford City Council | Oxford Town Hall | St Aldate's | Oxford | OX1 1BX
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Website: www.oxford.gov.uk | Follow us on Twitter: www.twitter.com/OxfordCity | Like us on Facebook: www.facebook.com/OxfordCityCouncil



reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 02 November 2023 18:59
To: reg. 13
Cc: reg. 13 - Communities; reg. 13
Subject: HIF @ Osney Mead - Schedule 3
Attachments: reg. 12(5)(e)

Hi reg. 13

Please find attached an amended schedule 3 following our discussion.

reg. 13

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 18 December 2023 18:08
To: reg. 13
Cc: reg. 13; reg. 13
Subject: HIF @ Osney Mead
Attachments: reg. 12(5)(e)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi reg. 13

Thank you for your time today and further discussion re Osney Mead.

You requested further details of the issues and concerns that the funding agreement is raising. Below I look to set these out.

When we previously met the council's solicitor ran through some relatively minor changes with regard to the drafting of the Deed of Variation (DofV). These are put forward to provide clarity to the agreement, although I noted that for instance you felt the existing definition was sufficient to cover some of the design costs which it is proposed to claim.

The areas where we have a significant difficulty are as follows;

reg. 12(5)(e)

- reg. 12(5)(e)

reg. 12(5)(e)

reg. 12(5)(e)

reg. 12(5)(e)

The HIF funding for Osney Mead remains critical to the delivery of infrastructure that not only supports the proposed housing at Osney Mead but wider regeneration of the West End of Oxford. As noted above, the funding is a necessary part of the Oxford Flood Alleviation Scheme, reg. 12(5)(e) and the HIF allocation remains a necessary part of the funding package. Out of Scope

The HIF for Osney Mead is unusual in that it is seeking to support public sector delivery of necessary infrastructure ahead of planned housing delivery, with the housing still being masterplanned, and with the housing and the infrastructure a) located on separate sites, and b) being delivered separately from each other.

If you are able to assist in unlocking the remaining issues, we remain confident that we would be able to make a full claim before the end of the period, deliver the infrastructure, and continue to work with the University to deliver the housing once the OFAS scheme is in place.

I hope this provides you with sufficient information but I have also contacted the University to see if they are able to provide any further details to support the consideration of these matters.

reg. 13

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 22 January 2024 10:12
To: reg. 13
Subject: Re: HIF@ Osney Mead
Attachments: 24 01 18 Extension Request PDF.pdf

Sorry attached the wrong one!

OFFICIAL

From: reg. 13 <reg. 13@homesengland.gov.uk>
Sent: 22 January 2024 10:09 AM
To: reg. 13 <reg. 13@oxford.gov.uk>
Subject: RE: HIF@ Osney Mead

Hi reg. 13

Thanks, but the letter received is from a few years ago. Do you have the latest letter?

reg. 13

OFFICIAL

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: Friday, January 19, 2024 3:15 PM
To: reg. 13 <reg. 13@homesengland.gov.uk>
Cc: reg. 13 @environment-agency.gov.uk
Subject: HIF@ Osney Mead

Dear reg. 13

Please find attached a letter requesting an extension of time to be able to claim the HIF funding at Osney Mead. reg. 12(5)(f)

I would be grateful if Homes England could give this consideration and to be able to confirm the position as soon as possible. If it would be helpful to have further information please let me know.

reg. 13

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reg. 13
Senior Manager
Infrastructure Grant Project
Management
Homes England

Date: 18 January 2024

Your reference: HIF@ Osney
Mead

By e-mail

Dear reg. 13

Extension of Time Request for the HIF for Osney Mead

I am writing to request an extension of time to claim the HIF for Osney Mead.

The Council has been working with the Environment Agency, County Council and University of Oxford to be in a position to claim the HIF funding for several years. The delivery of the infrastructure has been delayed by the need for the Oxford Flood Alleviation Scheme (OFAS) to be redesigned to take account of necessary rebuilding of the Kennington Bridge, through which the OFAS channels run. Never the less the OFAS scheme is making good progress towards construction with planning permission about to be granted [reg. 12\(5\)\(e\)](#)

The HIF contribution remains critical to the funding of the OFAS scheme.

The pathworks, to improve the connection to development proposed at Osney Mead, which is allocated in the Oxford Local Plan, have been combined with the contract for the construction of a bridge over the Thames. This will provide a high quality active travel route supporting proposed development and linking it with the city center. It will also provide for a dry route in the event of flooding from the pathworks. By linking the two elements of infrastructure, all be it funded from different sources, it has been possible to maximize the value of the spend through efficiencies such as a single planning application, single contract and single set of prelims for the two projects. In addition sequencing has been looked at to ensure the pathworks are not damaged through construction of the bridge. The pathworks funding remains essential for the delivery of the infrastructure.

[reg. 12\(5\)\(f\)](#)



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I hope you are able to support this request to extend the period for the claiming of the HIF funding. If further information is required please do let me know.

Yours sincerely

reg. 13

reg. 13

Regeneration Lead



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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 29 January 2024 09:35
To: reg. 13
Cc: reg. 13 | reg. 13 | reg. 13
Subject: HIF@Osney Mead Oxford

Dear reg. 13

I sending this e-mail to follow up on the meeting we had with yourself and University of Oxford with regard to the HIF at Osney Mead on the 8th January. Having certainty of the availability of HIF funding remains critical both to the delivery of the Oxford Flood Alleviation Scheme and to the pathworks and the linked works to deliver the bridge to provide a route over the Thames connecting development areas.

The support of Homes England in seeking to find solutions to enable this funding to be drawn down is appreciated but the Council is concerned about the timescales remaining to resolve issues and drawdown the HIF. reg. 12(5)(f)

I am therefore e-mailing to see if a response from Homes England is available to enable this to move forward or if there is further information the needed that we could assist with?

I look forward to hearing from you.

reg. 13

reg. 13 | Regeneration Manager | Regeneration & Economy
Oxford City Council | Oxford Town Hall | St Aldate's | Oxford | OX1 1BX

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reg. 13

From: reg. 13 <reg. 13@oxford.gov.uk>
Sent: 27 February 2024 09:48
To: reg. 13
Subject: HIF @ Osney Mead
Attachments: OCC - Oxpens Bridge - PRINT-READY (2).pdf

Hi reg. 13

I thought I had better drop you an e-mail as we have started taking out trees for the bridge and HIF funded footpath at Grandpont and it is causing a few local issues.

The trees are coming out now to avoid the bird nesting season and potential delay to the programme over the summer. The works don't yet have planning permission (application is due to be considered in March) but the removal of trees does not need permission and we have been clear if the works don't get planning permission the area will be replanted anyway. There is a local group opposed to the tree removal and they are currently obstructing works and trying to get the press involved so they may also contact Homes England.

reg. 12(5)(f)

reg. 13

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reg. 13

From: reg. 13
Sent: 26 July 2024 16:06
To: reg. 13
Subject: HIF MVF - Osney Mead Innovation Quarter
Attachments: reg. 12(5)(e)

Dear reg. 13

Please see attached a letter from Homes England regarding the HIF MVF Osney Mead Innovation Quarter Project.

Kind regards

reg. 13 reg. 13

Senior Manager, Infrastructure Grant Project Management
reg. 13



[@HomesEngland](#)

The Housing and Regeneration Agency

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