



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## **Officer Delegated Decision**

19<sup>th</sup> June 2026

Richard Wyles – Deputy Chief  
Executive & S151 Officer

### **New Lease at Former Waste Depot, Mowbeck Way, Grantham, NG31 7AH**

To approve the grant of a new lease for a period of ten-years of the Former Waste Depot Mowbeck Way, Grantham, NG31 7AH.

#### **Contact**

Gareth Dawkins – Corporate Property Team

 [gareth.dawkins@southkesteven.gov.uk](mailto:gareth.dawkins@southkesteven.gov.uk)

<b>Decision made by:</b>	Richard Wyles – Deputy Chief Executive & S151 Officer
<b>Decision:</b>	To grant a new lease for a period of ten -years of the Former Waste Depot Mowbeck Way, Grantham, NG31 7AH.
<b>Public or Exempt:</b>	This report is not exempt from publication; however, appendix 1 is exempt from publication
<b>Key Decision?</b>	Yes – value.
<b>For call-in?</b>	No – decision signed off as urgent by the Chairman of the Council.
<b>Reasons for exemption:</b>	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
<b>Conflicts of interest:</b>	No

<b>Policy compliant:</b>	Yes
<b>Details of delegation:</b>	In accordance with Part 3 (c) of the Constitution (Responsibility for Functions), Paragraph 26 (h) Property (including land) the Deputy Chief Executive & S151 Officer should ensure that any lease, agreement or letting where the total value over the period exceeds £100,000 is supported by an independent valuation and undertaken in consultation with the Cabinet Member for Property.

## 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 have been compiled by external agents acting on behalf of the Council. The income received from this rental will be a contribution towards the commercial income budgets.

Completed by: *Richard Wyles, Deputy Chief Executive and Section 151 Officer*

### ***Legal and Governance***

- 1.2 The Deputy Chief Executive can take this decision provided he has consulted with the Cabinet Member for Property.
- 1.3 This is a Key Decision and has been added to the Forward Plan for Key Decisions. The Chairman of the Council agreed to waive call-in on this decision due to urgency. The urgency and General Exception notice can be found at:

<https://moderngov.southkesteven.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13934>

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 ten-year lease of the Former Waste Depot, Mowbeck Way, Grantham.

### **3. Available Options Considered**

- 3.1 To grant the new lease of the Former Waste Depot, 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 the Former Waste Depot, Mowbeck Way, 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, was previously the main workshop for the Council's Waste Depot. The building has remained vacant since the depot operation related to the new site at Turnpike Close, Grantham.
- 5.2 The prospective tenant has viewed the unit with the Council's agent and terms have been agreed for a lease term of ten 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 has agreed they are a suitable candidate for the lease of the Former Waste Depot, Mowbeck Way, Grantham.
- 5.4 The lease will be within the security of tenure provisions under Sections 24 – 28 of the Landlord and Tenant Act 1954. It will however contain a break clause, in favour of the tenant, at the end of the fifth year of the term.
- 5.5 The tenant will be responsible for the maintenance of the internal and external areas of the building. 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 the loss of income whilst a new tenant is identified. 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**

6.1 EXEMPT Appendix 1 - Heads of Terms

6.2 Appendix 2 – Lease Plan

Signed by: Richard Wyles – Deputy Chief Executive and Section 151 Officer