

## DECISIONS DELEGATED TO OFFICERS

<b>Decision title:</b>	Agreement to acquire affordable homes from Redrow Housing at Phase 3 Barton Park and to subsequently sell on those units to Oxford City Housing Investment Ltd.
<b>Decision date:</b>	3 December 2021
<b>Source of delegation:</b>	<p>The City Executive Board (now Cabinet), on Wednesday 10 July 2013 resolved to:</p> <p><b>Grant delegated authority</b> to the Executive Director, City Regeneration and Housing in consultation with the Head of Finance to authorise the Council's entry into required legal documentation with Barton Oxford LLP to give effect to this matter, the terms to be consistent with the contents of the Not For Publication Appendix in relation to:-</p> <ol style="list-style-type: none"> <li>a. Approval to enter into an Agreement to purchase the affordable housing (354 units approximately) noting the intention that the Agreement be novated to the successful / nominated house builders for each phase of development;</li> <li>b. The entering into a Management of Homes Agreement;</li> <li>c. The entering into an Allocations and Lettings Agreement;</li> </ol> <p>The City Executive Board (now Cabinet) on 17 March 2016 resolved to:</p> <p><b>Agree</b> the principle of setting up a Local Authority wholly owned housing company structure ('the company') with the overarching aim of increasing housing supply, noting that there are a range of work-streams which the company structure can pursue, including:- The purchase and management of the affordable rented homes at Barton Park</p> <p>Cabinet on 29 May 2019 resolved to:</p> <ol style="list-style-type: none"> <li>1. <b>Agree</b> that the Oxford City Housing Limited group of companies (OCHL) continues with the current development and acquisition programmes as detailed in paragraphs 9,12 and 14 of this report;</li> <li>2. <b>Agree</b> that the Council's Housing Revenue Account from this date onwards purchases and manages the social rented and shared ownership units (with the exception of the Barton Park units);</li> <li>...</li> <li>8. <b>Grant</b> delegated authority to the Assistant Chief Executive in consultation with the Head of Finance and Head of Law and Governance to 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.</li> </ol>

<b>What decision was made?</b>	<ol style="list-style-type: none"> <li>1. To authorise the acquisition of the affordable (social rented) housing (c. 84 units) at Phase 3 Barton Park from the developer Redrow Housing for a consideration of £17,892,550.</li> <li>2. To authorise by way of back to back transfer the sale of the completed affordable homes at Phase 3 Barton Park (c. 84 units) to Oxford City Housing Investment Ltd for a consideration of £17,892,550. These sales to take place in tranches of 4 or more units as each tranche is complete, over the programme of delivery until 2024/2025.</li> </ol>
<b>Purpose:</b>	Delivery of Council housing (social rent).
<b>Reasons:</b>	<p>The Council entered into an Overarching Agreement on 22 December 2014 which is a contract between Barton Oxford LLP and the Council that the Council will take all of the affordable dwellings at Barton Park.</p> <p>Continuation of the existing Council housing strategy at Barton Park as set out in the reports to the City Executive Board and Cabinet.</p> <p>To support the delivery of the Oxford City Housing limited (OCHL) business plan.</p>
<b>Decision made by:</b>	<p>Stephen Gabriel, Executive Director for Communities and People</p> <p>Decision taken in consultation with:</p> <ul style="list-style-type: none"> <li>• Councillor Susan Brown, Leader and Cabinet Member for Inclusive Growth, Economic Recovery, and Partnerships,</li> <li>• Councillor Diko Blackings, Cabinet Member for Affordable Housing,</li> <li>• Nigel Kennedy, Head of Financial Services.</li> <li>• Susan Sale, Head of Law and Governance</li> </ul>
<b>Other options considered:</b>	The Council is contractually committed to the acquisition of the affordable units at phase 3 Barton Park.
<b>Documents considered:</b>	<p>Barton – acquisition of affordable housing, report to the City Executive Board on 10 July 2013.</p> <p>A housing company for Oxford, report to the City Executive Board on 17 March 2016.</p> <p>The delivery arrangements for affordable housing, report to Cabinet on 29 May 2021.</p>
<b>Key or Not Key:</b>	Key (value >£500k)
<b>Wards significantly affected:</b>	Barton and Sandhills
<b>Declared conflict</b>	None

<b>of interest:</b>	
<b>This form was completed by:</b>	Allison Dalton Housing Development & Regeneration Officer 25.11.2021
<b>Name &amp; title:</b>	
<b>Date:</b>	Andrew Brown Committee and Member Services Officer 03.12.2021

### Approval checklist

<b><i>Approver</i></b>	<b><i>Name and job title</i></b>	<b><i>Date</i></b>
<b>Decision maker</b>	Stephen Gabriel, Executive Director for Communities and People	03.12.2021

<b><i>Consultee</i></b>	<b><i>Name and role</i></b>	<b><i>Date</i></b>
<b>Head of Financial Services if</b>	Nigel Kennedy, Head of Financial Services	30.11.2021
<b>Head of Law and Governance if</b>	Susan Sale, Head of Law and Governance	03.12.2021
<b>Cabinet Member(s)</b>	Councillor Susan Brown, Leader and Cabinet Member for Inclusive Growth, Economic Recovery, and Partnerships,	30.11.2021
	Councillor Diko Blackings, Cabinet Member for Affordable Housing,	01.12.2021