



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Officer Delegated Decision

4 June 2026

Richard Wyles, Deputy Chief Executive
and s151 Officer

Lease of the Stadium to Grantham Town Football Club

This decision is subject to call-in. The last date for call-in is 11 June 2026. The decision cannot be implemented until the working day after this date.

Contact

Karen Whitfield, Assistant Director – Leisure, Culture and Place

 Karen.whitfield@southkesteven.gov.uk

Decision made by:	Deputy Chief Executive and s151 Officer
Decision:	To grant a lease for a period of 25 years for identified areas within South Kesteven Sports Stadium, Trent Road Grantham, NG34 7XQ
Public or Exempt:	Appendix One is exempt from publication
Reasons for exemption:	The public interest in maintaining the exemption in Appendix One outweighs the public interest in disclosing the information. The appendix contains financial information relating to confidential negotiations with a third party and the Council must be able to undertake such negotiations without thereby putting confidential items in the public domain if it is to maintain the confidence of third parties in undertaking dealings with the Council.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	The Deputy Chief Executive has a delegation within the Council's Constitution Part 3 – Responsibility for Functions (Officer Delegations - 26):

	g) To arrange lettings (in excess of seven years) of land and property not immediately required for other purposes at rent/licence fees fixed by the Section 151 Officer, providing that the total cost of the lease in its entirety does not exceed £100,000 h) To ensure that any lease, agreement or letting where the total value over the period exceeds £100,000 is supported by an independent valuation and undertaken in consultation with the Cabinet Member for Property.
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1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 An independent valuation has been undertaken to determine the market rental rate for the areas of the stadium to be leased to Grantham Town Football Club.
- 1.2 Under S123 of the Local Government Act 1972 the Council has a duty to set the rent at a level which is "best consideration reasonably obtainable". In determining the level of rent to be paid the Council has considered the market valuation obtained, along with the financial position of Grantham Town Football Club, and their aspirations to develop the community and social side of the football club which will deliver social, economic and wellbeing outputs for residents and the local area.
- 1.3 Once executed the rental income from the lease will be incorporated into the income budgets for the Council.

Financial Implications reviewed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.4 The proposed lease constitutes a disposal of an interest in land for the purposes of section 123 of the Local Government Act 1972. Under this Act the Council is ordinarily required to obtain the best consideration reasonably obtainable when disposing of land.

- 1.5 An independent valuation has been obtained which confirms that the proposed rent is below the assessed market value. The proposed lease therefore involves a disposal at an undervalue.
- 1.6 The General Disposal Consent (England) 2003 permits local authorities to dispose of land at an undervalue without specific Secretary of State consent where the Council considers the disposal is likely to contribute to the promotion or improvement of the economic, social or environmental wellbeing of its area and the undervalue does not exceed £2,000,000.
- 1.7 Officers are satisfied that the proposed undervalue is below the £2,000,000 threshold and that the lease supports social and community wellbeing through continued sporting and community use of the stadium facilities. The decision maker must be satisfied that the community and wellbeing benefits justify proceeding on the proposed terms rather than seeking full market value.
- 1.8 The lease must be completed in accordance with the Council's constitution, financial procedure rules, property procedures and any relevant subsidy control considerations. The Council should retain a clear audit trail evidencing the valuation advice, the assessed undervalue, the wellbeing benefit relied upon and the basis for relying on the General Disposal Consent.

Governance Implications reviewed by: Graham Kitchen, Director of Law and Governance (Monitoring Officer)

2. The Purpose of the Report

- 2.1 To grant a lease of identified parts of the South Kesteven Sports Stadium to Grantham Town Football Club in line with the Heads of Terms enclosed at **Exempt Appendix One**.

3. Available Options Considered

- 3.1 **Option 1** – to grant the lease of identified parts of the South Kesteven Sports Stadium to Grantham Town Football Club in line with the Heads of Terms agreed.
- 3.2 **Option 2** – not to grant the lease would leave the Council responsible for all current outgoings and not provide an income to contribute towards the cost of maintaining the South Kesteven Sports Stadium.

4. Preferred Option

- 4.1 **Option 1** – to grant a lease of identified parts of the South Kesteven Sports Stadium to Grantham Town Football Club in line with the Heads of Terms enclosed at **Exempt Appendix One**.

5. Reasons for the Decision

- 5.1 The previous lease between the Council and Grantham Town Football Club came to an end on 31 December 2021. Since that time the Football Club has continued to utilise areas of the South Kesteven Sports Stadium in a holdover position and has remained responsible for the maintenance and upkeep of the pitch.
- 5.2 Following a valuation of the areas of the Stadium to be leased to Grantham Town Football Club in May 2024, negotiations have continued with the Club on the Heads of Terms which will form the basis of the new lease arrangement. These have now been agreed and encompass identified areas of the South Kesteven Sport Stadium. The Heads of Terms are attached at **Exempt Appendix One**.
- 5.3 Grantham Town Football Club aspire to develop community activity to support the ongoing development and operation of the football club. This will add value to the Council's leisure offer and provide additional activity in a deprived Ward.

6. Consultation

- 6.1 The proposal to grant the lease has been advertised in the local paper in accordance with Section 123 of the Local Government Act 1972 allowing members of the public to comment on the proposal. No negative responses have been received.

Signed by: Richard Wyles, Deputy Chief Executive
