

10 November 2025

Agenda Item:

REPORT OF HEAD OF PROPERTY & ESTATES

LEASE RENEWAL – FIRST FLOOR TRANSPORT OFFICE, MANSFIELD BUS STATION

Purpose of the Report

1. To seek approval to the Lease Renewal between Nottinghamshire County Council (Landlord) and Lincolnshire Road Car Co Ltd (Tenant) regarding the Sub-lease of the First Floor Transport Office at Mansfield Bus Station as indicated in red on the attached plan on terms detailed in this report and its Exempt Appendix.

Information

2. This report contains an exempt appendix which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended). Information relating to any individual or the business affairs of a particular person (including the authority holding that information). Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position.
3. There is a 99-year term Head Lease between Mansfield District Council (Landlord) and Nottinghamshire County Council (Tenant) dated 8th Feb 2012, which was granted as part of the Bus Station development. This agreement permits subletting of part with the consent of Mansfield District Council (not to be unreasonably withheld) subject to terms set out in any letting policy agreed pursuant to the Deed of Agreement defined in the Second Schedule of this Head Lease. In accordance with this clause, Head Landlord consent for the underletting has been obtained in writing.
4. Terms have been agreed with the Tenant Lincolnshire Road Car Co Ltd for the grant of a new 10-year sub-lease backdated to 25th April 2023. Full Heads of Terms are outlined in the Exempt Appendix. This letting is essential for the effective operation of delivering Local Transport Services.
5. It should be noted that discussions are ongoing for the transfer of the Bus Stations (both Leasehold and Freehold) to East Midlands Combined County Authority (EMCCA). It is anticipated that the transfer will occur, on a basis to be agreed, circa January 2028. Until 2028, the management of any such tenancies shall remain with the Council. On transfer, all existing leases and licences will transfer to EMCCA.

Link to Nottinghamshire Plan/Annual Delivery Plan

6. N/A

Other Options Considered

- . No other options considered as the Tenant provides a valuable statutory Transport Service and ending the lease would impact on service delivery at the Bus Station.

Reason/s for Recommendation/s

7. To ensure that the Tenant can continue to provide a valuable statutory Transport Service and continue to operate efficiently and effectively.

Statutory and Policy Implications

8. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

9. Rent under the lease is effectively an income to the County Council and achieved at Market Rent.
10. The services provided under the terms of the lease have been extracted from the rent as a maintenance charge in this renewal in order to protect the County Council against inflation for services and utilities provided for the benefit of the Tenant. The maintenance charge is to be linked to RPI annually.

Environmental and Sustainability Comments

11. Environmental and Sustainability implications have been considered. For the Tenant's Transport Service to operate effectively, the office space is required. There will be an impact from an Environmental and Sustainability perspective as a result of the Tenant's occupation; however, this does not outweigh the need for the space.

RECOMMENDATION/S

- 1) That approval be given to the Lease Renewal of the First Floor Transport Office at Mansfield Bus Station, as indicated in red on the attached plan, on the terms set out in the Exempt Appendix.

**Jonathan Marriott,
Head of Property & Estates**

**For any enquiries about this report please contact: Matt Tyler, ARC Partnership
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Constitutional Comments (SOM 07.11.2025)

12. The recommendation falls within the remit of the delegation to Service Director Economy, Environment & Assets Place by Cabinet Member Economic Development & Asset Management implemented on 28th September 2023.

Financial Comments (PAA 31/10/2025)

13. The financial implications are set out in paragraphs 9 and 10 of the report and in the exempt appendix. With Local Government Reorganisation expected to be effective from 1 April 2028, the terms of the lease will bind any successor authority.

Background Papers and Published Documents

- None.

Electoral Division(s) and Member(s) Affected

- Mansfield South – Councillor Kevin Brown and Councillor Faz Choudhury