

**Decision type:** **Decision Specifically Delegated to Officers**

**Decision date:** 03 August 2026

**Decision maker:** Nerys Parry, Director of Housing

**Decision title:** Development Agreement for provision of three affordable rented houses at Tucker Road, Blackbird Leys.

| Summary                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision being taken:</b> | Enter into agreement with Oxford City Housing (Development) Limited and payment of associated fees for development of three affordable housing units, within this project approval, at Tucker Road, Blackbird Leys.                                                                                                                                                                                                                                                                     |
| <b>Key decision:</b>         | Yes<br><br><a href="#">Land acquisition, Project Approvals and budget for the development of homes in the HRA</a>                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Source of delegation:</b> | Cabinet, on the <a href="#">09 September 2020</a> resolved to:<br><br><b>Delegate authority to the Director of Housing, in consultation with the</b> Cabinet Member for Affordable Housing; the Head of Financial Services/Section 151 Officer; and the Council's Monitoring Officer, to enter into agreements for the purchase of land, and any other necessary agreements or contracts and/or spend within the identified budget, for the provision of additional affordable housing; |
| <b>Cabinet Member:</b>       | Councillor Linda Smith, Cabinet Member for Housing and Communities                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Corporate Priority:</b>   | More Affordable Housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Policy Framework:</b>     | Housing and Homelessness Strategy 2023 to 2028                                                                                                                                                                                                                                                                                                                                                                                                                                          |

The Director of Housing, decides as follows:

1. **Approve, and agree** to enter into development agreement with OCHL for the provision of additional affordable housing at Tucker Road.

| Appendix No. | Appendix Title               | Exempt from Publication |
|--------------|------------------------------|-------------------------|
| Appendix 1   | Equalities Impact Assessment | No                      |

### Introduction and background

1. Tucker Road is a development site that has delivered three affordable rented (2-bedroom) homes in Blackbird Leys. The development was delivered by OCHL, which, in turn, appointed ODS to act as the principal contractor. The site has been completed and there are already OCC tenants occupying the properties.
2. The proposed amount agreed within the Development Agreement (for payment from OCC to OCHL) is £970,400 (excl. of VAT) – for the handover of three new homes and OCHL's development services. This is within the approved budget and meets the HRA's financial parameters.

### Reasons for the decision

3. The decision to enter into a development agreement with OCHL will enable completion of the development / delivery of three affordable homes at Tucker Road to increase the supply available to help meet Oxford's housing needs, and payment to OCHL.

### Alternative Options Considered

4. The option of not entering into the development agreement at Tucker Road is not preferred as it would not enable the delivery and completion of affordable homes to help meet Oxford's housing needs, and payment to OCHL.

### Implications of Local Government Reorganisation

5. There are no implications for the Local Government Reorganisation.

### Equalities Impact

6. An Equalities Impact Assessment has been carried out and concluded that there is no adverse impact in undertaking this activity, with the potential to improve provision for persons in housing need, through the provision of more affordable and accessible housing. The Equalities Impact Assessment is contained in Appendix 1.

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## Risks

7. The agreements cover agreed approval processes, change tolerances and change control, including reporting and joint working to deliver the expected outcomes. Further risks with regard to the delivery of the affordable housing supply programme are set out in corporate and service level risk registers.

## Carbon and Environmental Considerations

8. All development schemes delivered by OCC/OCHL are subject to high sustainability standards with the expectation that they exceed statutory (building) standards.

## Implications of making the decision

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                     |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Financial implications</b> | <p>The original financial appraisal for this scheme met all the required financial parameters.</p> <p>The budget for this expenditure is included in the current approved capital programme under the Properties Purchased from OCHL line.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Completed by:</b><br/>Jason Jones<br/>Finance Business Partner<br/><b>Date: 16/2/2026</b></p> |
| <b>Legal implications</b>     | <p>The value of the development exceeds £750,000 therefore it is a Key Decision.</p> <p>Under the Council's Constitution the Cabinet is responsible for making Key Decisions. Under section 9E(3)(c) of the Local Government Act 2000, the Cabinet is empowered to delegate its functions to officers.</p> <p>The Cabinet on 9 September 2020 delegated the authority to the Director of Housing, in consultation with the Cabinet Member for Affordable Housing; the Head of Financial Services/Section 151 Officer; and the Council's Monitoring Officer, to enter into agreements for the purchase of land, and any other necessary agreements or contracts and/or spend within the identified budget, for the provision of additional affordable housing. This decision is made pursuant to that delegation.</p> <p>Rule 19.12 and Appendix 2 set out the rules that the Council must follow when</p> | <p><b>Completed by:</b><br/>Justin Zizys<br/>Contracts Lawyer<br/><b>Date: 29/06/2026</b></p>       |

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|  | <p>awarding contracts to its Teckal companies.</p> <p>It is understood that as at the date of this report Oxford City Housing (Development) Limited satisfies the conditions of a Teckal company as confirmed by the company. Accordingly, the proposed direct award is capable of falling outside the scope of the procurement regime.</p> <p>As required by the Council's Constitution, the Council has ensured that all other relevant requirements have been complied with. A detailed specification has been prepared for the contract.</p> <p>An assessment has also been undertaken to demonstrate that the proposed contractual terms and pricing represent value for money and are consistent with market conditions. This assessment has included appropriate benchmarking against comparable third-party provision and/or the use of independent advice to validate the commercial pricing.</p> <p>Officers have further considered the Council's wider legal obligations and are satisfied that the proposal complies with all applicable duties, including (but not limited to) the Best Value Duty, Subsidy Control, Equality Duty, health and safety requirements, and relevant construction and design obligations where applicable.</p> <p>Accordingly, officers are satisfied that the proposed Teckal arrangement is lawful, represents value for money, and complies with the Council's constitutional requirements and all applicable legal obligations, including subsidy control and competition law.</p> |  |
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|                                  |     |  |
|----------------------------------|-----|--|
| <b>Other implications</b>        | n/a |  |
| <b>Member declared interests</b> | n/a |  |

| <b>Background Documents</b>                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Cabinet Report <a href="#">Tucker Road</a> .<br>All confidential, exempt, copyrighted and published works are EXCLUDED from this requirement. |

|                            |                                                                      |
|----------------------------|----------------------------------------------------------------------|
| <b>Report author</b>       | Nick Kowalski                                                        |
| Job title                  | Affordable Housing Development Manager                               |
| Service area or department | Economy, Regeneration & Sustainability                               |
| Email contact              | <a href="mailto:nkowalski@oxford.gov.uk">nkowalski@oxford.gov.uk</a> |

### Consultee checklist

| <b>Consultees</b>                                                                                                                                  | <b>Name and job title</b>                                                     | <b>Date</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------|
| <b>Senior officer</b><br>e.g. the relevant service manager / Director where the decision maker is the Chief Executive or a Deputy Chief Executive. | N/A                                                                           |             |
| <b>Group Finance Director</b><br>Where required by the Constitution or conditions of the delegation                                                | Alistair Rush<br>Group Finance Director (Section 151 Officer)                 | 13/07/26    |
| <b>Director of Law, Governance and Strategy</b><br>Where required by the Constitution or conditions of the delegation                              | Emma Jackman<br>Director of Law, Governance and Strategy (Monitoring Officer) | 03/07/26    |
| <b>Cabinet Member(s)</b>                                                                                                                           | Councillor Linda Smith                                                        | 03/07/26    |

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|                                                    |                                            |  |
|----------------------------------------------------|--------------------------------------------|--|
| Where required by the conditions of the delegation | Cabinet Member for Housing and Communities |  |
|----------------------------------------------------|--------------------------------------------|--|

### Decision Maker Approval

| <b><i>Name and job title</i></b>   | <b><i>Date</i></b> |
|------------------------------------|--------------------|
| Nerys Parry<br>Director of Housing | 31/07/26           |

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.**

### 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

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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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- 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.

### **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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