


DECISIONS DELEGATED TO OFFICERS


Decision title:	Increase to the Roken House Project Budget
Decision date:	16 March 2023
Source of delegation:	<p>This decision was delegated to officers under Part 4.4 of the Council's Constitution: all executive functions except those in Part 4.5, 4.6 and 4.7 are delegated to the officers in the senior management structure.</p> <p>Cabinet on 10 November 2021 resolved to:</p> <p>Give project approval to the proposals to purchase and develop accommodation, as set out in the report, and within the allocated capital budgets, for the purpose of delivering more affordable housing in Oxford.</p> <p>Council on 29 November 2021 resolved to:</p> <p>Approve a capital budget in the General Fund for £1,650,000 of expenditure in 2021/22, subsidised using £660,000 of Retained Right to Buy Receipts, to enable the acquisition and refurbishment of Roken House.</p>
What decision was made?	<p>To increase the Roken House approved project budget by £200,000 in order to complete additional fire safety works and replace an existing traditional gas boiler system with a low carbon sustainable Air-Source Heat Pumps (ASHP) system. The increased expenditure is to be vired from underspends in the capital programme.</p>
Purpose:	<p>The proposed upgrade to all electric will improve the running costs of the building, improve fire safety, reduce carbon emissions, and future-proof the development.</p> <p>In addition to the proposed upgrade, Roken House would not need to be decanted and have a gas boiler alternative fitted at a later date.</p>

Reasons:	Delivery of sustainable green improvements by replacing an existing gas boiler system with Air-Source Heat Pumps will provide well insulated homes that have well managed and significantly reduced carbon emissions. The new ASHP system will produce no emissions and will operate efficiently even at low ambient temperatures.
Decision made by:	Tom Bridgman, Executive Director (Development)
Other options considered:	Not to increase the project budget. This option was rejected as it would not allow the required fire safety works and sustainable green improvements to be made.
Documents considered:	Confidential Appendix 1 – Delegated Approval Report Confidential Appendix 2 – Tender Options Review (Exempt by reason of commercial confidentiality).
Key or Not Key:	Not Key
Wards significantly affected:	None
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Andrew Dorrington Affordable Housing Development Officer 14/03/2023

Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Decision maker	Tom Bridgman, Executive Director (Development) 	16/03/23

Consultee checklist

Approver	Name and job title	Date
Senior officer	Dave Scholes Affordable Housing Supply Corporate Lead	14/03/2023
Head of Law and Governance	Susan Sale, Head of Law and Governance 	16/03/2023
Head of Financial Services	Nigel Kennedy, Head of Financial Services 	14/03/2023
Cabinet Members	Councillor Ed Turner, Cabinet Member for Finance and Asset Management Councillor Linda Smith Cabinet Member for Housing	15/03/2023 15/03/2023