



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Licence to Alter, Savoy Cinema, St Catherine's Road, Grantham, NG31 6TT

To grant authority to enter into a licence to alter for the installation solar panels on the roof of the Savoy Cinema building, forming part of the Picture House complex.

Contact - Gareth Dawkins – Corporate Property Team



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Decision made by:	Richard Wyles – Deputy Chief Executive and S151 Officer
Decision:	To grant authority to enter a licence to install solar panels on the roof of the Savoy Cinema, St Catherine's Road, Grantham, NG31 6TT.
Date:	9 th December 2024
Public or Exempt:	This report is not exempt from publication.
Reasons for exemption:	The public interest in maintaining the exemption in the appendix outweighs the public interest in disclosing the information because they contain financial information relating to confidential negotiations with a third party and the Council must be able to undertake such negotiations without thereby putting confidential 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) 20 - Management of Services: the Deputy Chief Executive & S151 Officer is authorised to manage services:

- a) In accordance with any policy decisions made by, or guidelines issued by, the Council
- b) Within budgets made or approved by the Council
- c) In compliance with all Rules of Procedure and Codes set out in the Constitution And to take such decisions or actions as they are required or authorised to take in:
- d) Understanding orders adopted and decision made by the Council for implementation e) Their role as proper officers of the Council as defined in Section 270(3) of the Local Government Act 1972

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 There are no financial comments arising from this report.

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

Legal and Governance

1.2 The proposed agreement is a licence to carry out works to install solar panels. The Deputy Chief Executive & S151 Officer is authorised to enter into such agreement as set out in the details of delegation above.

Completed by: Mandy Braithwaite, Legal Executive

2. The Purpose of the Report

2.1 The purpose of the report is to authorise the granting of a Licence to allow for the installation by the tenant of solar panels on the roof of the Savoy Cinema, Grantham.

3. Available Options Considered

3.1 To allow the tenant to install solar panels on the roof of the cinema.

3.2 To refuse consent, would be out of alignment with the Council's wish to promote sustainable energy.

4. Preferred Option

4.1 To grant the tenant a Licence to Alter.

5. Reasons for the Decision(s)

5.1 The tenant has been in occupation since 2020, under a 25 year lease and has invested heavily in the property.

4.2 The tenant is seeking to improve its use of sustainable energy sources and is fitting new solar panels at a number of cinemas across its portfolio.

4.3 The tenant has supplied drawings detailing the works to be carried out, which have been approved in principle by the Council.

4.4 The tenant has agreed to cover the Council's reasonable legal costs in the production of a Licence to Alter to cover the works, as well as cover the Council's reasonable surveyors' fees.

4.5 The tenant's proposed works are in line with the Council's own policy to promote the development of sustainable energy and will also be installing panels elsewhere on the building.

4.6 At the end of the lease, the Council will be able to require the tenant to remove the panels should it so wish.

6. Appendices

6 Appendix 1 – Details of the works

Signed by: Richard Wyles

Date: 13 January 2025