

DECISIONS DELEGATED TO OFFICERS

Decision title:	Transfer by sale of land at the former Lucy Faithfull House site on Speedwell Street Oxford 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:	27 July 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?	Cabinet on 29 May 2019 agreed to delegated authority to the Assistant Chief Executive in consultation with the Head of Finance and the Head of Law and Governance to approve sales to OCHL and repurchase of the completed units in line with its Business Plan and in a way that reflects the use to which the site will be put. The Assistant Chief Executive has further delegated this decision to the Director of Housing.
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 at the former Lucy Faithfull House site on Speedwell Street to Oxford City Housing (Development) Limited for a consideration of £1 2. To authorise the transfer by purchase of the land and 26 affordable housing units from Oxford City Housing (Development) Limited by the Council's Housing Revenue Account (HRA) for a consideration of £10,250,000 in total.
Purpose: What does the decision deliver or achieve?	To develop new affordable housing with a range of tenures. OCH(D)L has obtained planning permission to deliver 36 homes for families in Oxford (19/03106/FUL from Oxford City Council) on land at the former Lucy Faithfull House site on Speedwell Street.
Reasons: Please provide the reasons for the decision.	The viability appraisals for the transfer of the land and housing units to the HRA at a purchase price of £10,250,000 are within parameters set for the HRA.
Decision made by: Name and title of officer within the senior management structure	Paul Leo, Director of Housing Decision taken in consultation with Nigel Kennedy, Head of Financial Services, and Susan Sale, Head of Law and Governance.
Other options considered: List any alternatives that were available to the decision taker and why they were rejected	Not to transfer the properties would represent a missed opportunity to deliver affordable housing and support the delivery of the OCHL business plan.

Documents considered: Please attach any new documents relevant to the decision and state if they are exempt	<ul style="list-style-type: none"> • Report to Cabinet on 29 May 2019 • Report to the Director of Housing on 06 July 2021 • Site plan • Notice of grant of planning permission • Development scheme appraisal • Valuation report
Key or Not Key: (see notes below):	Key
Wards significantly affected: If 2+ wards are significantly affected this will need to be treated as a key decision (see notes below)	Osney and St. Thomas
Declared conflict of interest: Please record any declared conflict of interest by any Cabinet Member consulted on the decision which relates to the decision.	None
This form was completed by: Name & title: Date:	Andrew Brown Committee and Member Services Manager 27 July 2021

Approval checklist

Approver	Name and job title	Date
Senior officer(s) e.g. the relevant service manager / head of service where the decision maker is the Chief Executive or an Executive Director.	Paul Leo, Director of Housing	21 July 2021
Head of Financial Services if required by the delegation / Constitution	 Nigel Kennedy, Head of Financial Services	21 July 2021
Head of Law and Governance if required by the delegation / Constitution	 Susan Sale, Head of Law and Governance	27 July 2021