

**Decision type:** **Decision Specifically Delegated to Officers / Single Member Decision**

**Decision date:** 18<sup>th</sup> June 2026

**Decision maker:** Tom Bridgman, deputy Chief Executive (Place)

**Decision title:** To take a decision to acquire 43 properties (Tranches 4-7) at Barton Park from the developer

### Summary

<b>Decision being taken:</b>	To confirm the acquisition of 43 units of council housing into the HRA and to enter into the relevant contract and transfer documentation.
<b>Key decision:</b>	Yes - <a href="#">Issue details - Acquisition of remaining 174 units at Barton Park Phases 2&amp;4 by OCC, directly from the developer.   Oxford City Council</a>
<b>Source of delegation:</b>	<p>Cabinet on 16<sup>th</sup> October 2024 delegated authority to the Executive Director (Development), in consultation with the Executive Director (Communities and People); the Cabinet Member for Housing and Communities; the Cabinet Member for Finance and Asset Management; the Cabinet Member for Citizen Focused Services and Council Companies; the Head of Financial Services/Section 151 Officer and the Council's Monitoring Officer, to:</p> <ol style="list-style-type: none"> <li>1. agree to the purchase of the remaining 184 Social Rented properties and any associated land from Barton Park in accordance with the agreement with Barton Oxford LLP and Oxford City Council dated December 2014;</li> <li>2. enter into all agreements necessary, where delegation does not already exist, to facilitate the transfer of the properties [at 1.] including but not limited to, any documentation necessary to transfer the benefit of any continuing warranties and guarantees relating to the properties to the Council</li> </ol> <p>Following a restructure of the Executive with effect from 1 February 2025, the Executive Director (Development)'s responsibilities for this decision have moved to the Deputy</p>

Chief Executive – Place and the Executive Director’s (Communities and People) responsibilities have moved to the Deputy Chief Executive – City and Citizen Services

**Cabinet Member:** Councillor Linda Smith, Cabinet Member for Housing and Communities  
Councillor Ed Turner - Cabinet Member for Finance and Asset Management  
Councillor Nigel Chapman - Cabinet Member for Citizen Focused Services and Council Companies

**Corporate Priority:** More affordable Housing and Meeting Housing Needs

**Policy Framework:** Corporate Strategy 2024-2028

Tom Bridgman, Deputy Chief Executive – Place, decides as follows:

1. **To approve**, that the Council acquires Tranches 4-7, a total of 43 units at Barton Park directly from the relevant phase developers for Phases 2 and 4 (“the developer”) at Barton Park as required under the overarching development agreement with Barton (Oxford) LLP; subject to the conditions set out in this report;

The 43 properties to be purchased by the Housing Revenue Account (HRA) for the amount detailed in Appendix 1, which is exempt from publication.

2. Approve and agree to the entering into of relevant contract and transfer documentation, ancillary deeds of covenant and agreement for the acquisition of 43 new affordable homes at Barton Park (Phase 2&4) from the Developer directly into the Housing Revenue Account (HRA), as detailed in the main body of the report.

Appendix No.	Appendix Title	Exempt from Publication
Appendix 1	Financial Detail	Yes. This information is exempted from publication under Schedule 12A to the Local Government Act 1972 since it contains Information about authority’s finances or business
Appendix 2	Property Details and location	No

## Introduction and background

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1. In 2013 the Council took a decision to enter a legal agreement with Barton (Oxford) LLP to purchase all the Social Rent homes developed on Barton Park (40% of the development up to 354 homes). This agreement was signed in December 2014.
2. In June 2021 the Council entered into a Conditional Development Agreement with the phase developer for Phases 2&4
3. A report was considered by the Cabinet on 16 October 2024 and approval given to proceed to purchase 184 properties from the phase developer for Phases 2&4 into the HRA.
4. The purchase of each tranche of units was delegated to the Deputy Chief Executive for Place. The 43 units detailed in this report are the tranches 4 to 7 of this Phase of the development.

### **Reasons for the decision**

5. The 43 units detailed in this report are nearing completion and so this decision is required to enable the legal transfer to the Council by way of purchase from the developer, in accordance with the Conditional Development Agreement

### **Alternative Options Considered**

6. The terms of the Conditional Development Agreement obliges the Council to purchase the completed units according to a specified timeline and so any delay or refusal could be seen as a breach of those obligations.

### **Implications of Local Government Reorganisation**

7. There are no implications for the Local Government Reorganisation. This is not a new Agreement and the purchase of the 184 units is included in the Medium Term Financial Plan.

### **Equalities Impact**

8. It is considered that there are no adverse impacts in undertaking this activity, with the potential to improve provision for persons in housing need and the tenancy rights provided to tenants through secure tenancy agreements with the Council.
9. Housing allocations Policy means that no protected groups are disadvantaged by the allocations process and prioritising those in highest housing need. Planning Policy and Building Regulations ensure delivery of modern design standards and maximising accessibility.

### **Risks**

10. There is a requirement to adhere to the terms of the development agreements, which require the Council to accept transfer at a specific point in time. That point has been formally reached, and the Council is now required to accept transfer with no ability to delay.
11. Any delay in respect of properties now complete and able to be let (as currently owned by the developer) being transferred to the Council would mean properties remain vacant for an extended period when demand for council housing is significant.

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12. Additional costs and a significant capacity/resource impact would result if there was a need to repeat work already done in preparation for a later transfer date in terms of undertaking new financial assessments, legal advice and updates to that and an impact on capacity of officers in the housing service due to letting delays.

**Carbon and Environmental Considerations**

13. These units are built to meet modern design standards and meet the relevant Planning Conditions and Building Regulations

**Implications of making the decision**

<p><b>Financial implications</b></p>	<p>There is an existing approved capital budget for the acquisitions at Barton Park which will be used to fund this expenditure. Any risks inherent in this programme are already identified elsewhere, with actions to mitigate these detailed in the HRA Business Plans and the Council's Medium Term Financial Plan.</p> <p>The financial implications of these decisions remain consistent with those contained in the report considered by the Cabinet on the 16th October 2024 and the Delegated Decision of 28th November 2024.</p>	<p><b>Completed by:</b> Jason Jones Finance Business Partner <b>Date:</b> 28<sup>th</sup> May 2026</p>
<p><b>Legal implications</b></p>	<p>The transfer documentation has been negotiated by external solicitors acting for the Council- who have several years of experience with previous phases of transfers to the Council at Barton Park -in order to protect the Council's position</p>	<p><b>Completed by:</b> Catherine Durance Lawyer Ref 80378 <b>27 May 2026</b></p>
<p><b>Other implications</b></p>	<p>Include any other relevant implications not listed above.</p> <p>This should include any equalities impact issues.</p>	<p><b>Completed by:</b> Insert name and job title <b>Date:</b> Insert date</p>
<p><b>Member declared interests</b></p>	<p>Include in here details where any member has declared an interest in the matter in line with the Code of Conduct. Please speak with the Monitoring Officer if you are unsure.</p>	<p><b>Completed by:</b> Insert name and job title <b>Date:</b> Insert date</p>

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<b>Background Documents</b>	
Cabinet Report and appendices for the decision of Cabinet taken on the 16 October 2024 - <a href="#">Acquisition of Social Rent Properties at Barton Park</a> <a href="https://mycouncil.oxford.gov.uk/documents/s81644/Cabinet%20Report%20Barton%20Park%20acquisitions%2016%20Oct%202024%20v3%2019%20Sept.pdf">https://mycouncil.oxford.gov.uk/documents/s81644/Cabinet%20Report%20Barton%20Park%20acquisitions%2016%20Oct%202024%20v3%2019%20Sept.pdf</a>	
Delegated Decision dated 28th November 2024 to acquire the Social Rent Properties at Barton Park <a href="https://mycouncil.oxford.gov.uk/documents/s81655/Single%20Member%20Decision%20Barton%20Park%20acquisitions%20Nov%202024.pdf">https://mycouncil.oxford.gov.uk/documents/s81655/Single%20Member%20Decision%20Barton%20Park%20acquisitions%20Nov%202024.pdf</a>	

<b>Report author</b>	Nick Kowalski
Job title	Affordable Housing Supply Development Manager
Service area or department	Economy, Regeneration & Sustainability
Email contact	nkowalski@oxford.gov.uk

### Consultee checklist

<b>Consultees</b>	<b>Name and job title</b>	<b>Date</b>
<b>Senior officer</b> e.g. the relevant service manager / Director where the decision maker is the Chief Executive or a Deputy Chief Executive.	Tom Hook Deputy Chief Executive – City and Citizen Services	01 <sup>st</sup> June 2026
<b>Group Finance Director</b> Where required by the Constitution or conditions of the delegation	Alistair Rush Interim Group Finance Director (Section 151 Officer)	01 <sup>st</sup> June 2026
<b>Director of Law, Governance and Strategy</b> Where required by the Constitution or conditions of the delegation	Emma Jackman Director of Law, Governance and Strategy (Monitoring Officer)	02 <sup>nd</sup> June 2026
<b>Cabinet Member(s)</b>	Cllr Linda Smith Cabinet Member for Housing and Communities	02 <sup>nd</sup> June 2026

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	Councillor Ed Turner Cabinet Member for Finance and Asset Management	01 <sup>st</sup> June 2026
	Councillor Nigel Chapman Cabinet Member for Citizen Focused Services and Council Companies	18 <sup>th</sup> June 2026

### Decision Maker Approval

<i><b>Name and job title</b></i>	<i><b>Date</b></i>
Tom Bridgman Deputy Chief Executive - Place	18 <sup>th</sup> June 2026

This form must be completed and sent to Committee and Member Services **on the date that the decision maker signs it. This must be only done once all consultees have given their approval. The decision shall be effective from the date of publication; therefore, it is important that you send to Committee and Member Services as soon as it is completed and dated by the decision maker. Please note that it is not effective until it is published and the call in period has passed.**

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## NOTES

The law<sup>1</sup> requires the Council to record executive and non-executive decisions taken by officers under delegated powers and to publish them on the Council's website.

These requirements apply to decisions that would have been taken by Council or the Cabinet if delegated powers had not been given to an officer:

- under an express delegation granted at a meeting of Cabinet, Council or a Committee.
- in accordance with Part 4.4 of the Constitution as follows:
  - Awarding a contract where authority has been specifically delegated to officers by Cabinet or a Cabinet Member (regardless of value)
  - Acquiring or disposing of freeholds or leaseholds granting new leaseholds (excluding assignments and rent reviews) where authority has been specifically delegated to officers by Cabinet or a Cabinet Member (regardless of value)
  - Making a regulatory order which affects a number of people, for example a Public Space Protection Order or a Parking Place Order
  - Where the effect of a decision is to grant a licence or permission or it affects the rights of citizens
  - Discharging any other express delegation from Cabinet or a Cabinet Member a committee or Council.

These requirements **do not** apply to:

- planning and licencing matters where there are established arrangements for recording decisions: or
- decisions which are purely administrative or operational in nature

All other officer decisions should be recorded on an officer decision form but do not need to be published. They must though be stored so as to ensure that they are not lost should an officer leave the authority.

### **Exempt or Confidential information**

Information relating to a delegated officer or single member decision does not have to be made public if it is exempt or confidential. Summary information from this decision sheet (excluding all exempt or confidential information) will be published on the Council's website.

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<sup>1</sup> the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012/2089 (Regulation 13(4)) and The Openness of Local Government Bodies Regulations 2014/2095 (Regulation 7)

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## Key or Non Key Decision

A key decision is an executive decision which is likely to:

- Have a significant effect on people living or working in a least two wards or
- Involve spending, income, or saving a significant amount – whether an amount is significant depends on the Council’s total budget for the service involved. For this Council ‘significant’ in budgetary terms is:
  - Expenditure, income, or savings of £750,000 or greater in the context of the medium term financial strategy,
  - Acquiring or disposing of freeholds with a consideration over £500,000 in the context of the medium term financial strategy except for disposals pursuant to right to buy legislation
  - Acquiring or disposing of leaseholds where either the rental value is in excess of £250,000 per annum and/or the premium is £750,000 except for statutory lease renewals under Part 2 of the Landlord and Tenant Act 1954 and disposals pursuant to right to buy legislation and disposals pursuant to right to buy legislation.
  - Acquiring or disposing of easements with a value over £750,000 and/or rental value over £250,000 each year

A key decision can only be taken and recorded here if notice of it has been published on the Forward Plan for at least 28 clear days. Key decisions taken by officers may be “called in” by any four councillors or the Chair of the Scrutiny Committee within two days of the notice of decision being published.

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