

**Report of: Community Housing Business Manager****To: Executive Board****Date: 19th March 2007****Item No:****Redevelopment of Land at Wyatt Road – Variation of Terms****Summary and Recommendations**

**Purpose of report:** Project approval and land disposal consent was granted for this scheme in December 2006. This report seeks approval under Contract Procedure Rule 9 to amend the terms for the disposal of the Council's land.

The redevelopment scheme directly supports the Council's vision of working with others to deliver shared goals by meeting its objective of providing more affordable housing, as well as making Oxford a safer city.

**Key decision:** No



**Portfolio Holder:** Housing Portfolio Holder

**Scrutiny Responsibility:** Housing Overview and Scrutiny Committee

**Ward(s) affected:** Summertown

**Report Approved by:**

**Portfolio Holder:** Cllr Patrick Murray  
**Community Housing:** Graham Stratford

**Legal:** Lindsay Cane  
**Finance:** Dave Higgins



**Policy Framework:** Oxford Plan – 'Reducing Inequality through Social Inclusion and More Housing for Oxford'

**Recommendation(s):**

The Executive Board is asked to:

- i) approve the change to the scheme proposal to develop seven family houses
- ii) approve changes to the terms for the disposal of the land under Contract Regulations 9.05 for the land to be transferred to Chiltern Hundreds Housing Association and for the change to the capital receipt reflecting the change in the value of the land, as set out in the exempt from publication Appendix.



## **1. REVISED PROJECT PROPOSAL**

- 1.1 Executive Board granted approval for the redevelopment of the Council owned land for 8 x 4bed houses by Paradigm Housing Group (PHG) in December 2006. The land will be developed in conjunction with the site of Cutteslowe Court, which is owned by PHG, to provide 26 dwellings and Housing Corporation funding has been secured.
- 1.2 Subsequently, PHG have revised the design because of a drainage easement in the North Western corner of the site which prevents development on one of the plots. This has reduced the number of houses on the Council's land to 7.
- 1.3 The reduction in the developable area of the site means that the value of the land, and the capital receipt for the Council has been adjusted and are set out in the Confidential Appendix.
- 1.4 PHG were approved as the purchasers but they have since requested that the site be transferred to Chiltern Hundreds Housing Association, one of the subsidiary housing associations in the Paradigm Housing Group. This is because all transactions involving affordable housing are carried out in the name of the charitable arm of the group structure. There is no effect on the Council's interests arising from this change and Board is asked to approve the amendment.

## **2. FINANCIAL IMPLICATIONS**

- 2.1 See exempt from publication Appendix

## **3. STAFFING IMPLICATIONS**

- 3.1 There are no staffing implications arising from this report.

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**Background papers:** None