


DECISIONS DELEGATED TO OFFICERS

Decision title:	Blackbird Leys Regeneration Project authority from Delegated Executive Officer to move from Gateway 2 under the Sealed Development Agreement to Gateway 3
Decision date:	23 June 2022
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:</p> <p>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 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 Two and into Stage Three of the Blackbird Leys Development.</p> <p>The decision to progress through Stage Two enables CHL to submit the planning application for the redevelopment proposals including the District Centre redevelopment and the Knights Road development.</p> <p>Stage Three work is the Post Planning Appraisal and Post Planning Viability condition as set out in the Development Agreement between OCC and their development partner Catalyst Housing Ltd (CHL).</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> <p>The total budget commitment by OCC to support the project is £21.528m.</p> <p>The Development Agreement sets out the need for a series of viability reviews at each key stage. The decision to move through Gateway Two recognises that the latest viability model has identified a potential deficit of c.£4.11m after OCC funding has been taken into account.</p> <p>This deficit will be subject to further review and mitigation measures by CHL during Gateway Three. CHL have agreed that OCC will not be required to provide any further financial contribution and that any remaining deficit on conclusion of the Gateway Three viability test will need to be met by CHL if the development is to proceed.</p>
Decision made by:	Tom Bridgman, Executive Director (Development)
Other options considered:	No alternative option. Sign off to move from Gateway Two to Gateway Three is part of the express delegation from Cabinet given the scale and value of the project.
Documents considered:	None
Key or Not Key:	Not key
Wards affected:	Blackbird Leys & Northfield Brook
Declared conflict of interest:	No
This form was completed by: Name & title: Date:	Roo Humpherson Regeneration Manager 23.06.2022

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Decision Maker	Tom Bridgman, Executive Director (Development) 	23.06.2022

Consultee checklist

Cabinet Members	Councillor Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery Councillor Linda Smith, Cabinet Member for Housing	20.06.2022
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