

DECISION TAKEN UNDER DELEGATION TO THE CHIEF EXECUTIVE

Subject:

1 Springfield Lyons Approach

Date of Decision:

6th February 2026

Decision Number:

1/2026

Background:

At its meeting on 8 April 2025, Cabinet approved the allocation of £2.95m to support the refurbishment and future letting of 1 Springfield Lyons Approach, following the expiry of the former tenant's lease.

Since that decision, the Council has undertaken initial enabling works to clear the building in preparation for refurbishment. These works have now been completed at an approximate cost of £200,000.

Subsequently, the Council received an approach from the East of England Ambulance Service NHS Trust, and terms have now been agreed for them to lease the entire building. The proposed lease is for a 25-year term.

Under the agreed heads of terms, the Trust will take the property in its current, un-refurbished condition. In return, the Council will provide a rent-free period and a capital contribution toward the Trust's fit-out works.

The Ambulance Service has indicated a strong desire to progress with the lease and has requested completion of all documentation as soon as possible

To facilitate this letting, we are recommending that the capital budget previously allocated for refurbishment be used to fund the Council's capital contribution to the Trust, and that the Council grants a new lease to the Trust.

Supporting Information:

The Leader of the Council was consulted before making this decision and had no objection to it.