



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



# Officer Delegated Decision

9<sup>th</sup> July 2024

Richard Wyles – Deputy Chief  
Executive & S151 Officer

## Surrender of existing and grant of new lease of land at 13A Sandringham Close, Stamford PE9 1HL

To approve the surrender of the existing and grant of a new lease for a twenty-five-year period for land at 13A Sandringham Close, Stamford, PE9 1HL.

### Contact

Gareth Dawkins, Corporate Property Services

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<b>Decision made by:</b>	Richard Wyles – Deputy Chief Executive & S151 Officer
<b>Decision:</b>	To accept a surrender of the existing lease and the grant of a new lease of land at 13A Sandringham Close, Stamford, PE9 1HL
<b>Public or Exempt:</b>	This report is not exempt from publication; however, Appendix 1 is exempt from publication
<b>Reasons for exemption:</b>	The public interest in maintaining the exemption in Appendix 1 outweighs the public interest in disclosing the information because it 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
<b>Conflicts of interest:</b>	No
<b>Policy compliant:</b>	Yes

**Details of delegation:**

In accordance with the Constitution, Part 3(c) 26 Property (including land) paragraph (g) the Deputy Chief Executive & S151 Officer is authorised

to arrange lettings (in excess of seven years) of land and property not immediately required for other purposes at rent/license fees fixed by the Section 151 Officer, providing that the total cost of the lease in its entirety does not exceed £100,000

## 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 The financial implications are set out in the report.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

### ***Legal and Governance***

1.2 The Council has the power under s.123 of the Local Government Act 1972 to dispose of land in any manner it wishes, including the granting of a lease. The only constraint is that the disposal must be for the best consideration reasonably obtained.

Completed by: Mandy Braithwaite, Legal Executive

## 2. The Purpose of the Report

2.1 The purpose of the report is to authorise accepting a surrender of the existing lease and grant of a new twenty-five year lease of land at 13A Sandringham Close, Stamford, PE9 1HL.

## 3. Available Options Considered

- 3.1 To accept a surrender of the existing lease and grant a new lease in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.
- 3.2 By not granting the lease, the tenant would not be able to further develop the site for their existing use and the Council would not be able to benefit from the proposed

new lease terms. The tenant is looking to invest a substantial amount in the new facility.

#### **4. Preferred Option**

- 4.1 To grant the new lease of Land at 13A Sandringham Close, Stamford, PE9 1HL in line with the Heads of Terms enclosed in **EXEMPT Appendix 1 – Heads of Terms**.

#### **5. Reasons for the Decision(s)**

- 5.1 The land in question is currently held on a ten year lease from 25<sup>th</sup> March 2010. The tenant has been holding over since the expiry of the current lease, which would need to be surrendered as a part of the proposed transaction.
- 5.2 The site lies within a residential area without any vehicular access. **Appendix 2 – Site Plan**.
- 5.3 The land is currently used for an Air Cadet Training Centre for Stamford. The tenant now wishes to remove the existing building from site and replace this with a new modular building.
- 5.4 The tenant has reached agreement for the new building to be brought onto site over adjacent land and will be responsible for obtaining all planning and other statutory consents for the project.
- 5.5 The Council has no operational plans for this site and it is considered that there will be overall benefit to the town in granting a new lease on the site.

#### **7. Appendices**

- 7.1 EXEMPT Appendix 1 - Heads of Terms
- 7.2 Appendix 2 – Lease Plan

Signed by: **Richard Wyles**

Dated: **9 July 2024**