



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

21st October 2024

Richard Wyles – Deputy Chief
Executive & S151 Officer



Grant of new lease of The Town Council Parlour, Guildhall Arts Centre, St Peter's Hill, Grantham, NG31 6PY

To approve the grant of a new lease for a five-year period of the Town Council Parlour, Guildhall Arts Centre, St Peter's Hill, Grantham, NG31 6PY.

Contact

Gareth Dawkins, Corporate Property Services

 Gareth.dawkins@southkesteven.gov.uk

Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To approve the grant a new lease of the Town Council Parlour, Guildhall Arts Centre, St Peter's, Grantham, NG31 6PY.
Public or Exempt:	This report is not exempt from publication; however, Appendix 1 is exempt from publication
Reasons for exemption:	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
Conflicts of interest:	No
Policy compliant:	Yes

Details of delegation:

In accordance with the Constitution, Part 3(c) 26 Property (including land) paragraph (f) the Deputy Chief Executive & S151 Officer is authorised to arrange short term (up to seven years) lettings of land and property not immediately required for other purposes at rent/licenses fees fixed by the Section 151 Officer

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 Heads of Terms have been negotiated and agreed with the lessee and are within budgeted levels.

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

Legal and Governance

- 1.2 The proposed transaction does not appear to raise any significant legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, agreement and negotiation of formal legal documentation between the parties.

Completed by: Mandy Braithwaite, Legal Executive

2. The Purpose of the Report

- 2.1 The purpose of the report is to authorise the grant of a new five-year lease of the Town Council Parlour, Guildhall Arts Centre, St Peter's Hill, Grantham as shown at ***Appendix Two – Proposed Lease Plan.***

3. Available Options Considered

- 3.1 To grant a new lease in line with the Heads of Terms attached at ***EXEMPT Appendix One – Heads of Terms.***

- 3.2 **Option One** - To ask the current occupants of the Parlour, Grantham Town Council, to leave occupation when the current lease comes to an end and require them to find alternative accommodation.
- 3.3 **Option Two** – To grant a new lease of the Parlour to Grantham Town Council on the provisionally agreed terms contained within ***EXEMPT Appendix One – Heads of Terms.***

4. Preferred Option

- 4.1 To grant a new lease of the Town Council Parlour at the Guildhall Arts Centre, Grantham in line with the Heads of Terms enclosed in ***EXEMPT Appendix One – Heads of Terms.***

5. Reasons for the Decision(s)

- 5.1 The Town Council Parlour at the Guildhall Arts Centre, previously known as the Mayor's Parlour, is currently let until 27th November 2024 to the Charter Trustees of Grantham.
- 5.2 With the creation of a new Town Council, the Parlour is now occupied as the offices of Grantham Town Council.
- 5.3 There is a wish from both parties for the Town Council to remain in the Mayors Parlour and adjacent offices, rather than needing to find new accommodation away from SKDC's estate.
- 5.4 Following negotiations, terms have now been agreed for a new lease to be granted to Grantham Town Council for the Parlour and associated accommodation.
EXEMPT Appendix One – Heads of Terms.

7. Appendices

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

Signed by: **Richard Wyles**

Dated: **21 October 2024**