



RECORD OF OFFICER DELEGATED DECISIONS

TITLE:	Grant of Lease – Land at Witham Way, Boston.
DECISION:	<p>To grant a 25 year, full repairing and insurance recharge lease, excluded from sections 24-28 of the Landlord and Tenant Act, 1954 of the land edged red on the attached plan at market rent to Boston Phoenix Football Club Limited (Company Number: 02294920), commonly known as Boston Town Football Club.</p> <p>The lease will be granted at the ‘market rent’ determined by the Council’s Registered Valuer and carry provisions that ensure the land remains in use as ‘Recreational Open Space’ throughout its term.</p> <p>Completion of a lease cannot and will not take effect until the requirements of section 123 (2A) of the Local Government Act, 1972 have been properly and fully satisfied.</p>
DECISION MADE BY:	Deputy Chief Executive, Programme Delivery and Assistant Director, General Fund Assets.
DATE DECISION MADE:	12 February 2026
REASON FOR DECISION:	Completing a lease in respect of this decision will have two key outputs; 1 – it will secure discharge of a planning condition stipulated in planning application B/25/0345, enabling the delivery of a multi-million pound Community Diagnostic Centre at York Street, Boston, that will serve Boston Borough and wider residents, transforming access to critical healthcare diagnostic technologies, and 2 – it will ensure that significant additional community value is derived from the Recreational Open Space to be leased, supporting wider community participation in sport and positively supporting the health and well-being of our community.
DETAILS OF ANY ALTERNATIVE OPTIONS CONSIDERED:	Not to grant a new lease to the proposed tenant – such a decision would seriously prejudice the delivery of a Community Diagnostic Centre in Boston and would limit the lands contribution to the wider health and well-being of our community.
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>

	https://democracy.boston.gov.uk/documents/s13778/Part%203a%20-%20Section%2012%20-%20Officer%20Scheme%20of%20Delegation%20-%20January%202025.pdf	
SUPPORTING PAPERS:	Land valuation; Council Constitution – Scheme of Delegation to Officers.	
OFFICER/COUNCILLOR INTERESTS DECLARED:	None.	
CONTACT PERSON:	Andy Fisher	Telephone number: 01205 314200
SIGNATURE		Date: 12 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.

Land subject to this decision outlined in red.

