
Executive Decision

Long lease disposal of UPRN: 0271 (Braunstone Stable Block and Walled Garden) The Stable Block, Braunstone Park Leicester, LE3 1HX

Report to: City Mayor

Decision to be taken on: 17 February 2026

Lead Director: Matthew Wallace
Director of Estates & Building Services

Useful information

- Ward(s) affected: Braunstone Park and Rowley Fields
- Report author: Hiren Vaitha MRICS, RICS Registered Valuer, Senior Estates Valuation Surveyor, Estates & Building Services.
- Author contact details: Hiren.Vaitha@leicester.gov.uk
- Checked by: Kathryn Ellis FIRRV, Head of Strategic Property, Estates & Building Services.
- Report version number: FINAL

1 Purpose

- 1.1 The purpose of the report is to seek the City Mayor's approval to proceed with a long lease disposal of Braunstone Stable Block and Walled Garden, Braunstone Park Leicester, LE3 1HX on a one-to-one basis to the adjacent long lease holder of Winstanley House as a 'Special Purchaser' (as defined in the Council's Constitution) for £375,000.
- 1.2 The Special Purchaser will also enter into simultaneous agreement for lease with Braunstone History Group of their museum relating to the history of Winstanley House along with their Braunstone archive providing a continuation of tenure of this community service in the local area.

It is to be noted that the City Barrister and Head of Standards, will prepare and execute all necessary documentation required. The Director of Estates and Building Services Division will agree the required detailed terms and has approved the valuation of the site, supported by two external RICS Red Book valuations.

2 Recommended decision

The City Mayor is asked to formally approve:

- 2.1 The long lease disposal of Braunstone Stable Block and Walled Garden, Braunstone Park Leicester, LE3 1HX to run coterminously with the adjacent Winstanley House (from completion of the transaction date to 17 November 2140). The disposal is on a one-to-one basis in favour of The Parmar Collection Limited as a 'Special Purchaser'. The purchaser is entering into simultaneous agreement for lease with Braunstone History Group to ensure continuity of the museum sited within the stable block.
- 2.2 To advertise the proposed disposal of the Walled Gardens as part of a Public Open Space Notice and consider objections under Section 123 (2A) of the Local

Government Act 1972 prior to completion of the lease. Noting that public access will be maintained as per the details in this report.

2.3 It is to be noted that the City Barrister and Head of Standards will prepare and execute all necessary documentation required. The Director of Estates and Building Services Division will agree to the required detailed terms and has approved the valuation of the site, supported by two external RICS Red Book valuations.

3 Scrutiny

3.1 Scrutiny and stakeholder engagement has been conducted in line with this Executive Decision report including close correspondence and meetings with Ward Councillors, Braunstone History Group (proposed sub-tenant) and the proposed Head Tenant.

4 Background

4.1 Leicester City Council owns the freehold interest of the Grade II listed Braunstone Stable Block and Walled Gardens in Braunstone Park Leicester, LE3 1HX (Braunstone Park and Rowley Fields).

4.2 The Council were approached by the current long leaseholder of Winstanley House to coterminously lease the adjacent stable block and walled gardens. The intention being to refurbish the interior of the stable block to provide additional accommodation to support their business model (as a hotel venue for weddings and events).

4.3 The walled gardens contain the memorial to the American Seventh Army and three memorial benches which will be maintained by the Head Tenant along with all structures and the garden itself. The Head Tenant proposes to utilise the walled gardens more extensively by encouraging their hotel guests to visit, for weddings, private functions and any other hire. Access will continue to be made available to the public from 8am to 3pm Monday to Friday, plus any Heritage Days of National or local importance (such as Memorial Day and Remembrance Sunday) without charge and with no restrictions to the current opening times of the garden.

4.4 The stable block is currently partly occupied by Braunstone History Group (four rooms) and Neighbourhood Services Pest Control Team (nine rooms). The remainder of the building is vacant. The Pest Control Team (part of Neighbourhood and Environmental Services) are awaiting relocation to St Margaret's depot by 30 April 2026.

4.5 The proposed Head Tenant is very supportive of the Braunstone History Group (BHG) remaining and operating as a museum within the block to preserve the history of Braunstone at this location along with the Winstanley House archive.

4.6 BHG and the proposed Head Tenant have agreed to future areas of occupation within the stable block. The proposed Head Tenant will simultaneously, with legal completion of the head-lease, enter into a new sub-lease with BHG coterminously with the long lease on a peppercorn rent basis and no service charge payment. The use would be

linked explicitly to the adjacent Winstanley House Hotel and draft Heads of Terms have been accepted.

- 4.7 Braunstone History Group (BHG) open to the public every Tuesday from 10am to 12 noon and also intend to open for ad-hoc events in liaison with the Head Tenant.
- 4.8 The Walled Garden is currently open to the public from 8am to 3pm Monday to Friday and on special National and local event days as noted above.
- 4.9 The Parmar Collection Limited meet the 'Special Purchaser' designation as an assigned party to the long lease of the adjacent Winstanley House outlined in 5.2.4 of Schedule 2 within the Council's Constitution within the Land Transaction Rules. This means a direct one-to-one disposal is allowable under the Council's Constitution with a party that expressed a vested interest in the sites. The Council have carefully considered this asset disposal in line with its own objectives.
- 4.10 The Council has undertaken internal and external valuations which are annexed at Appendix A marked – Not for Publication and demonstrate that, if the disposal is approved, the Council will satisfy its obligations to achieve best consideration of the market value of the asset under S.123 of the Local Government Act 1972.
- 4.11 Before any long lease disposal could take place, the Council must first advertise its intent to dispose of the Public Open Space via public open space notice and consider any objections in line with section 123 (2A) of the Local Government act 1972.
- 4.12 The disposal is not conditional upon planning, but the Tenant will obtain planning consent, Listed Building consent and shall complete the refurbishment works within 60 months of legal completion as a condition of the lease.
- 4.13 The site is located within Braunstone Park and is Grade II listed. Offices and hotel rooms are likely to be acceptable uses but will need formal consent; it will be for the lease holder to obtain all necessary consents.
- 4.14 The reunification of Braunstone Stable Block with Winstanley House returns the properties to their original conjoined use and will increase the aesthetic appeal of a key Leicester business in the heart of Braunstone Park, facilitating further inward investment and employment opportunities.
- 4.15 The building will be extensively refurbished and the liability for the maintenance including the walled garden will fall to the Head Tenant for the duration of the long lease.

5 Options

- 5.1 Option 1 – Decline the offer and for the Council to operate the site. This was discounted due to the extensive investment required in the building and walled garden maintenance costs.

5.2 Option 2 (Recommended Option) – For the Council to accept the offer and enter into lease with The Parmar Collection Limited for a lease of Braunstone Stable Block and Walled Garden. This option will safeguard the Braunstone History Groups occupation in perpetuity and ensure the maintenance of the stable block and walled gardens. Additionally, this proposal would bring about the reunification of Braunstone Stable Block with Winstanley House and facilitate inward investment, create employment opportunities and generate a capital premium (rent in advance) for the Council.

6 Financial, legal, equalities, climate emergency and other implications

6.1 Financial implications

The budget for 2025/26 set out the ambition to secure capital receipts of £60m from the sale of land and property. This could be used to offset planned borrowing, finance capital expenditure or, with the permission of the Secretary of State, directly finance revenue expenditure. This report proposes the disposal of Braunstone stable block and walled gardens through a long lease, which is held within the Council's General Fund. We have determined that the proposed lease of the land and buildings represents a finance lease, and as such the lease premium can be treated as a capital receipt. The value of this, as indicated in Appendix A, would contribute towards the £60m objective.

There are costs of maintaining the current building and grounds, and this cost will be avoided for the duration of the lease. There is also backlog maintenance at the site which will be avoided through the disposal. The value of these are detailed in Appendix A. Subject to which premises are identified, there may be a cost of relocating the Pest Control team from the building.

In order to minimise the impact on the Council's VAT partial exemption limit, the service will need to liaise with Finance to ensure that we exercise the option to tax the property prior to the receipt of the lease premium.

Signed: Stuart McAvoy – Head of Finance

Dated: 2 February 2026

6.2 Legal implications

1. The Council has a legal obligation to dispose of land at the best consideration reasonably obtainable in accordance with S.123 of the Local Government Act 1972 (as amended). Open marketing is acknowledged to achieve best consideration. A disposal includes either a freehold sale or lease for a term of more than 7 years.
2. A proposal to dispose of property on the basis of a one to one transaction without open marketing must be in accordance with the Disposal Policy Framework forming part of the Council's Constitution. The Executive will need to be satisfied that the disposal accords with the relevant provisions of the Framework relating to exemptions for 1-1 (special purchaser) disposals.
3. Without an open market exercise, officers cannot be absolutely certain that best consideration has been achieved. Without open marketing there is the potential risk that a higher value could have been achieved through exposure to the market, however, as this property is currently partly occupied by a third party, any open marketing would have been subject to that party's occupation.
4. The Council will also need to ensure that the Council's general fiduciary duty is complied with in disposing of assets in accordance with the Disposals Framework.
5. The site is located within Braunstone Park and forms part of an open space. Prior to any disposal, the Council is required to publish a notice of intention to dispose of an open space (as required by S123(2A) of the 1972 Act. The notice must be

published on two consecutive weeks affording a reasonable objection period. Any objections received must be considered prior to disposal.

Signed: Zoe Iliffe, Principal Lawyer – Property, Highways & Planning
Dated: 27 January 2026

6.3 Equalities implications

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that, in carrying out their functions, they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The recommendation of the report does not have any direct equalities implications; however, it is important that the process is open, transparent, and accessible. Information about opening times and community use should be communicated clearly and in accessible formats, and that reasonable adjustments can be made where needed (for example for disabled people). If significant changes to access arrangements, pricing or community use are proposed in future an equality impact assessment may be required.

Signed: Surinder Singh, Equalities Officer
Dated: 21 January 2026

6.4 Climate implications

Buildings are one of the largest sources of carbon emissions in Leicester. Following the City Council's declaration of a Climate Emergency and an aim to achieve net zero, tackling these emissions is key.

The removal of this building from the Council's portfolio is not expected to have a significant impact on the Council's carbon emissions. Any redevelopment of the building following its sale should be compliant with local planning policy and building regulations in respect of energy efficiency.

Signed: Phil Ball, Sustainability Officer
Dated: 23 January 2026

6.5 Planning Implications

The former stables block and walled gardens are Grade II Listed, with the wider public park on the Local Heritage Asset Register and the adjacent complex of buildings Grade II Listed. The latter are historically linked but characterised through separate listings by Historic England. Converting part of the building complex to hotel accommodation, ancillary to the main provision in the adjacent existing facility may involve internal and external changes, which would require planning permission and listed building consent.

The retention of the museum and heritage centre in part of the complex is positive and will need careful consideration in terms of the mixed-use arrangement. We would welcome the submission of a pre-app to the Planning Department from the prospective new developer to help guide the direction of the scheme from an early stage.

Signed: Justin Webber (Interim Historic Environment Team Leader)

Dated: 21 January 2026

6.6 Other implications

7 Background information and other papers:

N/A

8 Summary of Appendices:

8.1 Appendix A – Financial Appraisal and Valuation Report
(Confidential Not for Publication)

8.2 Appendix B – Site Plan

9 Is this a private report

The report is not confidential however addition, the specific valuations and financial details regarding the asset in Appendix A are considered exempt from publication. This is all exempt information as defined in Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended.

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information). Appendix A is therefore marked “Not for Publication”.

10 Is this a “key decision”?

No

Appendix B – Site Plan

