



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## **Officer Delegated Decision**

9<sup>th</sup> March 2025

Richard Wyles – Deputy Chief  
Executive & S151 Officer

### **Langtoft Bowls Club, Manor Close, Langtoft, Peterborough, PE6 9NB.**

To approve the surrender of the existing and grant of a new twenty-five-year lease of land at Langtoft Bowls Club, Manor Close, Langtoft, Peterborough, PE6 9NB.

#### **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 Langtoft Bowls Club, Manor Close, Langtoft, Peterborough, PE6 9NB.
<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
<b>Details of delegation:</b>	In accordance with the Constitution, Part 3(c) Section 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 There are no specific financial comments arising from this report. The terms of the proposed new lease remains unchanged from the current lease.

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

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

- 1.2 The Deputy Chief Executive has the delegated authority to take this decision.

Completed by: James Welbourn, Democratic Services Manager and Deputy Monitoring Officer

## 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 25-year lease of land at Manor Close, Langtoft, Peterborough, PE6 9NB.

## 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 attached as ***EXEMPT Appendix One – Heads of Terms.***
- 3.2 Whilst the Club still have over four years left on their existing lease, grant of a new lease will allow them more opportunities to develop and improve their facilities further.

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

- 4.1 To accept a surrender of the existing and grant of a new lease of land at Langtoft Bowls Club, Manor Close, Langtoft, Peterborough, PE6 9NB 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 25-year lease from 1<sup>st</sup> April 2004. The current lease will 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 forms a part of the larger Langtoft Playing Fields. ***Appendix 2 – Site Plan.***
- 5.3 The bowls club are well established in this location and keen to maintain and develop their facility going forward.
- 5.4 Most importantly having a long lease will allow the Club more opportunities to seek grants from relevant funding sources, something they are not able to achieve with less than five years left on their lease.
- 5.5 Notice has already been served under Section 123 of the Local Government Act 1972 and no objection has been received to the proposal.
- 5.6 The tenant has agreed to cover both the cost of the Section 123 Notice and the Council's legal fees in this matter.

#### **6. Appendices**

- 6.1 EXEMPT Appendix 1 – Heads of Terms  
6.2 Appendix 2 – Lease Plan

Signed by: **Richard Wyles**

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Dated: **17 March 2025**