

## **EAST LINDSEY DISTRICT COUNCIL EXECUTIVE DECISION NOTICE**

1. Decision to be taken: grant of a new lease to the Trustees of the Skegness Sea Scouts Group of the land and building located at Wainfleet Road playing fields, Skegness (140.1332)

2. This is a:

PORTFOLIO HOLDER SUPPORTED OFFICER DECISION

**Note: This form should not be used for Key Decisions**

3. The following is the decision making body or person:

OFFICER; Neil Cucksey (Assistant Director for Property, Business & Growth)

After consultation with Councillor Richard Fry, Portfolio Holder for Finance

4. Financial implications from this decision have been communicated to the Portfolio Holder for Finance and the Leader?  YES

5. The decision was taken on: 31 July 2020

**Note: - the above date to be completed by Democratic Services upon publication**

6. Contact Officer and details:

Mark Russell MRICS, [mark.russell@e-Lindsey.gov.uk](mailto:mark.russell@e-Lindsey.gov.uk)

7. List of documents submitted for consideration in relation to the matter in respect of which the decision is to be made :

Valuation

8. Where the documents are held and where they can be obtained from (except exempt items) when they become available:

Property Services, room 10, Tedder Hall

9. The reason for the decision and other alternative options considered and rejected:

The current lease to the Trustees of the Skegness Sea Scouts Group (dated 7<sup>th</sup> Sept 1992) is for a term of 28 years at an annual rent of £0.05 pence and expires on 6<sup>th</sup> Sept 2020.

As the tenant is constituted as a charity I am advised that Craig Leyland has agreed to grant the Trustees a new lease at a nominal rental of £1 per

annum with the new lease commencing on 7<sup>th</sup> September 2020 for a term of 25 years without review of the land and group headquarters building located at Wainfleet Road playing fields, Skegness. The new lease will again contain a strict user clause and be non alienable.

The Council is not charging the VAT element on their legal fees.

10. Declaration of any conflicts of interest of the decision making body or the individual: None
11. Provide a note of any subsequent dispensations granted by the Head of Paid service: n/a
12. Financial Implications of this Decision:-

Estimated cost:- granting a new lease at a peppercorn rent for 25 years involves the notional loss of rental income to the Council (opportunity cost) as opposed to undertaking a letting at a market rent and this sum is approx. £46,200 (valuation attached).

Funded from:- n/a

---

**N.B. Please enter names below, signatures will be retained as a hard copy and will not be published therefore should be provided on page 3 of this form:**

13. This decision has been signed off by:

Adrian Sibley, S151 Officer

Date: 24/07/20

---

Neil Cucksey, Assistant Director (Property, Business & Growth)

Date: 31/07/20

---

Councillor Richard Fry, Portfolio Holder (Finance)

Date: 24/07/20