



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

7th April 2025

Richard Wyles – Deputy Chief
Executive & S151 Officer



Renewal of Lease – Greenwood’s Row, Grantham, NG31 6EE

To approve the Council entering into a new 20-year lease of Greenwood’s Row Car Park, Grantham, NG31 6EE.

Contact

Gareth Dawkins, Corporate Property Services

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Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To approve the Council entering into a new 20-year lease of Greenwood’s Row Car Park, Grantham, NG31 6EE.
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 (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 proposal is a renewal of an existing lease.

Completed by: Richard Wyles, Deputy Chief Executive and s 151 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 the Greenwood's Row Car Park 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 Greenwood's Row Car Park, Grantham in line with the Heads of Terms attached as ***Exempt Appendix 1 – Heads of Terms***.

5. Reasons for the Decision(s)

- 5.1 Greenwoods Row is in the centre of Grantham and is one of the town's most popular car parks.
- 5.2 The Council entered into its current lease for the site on 1st February 1984 for a term of forty years. **Appendix 2 – Existing Lease.**
- 5.3 The lease for Greenwood's Row Car Park was one of three leases the Council took from the developers of the Isaac Newton Shopping Centre; at the time the Centre was being developed.
- 5.4 The Council has been holding of on tis current lease, whilst negotiations have continued with the landlords on all three leased.
- 5.5 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.
- 5.6 Greenwood's Row is a profitable car park which the Council have been successfully operating since the commencement of the lease.
- 5.7 The Council entered into its current lease for the property on 21st June 1983 for a term of forty years. The lease has now expired, and the Council is holding over under the terms of this lease.

6. Appendices

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

Signed by: **Richard Wyles**

Dated: **8 April 2025**