

**WEST NORTHAMPTONSHIRE COUNCIL**

**RECORD OF DECISION**

Date Of Decision:	27 <sup>th</sup> September 2021
Title:	Westbridge Lease with Northamptonshire Partnership Homes (NPH).
Is this a “Key Decision”?	Yes
Purpose:	To decide in principle (and subject to the approval of the NPH Board) to enter into a lease with NPH for the Westbridge property on revised terms and subject to capital investment.
Cabinet Member:	Cllr Malcolm Longley, Cabinet Member for Finance
Decision Maker:	Cllr Jonathan Nunn, Leader of the Council
Consultation and Scrutiny:	The chair of Scrutiny Dermot Bainbridge was consulted on 23 <sup>rd</sup> September 2021 and agreed to the application of the urgency procedure.
Officer Recommendations:	To agree to a decision in principle to enter into a lease with NPH in relation to Westbridge.
Decision Taken:	To agree to enter into a lease with NPH for the site at Westbridge and to capital investment in the site to bring up to the necessary standard. The decision is subject to a detailed decision by Cabinet on the Heads of Terms.
Reasons For Decision:	To ensure that NPH has accommodation which is suitable to meet their needs as an ALMO acting on behalf of the Council in the delivery of vital housing services. To ensure the most cost effective option for the delivery of office accommodation of the ALMO.
Alternative Options Considered (Including Reasons For Rejection):	NPH has been at the Westbridge site since the ALMO was established in 2015. The Westbridge site had originally been intended as the temporary home for NPH with an expectation that more permanent accommodation would be sourced. Since the creation of NPH a number of options have been considered as alternatives to Westbridge including properties in the estate of Northampton Borough Council, West Northants Council and properties not owned by the two Councils. The only site which NPH felt would satisfactorily meet their needs and therefore could be presented to the Board within the Council’s estate is the Westbridge proposal. Whilst options outside the Councils estate could meet the accommodation requirements of NPH a move out of the Councils estate would create a financial liability to the Council. Following significant negotiation a proposal has been developed in agreement with Council and NPH that would see a new lease at Westbridge being offered to NPH with a commitment for the site to be developed to be fit for purpose in the context of NPH’s operational needs. In order for NPH to put the proposal to their Board of Directors so that the negotiations can move forward, an urgent decision in principle is required.
Declarations of interest:	There are no declarations of interest.

Authorised By Relevant Cabinet Member/Chief Officer/Deputy Chief Officer:

Name: .. ..... Date: .....