


## DECISIONS DELEGATED TO OFFICERS

<b>Decision title:</b>	Development Service Agreement (DSA) with OCHL to undertake all development services in relation to the affordable housing at the 'Canalside' housing development, Oxford North
<b>Decision date:</b>	17 July 2024
<b>Source of delegation:</b>	<p>Cabinet, <a href="#">on 15 March 2023</a>, resolved to:</p> <ol style="list-style-type: none"> <li>1. <b>Give project approval</b> for the acquisition of affordable dwellings developed by Oxford City Homes Ltd (OCHL) for which budgetary provision has been made in the Council's Housing Revenue Account in respect of: <ol style="list-style-type: none"> <li>a) Oxford North (referenced in paragraphs 9 to 18 of the report), and</li> <li>b) Goose Green, Wolvercote (referenced in paragraphs 19 to 34 of the report), and</li> <li>c) Meadow Lane, Iffley (referenced in paragraphs 35 to 49 of the report);</li> </ol> </li> <li>2. <b>Delegate authority</b> to the Executive Director (Development), in consultation with the Executive Director (Communities and People); the Cabinet Member for Housing; the Head of Financial Services/Section 151 Officer; and the Head of Law and Governance/Monitoring Officer, to finalise the scheme design and financial appraisals and enter into agreements and contracts to facilitate the agreed purchase by the Council of the affordable housing (to be held in the HRA) and any associated land, within the identified budget for the provision of the affordable housing (111 affordable homes) on the Oxford North development, within the project approval.</li> </ol>
<b>What decision was made?</b>	<p>To enter into a Development Service Agreement (DSA) with OCHL to undertake all development services in relation to the affordable housing at the 'Canalside' housing development, Oxford North. 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 6% of the land and build cost.</p>
<b>Purpose:</b>	The decision will allow sealing of the Development Services Agreement between OCC and OCHL. This engages OCHL as the development manager on behalf


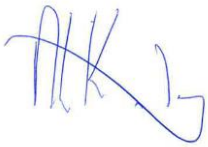
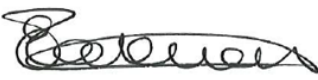
	of the Council to undertake the direct development of these sites in the HRA.
<b>Reasons:</b>	To enable the delivery of 111 affordable new homes – which supports the Council's strategy and priority of providing more affordable housing. This initiative contributes to the City Council's affordable homes delivery programme.
<b>Decision made by:</b>	Tom Bridgman, Executive Director Development
<b>Other options considered:</b>	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.
<b>Documents considered:</b>	The DSA Agreement including the Scheme Development Strategy (SDS) with a fee schedule (exempt by reason of commercial confidentiality).
<b>Key or Not Key:</b>	Key Decision (expenditure, income or savings of £500,000 or greater in the context of the medium term financial strategy).
<b>Wards significantly affected: If</b>	None (by the DSA)
<b>Declared conflict of interest:</b>	None
<b>This form was completed by:</b> <b>Name &amp; title:</b> <b>Date:</b>	Dave Scholes Affordable Housing Supply Corporate Lead 18 June 2024

### Approval checklist

<b>Approver</b>	<b>Name and job title</b>	<b>Date</b>
<b>Decision maker</b>	Tom Bridgman, Executive Director Development 	17 July 2024

### Consultee checklist

<b>Consultees</b>	<b>Name and job title</b>	<b>Date</b>
<b>Senior officer</b>	Peter Mathew, Interim Executive Director	10 July 2024

	(Communities and People) 	
<b>Head of Financial Services</b>	Nigel Kennedy, Head of Financial Services (Section 151 Officer) 	9 July 2024
<b>Head of Law and Governance</b>	Emma Jackman, Head of Law and Governance 	9 July 2024
<b>Cabinet Member</b>	Councillor Linda Smith, Cabinet Member for Housing and Communities	11 July 2024