


## DECISIONS DELEGATED TO OFFICERS

<b>Decision title:</b>	Amendment to the contract price for the acquisition of the Lanham Way housing development site from Oxfordshire County Council
<b>Decision date:</b>	18 May 2023
<b>Source of delegation:</b>	<p>Cabinet, <a href="#">on 9 September 2020</a>, resolved to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>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</li> <li>5. Delegate authority to the Chief Executive, in consultation with the Cabinet Members for Finance and Asset Management, and Affordable Housing, to approve any</li> </ol>

	<p>property or development purchases over £500,000 for affordable housing, within this project approval and budget envelope.</p> <p>The Chief Executive, <a href="#">on 14 October 2021</a> took a decision to enter into an exchange of contracts to acquire 2 properties: Northfield Hostel and Land at Lanham Way. This required 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 was subject to the receipt of satisfactory planning permission for each site. The deposit was returnable in the event completion did not occur.</p> <p>Cabinet, <a href="#">on 15 March 2023</a>, recommended to Council an uplift in the budget for Lanham Way of 361k based on the construction tender process outcome. This results in an amended approved budget of £5,045,886. This was agreed by Council <a href="#">on 20 March 2023</a>.</p>
<p><b>What decision was made?</b></p>	<p>To amend the contract price for the acquisition of the Lanham Way housing development site from Oxfordshire County Council from £935,000 to £870,000.</p>
<p><b>Purpose:</b></p>	<p>This decision to agree the new contract price will allow the purchase to complete, and therefore ownership of the site can pass to Oxford City Council from Oxfordshire County Council.</p> <p>This will enable the delivery of 10 affordable housing units for the City Council/HRA - which represents an important contribution of units to the City Council's affordable homes delivery programme - to be progressed.</p>
<p><b>Reasons:</b></p>	<p>Through the planning process, a reduction in the number of units to be delivered became necessary, in order to achieve a planning consent on the site (from 14 to 10 units). This occurred after contracts had been exchanged. As a result of this reduction in development capacity, negotiations have been undertaken which</p>

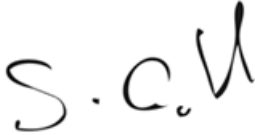
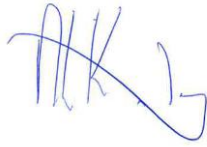

	have led to a reduction in the purchase price from £935,000 to £870,000. The new lower purchase price enables the scheme to remain financially viable within the required financial parameters.
<b>Decision made by:</b>	Caroline Green, Chief Executive
<b>Other options considered:</b>	The option not to seek a contract price reduction was rejected as this would not allow the scheme to remain financially viable.
<b>Documents considered:</b>	None
<b>Key or Not Key:</b>	Key
<b>Wards significantly affected:</b>	None
<b>Declared conflict of interest:</b>	None
<b>This form was completed by:</b> <b>Name &amp; title:</b> <b>Date:</b>	Vicky Trietline Senior Development Manager  16 May 2023

### Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
<b>Decision maker</b>	Caroline Green, Chief Executive 	18 May 2023

### Consultee checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
<b>Senior officers</b>	Stephen Gabriel – Executive Director Communities and People	18 May 2023

	 Dave Scholes – Affordable Housing Supply Corporate Lead	15 May 2023
<b>Head of Financial Services</b>	Nigel Kennedy, Head of Financial Services 	15 May 2023
<b>Head of Law and Governance</b>	Rhian Daves, Interim Head of Law & Governance 	18 May 2023
<b>Cabinet Members</b>	Councillor Linda Smith, Cabinet Member for Housing  Councillor Ed Turner, Cabinet Member for Finance and Asset Management	15 May 2023  16 May 2023