


## DECISIONS DELEGATED TO OFFICERS

<b>Decision title:</b>	Transfer by sale of land at Bracegirdle Road, Mortimer Drive and Broad Oak to Oxford City Housing (Development) Limited (OCH(D)L) and the purchase of the completed development by Oxford City Council from OCH(D)L
<b>Decision date:</b>	19 February 2021
<b>Source of delegation:</b>	<p>Cabinet on 29 May 2019 agreed to delegate authority to the Assistant Chief Executive in consultation with the Head of Finance and the Head of Law and Governance to:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Approve and facilitate the agreed purchase by the HRA of all affordable housing units at the OHCL development sites.</li> </ol> <p>The Assistant Chief Executive authorised the Director of Housing to take this decision.</p>
<b>What decision was made?</b>	<ol style="list-style-type: none"> <li>1 To authorise the transfer by sale of land at Bracegirdle Road, Mortimer Drive and Broad Oak to Oxford City Housing (Development) Limited for a consideration of £30,000.</li> <li>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 £2,590,000 in total.</li> </ol>
<b>Purpose:</b>	To authorise the transfer by sale of land at Bracegirdle Road, Mortimer Drive, and Broad Oak to Oxford City Housing (Development) Limited (OCH(D)L) and Oxford City Council to purchase the completed development.

	<p>As part of Oxford City Council's City Executive Board decision on 17 March 2016 to establish Oxford City Housing Limited it 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 8 Social Rented, wheelchair accessible bungalows at 3 sites in Oxford (18/00408/CT3 for Bracegirdle Road, 18/00546/CT3 for Mortimer Drive, and 18/02113/CT3 for Broad Oak).</p>
<b>Reasons:</b>	<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 £520,000 of Oxfordshire Growth Deal Affordable Housing grant.</p>
<b>Decision made by:</b>	<p>Paul Leo, Interim Director of Housing.</p> <p>Decision taken in consultation with the Head of Financial Services and the Head of Law and Governance.</p>
<b>Other options considered:</b>	<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>
<b>Documents considered:</b>	<p>Report to the Director of Housing, 4 November 2020</p>
<b>Key or Not Key:</b>	<p>Key</p>
<b>Wards significantly affected:</b>	<p>None</p>
<b>Declared conflict of interest:</b>	<p>None</p>
<b>This form was completed by:</b> <b>Name &amp; title:</b> <b>Date:</b>	<p>James Graham  Senior Housing Development Officer  22 February 2021</p>

## Approval checklist

<b>Approver</b>	<b>Name and job title</b>	<b>Date</b>
<b>Decision Maker</b>	Paul Leo, Interim Director of Housing 	19 February 2021

## Consultee checklist

<b>Head of Financial Services</b>	Nigel Kennedy 	30 November 2020
<b>Head of Law and Governance</b>	Susan Sale 	19 February 2021
<b>Cabinet Member(s)</b>	Councillor Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery	4 February 2022