



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

# Officer Delegated Decision

7<sup>th</sup> April 2025

Richard Wyles – Deputy Chief  
Executive & S151 Officer



## Renewal of Lease – Grantham Bus Station, Grantham, NG31 6EG

To approve the Council entering into a new 20-year lease of Grantham Bus Station, NG31 6EE

### 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 approve the Council entering into a new 20-year lease of Grantham Bus Station, Grantham, NG31 6EG
<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) 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 implications arising from this report. This is a renewal of an existing lease.

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

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

- 1.2 The Deputy Chief Executive has the necessary delegated authority to take this decision. Legal Services Lincolnshire have provided specialised legal support and have assisted in drafting the Heads of Terms.

Completed by: Graham Watts (Monitoring Officer).

## 2. The Purpose of the Report

- 2.1 The purpose of the report is to authorise the Council entering into a renewal of its lease of Grantham Bus Station in Grantham town centre.

## 3. Available Options Considered

- 3.1 To enter a new lease in line with the Heads of Terms attached at ***EXEMPT Appendix One – Heads of Terms.***
- 3.2 To hand the lease back to the landlord and vacate the site, subject to any dilapidation works that may be needed.

## 4. Preferred Option

- 4.1 To enter into a new lease of the Grantham Bus Station, Grantham in line with the Heads of Terms attached as ***Exempt Appendix 1 – Heads of Terms.***

## 5. Reasons for the Decision(s)

- 5.1 Grantham Bus Station is in the centre of Grantham and is the Town's principal public transport interchange. ***Appendix 2 – Existing Lease.***
- 5.2 The Council entered into its current lease for the property on 21<sup>st</sup> June 1983 for a term of forty years. The lease has now expired, and the Council is holding over under the terms of the lease.
- 5.3 The lease for Grantham Bus Station is one of the three leases the Council took from the developers of the Issac Newton Shopping Centre; at the time the Centre was being developed.
- 5.4 Approval was originally given to terms for a new lease in 2023 but given the time that has elapsed since then, the Decision has been brought back for further consideration.
- 5.5 The Council is committed to supporting the economic wellbeing of Grantham Town Centre. The terms provisionally agreed with the current owners of the Issac Newton Centre allow the Council to continue this support by continuing to lease and manage the town's only bus station.

## 6. Appendices

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

Signed by: **Richard Wyles**

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Dated: **8 April 2025**