# Appendix 08: Old Oak West – Level 1 Programme

Old Oak West OBC | Version 2: Revised December 2023









Department for Levelling Up, Housing & Communities





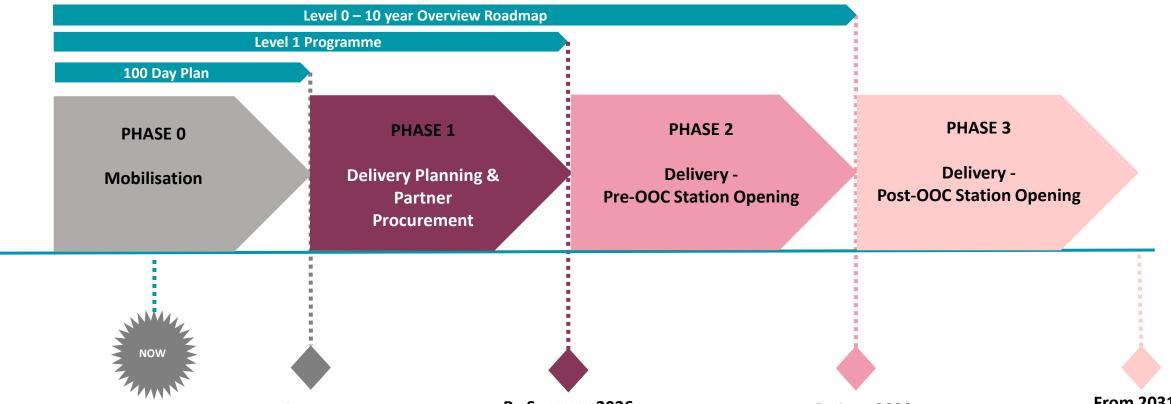
# Old Oak West – Level 1/0 Programme

**July 2023** 

#### **OOW Timeline - Phases**

Indicative programme phases and timeline hierarchy





- By Early 2024:
- OBC approved for critical decisions:
- Funding requirements
- Approach to consolidation of public sector land agreed
- Strategy to establish Single public sector counterpoint

#### By Summer 2026:

- Interim Business Plan
- Public land assembled/pooled/transfer red (as agreed in the OBC)
- Private treaty land acquired
- CPO underway (confirmation early 2027)
- Priority infrastructure underway
- Delivery partner(s) procured

#### By Late 2030:

- Developer masterplan design
- Planning consent obtained
- Early sites delivery complete
- Early infrastructure complete
- HS2 Old Oak Common Station Open (assumes an early station opening – likely between 2029-2033)

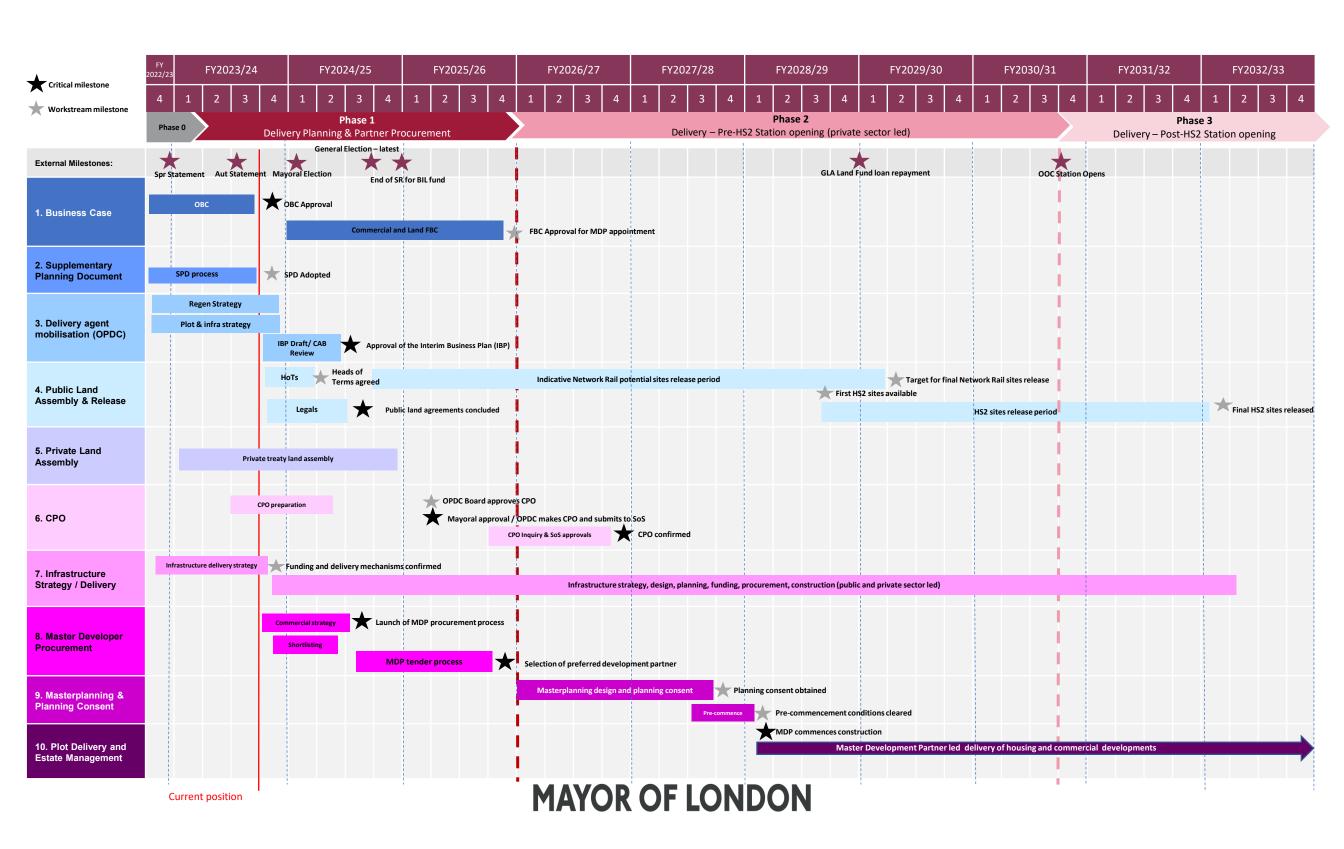
#### From 2031:

- Delivery ongoing across OOW
- Full scheme benefits realised

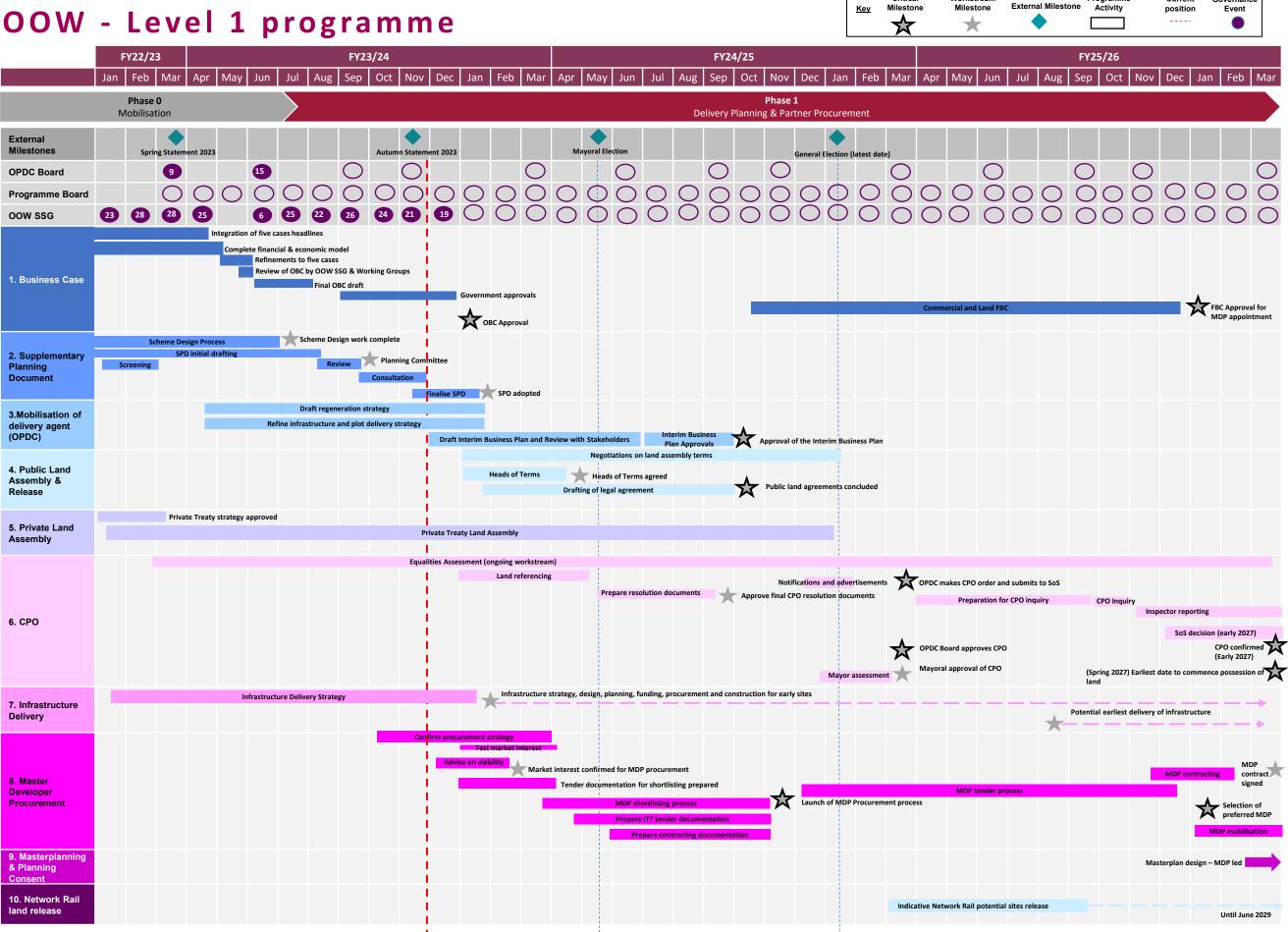
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## OOW - 10 year roadmap (Level 0 programme)





#### OOW - Level 1 programme



Critical

Workstream

Governance

# Assumptions (1) The Level 1 workstreams are based on early assumptions for approach and timing



Workstream	Current workstream assumptions	
External stakeholders/events	No mayoral decisions to be taken between March and May 2024 due to the Mayoral Election pre election period	
Governance	<ul> <li>Programme governance cadence assumed to continue in line with current arrangements</li> <li>Meeting dates to be confirmed</li> </ul>	
Business case	<ul> <li>Outline business case approval obtained in January 2024 providing key decisions on funding, delivery structures and public land assembly</li> <li>OBC approval is required to confirm arrangements on land pooling, funding, a single public sector delivery point and its role in MDP procurement.</li> <li>OBC approval also required to launch a CPO process</li> <li>3 months assumed for Government approvals processes (across DFT, DHLUC, HMT)</li> <li>Completion of the final OBC draft assumes timely feedback received from wider government stakeholders, and prior involvement in the assumptions and methodologies</li> <li>Full business case for MDP approval will be completed at the point of MDP selection in Autumn 2025</li> </ul>	
Mobilisation of Delivery Agent (OPDC)	<ul> <li>Regeneration strategy to be created, as supporting evidence for the CPO, completed by Early 2024.</li> <li>The Interim Business Plan will be prepared from early 2024, a draft will be approved by the CAB in Summer 2024</li> <li>Following approvals, we expect an approved version of the Interim Business Plan to be in place by Autumn 2024.</li> </ul>	
Supplementary Planning Document	<ul> <li>Assumption for now is that a SPD is required for an initial CPO (this may not be the case)</li> <li>Timeline based on scenario of a January 2024 planning committee.</li> <li>Scheme design process will be complete by May 2023</li> <li>SPD drafting will be undertaken in parallel with the design process</li> <li>Screening consultation will take one month</li> <li>SPD consultation process will take 3 months</li> <li>Finalisation of SPD for formal adoption will take 2 months – assuming no legal challenge or delays before CPO is made</li> <li>SPD adopted in Early 2024</li> <li>Board approval to be provided at the same time as CPO approval</li> </ul>	
Public Land Assembly & Release	<ul> <li>Alignment on public land release arrangements to be concluded by Spring 2024 in advance of any CPO order or commencement of development partner procurement.</li> <li>Network Rail sites are subject to resolution of operational impacts associated with site release and conditions which will include developing the assumptions with the statutory, regulatory and property law considerations including but not limited to: Regional engagement; Rail Industry engagement; Business Clearance; Technical Clearance; Station Change; Network Change; Office of Rail &amp; Road (ORR) consents; and so on.</li> <li>Workstream covers land agreements between OPDC, Network Rail, HS2 and DfT</li> <li>Government approvals potentially require several months to work through governance before full sign off in 2024.</li> <li>The timeline is based on getting as much as possible done early, and driving agreements as quickly as possible, whilst allowing for some contingency and the subsequent approvals process.</li> </ul>	
Private Land Assembly	<ul> <li>Private land acquisitions process already underway with funding drawn down from the GLA Land Fund.</li> <li>Private acquisitions will be ongoing up until any CPO is confirmed in Early 2027</li> </ul>	

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## Assumptions (2)

## The Level 1 workstreams are based on early assumptions for approach and timing



Workstream	Current workstream assumptions	
Compulsory Purchase Order	<ul> <li>Assumption of one single CPO order at this stage though this could change to be more than one. The OOW scheme definition and how development is to be taken forward will help determine the final approach.</li> <li>Target date to make a CPO order is Spring 2025, post Mayoral election and to allow for time post election for decisions to be made.</li> <li>CPO to be confirmed in Early 2027</li> <li>The CPO timeline requires land referencing to commence from Summer 2024, soon after the SPD is adopted by the OPDC Board.</li> <li>The CPO Order is dependent on confirmation of OBC approval, public sector land agreement, public sector single counterpoint structure, funding certainty and confirmation there is a deliverable scheme</li> <li>CPO plan approval, schedule and statement of reasons assumed to require a series of governance approvals</li> <li>CPO notifications and advertisements follows Board and Mayoral approval</li> <li>One month period allowed for CPO Inquiry and Inspector Report preparation</li> <li>Two months assumed for the Secretary of State decision</li> <li>One month assumed for CPO confirmation and 3 months for subsequent implementation</li> </ul>	
Infrastructure delivery	<ul> <li>Early infrastructure activity such as planning, design and procurement will continue to be led by the public sector from Summer 2023</li> <li>Construction will depend on funding availability and the timing of land assembly at relevant infrastructure sites</li> </ul>	
Master developer procurement	<ul> <li>A single master developer will be required for the whole OOW scheme</li> <li>Testing of market interest will start in Early 2024, post OBC submission</li> <li>The procurement process would commence in Winter 2024 following confirmation of the commercial strategy and scheme deliverability (NB: a potential launch at MIPM 2023).</li> <li>There is a potential risk of delays due to Mayoral and General Elections</li> <li>Master development partner to be selected by Early 2026</li> <li>Contract arrangements and development partner mobilisation to conclude by Spring 2026</li> <li>It is noted that the OOW public sector bodies may have different views on the approach and timing for developer procurement. This will be revisited once the OPDC commercial strategy has been developed. It is possible that the timing may be earlier to get the best result from the market and to link closely to supporting the CPO process and potentially undertaking some early sites.</li> </ul>	
Masterplanning and planning consent	<ul> <li>The private sector will lead on the OOW masterplanning design process once selected</li> <li>Assume that a full planning consent approach is pursued commencing from Early 2026</li> <li>Design and planning consent process to take 18 months with approval by Summer 2027.</li> <li>Pre-commencement conditions may require a further 6 months to be cleared by Early 2028</li> </ul>	
Plot delivery	<ul> <li>Assume that no early sites are delivered early in isolation but are combined with wider site assembly for delivery by MDP</li> <li>Early plot construction depends on timing of land acquisition. Currently assumed that early sites delivery will be incorporated into the master developer's programme.         Earliest construction on site by MDP will be from Early 2028</li> <li>Public sector will lead on any planning and procurement activity for early sites owned by the public sector</li> <li>HS2 sites assumed to be delivered by the master development partner once the sites become available from Late 2028.</li> </ul>	

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## Phase 1 milestone summary



Key	Critical Milestone	Workstrean Milestone
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	Target Date	Workstream	Milestone
Phase 0	Summer 2023	Supplementary Planning Document	Masterplanning design work completed
	Early 2024	Business Case	OBC approval
	Early 2024	Supplementary Planning Document	Planning Committee for SPD
	Spring 2024	Public Land Assembly & Release	Heads of Terms agreed for public land release
	Spring 2024	Master Developer Procurement	Market interest confirmed for commencement of MDP procurement
	Early 2024	Supplementary Planning Document	SPD adopted
Phase 1	Summer 2024	Infrastructure / Strategy Delivery	Potential commencement of infrastructure design and construction process for early sites
	Summer 2024	Mobilisation of delivery agent	Draft Interim Business Plan and Review with Stakeholders
	Winter 2024	Master Developer Procurement	Launch of MDP procurement process
	Autumn 2024	Public Land Assembly & Release	Public Land Agreements Concluded
	Autumn 2024	Mobilisation of delivery agent	Approval of the Interim Business Plan
	Autumn 2024	СРО	Approve final CPO resolution documents
	Spring 2025	СРО	OPDC Board approves making of CPO
	Spring 2025	СРО	Mayoral approval to make CPO
	Spring 2025	СРО	OPDC makes CPO and submits to Secretary of State
	Summer 2025	Infrastructure / Strategy Delivery	Potential earliest delivery of infrastructure
	Early 2026	Master Developer Procurement	Selection of preferred development partner
	Early 2026	Business Case	FBC Approval for MDP appointment
	Spring 2026	Master Developer Procurement	MDP contract signed
Phase 2	Early 2027	СРО	CPO confirmed

