


DECISIONS DELEGATED TO OFFICERS

Decision title:	Entering into a development agreement with Oxford City Housing (Development) Limited for the sale and construction of 90 units at Railway Lane
Decision date:	20 August 2024
Source of delegation:	<p>Cabinet, on 14 December 2022 (Delivery of Affordable Housing (Railway Lane and Marston Paddock)) resolved to:</p> <ol style="list-style-type: none"> 1. Grant project approval for the continued acquisition of affordable dwellings developed by OCHL for which budgetary provision has been made in the Council's Housing Revenue Account in respect of: (i) Railway Lane, Littlemore (referenced in paragraphs 3 to 10 of this report) and (ii) Marston Paddock, Butts Lane, Old Marston; and 2. Delegate authority 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, to enter into agreements and facilitate the agreed purchase by the Council of these developments, with all the affordable housing units from OCHL to be held in the HRA, within this project approval for the Railway Lane and Marston Paddock sites.
What decision was made?	To enter into a development agreement with Oxford City Housing (Development) Limited for the sale and construction of new homes at Railway Lane for the purpose of the delivery of 90 new affordable homes for the HRA. The agreement is between OCC and OCH(D)L and supports OCH(D)L's sale and development agreement with W.E Black Limited and Cantay Estates Limited.
Purpose:	Cabinet, on 14 December 2022, gave project approval for the continued acquisition of affordable dwellings developed by OCH(D)L for which budgetary provision has been made in the Council's Housing Revenue Account in respect of: (i) Railway Lane, Littlemore and (ii) Marston Paddock, Butts Lane, Old Marston. The decision enables the delivery of 90 affordable housing units at Railway Lane, contributing to the City Council's affordable homes delivery programme.



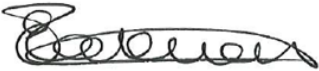
Reasons:	The contract between OCC and OCH(D)L provides the legal underpinning of the acquisition of 90 homes at Railway Lane into the HRA. Subject to this contract being in place, OCH(D)L will enter a contract with W.E. Black Limited and Cantay Estates Limited to purchase the land and development of these 90 homes. These new homes form part of the OCH(D)L and HRA business plans, and as such meet both organisations' objectives.
Decision made by:	Tom Bridgman, Executive Director (Development)
Other options considered:	Not to enter into the development agreement. This option was rejected as it would not enable the delivery of 90 affordable housing units for the City Council / HRA.
Documents considered:	Report to Cabinet , 14 December 2022.
Key or Not Key:	Key
Wards significantly affected:	None
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Megan McFarlane Affordable Housing Supply Programme Officer 13 August 2024

Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Decision maker	Tom Bridgman, Executive Director (Development) 	20 August 2024

Consultee checklist

<i>Consultees</i>	<i>Name and job title</i>	<i>Date</i>
Senior officer	Nick Butcher, Affordable Housing Development Manager (on behalf of Dave Scholes, Affordable Housing Supply Corporate Lead)	12 August 2024

Executive Director (Communities and People)	Peter Matthew, Executive Director (Communities and People) 	18 August 2024
Head of Financial Services	Nigel Kennedy, Head of Financial Services/ Section 151 Officer 	16 August 2024
Head of Law and Governance	Emma Jackman, Head of Law and Governance 	16 August 2024
Cabinet Member	Councillor Linda Smith, Cabinet Member for Housing and Communities	16 August 2024