



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

29th September 2025

Richard Wyles – Deputy Chief
Executive & S151 Officer

New Letting of Unit 1 Wherry's Lane, Bourne, PE10 9HQ

To approve the letting and grant of a new lease for a period of five years at Unit 1 Wherry's Lane, Bourne, PE10 9HQ.

Contact

Gareth Dawkins – Corporate Property Team

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Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To approve the letting of Unit 1 Wherry's Lane, Bourne, PE10 9HQ for a period of five years.
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 26 Property (including land) paragraph (f) the Deputy Chief Executive & S151 Officer is authorised to arrange short term (up to

	seven years) lettings of land and property not immediately required for other purposes at rent/licenses fees fixed by the Section 151 Officer
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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 The financial implications of this proposal has been incorporated into revenue base budgets relating to commercial income.

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

2. The Purpose of the Report

2.1 The purpose of the report is to authorise the letting of Unit 1 Wherry's Lane on a new lease for a period of five years.

3. Available Options Considered

3.1 To grant a new lease of Unit 1 Wherry's Lane, Bourne, in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.

3.2 To not enter into a new letting and continue to market the property.

4. Preferred Option

4.1 To grant a new lease of Unit 1 Wherry's Lane, Bourne in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.

5. Reasons for the Decision(s)

- 5.1 The unit is one of seven owned by the Council in Wherry's Lane, Bourne, generally let to small local companies.
- 5.2 Following a period of marketing by the Council's retained commercial property advisors Eddison's, agreement has been reached to let the unit to a new tenant for a period of five years, in line with terms contained within EXEMPT **Appendix 1 – Heads of Terms**.
- 5.3 The new tenant has been granted a short rent-free period to complete their fitting out of the unit.
- 5.4 The lease will be contracted outside the security of tenure provisions under Sections 24 – 28 of the Landlord and Tenant Act 1954.
- 5.5 The tenant will be responsible for the full internal repair, maintenance, and decoration of the entire demise. The insurance is to be effected by the Landlord and recoverable from the tenant. Rent, insurance and service charges are subject to VAT.
- 5.6 The service charge is payable by the tenant for the upkeep and maintenance of the common parts and shared area facilities.
- 5.7 Should authority not be granted by SKDC, the unit will remain vacant, meaning it will not become income generating and the Council will remain responsible for empty rates and all other outgoings.

6. Appendices

- 6 EXEMPT Appendix 1 - Heads of Terms

Signed by: **Richard Wyles**

Dated: **29 September 2025**