



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

30th June 2026

Richard Wyles – Deputy Chief
Executive & S151 Officer

Transfer of public open space at St Vincents Close contained within Title Number LL164485, Deeping St James PE6 8QP.

Contact

Gareth Dawkins – Corporate Property Team



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Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To approve the transfer of land at St Vincents Close, Deeping St James, PE6 8QP.
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, Appendix Two is exempt from publication
Reasons for exemption:	In accordance with Section 100A (4) of the Local Government Act 1972 on the basis that, having regard to all the circumstances, the public interest in maintaining the exemption outweighed the public interest in disclosing the information, as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act. <i>e) To negotiate and conclude, subject to Council policy and procedure, land, property acquisitions and disposals of housing working with relevant partners where appropriate</i>
Conflicts of interest:	No
Policy compliant:	Yes

Details of delegation:	Part 3(c) of the Constitution, Paragraph 26 – Property (including land) Disposal of General Fund Assets To dispose of General Fund Assets up to a value of £2 million, exclusive of any applicable VAT, subject to legal and valuation advice. 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 There are no specific financial implications arising from this report.

Completed by: *Richard Wyles – Deputy Chief Executive and s151 Officer*

Legal and Governance

- 1.2 The Deputy Chief Executive can take this decision provided that he has consulted with the Cabinet Members responsible for finance and property.

Completed by: *James Welbourn, Democratic Services Manager*

2. The Purpose of the Report

- 2.1 The purpose of the report is to approve the transfer of public open space at St. Vincent's Close, Deeping St. James, PE6 8QP, contained within Title Deed LL164485. **APPENDIX ONE – SITE PLAN.**

3. Available Options Considered

- 3.1 To give approval to the transfer of land at St. Vincent's Close, Deeping St. James, PE6 8QP, contained within Title Deed LL164485
- 3.2 To retain the land at St. Vincent's Close within Council ownership.

4. Preferred Option

- 4.1 To approve Option One and transfer land at St. Vincent's Close, Deeping St. James in line with the attached Heads of Terms. ***EXEMPT APPENDIX TWO – HEADS OF TERMS.***

5. Reasons for the Decision(s)

- 5.1 The subject land forms a part of the public space in and around St. Vincent's Close contained within Title Deed LL164485.
- 5.2 With the permission of SKDC, the Parish Council has planted a number of lines of trees to form a small urban orchard.
- 5.3 The Parish Council recently approached the Council asking if it would be willing to transfer the freehold of the subject land.
- 5.4 Following discussions with the Parish Council, terms have been reached for the proposed transfer of the land. ***EXEMPT APPENDIX TWO – HEADS OF TERMS.***
- 5.5 The transfer will contain provisions that ensure the land remains in its current use, including a pre-emption in favour of SKDC in the event of any future sale of the land.
- 5.6 A transfer of the land will allow the Parish Council to further improve the land as a public facility.
- 5.7 The proposed transfer is currently being advertised in the local press in accordance with the requirements of Section 123 of the Local Government Act 1972 and any comments received will be fully considered.

6. Appendices

- 6.1 APPENDIX ONE – SITE PLAN
- 6.2 EXEMPT APPENDIX TWO – HEADS OF TERMS

Signed by: **Richard Wyles**

Dated: **30 June 2026**