


DECISIONS DELEGATED TO OFFICERS

Decision title:	Entering into an exchange of contracts to acquire the freehold interests of the former playing field, Sandy Lane West, Littlemore
Decision date:	8 November 2023
Source of delegation:	<p>Cabinet, on 9 August 2023 (Northfield Hostel Site Additional Affordable Housing) resolved to:</p> <ol style="list-style-type: none"> 1. Grant 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 Housing Revenue Account (“HRA”) capital budget and business plan, for the purpose of delivering more affordable housing in Oxford at the Northfield Hostel site; 2. Recommend to Council that it approves a virement within the HRA capital budget for scheme costs. The virement will be from the Oxford City Housing Limited (“OCHL”) purchase line into a new scheme line to be profiled to match the build programme across the three years from 2023/24 to 2025/26; 3. Delegate authority to the Executive Director (Development) in consultation with the Cabinet Member for Housing; the Head of Financial Services/Section 151 Officer; and the Council’s Monitoring Officer to enter into agreements for the purchase of land; build contracts; and any other necessary agreements or contracts to facilitate the development (including a Development Services Agreement with OCHL) within the identified budget, for the provision of additional affordable housing. <p>Council, on 2 October 2023, approved a virement within the HRA capital budget for scheme costs from the Oxford City Housing Limited (“OCHL”) purchase line into a new</p>

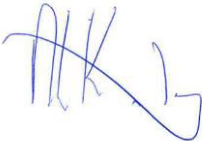
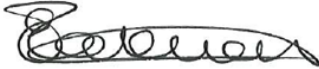
	scheme line to be profiled to match the build programme across the three years from 2023/24 to 2025/26.
What decision was made?	To enter into an exchange of contracts to acquire the freehold interests of the former playing field, Sandy Lane West, Littlemore.
Purpose:	The site will be acquired on a freehold basis by Oxford City Council and developed directly through the HRA, securing borrowing where required. The site is currently targeted to secure grant funding from Homes England under the AHP21-26 programme as the scheme would be expected to meet the eligibility criteria for this.
Reasons:	The decision facilitates the delivery of 10 new affordable homes. The purpose of the acquisitions is to develop 100% affordable housing schemes as part of the Council's overall housing development programme to escalate/accelerate the delivery of affordable homes to meet the high demand (and significant waiting list for council housing) across the City.
Decision made by:	Tom Bridgman, Executive Director (Development)
Other options considered:	Not to enter into an exchange of contracts to acquire the freehold interests of the former playing field, Sandy Lane West, Littlemore. This option was rejected as it would not enable the affordable housing to be delivered.
Documents considered:	Report to Cabinet, 9 August 2023.
Key or Not Key:	Key (acquiring or disposing of freeholds or leaseholds with a consideration or premium over £500,000 in the context of the medium term financial strategy).
Wards significantly affected:	None.
Declared conflict of interest:	None.
This form was completed by: Name & title:	Dave Scholes Affordable Housing Supply Corporate Lead 18 October 2023

Date:	
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Approval checklist

Approver	Name and job title	Date
Decision maker	Tom Bridgman, Executive Director (Development) 	8 November 2023

Consultee checklist

Approver	Name and job title	Date
Senior officer	Dave Scholes, Affordable Housing Supply Corporate Lead	18 October 2023
Head of Financial Services	Nigel Kennedy, Head of Financial Services 	6 November 2023
Head of Law and Governance	Emma Jackman, Head of Law and Governance 	6 November 2023
Cabinet Member	Councillor Linda Smith, Cabinet Member for Housing and Communities	23 October 2023