



RECORD OF OFFICER DELEGATED DECISIONS

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| TITLE: | Grant of Lease – Boston Enterprise Centre. |
| DECISION: | <p>To grant a 10-year, full repairing and insurance recharge lease, excluded from sections 24-28 of the Landlord and Tenant Act, 1954 of the Boston Enterprise Centre, Venture House, Enterprise Way, Wyberton Fen, Boston, Lincolnshire. PE21 7TW, to Woodhead Enterprise Limited taking effect immediately upon expiration of the existing lease.</p> <p>The lease will be granted at the 'market rent' certified by the Council's instructed Registered Valuer and carry prescribed rent increases throughout its term.</p> |
| DECISION MADE BY: | Deputy Chief Executive, Programme Delivery and Assistant Director, General Fund Assets. |
| DATE DECISION MADE: | 3 February 2026 |
| REASON FOR DECISION: | Granting a new, excluded lease to the sitting tenant at the independently assessed market rent at the time of the decision will provide continuity and certainty to all of the small businesses housed at the Centre, negate any and all repair and maintenance liabilities that could otherwise revert to the Council upon expiration of the current lease, insulate the Council from potential void cost exposure and business rates liability and reduce the overall risk envelope associated with large, ageing assets such as the Centre. |
| DETAILS OF ANY ALTERNATIVE OPTIONS CONSIDERED: | Not to grant a new lease to the proposed tenant – Such a decision could seriously prejudice the ongoing occupation of the businesses operating from the Centre. |
| AUTHORITY FOR DECISION: | <p>Section 7.11 of the Council's prevailing Scheme of Delegation to Officers delegates the decision-making officer 'To agree terms and enter into leases at Market Rent of land and buildings and to negotiate and agree all new and ongoing terms relating to such agreement'.</p> <p>Before exercising an executive decision under this section, the decision-making officer is required to 'Consult with PH'.</p> <p>The Portfolio Holder (PH) was consulted in writing on 13 January 2026, replying in writing on 13 January 2026, supporting the officer's proposed decision.</p> <p>The Scheme of Delegation to officers extant at the date of taking the decision is available at:</p> <p>https://democracy.boston.gov.uk/documents/s13778/Part%203a%20-%20Section%2012%20-%20Officer%20Scheme%20of%20Delegation%20-%20January%202025.pdf</p> |

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| SUPPORTING PAPERS: | Valuation advice, extant lease. | |
| OFFICER/COUNCILLOR INTERESTS DECLARED: | None. | |
| CONTACT PERSON: | Andy Fisher | Telephone number: 01205 314200 |
| SIGNATURE |  | Date: 3 February 2026 |

Notes: When the decision has been made the relevant officer should complete the report within 14 days and send it to Democratic Services for publication on the Council's website in accordance with the Openness of Local Government Regulations 2014.