



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# Officer Delegated Decision

16 October 2025

Richard Wyles, Deputy Chief Executive and  
Section 151 Officer

## Assignment of Turnpike Close Grantham Lease

To approve the assignment the lease of Turnpike Close Direct Works Office (DWO) building from South Kesteven District Council to UK Fastenings.Com Ltd.

### Contact

Gyles Teasdale – Head of Property Services and ICT

 gyles.teasdale@southkesteven.gov.uk

<b>Decision made by:</b>	Richard Wyles, Deputy Chief Executive and s151 Officer
<b>Decision:</b>	To assign the lease of Turnpike Close DWO building from South Kesteven District Council to UK Fastenings.Com Ltd.
<b>Date:</b>	10 October 2025
<b>Public or Exempt:</b>	This report is not exempt from publication; however, Appendix 1 is exempt from publication.
<b>Reasons for exemption:</b>	That under Section 100 (A) 4 of the Local Government Act 1972, 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 putting <i>exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A of the Act</i> 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

**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

## 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 proposed lease assignment will ensure the unit has occupancy throughout the period of the lease period. The Heads of Terms set out the responsibilities of the tenant throughout the duration of the lease period.

Financial Implications reviewed 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.

**Legal Implications reviewed by: James Welbourn, Democratic Services Manager**

## 2. The Purpose of the Report

2.1 To approve the assignment the lease of Turnpike Close DWO building from South Kesteven District Council to UK Fastenings.Com Ltd.

## 3. Available Options Considered

3.1 Option 1 - To approve the assignment of the Turnpike Close DWO building, in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.

3.2 Option 2 - To not enter into the assignment and continue to retain liability for the building. The building is surplus to requirements and is no longer being used by SKDC following completion of the new SKDC Operations Building. For this reason, this option was discounted.

## 4. Preferred Option

4.1 Option 1 - To approve the assignment of the Turnpike Close DWO building, in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.

## 5. Reasons for the Decision(s)

- 5.1 The Council's grounds maintenance service was previously provided by a wholly-owned Council company, Environment SK (ESK) Ltd. On 9 February 2023 Cabinet approved the insourcing of the Council's grounds maintenance function and integration of the service with the Street Scene team.
- 5.2 The grounds maintenance team were successfully insourced from 1 April 2023, with further integration planned with Street Scene colleagues for 1 July 2023.
- 5.3 On 1 March 2019 ESK had entered a lease with Springfield Park Properties Ltd for the offices and workshop which they occupied on Turnpike Close, Grantham. The terms of the lease were for a 10-year period.
- 5.4 This building was assigned to SKDC following the decision to abolish the former Council owned Company, ESK Ltd.
- 5.5 Since this time SKDC have had responsibility for the building and have been using it as a Direct Works Office and workshop for housing repairs and voids following relocation of the ground's maintenance and street scene function to existing SKDC buildings at Mowbeck Way, Grantham.
- 5.6 SKDC are in the process of constructing a new Operations Depot on an adjacent site at Turnpike Close, Grantham, which will enable the consolidation of multiple service areas to one location rendering the existing Turnpike Close DWO building surplus to requirement from December 2025.
- 5.7 Although surplus to requirement SKDC would still be bound by the existing lease due to expire in February 2029. Therefore, a period of marketing has been undertaken by the Council's commercial property advisors Eddison's, looking to establish interest in assignment of the remaining lease term.
- 5.8 Marketing has proven successful, and agreement has been reached to assign the unit to a new tenant UK Fastenings.Com Ltd for the remaining lease term, in line with terms contained within ***Exempt Appendix 1 – Heads of Terms***.
- 5.9 Completion of the Assignment is due to take place on 1 December 2025 and is conditional upon completion occurring on that date.
- 5.10 The incoming tenant will be responsible for the any terms within the assigned lease, but SKDC will be required to enter into an Authorised Guarantee Agreement (AGA) for the assignment, which is a guarantee from an outgoing tenant (SKDC) to the landlord, ensuring the incoming tenant will fulfil the lease's obligations after the original tenant has transferred the lease.
- 5.11 Should authority not be granted by SKDC, the unit will remain vacant, and the Council will remain responsible for empty rates and all other outgoings.

## **6. Appendices**

6.1 *EXEMPT Appendix 1 – Heads of Terms.*

**Signed by: Richard Wyles**

---

*Richard Wyles, Deputy Chief Executive and S151 Officer*

**Date: 16.10.25**