

Decision type: **Decision Specifically Delegated to Officers**

Decision date: **9 January 2026**

Decision maker: Tom Hook, Deputy Chief Executive – City and Citizens' Services

Decision title: To enter into a Sale and Development Agreement for 12 affordable homes at Goose Green, Wolvercote

Summary	
Decision being taken:	To enter into a Sale and Development Agreement (Development Agreement) with Oxford City Housing (Development) Limited (OCHL) to undertake all development services in relation to the affordable housing at Goose Green, Wolvercote.
Key decision:	Yes Issue details - Enter into Development Agreement for 12 affordable homes at Goose Green, Wolvercote Oxford City Council
Source of delegation:	Cabinet, on 15 March 2023 and Council 20 March 2023, resolved to: <ol style="list-style-type: none"> 1. Give project approval for the acquisition of affordable dwellings developed by OCHL for which budgetary provision has been made in the Council's Housing Revenue Account in respect of: <ol style="list-style-type: none"> a) Oxford North (referenced in paragraphs 9 to 18 of this report), and b) Goose Green, Wolvercote (referenced in paragraphs 19 to 34 of this report), and c) Meadow Lane, Iffley (referenced in paragraphs 35 to 49 of this report); 2. Delegated authority to the Executive Director (Communities and People) in consultation with the Cabinet Member for Planning and Housing Delivery; 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 purchase by the Council of

	the social rent and shared ownership homes (to be held in the HRA) and any associated land, within the identified budget and within this project approval for Goose Green, Wolvercote (16 affordable homes);
Cabinet Member:	Councillor Linda Smith, Cabinet Member for Housing and Communities Please note: since the delegation was made the portfolios have changed so that Councillor Smith now has responsibility for housing and housing supply/delivery
Corporate Priority:	More Affordable Housing and Meeting Housing Needs
Policy Framework:	Council Strategy 2020-24 Housing and Homelessness Strategy 2023 to 2028

The Deputy Chief Executive – City and Citizens’ Services, decides as follows:

1. **Approve, and agree** to finalise the scheme design and financial appraisals and enter into agreements and contracts to facilitate the purchase by the Council of the social rent and shared ownership homes (to be held in the HRA) and any associated land, within the identified budget and within this project approval for Goose Green, Wolvercote (12 affordable homes);

Appendix No.	Appendix Title	Exempt from Publication
Appendix 1 (confidential)	Summary of Development Scheme Appraisal (including valuation and cost information – Goose Green, Wolvercote	Yes This information is exempted from publication under Schedule 12A to the Local Government Act 1972 since it is: The information relates to the financial and business affairs of the council.

Introduction and background

1. The Council continues to develop a supply programme to deliver more affordable housing through multiple work streams, including the delivery of units through the Council’s housing company Oxford City Homes Limited (OCHL) – trading as OX Place; direct delivery by the Council; joint ventures; regeneration schemes; acquisitions; and enabling activity with Registered Providers, Community-Led Housing groups, and other partners. The Council seeks to deliver over 1,600 affordable tenure homes across the four-year period (April 2022 to March 2026), with at least 850 of those at the most affordable Social Rent level. The Goose Green site is an allocated housing site in the Local Plan, situated within the Oxford North/Northern Gateway Area Action Plan (AAP).

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2. The overall scheme numbers were reduced in planning to 24 homes of which 50% are affordable, there was a requirement for First Homes in the development which has now been removed after First Homes are no longer required in the NPPF.
3. The land at Goose Green was transferred from the Council to OCHL to enable OCHL to enter into a contract with the contractor for development.
4. This decision includes the approval to enter into a buyback agreement with OCHL to purchase the new affordable homes at Goose Green.

Reasons for the decision

5. The decision to enter into a Development Agreement with OCHL to undertake all development services in relation to the affordable housing at the Goose Green, Wolvercote enables the delivery of 12 affordable new homes – which supports the Council's strategy and priority of providing more affordable housing. This initiative contributes to the Council's affordable homes delivery programme.
6. The decision will allow sealing of the Development Agreement between the Council and OCHL. This engages OCHL as the development manager on behalf of the Council to undertake the direct development of this site in the HRA.

Alternative Options Considered

7. 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.

Equalities Impact

8. There are no adverse impacts in undertaking this activity, with the potential to improve provision for persons in housing need, through the provision of more affordable and accessible housing to better meet client needs.

Financial implications

9. The Council's Medium Term Finance Plan (MTFP), approved at Council in February 2023, supports the 40-year HRA Business Plan, and makes provision for purchases of affordable housing from OCHL's 10 year development programme of 1,214 properties within an overall budget envelope of £367m (before grant and shared ownership sales), in addition to 89 affordable homes through direct delivery in the HRA.
10. The decision to proceed with any development or buy-back will be supported by a development scheme appraisal/ financial modelling to ensure that financial parameters and requirements are met for OCHL and the HRA. These parameters have been previously agreed and for the HRA are as follows for each scheme: a) a payback period of up to 70 years; and b) a positive Net Present Value (NPV) over this period; and c) an Internal Rate of Return (IRR) of at least 3%.
11. Meeting these parameters ensure that the HRA business plan remains financially robust. Conversely, not meeting these parameters will impact this position.

Legal Issues

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12. The properties will be let to tenants nominated by the Council as 10 social rent units and 2 shared ownership units to comply with the s106 agreement for the site.

Level of Risk

13. Any risks inherent in this programme are already identified elsewhere, with actions to mitigate these detailed in the OCHL and HRA Business Plans and the Council's Medium Term Financial Plan.

Implications of making the decision

Financial implications	This scheme is budgeted for within the OCHL and HRA business plans which includes an approved capital budget of £179.9million for schemes delivered by OCHL.	Completed by: Jason Jones Finance Business Partner Date: 29/12/2025
Legal implications	Legal Services have reviewed the Development Agreement with OCHL and confirm it is consistent with the Council's statutory powers and delegated authority. The Development Agreement includes provisions to protect the Council's position on delivery, warranties, and risk allocation.	Completed by: Michelle Knight Major Projects Lawyer Date: 30/12/2025
Other implications	N/A	Completed by: Insert name and job title Date: Insert date
Member declared interests	N/A	Completed by: Insert name and job title Date: Insert date

Background Documents

List the background documents and, if possible, link to them.

Cabinet Report -

<https://mycouncil.oxford.gov.uk/documents/s72630/Delivery%20of%20Affordable%20Housing.pdf>

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Report author	Dave Scholes
Job title	Affordable Housing Supply Corporate Lead
Service area or department	Housing Supply, Economy, Regeneration & Sustainability
Email contact	dscholes@oxford.gov.uk

Consultee checklist

Consultees	Name and job title	Date
Senior officer e.g. the relevant service manager / Director where the decision maker is the Chief Executive or a Deputy Chief Executive.	Dave Scholes Affordable Housing Supply Corporate Lead	17/12/25
Group Finance Director Where required by the Constitution or conditions of the delegation	Nigel Kennedy, Group Finance Director (Section 151 Officer)	02/01/2026
Director of Law, Governance and Strategy Where required by the Constitution or conditions of the delegation	Emma Griffiths, Legal Services Manager for and on behalf of the Director of Law, Governance and Strategy (Monitoring Officer)	07/01/2026
Cabinet Member(s) Where required by the conditions of the delegation	Councillor Linda Smith Cabinet Member for Housing and Communities	31/12/2025

Decision Maker Approval

Name and job title	Date
 Tom Hook, Deputy Chief Executive – City and Citizens' Services	09/01/2026

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This form must be completed and sent to Committee and Member Services **on the date that the decision maker signs it. This must be only done once all consultees have given their approval. The decision shall be effective from the date of publication; therefore, it is important that you send to Committee and Member Services as soon as it is completed and dated by the decision maker. Please note that it is not effective until it is published and the call in period has passed.**

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NOTES

The law¹ requires the Council to record executive and non-executive decisions taken by officers under delegated powers and to publish them on the Council's website.

These requirements apply to decisions that would have been taken by Council or the Cabinet if delegated powers had not been given to an officer:

- under an express delegation granted at a meeting of Cabinet, Council or a Committee.
- in accordance with Part 4.4 of the Constitution as follows:
 - Awarding a contract where authority has been specifically delegated to officers by Cabinet or a Cabinet Member (regardless of value)
 - Acquiring or disposing of freeholds or leaseholds granting new leaseholds (excluding assignments and rent reviews) where authority has been specifically delegated to officers by Cabinet or a Cabinet Member (regardless of value)
 - Making a regulatory order which affects a number of people, for example a Public Space Protection Order or a Parking Place Order
 - Where the effect of a decision is to grant a licence or permission or it affects the rights of citizens
 - Discharging any other express delegation from Cabinet or a Cabinet Member a committee or Council.

These requirements **do not** apply to:

- planning and licencing matters where there are established arrangements for recording decisions: or
- decisions which are purely administrative or operational in nature

All other officer decisions should be recorded on an officer decision form but do not need to be published. They must though be stored so as to ensure that they are not lost should an officer leave the authority.

Exempt or Confidential information

Information relating to a delegated officer or single member decision does not have to be made public if it is exempt or confidential. Summary information from this decision sheet (excluding all exempt or confidential information) will be published on the Council's website.

¹ the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012/2089 (Regulation 13(4)) and The Openness of Local Government Bodies Regulations 2014/2095 (Regulation 7)

Key or Non Key Decision

A key decision is an executive decision which is likely to:

- Have a significant effect on people living or working in at least two wards or
- Involve spending, income, or saving a significant amount – whether an amount is significant depends on the Council's total budget for the service involved. For this Council 'significant' in budgetary terms is:
 - Expenditure, income, or savings of £750,000 or greater in the context of the medium term financial strategy,
 - Acquiring or disposing of freeholds with a consideration over £500,000 in the context of the medium term financial strategy except for disposals pursuant to right to buy legislation
 - Acquiring or disposing of leaseholds where either the rental value is in excess of £250,000 per annum and/or the premium is £750,000 except for statutory lease renewals under Part 2 of the Landlord and Tenant Act 1954 and disposals pursuant to right to buy legislation and disposals pursuant to right to buy legislation.
 - Acquiring or disposing of easements with a value over £750,000 and/or rental value over £250,000 each year

A key decision can only be taken and recorded here if notice of it has been published on the Forward Plan for at least 28 clear days. Key decisions taken by officers may be "called in" by any four councillors or the Chair of the Scrutiny Committee within two days of the notice of decision being published.