



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## **Non-key Decision**

5<sup>th</sup> October 2020

Councillor Kelham Cooke

The Leader of the Council



## **New Lease at Harrowby Lane, Playing Fields, Grantham**

To seek approval for the grant of a new lease at Harrowby Lane, Playing Fields, Grantham for a term of 25 years

### **Report Author**

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**Approved for  
publication:**

Councillor Kelham Cooke, The Leader of the Council

14 October 2020

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### **Recommendation (s) to the decision maker (s)**

- 1 Approves the granting of a new lease of land situated at Harrowby Lane Playing Field, Grantham, between South Kesteven District Council and Harrowby Lane United Football Club for a term of 25 years.**
- 2 Agrees the surrender of the existing lease on the land**

# 1 The Purpose of the Report

- 1.1 The purpose of the report is to grant authority for the new lease of land at Harrowby Lane Playing Fields Grantham and to set out the proposed new lease terms with South Kesteven District Council (Council) and Harrowby United Football Club (the Club).
- 1.2 In order for the Club to continue to operate, increase the number of users and improve this community asset it will require funding from other sources. The FA can provide grants and funding to improve services and create new facilities for the Club to meet FA rules and regulations so the Club can broaden their types of users, for example – female changing rooms/showers – to allow ladies football to take place on site. As part of the requirements, the Club will need a Lease in place for a minimum of 21 years to secure the funding.
- 1.3 There is a time pressure to the Club to allow them to access the necessary funding and therefore, the new lease will need to be entered into within the next four weeks.
- 1.4 The freehold of the site is owned by the Council and has been used as a football club for many years. The site entrance is via Dickens Road, Grantham.
- 1.5 The Club currently holds a lease for the land which sites the clubhouse, with an expiry in 2024. The Club also has a licence for the pitch, this expired in August 2020. Both parties feel it is best suited to merge both agreements and formalise as one document. The existing lease will be surrendered before a new one is entered into. The Club agrees to surrender the lease as part of the new lease process.
- 1.6 The area edged red on the plan in **Appendix 1**, otherwise known as the Harrowby United Football Grounds will be let to the Club and the area highlighted blue will be shared between the Club and the Council. The blue area is currently used as a car park for users of the Club and as an access road (for emergency and grounds maintenance use) to the Council owned pitches off Harrowby Lane.
- 1.4 The Club will be responsible for the full repair of the site edged red on the plan at **Appendix 1**. The Council will be responsible for the repair to the car park area highlighted blue. The Council will have the given right to request a 50% contribution towards the cost of the maintenance and upkeep, where demanded.
- 1.5 There have been no known management issues arising from the Club's existing lease or licence.
- 1.6 The proposed lease would be for a term of 25 years with the Club being contracted out of the Landlord and Tenant Act 1954, Part II. The Lease is proposed at a rental value of £1 per annum and has a social value to the local community. Heads of Terms attached in **Exempt Appendix 2**.
- 1.7 The Club would at its own cost, obtain, carry out, and undertake all necessary permissions for the works associated with their demise and usable area.
- 1.8 The land could have a future use as a housing site (subject to planning) however Sports England are likely to object due to the loss of football pitch provision in Grantham.

# 2 Available Options Considered

- 2.1 No other options have been considered, although the Council could refuse to grant the new lease or offer a shorter term. A shorter term lease would, however, not support the Club going forward as it would not allow them to access the necessary grant funding on offer.

### **3 Preferred Option**

- 3.1 To grant the new lease at Harrowby Lane, Playing Fields (as shown on the plan at Appendix 1) between South Kesteven District Council and Harrowby United Football Club for a period of 25 years on the terms set out within **Exempt Appendix 2 – Heads of Terms** and agree to accept the surrender of the existing lease.

### **4 Reasons for the Recommendation (s)**

- 4.1 The recommendation is to grant the new lease for a period of 25 years between the Council and the Club. This will allow the Club to apply for grant funding to improve the facility and community offering.

### **5 Financial Implications**

- 5.1 The financial implications are detailed in paragraphs 1.4 and 1.6.  
5.2 Financial Implications reviewed by: **Alison Hall-Wright, Head of Finance**

### **6 Legal and Governance Implications**

- 6.1 Before the Council can grant a new Lease, the existing Lease must be surrendered by the Club. The new Lease will enable the Council to determine the basis on which the proposed lessee can use the property, and lessee has no statutory right for the lease to be renewed upon expiry. This maximises flexibility for the Council.  
6.2 Legal Implications reviewed by: **Shelley Hardy, Legal Services**

### **7 Equality and Safeguarding implications**

- 7.1 There are none because the lessee has its own equality and safeguarding policies to adhere to.

### **8 How will the recommendations support South Kesteven District Council's declaration of a climate emergency?**

There are no direct carbon benefits to the Council from leasing the property however the Council will encourage the tenant to implement sustainable measures into the works they are carrying out. This will include fitting LED lighting.

### **9 Appendices**

- 9.1 Appendix 1 – Site Plan  
9.2 Exempt Appendix 2 – Heads of Terms

### **10 Background papers**

None.

<b>Report Timeline:</b>	Date decision due to be made	21 October 2020
	Call-in deadline	29 October 2020
	Date decision effective (subject to call-in)	30 October 2020