



Report To: Councillor Henry Bingham, Portfolio Holder for Assets and Strategic Planning.

Date: 8 June 2026

Subject: Lease of Monkshouse Playing Field and Changing Facilities to Spalding United Youth Foundation, Charity Number 1216384.

Purpose: To Grant a long lease of Monkshouse Playing Field and Changing Facilities to Spalding United Youth Foundation, Charity Number 1216384.

Key Decision: NO

Portfolio Holder: Councillor Henry Bingham, Portfolio Holder for Assets and Strategic Planning.

Report Of: Andy Fisher, Executive Director, Programme Delivery.

Report Author: Scott Higgins, Leisure Services and Contracts Manager.

Ward(s) Affected: Monkshouse

Exempt Report: No

Summary

This report recommends that the Portfolio Holder exercise their delegation to approve the grant of a 50-year lease, with a 30-year break clause, of Monkshouse Playing Fields and Changing Facilities, as edged red on the plan at Appendix 1 (but excluding the parts of the plan shaded yellow), to Spalding United Youth Foundation, Charity Number 1216384.

The lease will be granted at the starting Market Rent that has been independently assessed by the Council's appointed Registered Valuer; that rent being £4,000 per annum.

As the land meets the definition of Public Open Space under the Local Government Act 1972, 'the Act', disposal must be subject to meeting the statutory advertising requirements set out within the Act. In accordance with Section 123(2A) of the Act, the Council must advertise its intention to dispose of the land for two consecutive weeks in a

local newspaper and consider any representations received before a final decision is/can be made.

Recommendations

That the Portfolio Holder exercise their delegation to:

- Declare the land and property assets known as Monkshouse Playing Field and Changing Facilities, edged red on the plan at Appendix 1 (but excluding the parts of the plan shaded yellow), surplus.
- Delegate authority to officers to publish any and all statutory notices required in relation to the potential disposal of the land as it is deemed 'public open space'.
- Delegate authority to the Strategic and Operational Property Manager to conclude a lease of the land edged red on the plan at Appendix 1 (but excluding the parts of the plan shaded yellow) to Spalding United Youth Foundation, Charity Number 1216384, to include any and all relevant and necessary covenants and clauses into any lease, following any and all advice received from the Council's legal advisors.

In the event any representations are made in relation to the Public Notice advertising the disposal of the public open space, this decision shall be stayed until such representations are formally considered by the Cabinet that will then determine whether a disposal proceeds.

Reasons for Recommendations

The recommendations ensure compliance with the statutory requirements for disposing of public open space and enable the Council to grant a lease at Market Rent, supported by an independent professional valuation, while enabling greater community use and participation in sport enjoyed at the site.

Other Options Considered

Retain the land under existing Council management and do not proceed with a lease – not recommended as the Council is not in a position to drive the same value from the demise.

Offer the site to the open market for a commensurate use – not recommended as numerous other commercial discussions have been effected previously but have not returned a suitable and sustainable position. The current interest, if secured by the lease recommended here, brings with it external funding to further enhance and improves the demise, access to it and its use for sporting and recreational activity. The lease recommended will be at the assessed Market Rent, making this a disposal that meets the requirements of Section 123 of the Local Government Act, 1972.

1. Background

- 1.1 The Council is proposing to grant a long-term lease of Monkshouse Playing Fields and the associated changing facilities in Spalding, as edged red on the plan at Appendix 1 (but excluding the parts of the plan shaded yellow), to Spalding United Youth Foundation at Market Rent. As the site constitutes Public Open Space, the Council must follow the statutory process set out in the Local Government Act 1972 before any lease can be granted.

2. Report

- 2.1 Section 123 of the Local Government Act 1972 governs the disposal of land by principal councils. Where land consists of, or forms part of, an open space, Section 123(2A) requires the authority to advertise its intention to dispose of the land and to consider any objections before proceeding.
- 2.2 The proposed lease constitutes a disposal of public open space due to its length. The Council is therefore required to comply with the statutory notice and objection process set out in Section 123(2A).
- 2.3 An independent valuation of the 'market rent' of the demise has been undertaken by a suitably qualified and experienced Registered Valuer that will form the basis of any lease granted; material to that basis is the recommendation for a 50 year lease, with a tenant break at year 30.
- 2.4 The market rent determined by the Council's valuer represents the best consideration reasonably obtainable in accordance with Section 123 of the Act, having regard to the lease length, restrictions on use, and continued classification of the site as playing fields within the local plan.
- 2.5 As property matters are an Executive function delegated to the Portfolio Holder, the recommendations of this report are duly made to the Portfolio Holder.
- 2.6 Should any representations be received during the statutory consultation period, the proposed disposal cannot proceed until the Cabinet has formally considered those representations and reached a final decision.

3. Conclusion

- 3.1 By taking the recommendations made in this report, the Portfolio Holder will enable the Council to grant a long lease at market rent of the Monkshouse Playing Field and Changing Facilities to Spalding United Youth Foundation, Charity number 1216384, ensuring continued sporting use of the site while meeting all statutory and governance requirements.

Implications

South and East Lincolnshire Councils Partnership

None

Corporate Priorities

This proposal supports corporate priorities relating to Health and Wellbeing and Community Engagement by enhancing local sports facilities and promoting active lifestyles.

Staffing

None

Workforce Capacity Implications

None

Constitutional and Legal Implications

The disposal of land and of public open space requires compliance with Section 123 of the Local Government Act 1972, including the statutory advertisement of such disposal and the consideration of any objections received as described in the report and its recommendations.

Data Protection

None

Financial

The lease will be granted at the Market Rent assessed by the Council's independent appointed Registered Valuer.

Responsibility for the ongoing maintenance and operational costs of the asset will transfer to the lessee upon commencement of any lease, reducing the Council's financial liability.

Risk Management

Due process will be followed as described throughout this report to avoid the risk of challenge of not following the statutory process defined within s123 of the Local Government Act, 1972.

Stakeholder / Consultation / Timescales

Consultation has been undertaken with the proposed lessee, SLT and the Portfolio Holder. The ambition is to complete the lease before the end of Q2 26/27.

Reputation

No negative reputational issues have been identified of progressing this decision.

Contracts

None

Crime and Disorder

None

Equality and Diversity / Human Rights / Safeguarding

None

Health and Wellbeing

Significant positive impact through increased participation in sport and recreation.

Climate Change and Environment Impact Assessment

Not Undertaken.

Acronyms

NA

Appendices

Appendices are listed below and attached to the back of the report:

Appendix 1	Monkshouse Playing Field and Changing Facilities demise plan.
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Background Papers

Background papers used in the production of this report are listed below: -

Document title	Where the document can be viewed.
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Asset Valuation	General Fund Assets Department,
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Chronological History of this Report

A report on this item has not been previously considered by a Council body.

Report Approval.

Report author:	Scott Higgins, Leisure Services and Contracts Manager.
Signed off by:	Andy Fisher, Executive Director, Programme Delivery.
Approved for publication:	Councillor Henry Bingham, Portfolio Holder for Assets and Strategic Planning.

Appendix 1 – Monkshouse Playing Field and Changing Facilities demise plan – land to be demised edged **red** with those parts of the plan shaded **yellow** to be EXCLUDED from the land demised.

