

**Oldham Borough Council
Record of Decision**



1. **TITLE:** ABEN Accommodation Provision: Lease Amendments and Renewal Decision (10 Sharples Hall Street & 20 Vicarage Street)
2. **SERVICE AREA:** Communities Directorate - Housing Services
3. **PURPOSE OF DECISION**

This report seeks the following authorisations:

To seek approval to amend existing lease agreements for the A Bed Every Night (ABEN) accommodation portfolio to ensure continued compliance with GMCA grant conditions and to support the effective operation, management, and maintenance of leased properties over the remaining 2.5 year funding period.

A) Approve the amendments to the existing ABEN lease agreements in line with the proposed wording in Appendix A, ensuring continued compliance, clarity of responsibilities, and effective service operation.

B) Approve the granting of:

- a 12 month lease for 10 Sharples Hall Street -18 bed unit total annual rent: £108,000
- a 12 month lease for 20 Vicarage Street- 6 bed unit- total annual rent: £33,336

4. **DECISION MADE BY:** Director of Communities

5. **DECISION:**

RESOLVED - That:

1, To approve the amendments to the existing ABEN lease agreements in line with the proposed wording in Appendix A, ensuring continued compliance, clarity of responsibilities, and effective service operation.

2. Approve the granting of:

- a. A 12-month lease for 10 Sharples Hall Street
- b. A 12-month lease for 20 Vicarage Street

both of which support service continuity and provide flexibility in line with the 2.5 year GMCA funding period.

These leases retain the existing 4-week termination clause, meaning no additional risk to the local authority.

6. **REASON FOR DECISION**

The Council has received notification of proposed funding to continue the A Bed Every Night (ABEN) programme for a further 2.5 years.

The service is currently delivered across three leased properties, with two of the existing 5-year leases due to end on 6 April 2026:

- 10 Sharples Hall Street
- 20 Vicarage Street Historically, the Council has secured 5-year lease arrangements to obtain reduced rental costs through longer-term agreements. All leases incorporate a 4-week termination clause, which provides flexibility and mitigates financial risk should ABEN funding cease earlier than anticipated.

7. ALTERNATIVE OPTIONS CONSIDERED

Option 1 -

Approve Recommended Actions (**Recommended Option**)

A) Approve the amendments to the existing ABEN lease agreements in line with the proposed wording in Appendix A, ensuring continued compliance, clarity of responsibilities, and effective service operation.

B) Approve the granting of:

- a 12 month lease for 10 Sharples Hall Street
- a 12 month lease for 20 Vicarage Street

both of which support service continuity and provide flexibility in line with the 2.5 year GMCA funding period.

These leases retain the existing 4 week termination clause, meaning no additional risk to the local authority.

Option 2 -

End Current Leases and Seek Alternative Provision (Not Recommended)

Terminate the existing leases and attempt to source new accommodation. This option is not recommended because:

- Suitable alternative accommodation is unlikely to be found at a lower cost than the favourable rent already negotiated with current landlords.
- The process would result in significant operational disruption, including decanting residents and establishing new placements.
- There would be an increased risk of service interruption, loss of ABEN bed capacity, and a potential impact on GMCA grant funding.
- There is a high likelihood of cost escalation, delays in reopening the service, and challenges in maintaining statutory compliance during transition.

Option 3 -

Continue operating under the existing lease arrangements without amendment. This option is not recommended, as it would:

- Leave unresolved issues around responsibilities for repairs, compliance checks, and defect reporting.
- Continue to expose the service to operational delays, ambiguity, and compliance risks.
- Not provide the clarity required to support effective partnership working with the landlord and managing agent

8. INTERESTS AND NATURE OF INTERESTS DECLARED

None.

9. **PRINCIPAL GROUPS CONSULTED:** The relevant Cabinet Member (Deputy Leader and Neighbourhoods Portfolio Holder) is fully supportive of continued ABEN provision within Oldham.

10. **DOCUMENT CONSIDERED:** ABEN Accommodation Provision: Lease Amendments and Renewal Decision (10 Sharples Hall Street & 20 Vicarage Street)