

Economy and Property Committee	
Meeting Date	July 2026
Report Title	Granting of a New Commercial Lease
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Joanne Johnson, Head Place Services
Lead Officer	David Johnson MRICS, Interim Property Services Consultant
Classification	Part Exempt
Recommendations	1.To approve the grant of a new commercial lease of the property detailed in the exempt Appendix I. 2.To delegate to the Head of Place Services, in consultation with the Head of Legal Services, authority to finalise all legal documentation, agree any minor non-material variations to the Heads of Terms, and complete the transaction, subject to the terms set out in the exempt Appendix I

1 Purpose of Report and Executive Summary

- 1.1 This report seeks Committee approval for the grant of a new lease of the property described in the exempt Appendix I, and highlighted blue on the Title Plan at exempt Appendix II
- 1.2 The report is part exempt as it contains information relating to the financial or business affairs of particular persons, including the authority holding that information (Swale Borough Council). This seeks to ensure the Council is able to contemplate financial or business affairs in relation to the property, without prejudice.

2 Background

2.1 – 2.10 Exempt items at Appendix I

3 Proposal

- 3.1 To approve the grant of a new commercial lease of the property detailed in the exempt Appendix I.
- 3.2 To delegate to the Head of Place Services, in consultation with the Head of Legal Services, authority to finalise all legal documentation, agree any minor non-material variations to the Heads of Terms, and complete the transaction, subject to the terms set out in the exempt Appendix I.

4 Alternative Options

4.1-4.4 Exempt items at Appendix I

5 Consultation Undertaken or Proposed Considered and Rejected

- 5.1 Extensive discussions have taken place with the parties involved. Heads of Terms have been agreed on a without-prejudice and subject-to-contract basis.

6 Implications

Issue	Implications
Corporate Plan	The transaction supports the implementation of the Council's Property Asset Strategy, in line with Corporate Plan.
Financial, Resource and Property	The transaction improves the Council's overall revenue position and will maintain occupancy of a Council owned property.
Legal, Statutory and Procurement	Legal Services will draft and complete all documentation. No procurement implications arise. The report is part exempt as it contains information relating to the financial or business affairs of particular persons, including the authority holding that information (Swale Borough Council). This seeks to ensure the Council is able to contemplate financial or business affairs in relation to the property, without prejudice.
Crime and Disorder	The property would continue to be occupied and managed, which mitigates the risk of vacancy-related anti-social behaviour or criminal damage.
Environment and Climate/Ecological Emergency	The new lease includes modern environmental and sustainability obligations. Any future development or change of use will be subject to planning control and Biodiversity Net Gain requirements where applicable.
Health and Wellbeing	None identified at this stage.
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this stage.
Risk Management and Health and Safety	None identified at this stage.
Equality and Diversity	None identified at this stage.

Privacy and Data Protection	None identified at this stage.
Local Government Re-organisation	None identified at this stage

7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Exempt items
- Appendix II: Exempt Title Plan

8 Background Papers

None