



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

6th November 2025

Richard Wyles – Deputy Chief
Executive & S151 Officer



New Lease at Unit 8 Mowbeck Way, Grantham, NG31 7AH

To approve the grant of a new lease for a period of five years at Unit 8 Mowbeck Way, Grantham, NG31 7AH.

Contact

Gareth Dawkins – Corporate Property Team

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Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To grant the new lease for a period of five years for Unit 8 Mowbeck Way, Grantham, NG31 7AH.
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 rental from the lease has been incorporated into the income budgets for the Council. The lease terms are standard for this type of letting.

Completed by: *Richard Wyles, Deputy Chief Executive and Section 151 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 granting a new five-year lease of Unit 8 Mowbeck Way, Grantham.

3. Available Options Considered

- 3.1 To grant the new lease of Unit 8 Mowbeck Way, Grantham, in line with the Heads of Terms enclosed at ***EXEMPT Appendix 1 – Heads of Terms***.
- 3.2 To not grant the lease would leave the Council responsible for all current outgoings and the unit would remain non-income producing whilst the unit is remarketed.

4. Preferred Option

- 4.1 To grant the new lease of Unit 8 Mowbeck, Grantham in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.

5. Reasons for the Decision(s)

- 5.1 The building, which is owned by this Council, is one of eight small industrial units located near to the current Council Depot, mainly let to small local companies.
- 5.2 The prospective tenant has viewed the unit with the managing agent and terms have been agreed for a lease term of five years as described in **EXEMPT Appendix 1 – Heads of Terms**.
- 5.3 SKDC's managing agent has conducted the necessary checks on the proposed tenant SKDC agreed they are a suitable candidate for the lease of Unit 8 Mowbeck Way, Grantham.
- 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 affected by the Landlord and recoverable from the tenant. Rent, insurance and service charges are subject to VAT.
- 5.6 A 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 empty which will continue in the loss of income during the marketing process to secure a new tenant and the cost of the marketing itself. SKDC will also be responsible for the maintenance and upkeep of the unit along with business rates and insurance.
- 5.8 The premises will be used for purposes only falling within Class E (g) (iii) (Industrial Processes) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

6. Appendices

- 6 EXEMPT Appendix 1 - Heads of Terms
- 6.1 Appendix 2 – Lease Plan

Signed by: **Richard Wyles**

Dated: **6 November 2025**