



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Officer Delegated Decision

13th August 2025

Richard Wyles - Deputy Chief
Executive & S151 Officer

Adoption of open space land contained within Title Number LL221026 at Dexter Avenue, Grantham, NG31 7EL.

The purpose of this report is to approve the transfer of open space open space land on Dexter Avenue, Grantham, as provided for in a Section 106 Agreement (copy appended at Appendix One) to be maintained by the Council going forward.

Contact

Gareth Dawkins - Corporate Property Services



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| Decision made by: | Richard Wyles (Deputy Chief Executive & S.151 Officer) |
| Decision: | To approve the adoption of open space land on Dexter Avenue, Grantham, as provided for in a Section 106 Agreement (copy appended at Appendix One), to be maintained by the Council going forward. |
| Public or Exempt: | This report is not exempt from publication; |
| Reasons for exemption: | N/A |
| Conflicts of interest: | No |
| Policy compliant: | Yes |
| Details of delegation: | Scheme of Delegation, Part 3(c) of the Constitution, paragraph 26(e) |

Chief Executive, Deputy Chief Executive, relevant Director and any other officers they authorise in writing as being appropriately qualified and trained.

'To negotiate and conclude, subject to Council policy and procedure, land, property acquisitions and disposals of housing working with relevant partners where appropriate'

1. Implications

Finance

- 1.1 There are no specific financial comments arising from this report. The Council will be reimbursed for the legal costs associated with this transaction.

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

Legal and Governance

- 1.2 The objectives of the S106 Agreement would be met, by the transfer of the area of land to the Council, so that the development benefits from areas of public open space.

Reviewed by: Debbie Mewes, Governance Support Team Leader

2. The Purpose of the Report

- 2.1 .The purpose of this report is to approve the transfer of open space open space land on Dexter Avenue, Grantham, as provided for in a Section 106 Agreement (**Appendix Two – Land to be Adopted**) to be adopted and maintained by the Council going forward.

3. Available Options Considered

- 3.1 To give approval to the adoption of the public open space land contained within Title Number LL221026 at Dexter Avenue, Grantham, NG31 7EL.
Appendix Two – Land to be Adopted.
- 3.2 To refuse to take a transfer of the land for adoption, will leave the Council in breach of its obligations under the Section 106 Agreement, with no valid reason not to adopt the land.

4. Preferred Option

- 4.1 Approve Option One for the adoption of the public open space covered by the Section 106 Agreement.

5. Reasons for the Decision

- 5.1 The land in question has been maintained by the developer Redrow Homes since completion of the development.
- 5.2 Redrow have now offered the land up for approval. (**Appendix Two – Land to be Adopted**)
- 5.3 The land has been inspected and is in the correct condition for adoption.
- 5.4 On completion of the Transfer, the developer will pay to the Council a commuted sum of £5539.
- 5.5 The developer has confirmed that they will be responsible for the Council's reasonable legal fees.

6. Consultation

- 6.1 No formal public consultation is required.

7. Appendices

- 7.1 Appendix One – Section 106 Agreement.
- 7.2 Appendix Two – Land to be Adopted.

Signed by: **Richard Wyles**

Dated: **13 August 2025**