



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Officer Delegated Decision

26th June 2026

Richard Wyles – Deputy
Chief Executive & S151
Officer

Surrender of Existing and Grant of New Lease of Unit 2 Graham Hill Way, Bourne

To approve surrender of the existing and grant of a new lease of Unit 2, Graham Hill Way, Bourne.

Contact

Gyles Teasdale, Head of Property Services & ICT

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Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To approve surrender of the existing and grant of a new lease of Unit 2, Graham Hill Way, Bourne.
Key or Non-Key? (A Key Decision has a value of 200k or over, or is a significant impact on two or more wards)	Non-Key
For call-in (only applies to Key Decisions)	N/A
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 Appendices 1 and 2 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 confidential items in the

	public domain if it is to maintain the confidence of third parties.
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

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 new lease for Unit 2 Graham Hill way represents an increase on the current lease for the property alongside avoiding any potential rental void when the current lease comes to an end.

Completed by: *David Scott – Assistant Director of Finance and Deputy S151 Officer.*

Legal and Governance

- 1.2 The Deputy Chief Executive has delegated authority to take this decision using the section of the Constitution outlined above.

Completed by: *James Welbourn, Democratic Services Manager*

2. The Purpose of the Report

- 2.1 The purpose of the report is to authorise a surrender of the existing lease and a grant of a new lease for a three-year term for unit 2, Graham Hill Way, Bourne, PE10 9PJ.

3. Available Options Considered

- 3.1 To accept a surrender of the existing and the grant of a new lease for Unit 2, Graham Hill Way, Bourne in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms.***

- 3.2 Not agreeing a surrender of the existing and a grant of the new lease, could leave the Council with an empty building at the end of the current lease and responsibility for any holding costs, such as empty rates and insurance costs.

4. Preferred Option

- 4.1 To accept a surrender of the existing and the grant of a new lease for Unit 2, Graham Hill Way, Bourne in line with the Heads of Terms enclosed in ***EXEMPT Appendix 1 – Heads of Terms***.

5. Reasons for the Decision(s)

- 5.1 Unit 2, Graham Hill Way, Bourne is located on a popular industrial estate located on the western side of Bourne's town centre. The property was previously occupied by Pilbeam Racing Designs Ltd who were holding over on an expired lease due to the business looking to be sold.
- 5.2 The building was previously let on a three-year lease from 7th October 2019, expiring on 6th June 2022, for which the tenant has been holding over their lease since this date. ***EXEMPT Appendix Two – Existing Lease***
- 5.3 The current tenants are keen to expand their business, currently also occupying unit 1 Graham Hill Way, Bourne and negotiation has been held with the Council's commercial property consultants BTG Eddison's to facilitate an agreement.
- 5.4 Terms have now been negotiated by BTG Eddison's for a surrender of the current tenant's lease, followed by grant of a new lease to the proposed new tenant. ***EXEMPT Appendix 1 – Heads of Terms***.
- 5.5 The proposed transaction will ensure that the Council avoids a potential rental void when the current lease comes to an end.

6. Appendices

- 6.1 EXEMPT Appendix One – Heads of Terms
- 6.2 EXEMPT Appendix Two– Existing Lease

Signed by: Richard Wyles
