


DECISIONS DELEGATED TO OFFICERS

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| Decision title: | Blackbird Leys Regeneration Project authority from Delegated Executive Officer to move from Gateway 1 under the Sealed Development Agreement to Gateway 2 |
| Decision date: | 8 December 2021 |
| Source of delegation: | <p>The decision was delegated following the grant of express delegation at Cabinet meeting held on 11th March 2020.</p> <p>The Cabinet report including appendices are located: https://mycouncil.oxford.gov.uk/documents/g5337/Public%20reports%20pack%20Wednesday%2011-Mar-2020%2018.00%20Cabinet.pdf?T=10</p> <p>And in particular that Cabinet on 11 March 2020 resolved to:</p> <p>Delegate authority to the Executive Director Development to sign off the Pre-Planning Viability Condition and all other Stage One requirements of the Development Agreement detailed in this report, and confirm the project can move past Gateway One and into Stage Two (detailed design & planning submission) of the Development Agreement;</p> <p>Delegate authority to the Executive Director of Development, in consultation with the Cabinet Member for Leisure & Housing and the Cabinet Member for Affordable Housing, to approve moving through the remaining Gateways of the Development Agreement and subsequently entering into a lease for the land with Catalyst Housing Limited, subject to the approved budget;</p> <p>Note that there has been a change in Cabinet Member to Cabinet Member for Planning and Housing Delivery.</p> |
| What decision was made? | <p>The decision is to move forward through Gateway One and into Stage Two of the Blackbird Leys Development as set out in the Development Agreement between OCC and their development partner Catalyst Housing Ltd (CHL). Stage Two work will require development of the masterplan within the framework of the financial viability model produced by CHL working with local residents and stakeholders, and the preparation of the planning application.</p> <p>It was recognised on the selection of CHL as development partner that the project would require a significant amount of subsidy, including assumptions around housing grant, the potential to secure external funds from the Housing and Infrastructure Fund (HIF), alongside the potential to use some of OCC's Section 106 off-site affordable housing contributions. CHL have also provided a level of internal subsidy to help bridge the gap.</p> |

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| | <p>The decision includes the agreement to funding to meet the deficit shortfall including;</p> <ol style="list-style-type: none"> 1. Payment to CHL by OCC of Homes England (HE) HIF funding of approximately £6.25m 2. Allocation of £4.0m HRA funding including a capital contribution of approximately £1.1m to CHL 3. Payment of approximately £7.6m s106 affordable housing receipts to CHL 4. Community Infrastructure funds of approximately £1.42m to be used on funding the scheme including use of approximately £902K of CIL generated by the scheme and to support the reprovision of the new community centre, retail facilities and public space. <p>The total budget commitment by OCC to support the project is £21.528m.</p> <p>The Development Agreement requires the development of Strategies by OCC and CHL to be agreed as part of the Stage Two work including: Stakeholder engagement, Design quality, Vacant possession and decant, Development and phasing, Financial model and Marketing and management. The financial model includes allocation of funds including appointment of external consultants to manage and deliver the Strategies.</p> |
| Decision made by: | <p>Tom Bridgman, Executive Director - Development</p> <p>Decision taken in consultation with Cllr Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery</p> |
| Other options considered: | <p>No alternative option. Sign off to move from Gateway One to Two is part of the express delegation from Cabinet given the scale and value of the project.</p> |
| Documents considered: | <p>Development Agreement and Financial Summary Report (attached but not to be disclosed wider at this stage)</p> |
| Key or Not Key: | <p>Not key</p> |
| Wards affected: | <p>Blackbird Leys & Northfield Brook</p> |
| Declared conflict of interest: | <p>None</p> |
| This form was completed by: Name & title: Date: | <p>Roo Humpherson Regeneration Manager 03 December 2021</p> |

Approval checklist

| <i>Approver</i> | <i>Name and job title</i> | <i>Date</i> |
|------------------------|---|--------------------|
| Decision maker | Tom Bridgman Executive Director – Development  | 08.12.2021 |

Consultee checklist

| <i>Consultees</i> | <i>Name and job title</i> | <i>Date</i> |
|--------------------------|--|--------------------|
| Cabinet Member(s) | Councillor Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery | 08.12.2021 |