



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

14th November 2025

Richard Wyles – Deputy Chief
Executive & S151 Officer

New Lease at 93 Drift Road, Stamford

To approve and grant the new lease for a period of 5 years at 93 Drift Road, Stamford.

Contact

Lianne Smith - Compliance & Data Officer

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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 93 Drift Road, Stamford.
Public or Exempt:	This report is not exempt from publication; however, appendices 1 and 2 are exempt from publication.
Reasons for exemption:	The public interest in maintaining the exemption in appendix 1 and 2 outweighs the public interest in disclosing the information because it contains financial information relating to confidential negotiations with a third party. 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/license 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 agreed lease amount is in accordance with the Heads of Terms and in line with current budgets.

Completed by: *David Scott – Assistant Director of Finance (Deputy 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 new lease for a five-year period for 93 Drift Road, Stamford

3. Available Options Considered

3.1 To grant the new lease at 93 Drift Road, Stamford, in line with the terms enclosed in ***EXEMPT Appendix 1 – Section 25 Notice***.

3.2 Not granting the lease would not hold a benefit to SKDC. The current tenant would vacate the premises, and SKDC will incur costs associated with the void period. Alongside this, SKDC would incur fees related to the marketing of the unit.

4. Preferred Option

4.1 To grant the new lease at 93 Drift Road, Stamford in line with the terms enclosed in ***EXEMPT Appendix 1 – Section 25 Notice***.

5. Reasons for the Decision(s)

5.1 Following the expiry of the previous lease, The tenant has agreed to new terms with the managing agent, which include a lease term of five years for 93 Drift Road, Stamford, as outlined in the ***EXEMPT Appendix 1 – Section 25 Notice***.

- 5.2 During the tenant's existing term, there have been no issues with rent payments or immediate breaches of the terms noted in their existing lease.
- 5.3 The lease will be contracted outside the security of tenure provisions under sections 24 – 28 of the Landlord and Tenant Act 1954.
- 5.4 The tenant will continue to be responsible for the complete 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.
- 5.5 Should authority not be granted by SKDC, the unit will become vacant, which will incur a 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, as well as business rates and insurance.
- 5.6 The new lease will commence on 1st October 2024.
- 5.7 The lease will include a tenant break after the third year of the term.
- 5.8 The premises will be used for purposes only falling within Class E – Commercial, business, and service of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

6. Appendices

- 6.1 ***EXEMPT Appendix 1 – Section 25 Notice***
- 6.2 ***EXEMPT Appendix 2 – Current Lease***
- 6.3 ***Appendix 3 – Location Plan***

Signed by: **Richard Wyles**

Dated: **14 November 2025**