

**Oldham Borough Council
Record of Decision**



1. **TITLE:** ABEN Accommodation Provision: Lease Amendments and Renewal
Decision 82–84 Milnrow Road
2. **SERVICE AREA:** Communities Directorate (Housing Services)
3. **PURPOSE OF DECISION**

This report seeks the following authorisation to amend the existing lease agreement for the A Bed Every Night (ABEN) accommodation portfolio to ensure continued compliance with GMCA grant conditions (to provide 33 bedspaces) and to support the effective operation, management, and maintenance of leased properties over the remaining 2.5 year funding period.

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

5. **DECISION:**

RESOLVED - That:

1. The amendments to the existing ABEN lease agreement in line with the proposed wording in Appendix A (to the submitted report), ensuring continued compliance, clarity of responsibilities, and effective service operation, be approved
2. Approval be granted to a 5 year lease for 82 and 84 Milnrow Road, both of which support service continuity and provide flexibility in line with the 2.5 year GMCA funding period.

6. **REASON FOR DECISION**

The Council has received notification of proposed funding for the ABEN (A Bed Every Night) programme for the next 2.5 years. The service currently operates across three leased sites, and the lease for 82–84 Milnrow Road is now due for renewal.

The recommendations, if approved, will

Provide operational clarity for all parties, reducing delays in repairs and compliance activities.

Strengthen roles and responsibilities to protect service users and ensure property safety.

Support compliance with GMCA grant conditions.

Reduce risk to the Council by clarifying cost responsibilities and ensuring landlords continue to meet statutory requirements.

Reinforce effective partnership working with Depaul UK, landlords, and managing agents.

Ensure leases remain suitable and legally robust for the duration of ABEN funding.

7. **ALTERNATIVE OPTIONS CONSIDERED**

Option 1

– Approve Recommended Actions (Recommended)

A) Approve the amendments to the existing ABEN lease agreement 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 5-year lease for 82–84 Milnrow Road, 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 Lease 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 -

Option 3 – Do Nothing (Not Recommended)

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 (Cabinet Member for the Neighbourhoods Portfolio) is fully supportive of continued ABEN provision within Oldham.

10. **DOCUMENT CONSIDERED:** (82-84 Milnrow Road) Final DDR ABEN - ABEN Accommodation Provision- Lease Amendments and Renewal Decision.pdf