

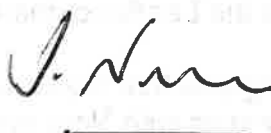
WEST NORTHAMPTONSHIRE COUNCIL

RECORD OF DECISION

Date Of Decision:	25 th November 2021
Title:	Northampton Partnership Homes – Westbridge lease and development
Is this a “Key Decision”?	Yes
Purpose:	<p>Further to the decision in principle made on 27th September 2021, a further decision is required to enter into the lease with Northampton Partnership Homes (NPH) for office and depot accommodation at the Council’s Westbridge site.</p> <p>A decision is also required in relation to the development of the office and depot accommodation for NPH to ensure it is fit for purpose and enables the organisation to deliver the requirements of the management agreement between the Council and NPH. For the avoidance of doubt, this also includes approval of a capital budget for the redevelopment of the CEDOS block into a Tenant Engagement Centre and associated additional works. The full range of works is described within the accompanying report.</p> <p>A delegation to the Assistant Director, Assets and Environment is also required to agree the terms of the lease and enter into any documentation required to deliver the decision.</p>
Cabinet Member:	Councillor Malcolm Longley
Decision Maker:	Councillor Jonathan Nunn, Leader of the Council
Consultation and Scrutiny	<p>There has been considerable consultation and joint-working with NPH to find a suitable accommodation solution to meet their organisational needs and deliver high quality services to council tenants. Consultation has also been undertaken with the Chair of the relevant Scrutiny Committee in relation to the urgency of the decision.</p>
Officer Recommendations:	<p>That the Leader of the Council:</p> <ol style="list-style-type: none"> 1. Agrees that the Council should finalise and enter into the leases with Northampton Partnership Homes based upon the Heads of Terms set out in Appendix 1 to the accompanying report. 2. Agrees that a General Fund capital budget of £1.2 million is created to take forward the demolition and the commitments in the Heads of Terms. 3. Notes and agrees the delegated authority to the Assistant Director Assets and Environment to take forward the development of the site as detailed in Appendix 1 to the accompanying report.
Decision Taken:	<p>That the Leader of the Council:</p> <ol style="list-style-type: none"> 1. Agreed that the Council should finalise and enter into the leases with Northampton Partnership Homes based upon the

	<p>Heads of Terms set out in Appendix 1 to the accompanying report.</p> <p>2. Agreed that a General Fund capital budget of £1.2 million be created to take forward the demolition and the commitments in the Heads of Terms.</p> <p>3. Noted and agreed the delegated authority to the Assistant Director Assets and Environment to take forward the development of the site as detailed in Appendix 1 to the accompanying report.</p>
Reasons For Decision:	<p>The decision is required in order that NPH be provided with accommodation that enables them to operate effectively and deliver against the management agreement with Council. The proposal provides a rental income for the Council which offsets the cost of providing the accommodation to NPH. The decision in principle required that Cabinet make a further detailed decision in relation to the Heads of Terms. This decision meets that requirement but as there is insufficient time for this to wait until the next meeting of Cabinet this is being taken by the Leader.</p>
Alternative Options Considered (Including Reasons For Rejection)	<p>As part of the negotiation on accommodation, the Council worked with NPH to consider a range of sites with the Council's estate. These include the elements of the Guildhall and County Hall in Northampton. However, after consideration of each site, NPH's board identified the Westbridge proposal detailed in this report as the most appropriate in the context of their organisational requirements. Should the Council not proceed with the proposal, it would be at risk of failing to deliver against the management agreement is has with NPH.</p>
Declarations of interest	None.

Authorised By the Leader of the Council



Name: JONATHAN NUNN

Date: 25/11/21