

West Oxfordshire Community Infrastructure Levy (CIL)

Overview of past affordable housing delivery and planning obligations

September 2015

1. INTRODUCTION

- 1.1 West Oxfordshire District Council is seeking to introduce the Community Infrastructure Levy (CIL) into West Oxfordshire. CIL is a charge (£ per m²) placed on certain forms of development to help fund the general infrastructure needed to support the planned growth of an area.
- 1.2 As part of the supporting evidence base required to introduce CIL, the Council is required to provide information regarding the past delivery of affordable housing and contributions secured via Section 106 planning obligations.

2. Affordable Housing

'On-Site' Provision

- 2.1 Table 1 below sets out information on the past delivery of affordable housing in West Oxfordshire since 2001. This relates to 'on-site' provision as opposed to financial contributions secured towards 'off-site' provision.

Table 1 – Affordable Housing Delivery in West Oxfordshire

Year	Affordable Completions	Total Completions	Affordable as % of Total Completions	Plan Target
2001	118	392	30.1	20% on allocated sites but no specific target for non-allocated.
2002	11	450	2.4	As above
2003	75	567	13.2	As above
2004	53	629	8.4	As above
2005	218	733	29.7	As above
2006	113	810	14.0	30% allocated sites in Witney, Carterton, otherwise 50%
2007	186	865	21.5	As above
2008	94	578	16.3	As above
2009	22	384	5.7	As above
2010	163	424	38.4	As above
2011	181	359	50.4	As above
2012	28	278	10.1	As above
2013	41	186	22.0	As above
2014	105	396	26.5	As above
Total	1,408	7,051	N/a	
Average			20%	

2.2 It can be seen from Table 1 that since 2001, a total of 1,408 affordable units has been provided in the District, which equates to an average of 20% of total housing delivery per annum.

2.3 Table 2 provides further information on the location of the affordable housing provided during the period 2006 – 2013.

Table 2 – Location of Affordable Homes Provided (2006 – 2013)

Site	2006 /07	2007/ 08	2008/ 09	2009/ 10	2010 /11	2011 /12	2012 /13	2013 /14	Totals
Cheatle Crescent, Burford					13				13
Frethern Close, Burford								15	15
Shilton Park, NE Carterton		38	38	17	40				133
Queens Road, Carterton		9							9
Shilton Road, Carterton							19		19
Quarry Road, Chadlington*						12			12
Little Lees, Charlbury*							7	8	15
Parker Knoll, Chipping Norton	40	13							53
Rock Hill, Chipping Norton	13								13
Furlong Row, Clanfield	3								3
Mill Lane, Clanfield*			6						6
Queens Crescent, Clanfield	5								5
Stonesfield Road, Combe*						8			8
Ducklington Mill, Ducklington			8						8
Cox's Lane, Enstone								6	6
Crossways, Enstone					4				4
Filandic, Enstone		2							2
Manor Close, Enstone						5			5
Merton Close,					40				40

Site	2006 /07	2007/ 08	2008/ 09	2009/ 10	2010 /11	2011 /12	2012 /13	2013 /14	Totals
Eynsham*									
Eynsham East						50			50
Swan Lane, Hanborough*						24			24
The Elms, Langford*						8			8
Fairspear Road, Leafield*	10								10
Ansell Way, Milton- u-Wychwood						10			10
Choicehill, Over Norton*			6						6
Akeman Street, Ramsden*				5					5
Malthouse Farm, Standlake					2				2
Oxford Downs CC, Standlake		2							2
16 Blackditch, Stanton Harcourt*						16			16
The Dorrells, Stanton Harcourt							2		2
Maplewell House, Longore, Stonesfield								4	4
The Ridings, Stonesfield*						8			8
Early's of Witney	10	1							11
Dark Lane, Witney		15	33						48
MadleyPark, North East Witney	14	47	3						64
Tower Hill Works, Witney	18	6							24
Bridge Street Mill, Witney		53							53
Burford Road, Witney								8	8
Marriotts Walk, Witney					20				20
Valance Crescent, Witney					11				11
Wadards Meadow, Witney					4				4

Site	2006 /07	2007/ 08	2008/ 09	2009/ 10	2010 /11	2011 /12	2012 /13	2013 /14	Totals
Springfield School, Witney						12			12
Banbury Road, Woodstock*					16				16
Marlborough School, Woodstock					13	15			28
Hensington Farm, Woodstock						5			5
Marriott Close, Wootton*						8			8
TOTALS	113	186	94	22	163	181	28	41	828
*Sites developed under the Local Plan's Rural Exception Policy									

'Off-Site' Provision

- 2.4 In addition to the on-site provision of affordable housing as part of market housing schemes or rural exception sites (RES) the Council secures financial contributions from new developments towards the 'off-site' provision of affordable housing.
- 2.5 These financial contributions are put into the Council's housing enabling fund and used as appropriate to help facilitate the delivery of affordable housing in the District.
- 2.6 Table 3 below provides information on the amount of money received and held by the District Council towards affordable housing.

Table 3 – Affordable Housing Section 106 Financial Contributions Received and Balance Held (£) 2012 - 2015

S106 Balance as @ 31 3 2012	417,256.26
Cash Received 2012/13	181,922.00
Capital Expenditure 2012/13	14,173.00
S106 Balance as @ 31 3 2013	585,005.26
Cash Received 2013/14	0.00
Capital Expenditure 2013/14	100,000.00
S106 Balance as @ 31 3 2014	485,005.26
Cash Received 2014/15	257,250.45
Capital Expenditure 2014/15	0.00
S106 Balance as @ 31/03/15	742,255.71

3. Other Infrastructure Provision

- 3.1 In addition to affordable housing the District Council secures contribution towards other forms of infrastructure such as open space, leisure, parking, community facilities etc. Contributions are also secured by Oxfordshire County Council in relation to libraries, education and transport etc.
- 3.2 Tables 4 and 5 overleaf provide information on monies received and held by the District Council and County Council respectively.
- 3.3 The information for the District Council covers the period 2012 – 2015 and for the County Council the period 2004 – 2015.
- 3.4 For completeness, Table 4 relating to District contributions also includes information on affordable housing contributions in order to identify the total S106 monies received and held by the Council.

Table 4 – West Oxfordshire Affordable Housing and Other Section 106 Capital Receipts, Expenditure and Balances (£) 2012 - 2015

	S106 Balance as @ 31 3 2012	Money Received 2012/13	Capital Exp 2012/13	S106 Balance as @ 31 3 2013	Money Received 2013/14	Capital Exp 2013/14	S106 Balance as @ 31 3 2014	Money Received 2014/15	Capital Exp 2014/15	S106 Balance as @ 31/03/15
Affordable Housing S106	417,256.26	181,922.00	14,173.00	585,005.26	0.00	100,000.00	485,005.26	257,250.45	0.00	742,255.71
Other S106	1,116,173.06	307,723.31	183,775.29	1,240,121.08	467,980.89	43,543.89	1,664,557.75	10,023.28	446,454.82	1,208,079.65
S106 Capital total	1,533,429.32	489,645.31	197,948.29	1,825,126.01	467,980.89	143,543.89	2,149,563.01	247,227.17	446,454.82	1,950,335.36
S106 Revenue Total	1,938,728.68	0.00	50,000.00	1,888,728.68	0.00	9,000.00	1,879,728.68	78,634.27	0.00	1,958,362.95
Total S106 (capital and revenue)	3,472,158.00	489,645.31	247,948.29	3,713,854.69	467,980.89	152,543.89	4,029,291.69	325,861.44	446,454.82	3,908,698.31

Table 5 – Funding Secured by Oxfordshire County Council (2004/5 – 2014/15) (£)

Service	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07	2005-06	2004-05	Grand Total
Education Primary	585,032	67,911	231,131	126,229	20,492	374,255	-	8,643	-	32,000	-	1,445,693
Education Primary &/or Secondary	-	29,580	1,359	-	98,725	-	-	33,342	17,729	822,000	1,342,156	2,344,892
Education Secondary	440,792	83,694	269,495	192,177	28,622	318,849	28,770	64,405	52,407	106,137	-	1,585,348
Education SEN	80,317	6,794	10,993	8,070	1,002	22,343	1,368	264	-	-	-	131,151
Education Youth	-	-	-	2,212	4,922	8,487	-	-	-	-	-	15,621
Other Adult Learning	7,341	1,058	2,413	1,026	367	3,038	558	-	-	-	-	15,801
Other Countryside	466	4,859	1,656	-	-	81,071	74,700	-	238,140	-	7,000	407,892
Other Fire	-	-	-	700	-	-	-	-	-	-	1,671	2,371
Other Library	78,812	34,641	18,099	43,735	11,868	66,466	5,969	16,539	41,765	71,022	60,213	449,128
Other Mineral After Care	-	-	-	-	8,754	-	-	-	-	-	-	8,754
Other Museums	5,253	662	1,019	1,980	738	3,180	1,095	338	1,897	-	-	16,162
Other Social & Health Care	82,506	13,417	39,222	19,052	9,956	43,539	6,009	4,526	8,287	-	-	226,514
Other Waste Management	67,252	15,006	13,129	34,679	3,358	40,919	2,886	2,285	10,796	-	-	190,310
Transport Buses	109,000	57,000	-	-	-	243,409	4,300	-	-	-	24,000	437,709
Transport Highways	415,036	258,054	185,248	389,334	93,400	379,086	184,729	,211,154	106,938	562,642	239,715	4,025,336
Grand Total	1,871,806	572,676	773,764	819,194	282,204	1,584,642	310,384	1,341,496	477,959	1,593,801	1,674,755	11,302,681