

DECISIONS DELEGATED TO OFFICERS

Complete this form to record details of all decisions made by officers acting under delegated powers. Send the completed form to forwardplan@oxford.gov.uk

Decision title:	Transfer by sale of land at Carole's Way and The Oval, Rose Hill to Oxford City Housing (Development) Limited (OCH(D)L) and the purchase of the completed development by Oxford City Council from OCH(D)L
Decision date:	19 February 2021
Source of delegation: State how the decision was delegated. Was it an express delegation made at a meeting or a general delegation under the Council's Constitution?	<p>Cabinet on 19 May 2019 agreed to delegate authority to the Assistant Chief Executive to:</p> <ol style="list-style-type: none"> 1. Approve the sale of sites as set out in the OCHL business plan to OCHL providing that such sales comply with the mechanism set out in paragraph 31 of this report and s123 of the Local Government Act 1972, and are made on the basis that following development all affordable housing units at the sites would be purchased back by the Council through the Housing Revenue Account. 2. Approve and facilitate the agreed purchase by the HRA of all affordable housing units at the OHCL development sites.
What decision was made? Explain briefly – include financial details of any income or expenditure relating directly to this decision. Please indicate whether information is exempt / confidential.	<ol style="list-style-type: none"> 1 To authorise the transfer by sale of land on Carole's Way and The Oval, Rose Hill to Oxford City Housing (Development) Limited for a consideration of £410,000. 2 To authorise the transfer by purchase of the land and completed housing units from Oxford City Housing (Development) Limited by the Council's Housing Revenue Account for a consideration of £11,745,000 in total.
Purpose: What does the decision deliver or achieve?	<p>To authorise the transfer by sale of land at Carole's Way and The Oval, Rose Hill to Oxford City Housing (Development) Limited (OCH(D)L) and Oxford City Council to purchase the completed development</p> <p>As part of Oxford City Council's City Executive Board decision on 17 March 2016 to establish Oxford City Housing Limited it</p>

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	<p>was agreed that the Council's wholly owned Housing Company OCH(D)L would develop new affordable housing with a range of tenures.</p> <p>OCH(D)L has obtained planning permission to deliver 43 affordable homes (18/0217/FUL for The Oval, and 18/0218/FUL for Carole's Way).</p>
<p>Reasons: Please provide the reasons for the decision.</p>	<p>To support the delivery of affordable housing.</p> <p>The viability appraisals undertaken show that the scheme is within the parameters set for the Housing Revenue Account.</p> <p>The scheme is supported by £1,615,000 of Oxfordshire Growth Deal Affordable Housing grant.</p>
<p>Decision made by: Name and title of officer within the senior management structure</p>	<p>Caroline Green, Assistant Chief Executive</p> <p>Decision taken in consultation with the Head of Financial Services and the Head of Law and Governance.</p>
<p>Other options considered: List any alternatives that were available to the decision taker and why they were rejected</p>	<p>Not to transfer the properties would represent a missed opportunity to deliver affordable housing and support the delivery of the OCHL business plan.</p>
<p>Documents considered: Please attach any new documents relevant to the decision and state if they are exempt</p>	<p>Report to Assistant Chief Executive, 10 September 2020.</p>
<p>Key or Not Key: (see notes below):</p>	<p>Key</p>
<p>Wards significantly affected: If 2+ wards are significantly affected this will need to be treated as a key decision (see notes below)</p>	<p>None</p>
<p>Declared conflict of interest: Please record any declared conflict of interest by any Cabinet Member consulted on the decision which relates to the decision.</p>	<p>None</p>
<p>This form was completed by: Name & title: Date:</p>	<p>Andrew Brown Committee and Member Services Manager 22 February 2021</p>

Approval checklist

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Delegations made at meetings and the Council's Finance Rules and Contract Rules (Parts 18 and 19 of the Constitution) stipulate who the decision maker must consult with before taking a decision. The table below should be used to record their approval. The relevant Cabinet Member(s) must be consulted on all decisions taken by officers.

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Senior officer(s) e.g. the relevant service manager / head of service where the decision maker is the Chief Executive or an Executive Director.		
Head of Financial Services if required by the delegation / Constitution		
Head of Law and Governance if required by the delegation / Constitution		
Cabinet Member(s) approval is required for all decisions		
Ward Member(s) – Ward Members should be told in advance about anything which particularly affects their ward and which is potentially controversial but please note that Cabinet Members must be consulted first.		

This form must be completed and sent to Committee and Member Services **as soon as reasonably practicable** after the decision is made. Prompt notification is particularly important for **key decisions** which are subject to call-in, as the call-in deadline is 2 working days from the decision notice being published. Before completing the form please refer to the notes below

NOTES

The law¹ 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:

¹ 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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- under an express delegation granted at a meeting of Cabinet, Council or a Committee.
- under a general delegation (where responsibility is delegated in the Constitution) and the effect of the decision is to:
 - grant a permission or licence;
 - affect the rights of an individual;
 - award a contract or incur expenditure with a value in excess of £10,000;
 - award a contract with a value in excess of £10,000 but less than £1,000,000;
 - acquire or dispose of freeholds or leaseholds with a consideration or premium in excess of £10,000 but less than £500,000;
 - grant to new tenants or dispose of leases with a rental value in excess of £10,000 but less than £125,000 (this excludes assignments, holding over and rent reviews);
 - grant 'project approval' for projects in excess of £10,000 but less than £500,000;
 - make a regulatory order which affects a number of people, for example a Public Space Protection Order or a Parking Place Order;

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

Officers making such decisions must complete a written statement containing details of the decision taken. A copy of this decision notice must be retained by the relevant service for at least 6 years and any background papers for 4 years.

Exempt or Confidential information

Information relating to a delegated officer 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 likely to have a significant effect on people living or working in at least two wards; or to incur spending or savings of £500,000 or more.

A key decision can only be taken and recorded here if notice of it has been published in 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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