



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Officer Delegated Decision

6th November 2025

Richard Wyles - Deputy Chief
Executive & S151 Officer

Grant of New Lease – Land Fronting the North Side of 126 Bridge Street, Deeping St James, Peterborough PE6 8HA

To approve a renewal of the existing lease of Land Fronting the North Side of 126 Bridge Street, Deeping St James, Peterborough PE6 8HA

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 granting of a new lease of Land Fronting the North Side of 126 Bridge Street, Deeping St James, Peterborough PE6 8HA
Public or Exempt:	This report is not exempt from publication; however, Appendix 1 and 2, 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:	

Part 3c of the Constitution – Responsibility for Functions. Paragraph 26, Property (including land).

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

g) 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

Finance

- 1.1 The Terms of the Lease have been agreed, and the rental income is in accordance with budgetary expectations.

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

Legal and Governance

- 1.2 The Deputy Chief Executive has the delegated authority to approve this new lease.

Reviewed by: James Welbourn, Democratic Services Manager

2. The Purpose of the Report

- 2.1 The purpose of the report is to authorise the granting of a new lease of Land Fronting the North Side of 126 Bridge Street, Deeping St James, Peterborough PE6 8HA.

3. Available Options Considered

- 3.1 Option 1) To give approval to the granting of a new lease of Land Fronting the North Side of 126 Bridge Street, Deeping St James in accordance with **EXEMPT APPENDIX ONE – Heads of Terms**.
- 3.2 Option 2) To not agree to the provisionally agreed terms for a new lease will either result in the tenant leaving, with the resultant rental void, or referring the matter to determination by the Court, given the tenant benefits from security of tenure protection under the Landlord & Tenant Act 1954.

4. Preferred Option

- 4.1 To agree to a new lease in line with the attached **EXEMPT APPENDIX ONE – Heads of Terms**.

5. Reasons for the Decision

- 5.1 The tenant is currently holding over on a seven-year lease that expired on 29th October 2024.
- 5.2 Whilst the Council owns the land in question, the building that sits upon the land, was erected by the current tenant. The extent of the current lease demise is shown at (**APPENDIX TWO – Lease Plan**)
- 5.3 The current tenant is keen to remain in this location and negotiations for a new lease were conducted on the Council's behalf by the authority's commercial property managers Eddisons.

6. Consultation

- 6.1 No formal public consultation is required.

7. Appendices

- 7.1 **EXEMPT APPENDIX ONE – Heads of Terms**
7.2 **EXEMPT APPENDIX TWO – Lease Plan**

Signed by: **Richard Wyles**

Dated: **6 November 2025**