

# Cambridge City Council

## Record of Executive Decision

### East Barnwell Regeneration Scheme - Urgent Decision Briefing Paper

Decision of: Councillor Simon Smith, Executive Councillor for Strategy and Resources

Reference: 24/URGENCYS&R/15

Date of decision: 18/11/2024

Date Published on website: 19/11/24

Decision Type: Key

Matter for Decision: To approve a lease for the new East Barnwell Community Centre to Abbey People for a 25-year lease term at a nil rent.

Why the Decision had to be made (and any alternative options):

This decision is required in advance of this date and out of cycle due to:

1. The complexity and urgency of legal agreements that must be finalised for the scheme to be able to proceed without causing contracting delays
2. Delays to the programme and the risk and potential for increased costs for construction arising from this
3. Delays to the programme causing potential further risk to obtaining Homes England grant funding.

The complexity arises because the lease of the community centre must be compatible with the parallel lease to the County Council for the pre-school and the library which sits in the same building as the community centre, and shares communal areas.

The terms of the lease and a land transfer are required to fall under one agreement for construction to commence, which is currently anticipated for early December 2024, to facilitate a 'start on site' in January 2025.

The Executive Councillor's decision:

Approved a lease for the new East Barnwell Community Centre to Abbey People for a 25-year lease term at a nil rent.

Reason for the decision: As detailed in [Document 241118 Out of Cycle Decision: Approval of lease for the new East Barnwell Community Centre to Abbey People - Cambridge Council](#)

Scrutiny Consideration: The Chair and Spokesperson of Strategy and Resources Scrutiny Committee were consulted prior to the action being authorised.

Report: [Document 241118 Out of Cycle Decision: Approval of lease for the new East Barnwell Community Centre to Abbey People - Cambridge Council](#)

Conflict of interest: None.

Comments: The Chair and Opposition Spokespersons were supportive of this urgent decision.