**DECISIONS DELEGATED TO OFFICERS**

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| **Decision title:**  | To agree the final terms of, and enter into relevant contracts with, the preferred development partner and operator consortium to regenerate 38-40 George Street, Oxford |
| **Decision date:** | 13 October 2023 |
| **Source of delegation:**  | Cabinet, [on 12 July 2023](https://mycouncil.oxford.gov.uk/ieListDocuments.aspx?CId=527&MId=7516&Ver=4) ([City Centre Land Regeneration Scheme](https://mycouncil.oxford.gov.uk/documents/s74135/City%20Centre%20Land%20Regeneration%20Scheme.pdf)), resolved to: **Delegate** authority to the Executive Director for Development, in consultation with the Council’s Head of Financial Services / Section 151 Officer; the Head of Law and Governance; and the Deputy Leader (Statutory) - Finance and Asset Management to: (i) agree the terms of, and enter into, relevant contracts; (ii) agree the final scheme and submission of any planning application; and (iii) authorise any spending within the allocated budget (see Confidential Appendix 1 for more details). |
| **What decision was made?**  | To agree the final terms of the relevant contracts with the preferred development partner and operator consortium to regenerate 38-40 George Street, Oxford and to enter into the contracts. The contracts will be signed on 18 October 2023.Agreement of the final terms was supported by external legal advisors Brown Jacobsen and commercial advisors JLL.  |
| **Purpose:** | The decision to agree final terms and sign contracts was a necessary work stage to appoint the preferred development partner and operator consortium to regenerate the site at 38-40 George Street in line with the Cabinet decision. |
| **Reasons:**  | The decision has been made in order to agree final minor details of specific clauses in the contract documents which needed completing following the Cabinet decision. The final details were agreed with advice from appointed external legal consultants in such a way to protect the Council’s interests on the site. The context is that a development partner and operator consortium has been procured for this site in order for the Council to be a good landlord and sustain income from this site to support delivery of public services.  |
| **Decision made by:**  | Tom Bridgman Executive Director for Development |
| **Other options considered:**  | An alternative option to the Executive Director (Development) agreeing final terms of the contract documents following Cabinet would have been to have agreed all detailed terms ahead of Cabinet approval. However, this was not considered realistic given the number and size of the documents, and that it is extremely likely small details in a few clauses would need adjusting, some based on changing information. The route of delegating the agreement of final terms to the Executive Director of Development was considered by the Head of Property and the project team to be the most expedient way to secure the signing of contracts required. The work is time critical in order to meet the programme of the development partner and operator consortium, and so realise the increased income from the site to support public services sooner. |
| **Documents considered:** | Report of Brown Jacobsen, external legal advisers (exempt from publication by reason of commercial confidentiality). |
| **Key or Not Key:**  | Key |
| **Wards significantly affected:**  | Carfax and Jericho  |
| **Declared conflict of interest:**  | None  |
| **This form was completed by:****Name & title:****Date:** | Carri Unwin, Regeneration Manager11 October 2023 |

**Approval checklist**

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| ***Approver*** | ***Name and job title*** | ***Date***  |
| **Decision maker** | Tom Bridgman, Executive Director (Development) | 13 October 2023 |

**Decision checklist**

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| ***Approver*** | ***Name and job title*** | ***Date***  |
| **Senior officer** | Jane Winfield, Head of Corporate Property C:\Users\jmitchell\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\JEVXX3BB\Jane's signature(4).jpg | 11 October 2023 |
| **Head of Financial Services** | Nigel Kennedy, Head of Financial Services | 12 October 2023 |
| **Head of Law and Governance** | Emma Jackman, Head of Law and Governance | 12 October 2023 |
| **Cabinet Member** | Councillor Ed Turner, Deputy Leader (Statutory) – Finance and Asset Management | 13 October 2023 |
| **Ward Members** | Councillor Alex Hollingsworth (Carfax & Jericho)Councillor Lizzy Diggins (Carfax & Jericho) | 12 October 2023 |