

Terms Report – Approval for GBC to enter into Lease Agreement with Nottinghamshire County Council (NCC) for land at Tilford Road to deliver Play Area Provision

Background:

GBC have occupied the land at Tilford Road, in Newstead Village since June 2000, previously under a licence agreement which itself expired in June 2020. Occupation by GBC has continued since expiry and a play area has continued to be provided and maintained by GBC at the site.

GBC's Parks Team, in collaboration with the local Parish Council, have taken steps to access funding to be able to refresh the play equipment. To complete an application for this, a longer-term lease agreement is required.

Discussions with regards a lease have been ongoing with NCC for some time, communication first commenced with NCC in February 2025. We are now in a position where outline terms to a lease agreement have been agreed by both parties. This is subject to NCC's own internal approval processes, which should be confirmed on or following 26th January. The final form of the lease agreement will also be subject to agreement by Legal representatives of both parties respectively and should be issued for consideration by GBC following NCC having obtained their approval.

The outline terms agreed are appended to this report for reference. The term would be for 7 years to account for the minimum 5-year term that is required for any funding application. The terms have been assessed by the Estates Team, and no adverse clauses or issues have been identified. The consideration demanded is effectively nil and it will continue the management of the premises in the same way that it has been for the past 25 years. These are subject to contract, so any issues are still able to be resolved via legal representatives in finalising agreement and completion of the lease itself.

The Parks Team have confirmed that the outline agreement would fit with their plans and enable the funding application to be made.

Request for approval:

For the reasons outlined above it is recommended that approval be granted to enter into the lease agreement with NCC. This would be so that the premises can continue to be managed by the Parks Team as a play-area provision within the locality. Additionally, it will enable a funding application to be made for renewal of the equipment at the site.