


DECISIONS DELEGATED TO OFFICERS

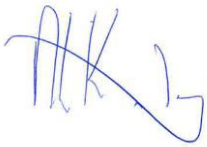
Decision title:	Development Service Agreement (DSA) with OCHL to undertake all development services in relation to the additional Northfield housing development site.
Decision date:	16 July 2024
Source of delegation:	<p>Cabinet, on 9 August 2023, resolved to:</p> <ol style="list-style-type: none"> 1. 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; and 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.
What decision was made?	<p>To enter into a Development Service Agreement (DSA) with OCHL to undertake all development services in relation to the additional Northfield housing development. The budget envelope for the project has been provided at annual February Council budget setting meetings.</p> <p>The fee for the development management services is agreed at 5% of the build cost.</p>
Purpose:	The decision will allow sealing of the Development Services Agreement between OCC and OCHL. This engages OCHL as the development manager on behalf of the Council, to undertake the direct development of these sites in the HRA.
Reasons:	To facilitate the delivery of 10 affordable new homes, which supports the Council's strategy and priority of providing more affordable housing. This initiative contributes to the City Council's affordable homes delivery programme.

Decision made by:	Tom Bridgman, Executive Director (Development)
Other options considered:	If OCHL does not act as the development manager for the scheme, the Council would be unable to deliver it directly as outlined in the affordable housing supply programme and the OCHL and HRA Business Plans.
Documents considered:	The DSA Agreement including the Scheme Development Strategy (SDS) with a fee schedule (exempt by reason of commercial confidentiality).
Key or Not Key:	Not Key
Wards significantly affected:	None (by the DSA)
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Dave Scholes Affordable Housing Supply Corporate Lead 18 June 2024

Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Decision maker	Tom Bridgman, Executive Director (Development) 	16 July 2024

Consultee checklist

<i>Consultees</i>	<i>Name and job title</i>	<i>Date</i>
Head of Financial Services	Nigel Kennedy, Head of Financial Services (Section 151 Officer) 	9 July 2024
Head of Law and Governance	Emma Jackman, Head of Law & Governance	9 July 2024

		
Cabinet Member	Councillor Linda Smith, Cabinet Member for Housing and Communities	10 July 2024