


## DECISIONS DELEGATED TO OFFICERS

<b>Decision title:</b>	Acquisition of 2 properties/sites from Oxfordshire County Council for the purposes of developing 65 affordable housing units.
<b>Decision date:</b>	14 October 2021
<b>Source of delegation:</b>	<p>Cabinet on 9 September 2020 resolved to:</p> <ol style="list-style-type: none"> <li>1. Grant approval for the intended purchase and budgets for the 2 sites. Delegated authority was given for the purposes of entering into the purchase contacts, as follows :</li> <li>2. Delegated authority given to <b>the Director of Housing</b>, in consultation with the Cabinet Member for Affordable Housing; the Head of Financial Services/Section 151 Officer; and the Council's Monitoring Officer, <b>to enter into agreements for the purchase of land, and any other necessary agreements or contracts and/or spend within the identified budget</b>, for the provision of additional affordable housing.</li> <li>3. Delegated authority to the Chief Executive, in consultation with the Cabinet Members for Finance and Asset Management, and Affordable Housing, to approve any property or development purchases over £500,000 for affordable housing.</li> <li>4. <b>In the context of the purchase values exceeding £500,000 this report seeks approval through the delegation defined at point 3 above to enter into an exchange of contracts, and make the deposit payments.</b></li> </ol>
<b>What decision was made?</b>	<p>To enter into an exchange of contracts to acquire 2 properties: Northfield Hostel and Land at Lanham Way. This requires a 5 % deposit payment for each site to be paid by Oxford City Council to Oxfordshire County Council (to be placed in a holding account with the purchaser's lawyers). Completion of the contracts is subject to the receipt of satisfactory planning permission for each site. The deposit is returnable in the event completion does not occur. Assuming completion occurs the remainder of the purchase prices becomes payable. Contract purchase prices are £1,489,000 (Northfield Hostel) and £935,000 (Lanham Way).</p>
<b>Purpose:</b>	Contract exchange, and this in turn enables the submission of planning applications for both schemes. Receipt of satisfactory planning would then commit the County to transfer the sites to the City Council on receipt of completion

	monies from the City Council.
<b>Reasons:</b>	To enable the delivery of 65 affordable housing units for the City Council/HRA, subject to the receipt of planning permission, and subsequent tender award. Therefore this is a substantial contribution of units to the City Council's affordable homes delivery programme.
<b>Decision made by:</b>	Caroline Green, Chief Executive  Decision taken in consultation with: <ul style="list-style-type: none"> <li>• Cllr Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery</li> <li>• Cllr Diko Blackings, Cabinet Member for Affordable Housing, Housing Security and Housing the Homeless</li> <li>• Cllr Ed Turner, Cabinet Member for Finance and Asset Management</li> <li>• Nigel Kennedy, Head of Financial Services</li> <li>• Susan Sale, Head of Law and Governance</li> </ul>
<b>Other options considered:</b>	To not proceed would give rise to: <ol style="list-style-type: none"> <li>1) A substantial missed opportunity of affordable housing delivery</li> <li>2) Reputational damage</li> <li>3) Abortive costs, both financial and staff resources</li> <li>4) Long term vacant sites/ buildings carry risk of trespass, vandalism, perception of Council inactivity.</li> </ol>
<b>Documents considered:</b>	Land acquisition and project approvals for the development of homes in the HRA – report to Cabinet on 9 September 2020
<b>Key or Not Key:</b>	Key
<b>Wards significantly affected:</b>	None
<b>Declared conflict of interest:</b>	None
<b>This form was completed by:</b> <b>Name &amp; title:</b> <b>Date:</b>	Vicky Trietline Senior Housing Development Officer 12 October 2021

## Approval checklist

<b>Approver</b>	<b>Name and job title</b>	<b>Date</b>
Decision Maker	 Caroline Green, Chief Executive	14 Oct 2021

<b>Consultee</b>	<b>Name and job title</b>	<b>Date</b>
<b>Senior officer(s)</b>	Dave Scholes Affordable Housing Supply Lead	8 Oct 2021
<b>Head of Financial Services if</b>	 Nigel Kennedy, Head of Financial Services	13 Oct 2021
<b>Head of Law and Governance</b>	 Susan Sale, Head of Law and Governance	14 Oct 2021
<b>Cabinet Member(s)</b>	Cllr Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery, Cllr Diko Blackings, Cabinet Member for Affordable Housing, Housing Security and Housing the Homeless Cllr Ed Turner, Cabinet Member for Finance and Asset Management.	8 Oct 2021
<b>Ward Member(s) –</b>	n/a	