



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Officer Delegated Decision

29<sup>th</sup> September 2025

Richard Wyles - Deputy Chief  
Executive & S151 Officer

### Regear of existing Leases – Units 2 & 3 Alpha Court, Kingsley Road, Lincoln LN6 3TA.

To approve regearing the leases on both Unit 2 & Unit 3 Alpha Court, Kingsley Road, Lincoln, LN6 3TA.

#### Contact

Gareth Dawkins - Corporate Property Services



<b>Decision made by:</b>	Richard Wyles (Deputy Chief Executive & S.151 Officer)
<b>Decision:</b>	To approve the regear leases on both Unit 2 & Unit 3 Alpha Court, Lincoln, LN6 3TA.
<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>	<i>Constitution, Part 3(c) paragraph 26 Chief Executive, Deputy Chief Executive, relevant Director and any other officers they authorise in writing as being appropriately qualified and trained.</i>

*To carry out the following functions and issue any relevant notices:*

*h) To ensure that any lease, agreement or letting where the total value over the period exceeds £100,000 is supported by an independent valuation and undertaken in consultation with the Cabinet Member for Property.*

## **1. Implications**

### ***Finance***

- 1.1 The financial implications of this recommendation have been incorporated into the revenue budgets relating to commercial income.

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

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

- 1.2 The Deputy Chief Executive must consult with the Cabinet Member for Property prior to taking this decision.

Reviewed by: James Welbourn, Democratic Services Manager

## **2. The Purpose of the Report**

- 2.1 The purpose of the report is to authorise the regearing of the leases of both Unit 2 & Unit 3 Alpha Court, Lincoln.

## **3. Available Options Considered**

- 3.1 Option 1) To give approval to the regearing of the leases on both Unit 2 & Unit 3 Alpha Court, Lincoln in line with the Heads of Terms (**EXEMPT APPENDIX ONE – Heads of Terms**).

- 3.2 Option 2) To not agree to the regearing of the leases on both units.

## **4. Preferred Option**

- 4.1 To agree to the regearing of both leases in line with the attached **EXEMPT APPENDIX ONE – Heads of Terms**

## **5. Reasons for the Decision**

- 5.1 The Council purchased Units 2 & 3 Alpha Court in 2018, as a property investment.
- 5.2 Both units are let to Leonardo UK Ltd, a subsidiary of a major Italian aerospace manufacturer.
- 5.3 Unit 2 was originally let to the tenant on a ten-year lease from June 2017 expiring June 2026. Unit 3 was let from March 2016 to August 2025.
- 5.4 The lease on Unit 3 was subsequently varied to allow the lease to terminate in line with Unit 2 in June 2026.
- 5.5 Under the proposed regear, both leases will now terminate in June 2029.
- 5.6 Unlike many office investments in Lincoln, the attractiveness of Alpha Court as an investment is enhanced by having a major European multinational in occupation.
- 5.7 The regear will ensure that income is preserved on these buildings for approaching years and ensure that the Council does not face any rental voids or empty rates should the buildings not be relet immediately. Whilst of a high specification, the units are larger than generally found in the Lincoln market.

## **6. Consultation**

- 6.1 No formal public consultation is required.

## **7. Appendices**

- 7.1 **EXEMPT APPENDIX ONE – Heads of Terms**

Signed by: **Richard Wyles**

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Dated: **29 September 2025**