


DECISIONS DELEGATED TO OFFICERS

Decision title:	To enter into a Pre-Construction Services Agreement and full contract with a works contractor to construct 51 homes on the site of the former Oxfordshire County Council Northfield Hostel now owned by Oxford City Council.
Decision date:	09 March 2023
Source of delegation:	<p>Cabinet, on 09 September 2020 ('Land Acquisition and Project Approvals for the development of homes in the HRA') resolved to:</p> <ol style="list-style-type: none"> 1. Give project approval to the proposals to purchase land; enter into build contracts and any other necessary agreements or contracts and incur associated development cost spends, as set out in this report, and within the allocated HRA capital budgets and business plan, for the purpose of delivering more affordable housing in Oxford; 2. Recommend to Council that it approves a revision to the HRA capital budget in 2020/21 of £31.647m, in order for the schemes listed in this report (paras 11 to 40) to be added into the capital programme funded predominantly from additional borrowing; 3. Recommend to Council that it approves a revision to the HRA base (revenue) budget from 2021/22 on, for £235k to be added, for the creation of the Affordable Supply Programme and Enabling Team to manage and co-ordinate the various work streams to deliver the programmes; 4. Delegate authority to the Director of Housing, in consultation with the Cabinet Member for Affordable Housing; the Head of Financial Services/Section 151 Officer; and the Council's Monitoring Officer, to enter into agreements for the purchase of land, and any other necessary agreements or contracts and/or spend within the identified budget, for the provision of additional affordable housing; and 5. Delegate authority to the Chief Executive, in consultation with the Cabinet Members for

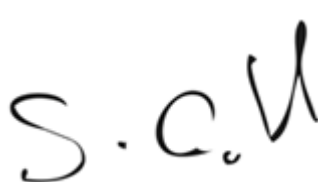
	<p>Finance and Asset Management, and Affordable Housing, to approve any property or development purchases over £500,000 for affordable housing, within this project approval and budget envelope.</p> <p>On 14 October 2021 the Chief Executive made a delegated decision to enter into an exchange of contracts 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). The decision was made 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.</p>
<p>What decision was made?</p>	<p>Following the tender evaluation exercise, to enter into a Pre-Construction Services Agreement and award full contract with Equans Limited to construct 51 homes on the site of the former Oxfordshire County Council Northfield Hostel now owned by Oxford City Council.</p>
<p>Purpose:</p>	<p>Procurement of a works contractor to deliver the Northfield House project in Sandy Lane West, Oxford.</p>
<p>Reasons:</p>	<p>To progress the project through developing design work and onto an agreed Contract to deliver 51 homes on the site of the former Oxfordshire County Council Northfield Hostel now owned by Oxford City Council.</p>
<p>Decision made by:</p>	<p>Caroline Green, Chief Executive</p>





Other options considered:	Not to enter into a Pre-Construction Services Agreement and full contract with a works contractor to construct 51 homes on the site of the former Oxfordshire County Council Northfield Hostel now owned by Oxford City Council. This option was rejected due to the need to deliver affordable housing in Oxford via projects such as this one.
Documents considered:	<ul style="list-style-type: none"> • Final Northfield Contract Report • Northfield Tender Report <p>(Exempt from publication as they contain commercially sensitive information).</p>
Key or Not Key:	Key
Wards significantly affected:	Littlemore and Blackbird Leys
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Stuart Moran Senior Development Manager 20 February 2023

Approval checklist

Approver	Name and job title	Date
Decision maker	Caroline Green, Chief Executive 	9 March 2023

Consultee checklist

Approver	Name and job title	Date
Executive Director (Communities & People)	Stephen Gabriel, Executive Director (Communities and People) 	21 February 2023

<p>Executive Director (Development)</p>	<p>Tom Bridgman, Executive Director (Development)</p> 	<p>21 February 2023</p>
<p>Head of Housing Services</p>	<p>Nerys Parry, Head of Housing Services</p> 	<p>09 March 2023</p>
<p>Senior officer</p>	<p>Dave Scholes, Affordable Housing Supply Corporate Lead</p>	<p>08 February 2023</p>
<p>Head of Financial Services</p>	<p>Nigel Kennedy, Head of Financial Services</p> 	<p>21 February 2023</p>
<p>Head of Law and Governance</p>	<p>Susan Sale, Head of Law and Governance</p> 	<p>20 February 2023</p>
<p>Cabinet Members</p>	<p>Councillor Linda Smith, Cabinet Member for Housing</p> <p>Councillor Ed Turner, Cabinet Member for Finance and Asset Management</p>	<p>22 February 2023</p> <p>23 February 2023</p>